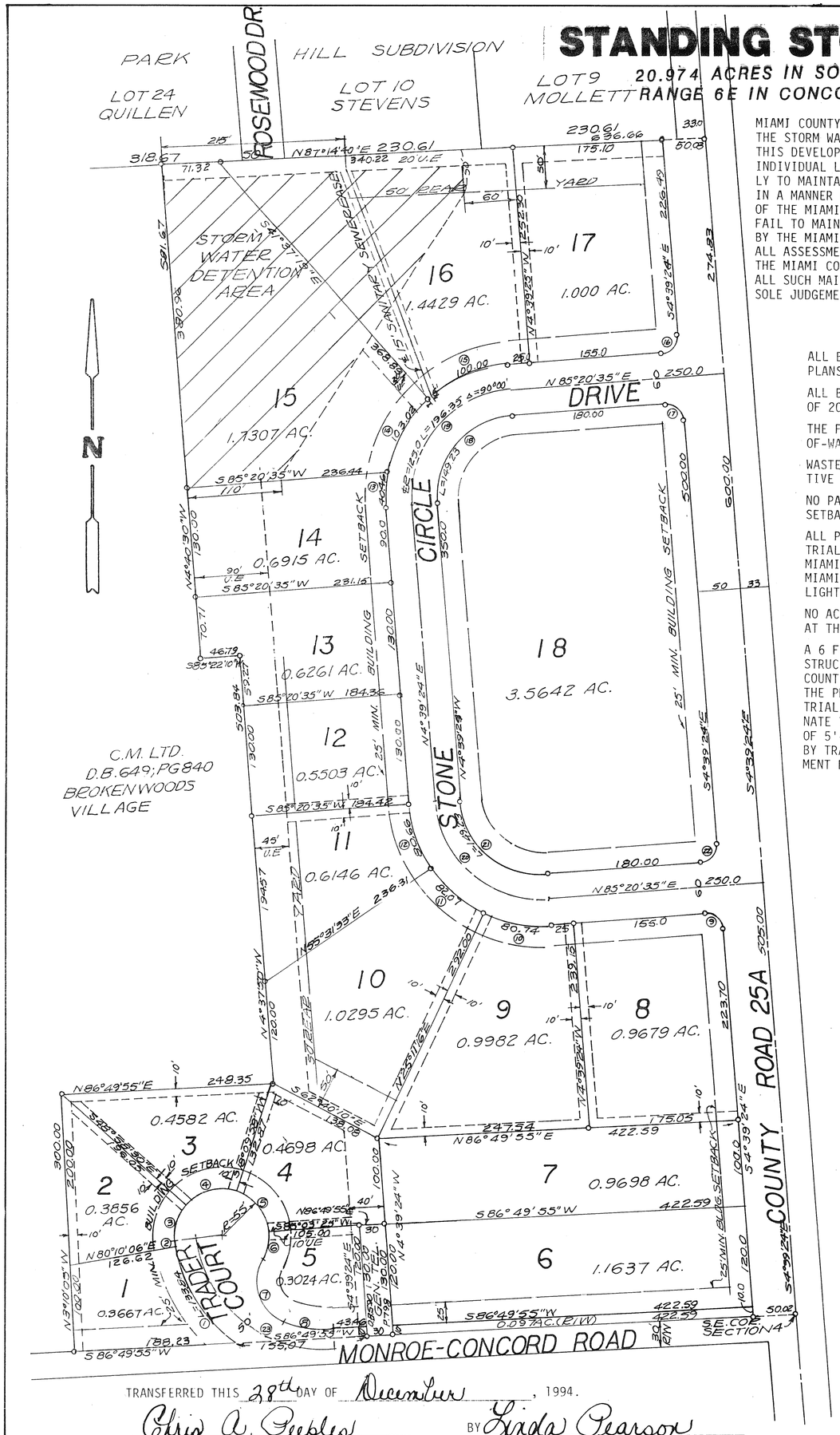
STANDING STONE DEVELOPMENT

20.974 ACRES IN SOUTHEAST QUARTER OF SECTION 4; TOWN 4; RANGE 6E IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO



MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER DETENTION FACILITIES SHOWN ON LOTS 15 AND 16 IN THIS DEVELOPMENT, INCLUDING THE OUTLET STRUCTURE ON LOT 15. THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE INDIVIDUALLY AND COLLECTIVELY TO MAINTAIN AND REPAIR THE STORM WATER DETENTION FACILITIES IN A MANNER WHICH COMPLIES WITH THE SPECIFICATIONS AND APPROVAL OF THE MIAMI COUNTY ENGINEER. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED AUTHORITY TO PERFORM ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS SOLE JUDGEMENT.

RESTRICTIVE COVENANTS

ALL BUILDING PLANS, PLOT PLANS, GRADING & LANDSCAPING PLANS MUST BE APPROVED BY TRADER BUILDERS, INC.

ALL BUILDINGS CONSTRUCTED ON LOT 18 MUST HAVE A MINIMUM OF 20% BRICK FRONT.

THE FRONT AND ANY SIDE OF BUILDINGS FACING PUBLIC RIGHT-OF-WAYS SHALL BE EITHER BRICK OR DECORATIVE BLOCK.

WASTE CONTAINERS SHALL BE ENCLOSED IN A BRICK OR DECORATIVE MASONARY WALL AT EACH COMMERCIAL OR INDUSTRIAL SITE

NO PARKING SHALL BE ALLOWED IN THE 25 FOOT BUILDING SETBACK AREA FOR ANY BUSINESS OR INDUSTRIAL LOT.

ALL PARKING LOTS PLANNED FOR ANY COMMERCIAL OR INDUSTRIAL LOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MIAMI COUNTY REQUIREMENTS AND MUST BE APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION, INCLUDING REQUIRED LIGHTING.

NO ACCESS TO COUNTY ROAD 25A SHALL BE ALLOWED EXCEPT AT THE STONE CIRCLE DRIVE ENTRANCES.

A 6 FOOT HIGH TREATED WOOD FENCE, OF DESIGN AND CONSTRUCTION APPROVED BY TRADER BUILDERS, INC. AND MIAMI COUNTY DEVELOPMENT DEPARTMENT, SHALL BE INSTALLED ALONG THE PROPERTY LINE SEPARATING THE COMMERCIAL AND INDUSTRIAL LOTS FROM ADJACENT RESIDENTIAL LOTS. AN ALTERNATE TO THIS FENCE INSTALLATION WOULD BE THE PLANTING OF 5'-6" MINIMUM EVERGREEN TREES, AT SPACINGS APPROVED BY TRADER BUILDERS, INC. AND THE MIAMI COUNTY DEVELOPMENT DEPARTMENT, ALONG THE REQUIRED PROPERTY LINES.

CURVE DATA

	RAD	DELTA	ARC	CHORD
1	175.0	43°49'07"	133.84	S 31°44'27"E - 130.60
2	175.0	1° 53'	5.75	S8° 53'24"E - 5.75
3	55.0	48°58'24"	47.01	S16°32'18"W - 45.59
4	55.0	67°08'28"	64.45	S74°35'44"W - 60.83
5	55.0	66°53'27"	64.21	N38°23'19"W - 60.63
6	55.0	35°12'29"	33.80	N12°39'39"E - 33.27
7	50.0	98°12'48"	85.71	N18°50'30"W - 75.59
8	125.0	25°13'11"	55.02	N80°33'17"W - 54.58
9	20.0	89°59'58"	31.42	S49°39'24"E - 28.28
10	155.0	29°50'41"	80.74	S79°44'05"E - 79.83
11	155.0	30°20'17"	82.07	S49°38'36"E - 81.17
12	155.0	29°49'02"	80.66	S19°33'56"E - 79.76
13	155.0	14°57'19"	40.46	S 2°49'14"W - 40.34
14	155.0	38°04'47"	103.02	S29°20'17"W - 101.13
15	155.0	36°57'54"	100.00	S66°51'38"W - 98.27
16	20.0	90°00'00"	31.42	S40°20'35"W - 28.28
17	20.0	90°00'00"	31.42	S49°39'25"E - 28.28
18	95.0	90°00'00"	149.23	N40°20'35"E - 134.35
19	125.0	90°00'00"	196.35	N40°20'35"E - 176.77
20	125.0	90°00'00"	196.35	N49°39'25"W - 176.77
21	95.0	90°00'00"	149.23	N49°39'25"W - 134.35
22	20.0	90°00'02"	31.42	S40°20'36"W - 28.28
23	150.0	85°13'17"	223.11	N50°33'27"W - 203.11

NOTE:

IN ADDITION TO UTILITY AND DRAINAGE EASEMENTS, SHOWN OR NOTED ON THIS PLAT, 10 FOOT UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL REAR OR INTERIOR PROPERTY LINES EXCEPT THE LINE BETWEEN LOT 6 AND LOT 7. 15 FOOT UTILITY EASEMENTS ARE HEREBY DEDICATED 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

STATE OF OHIO RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

TRANSFERRED THIS 28th DAY OF December, 1994.

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

PLAT BOOK 17 PAGE 1
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 28TH DAY OF DECEMBER, 1994 AT 2:46P.M.
FILE NO. 173052 FEE: $21.60

Janet E. Cain — JANET E. CAIN, MIAMI COUNTY RECORDER
Bobbie Mueller — DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 20.974 ACRES ACQUIRED BY TRADER BUILDERS, INC. BY THE FOLLOWING DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS: 1.411 ACRES FILED IN DEED BOOK 603, PAGE 198 AND 19.563 ACRES FILED IN DEED BOOK 606, PAGE 760. 17.3335 ACRES ARE PLATTED IN LOTS 1 - 18; 3.6405 ACRES ARE DEDICATED ROAD RIGHTS-OF-WAY AS FOLLOWS: 2.5841 ACRES IN COUNTY ROAD 25A; 1.5818 ACRES IN STONE CIRCLE DRIVE; 0.3776 ACRES IN TRADER CT. AND 0.097 ACRES IN ADDITIONAL RIGHT-OF-WAY ALONG MONROE-CONCORD ROAD.

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 ROAD R-O-W 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: TRADER BUILDERS, INC.

Harold E. Trader — HAROLD TRADER, PRESIDENT
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 HAROLD TRADER, PRESIDENT OF TRADER BUILDERS, 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 9TH DAY OF MAY, 1994.

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, 1995

THIS PLAT REVIEWED AND APPROVED THIS 8TH DAY OF DECEMBER, 1994.

Doug Christian — DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION, HELD THIS 21 DAY OF June, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

Ben R. Long — CHAIRMAN Harold L. Brandewie — SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 22ND DAY OF DECEMBER, 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).

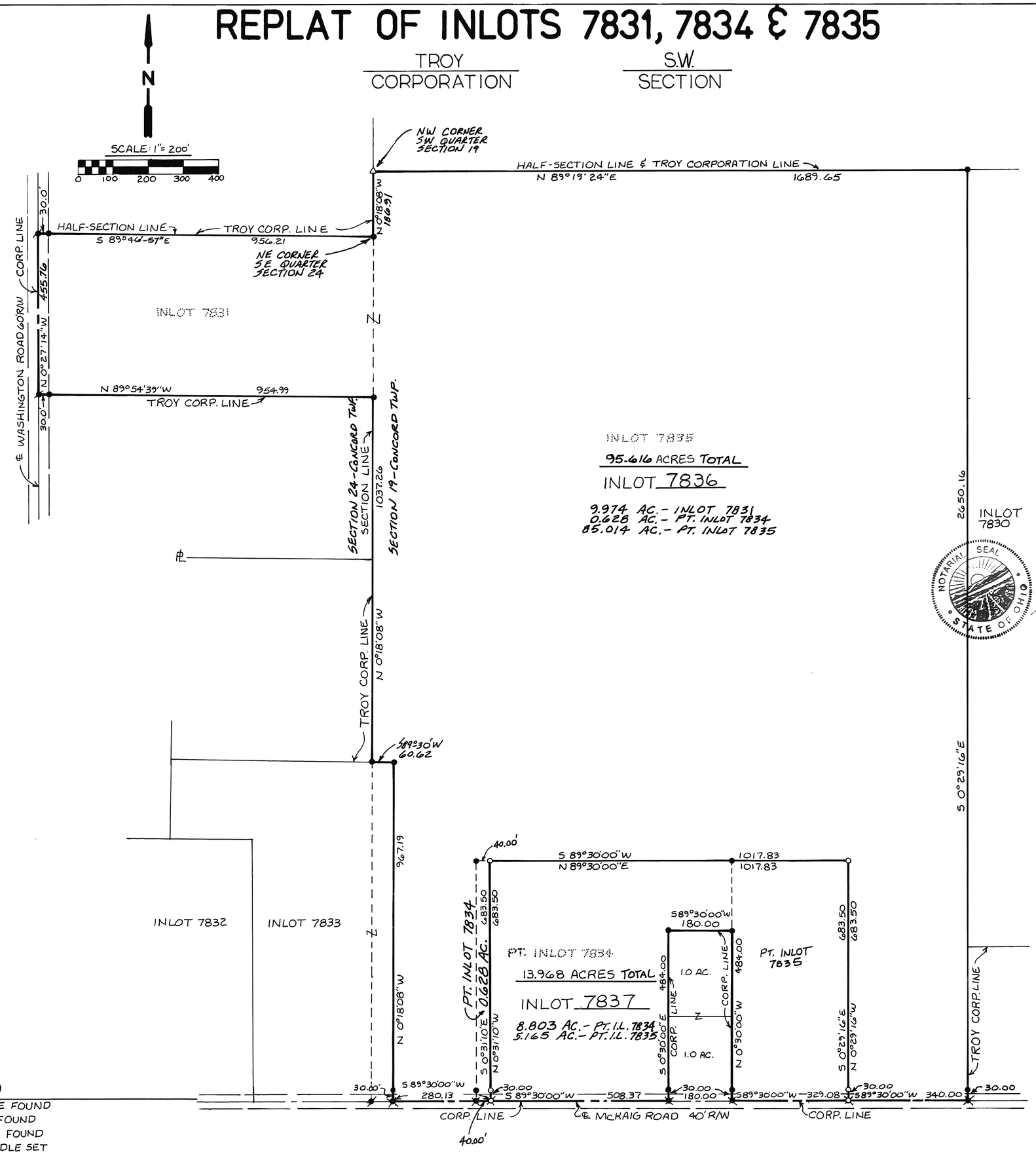
Richard W. Adams — MIAMI COUNTY COMMISSIONER
Curtis D. Hedges — MIAMI COUNTY COMMISSIONER
Paul W. Harper — MIAMI COUNTY COMMISSIONER

STANDING STONE DEVELOPMENT TROY, OHIO		
TRADER BUILDERS, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO.
MAY 9 1994	SCALE: 1" = 100'	1 OF 1

REPLAT OF INLOTS 7831, 7834 & 7835

TROY — CORPORATION

S.W. — SECTION



PLAT BOOK 17 PAGE 2
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JANUARY 11, 1995 AT 10:20 am
FILE NO. 173510 FEE 21.60

Janet E. Cain BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 11 DAY OF JAN, 1995

CHRIS A. PEEPLES BY: Ann Williams
MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOTS 7831, 7834 AND 7835 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS CONVEYED TO MELBA G. ZWIEBEL BY DEED BOOK 424, PAGE 150 AND DEED BOOK 631, PG. 204 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 REPLAT.

Melba G. Zwiebel — MELBA G. ZWIEBEL

Raymond L. Landis — WITNESS

Stanley L. Trissell Jr. — WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MELBA G. ZWIEBEL, WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AFFIXED MY OFFICIAL SEAL THIS 6th DAY OF January, 1995.

NOTARIAL SEAL — STATE OF OHIO

Stanley L. Trissell Jr. — NOTARY PUBLIC

STANLEY L. TRISSELL, JR., Notary Public
In and for the State of Ohio
My Commission Expires 2/21 1996

MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO THIS 22nd DAY OF Nov, 1994.

CHAIRMAN — SECRETARY

REPLAT OF INLOTS 7831, 7834 AND 7835 IN TROY, OHIO
FOR MELBA G. ZWIEBEL.

STATE OF OHIO — MICHAEL W. COZATT S-6001 — REGISTERED SURVEYOR

Michael W. Cozatt 12-30-94
MICHAEL W. COZATT, P.S. #6001

LEGEND

- R.R. SPIKE FOUND
- PK NAIL FOUND
- IRON PIN FOUND
- GIN SPINDLE SET
- 5/8"ϕ CAPPED IRON PIN SET (COZATT, S6001)
- CONCRETE CORNER POST

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 25894

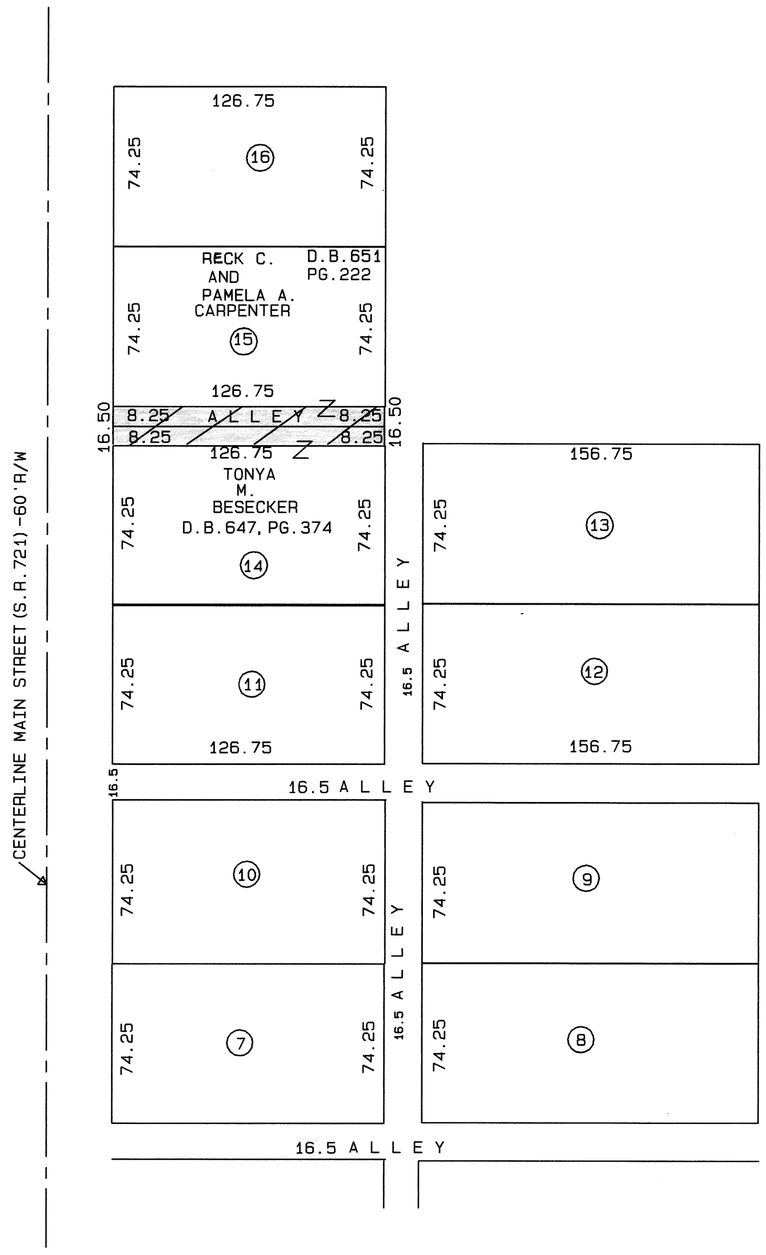
ALLEY VACATION

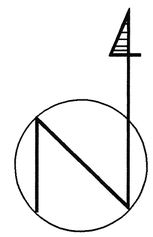
ALLEY BETWEEN LOTS 14 AND 15
VILLAGE OF POTSDAM, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 3
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JANUARY 25, 1995 AT 3:15 P.M.
FILE NO. 173979 FEE $21.60

Janet C. Crain BY: Beverly McDade
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 30th DAY
OF January
Chris A. Peeler BY: Linda Pearson
MIAMI COUNTY AUDITOR DEPUTY





SCALE: 1"=50'

0 25 50 100

COUNCIL OF THE VILLAGE OF POTSDAM

THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NO. 364
ENACTED BY THE VILLAGE COUNCIL OF POTSDAM, OHIO.

1/2/95 — MAYOR — DATE
1/2/95 — CLERK — DATE

REFERENCES

P.B. 1, PG. 534, 535 — MIAMI COUNTY RECORDER'S PLAT RECORDS

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN AND IS BASED ON THE ORIGINAL PLAT AS RECORDED IN P.B. 1, PG. 534, 535.

12-28-94
MICHAEL W. COZATT
PROFESSIONAL SURVEYOR #6001

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 26694

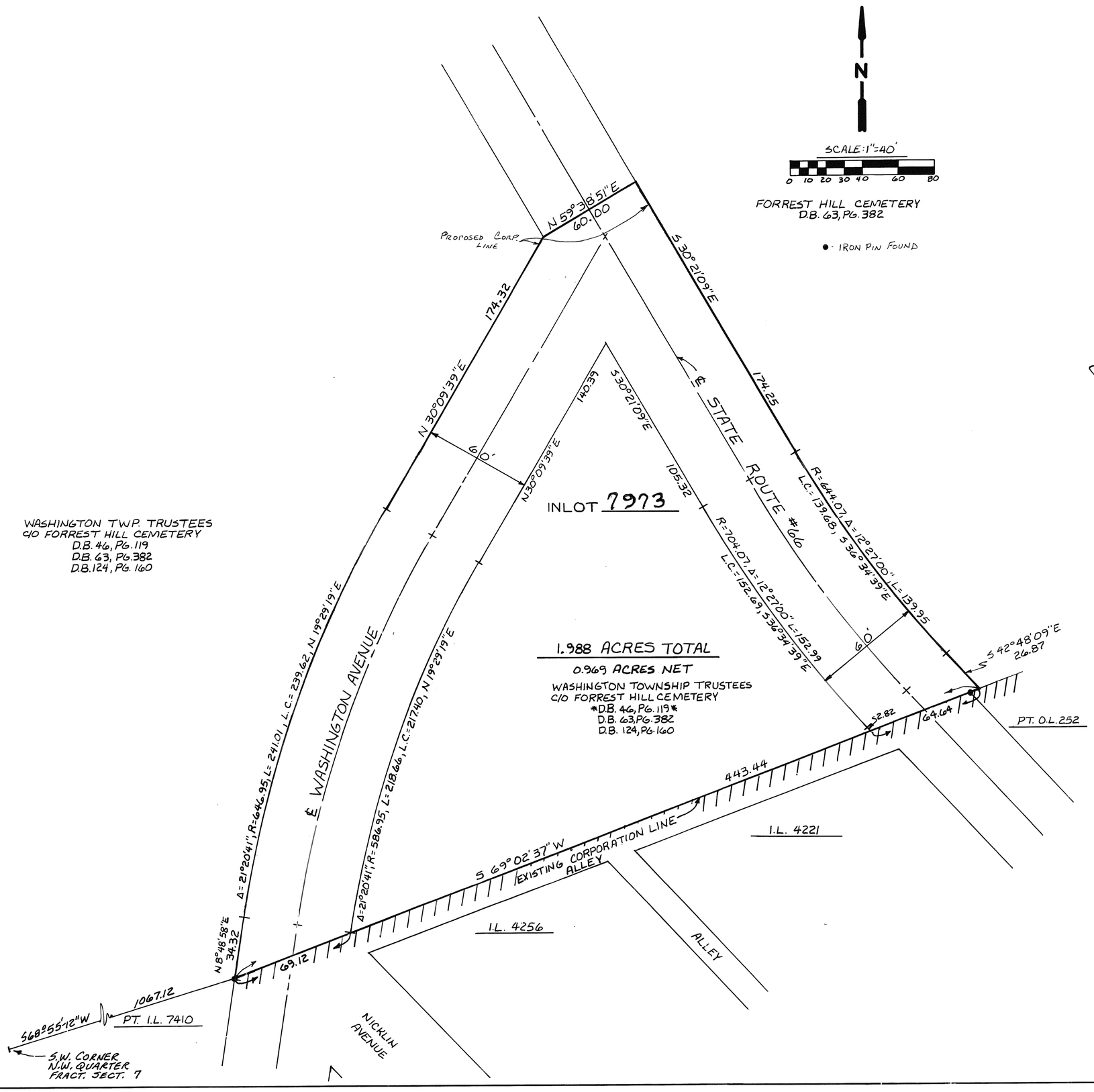
ANNEXATION TO CITY OF PIQUA

6N	6E	NW 1/4-FRAC.7	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 17 PAGE 4
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NUMBER 174022
REC'D 27 Jan, 1995 AT 11:00 AM
FEE $21.60
Janet E. Carr
MIAMI COUNTY RECORDER
by Bobbie Mueller deputy

SEE ANNEXATION PROCEEDINGS RECORDEDED IN MISCELLANEOUS BOOK VOL. 27, PG. 141.

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 27 DAY OF JAN, 1995.
CHRIS A PEEPLES
MIAMI COUNTY AUDITOR
by Jo Ann Williams



DESCRIPTION

BEING A 1.988 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWN 6N, RANGE 6E, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 17TH DAY OF MAY, 1994.

DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23RD DAY OF JUNE, 1994.

Richard W. Dlamm, Martin D. Haddad, Judith L. Dlamm
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 19 DAY OF September, 1994, BY ORDINANCE NO. 44-94

Lucinda L. Fess — MAYOR
Frank Patrizio Jr. — CITY MANAGER
Rebecca J. Cool — CLERK

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AND ALL MONUMENTS LOCATED AS SHOWN HEREON.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 10-10-92
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
1008 GRANT ST. — TROY, OHIO
JOB NO. 20692

RECORD PLAN
WILLOW CREEK
SECTION ONE

LOCATED IN:
PART OF INLOT 7830
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 18.881 ACRES
DECEMBER, 1994

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

PLAT BOOK 17 PAGE 5
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 174104
RECEIVED JAN. 31, 1995
AT 9:35 AM FEE $43.20
Janet E. Cain
MIAMI COUNTY RECORDER
Bobbie Mueller
DEPUTY

DEDICATION

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

Jessica A. Torrey
WITNESS

Diana M. Asher
WITNESS

WILLOW CREEK PROPERTIES, INC.

John M. Tomb
JOHN M. TOMB

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 29th DAY OF December, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLOW CREEK PROPERTIES, INC. BY JOHN M. TOMB, 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.

Jessica A. Torrey
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 7-16-98

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Annette Eck
WITNESS,

Janet L. Cruikell
WITNESS,

MORTGAGEE:

Dan Heitmeyer
DAN HEITMEYER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 29th DAY OF December, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK BY DAN HEITMEYER 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.

Janet L. Cruikell
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: June 11, 1996

DATE: December 29, 1994.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

John M. Tomb
JOHN M. TOMB

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

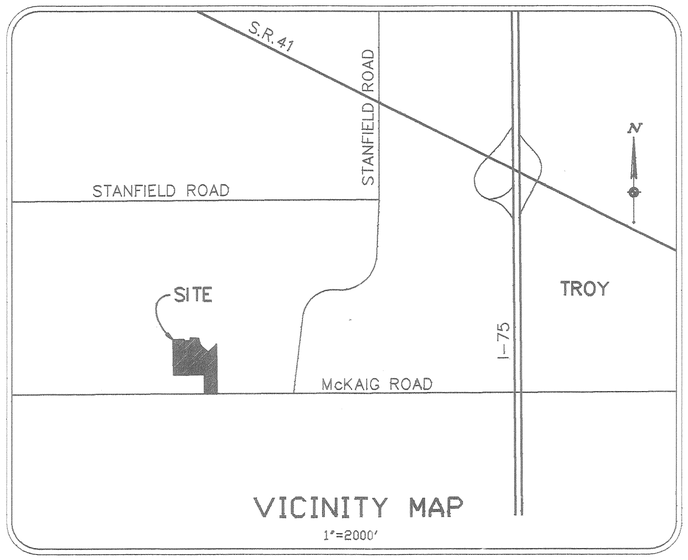
Jessica A. Torrey
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 7-16-98

DESCRIPTION

BEING A SUBDIVISION CONTAINING 18.881 ACRES, AS CONVEYED TO WILLOW CREEK PROPERTIES, INC. BY DEED RECORDED IN DEED BOOK 646, PAGE 821 OF THE MIAMI COUNTY RECORDERS RECORD OF DEED.

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE ~~THE "ARTICLES OF INCORPORATION WILLOW CREEK PROPERTY OWNERS ASSOCIATION" RECORDED IN DEED~~ BOOK 27, PAGE 186, OF THE MIAMI COUNTY RECORDERS RECORD~~S OF DEED~~. MISC.



VICINITY MAP
1"=2000'

CERTIFICATION

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

WOOLPERT

Paul F. MacCallum 12/27/94
PAUL F. MACCALLUM
OHIO PROFESSIONAL SURVEYOR #7561

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED
PROFESSIONAL SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 19th DAY OF DEC, 1994, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-90-94.

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 26th DAY OF Oct, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

[illegible]
CHAIRMAN

Sue D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 31 DAY OF JAN, 1995.

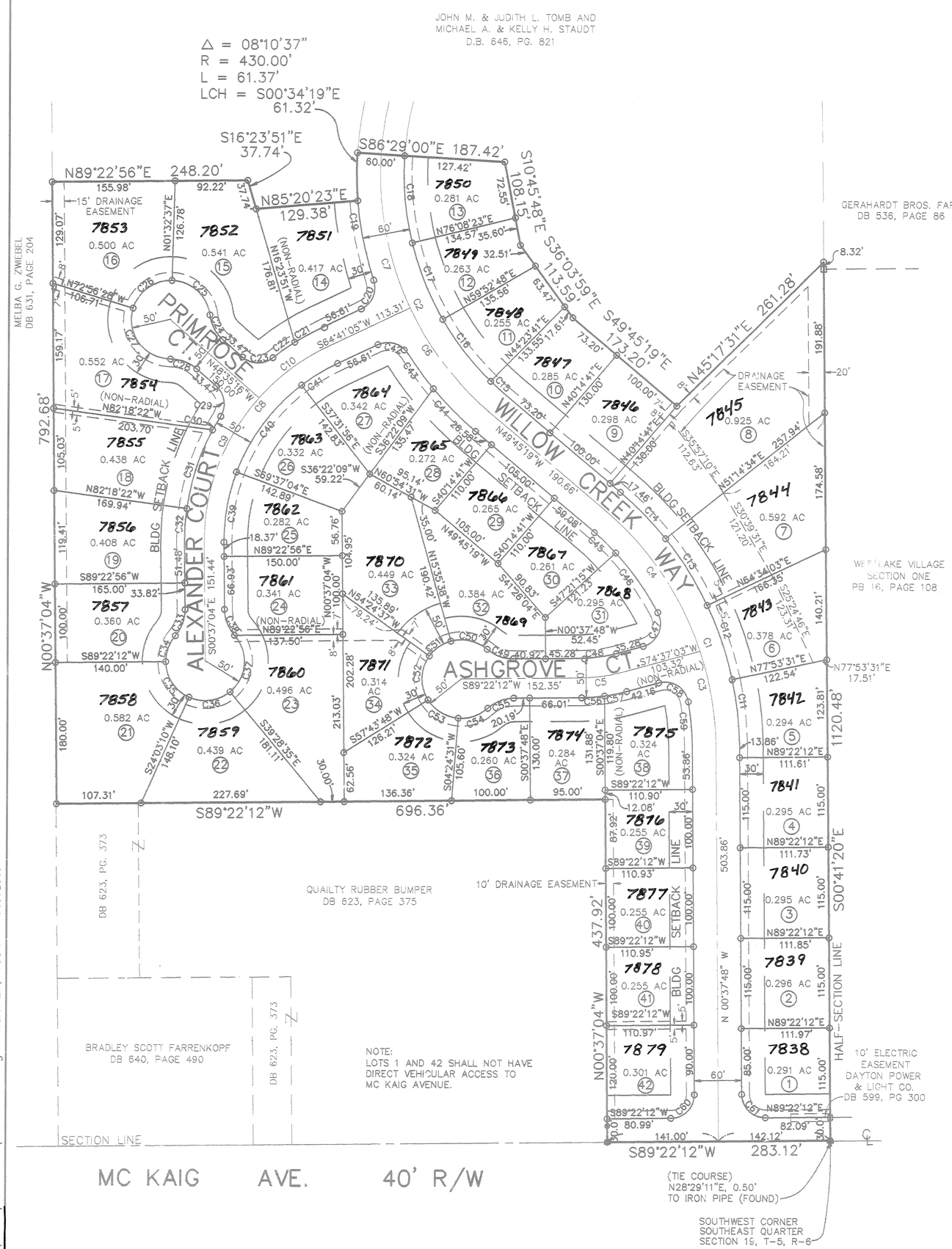
CHRIS A. PEEPLES
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

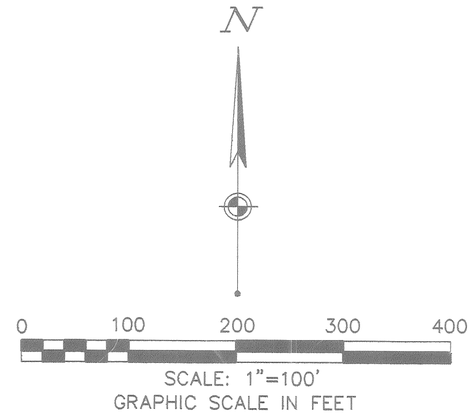
Jo Ann Williams
BY DEPUTY

C:\PAUL\WILLOWCK\19586RP1.dwg - DEC 27, 1994 - 11:15:47

RECORD PLAN
WILLOW CREEK
SECTION ONE

LOCATED IN:
PART OF INLOT 7830
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 18.881 ACRES
DECEMBER, 1994





WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

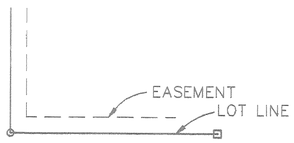
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.00'	342.96'	332.55'	N25°11'34"W	49°07'31"
C2	400.00'	371.91'	358.66'	N23°07'10"W	53°16'19"
C3	400.00'	123.94'	123.44'	S09°30'23"E	17°45'09"
C4	400.00'	219.02'	216.30'	N34°04'08"W	31°22'22"
C5	200.00'	51.50'	51.35'	S81°59'37"W	14°45'09"
C6	400.00'	170.62'	169.33'	S37°32'07"E	24°26'24"
C7	400.00'	201.29'	199.17'	N10°53'58"W	28°49'55"
C8	275.00'	313.43'	296.74'	S32°02'00"W	65°18'09"
C9	275.00'	201.73'	197.24'	S20°23'50"W	42°01'49"
C10	275.00'	111.70'	110.93'	N53°02'54"E	23°16'21"
C11	430.00'	86.14'	86.00'	S06°22'08"E	11°28'40"
C12	430.00'	100.00'	99.77'	S18°46'13"E	13°19'28"
C13	430.00'	100.00'	99.77'	S32°05'41"E	13°19'29"
C14	430.00'	82.54'	82.41'	S44°15'22"E	10°59'54"
C15	370.00'	26.80'	26.79'	S47°40'49"E	04°09'00"
C16	370.00'	100.00'	99.70'	S37°51'45"E	15°29'07"
C17	370.00'	105.00'	104.65'	N21°59'24"W	16°15'35"
C18	370.00'	112.22'	111.79'	S05°10'19"E	17°22'37"
C19	430.00'	103.48'	103.23'	S11°33'16"E	13°47'17"
C20	30.00'	43.53'	39.81'	N23°07'05"E	83°07'59"
C21	300.00'	37.62'	37.60'	N61°05'31"E	07°11'08"
C22	300.00'	34.00'	33.98'	S54°15'10"W	06°29'34"
C23	30.00'	42.10'	38.73'	N88°47'26"W	80°24'21"
C24	50.00'	36.14'	35.36'	N27°52'58"W	41°24'35"
C25	50.00'	70.93'	65.13'	S47°49'02"E	81°16'42"
C26	50.00'	65.00'	60.52'	N54°18'05"E	74°29'05"
C27	50.00'	93.42'	80.41'	S36°28'09"E	107°03'22"
C28	50.00'	36.14'	35.36'	S69°17'33"E	41°24'35"
C29	30.00'	42.10'	38.73'	S08°23'05"E	80°24'21"
C30	300.00'	20.19'	20.18'	N29°53'25"E	03°51'21"
C31	300.00'	106.13'	105.57'	S17°49'41"W	20°16'07"
C32	300.00'	43.52'	43.48'	S03°32'17"W	08°18'42"
C33	50.00'	36.14'	35.36'	N20°05'13"E	41°24'35"
C34	50.00'	36.15'	35.37'	N20°04'51"E	41°25'19"
C35	50.00'	57.00'	53.96'	S33°17'19"E	65°19'02"
C36	50.00'	55.44'	52.64'	N82°17'17"E	63°31'45"
C37	50.00'	80.77'	72.27'	N04°14'53"E	92°33'04"
C38	50.00'	36.14'	35.36'	N21°19'22"W	41°24'35"
C39	250.00'	91.63'	91.12'	S09°52'56"W	21°00'00"
C40	250.00'	140.00'	138.18'	N36°25'30"E	32°05'08"
C41	250.00'	53.31'	53.21'	S58°34'34"W	12°13'01"
C42	30.00'	43.53'	39.81'	S73°44'56"E	83°07'59"
C43	430.00'	55.56'	55.53'	N35°53'03"W	07°24'13"
C44	430.00'	76.32'	76.22'	S44°40'14"E	10°10'09"
C45	370.00'	45.91'	45.88'	N46°12'02"W	07°06'34"
C46	370.00'	92.72'	92.48'	S35°28'00"E	14°21'30"
C47	30.00'	53.88'	46.93'	S23°09'54"W	102°54'18"
C48	175.00'	45.06'	44.93'	N81°59'37"E	14°45'09"
C49	50.00'	36.14'	35.36'	N69°55'31"W	41°24'35"
C50	50.00'	49.20'	47.23'	S77°24'26"E	56°22'24"
C51	50.00'	33.87'	33.23'	N54°59'53"E	38°48'59"
C52	50.00'	59.22'	55.82'	S01°39'36"W	67°51'35"
C53	50.00'	46.53'	44.87'	S58°55'50"E	53°19'17"
C54	50.00'	40.53'	39.43'	N71°11'04"E	46°26'54"
C55	50.00'	36.14'	35.36'	N68°39'54"E	41°24'35"
C56	225.00'	29.10'	29.07'	S85°39'55"W	07°24'32"
C57	225.00'	28.84'	28.82'	N78°17'21"E	07°20'37"
C58	30.00'	50.13'	44.50'	N57°30'27"W	95°45'01"
C59	370.00'	58.13'	58.07'	S05°07'52"E	09°00'08"
C60	30.00'	47.12'	42.43'	N44°22'12"E	90°00'00"
C61	30.00'	47.12'	42.43'	N45°37'48"W	90°00'00"

AREA SUMMARY

42 LOTS	15.277 ACRES
STREET R/W	3.604 ACRES
TOTAL	18.881 ACRES

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ⊡ CONCRETE MONUMENT FOUND



NOTES:

1) ALL FRONT AND REAR LOT EASEMENTS ARE 10' UNLESS OTHERWISE NOTED. ALL SIDE YARD EASEMENTS ARE 5' UNLESS OTHERWISE NOTED.
2) LOT NUMBERS 1 THROUGH 42 ARE SHOWN FOR REFERENCE TO CONSTRUCTION PLANS ONLY.

DRAINAGE EASEMENT NOTE

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

BROKEN WOODS SECTION 7

4	6E	SW1/4 ~ 4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 17 PAGE 6
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FEBRUARY 2, 1995 AT 3:16 P.M.
FILE NO. 174338 FEE $43.20

Janet E. Cain BY: Jill Rank
MIAMI CO. RECORDER DEPUTY

TRANSFERRED THIS 2 DAY OF FEB, 1995.

CHRIS A. PEEPLES BY JoAnn Williams
MIAMI CO. AUDITOR DEPUTY

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 29TH DAY OF AUGUST, 1994.

Bruce R. Lowry — CHAIRMAN-BRUCE R. LOWRY
Daniel L. Brandewie — SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 25TH DAY OF JANUARY, 1995.

Doug Christian
MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 2nd DAY OF FEBRUARY, 1995. (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.)

Bert A. Hobbs — D. Ann Baird

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 STORMWATER 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 GRANTEES OF LOTS 142, 143, 144, 145, 148, 149, 150, 160, 161, AND 163 AGREE TO INDIVIDUALLY MAINTAIN AND REPAIR THE STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1) IN A MANNER WHICH COMPLIES WITH THE SPECIFICATIONS AND APPROVAL OF THE MIAMI COUNTY ENGINEER.
4. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS 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.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	1°-02'-45"	375.00	6.84	6.84, S 4°46'40"E
2	90°-00'-00"	15.50	24.35	21.92, S 49°10'05"E
3	90°-00'-00	15.50	24.35	21.92, S 40°49'55"W
4	44°-54'-01"	60.00	47.02	45.83, S 26°37'06"E
5	66°-20'-33"	60.00	69.47	65.66, S 15°53'51"E
6	66°-20'-33"	60.00	69.47	65.66, S 50°26'44"W
7	66°-20'-33"	60.00	69.47	65.66, N 63°12'44"W
8	70°-46'-23"	60.00	74.11	69.49, N 5° 20'45"E
9	44°54'01"	60.00	47.02	45.83, N 18° 16' 56"E
10	90°-00'-00"	15.50	24.35	21.92, N 49°10'05"W
11	5°-34'-47"	550.15	53.58	53.56, S 88°37'16"W
12	10°-26'-10"	550.15	100.21	100.07, N83°22'13"W
13	10°-46'-15"	550.15	103.42	103.27, N 72°46'00"W
14	11°-25'-53	550.15	109.76	109.58, N61°39'57"W
15	16°-00'-47"	500.15	139.78	139.33, S63°57'24"E
16	16°-03'-55"	500.15	140.24	139.78, S 79°59'45"E
17	6°-08'-23	500.15	53.60	53.57, N 88°54'05"E
18	90°-00'-00'	15.50	24.35	21.92, N 40°49'55"E
19	38°-13'-05"	525.15	350.29	343.83, S 75°03'33"E

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 15.539 ACRES AS CONVEYED TO CM LIMITED, AN OHIO GENERAL PARTNERSHIP, BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 654, PAGE 807.

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 — MGM. Partner
Lisa M. Houshel — WITNESS
Michael W. Cozatt — WITNESS

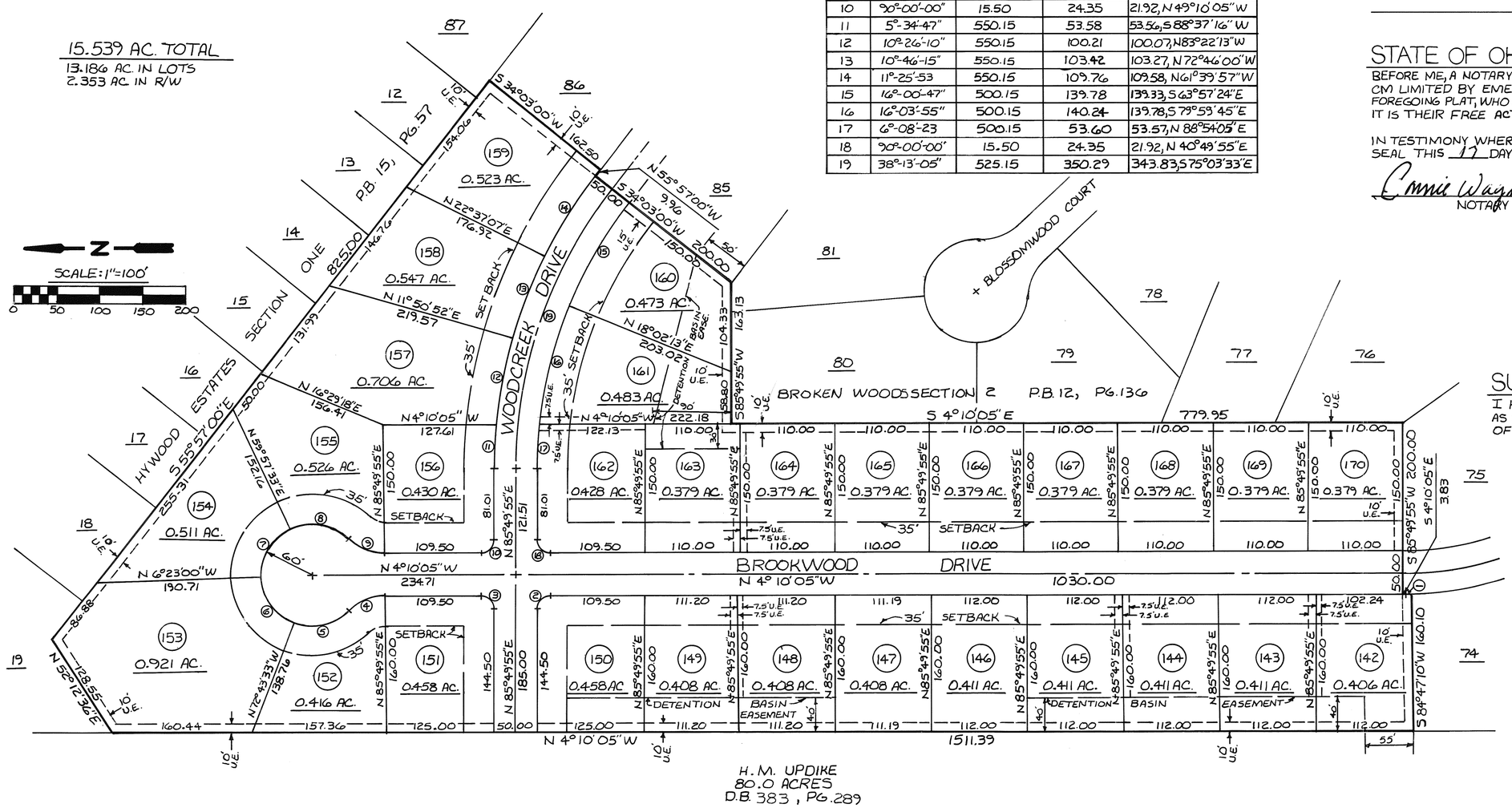
STATE OF OHIO, COUNTY OF MIAMI, S.S.

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 INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 17 DAY OF NOV, 1994.

Connie Wagner — NOTARY PUBLIC
My Commission Expires Jan 21 19 96 — MY COMMISSION EXPIRES

15.539 AC. TOTAL
13.186 AC. IN LOTS
2.353 AC. IN R/W



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.

STATE OF OHIO
MICHAEL W. COZATT
No. 6001
REGISTERED SURVEYOR

Michael W. Cozatt 2-1294
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 13294 — SHEET 1 OF 2 SHEETS

BROKEN WOODS SECTION 7

PLAT BOOK 17 PAGE 6A
MIAMI COUNTY RECORDER'S PLAT RECORDS

4	6E	SW1/4~4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

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 minimum garage attached to the principal dwelling.

2. No residential structure shall be erected on any R-1-A building site with the inhabitable area thereof, excluding basements, open porches and garages less than 1700 square feet for a one-story house nor 2000 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 over 36" in diameter or television signals shall be permitted.

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. County requirements on fencing enclosing swimming pools prevail.

6. Exterior materials of all residences shall be of at least 30% brick or cementitious materials. No log houses, concrete block, or modular homes will be permitted.

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. No campers, motor homes, trailers or trucks, etc. shall be parked for longer than 48 hours.

12. 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, 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.

13. The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, ammended or annulled at any time upon the action, in writing, of the owners of a three-fourths majority of the lots.

14. 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.

15. 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 home owners within the subdivision.

16. Final interpretation of any covenant, condition or restriction shall be determined by the developer or his assigns.

17. All building construction shall be subject to inspection and approval by Miami County in accordance with established building regulations.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 7-12-94
MICHAEL W. COZATT, PS.#6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 13294
SHEET 2 OF 2 SHEETS

TIPP CITY INTERSTATE PARK

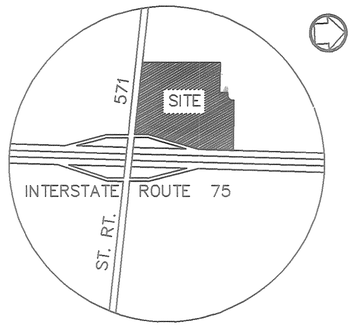
SECTION 22, TOWN 4, RANGE 6E

CITY OF TIPP CITY — MIAMI COUNTY, OHIO

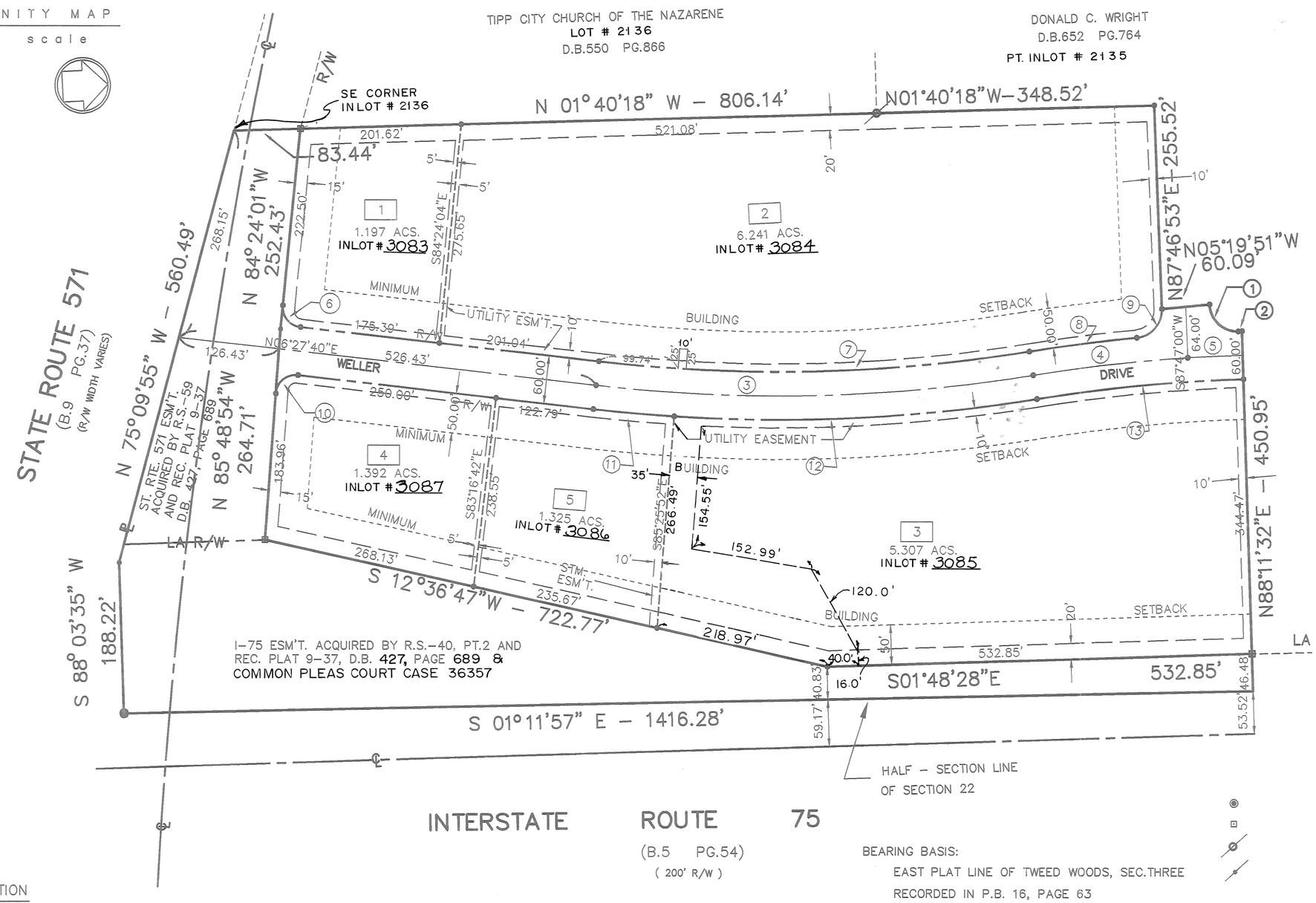
BEING A SUBDIVISION OF 22.1875 ACRES OF THE 66.412 ACRES OF LAND, KNOWN AS INLOTS 2135 AND 2148, ACQUIRED BY DONALD C.WRIGHT BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS BOOK 652, PAGE 764. 15.464 ACRES OF INLOT 2135 ARE PLATTED IN LOTS AND THE REMAINING 4.986 ACRES IS IN LIMITED ACCESS RIGHT-OF-WAY AND 1.738 ACRES IS IN DEDICATED RIGHT-OF-WAY.

PLAT BOOK 17 PAGE 7
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23 DAY OF
FEB. ,1995 AT 3:40 P.M.
FILE # 175019 FEE $ 21.60

Janet E. Cain
JANET E.CAIN, MIAMI COUNTY RECORDER
Beverly McDade Deputy



VICINITY MAP
no scale



CURVE DATA				
NO.	RADIUS	CEN.ANGLE	ARC	TANGENT
1	35.00'	89°37'37"	54.75'	34.77'
2	2030.00'	00°07'49"	4.62'	2.31'
3	2000.00'	15°45'23"	550.00'	276.75'
4	2000.00'	05°35'37"	195.25'	97.70'
5	2000.00'	01°58'55"	69.18'	34.60'
6	25.00'	89°09'18"	38.90'	24.63'
7	1970.00'	15°45'23"	541.75'	272.60'
8	2030.00'	03°50'07"	135.89'	67.97'
9	35.00'	86°45'44"	53.00'	33.08'
10	25.00'	92°16'09"	40.26'	26.01'
11	2030.00'	02°52'15"	101.71'	50.87'
12	2030.00'	12°53'08"	456.54'	229.24'
13	1970.00'	07°34'36"	260.52'	130.45'

BEARING BASIS:
EAST PLAT LINE OF TWEED WOODS, SEC.THREE
RECORDED IN P.B. 16, PAGE 63

LEGEND

- INDICATES IRON PIN LOCATION
- INDICATES CONC. MONUMENT LOCATION
- INDICATES POST LOCATION
- INDICATES PK NAIL LOCATION

CERTIFICATION

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

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

STATE OF OHIO — JOHN BURKHARDT S-6487 — REGISTERED PROFESSIONAL SURVEYOR

SCALE	Horz. 1"=100'
Sheet 2 of 2	Design
	Drawn JAW
Date SEPTEMBER, 1994	Checked JTB

JUDGE ENGINEERING CO.
CIVIL ENGINEERING & SURVEYING
1201 E. DAVID RD. KETTERING, OHIO 45429
PHONE (513) 294-1441

TIPP CITY INTERSTATE PARK

SECTION 22, TOWN 4, RANGE 6E

CITY OF TIPP CITY MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 22.1875 ACRES OF THE 66.412 ACRES OF LAND, KNOWN AS INLOTS 2135 AND 2148, ACQUIRED BY DONALD C.WRIGHT BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS BOOK 652, PAGE 764. 15.464 ACRES OF INLOT 2135 ARE PLATTED IN LOTS AND THE REMAINING 4.986 ACRES IS IN LIMITED ACCESS RIGHT-OF-WAY AND 1.738 ACRES IS IN DEDICATED RIGHT-OF-WAY.

PLAT BOOK 17 PAGE 7A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23 DAY OF
FEB ,1995 AT 3:40 P.M.
FILE # 175019 FEE $ 21.60

Janet E. Cain
JANET E.CAIN, MIAMI COUNTY RECORDER
Beverly McDade, Deputy

PROTECTIVE COVENANTS AND RESTRICTIONS

1. THE USE OF ANY PORTION OF ANY LOT IN TIPP CITY INTERSTATE PARK SHALL AT ALL TIMES CONFORM WITH THE APPLICABLE ZONING ORDINANCES OF THE CITY OF TIPP CITY.

2. ALL OF THE LOTS IN TIPP CITY INTERSTATE PARK AND THE IMPROVEMENTS THEREON OR ADJACENT THERETO SHALL BE SUBJECT TO AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TIPP CITY.

3. NO PORTION OF ANY LOT SHALL BE USED FOR THE SALE, SERVICE, REFUELING, REPAIRING, MAINTAINING OR WASHING TRUCKS LONGER THAN TWENTY EIGHT FEET OR OF ANY ARTICULATING TRUCK. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THIS PROVISION SHALL NOT IN ANY WAY HAMPER THE SALE OR SERVICE OF TRUCKS OF LESS THAN TWENTY EIGHT FEET IN LENGTH.

4. LANDSCAPING ON ALL LOTS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO AN INDIVIDUAL PLAN FOR EACH LOT THAT SHALL BE APPROVED BY THE PLANNING BOARD OF THE CITY OF TIPP CITY.

5. INVENTORIES OF MERCHANDISE OR SUPPLIES MAY NOT BE MAINTAINED OUT OF DOORS, EXCEPT IN DESIGNATED AREAS APPROVED BY THE PLANNING COMMISSION OF TIPP CITY, EXCEPT FOR VEHICLES.

6. TRAFFIC SIGNAL EQUIPMENT LOCATED AT WELLER DRIVE AND STATE ROUTE 571 IS THE PROPERTY OF THE CITY OF TIPP CITY AND MAY BE RELOCATED BY THE CITY OF TIPP CITY AT ANY TIME AFTER THE COMPLETION OF KINNA DRIVE OR A SUITABLE MEANS OF EGRESS FROM TIPP CITY INTERSTATE PARK.

7. THESE PROVISIONS MAY NOT BE ALTERED WITHOUT THE APPROVAL OF THE PLANNING BOARD OF THE CITY OF TIPP CITY.

8. DRIVEWAY ACCESS TO S.R. 571 IS PROHIBITED FOR LOTS 1 & 4.

9. ALL SITE PLANS FOR DEVELOPMENT ON INDIVIDUAL LOTS MUST BE SUBMITTED TO TIPP CITY PLAN BOARD FOR REVIEW.

10. STORMWATER DETENTION BASIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHOSE LOT THE DETENTION BASIN IS LOCATED.

11. DRAINAGEWAYS AND DETENTION BASINS SHALL BE KEPT FREE OF DEBRIS, FILL MATERIAL, STRUCTURES OR ANY OTHER PHYSICAL OBJECTS WHICH MAY OBSTRUCT THE NATURAL FLOW OR STORAGE OF STORMWATER.

12. FUTURE DRAINAGE CALCULATIONS BY INDIVIDUAL LOT OWNERS MUST USE AN EXISTING CURVE NUMBER OF 79 WHICH CORRESPONDS TO LAWNS IN AVERAGE CONDITION. (USE SCS TR-55 METHOD FOR CALCULATION)

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LEINHOLDERS 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 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 PRIVILIGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE MAINTAINED AS SUCH FOREVER.

Patricia A. Ebele — WITNESS
Deborah A. Yosick — WITNESS
Donald C. Wright — OWNER: DONALD C. WRIGHT

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD C. WRIGHT, AS OWNER, 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 Dayton ,OHIO, THIS 18 DAY OF JANUARY ,~~1994~~. 1995

NOTARIAL SEAL STATE OF OHIO

Christine A. Praeter — NOTARY PUBLIC
CHRISTINE A. PRAETER, Notary Public In and for the State of Ohio My Commission Expires Jan. 27, 1996 — MY COMMISSION EXPIRES

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 1ST DAY OF NOVEMBER ,1994 THIS PLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler — PRESIDENT
Neva Hufford — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 21ST DAY OF NOVEMBER ,1994 THIS PLAT WAS APPROVED BY ORDINANCE NO. 38-94 .

Daniel K Tripp — PRESIDENT OF COUNCIL
Neva Hufford — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 23 DAY OF FEB. ,1995

CHRIS A. PEEPLES — MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

CERTIFICATION

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

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

STATE OF OHIO JOHN BURKHARDT S-6487 REGISTERED PROFESSIONAL SURVEYOR

Sheet 1 of 2	SCALE Horz. 1"=100'
Date SEPTEMBER, 1994	Design ____ Drawn JAW Checked ____

JUDGE ENGINEERING CO.
CIVIL ENGINEERING & SURVEYING
1201 E. DAVID RD. KETTERING, OHIO 45429
PHONE (513) 294-1441

94-1839-1

PLAT BOOK 17 PAGE 8
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27th DAY OF
FEBRUARY, 1995 AT 1:43 P.M.

FILE NO. 175088 FEE: $ 21.60

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

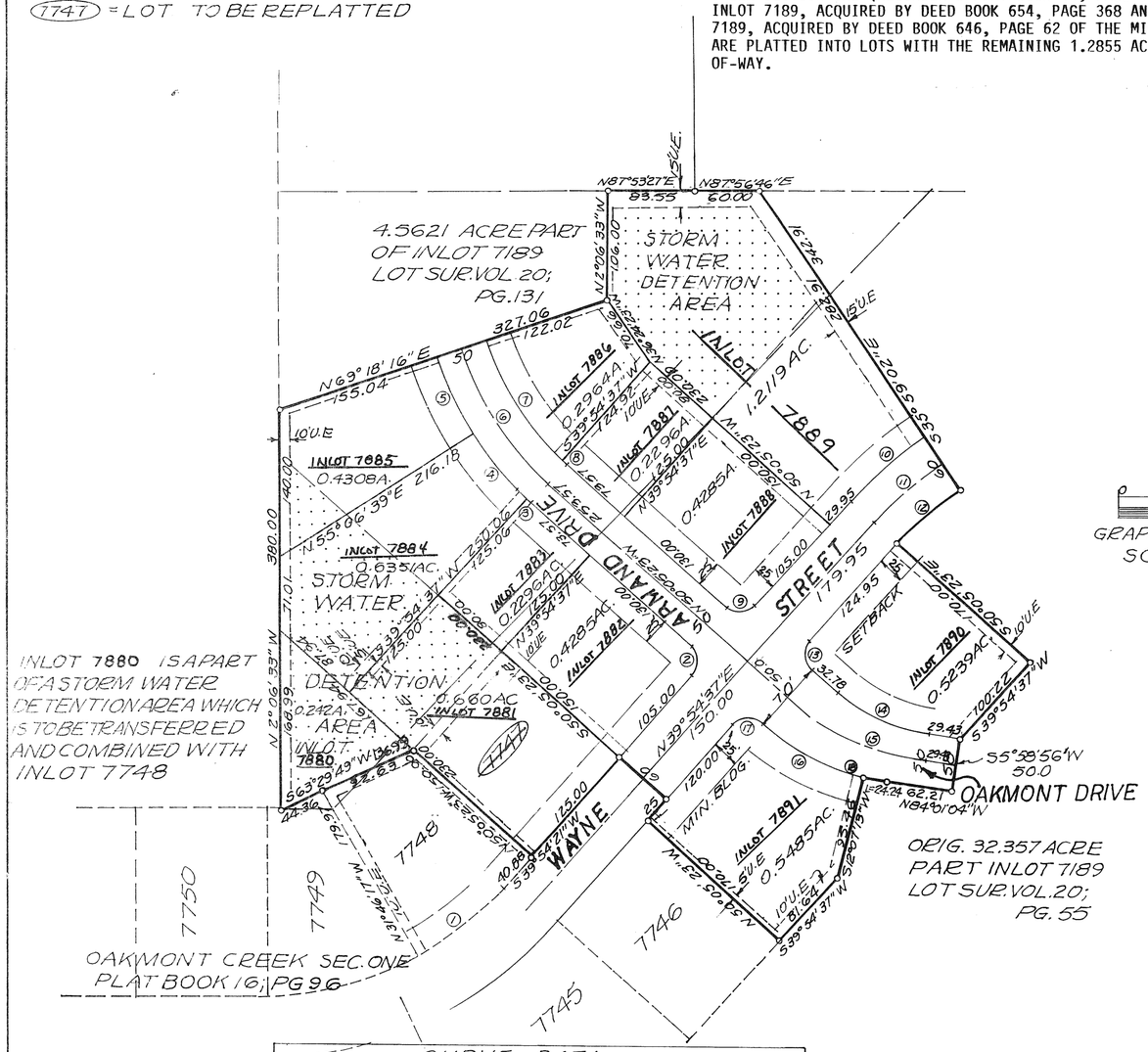
OAKMONT CREEK SUBDIVISION-SECTION TWO

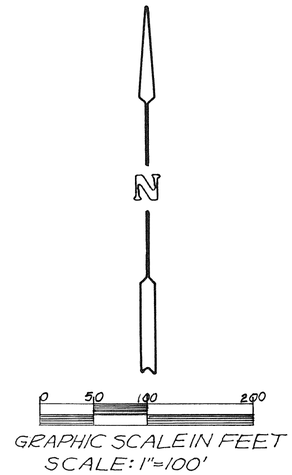
TROY, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.1502 ACRES IN THE CITY OF TROY, OHIO, ACQUIRED BY ROGER AND LISA HAWK AS FOLLOWS: 0.4304 ACRES AND BEING ALL OF INLOT 7747 AS SHOWN ON OAKMONT CREEK SECTION ONE (RECORDER'S PLAT BOOK 16, PAGE 96); 3.2124 ACRES OF A 4.5621 ACRE PART OF INLOT 7189, ACQUIRED BY DEED BOOK 654, PAGE 368 AND 3.5074 ACRES OF A 32.357 ACRE PART OF INLOT 7189, ACQUIRED BY DEED BOOK 646, PAGE 62 OF THE MIAMI RECORDER'S RECORD OF DEEDS. 5.8647 ACRES ARE PLATTED INTO LOTS WITH THE REMAINING 1.2855 ACRES BEING PLATTED AS DEDICATED STREET RIGHT-OF-WAY.

NOTE
5' UTILITY EASEMENTS ARE GRANTED ADJACENT TO ALL INTERIOR LOT LINES IN ADDITION TO OTHER EASEMENTS SHOWN HEREON.

(7747) = LOT TO BE REPLATTED





CURVE DATA				
	RAD	DELTA	ARC	CHORD
1	320.0	18°19'06"	102.31	S49°04'10"W - 101.87
2	20.0	90°00'00"	31.42	S 5°05'23"E - 28.28
3	325.0	01°08'00"	6.43	S49°31'23"E - 6.43
4	325.0	14°04'02"	79.79	S41°55'22"E - 79.59
5	325.0	14°11'38"	80.51	S27°47'33"E - 80.31
6	300.0	29°23'39"	153.91	N35°23'33"W - 152.23
7	275.0	28°03'17"	134.65	N34°43'22"W - 133.31
8	275.0	01°20'22"	6.43	N49°25'12"W - 6.43
9	20.0	90°00'00"	31.42	S84°54'37"W - 28.28
10	380.0	14°06'21"	93.55	S46°57'48"W - 93.32
11	350.0	14°06'21"	86.17	S46°57'48"W - 85.95
12	320.0	14°06'21"	78.78	S46°57'48"W - 78.58
13	20.0	90°00'00"	31.42	N 5°05'23"W - 28.28
14	166.28	33°55'35"	98.46	N67°03'10"W - 97.03
15	250.0	33°55'40"	148.04	S67°03'13"E - 145.88
16	226.26	27°47'26"	109.74	S63°59'04"E - 108.67
17	20.0	90°00'00"	31.42	N84°54'37"E - 28.28
18	226.26	33°55'40"	133.98	S67°03'13"E - 132.03

PROTECTIVE COVENANTS & RESTRICTIONS

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

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 — WITNESS

LISA HAWK — 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 OCTOBER, 1994.

NOTARY PUBLIC — MY COMMISSION EXPIRES RICHARD W. KLOCKNER, Notary Public Resident for the State of Ohio Commission Expires October 19, 1994

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

FRANK W. WAGNER, II, VICE PRESIDENT — WITNESS ELLEN S. BRAUTIGAM

JOHN L. WARNER, VICE PRESIDENT — WITNESS BRENDA KAY WILLIAMSON

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 14th DAY OF October, 1994.

NOTARY PUBLIC — MY COMMISSION EXPIRES JUNE 1, 1997

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12th DAY OF Oct., 1994, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF November, 1994, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-34-94.

MAYOR — PRESIDENT OF COUNCIL

CLERK OF COUNCIL

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

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

TRANSFERRED THIS 27 DAY OF FEB, 1995.

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR — BY: DEPUTY AUDITOR

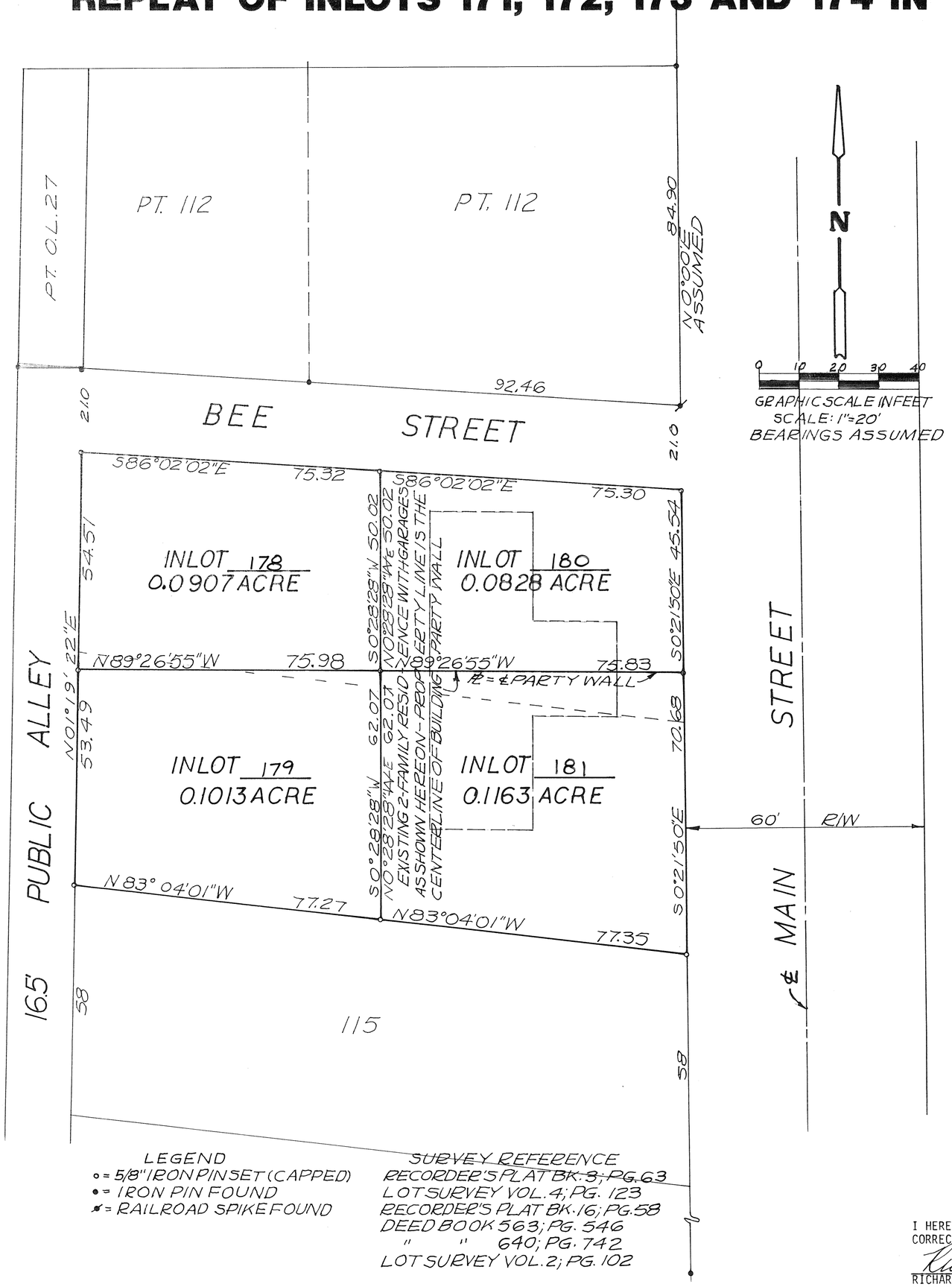
DRAINAGE NOTE

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 CONCRETED 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.

OAKMONT CREEK SUBDIVISION - SECTION TWO TROY, OHIO		
ROGER & LISA HAWK TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE OCT 5 1994	DRAWN BY: JP TRACED BY: CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 1 OF 1

REPLAT OF INLOTS 171, 172, 173 AND 174 IN LAURA, OHIO

PLAT BOOK 17 PAGE 9
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7th DAY OF
MARCH, 1995, AT 9:45 A.M.
FILE NO. 175392 FEE $21.00
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
Jill Rank, Deputy



THIS REPLAT OF INLOTS 171, 172, 173 AND 174 IN LAURA, OHIO, SUPERCEDES AND CORRECTS THE REPLAT OF INLOTS 113 AND 114 IN LAURA, OHIO, WHICH WAS FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 58. THIS PREVIOUS PLAT WAS PREPARED FROM A FORMER SURVEY WHICH WAS IN ERROR IN THE WIDTH OF BEE STREET. THIS ERROR WAS CARRIED OVER INTO OTHER RECORDS WHICH HAVE SINCE BEEN CORRECTED.

DESCRIPTION

BEING A REPLAT OF INLOTS 171, 172, 173 & 174 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, SAME BEING ORIGINAL LOTS 113 AND 114 IN SAID VILLAGE.

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

Larry L. Fielder
WITNESS

Richard W. Klockner
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT 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 _____, AT TROY, OHIO THIS 7TH DAY OF MARCH, 1995.

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 7 DAY OF MARCH, 1995.

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

BY: Jo Ann Williams
DEPUTY AUDITOR

LEGEND
- ○ = 5/8" IRON PIN SET (CAPPED)
- ● = IRON PIN FOUND
- ✱ = RAILROAD SPIKE FOUND

SURVEY REFERENCE
RECORDER'S PLAT BK. 3; PG. 63
LOT SURVEY VOL. 4; PG. 123
RECORDER'S PLAT BK. 16; PG. 58
DEED BOOK 563; PG. 546
" " 640; PG. 742
LOT SURVEY VOL. 2; PG. 102

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF INLOTS 171, 172, 173 AND 174 VILLAGE OF LAURA, OHIO JAMES E. WESTRICH		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 23 FEB 1995	DRAWN BY: TRACED BY: Rob CHECKED BY: SCALE: 1" = 20'	SHEET NO. 1 OF 1

ALLEY VACATION

ALLEY BETWEEN LOTS 74 AND 75
VILLAGE OF POTSDAM, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 10
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED March 7th, 1995 AT 12:47 p.m.
FILE NO. 175417 FEE $21.60

Janet E. Cain BY:
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 7 DAY OF MARCH, 1995

CHRIS A. PEEPLES BY: Jo Ann Williams
MIAMI CO. AUDITOR DEPUTY

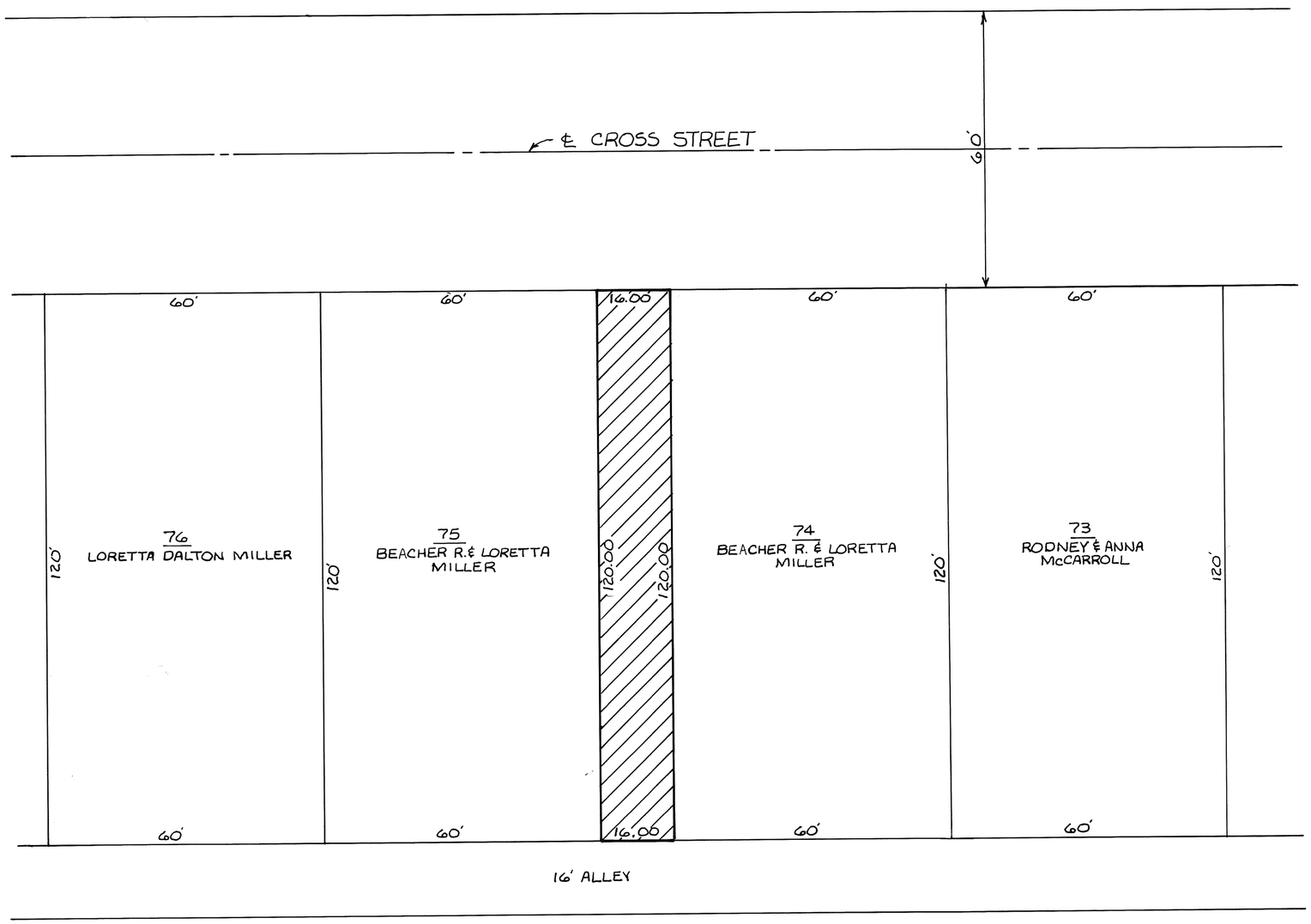
N

SCALE: 1" = 20'
0 10 20 30 40

REFERENCES
P.B. 2, PAGE 163 { MIAMI COUNTY RECORDER'S PLAT RECORDS

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF POTSDAM, OHIO, HELD THIS 2 DAY OF JAN, 1995, THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NUMBER 367.

David W. Smith 1/2/95 — MAYOR
Rebecca A. Penner 1/2/95 — CLERK OF COUNCIL



I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN AND IS BASED ON THE ORIGINAL PLAT AS RECORDED IN P.B. 2, PG. 163.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 12-29-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO.

D. L. HOOPS ESTATES

6	5E	NW 1/4-36	MONROE	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 17 PAGE 11
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED MARCH 7, 1995, AT 3:28 P.M.
FILE NO. 175440 FEE $21.60

Janet E. Cain BY: Bobbie Mullen
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 7 DAY OF MARCH, 1995.

CHRIS A. PEEPLES BY: Jo Ann Williams
MIAMI CO. AUDITOR DEPUTY

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS DAY OF ,1994.

Bruce R Lowry, Daniel L. Brandewie
CHAIRMAN SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 7TH DAY OF SEPT., 1994.

Doug Christian
MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 6TH DAY OF December, 1994. (APPROVAL OF THIS 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, Ph.D. Bruce W. Hartman

Bruce W. Hartman

THIS PLAT REVIEWED AND APPROVED THIS 1ST DAY OF April, 1994, FOR SANITARY SEWAGE DISPOSAL REQUIREMENTS BY MIAMI COUNTY BOARD OF HEALTH.

Lowell E. Domigan R.S.
LOWELL DOMIGAN, MIAMI COUNTY BOARD OF HEALTH/SEWAGE COMMITTEE

DESCRIPTION

BEING A SUBDIVISION OF 6.049 ACRES SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWN 6, RANGE 5E, MONROE TOWNSHIP, MIAMI COUNTY, OHIO, AS DEED TO DON L. HOOPS BY DEED BOOK 603, PAGE 804 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.
5.588 ACRES LOTS AND 0.461 AC. ROADWAY.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE PORTION OF KESSLER-FREDERICK ROAD AND NEAL-PEARSON ROAD PLATTED 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 OR OPEN WATERWAYS AND 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 DRAINAGEWAYS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

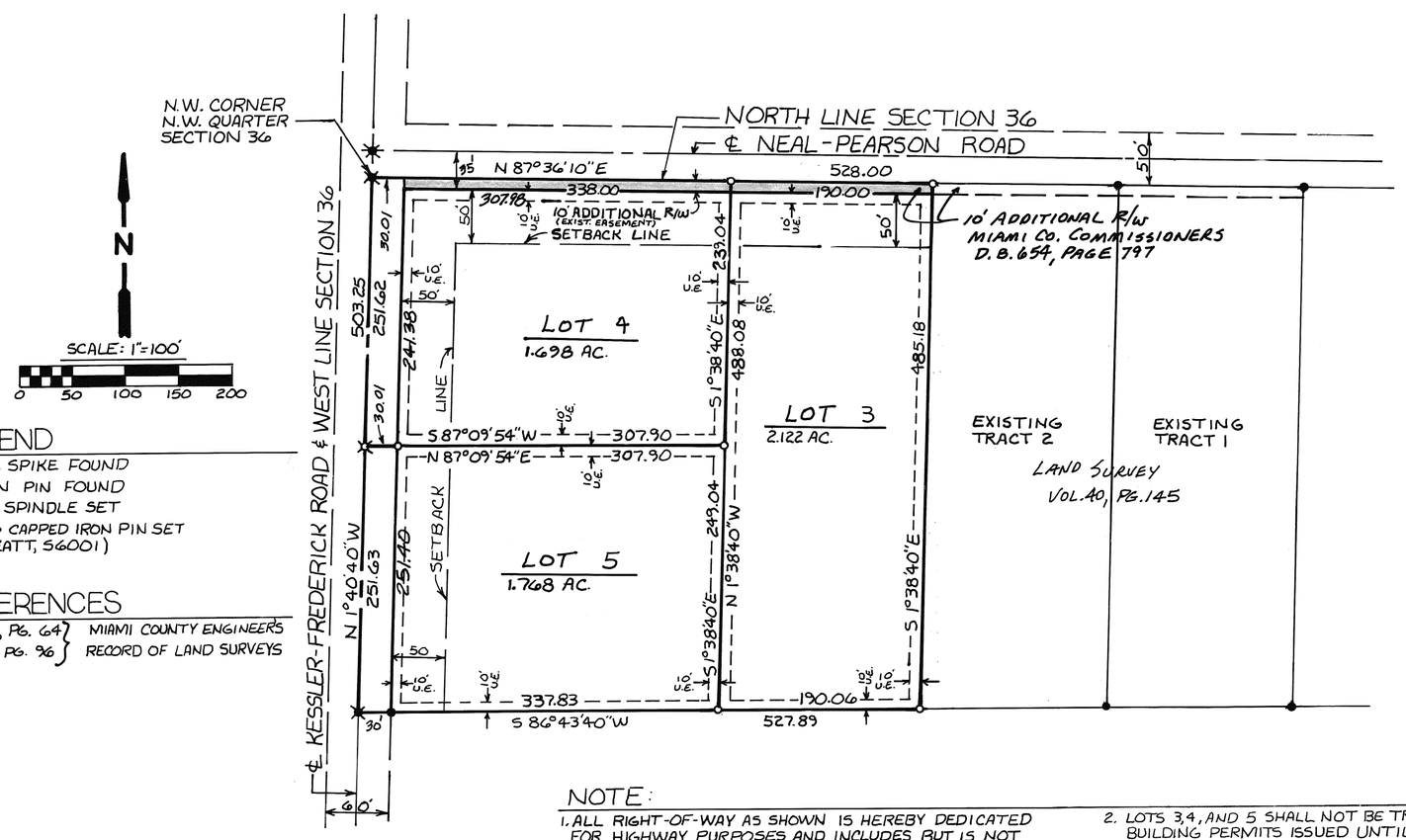
Don L. Hoops — DON L. HOOPS
Norman R. Ayer — WITNESS
Joanne E. Hoops — JOANNE E. HOOPS
Mary H. Ayer — WITNESS

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

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 6 DAY OF September, 1994.

Norman R. Ayer — NOTARY PUBLIC
December 16 1997 — MY COMMISSION EXPIRES



LEGEND

- ✖ R.R. SPIKE FOUND
- ● IRON PIN FOUND
- ⌑ GIN SPINDLE SET
- ○ 5/8"ϕ CAPPED IRON PIN SET (COZATT, S6001)

REFERENCES

VOL. 9, PG. 64 } MIAMI COUNTY ENGINEER'S
VOL. 30, PG. 96 } RECORD OF LAND SURVEYS

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.

STATE OF OHIO MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 9-06-94
MICHAEL W. COZATT, P.S. #6001

NOTE:

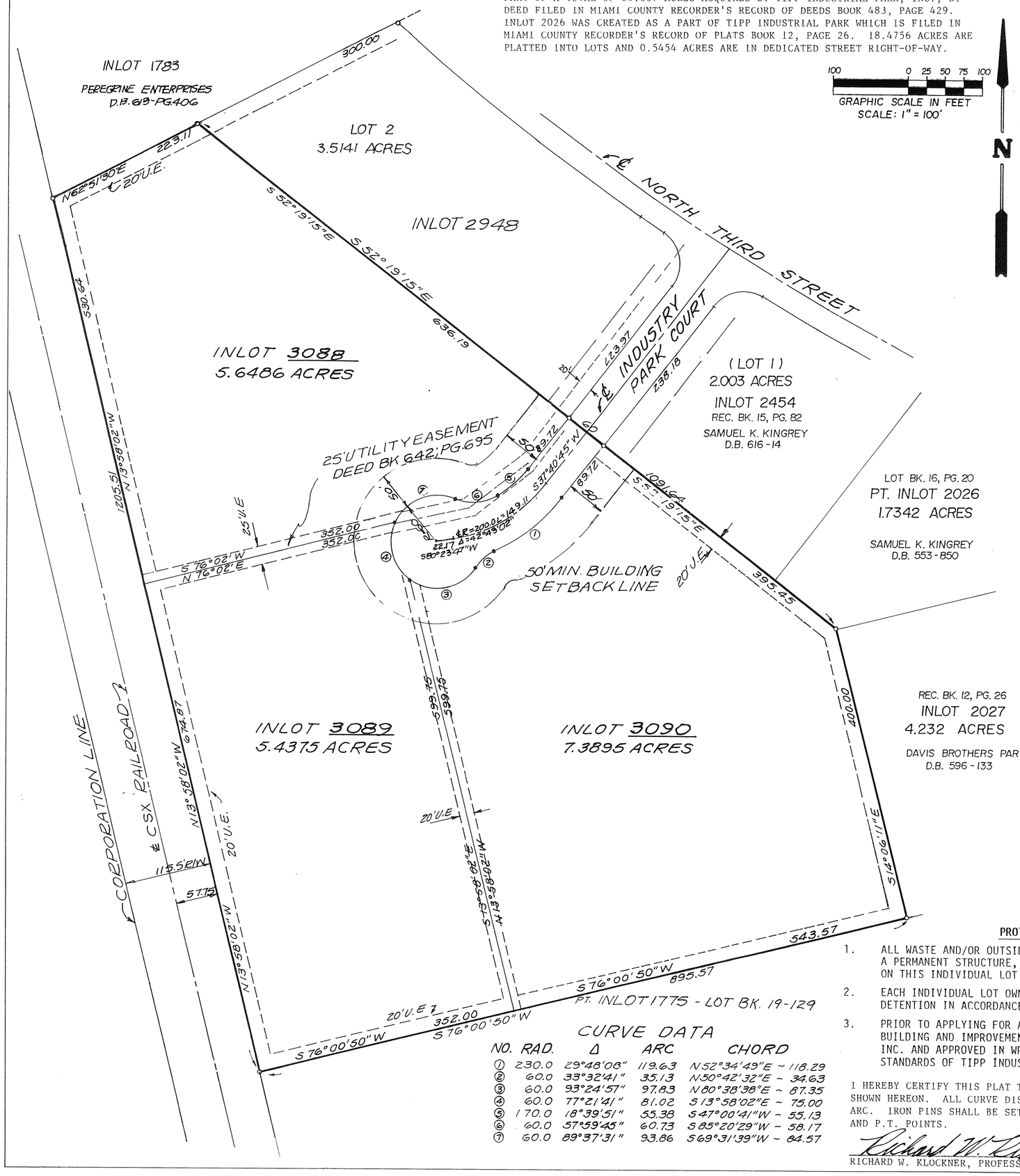
1. ALL RIGHT-OF-WAY AS SHOWN IS HEREBY DEDICATED FOR HIGHWAY PURPOSES AND INCLUDES BUT IS NOT LIMITED TO THE EXPRESSED RIGHT TO REMOVE ANY AND ALL TREES AND BRUSH OR OBSTRUCTIONS FOR FUTURE PUBLIC UTILITY OR HIGHWAY IMPROVEMENTS.
2. LOTS 3,4, AND 5 SHALL NOT BE TRANSFERRED TO NEW OWNERS OR BUILDING PERMITS ISSUED UNTIL AN ACCEPTABLE GRADING AND DRAINAGE PLAN IS SUBMITTED BY DON L. HOOPS AND APPROVED BY THE MIAMI COUNTY ENGINEER.

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 15894

TIPP INDUSTRIAL PARK SECTION 4-TIPP CITY, OHIO

PLAT BOOK 17 PAGE 12
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF
MARCH, 1995, AT 2:00P.M.
FILE NO. 176228 FEE: $21.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
BY DEPUTY- Bobbie Mueller

BEING A REPLAT OF 19.021 ACRES OF INLOT 2026 IN TIPP CITY, OHIO, SAME BEING A 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. 18.4756 ACRES ARE PLATTED INTO LOTS AND 0.5454 ACRES ARE IN DEDICATED STREET RIGHT-OF-WAY.



CURVE DATA

NO.	RAD.	Δ	ARC	CHORD
1	230.0	29°48'08"	119.63	N52°34'49"E ~ 118.29
2	60.0	33°32'41"	35.13	N50°42'32"E ~ 34.63
3	60.0	93°24'57"	97.83	N80°38'38"E ~ 87.35
4	60.0	77°21'41"	81.02	S13°58'02"E ~ 75.00
5	170.0	18°39'51"	55.38	S47°00'41"W ~ 55.13
6	60.0	57°59'45"	60.73	S85°20'29"W ~ 58.17
7	60.0	89°37'31"	93.86	S69°31'39"W ~ 84.57

DEDICATION

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

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR 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: TIPP INDUSTRIAL PARK, INC.

John K. Bauman
JOHN K. BAUMAN

Eddie Miller
WITNESS

Richard W. Klockner
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IN BEHALF OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 23RD DAY OF DECEMBER, 1994.

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

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 23 RD DAY OF JANUARY, 19 95, THIS PLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler
PRESIDENT

Nova Hufford
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 21 ST DAY OF FEBRUARY, 19 95, THIS PLAT WAS APPROVED BY ORDINANCE NO. 7-95

David Terry
PRESIDENT OF COUNCIL

Nova Hufford
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 27th DAY OF March, 19 95.

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

BY: Linda Pearson
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.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

TIPP INDUSTRIAL PARK - SECTION 4 TIPP CITY, OHIO		
JOHN K. BAUMAN DAYTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: JP CHECKED BY: RWK	SHEET NO.
23 DEC. 1994	SCALE: 1" = 100'	1 OF 1

YORK MEADOWS SUBDIVISION–TIPP CITY, OHIO

PLAT BOOK 17 PAGE 13
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF
MARCH, 1995, AT 2:10 P.M.

FILE NUMBER 176229 FEE: $43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Bobbie M. Heller

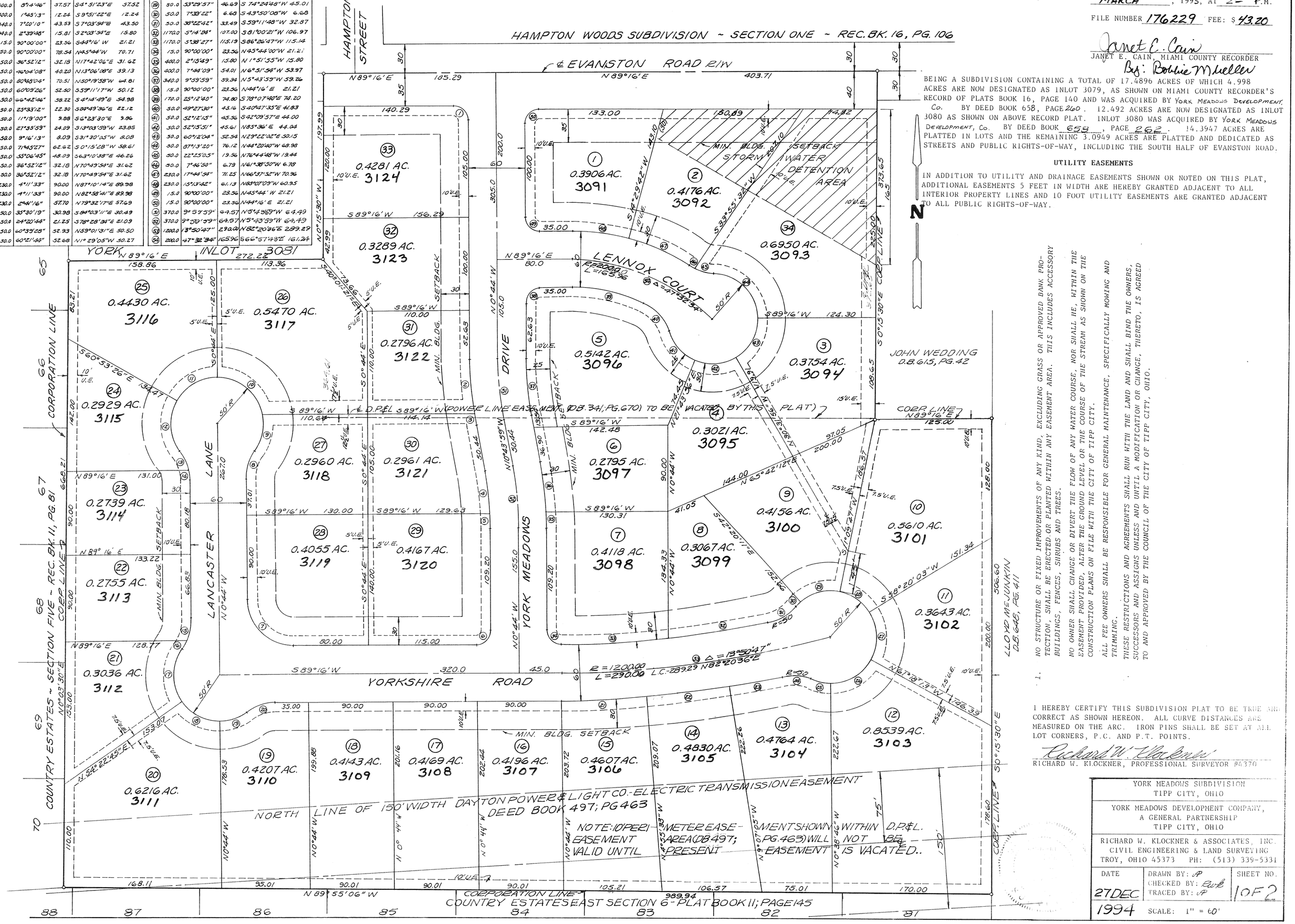
BEING A SUBDIVISION CONTAINING A TOTAL OF 17.4896 ACRES OF WHICH 4.998 ACRES ARE NOW DESIGNATED AS INLOT 3079, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 140 AND WAS ACQUIRED BY YORK MEADOWS DEVELOPMENT, CO. BY DEED BOOK 658, PAGE 260. 12.492 ACRES ARE NOW DESIGNATED AS INLOT 3080 AS SHOWN ON ABOVE RECORD PLAT. INLOT 3080 WAS ACQUIRED BY YORK MEADOWS DEVELOPMENT, CO. BY DEED BOOK 659, PAGE 262. 14.3947 ACRES ARE PLATTED IN LOTS AND THE REMAINING 3.0949 ACRES ARE PLATTED AND DEDICATED AS STREETS AND PUBLIC RIGHTS-OF-WAY, INCLUDING THE SOUTH HALF OF EVANSTON ROAD.

UTILITY EASEMENTS

IN ADDITION TO UTILITY AND DRAINAGE EASEMENTS SHOWN OR NOTED ON THIS PLAT, ADDITIONAL EASEMENTS 5 FEET IN WIDTH ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR PROPERTY LINES AND 10 FOOT UTILITY EASEMENTS ARE GRANTED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY.

CURVE DATA

NO.	R	Δ	L	L. CHORD	NO.	R	Δ	L	L. CHORD
1	15.0	90°00'00'	23.56	S45°44' E	21.21	28	50.0	47°10'16"	41.16	N55°15'05"W	40.01
2	400.0	8°14'46"	57.57	S4°51'23"E	57.52	29	50.0	53°29'57"	46.69	S 74°24'48"W	45.01
3	400.0	1°45'13"	12.24	S9°51'22"E	12.24	30	50.0	7°39'22"	6.68	S43°50'08"W	6.68
4	340.0	7°20'10"	43.53	S7°03'54"E	43.50	31	50.0	38°22'42"	33.49	S59°11'48"W	32.87
5	340.0	2°39'48"	15.81	S2°03'54"E	15.80	32	1170.0	5°14'34"	107.00	S81°00'21"W	106.97
6	15.0	90°00'00"	23.56	S44°16' W	21.21	33	1170.0	5°38'27"	115.19	S86°26'47"W	115.14
7	50.0	90°00'00"	78.54	N45°44'W	70.71	34	15.0	90°00'00"	23.56	N45°44'00"W	21.21
8	50.0	36°52'12"	32.18	N17°42'06"E	31.62	35	400.0	2°15'49"	15.80	N 1°51'55"W	15.80
9	50.0	46°04'08"	40.20	N13°06'08"E	39.13	36	400.0	7°44'09"	54.01	N6°51'54"W	53.97
10	50.0	80°48'04"	70.51	N50°19'58"W	64.81	37	340.0	9°59'59"	59.34	N5°43'59"W	59.26
11	50.0	60°09'26"	52.50	S59°11'17"W	50.12	38	15.0	90°00'00"	23.56	N44°16' E	21.21
12	50.0	66°42'46"	58.22	S4°14'49"E	54.98	39	170.0	25°12'40"	74.80	S78°07'40"E	74.20
13	50.0	23°33'12"	22.30	S28°49'36"E	22.12	40	50.0	49°27'30"	43.16	S40°47'35"E	41.83
14	50.0	11°19'00"	9.88	S6°23'30"E	9.86	41	50.0	52°12'15"	45.56	S42°09'57"E	44.00
15	50.0	27°35'59"	24.09	S13°03'59"W	23.85	42	50.0	52°15'51"	45.61	N85°36'E	44.04
16	50.0	9°16'13"	8.09	S31°30'25"W	8.08	43	50.0	60°12'04"	52.54	N29°22'02"E	50.15
17	50.0	71°45'27"	62.62	S0°15'28"W	58.61	44	50.0	87°13'20"	76.12	N44°20'40"W	68.98
18	50.0	53°06'45"	48.09	S63°10'39"E	46.26	45	50.0	22°25'05"	19.56	N76°44'48"W	19.44
19	50.0	36°52'12"	32.18	N70°49'54"E	31.62	46	50.0	7°46'50"	6.79	N61°38'50"W	6.78
20	50.0	36°52'12"	32.18	N70°49'54"E	31.62	47	230.0	17°44'54"	71.25	N66°37'52"W	70.96
21	1230.0	4°11'33"	90.00	N87°10'14"E	89.98	48	230.0	15°13'42"	61.13	N83°07'09"W	60.95
22	1230.0	4°11'33"	90.00	N82°58'41"E	89.98	49	15.0	90°00'00"	23.56	N45°44' W	21.21
23	1230.0	2°44'16"	57.70	N79°32'17"E	57.69	50	15.0	90°00'00"	23.56	N44°16' E	21.21
24	50.0	35°30'19"	30.98	S84°03'11"E	30.49	51	370.0	9°59'59"	64.57	N5°43'59"W	64.49
25	50.0	24°20'44"	21.25	S78°28'34"E	21.09	52	370.0	9°59'59"	64.57	N5°43'59"W	64.49
26	50.0	60°39'28"	52.93	N59°01'31"E	50.50	53	1200.0	13°50'47"	290.00	N82°20'36"E	289.29
27	50.0	60°21'44"	52.68	N1°29'05"W	50.27	54	200.0	47°32'34"	165.96	S66°57'43"E	161.24



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.

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.

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

YORK MEADOWS SUBDIVISION
TIPP CITY, OHIO

YORK MEADOWS DEVELOPMENT COMPANY,
A GENERAL PARTNERSHIP
TIPP CITY, OHIO

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

DATE	DRAWN BY: AP CHECKED BY: RWK TRACED BY: AP	SHEET NO.
27DEC 1994	SCALE: 1" = 60'	1 OF 2

YORK MEADOWS SUBDIVISION–TIPP CITY, OHIO

PLAT BOOK 17 PAGE 13 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
~~RECEIVED FOR RECORD THIS _____ DAY OF~~
~~_____, 1995, AT _____.M.~~
~~FILE NUMBER _____ FEE: $ _____~~
~~JANET E. CAIN, MIAMI COUNTY RECORDER~~

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: YORK MEADOWS DEVELOPMENT COMPANY, A GENERAL PARTNERSHIP

Paul D. Dodd — PAUL D. DODD, PARTNER
Neva Hufford — WITNESS
Jonathan B. Collins — JONATHON B. COLLINS, PARTNER
Neva Hufford — 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 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 27th DAY OF JANUARY, 1995.

Neva Hufford NOTARY PUBLIC MY COMMISSION EXPIRES Oct. 27, 1999

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

Frank A. Wagner II — FRANK A. WAGNER, II, VICE PRESIDENT
John L. Warner — JOHN L. WARNER, VICE PRESIDENT
C. Russell Badgett — WITNESS C. RUSSELL BADGETT
Ellen S. Brautigam — WITNESS ELLEN S. BRAUTIGAM

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 THAT 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 26th DAY OF JANUARY, 1995

Ellen S. Brautigam NOTARY PUBLIC
ELLEN S. BRAUTIGAM
MY COMMISSION EXPIRES _____
My Commission Expires June 1, 1999

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 23RD DAY OF JANUARY, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler — CHAIRMAN
Neva Hufford — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 21ST DAY OF FEBRUARY, 1995, THIS PLAT WAS APPROVED BY ORDINANCE NO. 6-95.

David Tryzp — PRESIDENT OF COUNCIL
Neva Hufford — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 27th DAY OF March, 1995.

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

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. NO LOT AS SHOWN ON THIS RECORDED PLAT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.

3. 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.

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. GARAGES FOR MORE THAN THREE CARS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER. 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. ALL BUILDINGS IN THIS DEVELOPMENT SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF TIPP CITY ZONING AND BUILDING REQUIREMENTS. (THE EXISTING RESIDENCE ON LOT NO. 5 SHALL BE THE ONLY EXCEPTION TO THESE RESTRICTIONS. IT HAS A 25 FOOT MINIMUM SETBACK AS SHOWN.)

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 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.

13. 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.

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 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.

16. 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 TIPP CITY STANDARDS. SAID WORK SHALL BE COMPLETED WITHIN 12 MONTHS FROM COMMENCEMENT OF CONSTRUCTION.

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. SATELLITE DISHES SHALL NOT BE PERMITTED ON ANY LOT.

20. NO FREE-STANDING ANTENNA WILL NOT BE PERMITTED.

21. 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.

22. NO PERSON SHALL INSTALL ANY PUMP, PIPING, DEVICE, APPARATUS, OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO A PUBLIC RIGHT-OF-WAY.

23. 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.

24. 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 YORK MEADOWS 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 NOVEMBER 15, 2014, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

31. A MINIMUM OF 5/12 ROOF PITCH WILL BE PERMITTED.

32. NO LOTS SHALL HAVE DIRECT ACCESS TO EVANSTON ROAD. LOT 1 SHALL ACCESS ONTO LENNOX COURT. LOT 33 SHALL HAVE DRIVEWAY AS NEAR TO SOUTH LINE AS REASONABLY POSSIBLE.

YORK MEADOWS SUBDIVISION TIPP CITY, OHIO		
YORK MEADOWS DEVELOPMENT COMPANY, A GENERAL PARTNERSHIP TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: CHECKED BY: REK TRACED BY: KKF	SHEET NO.
27DEC 1994	SCALE: 1" = 60'	2 OF 2

REPLAT OF PT. I.L. 54 & PT. I.L. 55

TROY — CORPORATION

S.E. — SECTION

PLAT BOOK 17 PAGE 14
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED MARCH 30, 1995, AT 9:45 A.M.
FILE NO. 1760364 FEE $21.60

Janet E. Cain — MIAMI CO. RECORDER
BY: Bobbie Mueller — DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS. ASSIGNED THIS 30 DAY OF MARCH, 1995.

CHRIS A. PEEPLES — MIAMI CO. AUDITOR
BY: JoAnn Williams — DEPUTY

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO THIS 8th DAY OF MARCH, 1995.

Charles J. Dhu — CHAIRMAN

Sue D. Knight — SECRETARY

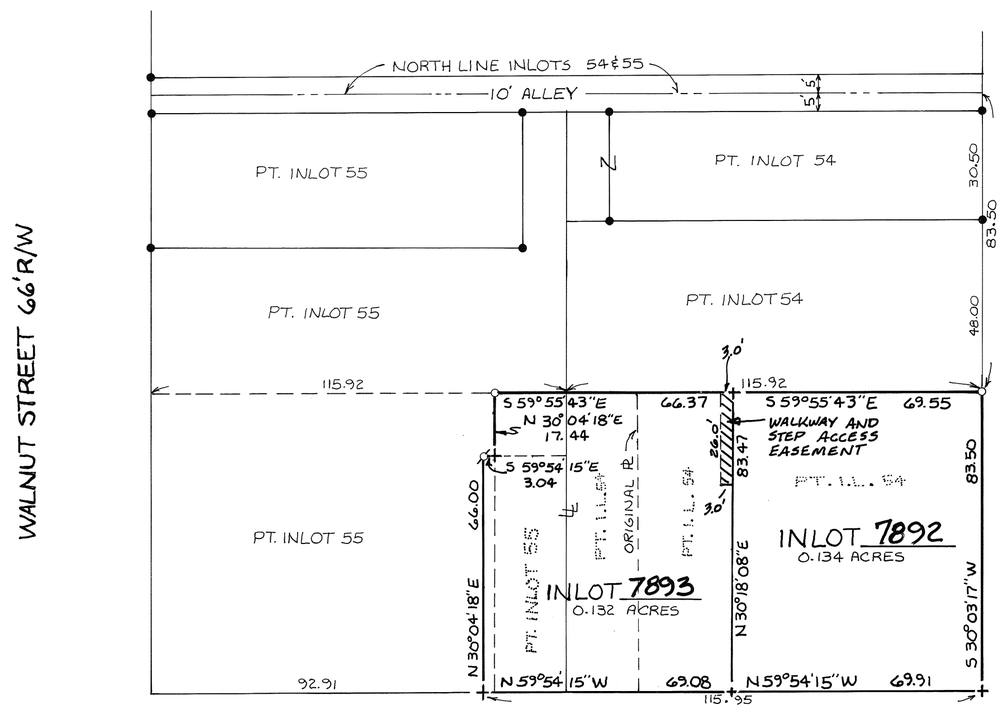
LEGEND

- ● IRON PIN OR PIPE FOUND
- o 5/8"ϕ CAPPED IRON PIN SET (COZATT, S 6001)
- ø PK NAIL SET
- + CUT CROSS SET

N

SCALE: 1"=30'

0 10 20 30 45 60



WALNUT STREET 66'R/W

MULBERRY STREET 66'R/W

EAST FRANKLIN STREET 66'R/W

DESCRIPTION

BEING A REPLAT OF PART INLOT 54 AND PART INLOT 55 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS CONVEYED TO CHARLOTTE E. FOY BY DEED BOOK 238, PG. 437 AND DEED BOOK 507, PG. 683 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 REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Charlotte E Foy

Harold Melvin — WITNESS

Patricia Hartle — WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLOTTE E. FOY, WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF March, 1995.

Jean Melvin — NOTARY PUBLIC

August 12, 1995 — MY COMMISSION EXPIRES

REPLAT OF PT. I.L.54 & PT. I.L.55 IN TROY, OHIO FOR CHARLOTTE E. FOY.

STATE OF OHIO — MICHAEL W. COZATT — S-6001 — REGISTERED SURVEYOR

Michael W. Cozatt 1-25-95
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 01995

VILLAGE OF POTSDAM, OHIO
ALLEY VACATION PLAT

PLAT BOOK 17 PAGE 15
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECIEVED FOR RECORD THIS 10TH DAY
OF APRIL, 1995 AT 11:45 AM
FILE NO. 176772 FEE 21.60

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bonnie Mueller

SCALE: 1" = 40'

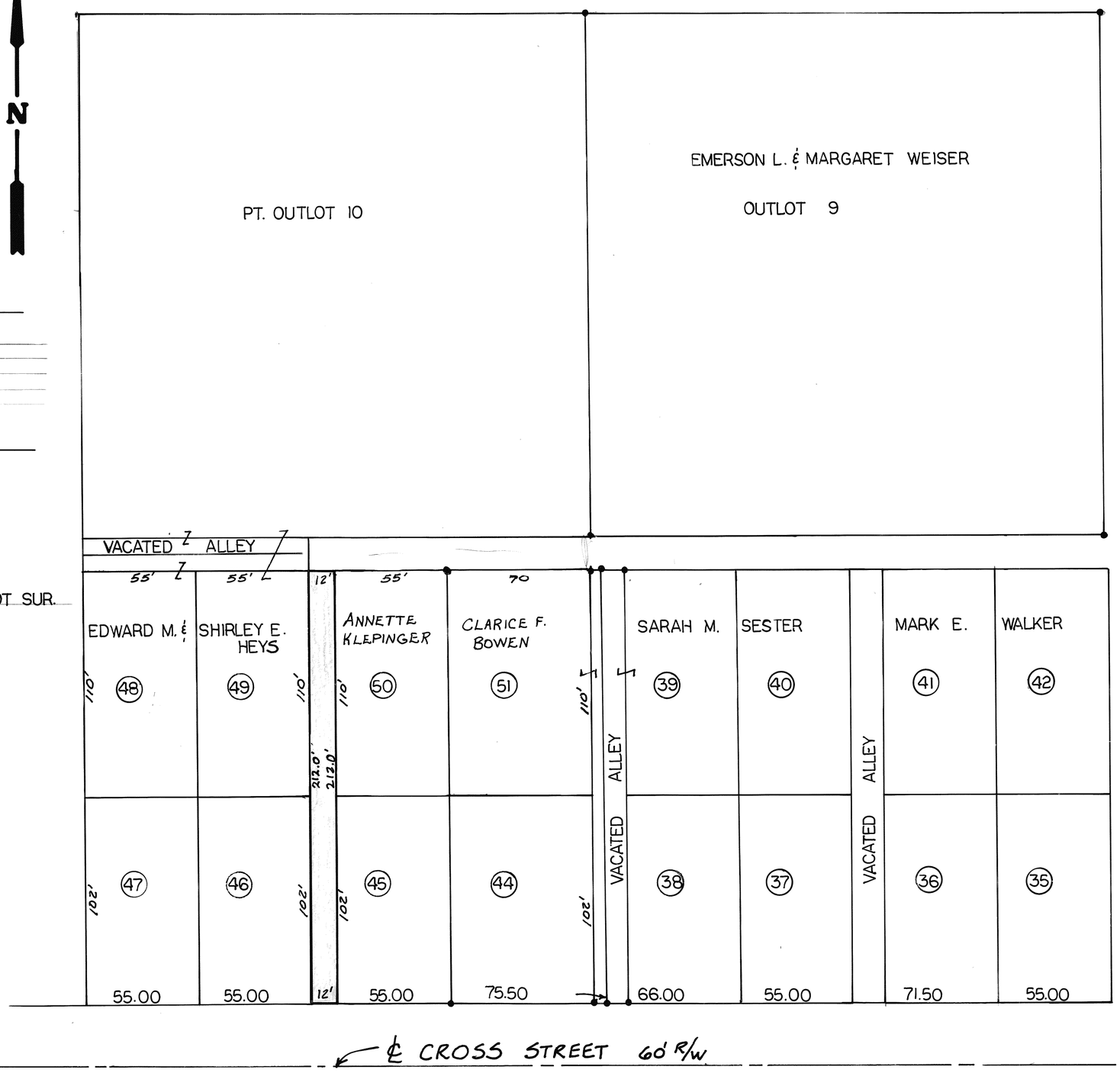
0 10 20 40 80

N

LEGEND
- • IRON PIN FOUND
- o 5/8" CAPPED IRON PIN SET
- ✕ R.R. SPIKE FOUND

REFERENCES
PLAT BOOK 12, PG. 57
" " 14, PG. 2
" " 14, PG. 6
" " 14, PG. 53
MIA. CO. REC. PLAT RECORD

VOL. 9, PG. 113
VOL. 11, PG. 174
VOL. 19, PG. 31
MIA. CO. ENG. RECORD OF LOT SUR.



ALLEY VACATION APPROVED THIS 6th DAY OF Feb, 1995 BY ORDINANCE NO. 368

David W. Smiley
MAYOR

Rebecca A. Fenner
CLERK OF COUNCIL

TRANSFERRED THIS 10 DAY OF Apr., 1995.

Chris A. Peeples
MIAMI COUNTY AUDITOR

Sharon Brookey
DEPUTY

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN AND IS BASED ON THE ORIGINAL PLAT AS RECORDED IN PLAT BOOK 1, PG. 15.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

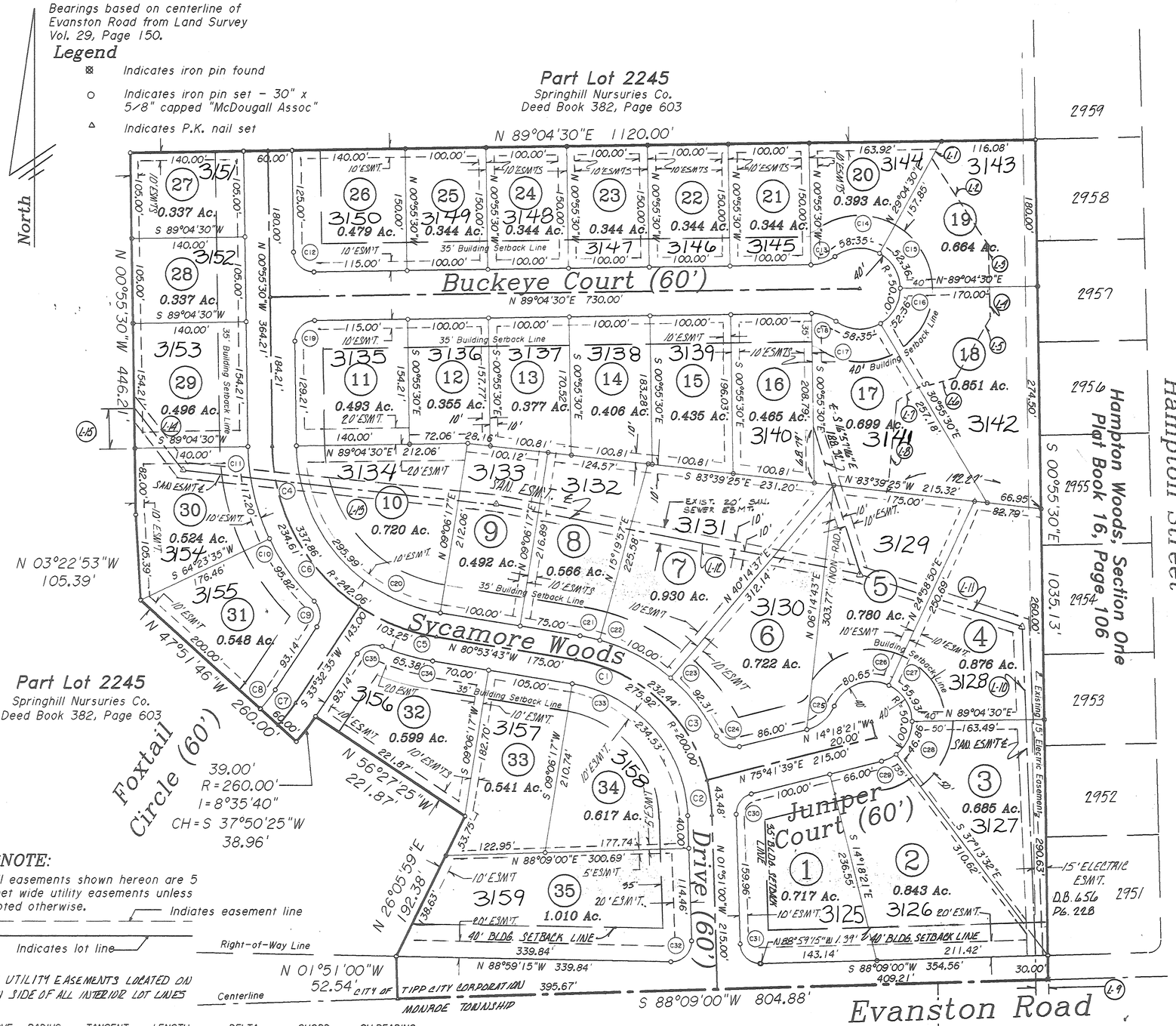
Michael W. Cozatt 12-30-94
MICHAEL W. COZATT P.S.# 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 26994

Bearings based on centerline of Evanston Road from Land Survey Vol. 29, Page 150.

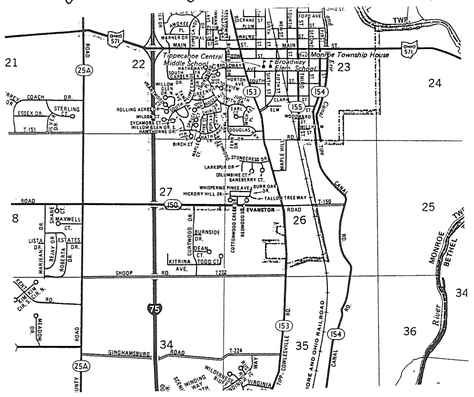
Legend

- ⊠ Indicates iron pin found
- ○ Indicates iron pin set – 30" x 5/8" capped "McDougall Assoc"
- △ Indicates P.K. nail set



PLAT BOOK 17, PAGE 16
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF APRIL, 1995 AT 1:25 PM
FILE NUMBER 176960, FEE 21.60

Janet E. Cain Recorder
JANET E. CAIN, RECORDER, MIAMI COUNTY
By Beverly McDade Deputy



Vicinity Map

No Scale

LINE	BEARING	LENGTH
L-1	S 29 04' 30" W	25.00'
L-2	S 33 15' 21" E	128.23'
L-3	S 00 55' 30" E	50.00'
L-4	S 00 55' 30" E	37.00'
L-5	S 30 29' 28" W	83.93'
L-6	S 74 04' 30" W	48.00'
L-7	S 59 04' 30" W	30.09'
L-8	S 06 20' 35" W	115.00'
L-9	S 88 09' 04" W	17.18'
L-10	N 02 14' 48" W	405.80'
L-11	N 72 05' 30" W	212.87'
L-12	N 79 21' 04" W	454.48'
L-13	N 84 00' 10" W	390.60
L-14	N 38 37' 22" W	96.48'
L-15	S 00 55' 30" E	47.81'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	200.00'	165.00'	275.92'	79°02'43"	254.55'	N 41°22'22"W
C2	200.00'	21.83'	43.48'	12°27'21"	43.39'	N 08°04'40"W
C3	200.00'	131.35'	232.44'	66°35'22"	219.58'	N 47°36'02"W
C4	242.06'	203.01'	337.86'	79°58'13"	311.10'	N 40°54'37"W
C5	242.06'	52.42'	103.25'	24°26'18"	102.47'	N 68°40'34"W
C6	242.06'	127.44'	234.61'	55°31'55"	225.54'	N 28°41'28"W
C7	230.00'	17.28'	34.50'	8°35'40"	34.47'	S 37°50'25"W
C8	200.00'	15.03'	30.00'	8°35'40"	29.97'	S 37°50'25"W
C9	25.00'	20.73'	34.61'	79°19'49"	31.92'	S 06°07'20"E
C10	272.06'	48.41'	95.82'	20°10'49"	95.33'	S 35°41'50"E
C11	272.06'	59.52'	117.20'	24°40'55"	116.30'	S 13°15'58"E
C12	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 45°55'30"W
C13	50.00'	16.67'	32.18'	36°52'12"	31.62'	S 70°38'24"W
C14	50.00'	33.01'	58.35'	66°52'12"	55.10'	S 85°38'24"W
C15	50.00'	28.87'	52.36'	60°00'00"	50.00'	N 30°55'30"W
C16	50.00'	28.87'	52.36'	60°00'00"	50.00'	N 29°04'30"E
C17	50.00'	33.01'	58.35'	66°52'12"	55.10'	S 87°29'24"E
C18	50.00'	16.67'	32.18'	36°52'12"	31.62'	S 72°29'24"E
C19	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 44°04'30"E
C20	212.06'	177.85'	295.99'	79°58'13"	272.54'	N 40°54'37"W
C21	230.00'	12.51'	25.00'	6°13'40"	24.99'	N 77°46'53"W
C22	230.00'	50.80'	100.00'	24°54'40"	99.21'	N 62°12'43"W
C23	230.00'	46.78'	92.31'	22°59'42"	91.69'	N 38°15'32"W
C24	25.00'	20.08'	33.84'	77°32'39"	31.31'	N 65°32'02"W
C25	50.00'	25.00'	46.36'	53°07'48"	44.72'	S 49°07'45"W
C26	50.00'	52.15'	80.65'	92°24'59"	72.19'	S 68°46'20"W
C27	50.00'	31.30'	55.93'	64°05'40"	53.06'	N 32°58'20"W
C28	50.00'	25.31'	46.86'	53°41'58"	45.17'	N 25°55'29"E
C29	50.00'	10.14'	20.00'	22°55'11"	19.87'	N 64°14'03"E
C30	25.00'	20.08'	33.84'	77°32'39"	31.31'	N 36°55'20"E
C31	25.00'	23.78'	38.02'	87°08'15"	34.46'	N 45°25'07"W
C32	25.00'	26.28'	40.52'	92°51'45"	36.23'	S 44°34'53"W
C33	170.00'	140.25'	234.53'	79°02'43"	216.37'	S 41°22'22"E
C34	272.06'	32.85'	65.38'	13°46'07"	65.22'	S 74°00'39"E
C35	25.00'	20.73'	34.61'	79°19'49"	31.92'	N 73°12'29"E

CERTIFICATION:

THE WITHIN PLAT IS A SUBDIVISION OF 23.880 ACRES BEING PART OF A 108.700 ACRE TRACT OF LAND CONVEYED TO SPRING HILL NURSURIES, CO. BY DEED RECORDED IN DEED BOOK 382, PAGE 603 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.
4.199 ACRES ARE IN STREETS; 19.681 ACRES ARE IN LOTS.
THE MEASUREMENTS ARE CERTIFIED CORRECT AND IN CONFORMANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. MONUMENTS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

Kirk P. Diehl
KIRK P. DIEHL, P.S. #7032

STATE OF OHIO
KIRK PATTON DIEHL 7032
REGISTERED PROFESSIONAL SURVEYOR

Record Plan

Sycamore Woods

Section One

Part Lot 2245 – City of Tipp City
Sec. 27, Town 4N, Range 6E
Tipp City, Miami County, Ohio

Contains: 23.880 Acres

LOT 2245 ANNEXATION PLAT – P.B. 14, PG. 89
19.681 AC. IN LOTS 4.199 AC. IN R/W

100 0 100 200 300
GRAPHIC SCALE – FEET

NOVEMBER 1994
REVISED MARCH 1995

McDOUGALL ASSOCIATES
8529 Byers Rd
Miamisburg, OH 45342
(513) 847-2660

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
956 SENATE DRIVE
DAYTON, OHIO 45459
(513) 438-9787

JOB #1141-RP1

SYCAMORE WOODS
SECTION ONE

PROTECTIVE COVENANTS & RESTRICTIONS

1. No lot shall be used except for residential purposes. Outbuildings will be permitted subject, however, to the following restrictions: A) Any outbuilding must be placed on a poured concrete footing, foundation and floor. B) Exterior finish material must be the same as or comparable to that on the lower or main level of the residence building (e.g. brick, cedar siding, etc.). C) 200 square feet maximum area. D) Only one outbuilding permitted per lot. E) Use of the outbuilding shall be limited to that of a garden house, storage of lawn care equipment and similar uses and shall not be used for storage of any car, boat, motor home, camper, or similar vehicle.

2. The floor areas of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 1800 square feet for a one-story plan, not less than 2200 square feet total for other than a one-story plan. All houses shall have a minimum two-car attached or basement garage. Construction of residence structure must be fully completed within one year after commencement of construction.

3. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool not to exceed 49 square feet and shall not exceed 16 inches in height.

4. No building shall be located on any lot nearer to the street property line than the 35-foot minimum setback distance as provided on the recorded plat of this subdivision. All structures shall have a minimum side yard clearance of 10 feet and a minimum total side yard sum of 25 feet. All residential structures shall have a 40-foot minimum rear yard. All of the above requirements are as defined and specified by Tipp City subdivision and zoning regulations. Notwithstanding the provisions of this restriction, location of the residence upon the lot shall be subject to the provisions of covenant number 8, below.

5. No lot shall be hereafter subdivided into additional residential lots.

6. No trailer, basement, campshack, garage, barn or other outbuilding shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.

7. Any fence or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fencing, or chain link fence or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.

8. The foundation height and location of any residential structure shall be shown on a plot plan and approved by the developer prior to the commencement of construction. All house plans including exterior elevations shall be reviewed and approved by the developer before the commencement of construction. Developer may require sod or other erosion protection as a condition of approval.

9. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

10. No structure of a temporary character shall be permitted on any premises except during the active period of construction.

11. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than TWO square feet or one sign of not more than five square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. 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 households pets may be kept, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers.

13. Except for delivery, loading or unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.

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

15. All driveways must be paved with asphalt or concrete surface, such paving to be completed within twelve (12) months from commencement of construction.

16. No pole, tower or support for same shall be permitted per lot for the support of any television antenna or satellite dish. No ham amateur or CB radio antenna shall be permitted.

17. Separate poles for basketball hoops will be permitted. No basketball hoop may be attached to any residence structure.

18. These covenants and restrictions are for the benefit of the owners of all lots in all sections of this subdivision and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2015, at which time they will be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.

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

20. These covenants may be enforceable by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of Sycamore Woods Subdivision.

21. Owners of lots on west boundary of Sycamore Woods Subdivision will be responsible for maintenance, upkeep and proper appearance of the mounding installed by developer bordering I-75.

22. Grantor reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such lots which have not been sold by grantor by instrument recorded in the office of the recorder of Miami County, Ohio and the office of the zoning authority of the City of Tipp City or by express provisions in said conveyances.

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

24. NO DRIVEWAYS SHALL BE PERMITTED ACCESS TO EVANSTON ROAD.

25. LOT ONE'S DRIVEWAY SHALL BE PERMITTED ACCESS TO JUNIPER COURT.

26. LOT 35 MAY BE ASSESSED THE COST OF SIDEWALK IN THE FUTURE.

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

Beth P. Bailey
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 2nd DAY OF February, 1995, 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. Huppich
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES:
JUNE 28, 1996

DATE: February 2, 1995
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. Huppich
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES: JUNE 28, 1996

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 10TH DAY OF JANUARY, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Phillip L. Wampler
CHAIRMAN

Nova Hufford
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 6TH DAY OF FEBRUARY, 1995, THIS PLAT WAS APPROVED BY ORDINANCE NO. 5-95.

Carol Sue Cook
PRESIDENT OF COUNCIL

Nova Hufford
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 14 DAY OF APRIL, 1995.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY AUDITOR

PLAT BOOK 17, PAGE 16 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14 DAY OF APRIL, 1995 AT 1:25 PM
FILE NUMBER 176960, FEE 21.60

Janet E. Cain Recorder
JANET E. CAIN, RECORDER, MIAMI COUNTY
By Beverly McDade Deputy

Record Plan

Sycamore Woods

Section One
Part Lot 2245 – City of Tipp City
Sec. 27, Town 4N, Range 6E
Tipp City, Miami County, Ohio
Contains: 23.880 Acres
19.681 ACRES IN LOTS 4.199 ACRES IN R/W

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
956 SENATE DRIVE
DAYTON, OHIO 45459
(513) 438-9787
JOB #1141-RP1

SHEET 2 OF 2

ALLEY VACATION

ALLEY BETWEEN LOTS 9 AND 12
VILLAGE OF POTSDAM, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 17
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED APRIL 19, 1995 AT 9:23 A.M.
FILE NO. 177183 FEE $21.60

Janet E. Cain BY: Beverly McDade
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 19th DAY OF APRIL, 1995

Chris A. Peoples BY: Cheryl Beaver
MIAMI CO. AUDITOR DEPUTY

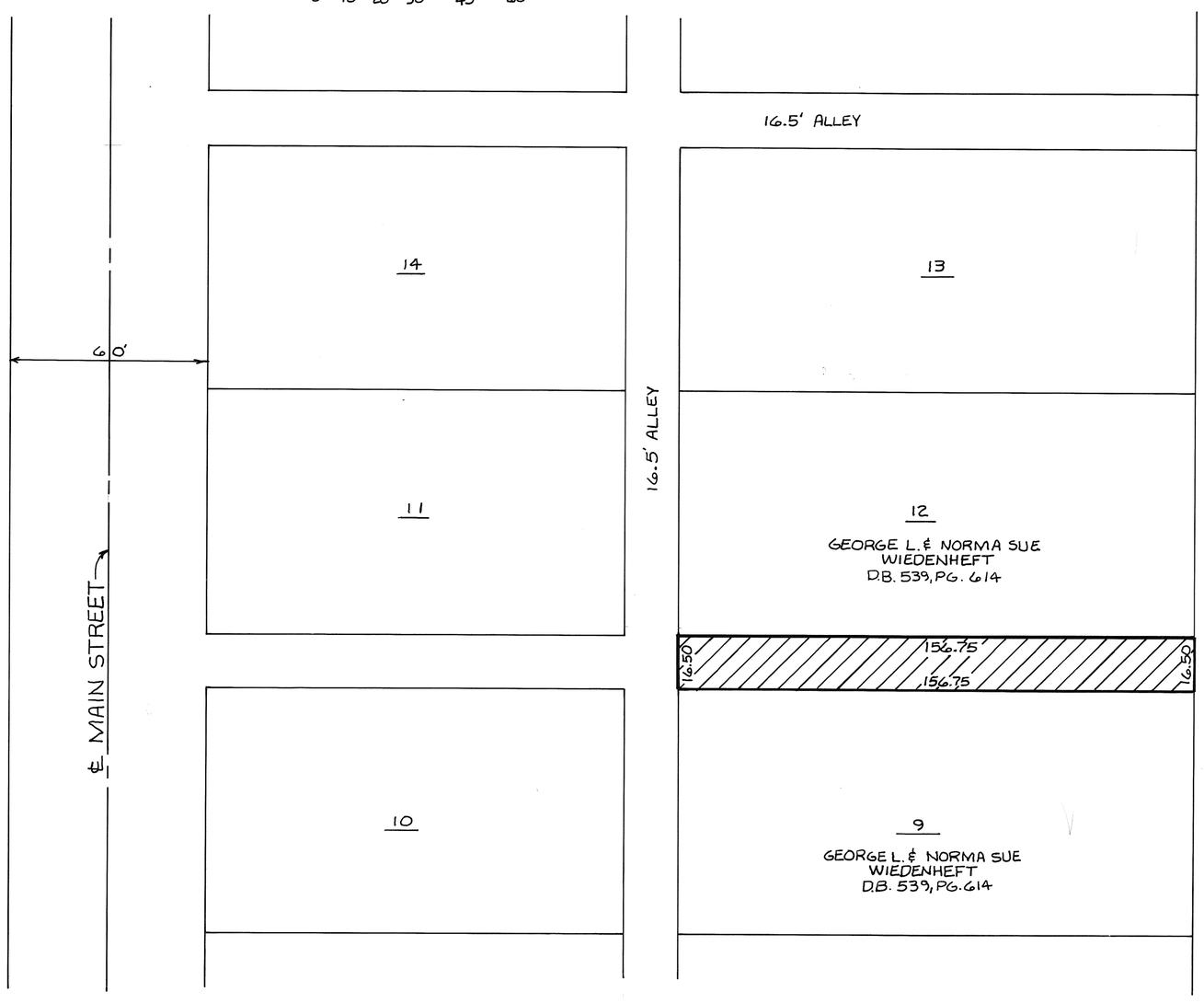
AT A MEETING OF THE COUNCIL OF THE VILLAGE OF POTSDAM, OHIO, HELD THIS 2 DAY OF JAN, 1995, THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NUMBER 366.

1/2/95 Rebecca A. Prince 1/2/95
MAYOR CLERK OF COUNCIL

REFERENCES
P.B. 1, PAGES 534 & 535 { MIAMI COUNTY RECORDER'S PLAT RECORDS

N

SCALE: 1" = 30'
0 10 20 30 45 60



I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN AND IS BASED ON THE ORIGINAL PLAT AS RECORDED IN P.B. 1, PAGES 534 AND 535.

STATE OF OHIO MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 12-29-94
MICHAEL W. COZATT, P.S. #6001

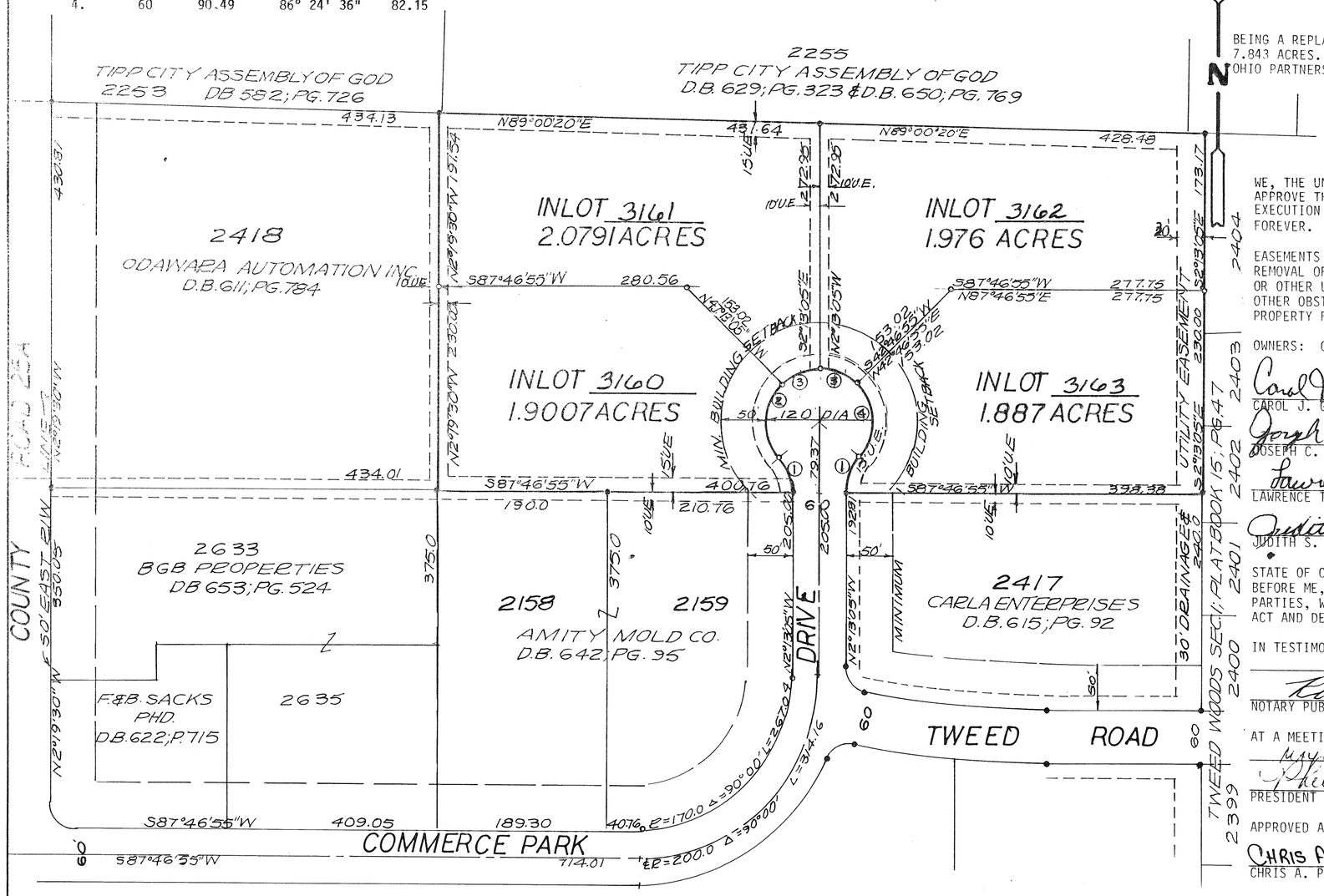
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO.

REPLAT OF INLOT 2419, TIPP CITY, OHIO

PLAT BOOK 17 PAGE 18
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11TH DAY OF
MAY, 1995, AT 2 73 P.M.
FILE NO. 178218 FEE: $ 21.60
Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

CURVE DATA

NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD
1.	60	43.37	41° 24' 41"	42.43
2.	60	90.49	86° 24' 41"	82.15
3.	60	47.12	45° 00'	45.92
4.	60	90.49	86° 24' 36"	82.15



BEING A REPLAT OF INLOT 2419 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 7.843 ACRES. SAID AREA BEING PART OF A TOTAL OF 47.803 ACRES ACQUIRED BY CARLA ENTERPRISES, AN OHIO PARTNERSHIP BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 615, PAGE 94.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HERE REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND ANY RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT 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: CARLA ENTERPRISES - AN OHIO PARTNERSHIP

Carol J. Gaeke — CAROL J. GAEKE — WITNESS: Ruby E. Klockner
Joseph C. Gaeke — JOSEPH C. GAEKE — WITNESS: Kristina K. Fields
Lawrence T. Riesser — LAWRENCE T. RIESSER — WITNESS: Ruby E. Klockner
Judith S. Riesser — JUDITH S. RIESSER — WITNESS: Kristina K. Field

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 18TH, DAY OF APRIL, 1995.

Richard W. Klockner
NOTARY PUBLIC

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

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 4TH DAY OF MAY, 1995, THIS REPLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler — PRESIDENT
Neva Hafford — SECRETARY

APPROVED AND TRANSFERRED THIS 11TH DAY OF MAY, 1995.

CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Ann Williams — DEPUTY AUDITOR

LEGEND
○ = IRON PIN SET 5/8"ϕ CAPPED
● = IRON PIN FOUND 5/8"ϕ

SURVEY REFERENCE
RECORD PLAT BOOK 9 ; PAGE 145
" " BOOK 13 ; PAGE 123
" " BOOK 15 ; PAGE 49&48
" " BOOK 15 ; PAGE 78
LOT SURVEY VOL. 18 ; PAGE 51

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

REPLAT OF INLOT 2419
TIPP CITY, OHIO

CARLA ENTERPRISES, AN OHIO PARTNERSHIP
TIPP CITY, OHIO

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

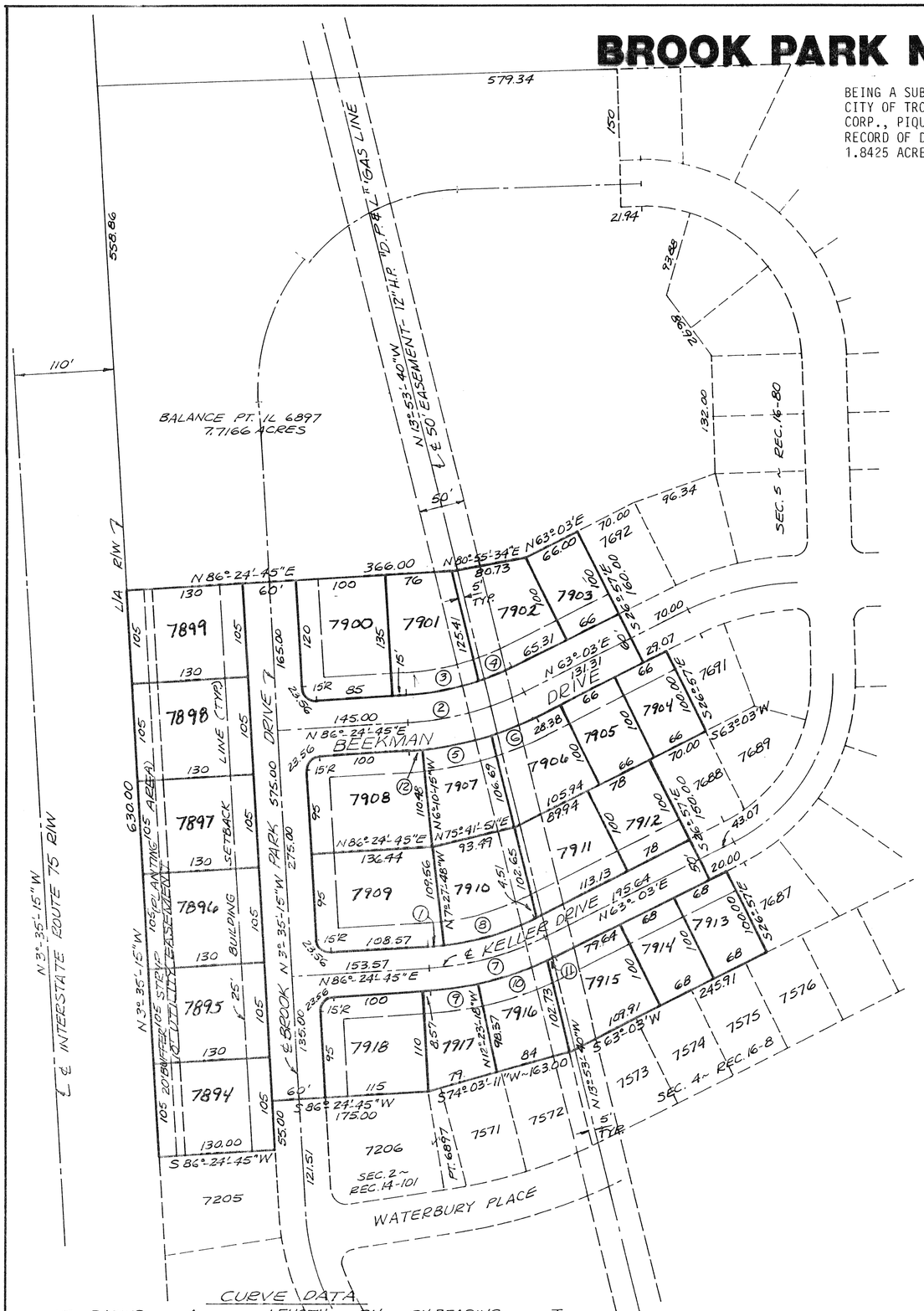
DATE: 17 APR 1995
DRAWN BY:
TRACED BY: RWK
CHECKED BY:
SCALE: 1" = 100
SHEET NO. 1 OF 1

BROOK PARK NORTH-SECTION 6 TROY, OHIO

BEING A SUBDIVISION OF 7.9523 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. 6.1098 ACRES ARE IN LOTS AND 1.8425 ACRES ARE IN STREET RIGHT-OF-WAY.

PLAT BOOK 17 PAGE 19
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF
MAY, 1995, AT 1:08 P.M.
FILE NO. 178341 FEE: $ 21.60

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



CURVE DATA

NO.	RADIUS	Δ	LENGTH	CH	CH. BEARING	T
1	300'	3°-52'-33"	20.29'	20.29'	N 84°-28'-29"E	—
2	335.30'℄	23°-21'-45"	136.72'	135.77'	N 74°-43'-53"E	69.32'
3	305.30'	15°-51'-40"	84.52'	84.25'	N 78°-28'-55"E	—
4	305.30'	7°-30'-05"	39.97'	39.94'	N 66°-48'-03"E	—
5	365.30'	12°-21'-47"	78.82'	78.67'	N 77°-39'-05"E	—
6	365.30'	8°-24'-58"	53.66'	53.61'	N 67°-15'-29"E	—
7	325'℄	23°-21'-45"	132.52	131.60	N 74°-43'-53"E	67.19'
8	300'	19°-29'-12"	102.03'	101.54'	N 72°-47'-36"E	—
9	350'	8°-48'-03"	53.76'	53.71'	N 82°-00'-43"E	—
10	350'	13°-24'-17"	81.88	81.70	N 70°-54'-34"E	—
11	350'	1°-09'-25"	7.07	7.07	N 63°-37'-42"E	—
12	365.30	2°-35'	16.47	16.47	N 85°-07'-15"E	—

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 — Charles I. Sanders — Linda Bright — Kim Manucci
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 Piqua, OHIO, THIS 6th DAY OF March, 1995.

Kimberly A. Manucci NOTARY PUBLIC — MY COMMISSION EXPIRES 8-11-97

LIENHOLDERS: THIRD SAVINGS & LOAN COMPANY

Kenneth F. Rupp — Craig C. Bundschuh — Cathy J. Morton — Janette Ryan
KENNETH F. RUPP, PRESIDENT — CRAIG C. BUNDSCHUH, SR. 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 KENNETH F. RUPP, PRESIDENT AND CRAIG C. BUNDSCHUH, SR. VICE PRESIDENT OF THIRD SAVINGS & LOAN COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SR. 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 SR. 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 MARCH, 1995.

Cathy J. Morton NOTARY PUBLIC — MY COMMISSION EXPIRES 4-16-99

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF March, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Alden J. Shaw — PRESIDENT — Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF April, 1995, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-12-95.

Peter E. Jenkins — MAYOR — Carol L. Hastings — PRESIDENT OF COUNCIL — Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 15 DAY OF MAY, 1995.

CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR — BY: J. Ann Williams — 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 CONCRETED 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.

THERE ARE 5 FOOT WIDTH UTILITY EASEMENTS DEDICATED ADJACENT TO ALL INTERIOR PROPERTY LINES AND ALONG ALL STREET RIGHTS-OF-WAY IN ADDITION TO ANY OTHER EASEMENTS SHOWN OR NOTED ON THIS PLAT.

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER — 1370 — REGISTERED SURVEYOR

BROOK PARK NORTH - SECTION 6
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	DRAWN BY: SDL TRACED BY: CHECKED BY: RWK	SHEET NO.
15 SEP 1994	SCALE: 1" = 100'	1 OF 1

ALLEY VACATION BETWEEN LOTS 879 & 880 - CITY OF TIPP CITY, OHIO

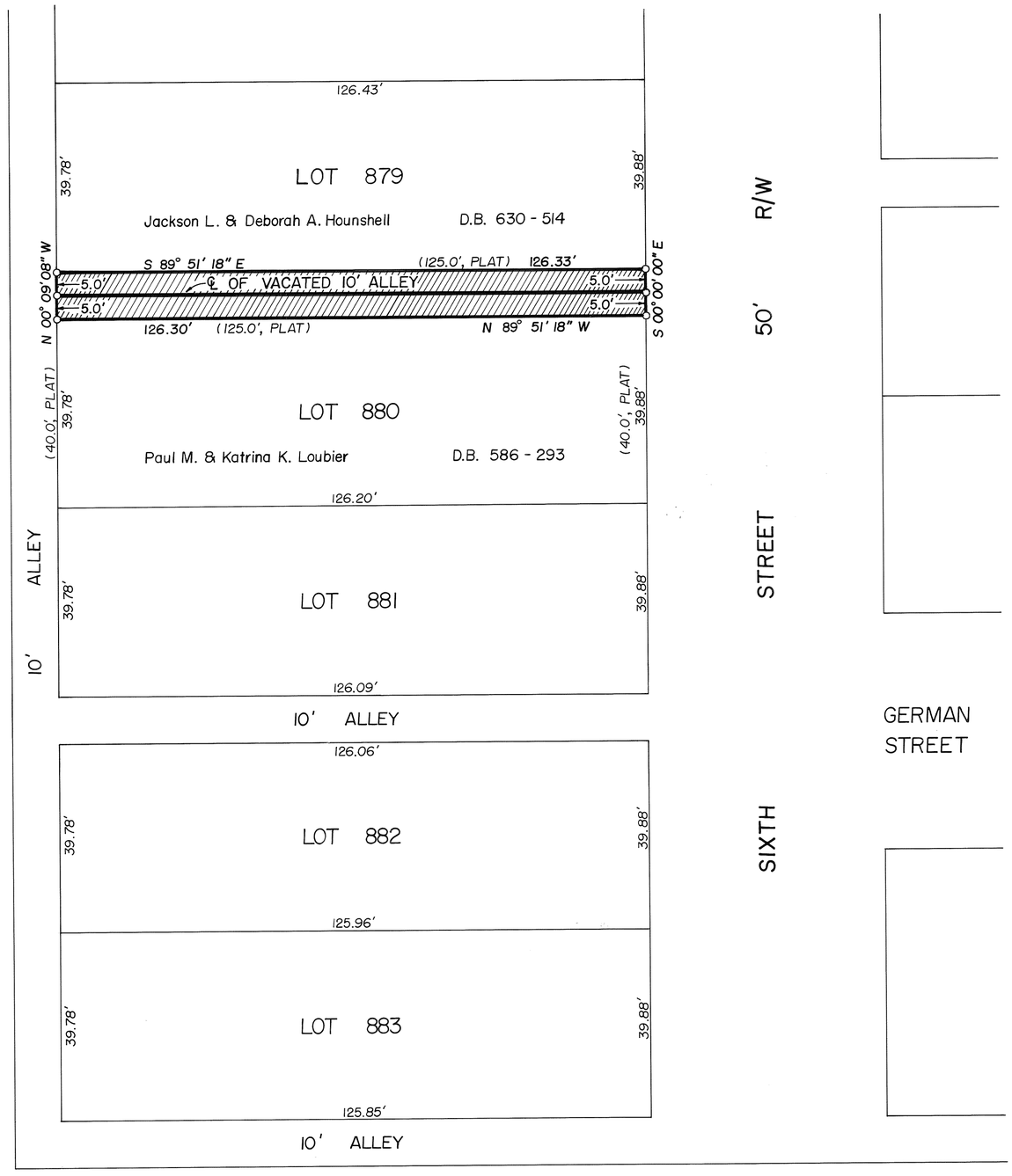
VOLUME 17 PAGE 20
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17TH DAY OF MAY, 1995, AT 3:15 P.M.
FILE NUMBER: 178507 FEE: $21.00

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

Bobbie Mueller
by Deputy

LEGEND
- ● IRON PIN OR PIPE FOUND
- ○ IRON PIN SET

REFERENCES
LOT SURVEY VOLUME 1, PAGE 70
RECORD PLAT VOLUME 3, PAGE 48



N

20 0 5 10 15 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

DESCRIPTION

BEING THE VACATION OF A 10 FEET WIDTH ALLEY BETWEEN LOTS 879 AND 880 AND BETWEEN THE WEST LINE OF SIXTH STREET AND THE WEST LINES OF LOTS 879 AND 880 EXTENDED.

CONSENT TO VACATE

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PROPERTY ABUTTING THE CROSS-HATCHED PORTION OF THE 10' WIDTH ALLEY SHOWN HEREON, AND HAVING A VESTED INTEREST IN SAID ALLEY, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TIPP CITY, OHIO FOR SAID VACATION, AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

Paul M. Loubier — Witness — Witness
Katrina K. Loubier — Witness — Witness
Jackson L. Hounshell — Witness — Witness
Deborah A. Hounshell — Witness — Witness

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 2ND DAY OF December, 1992.

Notary Public
SUZANNE A. OHLEN, Notary Public
In and for the State of Ohio
My Commission Expires October 29, 1993

OCT 29, 1993
My commission expires:

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

Richard W. Klockner
Professional Surveyor No. 4370

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

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

Chairman
Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 2ND DAY OF NOVEMBER, 1992, THIS VACATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. 54-92.

Mayor
President of Council
Clerk of Council

THIS VACATION PLAT APPROVED AND TRANSFERRED THIS 17 DAY OF MAY, 1995.

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

VACATION OF ALLEY BETWEEN LOTS 879 AND 880 IN THE CITY OF TIPP CITY		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: A.S.	SHEET NO.
NOV. 12, 1992	TRACED BY:	1 of 1
	CHECKED BY: R.W.K.	
	SCALE: 1" = 20'	

RECORD PLAN
WINDMERE SUBDIVISION
SECTION EIGHT

LOCATED IN:
SECTION 9, TOWN 4, RANGE 6
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 18.147 ACRES
NOVEMBER, 1994

PLAT BOOK 17 PAGE 21
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 178994
RECEIVED May 30, 1995
AT 1:20PM FEE 43.20
Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller

DEDICATION

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

EASEMENTS SHOWN ON THE WITHIN PLAT ARE 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

Jessica A. Torrey
WITNESS
Diana M. Asher
WITNESS

OWNER:
TIPPECANOE LAND COMPANY INC.

John M Tomb
JOHN M. TOMB PRESIDENT
Judith L Tomb
JUDITH L. TOMB SECRETARY–TREASURER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 14th DAY OF Feb., 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TIPPECANOE LAND COMPANY INC. BY JOHN M. TOMB ITS PRESIDENT AND JUDITH L. TOMB ITS SECRETARY–TREASURER TO ME KNOWN AND ACKKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jessica A. Torrey
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

DATE: 14th Feb, 1995.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

John M Tomb
JOHN M. TOMB

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

Jessica A. Torrey
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

DESCRIPTION:

BEING A SUBDIVISION CONTAINING 18.147 ACRES, PART OF INLOT 2391 AS CONVEYED TO TIPPECANOE LAND COMPANY, INC. BY DEED RECORDED IN DEED BOOK 610, PAGE 201 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

COVENANTS AND RESTRICTIONS:

FOR COVENANTS AND RESTRICTIONS SEE THE RECORDED DOCUMENTS IN DEED BOOK 23, PAGE 55, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

NOTE:

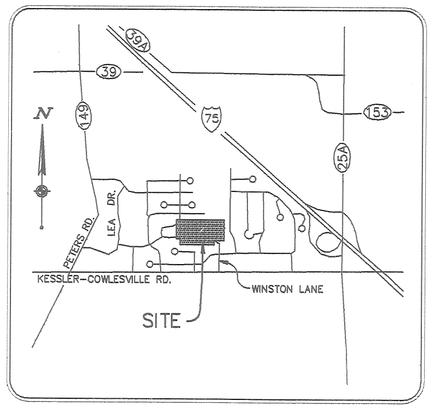
AMENDMENT OF DECLARATION AND SUBMISSION OF ADDITIONAL PROPERTY TO DECLARATION: PURSUANT TO ARTICLE VII OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WINDMERE SUBDIVISION ("DECLARATION"), WHICH IS FILED FOR RECORD AT VOLUME 23, PAGE 55, OF THE MIAMI COUNTY MISCELLANEOUS RECORDS, TIPPECANOE 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:

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



VICINITY MAP
NO SCALE

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD HELD THIS 15TH DAY OF MAY, 1995, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 21-95

David Tuggy
PRESIDENT OF COUNCIL
Nova Hafford
SECRETARY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 14th DAY OF FEBRUARY, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Phillip H Wampler
CHAIRMAN
Nova Hafford
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 30th DAY OF May, 1995.

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

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN AND IRON PINS WILL BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

WOOLPERT

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

2/8/1995
DATE

STATE OF OHIO
WILLIAM P. FINKE 7144
REGISTERED
PROFESSIONAL SURVEYOR

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	314.16'	282.84'	N43°23'56"E	90°00'00"
C2	225.00'	175.64'	171.21'	N66°02'10"E	44°43'32"
C3	200.00'	156.12'	152.19'	N23°57'50"W	44°43'32"
C4	200.00'	37.12'	37.07'	S41°00'34"E	10°38'03"
C5	200.00'	119.00'	117.25'	N18°38'49"W	34°05'29"
C6	300.00'	91.30'	90.95'	N62°07'35"E	17°26'13"
C7	300.00'	9.54'	9.54'	S45°24'55"E	01°49'21"
C8	200.00'	141.86'	138.90'	S68°04'45"W	40°38'23"
C9	200.00'	172.30'	167.02'	N23°04'45"E	49°21'37"
C10	222.95'	40.43'	40.37'	N32°56'02"W	10°23'20"
C11	15.00'	23.56'	21.21'	N43°23'56"E	90°00'00"
C12	15.00'	23.56'	21.21'	S46°36'04"E	90°00'00"
C13	50.00'	48.80'	46.88'	S63°38'34"E	55°54'59"
C14	50.00'	49.65'	47.63'	S07°14'16"E	56°53'37"
C15	50.00'	49.77'	47.74'	S49°43'40"W	57°02'15"
C16	50.00'	55.22'	52.46'	N70°06'44"W	63°16'57"
C17	50.00'	46.36'	44.72'	S65°02'10"E	53°07'48"
C18	15.00'	23.56'	21.21'	N43°23'56"E	90°00'00"
C19	170.00'	91.35'	90.26'	N16°59'43"W	30°47'19"
C20	170.00'	41.35'	41.25'	S39°21'29"E	13°56'13"
C21	15.00'	23.56'	21.21'	N88°40'24"E	90°00'00"
C22	255.00'	100.15'	99.51'	S54°55'30"W	22°30'11"
C23	255.00'	94.00'	93.47'	N76°44'15"E	21°07'18"
C24	15.00'	23.56'	21.21'	S43°23'56"W	90°00'00"
C25	15.00'	23.56'	21.21'	S46°36'04"E	90°00'00"
C26	170.00'	30.16'	30.12'	S83°19'00"W	10°09'51"
C27	170.00'	137.02'	133.34'	N55°08'40"E	46°10'50"
C28	170.00'	99.86'	98.43'	S15°13'35"W	33°39'19"
C29	230.00'	18.08'	18.07'	S00°39'02"W	04°30'12"
C30	230.00'	105.90'	104.97'	S16°05'33"W	26°22'50"
C31	230.00'	34.46'	34.43'	S33°34'32"W	08°35'07"
C32	15.00'	20.20'	18.70'	N00°42'10"W	77°08'30"
C33	252.95'	50.92'	50.83'	S33°30'24"E	11°32'03"
C34	192.95'	123.01'	120.93'	S19°51'49"E	36°31'34"
C35	192.95'	34.98'	34.93'	N32°55'59"W	10°23'14"
C36	15.00'	21.68'	19.84'	S79°32'00"E	82°48'48"
C37	230.00'	72.24'	71.95'	N68°03'30"E	17°59'48"
C38	230.00'	45.53'	45.46'	S82°43'40"W	11°20'31"
C39	195.00'	43.90'	43.81'	N81°56'55"E	12°54'01"
C40	195.00'	108.31'	106.93'	S59°35'10"W	31°49'30"
C41	15.00'	23.56'	21.21'	S01°19'36"E	90°00'00"
C42	330.00'	97.34'	96.99'	S37°52'34"E	16°54'03"
C43	330.00'	19.01'	19.01'	S44°40'35"E	03°18'02"
C44	15.00'	20.66'	19.07'	S85°47'20"E	78°55'28"
C45	330.00'	92.71'	92.40'	N62°47'49"E	16°05'45"
C46	270.00'	74.90'	74.66'	N62°53'50"E	15°53'43"
C47	270.00'	132.59'	131.26'	N69°01'04"E	28°08'11"
C48	15.00'	20.99'	19.32'	N14°51'21"E	80°11'17"
C49	230.00'	94.89'	94.21'	S13°25'11"E	23°38'14"
C50	15.00'	23.56'	21.21'	N46°36'04"W	90°00'00"
C51	255.00'	4.90'	4.90'	S87°50'55"W	01°06'03"

WOOLPERT
409 E MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

C:\SETSER\19996RP8.dwg – FEB 08, 1995 – 08:37:01

RECORD PLAN
WINDMERE SUBDIVISION
SECTION EIGHT

LOCATED IN:
SECTION 9, TOWN 4, RANGE 6
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 18.147 ACRES
NOVEMBER, 1994

PLAT BOOK 17 PAGE 21A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 178994
RECEIVED May 30, 1995
AT 1:20PM FEE 43.20
Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mullins deputy

SCALE: 1"=60'
GRAPHIC SCALE IN FEET

AREA SUMMARY

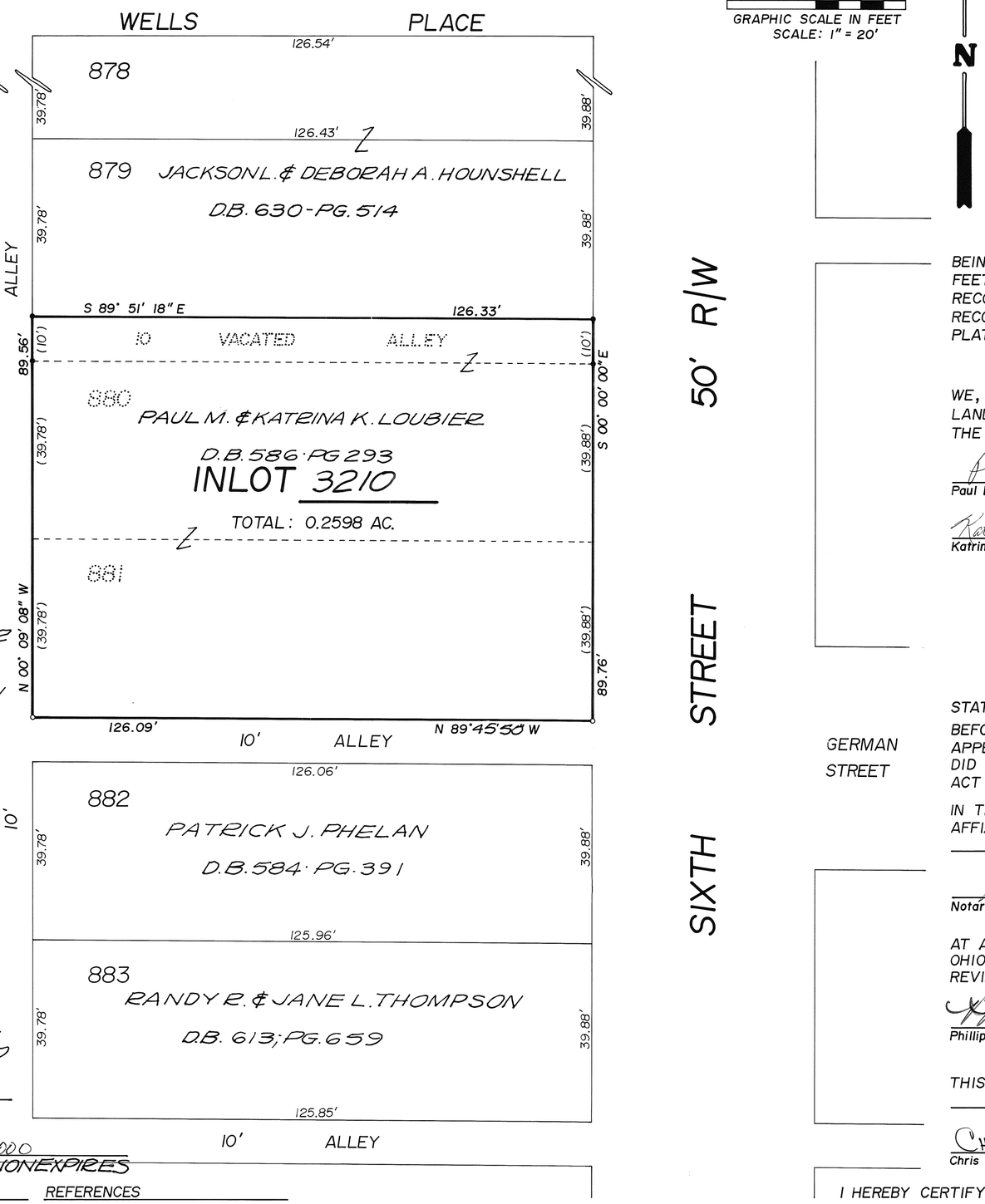
LOTS	13.984 ACRES
STREET R/W	4.163 ACRES
TOTAL	18.147 ACRES

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

10-19996-06

C:\SETSER\19996RP8.dwg - FEB 08, 1995 - 08:37:01

REPLAT OF INLOTS 880, 881, AND A VACATED ALLEY IN THE CITY OF TIPP CITY, OHIO



GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

N

Volume 17 Page 22
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 30TH DAY OF MAY, 1995, AT 1:51 P.M.

FILE NUMBER: 179000 FEE: $21.60

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

Bobbie Mueller
by Deputy

LIENHOLDER:
NATIONAL CITY MORTGAGE CO.

Mary Ann Jackson
JERRY R. JOHNSON V.P. WITNESS

Christopher Burke Rose Anne Jackson
CRISTOPHER BURKE WITNESS
ASSISTANT V.P.

STATE OF OHIO; COUNTY OF MONTGOMERY S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONNALY APPEARED JERRY R. JOHNSON VICE PRESIDENT AND CRISTOPHER BURKE, ASSISTANT VICE PRESIDENT OF NATIONAL CITY MORTGAGE CO., THE CORPORATION WHO APPROVE OF THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SENIOR VICE PRESIDENT AND ASSISTANT VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND ASSISTANT VICE PRESIDENT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Miamisburg, OHIO, THIS 24th DAY OF May, 1995.

Mary Ann
NOTARY PUBLIC April 1, 2000 MY COMMISIONEXPIRES

DESCRIPTION

BEING A REPLAT OF INLOTS 880, 881, AND A VACATED ALLEY OF TEN (10) FEET WIDTH, AS SHOWN IN VOLUME 3, PAGE 48 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS. THE ABOVE DESCRIBED ALLEY VACATION IS RECORDED IN VOLUME 17, PAGE 20 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

CONSENT TO REPLAT

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

Paul M. Loubier — Paul M. Loubier
Brenda L. Gross — Witness
Katrina K. Loubier — Katrina K. Loubier
Becky J. Fisher — Witness

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 18th DAY OF May, 1995.

Brenda L. Gross
Notary Public

BRENDA L. GROSS
Notary Public, State of Ohio
My Commission Expires March 6, 1998
My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 22ND DAY OF MAY, 1995, THIS REPLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler, CHAIRMAN
Neva Hufford, SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 30TH DAY OF MAY, 1995.

Chris A. Peeples, MIAMI COUNTY AUDITOR
Ann Williams by Deputy

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

Richard W. Klockner, Professional Surveyor No. 4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

LEGEND
- • IRON PIN OR PIPE FOUND
- ○ IRON PIN SET (5/8" DIA. x 30", CAPPED)

REFERENCES
RECORD PLAT VOLUME 3, PAGE 48
RECORD PLAT VOLUME 17, PAGE 20
DEED VOLUME 586, PAGE 293
DEED VOLUME

REPLAT OF INLOTS 880, 881, AND VACATED ALLEY IN THE CITY OF TIPP CITY		
PAUL M. AND KATRINA K. LOUBIER TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: AS	SHEET No.
May 13, 1995	TRACED BY:	1 of 1
	CHECKED BY: R.W.K.	
	SCALE: 1" = 20'	

7.010 ACRE
RECORD PLAT
OF
" HAMPTON VILLAGE "
SECTION ONE

LOCATED IN
SECTION 20, TOWN 5, RANGE 6 EAST, 1st MERIDIAN
CITY OF TROY, MIAMI COUNTY, OHIO
PT. LOT No. 6893
DB. 659, Pg. 697

PREPARED BY:
PROFESSIONAL ASSOCIATES INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
217 MARKET STREET, BROOKVILLE, OHIO 45309 (513)833-2369

PLAT BOOK 17 PAGE 23
MIAMI COUNTY RECORDER'S RECORD
FILE No. 179748
RECEIVE FOR RECORD JUNE 14, 1995
FEE: 43.20 8:40 AM
Janet E. Cain Recorder
MIAMI COUNTY RECORDER
BY:

SHEET 1 OF 2

NORTH

0 60 120 180

SCALE: 1"=60'
FEBRUARY 1995

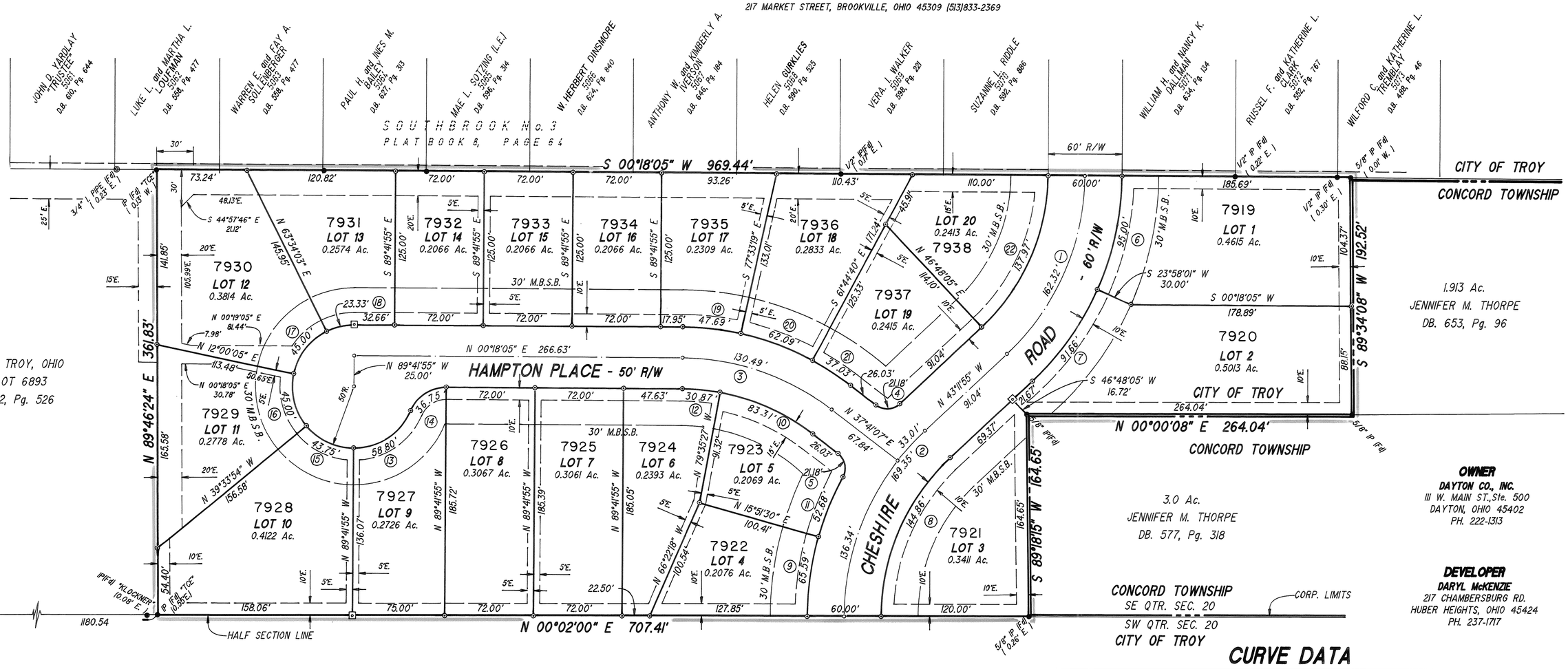
BEARING BASIS

HALF SECTION LINE OF SECTION 20
MIAMI CO. RECORD OF LAND SURVEYS
VOL. 17, PG. 51 - N 00°02'00" E

LEGEND:

- IRON PIN FOUND - SIZE INDICATED
- IRON PIN SET W/I.D. CAP
- IRON PIPE FOUND - SIZE INDICATED
- R/R SPIKE FOUND
- R/R SPIKE SET
- P.K. NAIL SET
- STONE FOUND
- MONUMENT FOUND
- MONUMENT SET
- N.M. CORNER NOT MONUMENTED
- 10'E. INDICATES EASEMENT and SIZE

M.B.S.B.: MINIMUM BUILDING SETBACK LINE



OWNER
DAYTON CO., INC.
111 W. MAIN ST., Ste. 500
DAYTON, OHIO 45402
PH. 222-1313

DEVELOPER
DARYL McKENZIE
217 CHAMBERSBURG RD.
HUBER HEIGHTS, OHIO 45424
PH. 237-1717

BLACK RIVER DEVELOPMENT
PT. LOT 7380
DB. 655, Pg. 609

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	46°30'00"	200.00'	162.32'	85.93'	157.90'	N 66°26'55" W
2	46°46'04"	207.47'	169.35'	89.71'	164.68'	N 66°34'58" W
3	37°23'02"	200.00'	130.49'	67.67'	128.19'	N 18°59'36" E
4	80°53'02"	15.00'	21.18'	12.78'	19.46'	N 02°45'24" W
5	80°53'02"	15.00'	21.18'	12.78'	19.46'	S 78°07'38" W
6	23°39'56"	230.00'	95.00'	48.19'	94.33'	S 77°51'57" E
7	22°50'04"	230.00'	91.66'	46.45'	91.06'	S 54°36'57" E
8	46°46'04"	177.47'	144.86'	76.74'	140.87'	S 66°34'58" E
9	15°49'30"	237.47'	65.59'	33.00'	65.38'	N 82°03'15" W
10	27°16'33"	175.00'	83.31'	42.46'	82.52'	S 24°02'50" W
11	12°42'39"	237.47'	52.68'	26.45'	52.57'	N 67°47'11" W
12	10°06'29"	175.00'	30.87'	15.48'	30.83'	S 05°21'19" W
13	67°22'49"	50.00'	58.80'	33.33'	55.47'	S 33°23'20" E
14	67°22'49"	31.25'	36.75'	20.83'	34.67'	S 33°23'20" E
15	50°08'02"	50.00'	43.75'	23.39'	42.37'	S 25°22'05" W
16	51°33'58"	50.00'	45.00'	24.15'	43.50'	S 76°13'05" W
17	51°33'58"	50.00'	45.00'	24.15'	43.50'	N 52°12'56" W
18	26°44'02"	50.00'	23.33'	11.88'	23.12'	N 13°03'56" W
19	12°08'37"	225.00'	47.69'	23.94'	47.60'	N 06°22'23" E
20	15°48'39"	225.00'	62.09'	31.24'	61.89'	N 20°21'01" E
21	09°25'47"	225.00'	37.03'	18.56'	36.99'	N 32°58'13" E
22	46°30'00"	170.00'	137.97'	73.04'	134.21'	N 66°26'55" W

TROY PLANNING COMMISSION
This plat reviewed and approved by City of Troy Planning Commission this 8th day of March, 1995.

Chairperson _____ Secretary _____

MIAMI COUNTY AUDITOR
Approved and transferred this day 14 of JUNE, 1995.

CHRIS A. PEEPLES
Miami County Auditor

Dep. County Auditor _____

TROY CITY COUNCIL
This plat reviewed and approved by City of Troy Council this 20th day of March, 1995.
This plat was approved by Ordinance No. 0-9-95

Mayor _____ Pres. of Council _____ Clerk of Council _____

STATE OF OHIO
M. L. OXNER
S-6209
REGISTERED SURVEYOR

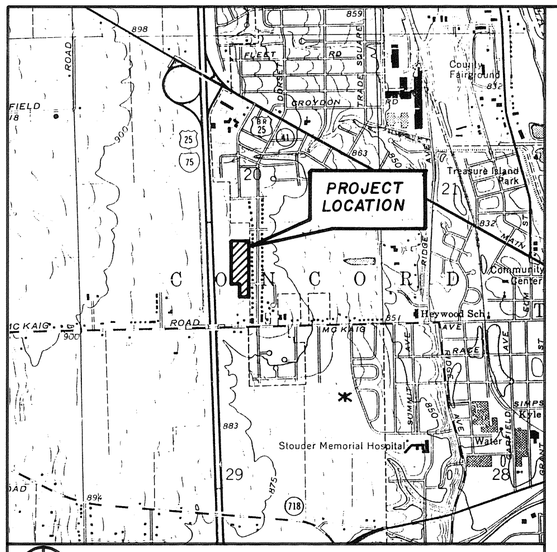
M.L.OXNER, REG. PROF. SURVEY, No. 6209
STATE OF OHIO FEBRUARY 1995

C:\JOBS\94102\94102RPI 04/10/95 08:49

PLAT BOOK 17 PAGE 23-A
MIAMI COUNTY RECORDER'S RECORD
FILE No. 179748
RECEIVE FOR RECORD JUNE 14, 1995
FEE: —— 8:40 AM

MIAMI COUNTY RECORDER
BY: Janet E. Cain Recorder

SHEET 2 OF 2



VICINITY MAP

NORTH

NO SCALE

7.010 ACRE RECORD PLAT OF "HAMPTON VILLAGE" SECTION ONE

LOCATED IN

SECTION 20, TOWN 5, RANGE 6 EAST, 1st MERIDIAN
CITY OF TROY, MIAMI COUNTY, OHIO
PT. LOT No. 6893
DB. 427, Pg. 258

PREPARED BY:

PROFESSIONAL ASSOCIATES INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
217 MARKET STREET, BROOKVILLE, OHIO 45309 (513)833-2369

DESCRIPTION

The within plat is a subdivision of 7.010 acres and being all of Part Lot 6893 of the consecutive lot numbers of the City of Troy, Miami County, Ohio heretofore conveyed to the DAYTON CO., INC and recorded in Deed Book 659, Page 697 of the Deed Records of of Miami County, Ohio.

DEDICATION

We, the undersigned, being all of the owners of the land herein platted, do hereby voluntarily consent to the execution of said plat, and do hereby dedicate the streets and roadways containing 1.221 acres 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, cable, 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 properties for said purposes, and are to be maintained as such forever.

DAYTON CO., INC.

Lauretta M. Rarly — Witness-as-to-both
Harold H. Singer — Harold H. Singer, President
Bonnie K. Brandenburg — Witness-as-to-both
Sonja W. Singer — Sonja W. Singer, Secretary

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 10th day of MAY, 1995 before me, the undersigned, a Notary Public in and for said County and State, personally came DAYTON CO., INC., by Harold H. Singer, its President, and Sonja W. Singer, its Secretary, both of whom 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 official seal on the day and date written above.

Bonnie K. Brandenburg
Notary Public in and for State of Ohio
My commission expires: MAY 2, 1996

NOTARIAL SEAL — STATE OF OHIO

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Harold H. Singer, being duly sworn or affirmed, 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.

Harold H. Singer
Harold H. Singer

5-10-95
Date:

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

Bonnie K. Brandenburg
Notary Public in and for State of Ohio
My commission expires: MAY 2, 1996

NOTARIAL SEAL — STATE OF OHIO

PROTECTIVE COVENANTS AND RESTRICTIONS

1. No residential structure shall be erected on any R-2 building site with the inhabitable area thereof excluding basements, open porches and garages less than 1400 square feet for a one-story house nor 1650 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.

2. Gravel and dirt driveways are prohibited.

3. No satellite dishes or antennas for the transmission or reception of radio or television signals shall be erected in front or side yards.

4. Exterior materials of all residences shall be of at least 15% brick or cementitious materials. No log houses, concrete block, or modular homes will be permitted without the approval of the developer or his assigns.

5. All electrical and telephone lines shall be underground.

6. All homes must be landscaped to a reasonable extent and landscaping plan must be approved by the developer or his assigns.

7. 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.

8. 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.

9. No building shall be located any nearer to the front property line than city zoning allows.

10. No lot shall hereafter be subdivided into additional residential lots.

11. No trailer, camp shack, basement, garage, barn or other out building, shall be, at any time, used for residential purposes, either temporary or permanent, on said lots, nor shall any structure of a temporary nature be used as a residence.

12. Any hedge or fence erected or planted must be of an attractive and durable nature. No fence will be permitted closer to the street than the rear of the residence.

13. The grade of any structure must be shown on a plot plan with plans and specifications to be reviewed and approved by the developer before construction begins.

14. No livestock or poultry of any kind shall be permitted on any lot in this subdivision, except for household pets which may be kept and bred if not for commercial use.

15. No signs or billboards shall be permitted on any lot at any time except to advertise the property for sale or by the developer during the active period of construction.

16. Any revisions, deletions, or additions to the covenants for the future benefit or enjoyment of the lot owners, shall be approved in writing by all lot owners of record and shall be submitted for recording as an amendment to this plat. These covenants are for the mutual benefit of all lot owners and will run with the land and be binding on all parties and all persons claiming under them until January 1, 2000, at which time they shall automatically be renewed for successive ten year periods unless modified by all land owners of record.

17. Invalidation of any one of these covenants by court judgment, shall not invalidate any other covenants, which shall remain in full force and effect.

18. No noxious or offensive trade or activity shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

19. No house, fence, wall, hedge, walk or other structure and no grading or landscaping shall be commenced, erected or permitted to remain on any lot unless the plans and specifications thereof, in triplicate, showing the nature, kind, shape, elevation, height, material, color scheme, estimated cost and location of such structure and landscaping scheme have been submitted to and approved in writing by the subdivider, its successors and assigns, or by subdivider's designated agent or architect.

C:\JOBS\94102\94102R12 04/10/95 09:32

MEADOWVIEW VILLAGE - SECTION 15

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •

• MIAMI COUNTY - OHIO •

PLAT BOOK 17 PAGE 24
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

FILE NO. 182128

RECEIVED FOR RECORD 2:55 PM
TIME

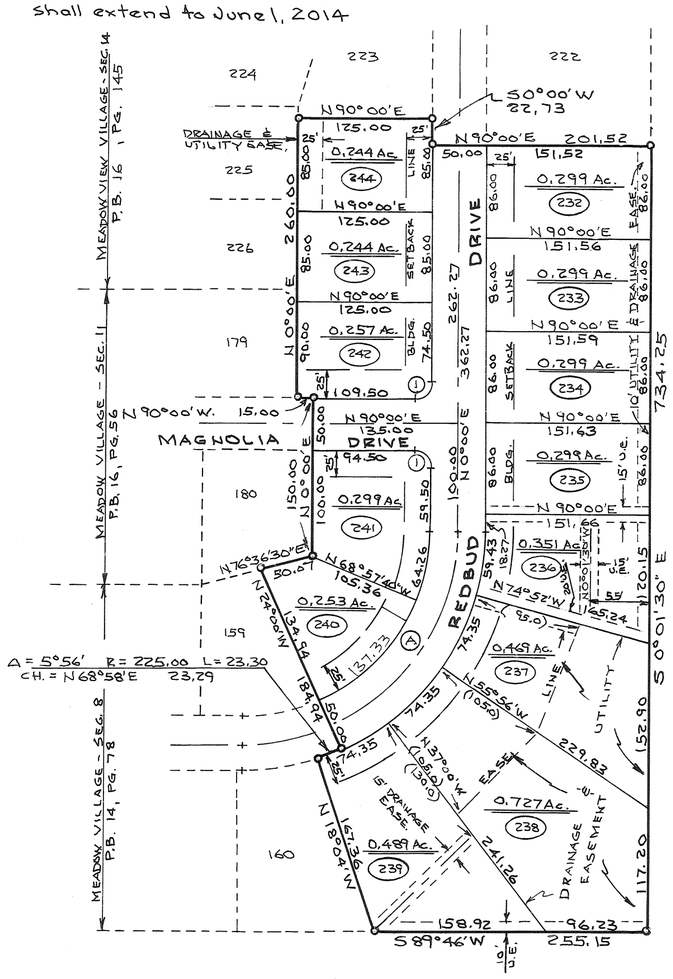
FEE: 21.60 July 24, 1995
DATE

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

LOTS = 4.529 Ac.
STREETS = 0.810 Ac.
TOTAL = 5.339 Ac.

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



℄ CURVE DATA

Ⓐ Δ = 66°00'
R = 200.00
L = 230.38
T = 129.88

R/W CURVE DATA

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

DRAINAGE AND STORMWATER COVENENTS

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

1. The minimim 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, detention basins and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots these swales, detention basins, and open waterways are located shall be responsible for the maintenance of said swales, detention basins and open waterways. Within these easements no structure, planting, fencing, culvert or other materials shall be permitted to remain without the written consent of the Miami County Engineer. The drainage easement shown on lots 237, 238 & 244, 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 detetention 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 Recorders 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.

DESCRIPTION

Being a subdivision situated in Section 9, Town 4, Range 6, in Monroe Township, Miami County, Ohio, containing 5.339 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 heretofor dedicated to public use forever.

Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface drainage or open waterways or the operation of gas, sewer, water, electric, telephone or other utility lines or services, and for the expressed priviledge 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.

Daniel D. Turner
WITNESS

Wayne Stimer
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 it's president Phillip L. Hughes and it's 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 notorial seal on the day and date above written.

My commission expires: Feb. 4, 1997

Daniel D. Turner
NOTARY PUBLIC

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this ___ day of _____, 1994.

CHAIRMAN

SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 24th day of July, 1995. (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 24 day of July, 1995.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this ___ day of _____, 1995.

MIAMI COUNTY ENGINEER

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

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. 15
FOR
HUGHES DEVELOPMENT CO.
TIPP CITY - OHIO

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

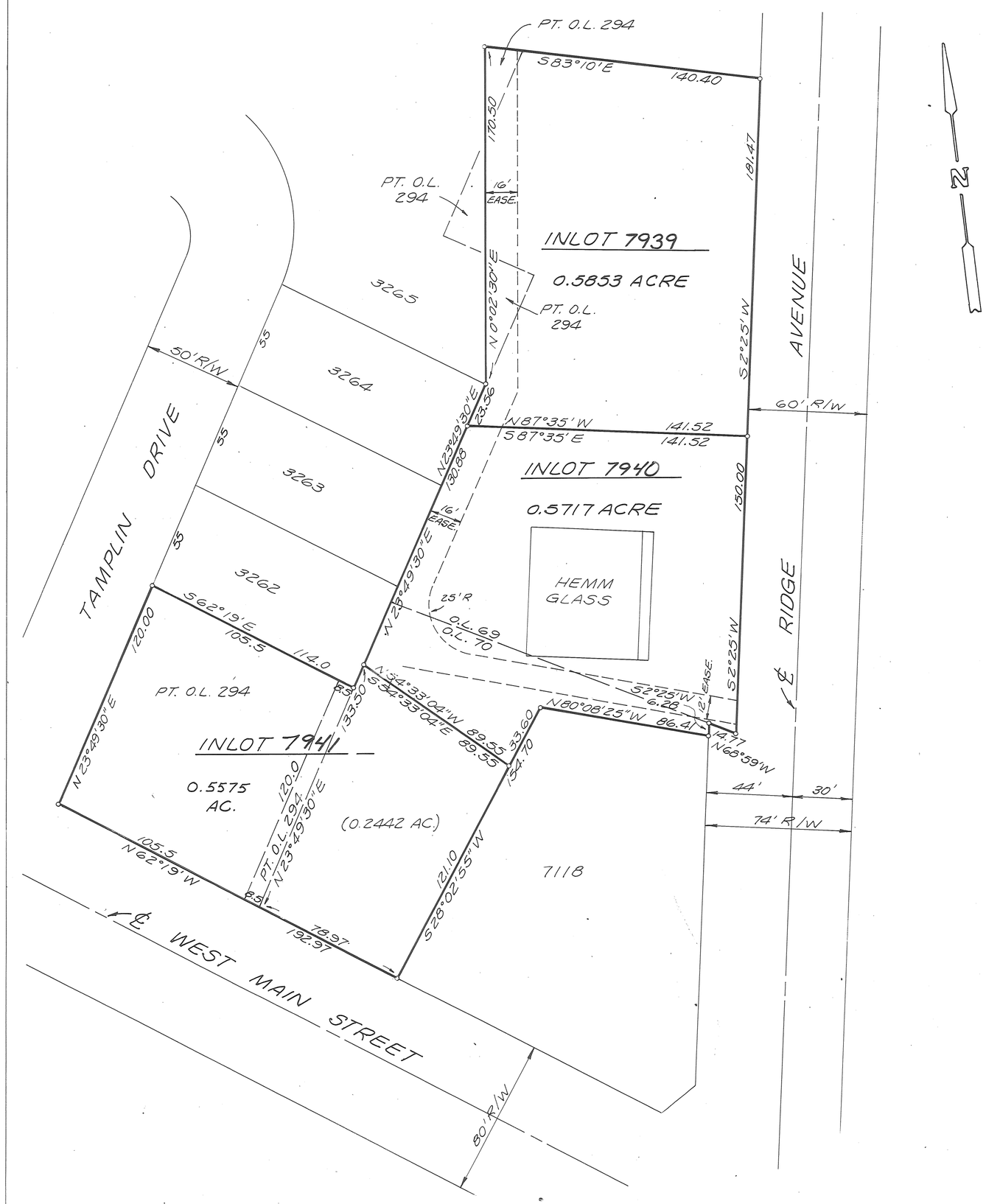
DATE	DRAWN BY: W.S.	SHEET NO.
AUG. - 1994	CHECKED BY: D.T.	1/1
FILE NO.	SCALE: 1" = 100'	

REPLAT OF PARTS OF OUTLOTS 69, 70 AND 294, TROY, OHIO

PLAT BOOK 17 PAGE 25
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF AUGUST, 1995 AT 10:10 A.M.

FILE NUMBER 183259 FEE: $ 21.60

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



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

Raymond C. Hemm — RAYMOND C. HEMM
Diane M. Mathews — WITNESS
Doris M. Hemm — DORIS M. HEMM (DOWER)
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 PIQUA, OHIO, THIS 14TH DAY OF JULY, 1995.

Richard W. Klockner
NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
MY COMMISSION EXPIRES Expires October 19, 1996

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 26th DAY OF July, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Sue G. Knight
SECRETARY

TRANSFERRED THIS 14th DAY OF AUGUST, 1995.

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.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF PARTS OF OUTLOTS 69, 70 AND 294, TROY, OHIO		
RAYMOND C. HEMM PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE:	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO.
3 JUL 95	SCALE: 1" = 40'	1 OF 1

INDIAN RIDGE — SECTION 1

• PART OF LOTS 7845 & 7847 • PIQUA - OHIO •

PLAT BOOK 17 PAGE 26

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

FILE NO. 183474

RECEIVED FOR RECORD: 2:36 PM (TIME)

FEE: $43.20 AUG 16, 1995 (DATE)

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER
Jill Rank, Deputy

DESCRIPTION

Being a subdivision of 19.418 Acres of part of lot 7845 and 7847 as conveyed to Miller Bros. Excavating, Inc. by deed recorded in Volume 663 Page 230 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 priviledge 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.

NOTE

There is a six ft. (6') utility easement along each side of each interior lot line and along the rear lot line of each lot except as otherwise shown hereon, also a ten ft. (10') easement along & adjacent to all street r/w's.

The drainage easement area shown hereon is to be used for storm drainage detention only. No buildings of any type permitted in this area.

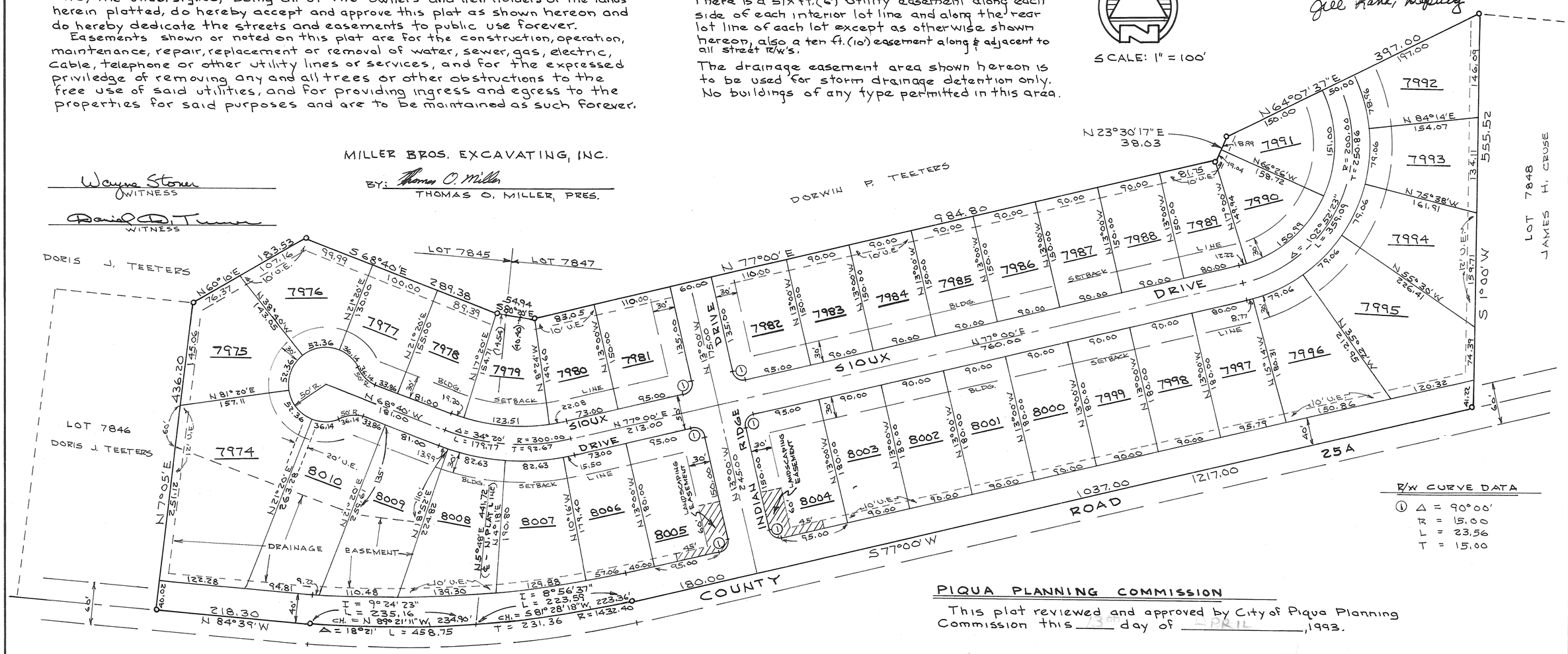
SCALE: 1" = 100'

MILLER BROS. EXCAVATING, INC.

BY: Thomas O. Miller
THOMAS O. MILLER, PRES.

Wayne Stoner
WITNESS

Daniel D. Turner
WITNESS



PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 13th day of APRIL, 1993.

CHAIRMAN

SECRETARY

STATE OF OHIO, MIAMI COUNTY, SS:

Be it rememberd that on this 16th day of AUGUST, 1995, before me, the undersigned, a notary public in and for Said County and State, personally came Miller Bros. Excavating, Inc. by its president Thomas O. Miller, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

My commission expires Feb. 4, 1997 (DATE)

Daniel D. Turner
NOTARY PUBLIC

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, held this 13th day of APRIL, 1993, this plat was approved by Resolution No. C-9850

MAYOR

CITY MANAGER

Rebecca
CLERK

MIAMI COUNTY AUDITOR

Approved and transferred this 16th day of AUGUST, 1995.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY COUNTY AUDITOR

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

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, REGISTERED SURVEYOR # 4807

INDIAN RIDGE - SECTION 1 FOR MILLER BROS. EXCAVATING, INC.		
DANIEL D. TURNER & ASSOC. 19 S PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE MAR.-1993	DRAWN BY: W.S. CHECKED BY: D.T.	SHEET NO. 1/2
FILE NO. 890192	SCALE: 1" = 100'	

INDIAN RIDGE — SECTION 1

PLAT BOOK 17 PAGE 26A
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS
FILE NO. 183474
RECEIVED FOR RECORD: 2:36 PM (TIME)
FEE: $43.20 AUG. 16, 1995 (DATE)
MIAMI COUNTY RECORDER

PROTECTIVE COVENENTS

1. LAND USE AND BUILDING TYPE - No lot shall be used except For residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single Family dwelling or double dwelling as provided by City of Piqua zoning regulations.

2. DWELLING SIZE - The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1,200 Sq. Ft. The First floor of a two story or one and one half story structure shall have a minimum of 800 Sq. Ft. All duplex structures shall have 900 sq. ft. minimum per living unit.

3. BUILDING LOCATION - No building shall be located on any lot nearer to the street property line than the 30 ft. minimum setback distance as provided on the record plat. No building shall be located nearer than the distance as provided by City of Piqua zoning regulations to any interior lot line.

4. DIVISION OF LOTS - No lot shall be hereafter subdivided into additional residential lots.

5. OTHER BUILDINGS - No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.

6. FENCES - Any fencing or hedges that may be erected or planted must be of an attractive and durable material). No fence shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of Fencing may be used upon the property at any location

7. GRADE - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.

8. NUISANCES - No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an annoyance or nuisance.

9. LIVESTOCK AND POULTRY - No animal, livestock or poultry of any Kind shall be raised, bred or Kept on any lot, except dogs, cats or othe household pets may be Kept, provided they are not Kept, bred, or maintained For commercial purposes.

10. TEMPORARY STRUCTURES - No structure of a temporary character may be permitted on any premises except during the active period of construction of building.

11. SWIMMING POOLS - No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed Fifty (50) Sq. Ft. and shall not exceed 16 inches in height.

12. LANDSCAPING - All lots are to be seeded or sodded and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. minimum height.

13. TIME OF COVENANTS - 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 June 1, 2015 at which time they shall be automatically extended for successive period of ten (10) years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants

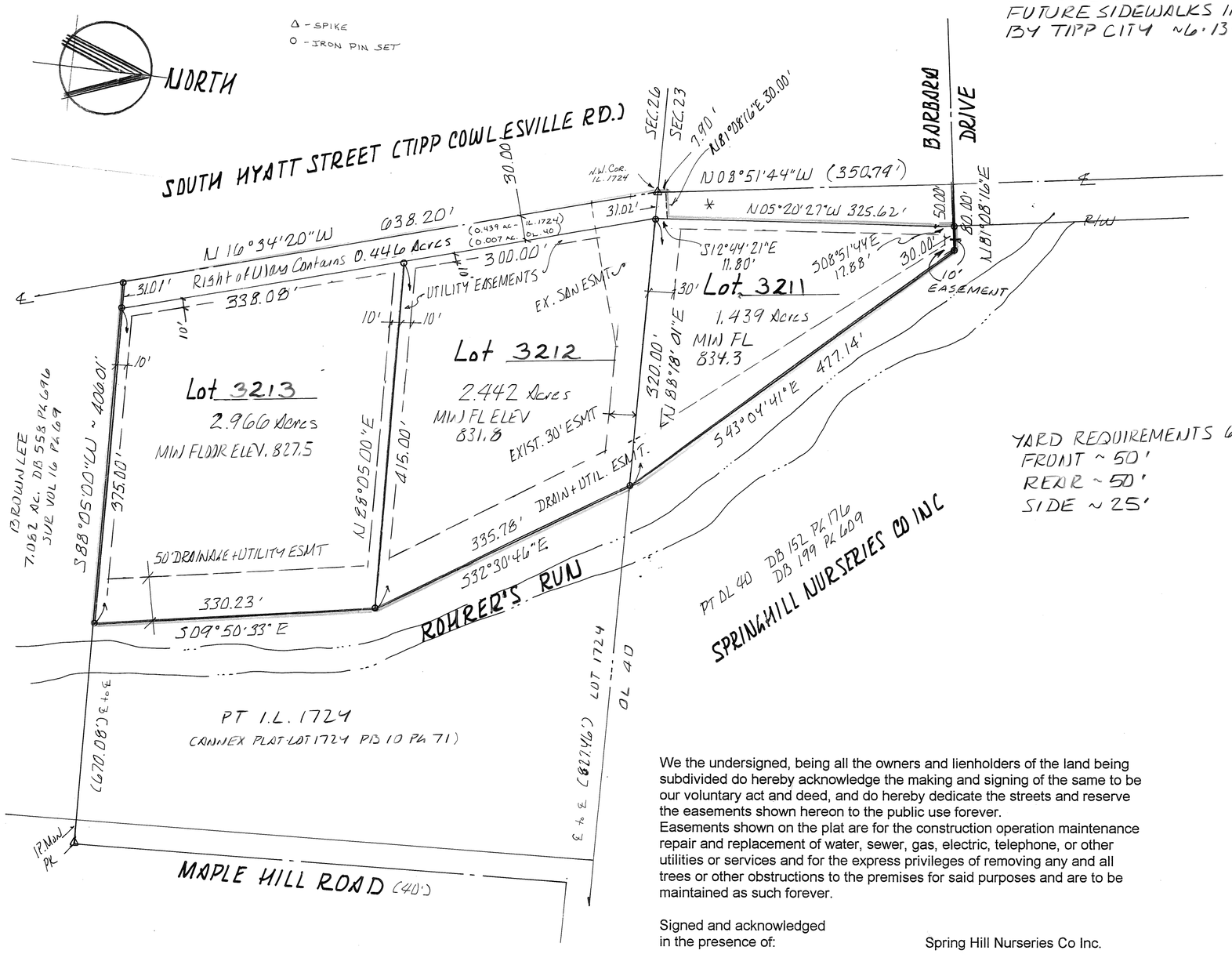
14. INVALIDATION OF COVENANTS - Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which will remain in full force and effect.

15. ENFORCEMENT - The covenants shall be enforceable by injuction and otherwise by the grantor, it's successors and assigns, or by any lot owner within the plat.

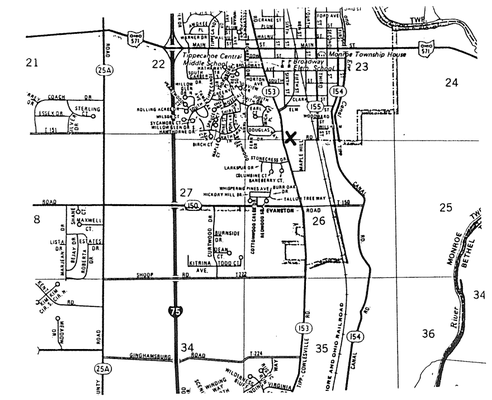
INDIAN RIDGE - SECTION 1 FOR MILLER BROS. EXCAVATING, INC.		
DANIEL D TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE MAR.-1993	DRAWN BY: W.S. CHECKED BY: D.T.	SHEET NO. 2/2
FILE NO. 040192	SCALE 1" = 100'	

PLAT BOOK 17, PAGE 27
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 21ST DAY OF
AUGUST, 1995 AT 2:30 PM
FILE NUMBER 183715, FEE 21.00

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



YARD REQUIREMENTS 6·13·95
FRONT ~ 50'
REAR ~ 50'
SIDE ~ 25'



Vicinity Map
No Scale

The within plat is a subdivision of 7.293 acres being part of IL 1724 and part of OL 40 of the City of Tipp city and being part of the lands conveyed to Spring Hill Nurseries Co Inc by Deed recorded in Deed Book 152 pg 176 and Deed Book 199 pg 609 of the Deed Records of Miami County, Ohio.

0.446 acres are in streets and 6.847 acres are in lots.

The measurements are certified correct and in conformance with minimum standards for boundary surveys within the State of Ohio. Monuments will be set as shown.

Thomas McDougall P.S.# 6588

STATE OF OHIO
Thomas McDougall 6588
REGISTERED
PROFESSIONAL SURVEYOR

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 shown hereon to the public use forever.
Easements shown on the plat are for 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:

Spring Hill Nurseries Co Inc.

James B. Dukes
Witness

Nelson R. Regal
by Vice Chairman

Katie L. Sorrow
Witness

Frederick J. Huber
by Secretary-Treasurer

State of Illinois, County of Peoria, S.S.
The foregoing instrument was acknowledged before me on the 29th day of June 1995, by
Spring Hill Nurseries Company
as owners.

Patricia A. Hupprich
Notary public in and for Peoria County, Illinois My commission expires:

"OFFICIAL SEAL"
Patricia A. Hupprich
Notary Public, State of Illinois
My Commission Expires 6/28/96

At a meeting of the Planning Commission of the City of Tipp City, Ohio held this 13TH day of JUNE 1995, this plat was reviewed and approved.

David R. Cook
Vice-Chairman

Neva Hufford
Secretary

Approved and transferred this 21 day of AUGUST, 1995

CHRIS A PEEPLES
Miami County Auditor

Ann Williams
Deputy Auditor

Record Plan
Spring Hill Nurseries
Part Lot 1724 and Part O.L.40
City of Tipp City, Miami County, Ohio
Scale 1"=100' May 1995
Contains 7.293 Acres
6.847 Acres in lots 0.446 Acres in Right of Way

McDougall Associates
Professional Land Surveyors
8529 Byers Road
Miamisburg, Ohio 45342
513-847-2660

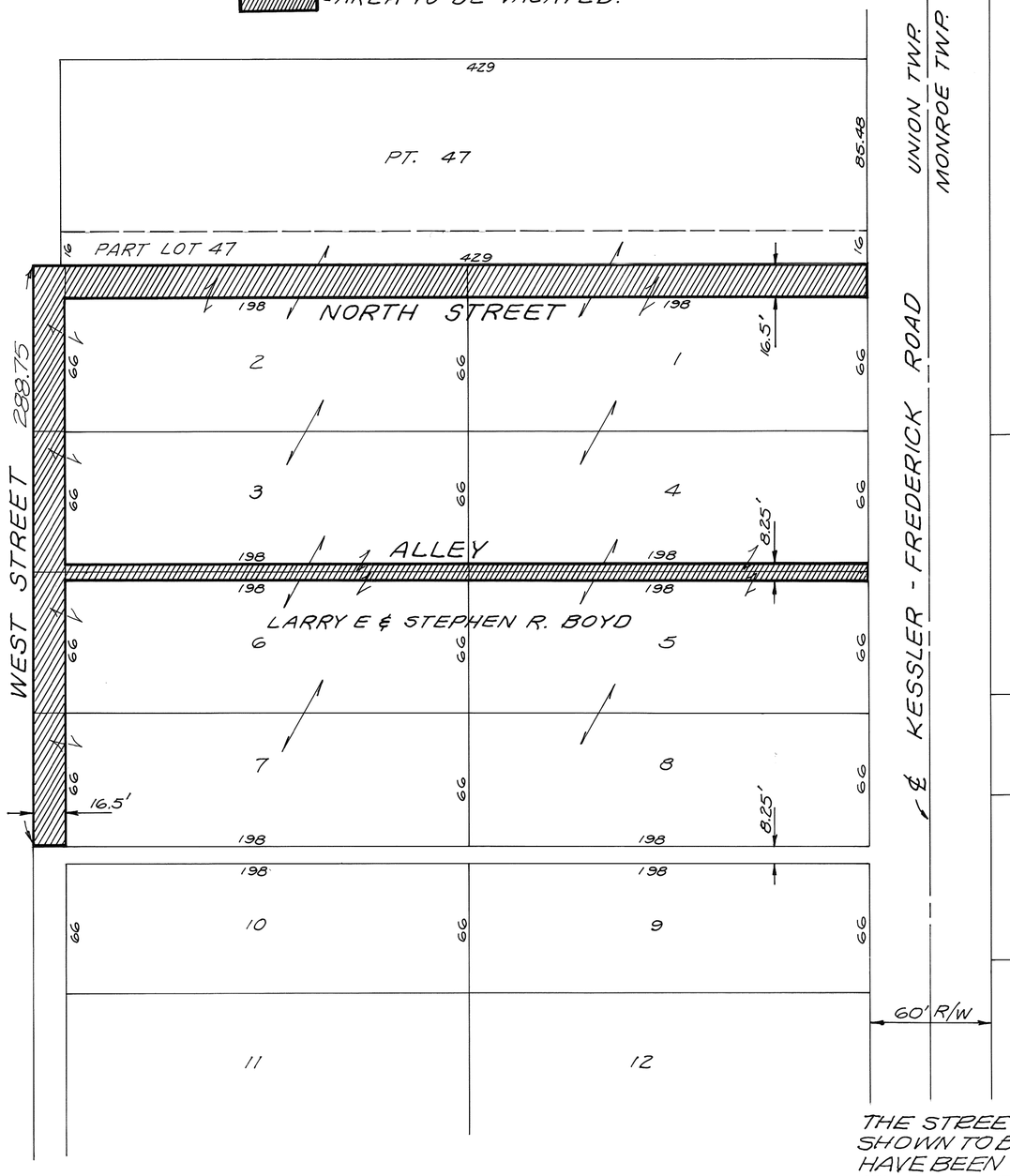
STREET AND ALLEY VACATION PLAT
UNINCORPORATED VILLAGE OF WEST FREDERICK

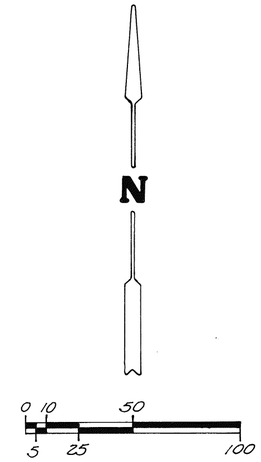
UNION TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 35; - TOWN - 6; RANGE - 5E

VOLUME 8 PAGE 121
MIAMI COUNTY ENGINEER'S RECORD OF ROAD SURVEYS.

PLAT BOOK 17 PAGE 28
MIAMI COUNTY RECORDER'S RECORD OF RECORD PLATS.

= AREA TO BE VACATED.





SCALE: 1" = 50'

FILE NO. 184202 FEE: $21.00

RECEIVED FOR RECORD THIS 30th DAY OF AUGUST, 1995 AT 10:45 A.M.

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

BY: _____
DEPUTY RECORDER

THE CROSS-HATCHED AREA SHOWN HEREON VACATED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 24th DAY OF August, 1995.

Arthur W. Haddad
ARTHUR HADDAD

Richard N. Adams
RICHARD ADAMS

D. Ann Baird
ANN BAIRD

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 30th DAY OF AUGUST, 1995.

Chris A Peeples
CHRIS PEEPLES, MIAMI COUNTY AUDITOR

BY: JoAnn Williams
DEPUTY AUDITOR

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 23RD DAY OF August, 1995.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

THE STREETS AND ALLEY SHOWN TO BE VACATED HEREON HAVE BEEN UNOPENED AND UNUSED FOR 21 YEARS.
THE UNION TOWNSHIP TRUSTEES ENDORSE THE VACATION OF THE STREETS AND ALLEY AS SHOWN ON THIS PLAT.

Doris Sowers 8 MAY 1995
DORIS SOWERS - PRESIDENT - DATE

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE ORIGINAL RECORD PLAT OF WEST FREDERICK WHICH IS FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 1; PAGE 388. NO ACTUAL FIELD SURVEY WAS MADE. ALSO RECORDED IN DEED BOOK 7; PAGE 14.

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

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

PLAT BOOK 17 PAGE 29
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 184289
RECEIVED AUGUST 31 1995
AT 11:25 FEE $43.20
Janet E. Cain Recorder
MIAMI COUNTY RECORDER

N

NORTHEAST CORNER, NORTHWEST QUARTER, SECTION 16, T4N, R6E

WINDMERE SUBDIVISION SECTION 4 P.B. 16, PG. 34

WINDMERE SUBDIVISION SECTION 5 P.B. 16, PG. 64

I.L. 2820 | I.L. 2821 | I.L. 2822 | I.L. 2870 | WINSTON LANE (60' R/W) | I.L. 2871

RAYMOND E. & MARILYN J. JOHNSON D.B. 492, PG. 159 I.L. 2455
ROBERT L., SR. & MARY F. COEY D.B. 489, PG. 818 I.L. 2456
DOUGLAS W. & ANNETTE ADAMS D.B. 642, PG. 189 I.L. 2457
JAMES R. EMRICK D.B. 595, PG. 134 I.L. 2458
GLENN & MILDRED BURLEY D.B. 355, PG. 360 I.L. 2459
WM. M. & NORMA ROOP D.B. 333, PG. 143 I.L. 2460
D.M. GUINTHER D.B. 597, PG. 172 I.L. 2461
GEORGE P. & DOROTHY M. PALUCK D.B. 513, PG. 85 I.L. 2462
BYRON & BESSIE GETTER D.B. 373, PG. 190 I.L. 2463
ANNA WILLIAMS D.B. 439, PG. 448 I.L. 2464
JACK & JANE SPITLER D.B. 570, PG. 805 I.L. 2465
ROBERT S. BOWERS D.B. 606, PG. 368 I.L. 2466
HARRY & LAURA LARCK D.B. 397, PG. 379 I.L. 2467
JAMES R. FOX SR. D.B. 615, PG. 200 I.L. 2468
WOODLAWN DRIVE (50'R/W)
GERRY E. & PATRICIA A. SNELL D.B. 495, PG. 93 I.L. 2609
MICHAEL & BEVERLY BEVAN D.B. 618, PG. 391 I.L. 2610
JON R. & CHERYL SHANEYFELT D.B. 446, PG. 402 I.L. 2611
JERRY J. JAMISON, JR. D.B. 656, PG. 460 D.B. 658, PG. 309 I.L. 2612
ANTHONY J. & ANN M. ZELSNACK D.B. 617, PG. 881 I.L. 2613

ADCO PRODUCTS, ENTERPRISE, AN OHIO PARTNERSHIP D.B. 571, PG. 815 I.L. 2616

STATE OF OHIO D.B. 554, PG. 327

TIPP CITY CORPORATION LINE
MONROE TOWNSHIP

KESSLER – COWLESVILLE ROAD NO. 40

N88°18'18"E 441.54'
N88°18'59"E 1361.22'
N88°20'50"E 862.50'
N88°02'27"E 178.08'
S04°51'00"E 269.13'
N85°09'00" 250.00'
S08°20'38"E 246.10'
S04°51'00"E

EXIST. R/W
NORTH LINE OF SECTION 16
NEW R/W LINE 2.611 AC. IN R/W
440.06'
40.03'
1361.21'
862.60'
40.05'
180.20'
229.08'
185.00'
250.32'
256.50'
65.00'
20'
40'
SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL "C"
SECTION 9
SECTION 10
SECTION 16
SECTION 15
P.T.
P.C.
10+00
9+00

EASEMENT FOR HIGHWAY PURPOSE D.B. 330, PG. 499

ROBERT A. WILSON D.B. 588, PG. 389

DONALD L. & EDITH A. KNICKERBOCKER D.B. 565, PG. 884

10' RIGHT-OF-WAY & EASEMENT TO DP& L CO. FOR LINES D.B. 524, PG. 304

℄ ELECTRIC EASEMENT TO PIONEER RURAL ELECTRIC COOP.,INC. (NO WIDTH SPECIFIED) MISC. BK. 6, PG. 147, D.B. 440, PG. 445 AND D.B. 502, PG. 134

EASEMENT FOR HIGHWAY PURPOSES D.B. 330, PG. 499

50' RIGHT-OF-WAY D.B. 639, PG. 326

EASEMENT FOR HIGHWAY PURPOSES D.B. 560, PG. 111

10' GAS EASEMENT TO DP& L CO. D.B. 645, PG. 268

EAST LINE OF SECTION 16

COUNTY ROAD 25-A

RIGHT-OF-WAY & EASEMENT TO DP& L CO. FOR GAS PIPE LINES MISC.B. 10, PG. 377

43'
2051.34'
50'
2298.68'
EXIST. R/W

NEW R/W LINE 2.680 AC. IN R/W

50' RIGHT-OF-WAY D.B. 639, PG. 326

50' RIGHT-OF-WAY P.B. 15, PG. 147

INLOT 2350
P.B. 15, PG. 23
MARILYN L. RICHARDS
D.B. 603, PG. 108
&
WILLIAM E. & LEONORA LESHER
D.B. 420, PG. 619

UVMC NURSING CARE, INC.
D.B. 627, PG. 704
PART INLOT 2350

INLOT 2346
P.B. 15, PG. 23
MEIJER PROPERTIES, INC.
D.B. 632, PG. 787

INLOT 2347
P.B. 15, PG. 23
MEIJER PROPERTIES, INC.
D.B. 632, PG. 789

N04°00'51"W

INLOT # 3214
178.035 ACRES

N03°48'26"W
N04°18'34"W
HALF SECTION LINE
2576.66'
2616.69'
2609.05'
2579.90'

INLOT #2392
STAR BANK, N.A., TROY, OHIO
P.B. 15, PG. 36

10'
PROPOSED UTILITY EASEMENT TO THE CITY OF TIPP CITY WITH THE RIGHT TO FUTURE RELOCATION AT THE GRANTOR'S EXPENSE

PROPOSED UTILITY EASEMENT TO THE CITY OF TIPP CITY WITH THE RIGHT TO FUTURE RELOCATION AT THE GRANTOR'S EXPENSE

SOUTHEAST CORNER, NORTHEAST QUARTER, SECTION 16, T4N, R6E

50.03'
33'
33'

TIPP CITY CORPORATION LINE
MONROE TOWNSHIP

SOUTHWEST CORNER, NORTHEAST QUARTER, SECTION 16, T4N, R6E

1346.91'
S87°06'14"W
HALF SECTION LINE
10'
1277.38'
2674.32'

TIPP CITY CORPORATION LINE
MONROE TOWNSHIP
S87°14'30"W 464.19'

KENNETH MOTE
D.B. 576, PG. 98

TIPP CITY CORPORATION LINE
MONROE TOWNSHIP

INLOT 2348
P.B. 15, PG. 23
MARILYN L. RICHARDS & WILLIAM E. & LEONORA LESHER
D.B. 603, PG. 108 D.B. 420, PG. 619

VICINITY MAP
NTS

RECORD PLAN

MEIJER~D.C.800

SECTION 16, TOWN 4 N., RANGE 6, E.
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
REVISED AUGUST 1995

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND

- IRON PIN FOUND
- PK NAIL FOUND
- 5/8" IRON PIN SET
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- I.L. INLOT NUMBER

AREA SUMMARY

INLOT:	178.035 AC.
DED. R/W:	5.291 AC.
TOTAL:	183.326 AC.

SHEET 1 OF 2

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

#10-21537-06

C:\PAUL\MEIJERS\TIPP-DC\18355RP.dwg - AUG 28, 1995 - 16:37:11

PLAT BOOK 17 PAGE 29A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. _____
RECEIVED _____, 1995
AT _____ FEE _____
MIAMI COUNTY RECORDER

TRANSFERRED THIS 31st DAY OF August, 1995

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

RECORD PLAN
MEIJER~ D.C.800
SECTION 16, TOWN 4 N., RANGE 6, E.
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
REVISED AUGUST 1995

DESCRIPTION

BEING A SUBDIVISION CONTAINING 183.326 TOTAL ACRES, ALL OF INLOT NO. 2347 AS RECORDED IN PLAT BOOK 15, PAGE 23 AS CONVEYED TO MEIJER PROPERTIES, INC. AS RECORDED IN DEED BOOK 632, PAGE 789 AND ALL OF INLOT NO. 2346 AS RECORDED IN PLAT BOOK 15, PAGE 23 AS CONVEYED TO MEIJER PROPERTIES, INC. AS RECORDED IN DEED BOOK 632, PAGE 787 (ALL REFERENCES MENTIONED ARE FOUND IN THE PLAT OR DEED RECORDS OF MIAMI COUNTY, OHIO).

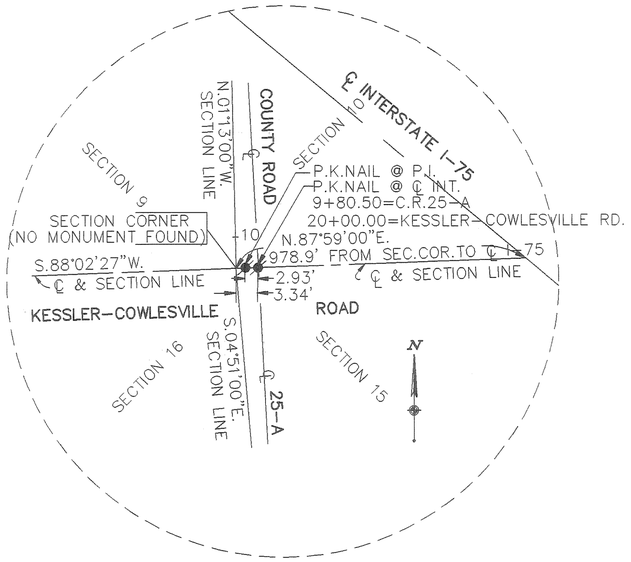
WE THE UNDERSIGNED BEING ALL THE OWNERS AND MORTGAGE HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE THE RIGHT OF WAY SHOWN HEREON TO THE PUBLIC USE FOREVER.

MEIJER PROPERTIES INC.

WITNESS Stephen M Price

Kimberly L. Muselin

JOHN S. STEPHENSON,
VICE PRESIDENT – REAL ESTATE



DETAIL "B"
NO SCALE

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 PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED FOR AND ON BEHALF OF THE CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 28TH DAY OF AUGUST, 1995.

PAMELA PATTON BERGMAN NOTARY PUBLIC KENT COUNTY, MICH.

Pamela Patton Bergman — NOTARY PUBLIC — MY COMMISSION EXPIRES: 8-3-98

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 25th DAY OF FEBRUARY, 1992, THIS PLAT WAS REVIEWED AND APPROVED.

Philip Wampler 8/30/95 — PHILIP WAMPLER, CHAIRMAN

Neva Hufford 8-29-95 — NEVA HUFFORD, SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 27th DAY OF FEBRUARY, 1992, THIS PLAT WAS APPROVED BY ORDINANCE NO. 19-92.

Daniel Trupp 8-29-95 — DANIEL TRUPP, PRESIDENT OF COUNCIL

Neva Hufford 8-29-95 — NEVA HUFFORD, CLERK OF COUNCIL

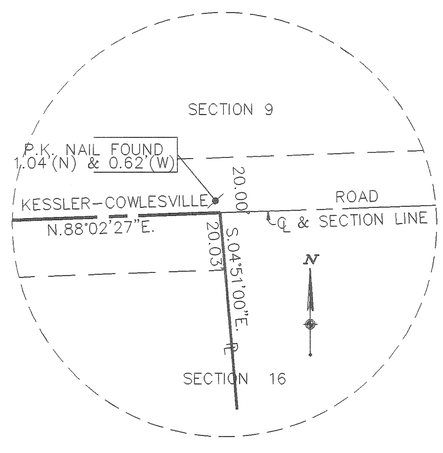
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. IRON PINS WILL BE SET AT ALL LOT CORNERS, IN ACCORDANCE WITH "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO".

WOOLPERT

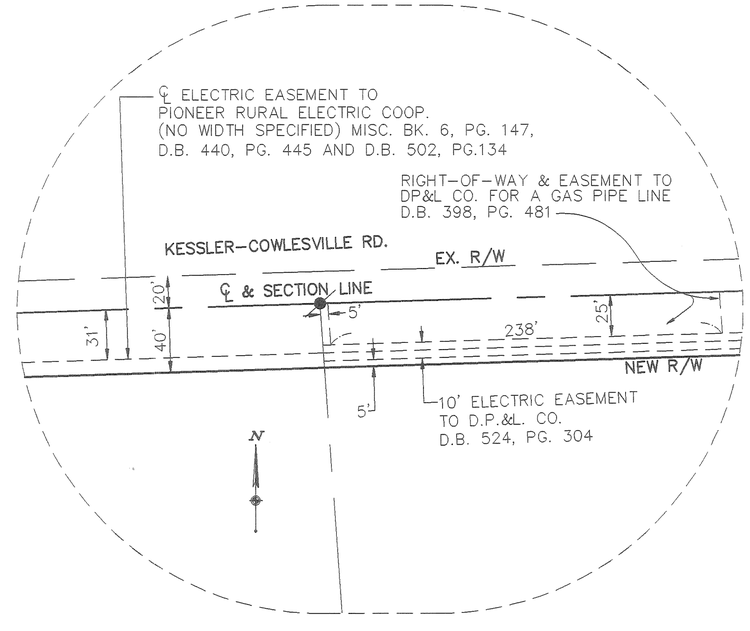
Paul F. MacCallum 8/26/95

PAUL F. MacCALLUM
OHIO REGISTERED SURVEYOR NO. 7561

STATE OF OHIO — PAUL F. MACCALLUM 7561 — REGISTERED PROFESSIONAL SURVEYOR



DETAIL "A"
NO SCALE



DETAIL "C"
NO SCALE

SHEET 2 OF 2

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

#10-21537-06

C:\PAM\18355RP1.dwg – AUG 18, 1995 – 16:09:55

ANNEXATION TO TIPP CITY, OHIO

4N	6E	NE1/4 ~ 21	MONROE	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

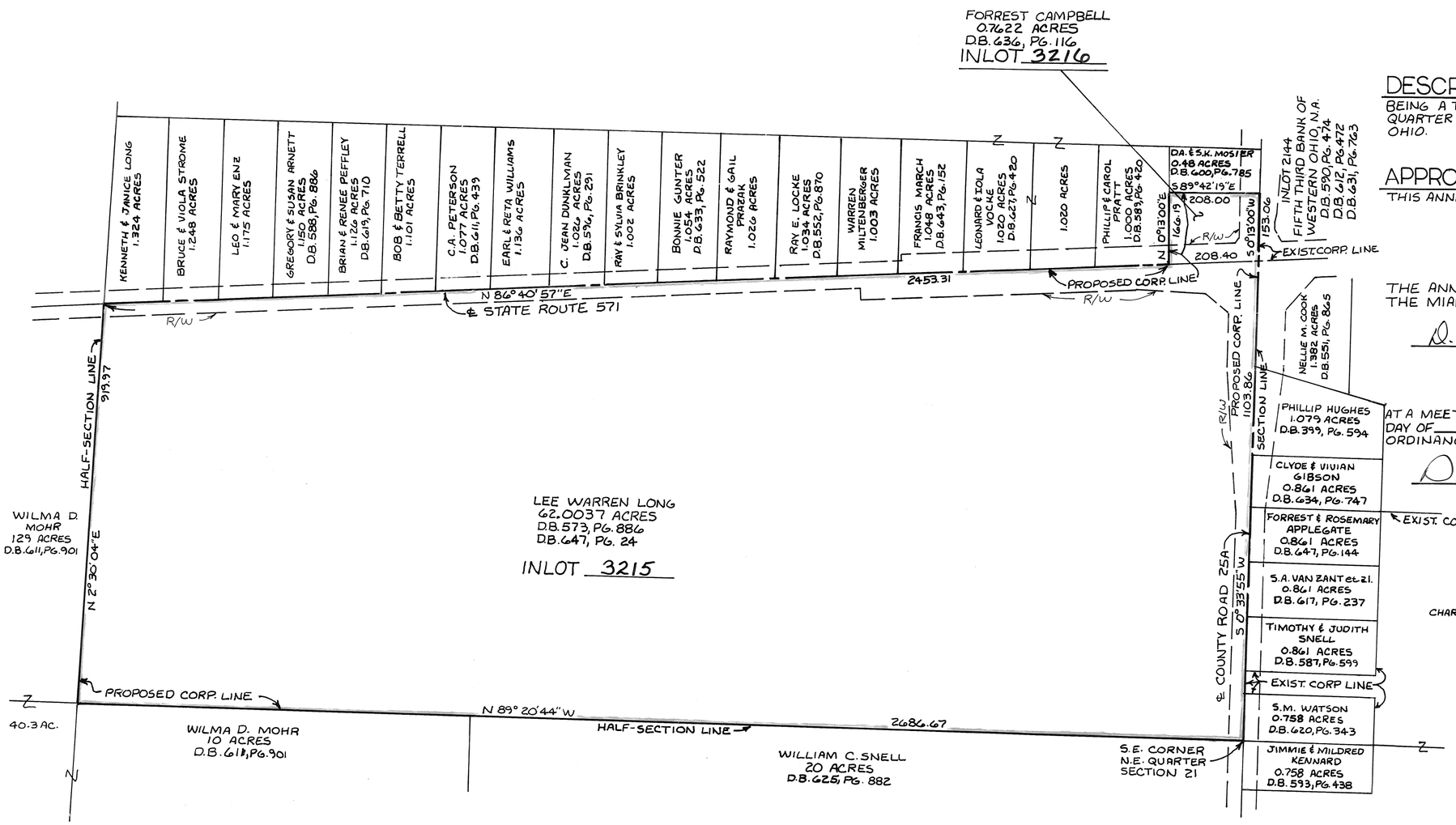
PLAT BOOK 17 PAGE 30
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED AUGUST 31st, 1995 AT 1:59 P.M.
FILE NO. 184309 FEE $21.60

Janet E. Cain BY: Bobbie Muller
MIAMI CO. RECORDER DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK 27 PAGE 539.

APPROVED AND TRANSFERRED WITH LOT NOS. ASSIGNED THIS 31st DAY OF AUGUST, 1995.

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



DESCRIPTION

BEING A TRACT OF LAND CONTAINING 62.7659 ACRES LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWN 4N, RANGE 6E, MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 8TH DAY OF MAY, 1995.

MIAMI COUNTY ENGINEER

THE ANNEXATION OF THE FOREGOING AREA REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 10TH DAY OF APRIL, 1995.

D. Ann Baird — Richard N. Adams

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 17TH DAY OF JULY, 1995, THIS ANNEXATION WAS APPROVED AND ACCEPTED BY ORDINANCE NUMBER 24-95.

Paul Trupp — PRESIDENT

Nera Hafford — CLERK

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE A TRUE AND CORRECT REPRESENTATION AS COMPILED FROM EXIST. RECORDS.

Michael W. Cozatt 12-29-94
MICHAEL W. COZATT, P.S. #6001

SCALE: 1"=200'

0 100 200 300 400

REFERENCES

D.B. 636, PG. 116 — MIAMI COUNTY RECORDER'S
D.B. 647, PG. 24 — DEED RECORDS

VOL. 32, PG. 90 — MIAMI COUNTY ENGINEER'S
VOL. 35, PG. 93 — RECORD OF LAND SURVEYS

O.D.O.T. R/W MAPS

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST — TROY, OHIO
JOB NO. 24894

ALLEY VACATION - CITY OF PIQUA, OHIO

VOLUME 17 PAGE 31
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 7th DAY OF SEPTEMBER, 1995, AT 9:10 A.M.

FILE NUMBER: 184598 FEE: $21.00

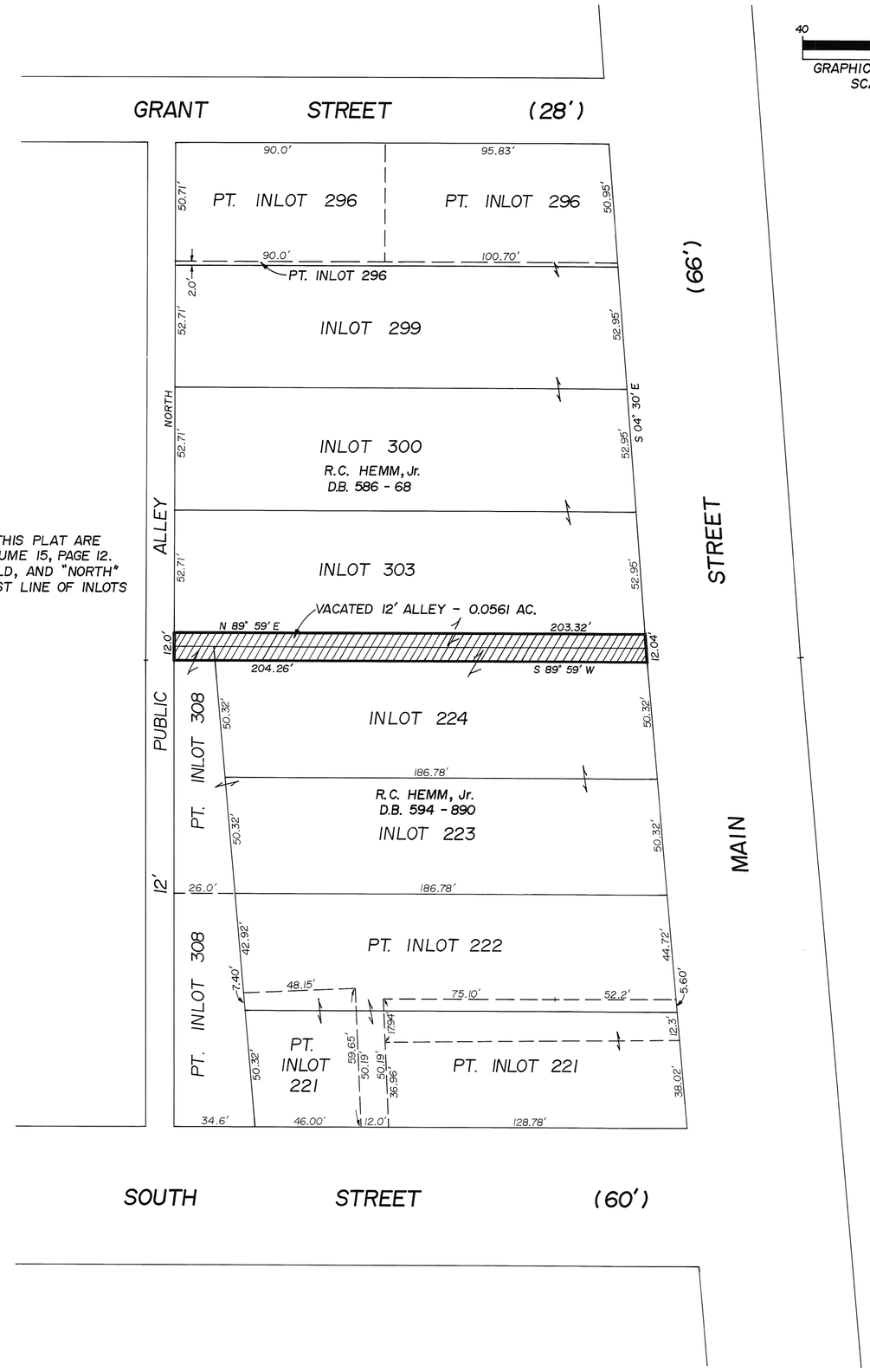
Janet E. Cain, Recorder
Janet E. Cain, MIAMI COUNTY RECORDER

by Deputy

REFERENCES

LOT SURVEY VOL. 6, PAGE 182
LOT SURVEY VOL. 8, PAGE 6
LOT SURVEY VOL. 8, PAGE 18
LOT SURVEY VOL. 13, PAGE 87
LOT SURVEY VOL. 13, PAGE 109
LOT SURVEY VOL. 15, PAGE 12
DEED BOOK 16, PAGE 264
DEED BOOK 17, PAGE 78
DEED BOOK 586, PAGE 68
DEED BOOK 594, PAGE 890

NOTE: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON LOT SURVEY VOLUME 15, PAGE 12. INTERIOR ANGLES WERE HELD, AND "NORTH" WAS ASSUMED FOR THE WEST LINE OF INLOTS 296, 299, 300, AND 303.



GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

N

DESCRIPTION

BEING A PLAT SHOWING AN ALLEY, 12 FEET WIDTH, TO BE VACATED. SAID ALLEY IS LOCATED BETWEEN INLOTS 224 AND 303, AND BETWEEN THE WEST LINE OF SOUTH MAIN STREET AND THE EAST LINE OF A NORTH/SOUTH ALLEY, 12 FEET WIDTH, IN THE CITY OF PIQUA, OHIO. THE ORIGINAL PLAT FOR SAID ALLEY IS RECORDED IN DEED VOLUME 17, PAGE 78 (KENSINGER AND SYPE ADDITION).

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 8th DAY OF NOVEMBER, 1994, IT WAS RECOMMENDED THAT THE PIQUA CITY COMMISSION APPROVE THE ALLEY VACATION AS SHOWN HEREON.

Mark Spoltman, CHAIRMAN

James C. Jennings, SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 5th DAY OF December, 1994, THE FOREGOING ALLEY VACATION WAS APPROVED AS SHOWN, BY ORDINANCE 61-94.

Lucinda L. Fess, MAYOR

Rebecca J. Cook, CLERK

THIS VACATION PLAT APPROVED AND TRANSFERRED THIS 7th DAY OF SEPTEMBER, 1995.

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

by Deputy

I HEREBY CERTIFY THIS VACATION PLAT TO BE TRUE AND CORRECT, BASED ON EXISTING SURVEY AND DEED RECORDS. NO FIELD SURVEY WAS PERFORMED.

Richard W. Klockner, Professional Surveyor No. 4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

VACATION OF ALLEY BETWEEN INLOTS 224 AND 303, IN THE CITY OF PIQUA		
R.C. HEMM, Jr. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45356 (513)-339-5331		
DATE	DRAWN BY: AS TRACED BY:	SHEET NO.
AUG. 8, 1994	CHECKED BY: RWK SCALE: 1" = 40'	1 of 1

WESTHAVEN SUBDIVISION
WEST PART OF LOT 7273
TROY, OHIO

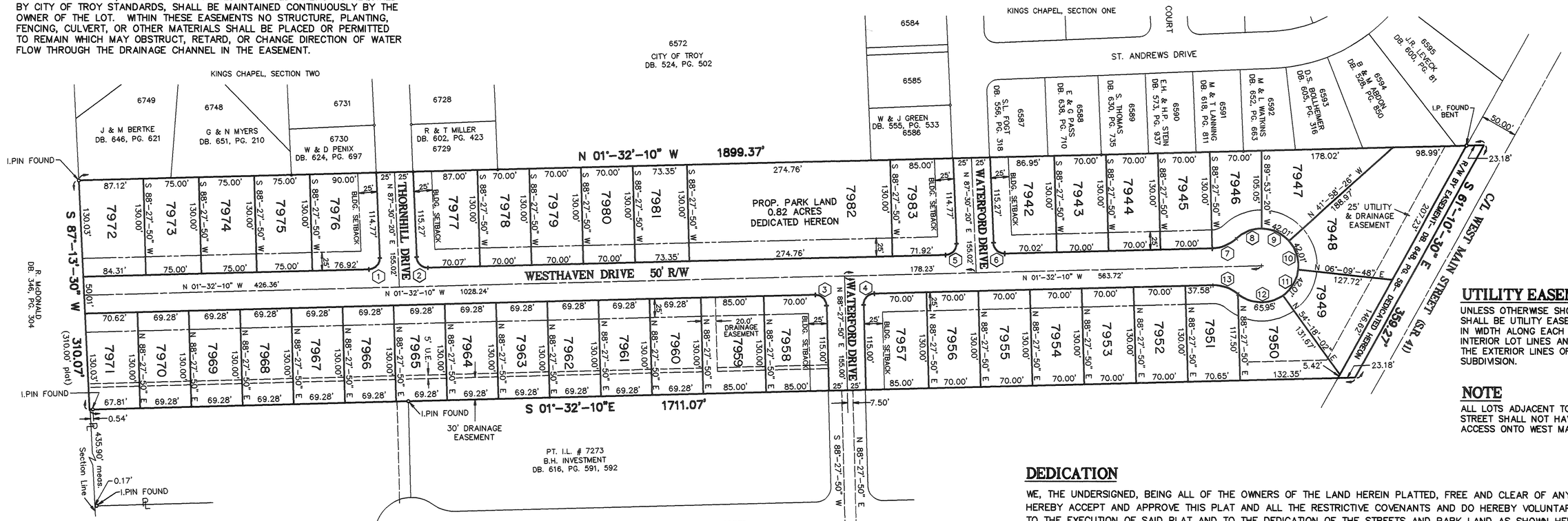
PLAT BOOK 17, PAGE 32
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 12TH DAY OF SEPTEMBER, 1995, AT 2:54 P.M.
FILE No. 184894 FEE: $21.60
Janet E. Cain by Carol Plunkett
MIAMI COUNTY RECORDER

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 12.847 ACRES OF INLOT 7273 IN THE CITY OF TROY, OHIO AS SHOWN ON THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 19, PAGE 7, SAID 12.847 ACRES BEING AQUIRED BY C.M. LAND, INC. BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 659, PAGE 582. 2.575 ACRES IS IN DEDICATED STREET RIGHT-OF-WAYS, 0.82 ACRES IN PARK LAND, AND 9.452 ACRES PLATTED IN LOTS.

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED 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.



UTILITY EASEMENTS

UNLESS OTHERWISE SHOWN THERE SHALL BE UTILITY EASEMENTS 5' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND ALONG THE EXTERIOR LINES OF THIS SUBDIVISION.

NOTE

ALL LOTS ADJACENT TO WEST MAIN STREET SHALL NOT HAVE DRIVEWAY ACCESS ONTO WEST MAIN STREET.

RESTRICTIVE COVENANTS

1. ALL DUPLEX RESIDENCES CONSTRUCTED WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 900 SQUARE FEET OF LIVING SPACE PER UNIT.
2. THERE SHALL BE A MINIMUM OF A ONE CAR ATTACHED GARAGE FOR EACH UNIT.
3. THE FRONT OF EACH DUPLEX STRUCTURE SHALL BE AT LEAST 50% BRICK OR OTHER CEMENTIOUS MATERIAL (NO CONCRETE BLOCK).
4. THESE COVENANTS ARE TO RUN WITH THE WITH THE LAND, AND SHALL BE BINDING ON ON ALL PERSONS OWNING LOTS WITHIN THIS SUBDIVISION UNTIL JUNE 1, 2015, AT WHICH TIME THESE COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS.

THE BEARINGS USED HEREON ARE BASED ON THOSE SHOWN ON A PLAT OF SURVEY IN THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 19, PAGE 7.

SCALE 1" = 100'
0 50 100 200

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	15.00'	90°-57'-30"	23.81'	21.39'	N 47°-00'-55" W
2	15.00'	89°-02'-30"	23.31'	21.04'	N 42°-59'-05" E
3	15.00'	90°-00'-00"	23.56'	21.21'	N 43°-27'-50" E
4	15.00'	90°-00'-00"	23.56'	21.21'	N 46°-32'-10" W
5	15.00'	90°-57'-30"	23.81'	21.39'	N 47°-00'-55" W
6	15.00'	89°-02'-30"	23.31'	21.04'	N 42°-59'-05" E
7	50.00'	41°-24'-35"	36.14'	35.36'	N 22°-14'-27" W
8	50.00'	42°-50'-05"	37.38'	36.52'	N 21°-31'-42" W
9	50.00'	48°-08'-14"	42.01'	40.78'	N 23°-57'-27" E
10	50.00'	48°-08'-14"	42.01'	40.78'	N 72°-05'-41" E
11	50.00'	48°-08'-14"	42.01'	40.78'	S 59°-46'-05" E
12	50.00'	75°-34'-23"	65.95'	61.27'	S 02°-05'-14" W
13	50.00'	41°-24'-35"	36.14'	35.36'	S 19°-10'-07" W

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF May, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF June, 1995, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-2515.

Peter E. Jenkins Carol L. Hastings Sue D. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

TRANSFERRED THIS 12 DAY OF SEPT, 1995
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Jo Ann Williams
DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AND PARK LAND 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: C.M. LAND, INC.

EMERSON WAGNER, PRESIDENT — WITNESS — WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO, SHELBY COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED EMERSON WAGNER, PRESIDENT OF C.M. LAND, 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 CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Sidney OHIO, THIS 21st DAY OF June, 1995.

Cindy A. Naseman NOTARY PUBLIC MY COMMISSION EXPIRES: March 19, 2000

CINDY A. NASEMAN
THE STATE OF OHIO
MARCH 19, 2000

I HEREBY STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8" X 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

STEVEN E. BOWERSOX, P.S. #7059 — 05-10-1995 DATE

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
05-04-95	seb	95604PLA

PLAT BOOK 17 PAGE 33
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 185046
RECEIVED SEPT 15th 1995
AT 8:55 AM FEE $43.00
Janet E. Cain
MIAMI COUNTY RECORDER
Jill Rine, Deputy

RECORD PLAN
CLEARY SUBDIVISION

LOCATED IN:
LOT 7156
SECTION 32, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 4.221 ACRES
JANUARY, 1995

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

WITNESS

WITNESS

CLEARY BUILDING CORPORATION

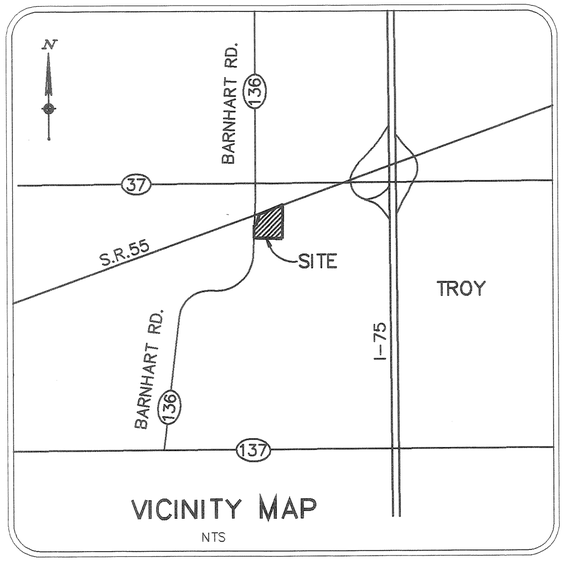
THOMAS CLEARY

STATE OF [redacted], COUNTY OF [redacted], S.S.

BE IT REMEMBERED THAT ON THIS 5th DAY OF Sept., 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CLEARY BUILDING CORPORATION, BY THOMAS CLEARY, OWNER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 6/27/99



VICINITY MAP
NTS

DATE: Sept 5, 1995.
STATE OF [redacted], COUNTY OF [redacted], S.S.

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

THOMAS CLEARY

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 6/27/99

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 4.221 ACRES, BEING ALL OF INLOT 7156 CONVEYED TO CLEARY BUILDING CORPORATION AS RECORDED IN DEED BOOK 631, PAGE 690 OF THE MIAMI COUNTY RECORDERS RECORD OF DEED.

COVENANTS AND RESTRICTIONS

THE WITHIN SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK ___, PAGE ___ OF THE MIAMI COUNTY RECORDERS OFFICE OF MIAMI COUNTY, OHIO.

LOTS SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO BARNHART ROAD OR STATE ROUTE 55.

THERE SHALL BE NO ON STREET PARKING ON CLEARY COURT.

CERTIFICATION

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

WOOLPERT

PAUL F. MACCALLUM
OHIO PROFESSIONAL SURVEYOR #7561

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED PROFESSIONAL SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF July, 1995, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 92-95.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF Aug, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 15th DAY OF Sept, 1995.

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

Linda Pearson
BY DEPUTY

C:\PAM\19914RP.dwg - FEB 01, 1995 - 10:42:55

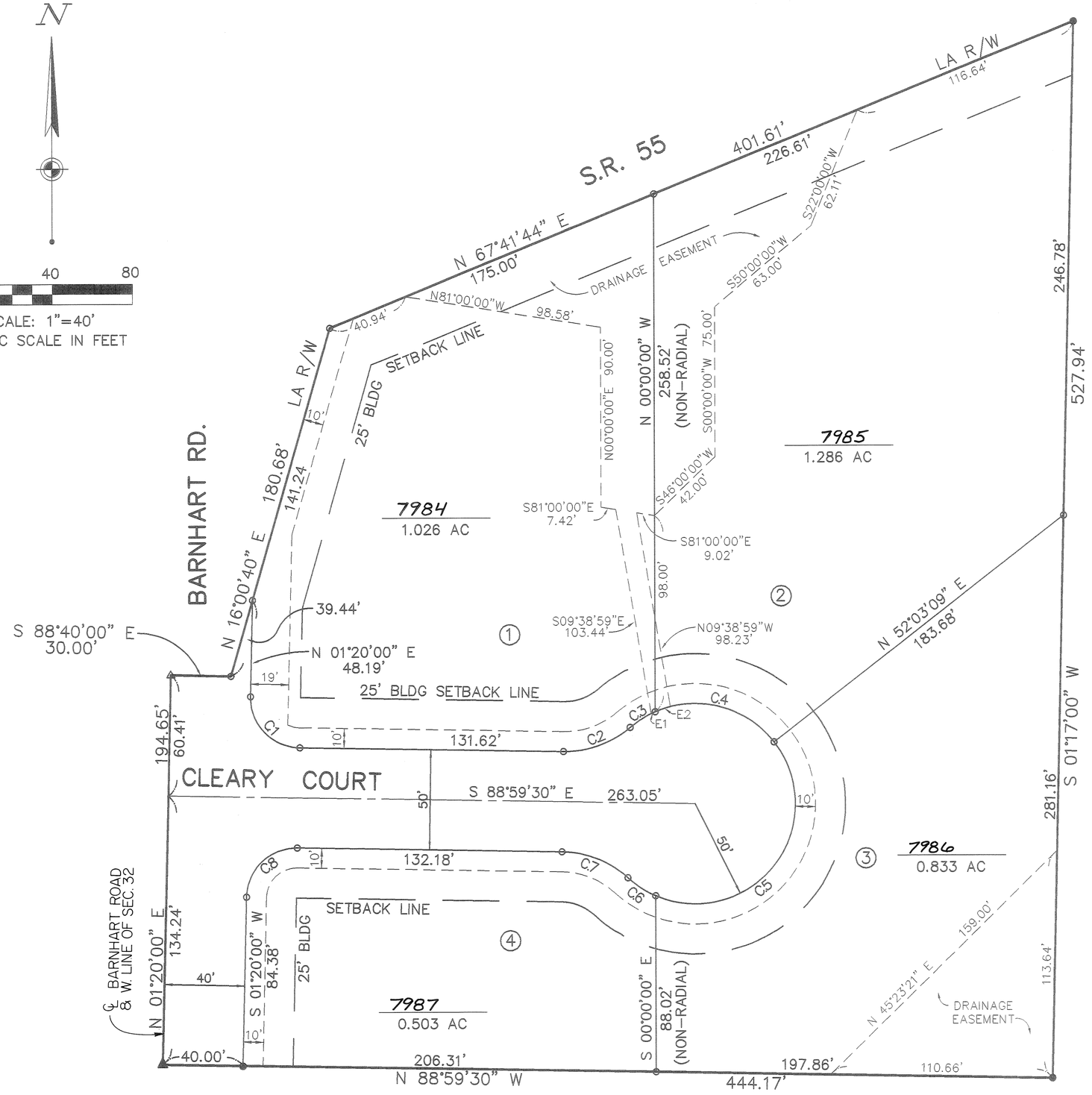
RECORD PLAN
CLEARY SUBDIVISION

LOCATED IN:
LOT 7156
SECTION 32, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 4.221 ACRES
JANUARY, 1995

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

N

0 40 80
SCALE: 1"=40'
GRAPHIC SCALE IN FEET

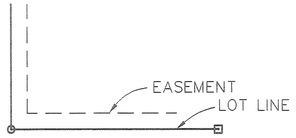


AREA SUMMARY

LOTS	3.648 ACRES
STREET R/W	0.573 ACRES
TOTAL	4.221 ACRES

LEGEND

●	5/8" IRON PIN FOUND
○	5/8" IRON PIN SET
▲	RAILROAD SPIKE FOUND
△	RAILROAD SPIKE SET
⊡	CONCRETE MONUMENT FOUND
LA R/W	LIMITED ACCESS RIGHT-OF-WAY



NOTE

1) LOT NUMBERS 1 THROUGH 4 ARE SHOWN FOR REFERENCE TO CONSTRUCTION PLANS ONLY.

DRAINAGE EASEMENT NOTE

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

LOT CURVE LABELS

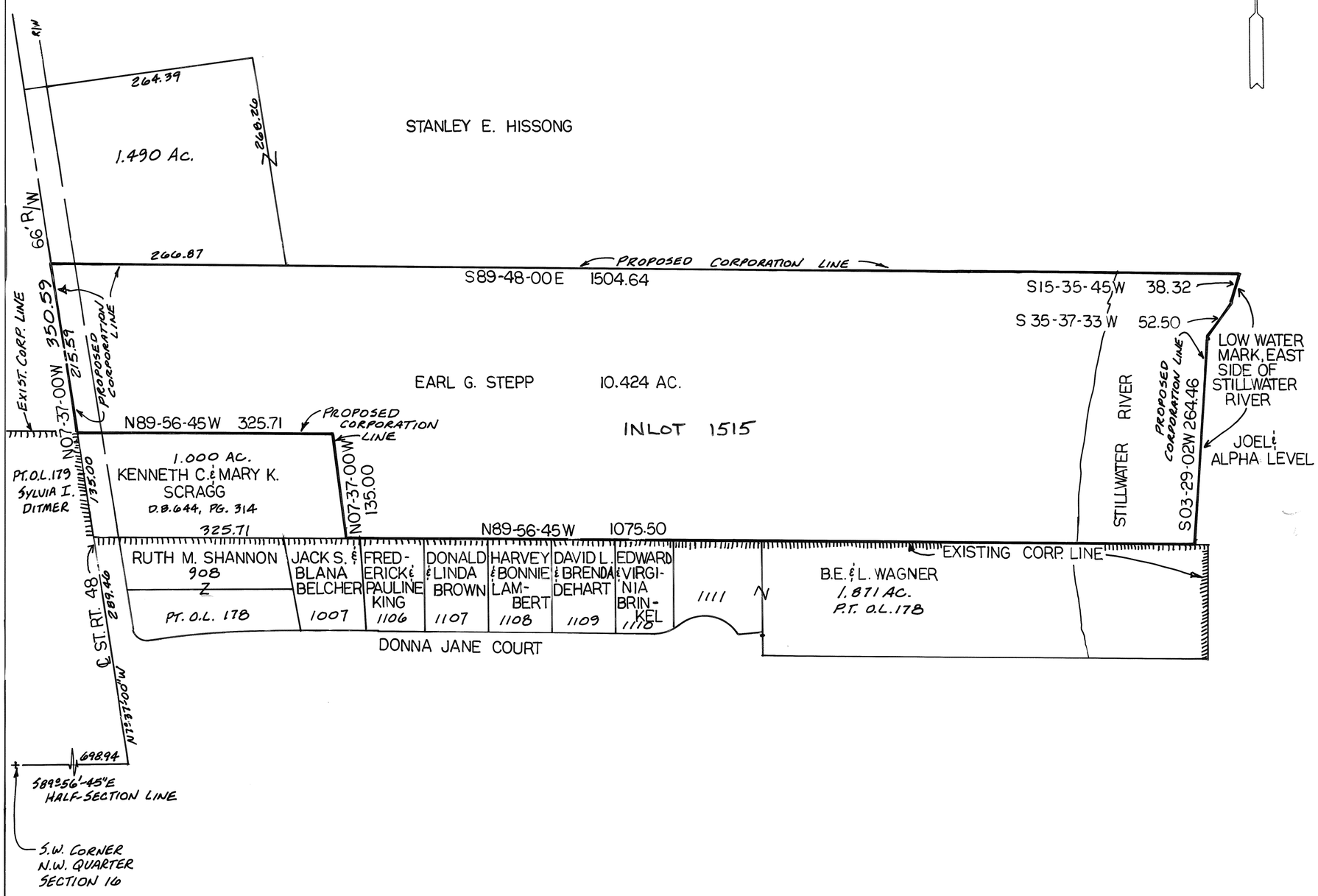
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.41'	35.46'	S 43°49'45" E	90°19'30"
C2	50.00'	36.14'	35.36'	N 70°18'13" E	41°24'35"
C3	50.00'	14.84'	14.78'	S 58°05'57" W	17°00'03"
C4	50.00'	65.85'	61.19'	S 75°40'26" E	75°27'10"
C5	50.00'	132.08'	96.89'	S 37°43'35" W	151°20'53"
C6	50.00'	16.60'	16.52'	N 57°05'27" W	19°01'03"
C7	50.00'	36.14'	35.36'	N 68°17'13" W	41°24'35"
C8	25.00'	39.13'	35.25'	S 46°10'15" W	89°40'30"

EASEMENT CURVE LABELS

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
E1	50.00'	2.20'	2.20'	S65°20'24"W	02°31'08"
E2	50.00'	7.99'	7.98'	S71°10'34"W	09°09'11"

ANNEXATION TO THE VILLAGE OF WEST MILTON, OHIO

6N	5E	NW 1/4 - 16	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE



PLAT BOOK 17 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19TH DAY OF SEPTEMBER, 1995 AT 10:20 A.M.

FILE NO. 185195 FEE: $21.00

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK 27 PAGE 615.

APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 8TH DAY OF MAY, 1995

MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 1ST DAY OF May, 1995.

Richard J. Adams

APPROVAL BY THE VILLAGE OF WEST MILTON, OHIO

THIS ANNEXATION ACCEPTED BY THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO THIS 15 DAY OF AUGUST, 1995 BY ORDINANCE NO. CM-95-24

Cindy Howard
PRESIDENT OF COUNCIL

Linda L. Cantrell
CLERK OF COUNCIL

Cindy Howard
VICE-MAYOR

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 19 DAY OF SEPTEMBER, 1995

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT, BASED ON ACTUAL FIELD MEASUREMENT SHOWN

Michael W. Cozatt 8-06-95
MICHAEL W. COZATT P.S.# 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 02295 339-2921

ANNEXATION TO THE CITY OF TROY, OHIO

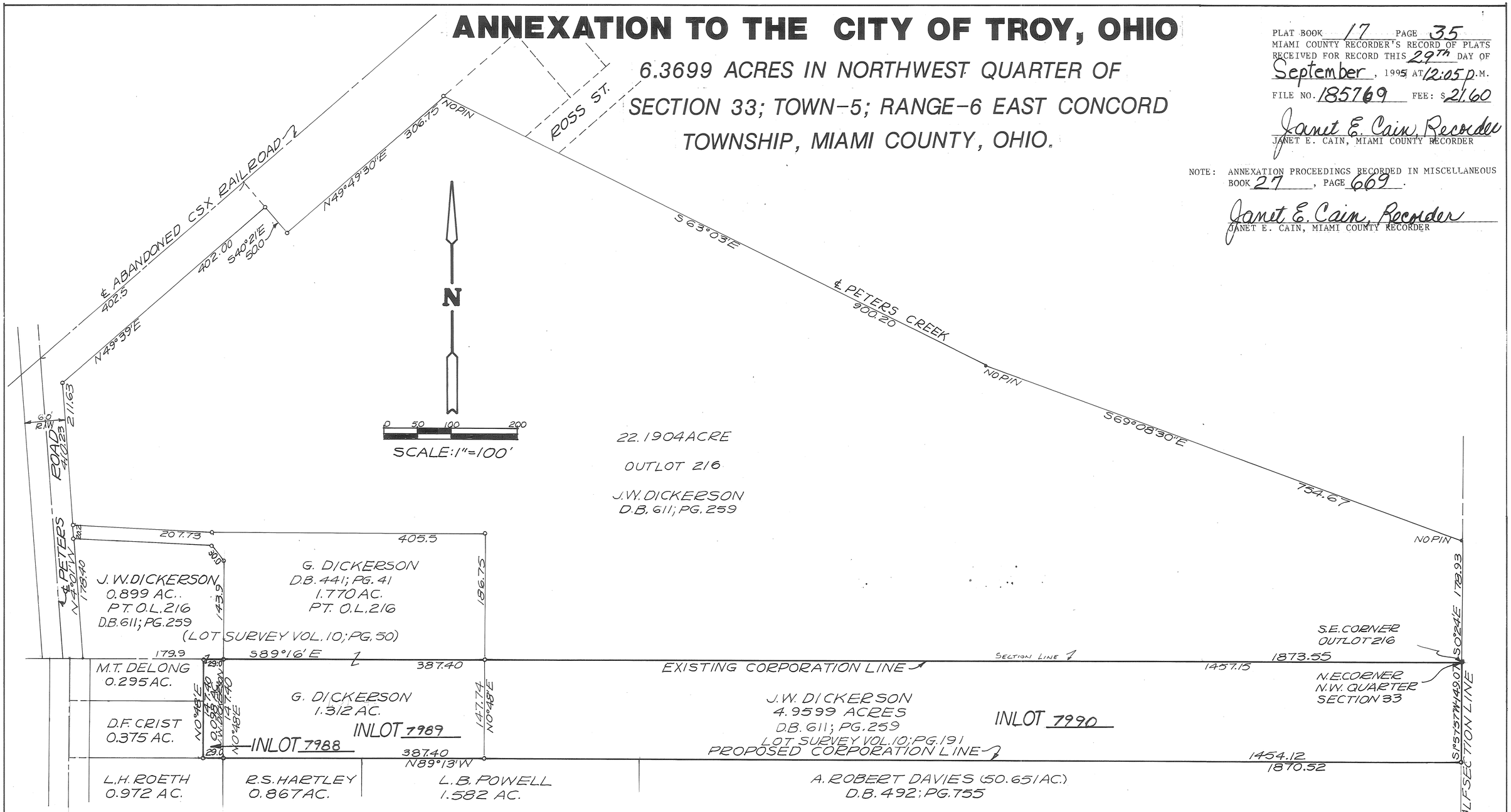
6.3699 ACRES IN NORTHWEST QUARTER OF SECTION 33; TOWN-5; RANGE-6 EAST CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

PLAT BOOK 17 PAGE 35
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29TH DAY OF September, 1995 AT 12:05 p.M.
FILE NO. 185769 FEE: $21.60

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

NOTE: ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 27, PAGE 669.

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



APROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 29TH DAY OF JULY, 1993.

Doug 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 JULY, 1993.

Gerald Nelson — MIAMI COUNTY COMMISSIONER
Richard N. Larrick — MIAMI COUNTY COMMISSIONER
Arthur O. Laddad — MIAMI COUNTY COMMISSIONER

APPROVAL BY THE CITY OF TROY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 1ST DAY NOV, 1993.

Thomas E. Ford — PRESIDENT OF COUNCIL
Peter E. Jenkins — MAYOR
Sue D. Knight — CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 29 DAY OF SEPTEMBER, 1995.

CHRIS A. PEEPLES
CHRIS A. PEEPLES, AUDITOR
BY: JoAnn Williams
DEPUTY AUDITOR

NOTE:
1) 1.312 AC. TRACT DEEDED TO J.W. DICKERSON RECORDED 9-8-95 IN D.B. 663 PG. 714.
2) 4.9599 AC. TRACT DEEDED TO J.W. DICKERSON RECORDED 11-6-90 IN D.B. 620 PG. 499.

LEGEND
o = IRON PIN OR PIPE FOUND

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

ANNEXATION OF 6.3699 ACRES IN SECTION 33, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
TO THE CITY OF TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
26 APR. 1993	SCALE: 1" = 100'	1 OF 1

BEARINGS BASED ON PLAT BOOK 15, PAGE 124.

North

Replat of Inlots 7510, 7511, 7512 & 7513

Sections 17 & 20, Town 5, Range 6, City of Troy, Miami County, Ohio

PLAT BOOK 17, PAGE 36
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

RECEIVED FOR RECORD THIS 4TH DAY OF OCTOBER, 1995 AT 1:36 P.M.
FILE NUMBER 186021
FEE $21.60

Janet E. Cain
JANET E. CAIN, MIAMI CO. RECORDER
Bobbie Mueller, deputy

MIAMI COUNTY AUDITOR

I HEREBY APPROVE THIS PLAT AND HAVE THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 4 DAY OF OCTOBER, 1995.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Ann Williams
DEPUTY COUNTY AUDITOR

TROY PLANNING COMMISSION:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 13th DAY OF Sept, 1995. THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

TROY CITY COUNCIL:

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 2nd DAY OF Oct, 1995, THIS REPLAT WAS APPROVED BY ORDINANCE # 0-4795

Peter E. Jenkins — Carol L. Martin
MAYOR — PRESIDENT OF COUNCIL

CLERK OF COUNCIL

DESCRIPTION:

BEING A SUBDIVISION OF 16.120 ACRES OF INLOTS 7510, 7511, 7512 AND 7513 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS CONVEYED TO RAMCO SINGER ASSOCIATES, LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP BY DEEDS RECORDED IN DEED BOOK 608, PAGE 661 AND DEED BOOK 628, PAGE 162, (LOT 7510) AND TO HAROLD H. SINGER BY DEED RECORDED IN D.B. 663, PG. 46, (LOTS 7511-7513) BOTH OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

NOTE: NO LOT LINES OR AREAS WERE REVISED ON LOTS 7511, 7512 OR 7513; REVISIONS ON SAID LOTS ARE FOR EASEMENTS ONLY.

ACCEPTANCE AND EASEMENT STATEMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN HEREON AND DO HEREBY CREATE THE EASEMENTS FOR UTILITIES AND ACCESS. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR PROVIDING INGRESS AND EGRESS TO AND FROM THE PROPERTIES.

OWNERS:
RAMCO SINGER ASSOCIATES LIMITED PARTNERSHIP
BY: RAMCO TROY ASSOCIATES, ITS MANAGING PARTNER, AS OWNER (LOT 7510)

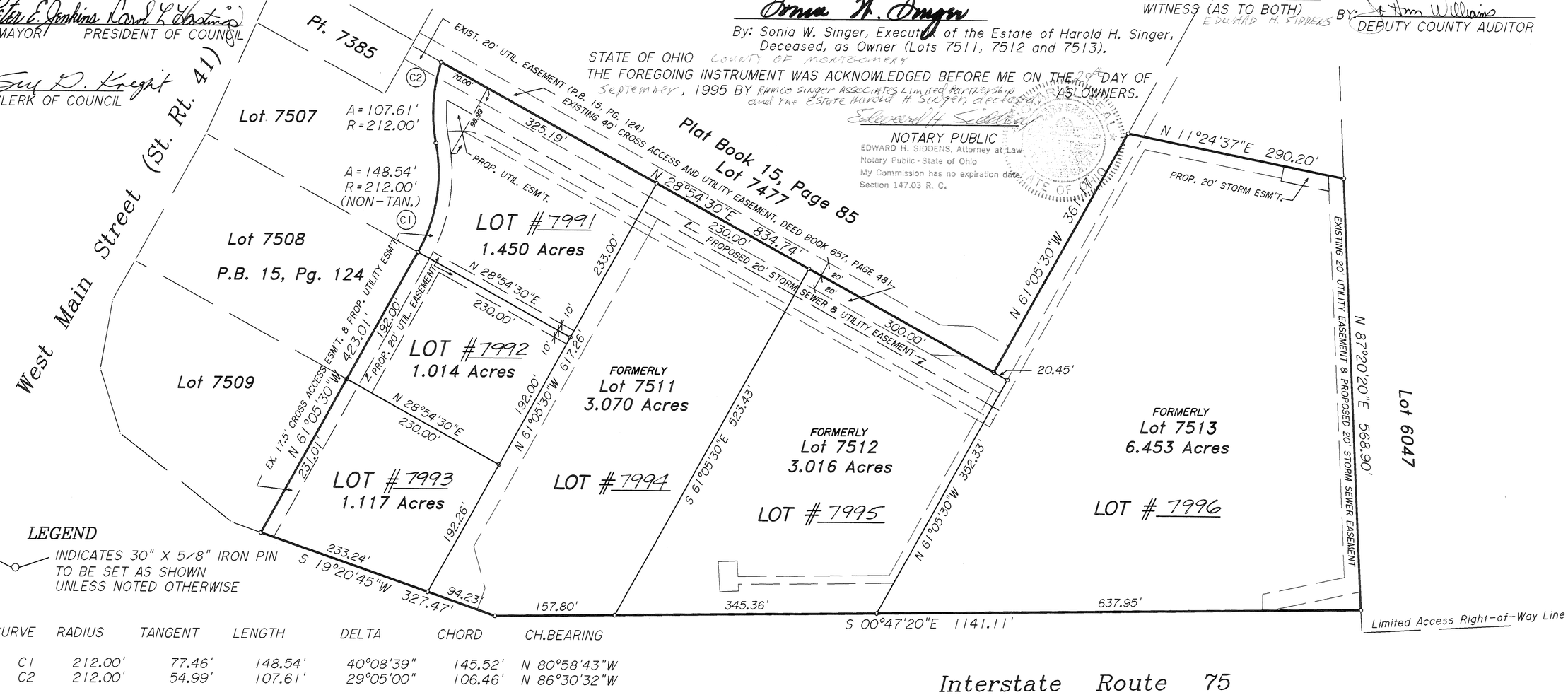
BY: BRUCE GERSHENSON, A GENERAL PARTNER

Sonia H. Singer
By: Sonia W. Singer, Executrix of the Estate of Harold H. Singer, Deceased, as Owner (Lots 7511, 7512 and 7513).

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Joseph W. Sutschek
WITNESS (AS TO BOTH)
JOSEPH W. SUTSCHEK
Edward H. Siddens
WITNESS (AS TO BOTH)
EDWARD H. SIDDENS

STATE OF OHIO COUNTY OF MONTGOMERY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF September, 1995 BY RAMCO SINGER ASSOCIATES Limited Partnership and the Estate Harold H. Singer, deceased, AS OWNERS.

Edward H. Siddens
NOTARY PUBLIC
EDWARD H. SIDDENS, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date.
Section 147.03 R. C.



LEGEND

INDICATES 30" X 5/8" IRON PIN TO BE SET AS SHOWN UNLESS NOTED OTHERWISE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	212.00'	77.46'	148.54'	40°08'39"	145.52'	N 80°58'43"W
C2	212.00'	54.99'	107.61'	29°05'00"	106.46'	N 86°30'32"W

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.

KIRK P. DIEHL, P.S. #7032

STATE OF OHIO — KIRK PATTON DIEHL 7032 — REGISTERED PROFESSIONAL SURVEYOR

EASEMENT NOTES:

ALL EASEMENTS SHOWN HEREON ARE AS RECORDED IN PLAT BOOK 15, PAGE 124 UNLESS NOTED OTHERWISE.

INDICATES PORTION OF CROSS ACCESS AND STORM SEWER EASEMENT (ONLY) TO BE VACATED.

100 0 100 200 300
GRAPHIC SCALE - FEET

AUGUST 1995

McDOUGALL ASSOCIATES
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660
JOB #215REPL

LAKEVIEW — SECTION 2

• PART OF LOTS 5460 & 5461 AND OUTLOT 130 • PIQUA-OHIO •

PLAT BOOK 17 PAGE 37

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

FILE NO. 186062

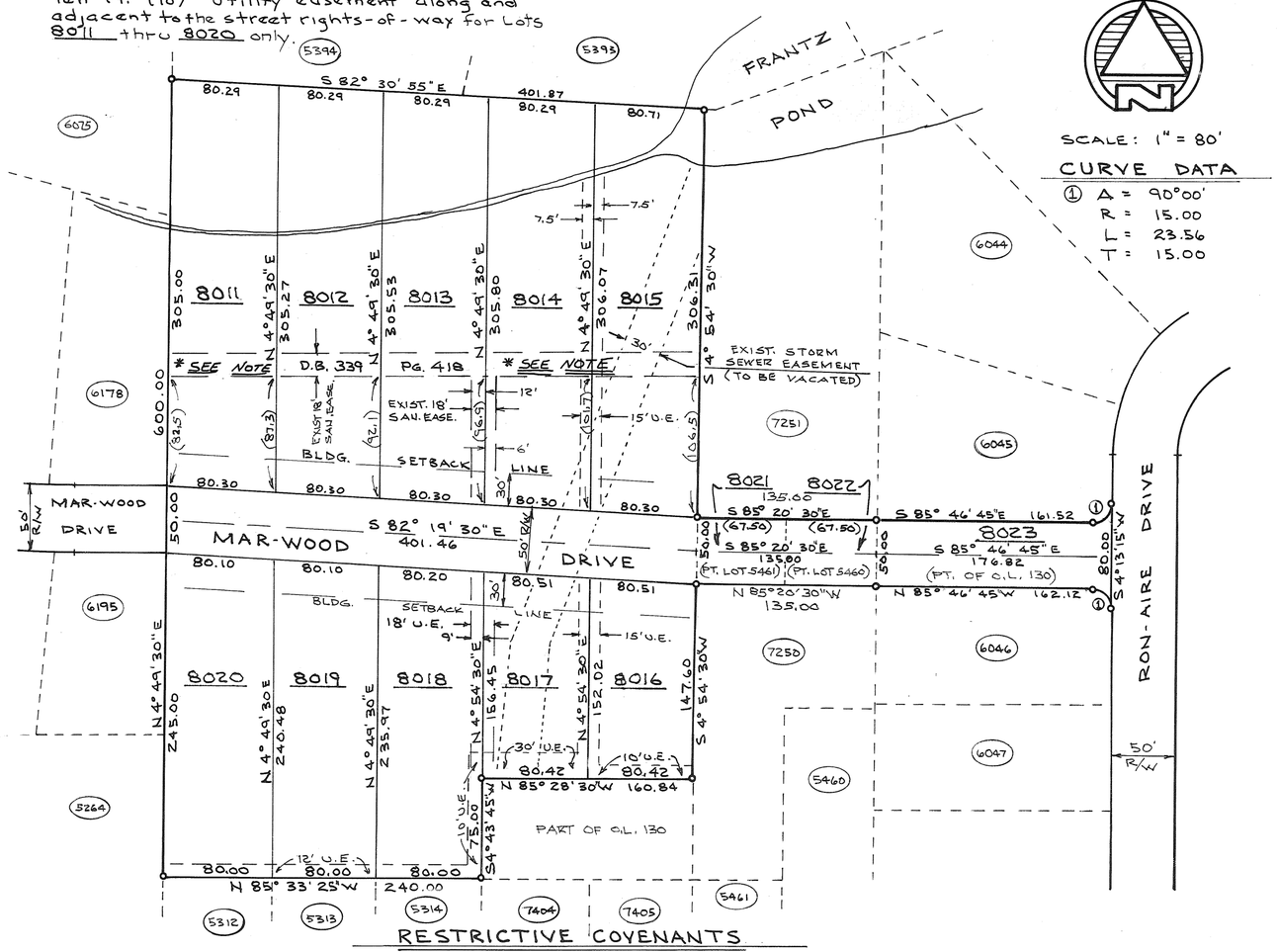
RECEIVED FOR RECORD: 9:56 AM (TIME)

FEE: $21.60 OCT. 5, 1995 (DATE)

Janet E. Cain Recorder
MIAMI COUNTY RECORDER

NOTE

There is a six ft.(6') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a ten ft. (10') utility easement along and adjacent to the street rights-of-way for Lots 8011 thru 8020 only.



SCALE: 1" = 80'

CURVE DATA

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

MIAMI COUNTY AUDITOR

Approved and transferred this 5 day of OCTOBER, 1995.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY COUNTY AUDITOR

DESCRIPTION

Being a subdivision of 5.149 Acres of part of Outlot 130 as conveyed to Timothy I. Taylor by deed recorded in Book 617, Page 547, also 0.206 Ac. of Outlot 130 conveyed to City of Piqua by deed recorded in Book 432, Page 26, and 0.155 Ac. of lots 5460 and 5461 as conveyed to City of Piqua by deed recorded in Deed Book 507, Page 672, for a total of 5.510 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 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 priviledge of removing of 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.

The existing storm sewer easement as shown hereon is hereby vacated throughout the limits of this plat.

Daniel D. Turner
WITNESS

Wayne Stamen
WITNESS

Karen Cox
WITNESS

Daniel D. Turner
WITNESS

Timothy I. Taylor
TIMOTHY I. TAYLOR

STAR BANK, N.A., TROY

BY: Roger L. Wylie
ROGER L. WYLIE, SENIOR VICE-PRES.

BY: C. Russell Badgett
C. RUSSELL BADGETT, VICE PRES.

CITY OF PIQUA

WITNESS

BY:

WITNESS

BY:

RESTRICTIVE COVENANTS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
2. The floor area of each dwelling structure, exclusive of open porches, garages, patios or car ports shall not be less than 1800 square foot unless otherwise approved by developer.
3. No building shall be located on any lot nearer to the front or side property line than the building setback line as provided on the recorded plat.
4. No trailer, basement, garage, barn or other out-building shall at any time be used as a residence. No temporary structure, shall be permitted on any lot except during the active period of construction.
5. Any fence or hedge must be of an attractive and durable material. No fence or hedge greater than 4 ft. in height may be placed nearer than 25 ft to the street. No barbed wire or field fencing may be used on any lot.
6. All house plans shall be approved by the developer before any construction begins.
7. No noxious or offensive activities may be carried on upon any lot, nor shall anything be done which may be or become any annoyance or nuisance.
8. No sign of any kind may be erected on any lot except one (1) professional sign of not more than 16 sq. ft. or one sign of not more than 16 sq. ft. advertising the property for sale or rent, or signs by a builder to advertise the property during the active period of construction.
9. These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons claiming under them until Sept. 1, 2010, at which time they shall be automatically extended for sucessive periods of ten years, unless by a majority vote of the then owners of the lots, it is agreed to change said covenants.
10. Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full effect.
11. These covenants shall be enforcable by injuction and otherwise by the Grantor, it's sucessors and assigns, and by any lot owner in this plat.
12. All driveways shall be concrete or asphalt construction.
13. Developer may erect a sign of 32 Sq. Ft. to advertise the plat.
14. Any lot sold shall have construction of house started within one (1) year or the developer, at his discretion, shall have the right to purchase back the lot at the original purchase price without penalty.
15. All lots shall be maintained & kept presentable until & during construction of house.

NOTE:

SEE VACATION AND DEDICATION OF EASEMENT ON REC. BK. 17 PG. 51.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 4th day of AUG., 1994, before me, the undersigned, a notary public in and for said County and State, personally came Timothy I. Taylor and Star Bank by it's Senior vice-president Roger L. Wylie and Vice-president C. Russell Badgett and City of Piqua by and all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

My commission expires: Feb. 4, 1997 (DATE)

Daniel D. Turner
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 10th day of JULY, 1990.

CHAIRMAN

SECRETARY

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 6th day of AUG., 1990, this plat was approved by Resolution No. 9184

MAYOR

CITY MANAGER

Rebecca L. Cook
CLERK

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

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 corners.

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

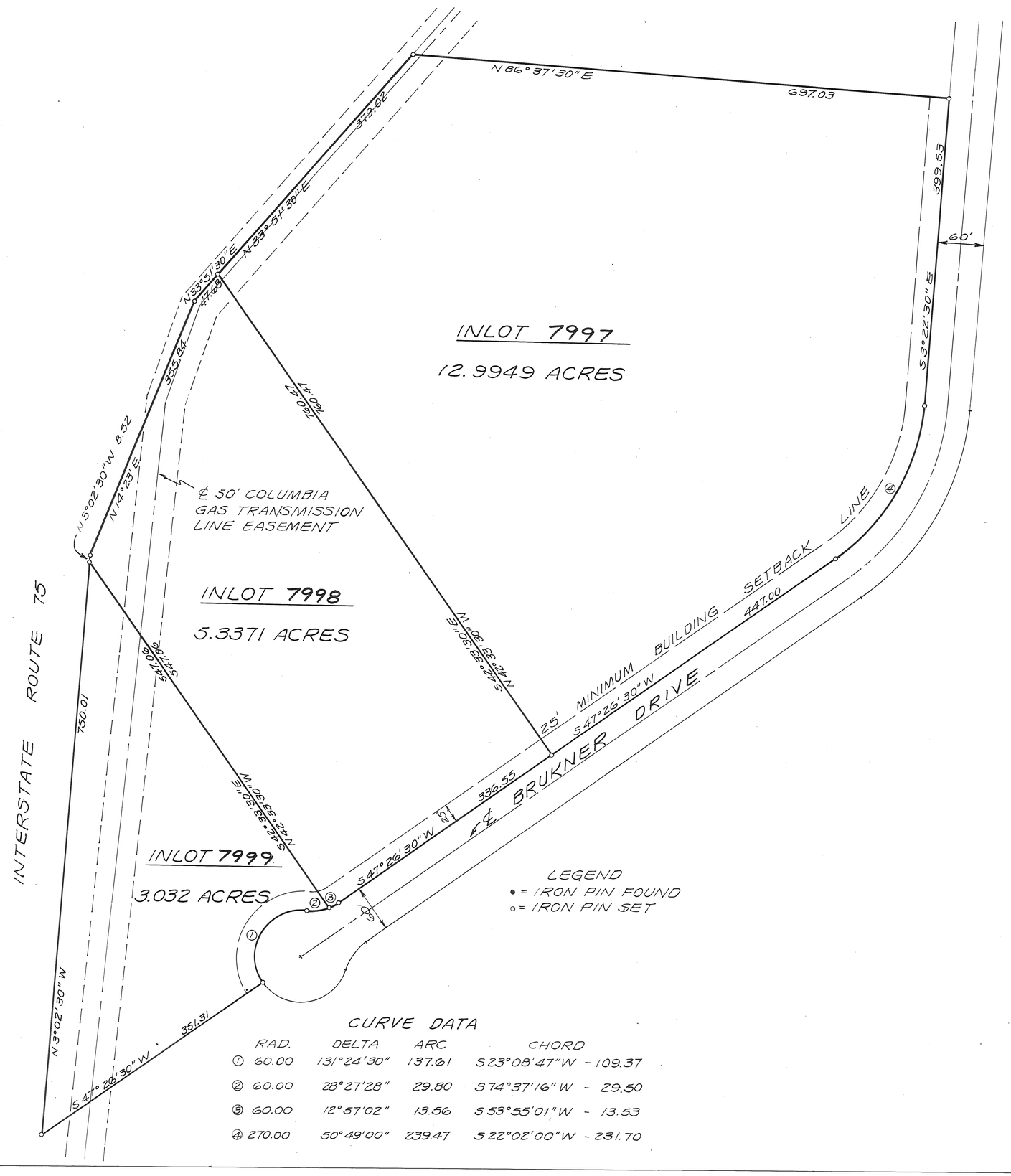
LAKEVIEW - SECTION 2 FOR TIMOTHY I. TAYLOR		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE JUNE-1990	DRAWN BY: W.S. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO.	SCALE 1" = 80'	

REPLAT OF 21.364 ACRE PART OF INLOT 7590 - TROY, OHIO

PLAT BOOK 17 PAGE 38
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11TH DAY OF
OCTOBER, 1995, AT 1:45 P.M.

FILE NUMBER 186331 FEE: $ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
Bobbie Mullen, deputy



CURVE DATA

	RAD.	DELTA	ARC	CHORD
①	60.00	131°24'30"	137.61	S 23°08'47"W - 109.37
②	60.00	28°27'28"	29.80	S 74°37'16"W - 29.50
③	60.00	12°57'02"	13.56	S 53°55'01"W - 13.53
④	270.00	50°49'00"	239.47	S 22°02'00"W - 231.70

DESCRIPTION

BEING A REPLAT OF 21.364 ACRE PART OF INLOT 7590 IN THE CITY OF TROY, OHIO, AS SHOWN IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 16, PAGE 27.

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, GENERAL PARTNER — 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 SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT TROY, OHIO, THIS 5TH DAY OF SEPTEMBER, 1995.

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

NOTARY PUBLIC — MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27TH DAY OF Sept., THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

TRANSFERRED THIS 11 DAY OF OCTOBER, 1995.

CHRIS A. PEEPLES — BY: Ann Williams
CHRIS A. PEEPLES, MIAMI CO. AUDITOR — 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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF 21.364 ACRE PART OF INLOT 7590
TROY, OHIO

F. A. ARCHER PARTNERSHIP, LTD.
TROY, OHIO

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

DATE: 1 SEP 1995 — DRAWN BY: JP — TRACED BY: — CHECKED BY: RWK — SHEET NO. 1 OF 1

SCALE: 1" = 100'

PLEASANT VIEW ESTATES – SECTION ONE, TROY, OHIO

PLAT BOOK 17 PAGE 39
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11th DAY OF
OCTOBER, 1995, AT 2:00 P.M.
FILE NO. 186332 FEE: $ 43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
Bobbie Mueller, deputy

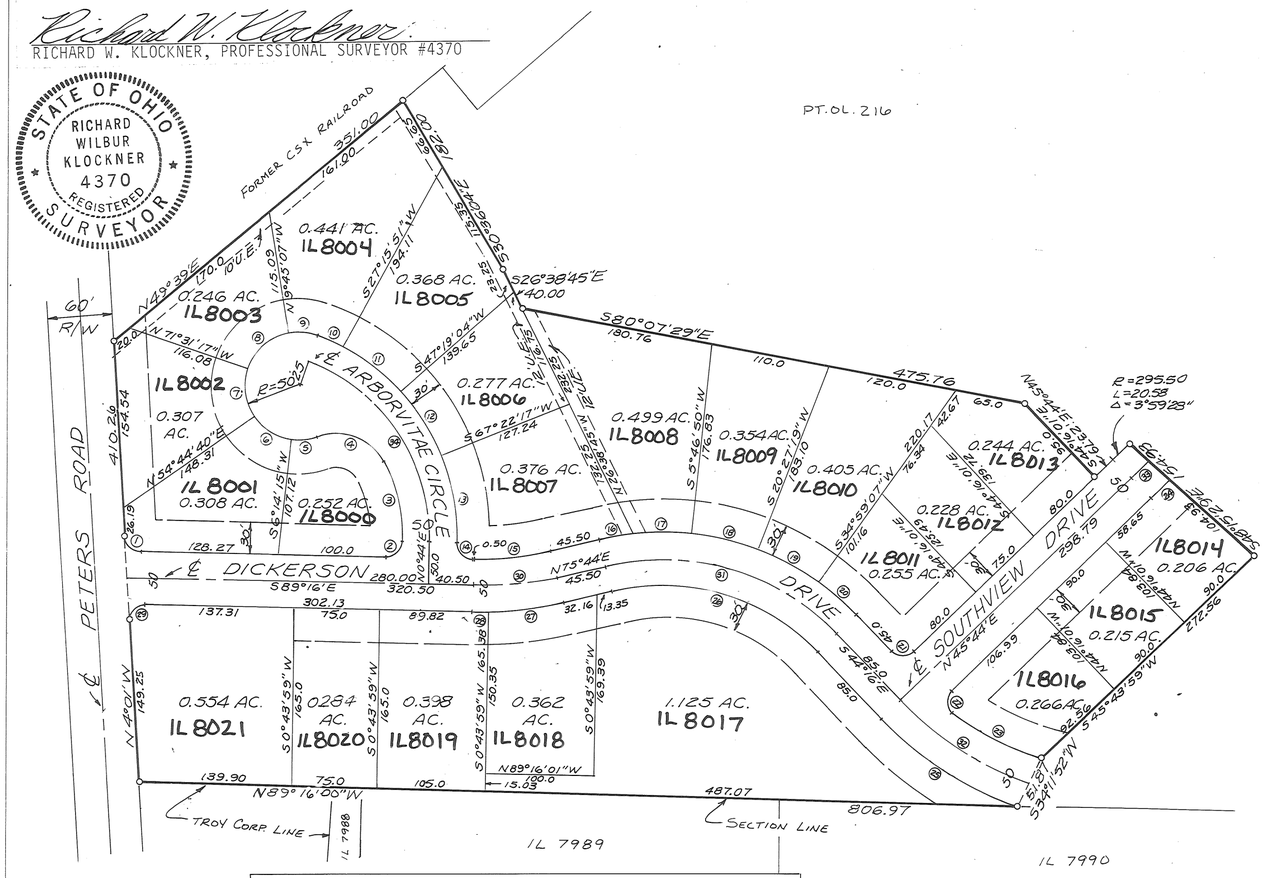
BEING A SUBDIVISION CONTAINING A TOTAL OF 9.7597 ACRES OF PARTS OF OUTLOT 216 IN THE CITY OF TROY, OHIO, ACQUIRED BY J. W. DICKERSON BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 611, PAGE 259 AND DEED BOOK 620, PAGE 499 AND ACQUIRED BY J.W. DICKERSON BY DEED FILED IN BOOK 664, PAGE 483 7.9684 ACRES ARE PLATTED IN LOTS AND THE REMAINING 1.7913 ACRES ARE IN DEDICATED STREET RIGHT-OF-WAY.

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR



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: J. W. AND GLENNA J. DICKERSON.

J. W. Dickerson — Glenna J. Dickerson — Dorothina D. Fields (WITNESS) — Ruby E. Klockner (WITNESS)
J. W. DICKERSON — GLENNA J. DICKERSON — 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 11TH DAY OF AUGUST, 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 11th DAY OF AUG, 1993, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Dee — PRESIDENT
Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF Sept, 1993, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-0-2593.

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

TRANSFERRED THIS 11 DAY OF OCTOBER, 1995.

CHRIS A. PEEPLES
~~CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR~~

BY: ~~DEPUTY AUDITOR~~ Jo Ann Williams

N

0 50 100 200
GRAPHIC SCALE
1" = 100'

CURVE DATA

NO.	RAD.	Δ	ARC	CHORD	
1	15.0	85°15'01"	22.32	N 46°38'30" W	20.32
2	15.0	90°00'00"	23.56	S 45°43'59" W	21.21
3	150.0	29°05'25"	76.16	S 13°48'43" E	75.34
4	50.0	82°49'09"	72.27	S 69°46'01" E	66.14
5	50.0	27°24'50"	23.92	N 82°31'50" E	23.70
6	50.0	48°30'25"	42.33	S 59°30'33" E	41.08
7	50.0	53°44'04"	46.89	S 08°23'19" E	45.19
8	50.0	61°46'10"	53.90	S 49°21'48" W	51.33
9	50.0	29°59'06"	26.17	N 84°45'34" W	25.87
10	200.0	7°01'52"	24.54	N 66°15'05" W	24.53
11	200.0	20°03'13"	70.00	N 52°42'32" W	69.64
12	200.0	20°03'13"	70.00	N 32°39'20" W	69.64
13	200.0	23°21'43"	81.55	N 10°56'52" W	80.98
14	15.0	90°00'00"	23.56	N 44°16'01" W	21.21
15	275.0	15°00'00"	71.99	S 83°13'59" W	71.79
16	250.0	7°09'27"	31.23	S 79°18'43" W	31.21
17	250.0	12°53'23"	56.24	S 89°20'08" W	56.12
18	250.0	14°40'30"	64.03	N 76°52'55" W	63.86
19	250.0	14°31'48"	63.40	N 62°16'47" W	63.23
20	250.0	10°44'52"	46.90	N 49°38'27" W	46.83
21	15.0	90°00'00"	23.56	N 89°16'01" W	21.21
22	15.0	98°59'14"	25.91	N 03°45'38" W	22.81
23	271.0	19°23'47"	91.74	N 62°57'08" W	91.30
24	345.5	3°59'28"	24.07	N 43°44'15" E	24.06
25	321.0	25°42'02"	143.99	S 57°06'56" E	142.78
26	200.0	60°00'00"	209.44	S 74°16'01" E	200.00
27	325.0	12°19'23"	69.90	N 81°53'41" E	69.77
28	325.0	2°40'37"	15.18	N 89°23'41" E	15.18
29	15.0	94°45'24"	24.81	N 43°21'30" E	22.08

℄ CURVE DATA

NO.	RAD.	Δ	ARC	CHORD	
30	300.00	15°00'00"	78.54	N 83°13'59" E	78.32
31	225.00	60°00'00"	235.62	S 74°16'00" E	225.00
32	296.00	26°55'31"	139.10	S 57°43'40" E	137.82
33	320.50	03°59'28"	22.33	N 43°44'15" E	22.32
34	175.00	70°30'00"	215.33	N 34°31'01" W	202.00

PLEASANT VIEW ESTATES - SECTION ONE
TROY, OHIO

J. W. DICKERSON AND GLENNA J. DICKERSON
TROY, OHIO

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

DATE	DRAWN BY: / TRACED BY: / CHECKED BY:	SHEET NO.
7 JULY 1993	SCALE: 1" = 100'	1 OF 2

PLEASANT VIEW ESTATES – SECTION ONE, TROY, OHIO

PLEASANT VIEW ESTATES SUBDIVISION

DECLARATION OF COVENANTS AND RESTRICTIONS FOR PLEASANT VIEW ESTATES SUBDIVISION, Section One, MIAMI COUNTY, CITY OF TROY, OHIO

Lots numbered 1, 2, 3, 7, 11, 56, 55, 54, & 53 shall be subject to certain exemptions and in some cases subject to further restrictions to be designated by developer. Lots numbered 73, 74 and 75 which include existing residences known as 1259 and 1261 Peters Avenue shall be exempted and excluded from the following Pleasant View Estates covenants and restrictions for Section One .

For the mutual benefit of present and future owners of remaining lots in Pleasant View Estates subdivision, Section One, the Developer imposes restrictions listed below .

1. PRIMARY USE RESTRICTIONS

(A) Lots in Section One of this Subdivision shall be used for residential purposes only except as hereinafter provided: no structure shall be erected, placed, altered or permitted to remain except one single family dwelling designed for occupancy of one family, including any domestic servants living in the dwelling. No structure may exceed two and one-half stories in height above ground and shall be for the sole use of the owner and occupants of the lot.

(B) Trailers and other temporary facilities used by the builder in the development of the lot are permitted only during construction

(C) No lot as shown on this recorded plat shall be hereafter subdivided into parcels for additional residential purposes, however, with developers approval, two or more lots may be consolidated.

(D) No portion of any lot shall be used for ingress or egress to another lot without developer approval.

2. APPROVAL OF CONSTRUCTION AND LANDSCAPE PLANS

No building, fence, wall, structure, landscaping, or other improvements shall be erected, installed, placed, or altered on any lot until the complete construction plans are approved in writing by the Developer. These construction plans must include but are not limited to scaled grade elevations (including front, rear, and both sides), construction plans or architectural details of all improvements to be constructed, installed, erected, placed, or altered, the type and if requested, samples of all exterior materials or finishes. These plans shall be submitted to the Developer, or to Developer's authorized representative, in duplicate with Developer signing plan approval on the plans themselves, with Developer retaining one complete set of plans and the lot owner receiving one set of signed plans.

(A) No mass planting or hedge greater than 6' in height shall be erected or planted ; No fence or wall greater than 40" shall be erected. No privacy fence, walls, mass plantings or hedges may extend toward the front or street side property line beyond the back wall of the residence. Further no decorative wall and/or wood fencing or screening shall be erected except for patio or deck perimeter enclosures and then shall not exceed 6' feet in height. Any fencing or hedges that may be erected or planted on this property shall be of attractive and durable material and not offensive to or out of character with the general appearance of neighborhood. Any and all fencing or screening on lots numbered 1, 2, 3, and 7 must have prior approval by developer.

(B) No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed 50 sq.ft. and shall not exceed 16 inches in height.

(C) No out-building shall be permitted on any lot.

(D) No greenhouses permitted on lots numbered 1, 2, 3, and 7. Remainder of lots in Section One of subdivision may have greenhouse as follows. Any greenhouse must be attached to home and must not exceed 100 sq.ft. in size and shall not be used for commercial purposes.

(E) No trailers, basement, camp shack, garage, barn , tent or other out building shall at any time be used as a temporary or permanent residence , nor shall any structure of a temporary character be used as a residence.

3. BUILDING MATERIALS, ROOF

(A) The exterior building materials of all structures shall have 8" of concrete foundation exposed in accordance with Code requirements with exterior building materials beginning at this elevation.
The front shall be brick, stone, or other acceptable material to Developer and not more than 50% vinyl; sides and rear of home shall be either brick, stone, brick veneer, stone veneer, vinyl or a combination of same. Developer, however, recognizes that the appearance of other exterior building materials such as various woods and vinyl sidings, may be attractive and beneficial to the overall appearance of the Development, however aluminum siding is prohibited except for soffits and facia. Developer, at Developer's sole discretion, reserves the right to approve in writing the use of other exterior building materials.

(B) The roof pitch of all residential structures shall not be less than six inches vertical for every twelve inches horizontal.

(C) Developer at Developers sole discretion reserves the right to approve, in writing, any and all exterior color schemes and roof colors.

4. CONTRACTORS

The General Contractor constructing the residential structure on any lot is subject to the written approval of Developer. Developer makes this requirement to maintain a high level of quality and construction expertise within the development. Developer reserves the right to deny approval of any Builder or General Contractor for style of work, quality, workmanship, experience, financial ability, or other reasons, Developer may specify to insure the above standards. All work on any lot shall be completed within six months from commencement of construction.

5. BUILDING MATERIALS

Building materials cannot be stored on any lot for longer than thirty (30) days unless a structure is under active construction on said lot, without the prior written consent of Developer.

6. GARAGES

All lots shall have a minimum two car garage, unless otherwise approved by the Developer. All garages must be attached to the main residential structure.

7. SETBACKS

No structure shall be located on any lot nearer to the front lot line than the minimum building setback lines of thirty feet as shown on the recorded plat, including open porches, steps, windows, etc.. Main structure, including attached garages, shall have five foot minimum side yard clearance to any roof overhang of the structure.

8. MINIMUM FLOOR AREAS

The floor area of each one story dwelling, exclusive of open porches, decking, patio, garages, and basement shall be not less than 1450 sq.ft.; multi-story homes not less than 1700 sq.ft.. Lots numbered 1, 7, 11, 56, 55, 54 and 53 may be exempted from this restriction.

9. NUISANCES

No noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done which may be or become an annoyance or nuisance to any neighbor or the neighborhood.

10. VEHICLES

(A) No trailer, camper, recreational vehicle, snow mobile, truck, motorcycle, commercial vehicle, camping trailer, tractors, or boat shall be parked on any lot in excess of 48 hours, unless housed in a garage or basement.

(B) No automobile, or other mode of transportation as mentioned in 10-A above, which is inoperable shall be habitually or repeatedly parked or kept on any lot, except in a garage or basement, nor on any street.

(C) No trailer, boat, truck , or other vehicle shall be parked on any street in the subdivision for a period in excess of twenty-four hours in any one calendar year. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 Ton in size and farm tractors or commercial machinery.

11. ANIMALS

No animals including reptiles, poultry, livestock (including miniature species of domestic livestock), of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets restricted to domestic pets traditionally recognized and accepted as household pets, may be kept, provided they are not bred or maintained for any commercial or breeding purposes. All household pets, including dogs and cats, shall at all times be confined to the lot occupied by the owner of such pet and maintained in such a manner so as not to be a nuisance to the neighbors or unsightly to the neighborhood. In the event any animal is being walked, exercised, run, or is under any circumstances not confined to the lot of said animal's owner, the animal shall at all times be on a leash not to exceed twelve feet in length .

12. LANDSCAPING, TREES, DRIVEWAYS & SIDEWALKS

(A) Within thirty (30) days of completion of construction, the lot owner shall complete a final grade and sod or seed and straw as per Developers outline; all front and side yards must be sodded and rear yards seeded (sod at least 5' to rear), weather permitting.

(B) A minimum of one shade tree, of at least 2 inches in diameter or a 6-8' upright form of Pine, Spruce, Fir, Larch, Juniper or Arborvitae must be planted in the front yard of each lot.

(C) No living tree over two inches in diameter shall be removed from any lot without the prior written approval of Developer.

(D) Each lot owner, prior to occupying residence, shall construct a driveway paved with portland cement concrete; such driveway to be completed within 12 months from commencement of construction. Driveway approaches to be paved with portland cement concrete only and a minimum of six inches thick. This requirement may be extended by Developer due to inclement weather.

(E) Lot owners will be required to install 4' 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.

(F) Upon an owners failure to comply with the provisions of this paragraph 12, Developer may immediately take any such action necessary to comply therewith, and the owner shall immediately reimburse the total cost to the Developer, plus any reasonable legal fees incurred by Developer in collection of these sums.

13 SOLAR PANELS shall not be permitted.

14. TV ANTENNAS shall not be exposed.

15. RADIO AND TELEVISION SIGNALS

(A) No radio or television signals nor any other form of electromagnetic 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.

(B) Ham, amateur or C.B. radio antennas shall not be permitted on any residence.

(C) Satellite dishes in excess of 24" shall not be permitted on any lot.

16. TENNIS COURTS shall not be permitted on any lot.

17. BASKETBALL BACKBOARDS will not be permitted to be attached to any residential structure. One separate fixed pole for basketball will be permitted, but not at the curb or on the property line.

18. DUTY TO MAINTAIN PROPERTY

From and after the date of purchase on a lot, it shall be the duty of each lot owner to keep the grass on the lot properly cut, and to keep the lot free from weeds, trash, downed timber, and to keep it otherwise neat and attractive in appearance. Should any owner fail to do so, the Developer may take such actions as it deems appropriate, including mowing in order to make the lot neat and attractive, and the owner shall, immediately upon demand, reimburse Developer or other performing party for all expenses incurred in so doing, including reasonable attorney fees incurred in collecting these sums.

19. BUSINESS, HOME OCCUPATIONS

No trade or business of any kind, (and no practice of medicine, dentistry, chiropody, osteopath and like endeavors) shall be conducted on any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. A new house may be used by the builder thereof as a model home for display for a period of time as may be expressly agreed to in writing by the Developer.

20. SIGNS

No sign or billboard of any kind shall be erected on any lot in this subdivision except one professionsl 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. Developers shall be exempt from this covenant during period of the plat development and lot sales. Should any of the sign or billboard covenants be in conflict with the City of Troy ordinances, the ordinances of the City shall prevail.

21. DRAINAGE

(A) Any lot designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water.

(B) No person shall install any pump, piping, device, apparatus, or other system for discharging sump pump effluent into an exposed public right-a-way.

22. DISPOSAL OF TRASH

(A) 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.

(B) Building contractors shall keep the premises neat and clean and weeds and underbrush shall be kept under control. No unlicensed motor vehicle, machinery, junk, trash or building materials shall be stored on any lot in this subdivision.

(C) There shall be no burying of building scraps.

23. UNDERGROUND UTILITY SERVICE

No lines, wires, or other devices for the communication or transmission of electric current 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. DRAINS

(A) No storm water drains, roof downspouts or ground water shall be introduced into the sanitary sewage system. Connections on each lot shall be made with water tight joints in accordance with all applicable plumbing code requirement.

25. EASEMENTS

(A) Easements affecting lots shown and noted on the recorded plat are for utility installation and maintenance, and improvements made on or under any easement by the propety owner are made at the risk of the property owner.

26. LOT DEVELOPMENT

(A) Contractors shall not use adjacent lots for vehicular ingress or egress, material storage or any other activities that will alter the appearance or condition of an adjoining lot during construction.

(B) Contractors will be responsible for removal of mud on roadways when condition is caused by construction and becomes a nuisance to the Developer and others. Contractors will make every effort to schedule deliveries to their sites to minimize the possibility of mud accumulation.

(C) Contractors will be responsible for maintaining construction sites in a reasonably neat condition, including the removal and/or containment of all food and drink containers and any other personal debris that may be deposited on lot by subcontractors.

(D) Building contractor agrees to provide portable sanitary toilet facilities for the use of his employees and/or sub-contractors on each building site.

(E) Any cost to Developer resulting from noncompliance from above will be charged to property owner, including reasonable attorney fees.

27. RESTRICTIONS RUN WITH THE LAND

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 2015, at which time said covenents shall be automatically extended for successive periods of ten years unless by a vote of 75% of the then owners of the lots, it is agreed to change said covenants in whole or in part.

28. ENFORCEMENT

Enforcement of these restrictions shall be by proceeding of law or in equity, brought by an owner of real property in Pleasant View Estates, Section One or the Developer, against any party violating or attempting to violate any covenant or restriction, either to restrain violation, to direct restoration or to recover damages.

29. INVALIDATION

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

30. ASSIGNMENT

Recognizing that Developer will eventually assign the rights and duties contained herein to another person or association at any place where Developer is identified, the term Developer shall mean any person or association to whom developer may assign such rights, approvals, powers, etc..

31. The covenants of Section 2, 3, and 4, Pleasant View Estates Subdivision may be similar but not identical to those as set forth for sub-section one and may be changed or altered at the discretion of the developer prior to approval of plat for section 2, 3, or 4.

PLEASANT VIEW ESTATES - SECTION ONE
TROY, OHIO

J. W. DICKERSON AND GLENNA J. DICKERSON
TROY, OHIO

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

DATE DRAWN BY: SHEET NO.
TRACED BY:
CHECKED BY:

SCALE: 1" = 100'

PLAT BOOK 17 PG 40
NOT USED
10-12-1995

CARRIAGE CROSSING – SECTION TWO – TROY, OHIO

PLAT BOOK 17 PAGE 41
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 12TH DAY OF OCTOBER, 1995, AT 8:53 A.M.
FILE NO.: 186347 FEE: $21.00

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

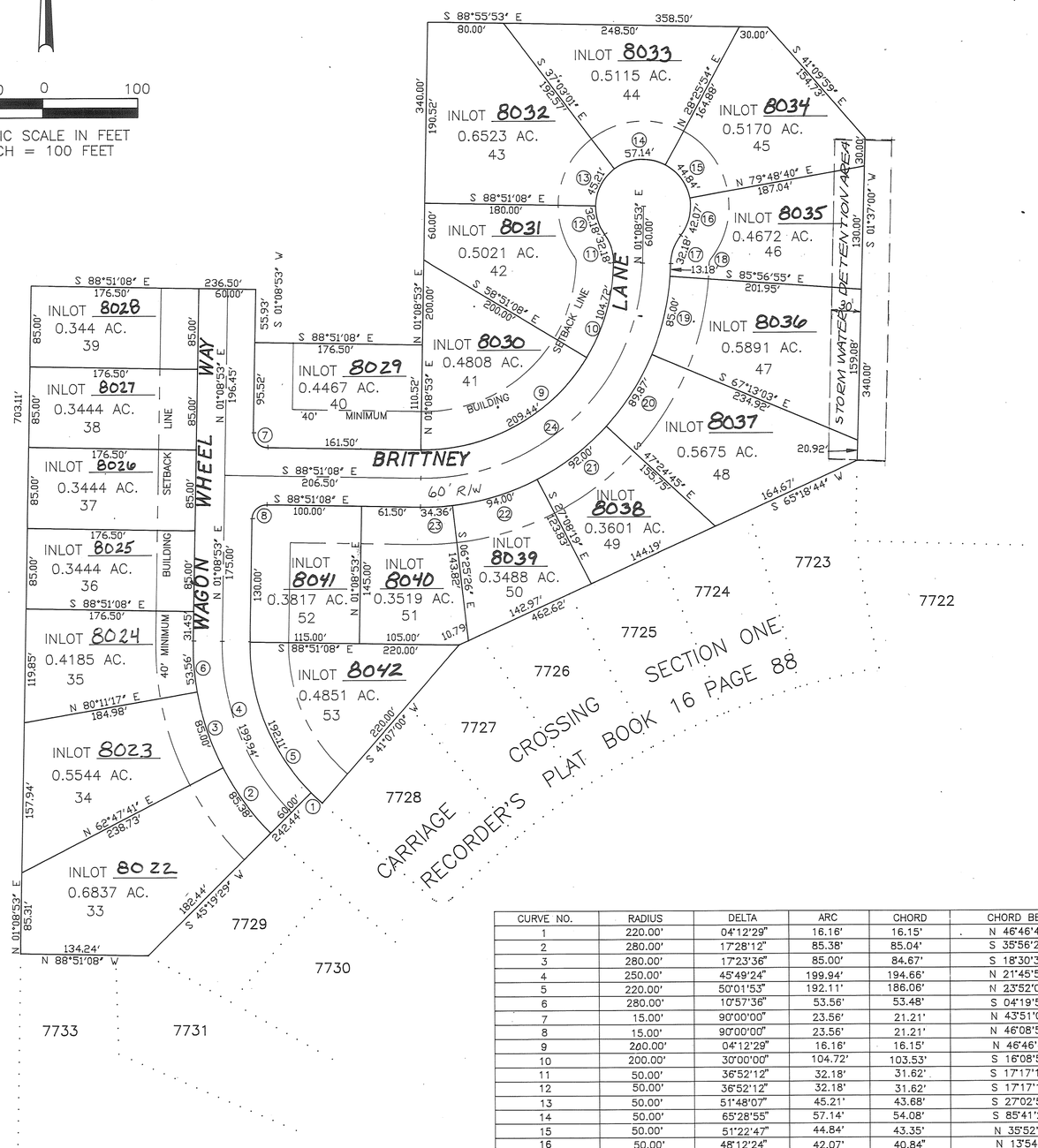
BY _____ DEPUTY

N

100 50 0 100
GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

BEING A SUBDIVISON CONTAINING A TOTAL OF 11.4264 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 11.4264 ACRES BEING ACQUIRED BY CARRIAGE CROSSING DEVELOPMENT, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 647, PAGE 280. 1.7303 ACRES IS IN DEDICATED STREET RIGHTS-OF-WAY AND 9.6961 ACRES IS PLATTED IN LOTS.

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.



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, INC.

Richard L. Dungan — RICHARD L. DUNGAN, PRESIDENT — WITNESS Cindy Hunt — WITNESS Beverly Curtin

Robert L. Heidenreich — ROBERT L. HEIDENREICH, V. PRES. — WITNESS Cindy Hunt — WITNESS Beverly Curtin

STATE OF OHIO - COUNTY OF _____ 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, 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 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 _____ DAY OF _____, 1995.

_____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRES. — WITNESS Jill E. Shaneyfelt — WITNESS Kay H. Watt

C. Russell Badgett — C. RUSSELL BADGETT, VICE PRES. — WITNESS Jill E. Shaneyfelt — WITNESS Kay H. Watt

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRES. AND C. RUSSELL BADGETT, VICE PRES. OF THE FIFTH THIRD BANK OF WESTERN OHIO, 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 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 6th DAY OF October, 1995.

Kay H. Watt NOTARY PUBLIC MY COMMISSION EXPIRES February 15, 1996

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 26 DAY OF July, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

_____ PRESIDENT Sue D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF August, 1995, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-38-95.

Peter E. Jenkins — MAYOR — Carol L. Hastings — PRESIDENT OF COUNCIL — Sue D. Knight — CLERK OF COUNCIL

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	220.00'	04°12'29"	16.16'	16.15'	N 46°46'46" W
2	280.00'	17°28'12"	85.38'	85.04'	S 35°56'25" E
3	280.00'	17°23'36"	85.00'	84.67'	S 18°30'31" E
4	250.00'	45°49'24"	199.94'	194.66'	N 21°45'50" W
5	220.00'	50°01'53"	192.11'	186.06'	N 23°52'04" W
6	280.00'	10°57'36"	53.56'	53.48'	S 04°19'55" E
7	15.00'	90°00'00"	23.56'	21.21'	N 43°51'08" W
8	15.00'	90°00'00"	23.56'	21.21'	N 46°08'53" E
9	200.00'	04°12'29"	16.16'	16.15'	N 46°46'46" W
10	200.00'	30°00'00"	104.72'	103.53'	S 16°08'53" W
11	50.00'	36°52'12"	32.18'	31.62'	S 17°17'13" E
12	50.00'	36°52'12"	32.18'	31.62'	S 17°17'13" E
13	50.00'	51°48'07"	45.21'	43.68'	S 27°02'56" W
14	50.00'	65°28'55"	57.14'	54.08'	S 85°41'26" W
15	50.00'	51°22'47"	44.84'	43.35'	N 35°52'43" W
16	50.00'	48°12'24"	42.07'	40.84"	N 13°54'52" E
17	50.00'	36°52'12"	32.18'	31.62'	N 19°34'58" E
18	260.00'	02°54'12"	13.18"	13.17'	N 02°35'59" E
19	260.00'	18°43'53"	85.00'	84.62'	N 13°25'01" E
20	260.00'	19°48'17"	89.87'	89.42'	N 32°41'06" E
21	260.00'	20°16'26"	92.00'	91.52	N 52°43'28" W
22	260.00'	20°42'53"	94.00'	93.49'	N 73°13'07" E
23	260.00'	07°34'19"	34.36'	34.34'	N 87°21'43" E
24	230.00'	90°00'00"	361.28'	325.27'	N 46°08'53" E

PROTECTIVE COVENANTS AND RESTRICTIONS

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR CARRIAGE CROSSING SECTION ONE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 16, PAGE 88A, WITH NUMBER 30 BEING REVISED AS FOLLOWS:

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 SEPTEMBER 18, 2015, 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.

TRANSFERRED THIS 12TH DAY OF OCTOBER, 1995.

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

BY: _____ 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

CARRIAGE CROSSING – SECTION TWO
TROY, OHIO

CARRIAGE CROSSING DEVELOPMENT, INC.
DAYTON, OHIO

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

DATE	DRAWN BY: DON	SHEET NO.
SEPT 1, 1995	CHECKED BY: RWK	1 OF 1
	SCALE: 1" = 100'	

PLAT BOOK 17, PAGE 42
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 13TH DAY OF
OCTOBER, 1995 AT 10:27 AM
FILE NUMBER 186479, FEE $43.20
Janet E. Cain, Recorder
JANET E. CAIN, RECORDER, MIAMI COUNTY

Record Plan

Manchester Chase

Section One

Pt. Lots 1774 & 3082 – City of Tipp City
Section 15, Town 4, Range 6 East
Tipp City, Miami County, Ohio
Contains: 6.372 Acres
5.345 Acres in Lots; 1.027 Acres in R/W

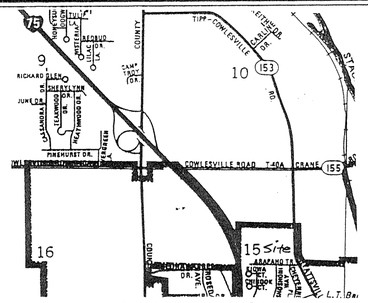
Bearings based on south line of Land Survey Vol. 17, Page 39.

North

Monument Legend

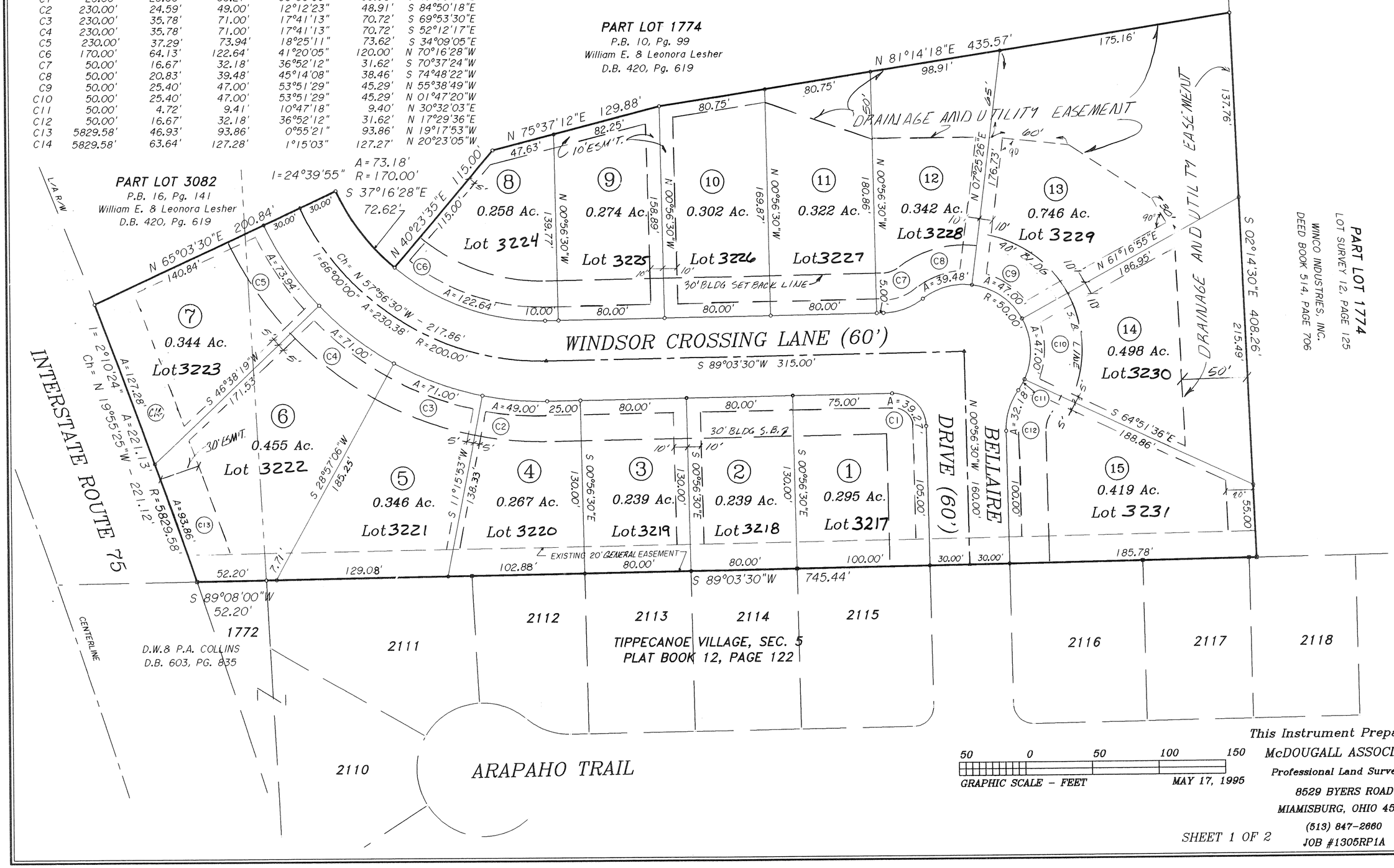
- ⊠ Indicates iron pin/pipe found
- ○ Indicates iron pin set – 30" x 5/8" capped "McDougall Assoc"
- △ Indicates P.K. nail set

*NOTE:
ALL EASEMENTS 10' WIDE UTILITY EASEMENT UNLESS NOTED OTHERWISE.



Vicinity Map
No Scale

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 45°56'30"E
C2	230.00'	24.59'	49.00'	12°12'23"	48.91'	S 84°50'18"E
C3	230.00'	35.78'	71.00'	17°41'13"	70.72'	S 69°53'30"E
C4	230.00'	35.78'	71.00'	17°41'13"	70.72'	S 52°12'17"E
C5	230.00'	37.29'	73.94'	18°25'11"	73.62'	S 34°09'05"E
C6	170.00'	64.13'	122.64'	41°20'05"	120.00'	N 70°16'28"W
C7	50.00'	16.67'	32.18'	36°52'12"	31.62'	S 70°37'24"W
C8	50.00'	20.83'	39.48'	45°14'08"	38.46'	S 74°48'22"W
C9	50.00'	25.40'	47.00'	53°51'29"	45.29'	N 55°38'49"W
C10	50.00'	25.40'	47.00'	53°51'29"	45.29'	N 01°47'20"W
C11	50.00'	4.72'	9.41'	10°47'18"	9.40'	N 30°32'03"E
C12	50.00'	16.67'	32.18'	36°52'12"	31.62'	N 17°29'36"E
C13	5829.58'	46.93'	93.86'	0°55'21"	93.86'	N 19°17'53"W
C14	5829.58'	63.64'	127.28'	1°15'03"	127.27'	N 20°23'05"W



MAY 17, 1995

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660
JOB #1305RP1A

SHEET 1 OF 2

Record Plan

Manchester Chase

Section One

Pt. Lots 1774 & 3082 – City of Tipp City
Section 15, Town 4, Range 6 East
Tipp City, Miami County, Ohio
Contains: 6.372 Acres
5.345 Acres in Lots; 1.027 Acres in R/W

PROTECTIVE COVENANTS AND RESTRICTIONS:

1. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2010, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. EXCLUDING COVENANTS #'D
2. IT SHALL BE LAWFUL FOR SUN DEVELOPMENT CO OR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN MANCHESTER CHASE TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING TO RECOVER DAMAGES OR OTHER DUE FROM SUCH VIOLATION.
3. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT.
4. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CARS NOR MORE THAN FOUR (4) CARS ATTACHED TO THE RESIDENCE UNLESS OTHERWISE APPROVED IN WRITING BY SUN DEVELOPMENT COMPANY
5. NO STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF SUN DEVELOPMENT COMPANY. TWO COMPLETE SETS OR "DOCUMENTS" SHALL BE SUBMITTED TO SUN DEVELOPMENT COMPANY. THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. SUN DEVELOPMENT COMPANY SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY SUN DEVELOPMENT COMPANY. DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN FIFTEEN (15) DAYS AFTER RECEIPT BY SUN DEVELOPMENT COMPANY. THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF HOUSE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTILL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO SUN DEVELOPMENT COMPANY, AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM.
6. ALL FRONT AND SIDE YARDS SHALL BE SODDED ON EACH LOT. REAR YARDS MAY BE SEEDED. ON CORNER LOTS, BOTH FRONT YARDS ARE TO BE SODDED.
7. ALL LOT OWNERS SHALL FINISH GRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN FOR THE SUBDIVISION AND LEAVE EXPOSED ALL MANHOLE COVERS AND SHALL INSTALL THE DRIVEWAY APRONS.
8. ALL LOT OWNERS SHALL INSTALL SIDEWALKS AND DRIVE APPROACHES WHEN REQUIRED IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY TIPP CITY OHIO, PRIOR TO OCCUPANCY. SUCH INSTALLATION SHALL BE COMPLETED NO LATER THAN SIX (6) MONTHS FROM THE DATE OF THE RECORDING OF THE DEED TO SUCH LOT OWNER.
9. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE THAN THE BUILDING SET-BACK LINE AS SHOWN ON THE RECORDED PLAT.
10. ~~NO ACCESSORY STRUCTURE AND CONCRETE WITHIN THE REQUIRED REAR YARD~~. NO ACCESSORY STRUCTURES ARE PERMITTED WITHOUT APPROVAL OF SUN DEVELOPMENT COMPANY

12. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
13. ALL LOT OWNERS SHALL LEAVE ALL SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, WATER MAIN VALVE BOXES, AND WATER TAP BOX UNCOVERED AND EXPOSED TO FINISH GRADE AFTER SODDING AND SEEDING OF THE YARDS OR INSTALLATION OF WALKS AND DRIVEWAYS.
14. NO TRAILER, BASEMENT, TENT, SHACK OR GARAGE ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
15. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH GARBAGE OR OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN A CLEAN AND SANITARY CONTAINER. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
16. NO FENCE, WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET LINE THAN ONE HALF THE DISTANCE FROM THE REAR HOUSE LINE TO THE SETBACK LINE.
17. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT EXCEPT SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS, OR A PERMANENT ENTRANCE SIGN INSTALLED BY TOM PEEBLES BUILDERS INC.
18. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT, ON ANY LOT EXCEPT DOGS, CATS AND OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
19. THE TOTAL FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF THE OPEN PORCHES, GARAGES, OR STEPS SHALL NOT BE LESS THAN ONE THOUSAND THREE HUNDRED (1300) SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES AND ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET IN THE CASE OF TWO STORY STRUCTURES.
20. THE OWNERS OF ALL THE LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER WILL HAVE NO INTERFERENCE. NO FILL WILL BE ALLOWED IN DETENTION AREAS.
21. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORD PLAN ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND SURFACE WATER DRAINAGE. ANY IMPROVEMENTS MADE ON ANY EASEMENT BY THE PROPERTY OWNER ARE MADE AT THE RISK OF THE PROPERTY OWNER.
22. NO TRAILER, BOAT, MOTORHOME, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT.
23. NO LOT SHALL HERE AFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
24. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO CURBS, WATER TAP BOXES, MANHOLES AND CATCH BASINS.
25. ALL LOT OWNERS SHALL RESPONSIBLE FOR AND CLEAN UP AFTER THEIR CONTRACTORS, SUBCONTRACTORS OR PERSONNEL WHO HAVE CAUSED MUD OR OTHER DEBRIS TO BE PLACED IN THE STREETS OF THE DEVELOPMENT OR ADJACENT PUBLIC STREETS, SAID CLEAN-UP SHALL BE ACCOMPLISHED ON THE SAME DAY THAT DEBRIS AND MUD PROBLEM OCCURS.
26. ALL LOT OWNERS SHALL INDEMNIFY AND HOLD HARMLESS SUN DEVELOPMENT COMPANY. FROM ANY LIABILITY OR DAMAGE AS A RESULT OF ALTERING THE EXISTING DRAINAGE PATH ON THE LOT.

Signed and acknowledged
in the presence of:

Santos C. Heredia
Witness as to 1

Janice M. Doblick
Witness as to 1

Lienholder:
Huntington National Bank

By: Craig A. Hoschouer AVP

State of Ohio, ss.
Be it remembered that on this 10th day of October before me, the undersigned, a notary public in and for said state, personally came Craig A. Hoschouer of the Huntington National Bank, to me known and acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed as such officer.

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

Santos C. Heredia (Garcia)
Notary Public in and for the State Of Ohio
My Commission expires:

SANTOS C. HEREDIA (GARCIA)
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Aug. 26, 1998

At a meeting of the Planning Commission of the City of Tipp City, Ohio held this 24th day of April, 1995, this plat was reviewed and approved.

Phillip H. Wampler
Chairman

Neva Hufford
Secretary

At a meeting of the council of the City of Tipp City, Ohio held this 17th day of July, 1995, this plat was approved by ordinance no. 23-95.

Daniel Tipp
President of Council

Neva Hufford
Clerk of Council

Approved and transferred this 13th day of OCTOBER 1995.

CHRIS A PEEPLES
Miami County Auditor

By: Jo Ann Williams
Deputy Auditor

We the undersigned, being all the owners and lienholders of the land being subdivided so hereby acknowledge the making and signing of the same to our voluntary act and deed, and so 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 for the construction, operation, maintenance, repair and replacement or water, sewer, gas, electric, telephone or other utilities of services and for the express privileges or 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:

Neva Hufford
Witness as to 1

Lula Hufford
Witness as to 1

Owner:
Manchester Chase Limited Partnership, an Ohio Limited Partnership

Terry A. Lutz, President

State of Ohio, ss.
Be it remembered that on this 17 day of July 1995 before me, the undersigned, a notary public, in and for said county and state, personally came Manchester Chase Limited Partnership, an Ohio Limited Partnership By Terry A. Lutz, President to me known and acknowledged the signed and execution of the foregoing plat to be their voluntary act and deed as such officer.

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

Neva Hufford
Notary Public in and for the State of Ohio
My commission expires: Oct. 27, 1999

State of Ohio, s.s.
Terry A. Lutz 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 unties in its execution.

Terry A. Lutz

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

Neva Hufford
Notary Public in and for the State of Ohio
My Commission Expires: Oct. 27, 1999

The within plat is a subdivision of 6.372 acres being all of the 6.372 acre tract of land conveyed to Manchester Chase Limited Partnership, an Ohio Limited Partnership by Deed Record in Deed Book 663 Page 349 of the deed records of Miami County, Ohio.

1.027 acres are in streets; 5.345 acres are in lots.

The measurements ate certified correct and in conformance with minimum standards for boundary surveys in the State of Ohio. Monuments will be set as shown. Curved distances are measured on the arc.

Kirk P. Diehl P.S. #7032

STATE OF OHIO
KIRK PATTON DIEHL 7032
REGISTERED PROFESSIONAL SURVEYOR

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660
JOB #1305RP1A

COVINGTON-GETTYSBURG ROAD BRIDGE NO. 3.81

CENTERLINE SURVEY PLAT

STATE OF OHIO DEPARTMENT OF TRANSPORTATION

MIA-CR 81-3.81

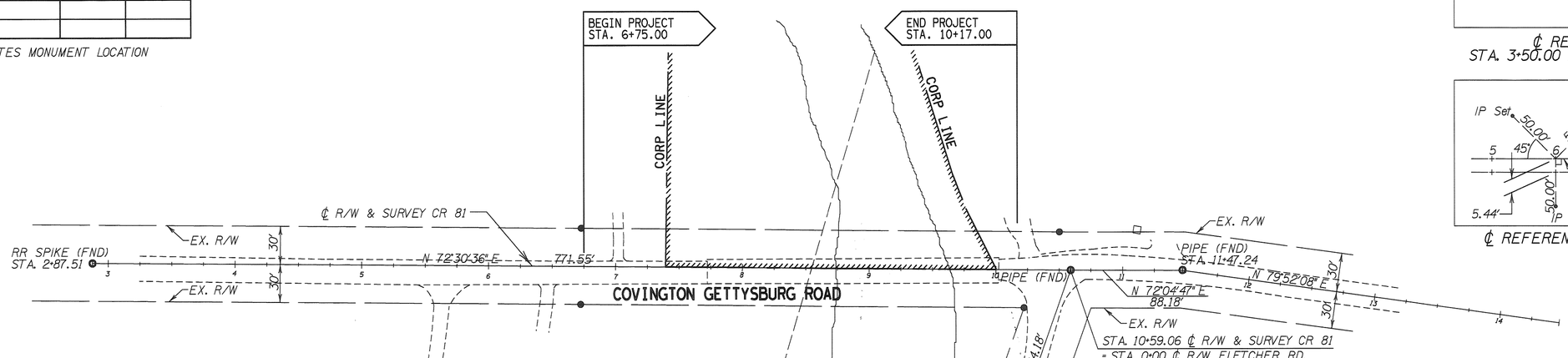
SECTION 30, TOWNSHIP 8 NORTH, RANGE 5 EAST
VILLAGE OF COVINGTON
NEWBERRY TOWNSHIP
MIAMI COUNTY

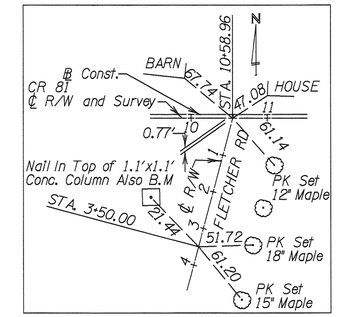
CENTERLINE MONUMENTS AND CENTERLINE REFERENCE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING MC-1 (REV. 6-13-69) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE UNDER THE DIRECTION OF A REGISTERED SURVEYOR AND ARE TO BE SET, AS SHOWN, BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. ANY ALTERATIONS, WITH PRIOR APPROVAL OF THE DEPARTMENT OF TRANSPORTATION, SHALL BE NOTED AND O.D.O.T. SHALL BE NOTIFIED OF THE NEW LOCATIONS.

CENTERLINE MONUMENTS ARE TO BE SET DURING CONSTRUCTION AT THE FOLLOWING STATIONS AT A TOLERANCE OF ± 0.02 FT.		
STATION	DISTANCE FROM ℄ OF RIGHT OF WAY	
	LEFT	RIGHT
6+72.71		30.00
6+72.71	30.00	
10+22.45		30.00
10+50.00	30.00	

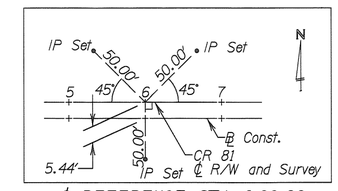
● INDICATES MONUMENT LOCATION

0 50 100 200
GRAPHIC SCALE





℄ REFERENCE
STA. 3+50.00 AND STA. 10+58.96

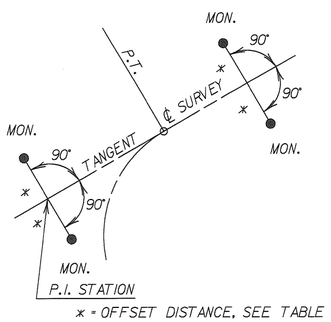


℄ REFERENCE STA. 6+00.00

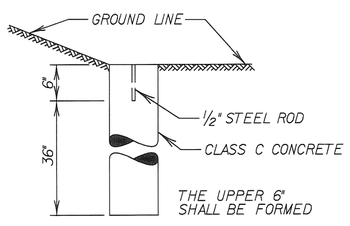
BASIS FOR BEARINGS

BEARINGS BASED UPON THE CENTERLINE OF RIGHT-OF-WAY OF COVINGTON-GETTYSBURG ROAD AS ESTABLISHED BY THE MIAMI COUNTY ENGINEERS OFFICE IN ACCORDANCE WITH SURVEYS OF RECORD.

DETAILS FOR SETTING MONUMENTS



x = OFFSET DISTANCE, SEE TABLE
TYPICAL REFERENCE



℄ REFERENCE MONUMENT

ENGINEER'S ROAD RECORD 8 PAGE 122A

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 2ND DAY OF OCTOBER, 1995.

MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER
RES. NO. 95-10-1727

VOLUME 17 PAGE 43A
MIAMI COUNTY RECORDERS
RECORD OF PLATS 76A
RECEIVED THIS 16TH DAY OF OCTOBER, 1995 A 9:02 AM
FILE 186526 FEE $0

MIAMI COUNTY RECORDER

DEPUTY RECORDER

REVIEW AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 2ND DAY OF OCTOBER, 1995.

DOUGLAS L. CHRISTIAN,
COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 16 DAY OF OCTOBER, 1995.

CHRIS A. PEEPLES
AUDITOR

DEPUTY AUDITOR

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 1992 BY LOCKWOOD, JONES, AND BEALS, INC.

DATE 9/6/95

REGISTERED SURVEYOR NO. 6596

STATE OF OHIO
HARRY G. HERBST III
6596
REGISTERED SURVEYOR

N

0 50 100
HORIZONTAL SCALE IN FEET

FEDERAL PROJECT NO. BRO-92D (8)

STATE PROJECT NO. 070700

CENTERLINE SURVEY PLAT

MIA-CR 81-3.81

92K3NW01.DGN PLOTTED 01/11/95

RECORDERS PLAT BOOK 17 PAGE 43B
ROAD RECORD 8 PAGE 122 B

PROPERTY MAP

STATE OF OHIO DEPARTMENT OF TRANSPORTATION

MIA-CR 81-3.81

SECTION 30, TOWNSHIP 8 NORTH, RANGE 5 EAST
VILLAGE OF COVINGTON
NEWBERRY TOWNSHIP
MIAMI COUNTY

0 400 800 1200 1600
GRAPHIC SCALE

UTILITY OWNERS	
TYPE	NAME & ADDRESS
TELEPHONE	ALLTEL TELEPHONE COMPANY 1100 MOTE DRIVE COVINGTON, OHIO 45318 (513) 473-2030
GAS AND ELECTRIC	DAYTON POWER & LIGHT COMPANY 1900 DRYDEN ROAD DAYTON, OHIO 45439 (513) 227-2498

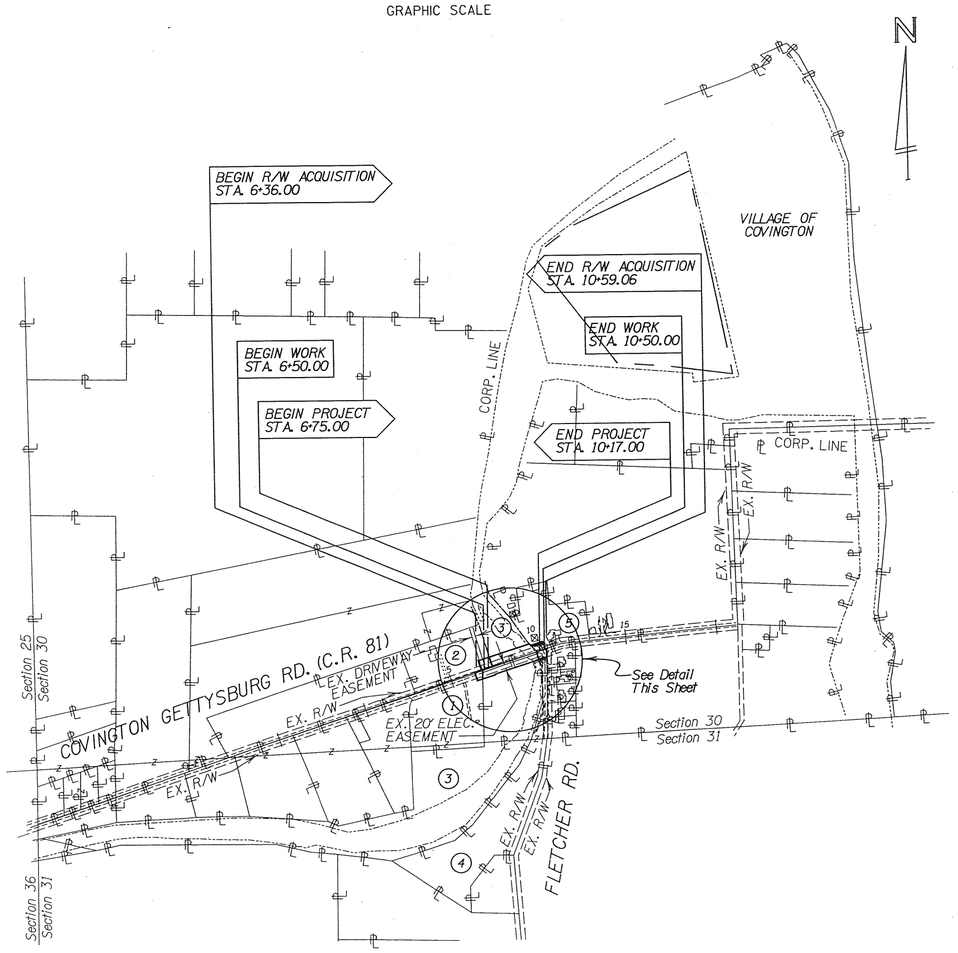
NOTE: The locations of the Underground Utilities shown on the plans are as obtained from the owners of the utility as required by Section 153.64 O.R.C

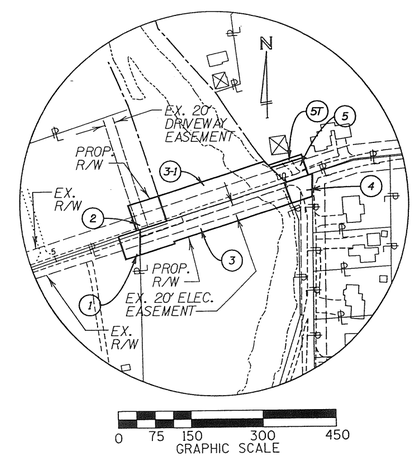
LEGEND PROPERTIES

1. Barry B. Murphy and LeAnne E. Murphy
2. Robert E. Lauber and Janet L. Lauber
3. Village of Covington
4. Jack A. Small and Charlotte Small
5. Gary Lee Rhoades

LEGEND PROPERTIES

◯ Standard Highway Easement
(T) Temporary Easement





0 75 150 300 450
GRAPHIC SCALE

STRUCTURE KEY:

☐ RESIDENTIAL BUILDING
☒ OUT BUILDING

REV.	DATE	DESCRIPTION

DATE OF COMPLETION

0 400 800
HORIZONTAL SCALE IN FEET

FEDERAL PROJECT NO. BRO-92D(8)

STATE PROJECT NO. 070700

RIGHT-OF-WAY PLANS
PROPERTY MAP

MIA-CR 81-3.81

2/4

28/30

PLOTTED 03/06/95
92A3WI02.DGN

RECORDERS PLAT BOOK 17 PAGE 43c

ROAD RECORD 8 PAGE 122c

TOTAL NUMBER OF :
5 OWNERSHIPS
0 TOTAL TAKES
0 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA(AC.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1	Barry B. Murphy and LeAnne E. Murphy	4	611	813	H17-037400	3.005	0.2919	0.0441	0.0288	0.0153	NONE		2.6978	MIAMI COUNTY		664	163
2	Robert E. Lauber and Janet L. Lauber	4	490	750	H17-006410	2.598	0.3113	0.0815	0.0444	0.0371		2.2496			0.0253 Ac. ACCESS EASEMENT OVERLAP	664	181
3	Village of Covington	4	438	666	H19-250076	15.97	0.2204	0.3419	0.2204	0.1215			15.6281		0.1477 Ac. ELECTRIC and GAS EASEMENT OVERLAP	664	178
3-1		4				28.50	0.1744	0.3117	0.1744	0.1373		28.1883				664	175
4	Jack A. Small and Charlotte Small	4	582	674	H17-006000	6.885	0.2850	0.0552	0.0478	0.0074			6.5926			664	172
5	Gary Lee Rhoades	4	536	915	H17-037880	2.42	0.2155	0.0509	0.0394	0.0115		2.1930				664	169
5T								0.0122		0.0122						664	166

REV.	DATE	DESCRIPTION

DATE OF COMPLETION

FEDERAL PROJECT NO. BRO-92D(8)

PID NO. 11419

STATE PROJECT NO. 070700

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-CR 81-3.81

3/4

29/30

PLOTTED 03/06/95

92439WS1.DGN

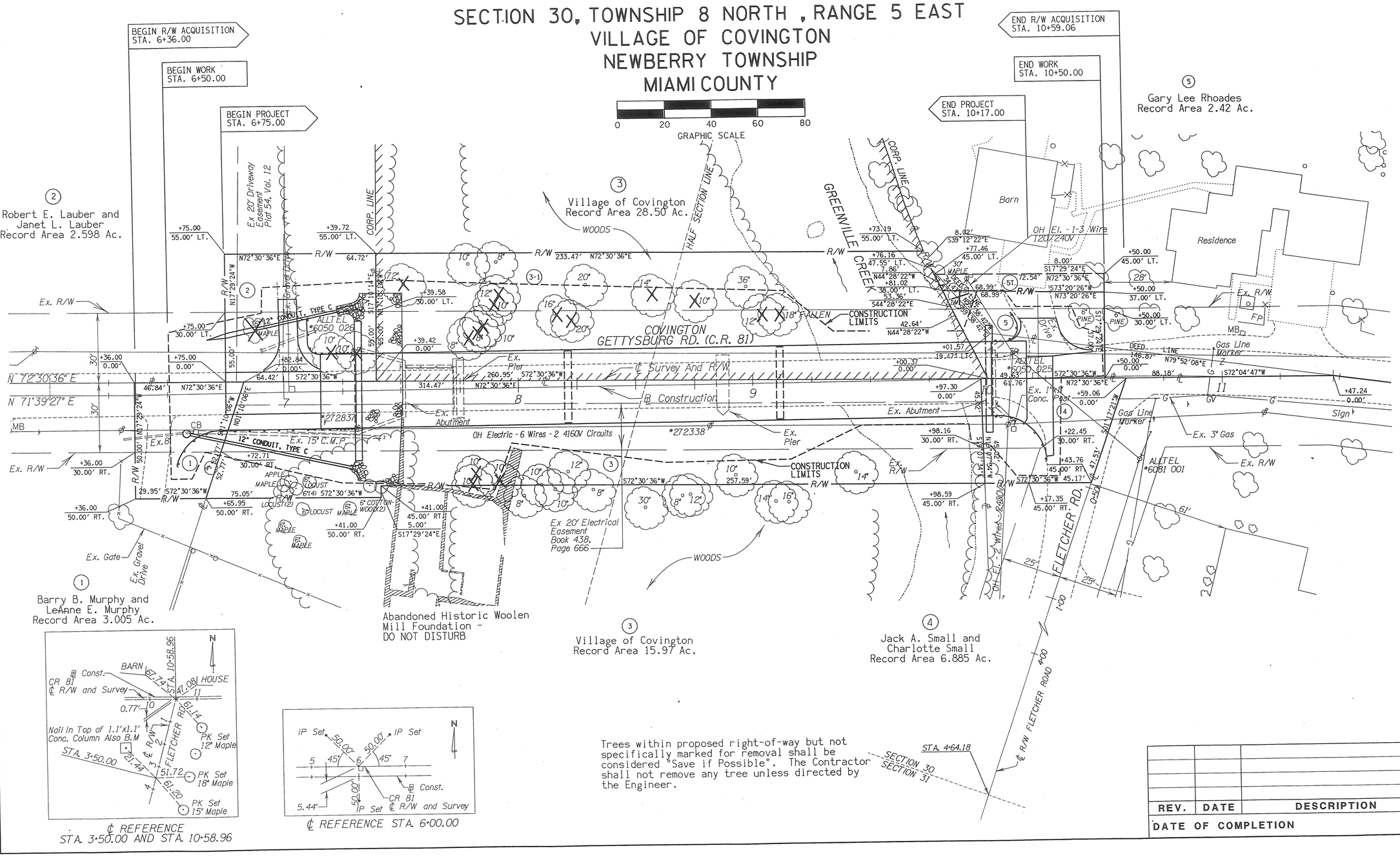
RECORDERS PLAT BOOK 17 PAGE 43 D
ROAD RECORD 8 PAGE 122 D

RIGHT OF WAY PLAN

STATE OF OHIO DEPARTMENT OF TRANSPORTATION

MIA-CR 81-3.81

SECTION 30, TOWNSHIP 8 NORTH, RANGE 5 EAST
VILLAGE OF COVINGTON
NEWBERRY TOWNSHIP
MIAMI COUNTY



Trees within proposed right-of-way but not specifically marked for removal shall be considered "Save if Possible". The Contractor shall not remove any tree unless directed by the Engineer.

REV.	DATE	DESCRIPTION

DATE OF COMPLETION

FEDERAL PROJECT NO. BRO-92D(8)
STATE PROJECT NO. 070700

RIGHT-OF-WAY PLAN
MIA-CR 81-3.81

4 / 4
30 / 30

PLOTTED 03/06/95

MEADOWRUN SUBDIVISION SECTION 2 – TROY, OHIO

PLAT BOOK 17 PAGE 44
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26th DAY OF
OCTOBER, 1995, AT 1:19 P.M.

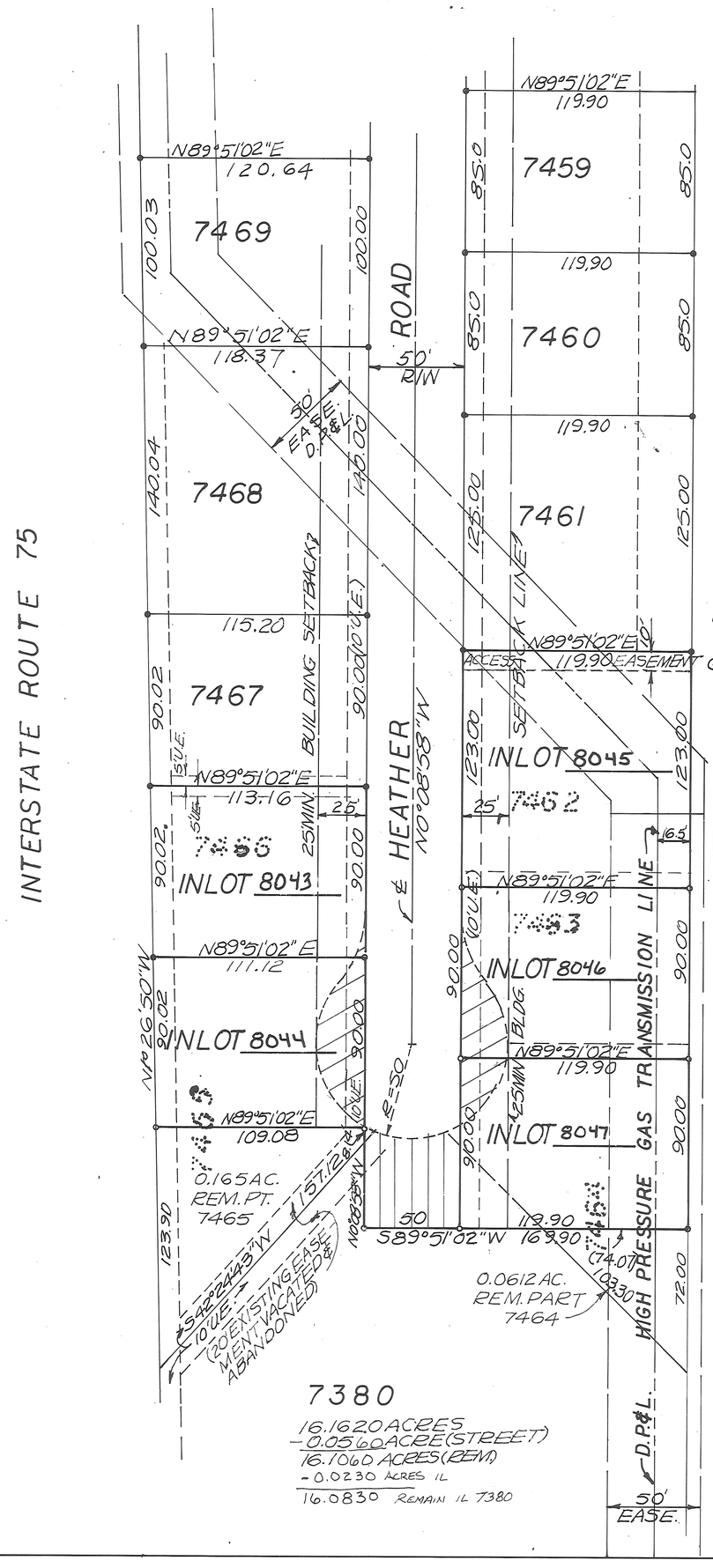
FILE NUMBER 187179 FEE: $21.00

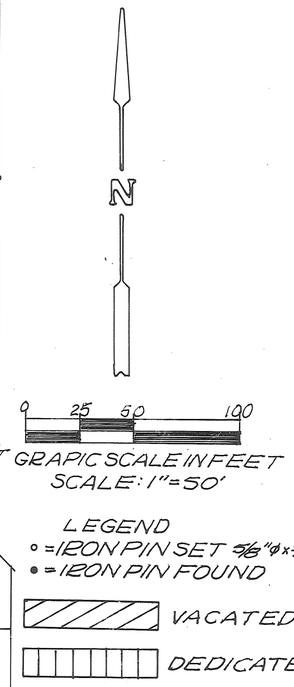
Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER
Jill Rank, Deputy

BEING A SUBDIVISION OF INLOTS 7462, 7463, 7466 AND PARTS OF INLOTS 7464 AND 7465, INCLUDING VACATION OF 0.0732 ACRE PART OF HEATHER ROAD AND AN ADDITIONAL 0.0576* ACRE DEDICATION OF PART OF INLOT 7380 AS AN EXTENSION OF HEATHER ROAD. THIS PROPERTY WAS ACQUIRED BY BLACK RIVER DEVELOPMENT, INC. BY DEED BOOK 655; PAAGE 609* IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

*NOTE: 0.0576 AC. IS PART IL. 7380, PT. IL. 7464, & PT. IL. 7465

* AND DEED BOOK 664 PG. 818.





SURVEY REFERENCE
RECORDERS PLAT BK. 15; PG. 84
(REFERENCE-BEARINGS)

ACREAGE SUMMARY

	ACREAGE IN VACATED STREET	ACREAGE IN INLOT 7462	ACREAGE IN INLOT 7463	ACREAGE IN INLOT 7464	ACREAGE IN INLOT 7465	ACREAGE IN INLOT 7466	ACREAGE IN INLOT 7380	TOTAL
INLOT 8043	0.0009	—	—	—	—	0.2308	—	0.2317
INLOT 8044	0.0358	—	—	—	0.1917	—	—	0.2275
INLOT 8045	—	0.3166	0.0220	—	—	—	—	0.3386
INLOT 8046	0.0235	—	0.2068	0.0174	—	—	—	0.2477
INLOT 8047	0.0130	—	—	0.2117	—	—	0.0230	0.2477
DEDICATED STREET	—	—	—	0.0008	0.0008	—	0.0560	0.0576
TOTAL	0.0732	0.3166	0.2288	0.2299	0.1925	0.2308	0.0790	1.3508

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE TTHIS 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: BLACK RIVER DEVELOPMENT, INC.

Matt Schnieterman Jr. — MATT SCHNIETERMAN, JR., PRESIDENT — WITNESS: Betty M Wray

D. L. Brown — D. L. BROWN, SECRETARY — WITNESS: Charles E. Poston

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MATT SCHNIETERMAN, JR., PRESIDENT AND D. L. BROWN, SECRETARY OF BLACK RIVER DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORARTION 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 Tipp City OHIO, THIS 27 DAY OF June, 1995.

Betty M Wray NOTARY PUBLIC MY COMMISSION EXPIRES October 23, 1997

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

Ronald T. Senci — ~~FRANK W. WAGNER, II, VICE PRESIDENT~~ Ronald T. Senci, Senior Vice President — WITNESS: Kay H. Watt

~~JOHN L. WARNER~~ Daniel K. Turner, VICE PRESIDENT — WITNESS: Marla J. Francis

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~~ Ronald T. Senci, VICE PRESIDENT AND ~~JOHN L. WARNER~~ Daniel K. Turner, 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 INSTRMENT IS THEIR FREE 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 27th DAY OF June, 1995.

Kay H. Watt NOTARY PUBLIC MY COMMISSIONERS EXPIRES Feb. 15, 1996

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24th DAY OF June, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Chris T. Doyle PRESIDENT — Gary L. Kinsley SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS DAY OF June, 1995, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-.

Faith E. Jenkins — MAYOR; Paul F. Shaw — PRESIDENT; CLERK OF COUNCIL

TRANSFERRED THIS 26th DAY OF OCTOBER, 1995.

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

BY: JoAnn 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

STATE OF OHIO — RICHARD WILBUR KLOCKNER — 4370 — REGISTERED SURVEYOR

MEADOWRUN SUBDIVISION SEC. 2 TROY, OHIO		
BLACK RIVER DEVELOPMENT, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: CHECKED BY: RWK TRACED BY:	SHEET NO.
21 APR 95	SCALE: 1" = 50'	1 OF 1

REPLAT OF PT. OUTLOT 1 & PT. INLOT 1771
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 45
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED NOVEMBER 1st, 1995 AT 9:05 A.M.
FILE NO. 187525 FEE $21.00

Janet E. Caine BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 1st DAY OF NOVEMBER, 1995

Chris A. Pepper BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

APPROVALS

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 2ND DAY OF OCTOBER, 1995 BY ORDINANCE NO. ____

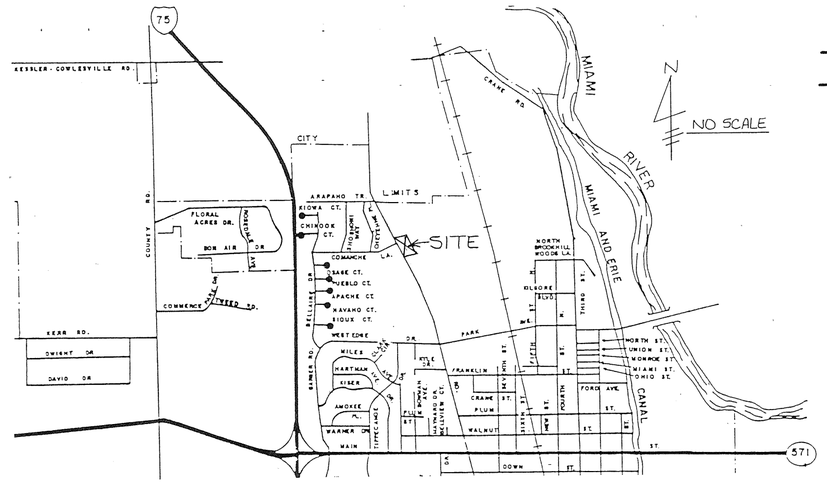
Daniel Troy — PRESIDENT OF COUNCIL
Neva Hufford — SECRETARY

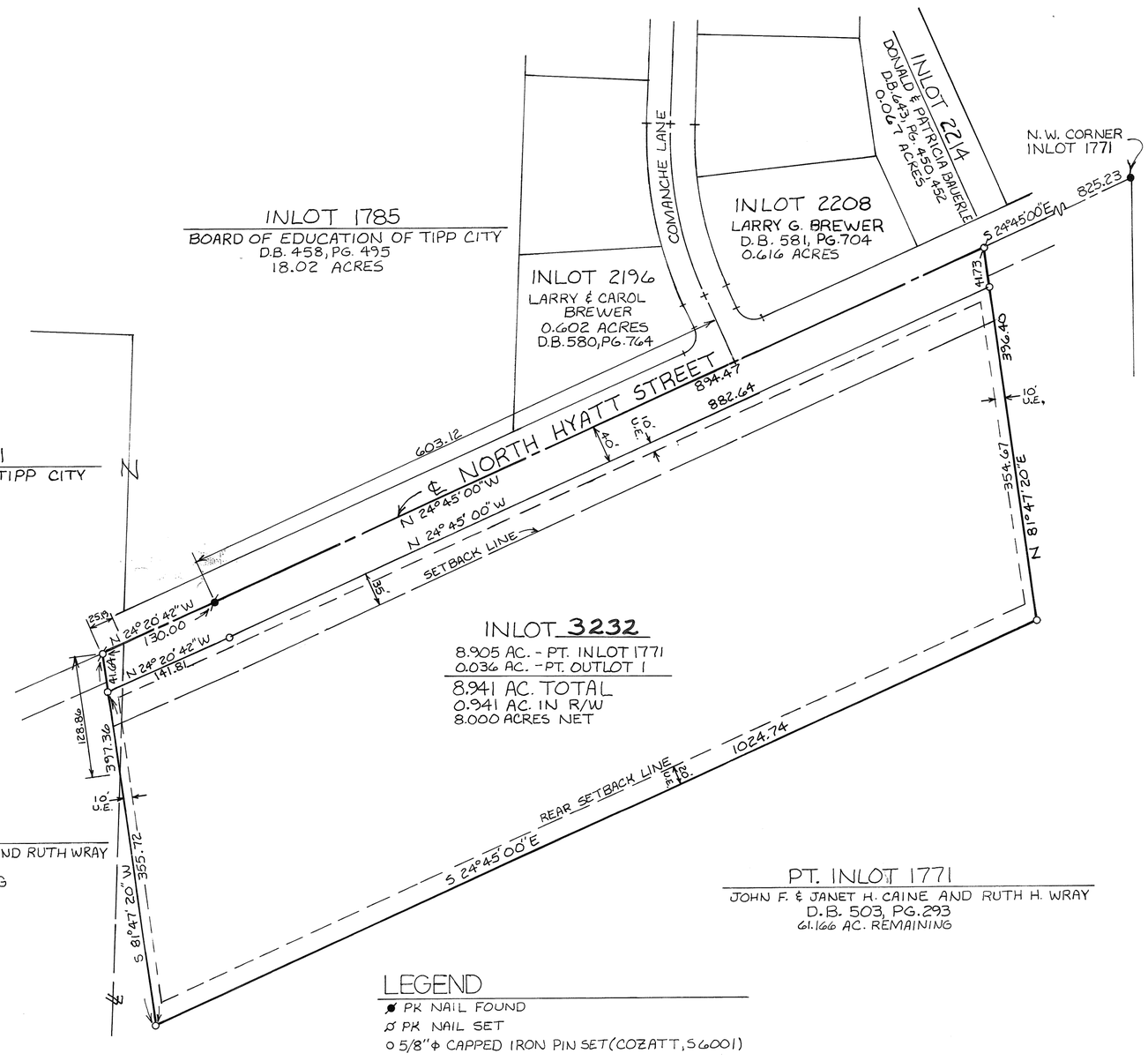
APPROVED BY THE PLANNING COMMISION OF THE CITY OF TIPP CITY, OHIO, THIS 12th DAY OF September, 1995.

Dennis L. Wampler — CHAIRMAN
Neva Hufford — SECRETARY

RESTRICTIVE COVENANTS

1. THE REAR BUILDING SETBACK SHALL BE INCREASED TO 40' FOR ANY BUILDING CONFIGURATIONS THAT INCLUDE A COMMON USE BUILDING ENTRANCE OR COMMON USE REAR EXIT DOOR ACCESSING THE REAR YARD AREA.





DESCRIPTION

BEING A SUBDIVISION OF 8.941 ACRES OF PT. INLOT 1771 AND PT. OUTLOT 1, TIPP CITY, MIAMI COUNTY, OHIO. CONTAINING 8.905 AC. OF PT. I.L. 1771 AND 0.036 AC. IN PT. O.L. 1, AS CONVEYED TO JOHN F. AND JANET H. CAINE AND RUTH H. WRAY BY D.B. 411, PG. 385 AND D.B. 503, PG. 293 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, ELECTRIC, TELEPHONE, CABLE T.V., OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

John F. Caine — JOHN F. CAINE
Jody Klekamp Stachler (as to all) — WITNESS Jody Klekamp Stachler

Janet H. Caine — JANET H. CAINE
Ruth H. Wray — RUTH H. WRAY
Stephanie L. Weibel — WITNESS STEPHANIE L. WEIBEL

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN F. CAINE, JANET H. CAINE, RUTH H. WRAY ~~AND BY ____, ITS ____, 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 26th DAY OF October, 1995.

Jody Klekamp Stachler — NOTARY PUBLIC
MY COMMISSION EXPIRES

JODY KLEKAMP STACHLER, Attorney
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH MONUMENTS SET AS SHOWN, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

STATE OF OHIO — MICHAEL W. COZATT — S-6001 — REGISTERED SURVEYOR

Michael W. Cozatt 8-18-95
MICHAEL W. COZATT P.S. #6001

LEGEND

- ⊗ PK NAIL FOUND
- ⊘ PK NAIL SET
- ○ 5/8" ϕ CAPPED IRON PIN SET (COZATT, S6001)

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 10095

HUNTERS RUN – SECTION ONE – CITY OF TROY, OHIO

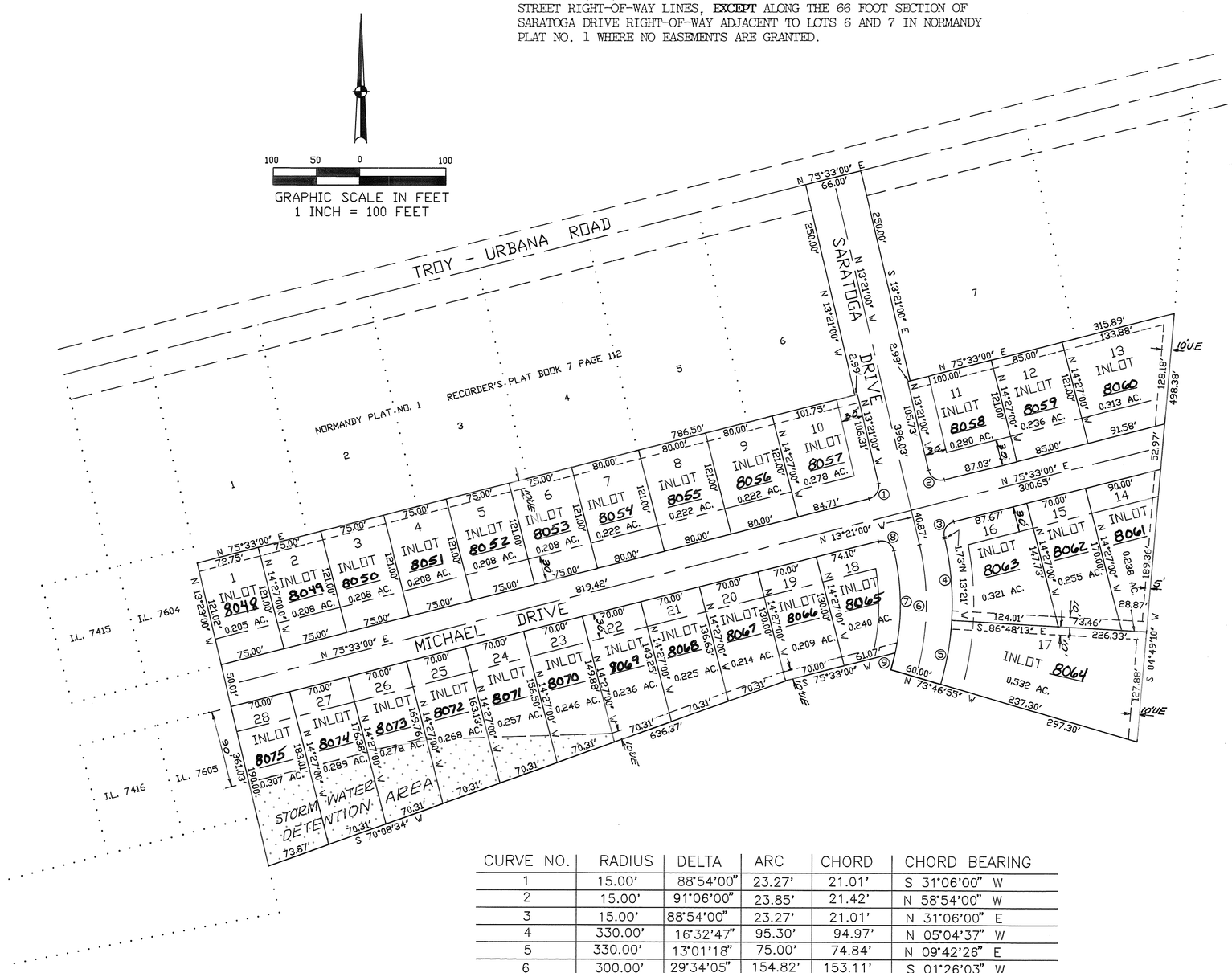
PLAT BOOK 17 PAGE 46
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13TH DAY OF
NOVEMBER, 1995, AT 1:07 P.M.

FILE NO. 188119 FEE: $ 43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
Bobbie Mueller, deputy

BEING A SUBDIVISION CONTAINING A TOTAL OF 9.2063 ACRES OF PART INLOT 6813 IN THE CITY OF TROY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 119, SAID 9.2063 ACRES BEING A PART OF A TOTAL OF 25.9794 ACRES ACQUIRED BY NEH DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORDS OF DEED BOOK 663, PAGE 597. 2.0706 ACRES IS IN DEDICATED STREET RIGHTS-OF-WAY AND 7.1357 ACRES IS PLATTED IN LOTS.

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT ALONG THE 66 FOOT SECTION OF SARATOGA DRIVE RIGHT-OF-WAY ADJACENT TO LOTS 6 AND 7 IN NORMANDY PLAT NO. 1 WHERE NO EASEMENTS ARE GRANTED.



DRAINAGE EASEMENT NOTE

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

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	15.00'	88°54'00"	23.27'	21.01'	S 31°06'00" W
2	15.00'	91°06'00"	23.85'	21.42'	N 58°54'00" W
3	15.00'	88°54'00"	23.27'	21.01'	N 31°06'00" E
4	330.00'	16°32'47"	95.30'	94.97'	N 05°04'37" W
5	330.00'	13°01'18"	75.00'	74.84'	N 09°42'26" E
6	300.00'	29°34'05"	154.82'	153.11'	S 01°26'03" W
7	270.00'	25°15'47"	119.05'	118.09'	S 00°43'07" E
8	15.00'	91°06'00"	23.85'	21.42'	S 58°54'00" E
9	270.00'	04°18'18"	20.29'	20.28'	N 14°03'56" E

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

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: NEH DEVELOPMENT INC.

Elden Heinz, Pres. — ELDEN HEINZ, PRESIDENT
Kristina K. Fields — 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 , ELDEN HEINZ, PRESIDENT OF NEH 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 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 15TH DAY OF SEPTEMBER, 1995.

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

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF September 1995, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — Guy D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF October, 1995, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-46-95.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Guy D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 13th DAY OF NOVEMBER, 1995.

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

HUNTERS RUN - SECTION ONE
TROY, OHIO

NEH DEVELOPMENT INC.

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

DATE	DRAWN BY: DRH TRACED BY: CHECKED BY: RWK	SHEET NO.
SEP 1 1995	SCALE: 1" = 100'	1 OF 2

HUNTERS RUN SUBDIVISION-SECTION ONE TROY, OHIO

PLAT BOOK 17 PAGE 46A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1995, AT _____.M.
FILE NO. _____ FEE: $ _____

JANET E. CAIN, MIAMI COUNTY RECORDER

HUNTERS RUN
TROY,OHIO
COVENANTS AND RESTRICTIONS

1. All lots shall conform in use with the R-2 Zoning approved and adopted by the City of Troy.

2. In order to maintain a high value on the lots in HUNTERS RUN for the benefit of all lot owners, all residential buildings as well as other structures or improvements on any lot in this subdivision shall be subject to written approval of a board of architectural control. No such residential building or other structure or improvement shall be erected, placed, altered or be permitted to remain on any building plot in this Development unless its construction plans and specifications and a plan showing the location of the structure of improvement have been submitted to and approved in writing by the board of architectural control, its designated agency, successors or assigns, as to the quality of workmanship and materials, as to front elevation and location with respect to topography, setback lines and finish grading elevations. The board of architectural control shall be the Developer, its agents, successors or assigns, and be in effect until all homes have been completed in the subdivision. If the board of architectural control or its agents, successors or assigns, fails to approve or disapprove the foregoing within seven(7) days after such plans have been submitted in writing, such permission shall not be required.

3. No building shall be located nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plot, minimum side yard shall be 7'-0" with a total of 15'0", minimum rear yard shall be 30'-0", minimum front yard shall be 30'-0".

4. No tent, trailer, basement, shack, garage, barn or other out building erected in this subdivision shall at any time used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Storage sheds are subject to Developer approval and must conform with exterior design of house.

5. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. No sign or billboard shall be erected on any lot in this subdivision except a professional sign of not more than one square foot. "For Sale" or "For Rent" signs and advertising signs during the construction or sales period of not more than six square feet shall be permitted.

7. No animals, 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 maintained for any commercial purpose.

8. Drainage channels, swales and slopes in this subdivision have been established for the conveyance of surface drainage to public streets or storm sewer and shall be maintained continuously for such purposes by the owners. No materials shall be removed from or placed on any lot which obstructs, retards, or changes the direction of the flow of water through these drainage channels or swales, unless otherwise approved by the City of Troy,Engineering Dept.

9. All yards, grades, swales must blend in with existing or prior drainage.

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 and all persons claiming under them until January 1,2020 at which time valid Covenants shall be automatically extended for a successive period of ten(10) years. However, on or after January 1,2020, by a vote of the majority of the then owners of the lots, they may agree to change said Covenants in whole or part.

11. These Covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any of these Covenants by judgment or court order shall in no way affect any of the provisions which shall remain in full force and effect.

12. No parking or open storage is permitted for more than two (2) hours, on or about the premises of any lot or in public right-a-ways of : camper/RV vehicles(including but not limited to "high-top" vans,pick-up trucks with "camper shells",motor homes,travel trailers and "fifth-wheels") boats,canoes,kayaks,rafts ,pontoon boats,jet skis,racing cars,hobby cars or any vehicle or device used for their trailering. All such vehicles and trailering devices must be stored within an approved garage and concealed from view. No casual or occasional parking of such vehicles is permitted unless the vehicle is staged for movement to proper storage or out of the sub-division within two(2) hours from the time it becomes visible. No mechanical work including repairs,modifications or body repair of automobiles,trucks,and boats and other hobby vehicles is permitted unless it is conducted within an approval garage and the activity is concealed from public view at all times. No noise or offensive odors emanating from any activity will be permitted. Normal washing,polishing, and waxing of autos and light trucks/vans is permitted. No open storage or open parking of vans and trucks with more than a 3/4 ton rating, or commercial,utility, service, or industrial use vehicles including but not permitted tow trucks,welding aparatus,cranes,trailers and any other vehicle typical of those used by plumbing,heating,electrical and building tradesman will be permitted unless such vehicles are being used by service and tradesmen activity engaged in performing services in the sub-division. All such vehicles except those used by the developer/builder or their sub-contractors will not be permitted to remain in the sub-division for more than twenty-four(24) hours.

13. A plot plan for each lot shall be submitted for approval to the City of Troy Building and Inspection Dept. prior to building construction on the lot. The construction plans and the placement of an approved housing type on a particular lot shall be in the plot plan and signed by the Developer.

14. All housing types must conform to the following building requirements: Ranch style house minimum of 1200 square feet of living space; Two story house minimum of 1600 square feet of living space. Basements and garages not included as living space. Attached two car garages minimum requirement. Concrete driveways. Standard lamp post with electronic eye required. Uniform Developer approved mail box. Exterior of house to be completed with brick, stone, vinyl siding, and/or cedar or approved wood siding.

15. Roof pitch minimum 5/12 requirement. Sidewalks required according to specifications of City of Troy and the cost therefore is the responsibility of the builder/home owner.

16. Any satellite dish or other antenna structure must be located no nearer to the street than the rear building setback line. Exact location and size must be approved by the Developer and any structure must meet all governmental regulations. No tower antenna shall be permitted.

17. No lot shall be used or maintained as a dumping ground or rubbish, trash, garbage, or other waste. All waste containers must be stored out of public view during and after construction.

18. Landscaping plans shall be subject to item #2.

HUNTERS RUN - SECTION ONE
TROY, OHIO

NEH DEVELOPMENT INC.

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

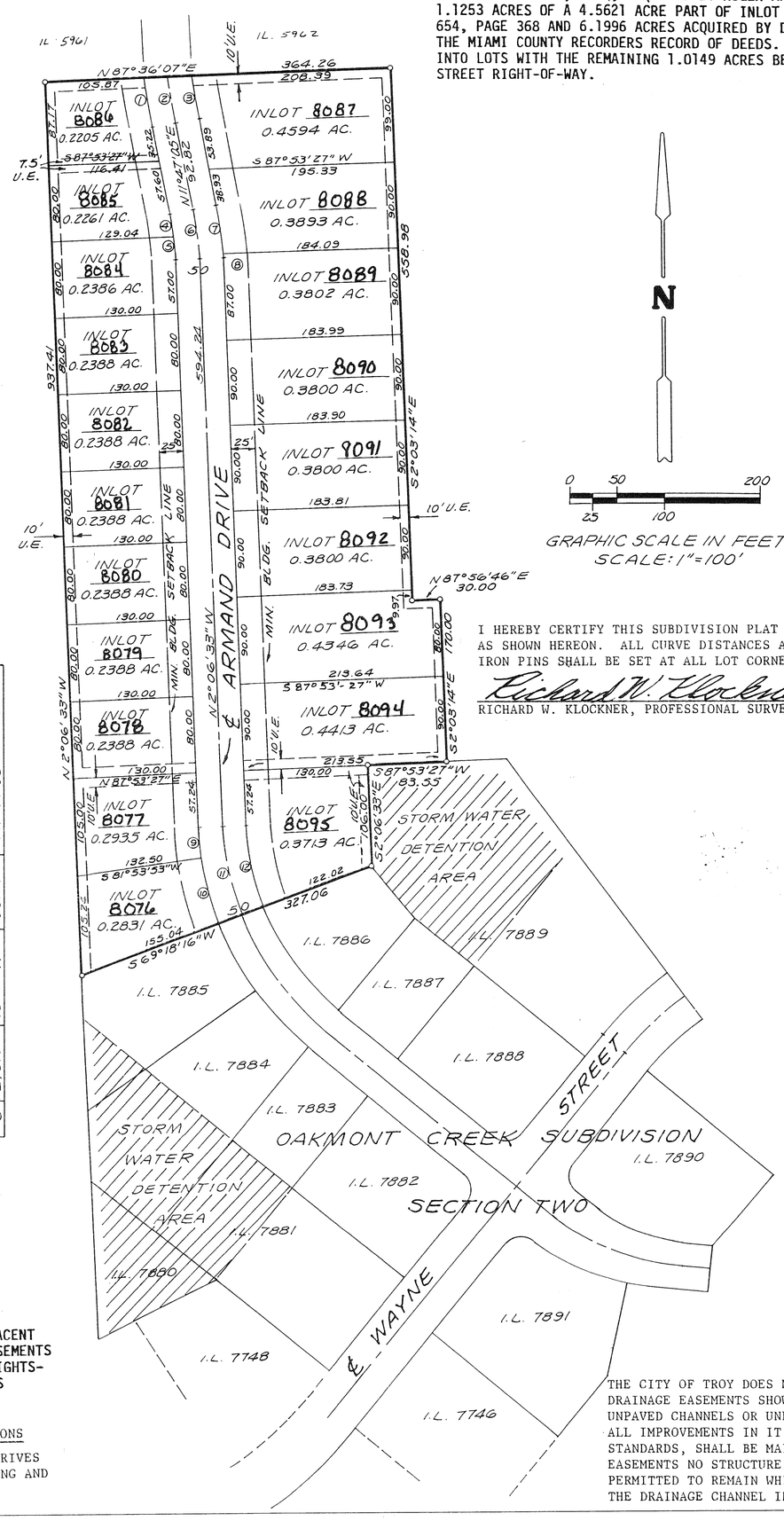
DATE	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
SEP 1 1995	SCALE: 1" = 100'	2OF2

OAKMONT CREEK SUBDIVISION - SECTION THREE
TROY, OHIO

PLAT BOOK 17 PAGE 47
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1ST DAY OF
DECEMBER, 1995, AT 11:07 A.M.
FILE NO. 189158 FEE: $ 43.00

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

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.3249 ACRES OF INLOT 7189 IN THE CITY OF TROY, OHIO, ACQUIRED BY ROGER AND LISA HAWK AS FOLLOWS: 1.1253 ACRES OF A 4.5621 ACRE PART OF INLOT 7189, ACQUIRED BY DEED BOOK 654, PAGE 368 AND 6.1996 ACRES ACQUIRED BY DEED BOOK 663, PAGE 381 OF THE MIAMI COUNTY RECORDERS RECORD OF DEEDS. 6.310 ACRES ARE PLATTED INTO LOTS WITH THE REMAINING 1.0149 ACRES BEING PLATTED AS DEDICATED STREET RIGHT-OF-WAY.



CURVE DATA				
NO.	RAD	DELTA	ARC	CHORD
1	325.0	9°23'14"	53.25	S 7°05'30"E - 53.19
2	300.0	9°23'14"	49.16	N 7°05'30"W - 49.10
3	275.0	9°23'14"	45.06	S 7°05'30"E - 45.01
4	275.0	4°52'41"	23.41	S 9°20'44"E - 23.41
5	275.0	4°47'51"	23.03	S 4°30'29"E - 23.02
6	300.0	9°40'32"	50.66	N 6°56'49"W - 50.63
7	325.0	9°08'48"	51.88	S 7°12'41"E - 51.83
8	325.0	0°31'44"	3.00	S 2°22'25"E - 3.00
9	325.0	5°59'34"	33.99	S 5°06'20"E - 33.98
10	325.0	12°35'37"	71.43	S 14°23'55"E - 71.29
11	300.0	18°35'11"	97.32	N 11°24'08"W - 97.05
12	275.0	18°35'11"	89.21	N 11°24'08"W - 88.82

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

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
Kristina K. Reid — WITNESS
Lisa Hawk — LISA HAWK
Ruby E. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 20TH DAY OF SEPTEMBER, 1995.

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

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

Frank W. Wagner II — FRANK W. WAGNER, II VICE PRESIDENT
Gill E. Shaneyfelt — WITNESS
C. Russell Bagett — C.RUSSELL BAGETT, VICE PRESIDENT
Joan M. Beck — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND C.RUSSELL BAGETT, 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 CORPORATION AND 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 19th DAY OF September, 1995.

Joan M. Beck
Joan M. Beck — NOTARY PUBLIC MY COMMISSION EXPIRES 6-30-00

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF September, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF October, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-49-95.

Peter E. Jenkins — MAYOR
PRESIDENT OF COUNCIL
CLERK OF COUNCIL

TRANSFERRED THIS 1ST DAY OF DECEMBER, 1995.

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

NOTE:

5' UTILITY EASEMENTS ARE GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND 10' EASEMENTS ARE GRANTED ADJACENT TO ALL STREET RIGHTS-OF-WAY IN ADDITION TO OTHER EASEMENTS SHOWN HEREON.

PROTECTIVE COVENANTS & RESTRICTIONS

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

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 CONCRETED 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.

OAKMONT CREEK SUBDIVISION - SECTION THREE TROY, OHIO		
ROGER & LISA HAWK TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 1 SEPT 1995	DRAWN BY: AP TRACED BY: CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 1 OF 2

OAKMONT CREEK SUBDIVISION - SECTION THREE - TROY, OHIO

PLAT BOOK 17 PAGE 47A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1995, AT _____ .M.

FILE NUMBER _____ FEE: $ _____

JANET E. CAIN, MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS & RESTRICTION
OAKMONT CREEK

1. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. feet and shall not exceed 16 inches in height.

2. Storage units not attached to the residence and all other detached buildings of any kind are not allowed.

3. Any fence or hedges which may be erected or planted must be of attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fence, or similar type of fencing will be permitted on any lot. Wood and wrought iron fencing shall be permitted. Fence design must be submitted to and approved by Developer prior to construction. No fences shall be constructed in or on any utility or access easements.

4. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

5. No structure of a temporary character shall be permitted on any premises except during active construction.

6. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers. Outside kennels and runs shall not be permitted.

7. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.

8. No pole, tower or support for same shall be permitted per lot for the support of any television antenna, or satellite dish. No ham amateur or c.b. radio antenna, or satellite dishes shall be permitted.

9. 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.

10. 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 May 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, it being agreed to change said covenants.

11. 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.

12. These covenants may be enforced by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of Oakmont Creek Subdivision.

13. 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.

OAKMONT CREEK SUBDIVISION - SECTION THREE 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: TRACED BY: CHECKED BY: RWK	SHEET NO.
	SCALE: 1" = 100'	2OF2

ALLEY VACATION

ALLEY BETWEEN INLOTS 6587 AND 6588
CITY OF PIQUA MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 48
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED December 6, 1995 AT 11:26 A.M.
FILE NO. 189421 FEE $ 21.60

Janet E. Cain BY:
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 6th DAY OF Dec, 1995.

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

PIQUA CITY PLANNING COMMISSION

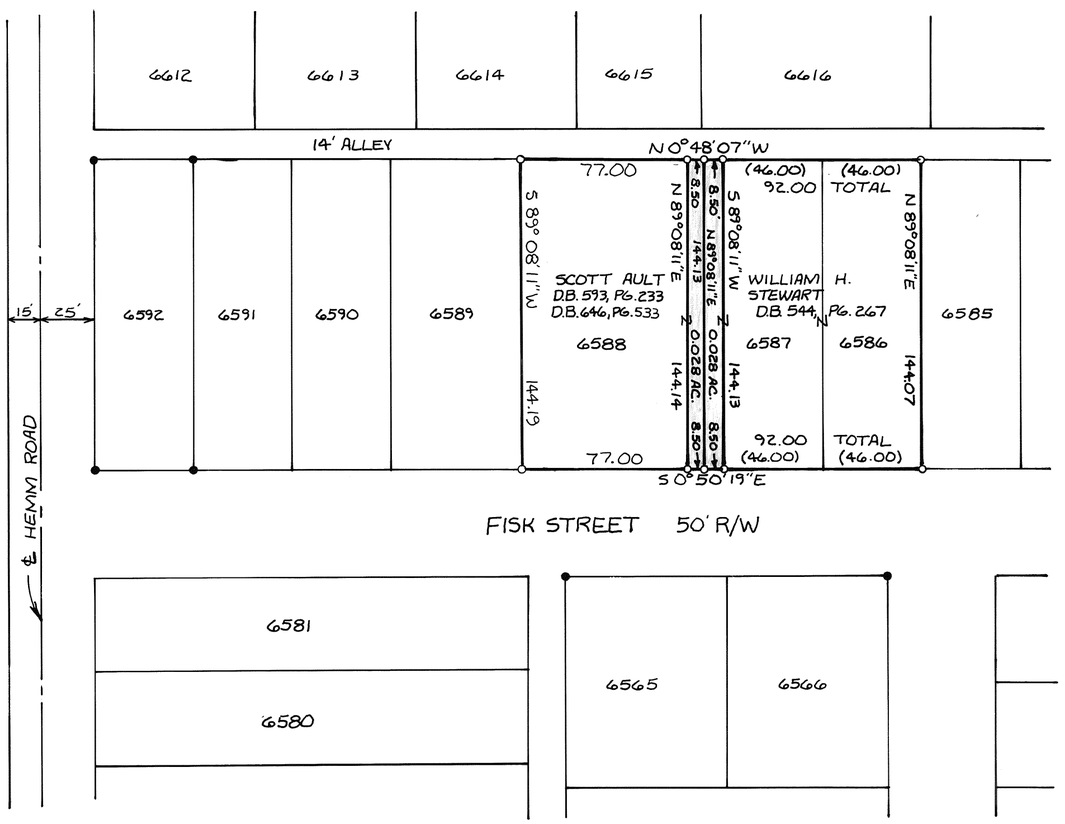
THE VACATION OF THE ALLEY SHOWN HEREON WAS REVIEWED AND RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.

Mark W. Goltman 13 June 95 — James C. Jay 6/13/95
CHAIRMAN DATE SECRETARY DATE

PIQUA CITY COMMISSION

THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NO. 23-95 ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.

Lucinda L. Fess 6/19/95 — Rebecca J. Cool
MAYOR DATE CLERK DATE



N

SCALE: 1"=50'
0 25 50 75 100

LEGEND

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

REFERENCES

VOL. 12, PG. 81
VOL. 16, PG. 75
VOL. 5, PG. 143
} MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

P.B. 9, PG. 100
P.B. 15, PG. 114
} MIAMI COUNTY RECORDER'S PLAT RECORDS

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

STATE OF OHIO MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 10-06-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 21294

STREET VACATION
PART SECOND STREET
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 49
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED DECEMBER 8, 1995 AT 9:47 A.M.
FILE NO. 189590 FEE $ 21.60

Janet E. Cain BY: _____
MIAMI CO. RECORDER DEPUTY

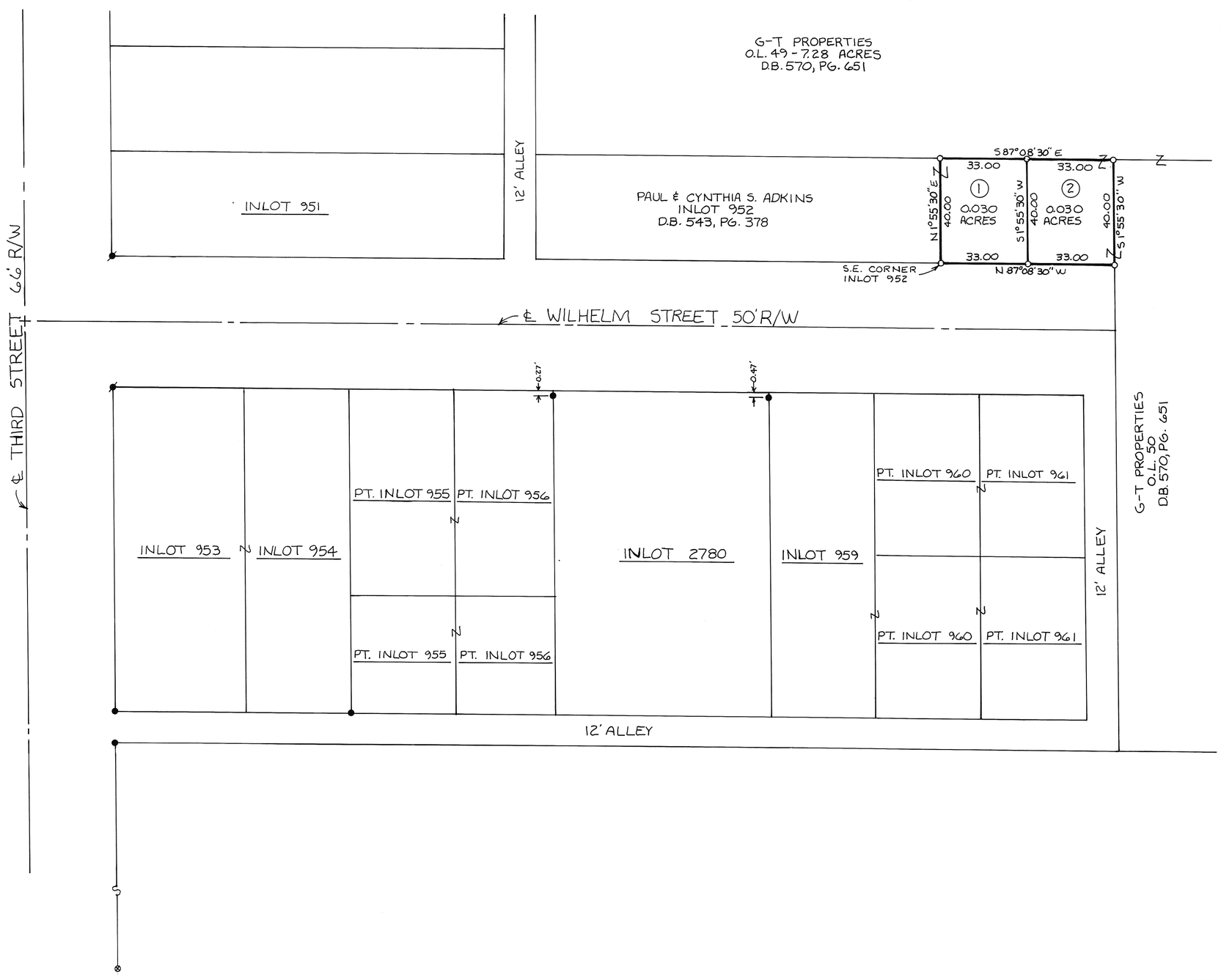
APPROVED AND TRANSFERRED THIS 8th DAY OF Dec, 1995.

Chris A. Pepler BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

N

SCALE: 1"=60'
0 10 20 30 45 60

LEGEND
- o 5/8"Φ CAPPED IRON PIN SET (COZATT, S6001)
- ● IRON PIN FOUND
- ⊘ IRON PIPE FOUND
- ⊗ AXLE FOUND



APPROVALS

THE STREET VACATION SHOWN HEREON WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO THIS 13th DAY OF June, 1995.

Philip H. Wampler — CHAIRMAN
Nina Hafford — SECRETARY

THE STREET VACATION SHOWN HEREON WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO THIS 3RD DAY OF July, 1995 BY ORDINANCE NO. 22-95

Daniel Tumey — PRESIDENT OF COUNCIL
Nina Hafford — SECRETARY

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

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

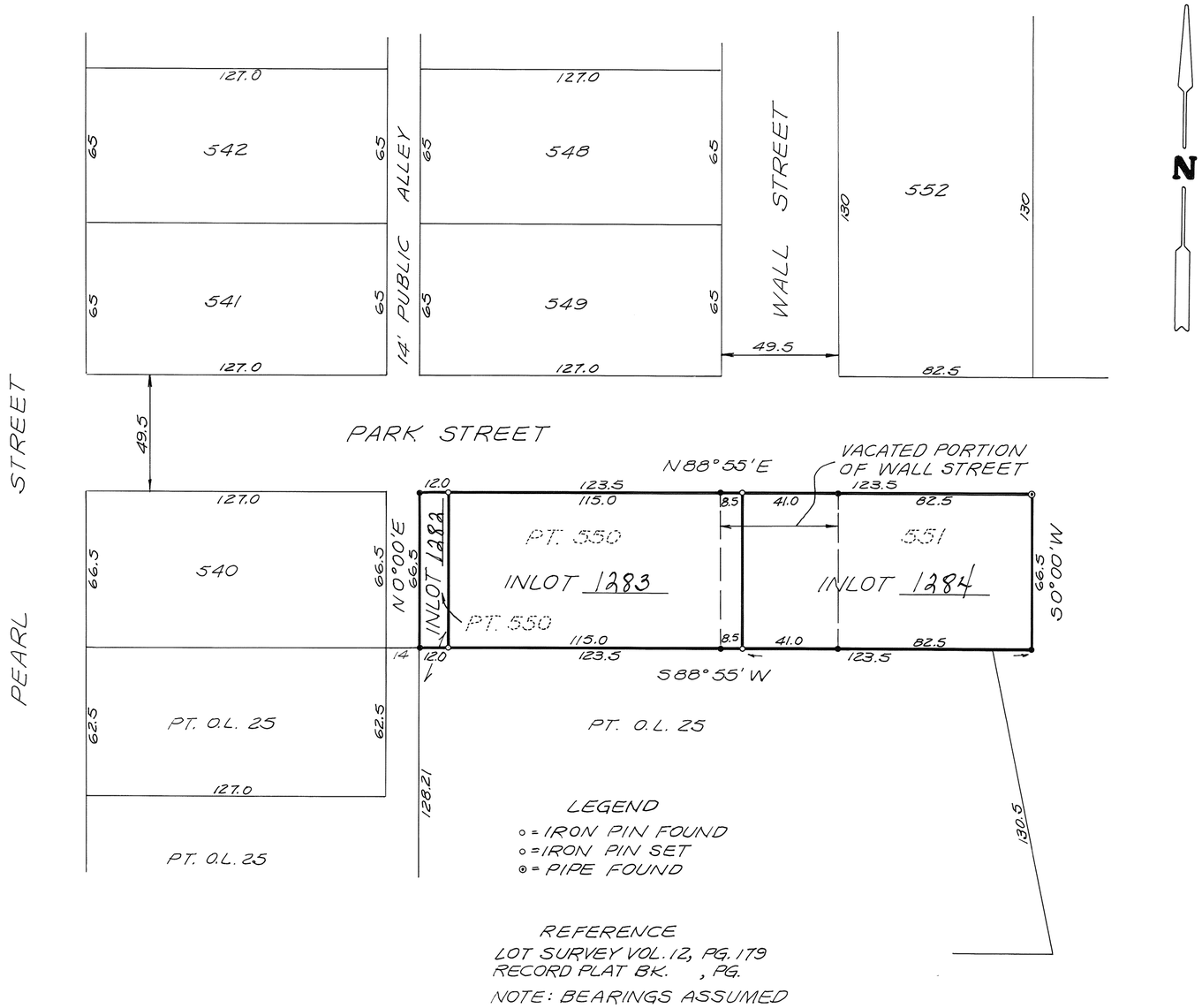
Michael W. Cozatt 10-11-95
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 19095

WHITMAN REPLAT– COVINGTON, OHIO

REPLAT OF PART OF INLOT 550,INLOT 551 AND VACATED PART OF WALL STREET

VOLUME 17 PAGE 50
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 12th DAY OF Dec., 1995 AT 2:35 P M.
FILE NO. 189801 FEE: $ 21.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Bobbie M Weber
Deputy



REFERENCE
LOT SURVEY VOL. 12, PG. 179
RECORD PLAT BK. , PG.
NOTE: BEARINGS ASSUMED

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 550, INLOT 551 AND PART OF VACATED WALL STREET, IN THE VILLAGE OF COVINGTON, OHIO, AS ACQUIRED BY MARJORIE J. WHITMAN BY DEED BOOK 632, PAGE 39 AND VACATED PORTION OF WALL STREET BY COUNCIL ACTION ORDINANCE NO. 95-11.

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.

Marjorie J. Whitman
MARJORIE J. WHITMAN

Louis R. Spurich
WITNESS

Kay E. McKinney
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 SHE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Covington, OHIO, THIS 6th DAY OF December, 1995.
Paul D. Sorg, Notary Public

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 22 DAY OF August, 1995, THIS REPLAT WAS REVIEWED AND APPROVED.

Jerry A. Engelhardt
CHAIRMAN

Michael Hanson
SECRETARY

APPROVED AND TRANSFERED THIS 12th DAY OF December, 1995

Chris A. Peeples
CHRIS A. PEEPLES, COUNTY AUDITOR

BY Linda Pearson
DEPUTY

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

REPLAT OF PART OF INLOT 550, INLOT 551 & PART OF VACATED WALL STREET, COVINGTON, OHIO		
MARJORIE J. WHITMAN COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 4 DEC. 1995	DRAWN BY: AP TRACED BY: CHECKED BY: RWK SCALE: 1" = 40'	SHEET NO. 1 OF 1

VACATION AND DEDICATION OF SANITARY SEWER EASEMENT

• LAKEVIEW — SECTION 2 •

• PIQUA OHIO •

PLAT BOOK 17, PAGE 51

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 190289

RECEIVED FOR RECORD: 2:46 PM (TIME)

FEE: $21.60 Dec. 21, 1995 (DATE)

Janet E. Cain Recorder
MIAMI COUNTY RECORDER

DESCRIPTION

Being a plat for the sole purpose of the vacation and dedication of parts of a sanitary sewer easement as originally shown on Lakeview - Section 2 plat, as recorded in Plat Book 17, Page 37, of the Miami County Plat Records.

OWNERS' CONSENT

We, the undersigned, being all of the owners and lien holders of the lands shown hereon, do hereby consent to the vacation and dedication of the sanitary sewer easement as shown hereon to public use forever.

David D. Turner — WITNESS
Wayne Stown — WITNESS

Robert D. Erwin Jr. — ROBERT D. ERWIN JR.
Bonnie S. Erwin — BONNIE S. ERWIN

TAYWOOD ENTERPRISES, INC.

David D. Turner — WITNESS
Wayne Stown — WITNESS

Timothy I. Taylor, Pres. — TIMOTHY I. TAYLOR, PRES.
Herman L. Taylor — HERMAN L. TAYLOR, VICE-PRES.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 30th day of Nov., 1995, before me, the undersigned, a Notary Pubic in and said County and State, personally came Robert D. Erwin, Jr. and Bonnie S. Erwin, and Taywood Enterprises, Inc. by its president Timothy I. Taylor and its vice-pres. Herman L. Taylor, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof I have set my hand and notorial seal on the day and date above written.

My commission expires Feb. 4, 1997 (DATE) — David D. Turner, NOTARY PUBLIC

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, held this 18 day of December, 1995, this plat was approved by Resolution No. C-10517.

Lucinda L. Terry — MAYOR

Rebecca J. Cool — CLERK

PIQUA PLANNING COMMISSION

This plat reviewed and approved this 12th day of December, 1995.

Mark W. Spitler — CHAIRMAN
James C. [illegible] — SECRETARY

MIAMI COUNTY AUDITOR

Approved and reviewed this 21st day of December, 1995. (No transfer req'd.)

Chris A. Gruber — MIAMI CO. AUDITOR
BY: Linda Pearson — DEP. CO. AUDITOR

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

I hereby certify this plat to be correct.

Daniel D. Turner — DANIEL D. TURNER

EASEMENT VACATION & DEDICATION FOR TAYWOOD ENTERPRISES, INC.		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE NOV. - 1995	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 40'	

TIPP COMMERCE PARK

A SUBDIVISION OF 29.4767 ACRES OF INLOT 2143 IN TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 52
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27th DAY OF
DECEMBER, 1995, AT 1:30 P.M.
FILE NO. 190468 FEE: $ 43.20

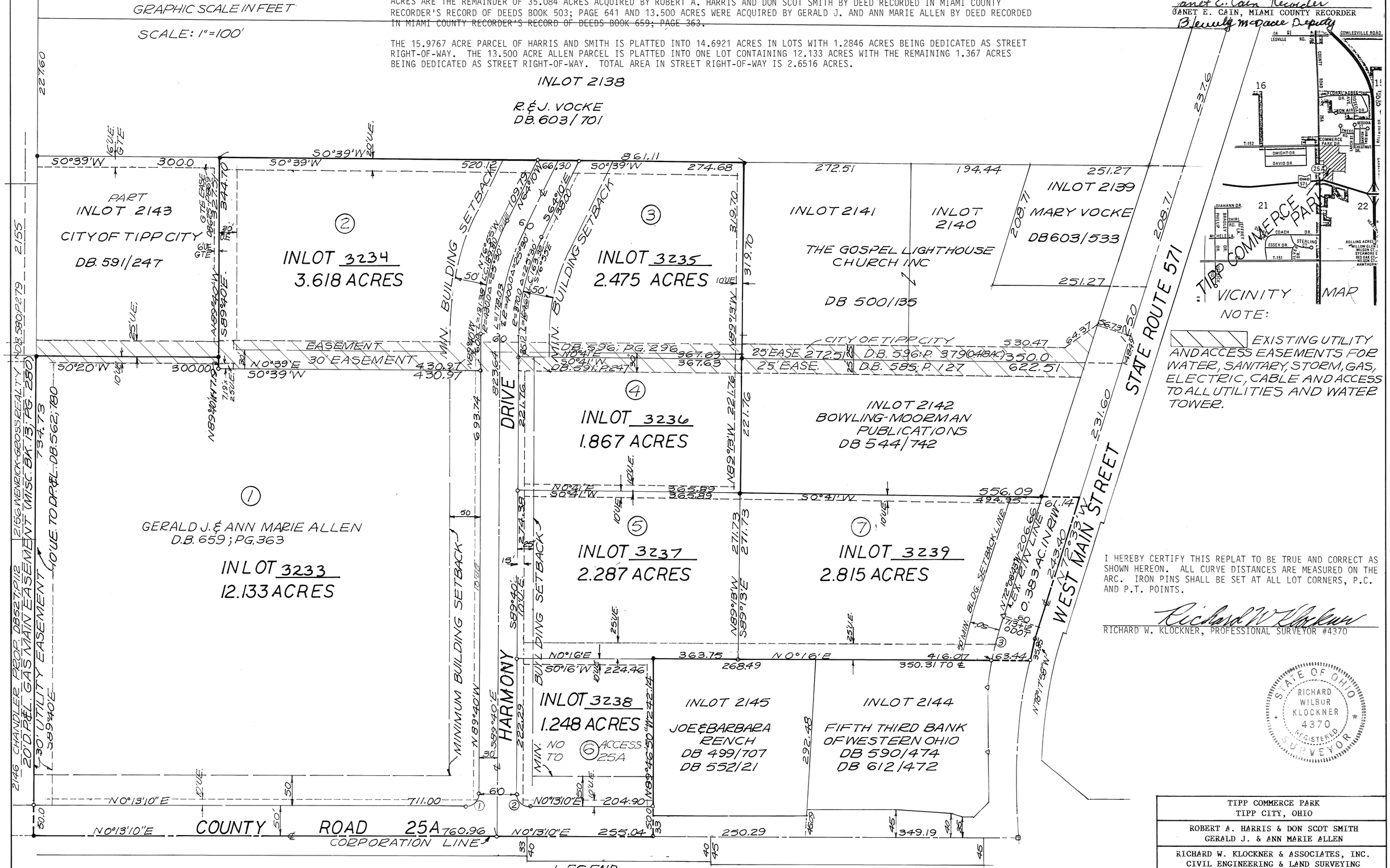
Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER
By Beverly McGrace Deputy

GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1"=100'

DESCRIPTION

BEING A SUBDIVISION OF PARTS OF INLOT 2143 IN TIPP CITY, MIAMI COUNTY, OHIO, CONSISTING OF A TOTAL OF 29.4767 ACRES. 15.9767 ACRES ARE THE REMAINDER OF 35.084 ACRES ACQUIRED BY ROBERT A. HARRIS AND DON SCOT SMITH BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 503; PAGE 641 AND 13.500 ACRES WERE ACQUIRED BY GERALD J. AND ANN MARIE ALLEN BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 659; PAGE 363.

THE 15.9767 ACRE PARCEL OF HARRIS AND SMITH IS PLATTED INTO 14.6921 ACRES IN LOTS WITH 1.2846 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY. THE 13.500 ACRE ALLEN PARCEL IS PLATTED INTO ONE LOT CONTAINING 12.133 ACRES WITH THE REMAINING 1.367 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY. TOTAL AREA IN STREET RIGHT-OF-WAY IS 2.6516 ACRES.



NOTE:

EXISTING UTILITY AND ACCESS EASEMENTS FOR WATER, SANITARY, STORM, GAS, ELECTRIC, CABLE AND ACCESS TO ALL UTILITIES AND WATER TOWER.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

CURVE DATA

NO.	RADIUS	CEN. ∠	LENGTH	LONG CHORD
1	20.0	89°53'10"	31.38	28.26~N44°43'25"W
2	20.0	90°06'50"	31.46	28.31~N45°16'35"E
3	908.83	4°38'24"	73.60	73.58~N74°52'12"W

LEGEND

- ○ = IRON PIN SET 5/8"φ x 30" CAPPED
- ● = IRON PIN OR PIPE FOUND
- △ = CONCRETE HIGHWAY MON.
- □ = IRON PIN IN MONUMENT BOX
- (1) = PLAT LOT NUMBER

TIPP COMMERCE PARK TIPP CITY, OHIO		
ROBERT A. HARRIS & DON SCOT SMITH GERALD J. & ANN MARIE ALLEN		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (5130 339-5331		
DATE 19 JUN 1995	DRAWN BY: TRACED BY: Rwk CHECKED BY: SCALE: 1" = 100'	SHEET NO. 1 OF 2

TIPP COMMERCE PARK

A SUBDIVISION OF 29.4767 ACRES OF INLOT 2143 IN TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 52 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1995, AT _____.M.
FILE NO. _____ FEE: $ _____

JANET E. CAIN, MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS AND RESTRICTIONS

1. These protective covenants and restrictions shall be interpreted and construed to further the purpose of enhancing and maintaining the property values for both the developers and subsequent purchasers, who shall comply with said protective covenants and restrictions.

2. All structures erected on these lots shall comply with the regulations and restrictions set forth in the City of Tipp City Code of Ordinances pertaining to zoning districts.

3. No structure shall be erected closer to the front line than the minimum building set-back line as indicated on the plat.

4. No construction shall commence unless and until a duplicate set of plans, specifications, plot plans, grading plans, landscaping plans, and type of architecture shall be submitted to (and approved by) the subdividers, Don Scot Smith and Robert A. Harris, (or their designated agent), for their written approval (which shall not be unreasonably withheld) at least forty-five days before construction is started on any lot in this subdivision. If, within thirty days of submission, the owner has not received written disapproval from the developers, he may proceed with said construction provided he has complied with all municipal ordinances of the City of Tipp City, Ohio.

5. No user of space on any lot in the within plat shall be permitted to use outside storage of materials, supplies or products without the express written permission of Don Scot Smith and Robert A. Harris, (or their designated agent or assigns).

6. No lot shall be used as a dumping ground for rubbish, trash, garbage, or other waste. Waste shall not be kept, except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

7. All waste and/or other outside storage must be completely screened from view by a permanent structure, wall or fence, harmonious with other improvements on the individual lot which meets the approval of Don Scot Smith and Robert A. Harris, (or their designated agent or assigns). No stored elements may be visible from the roadway. A visual and mechanical barrier, a minimum of six feet (6') in height, shall be provided around the perimeter of the storage area which may consist of any of the following:

   a. An evergreen hedge used with a chain link fence. Such hedge shall not be less than three (3) feet in height. Provided, however, that woven or slatted or other type of inserts in said chain link fence will not be permitted.

   b. A solid fence of any approved material.

   c. Masonry wall.

8. 10% minimum green space must be provided and maintained on each lot at all times.
9. All parking and driveway areas are to be concrete or asphalt and properly maintained at all times.

10. There shall be no parking of trucks over 10,000 pounds empty in any area between any building and a dedicated street adjacent to the lot upon which the building is situated. Furthermore, outside storage in semi trailers for more than 72 hours is prohibited anywhere in Tipp Commerce Park, except for construction trailers.

12. No signage or other outdoor attraction devices shall be erected, displayed, attached, or permitted upon the property or any building or structure located thereon without a sign permit issued by the City of Tipp City, Ohio.

13. If these restrictive covenants (or any of them) are found to conflict with any federal, state or local law, said law shall prevail.

14. It is hereby declared that irreparable harm will result to Don Scot Smith and Robert A. Harris by reason of the violation of the restrictive covenants or by reason of a default in the observance thereof; therefore Don Scot Smith and/or Robert A. Harris shall be entitled to relief by way of injunction, damages, or specific performance to enforce the provisions of the restrictive covenants as well as any other relief available in law or in equity.

15. These covenants and restrictions shall terminate on December 31, 2008, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote or a majority of the then owners of the lots, it is agreed to change said covenants and restrictions in whole or in part.

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

17. Should Don Scot Smith (or Robert A. Harris) be unable to perform the duties and responsibilities provided herein, then Robert A. Harris (or Don Scot Smith) shall solely perform said duties and responsibilities. Don Scot Smith and/or Robert A. Harris can assign the performance of these duties and responsibilities in writing to a designated agent.

18. These covenants shall be enforceable by injunction or otherwise by the grantor, his successor or assigns, and also by the owner of any lot in Tipp Commerce Park.

PROTECTIVE COVENANTS AND RESTRICTIONS

19. Maintenance of the ingress/egress driveway to Inlot 2143 shall be the responsibility of the owner of Lot 2.

20. Should the city require sidewalks for Lots 1, 2 and 3, the property owners may be assessed for all costs.

21. A traffic study for the intersection of Harmony Drive and County Road 25A shall be required for development of any lot and if installation of a traffic signal is warranted, it shall be installed at the property owner's expense.

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: DON SCOT SMITH AND ROBERT A. HARRIS

Don Scot Smith — DON SCOT SMITH
Richard W. Klockner — WITNESS
Kathleen R. Smith — KATHLEEN R. SMITH, DOWER
Joseph A. Dirubbo — WITNESS
Robert A. Harris — ROBERT A. HARRIS
Richard W. Klockner — WITNESS
Elizabeth M. Harris — ELIZABETH M. HARRIS, DOWER
Joseph A. Dirubbo — 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 4TH DAY OF December, 1995.

Joseph A. Dirubbo — NOTARY PUBLIC
September 30, 1997 — MY COMMISSION EXPIRES

OWNERS: GERALD J. & ANN MARIE ALLEN

Gerald J. Allen — GERALD J. ALLEN
Joseph A. Dirubbo — WITNESS
Ann Marie Allen — ANN MARIE ALLEN
Joseph A. Dirubbo — 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 SCKNOWLEDGED 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 Kettering, OHIO, THIS 15TH DAY OF DECEMBER, 1995.

Joseph A. Dirubbo — NOTARY PUBLIC
September 30, 1997 — MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 10th DAY OF October, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler — PRESIDENT
Nera Hufford — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 18th, DAY OF December, 1995, THIS PLAT WAS APPROVED BY ORDINANCE NO. 34-95.

David Tuggle — PRESIDENT OF COUNCIL
Nera Hufford — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 27 DAY OF DECEMBER, 1995.

CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

TIPP COMMERCE PARK TIPP CITY, OHIO		
ROBERT A. HARRIS & DON SCOT SMITH GERALD J. & ANN MARIE ALLEN		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (5130 339-5331		
DATE 19 JUN 1995	DRAWN BY: TRACED BY: CHECKED BY: SCALE: 1" = 100'	SHEET NO. 2OF2

ALLEY VACATION

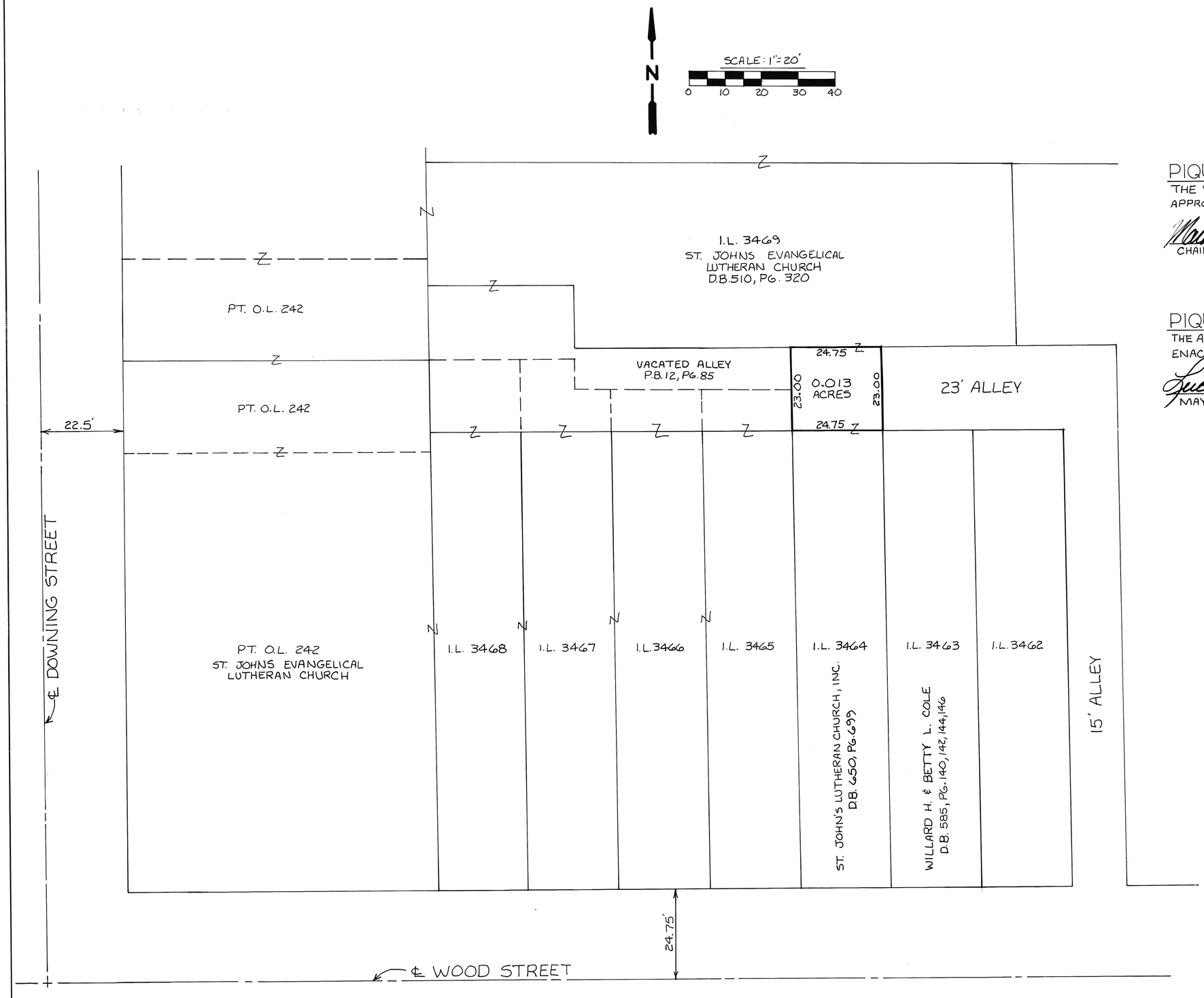
ALLEY BETWEEN I.L.3464 & I.L.3469
CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 53
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED December 27, 1995 AT 3:40 P.M.
FILE NO. 190491 FEE $ 21.60

Janet E. Cain BY: Bobbie Muller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 27 DAY OF DECEMBER, 1995.

CHRIS A. PEEPLES BY: JoAnn Williams
MIAMI CO. AUDITOR DEPUTY



PIQUA CITY PLANNING COMMISSION

THE VACATION OF THE ALLEY SHOWN HEREON WAS REVIEWED AND RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.

Mark W. Goltner 12/12/95 — CHAIRMAN, DATE
James C. Jg 12/12/95 — SECRETARY, DATE

PIQUA CITY COMMISSION

THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NO. _____ ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.

Lucinda L. Stew 11/28/95 — MAYOR, DATE
Rebecca J. Cook 11/28/95 — CLERK, DATE

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

STATE OF OHIO MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 8-03-95
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 15195

ANNEXATION TO THE CITY OF TROY, OHIO

1.648 ACRES OF THE NORTHEAST QUARTER OF SECTION 30, TOWN 5, RANGE 6, CONCORD TOWNSHIP

VOLUME 17 PAGE 54
MIAMI COUNTY RECORDER'S PLAT RECORDS

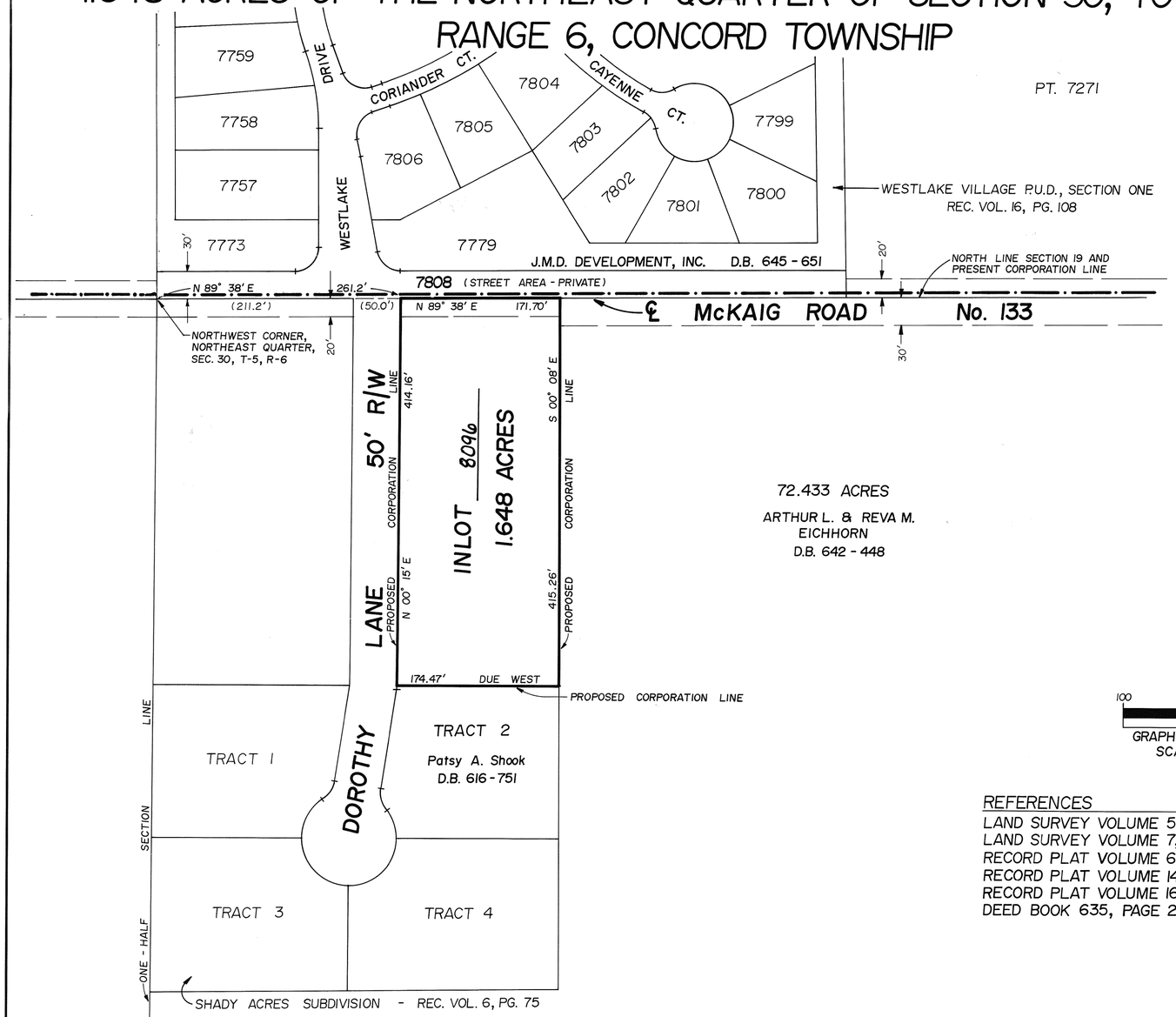
RECEIVED FOR RECORD THIS 4th DAY OF January, 1996, AT 11:20 A.M.

FILE NUMBER: 10982 FEE: $ 21.60

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

Bobbie Mueller
by Deputy

ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 27 PAGE 877



DESCRIPTION

BEING AN ANNEXATION TO THE CITY OF TROY, OHIO. THE AREA TO BE ANNEXED BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWN 5, RANGE 6, CONCORD TOWNSHIP, AND BEING THE SAME PREMISES CONVEYED TO WILLIAM H. THORNBURGH BY DEED RECORDED IN VOLUME 635, PAGE 239, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 8th DAY OF MAY, 1995, BY THE MIAMI COUNTY ENGINEER.

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

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF Sept, 1995, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE No. O-36-95

Peter E. Jenkins
Peter E. Jenkins, MAYOR

Carol L. Hastings
Carol Hastings, PRESIDENT OF COUNCIL

Sue G. Knight
Sue G. Knight, CLERK OF COUNCIL

AT A MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, HELD THIS 5th DAY OF May, 1995, THIS ANNEXATION WAS APPROVED.

Arthur D. Haddad
Arthur D. Haddad, MIAMI COUNTY COMMISSIONER

Richard N. Adams
Richard N. Adams, MIAMI COUNTY COMMISSIONER

D. Ann Baird
D. Ann Baird, MIAMI COUNTY COMMISSIONER

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 4 DAY OF JANUARY, 1996.

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

Jo Ann Williams
by Deputy

REFERENCES

LAND SURVEY VOLUME 5, PAGE 153
LAND SURVEY VOLUME 7, PAGE 13
RECORD PLAT VOLUME 6, PAGE 75
RECORD PLAT VOLUME 14, PAGE 132
RECORD PLAT VOLUME 16, PAGE 108
DEED BOOK 635, PAGE 239

I HEREBY CERTIFY THAT THE FOREGOING ANNEXATION PLAT IS TRUE AND CORRECT AS SHOWN BASED ON EXISTING DEED AND SURVEY RECORDS, AND CALCULATIONS FROM INFORMATION IN THESE RECORDS. NO FIELD WORK WAS PERFORMED.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

ANNEXATION OF 1.648 ACRES FROM SECTION 30 OF CONCORD TOWNSHIP TO THE CITY OF TROY		
WILLIAM H. THORNBURGH TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: AS	SHEET NO.
JUNE 7, 1994	TRACED BY: RWK CHECKED BY: SCALE: 1" = 100'	1 of 1

LEXINGTON FARMS — SECTION ONE

• TOWN 2 • RANGE 9 • SECTION 15 • BETHEL TOWNSHIP •

• MIAMI COUNTY — OHIO •

PLAT BOOK 17 PAGE 55

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

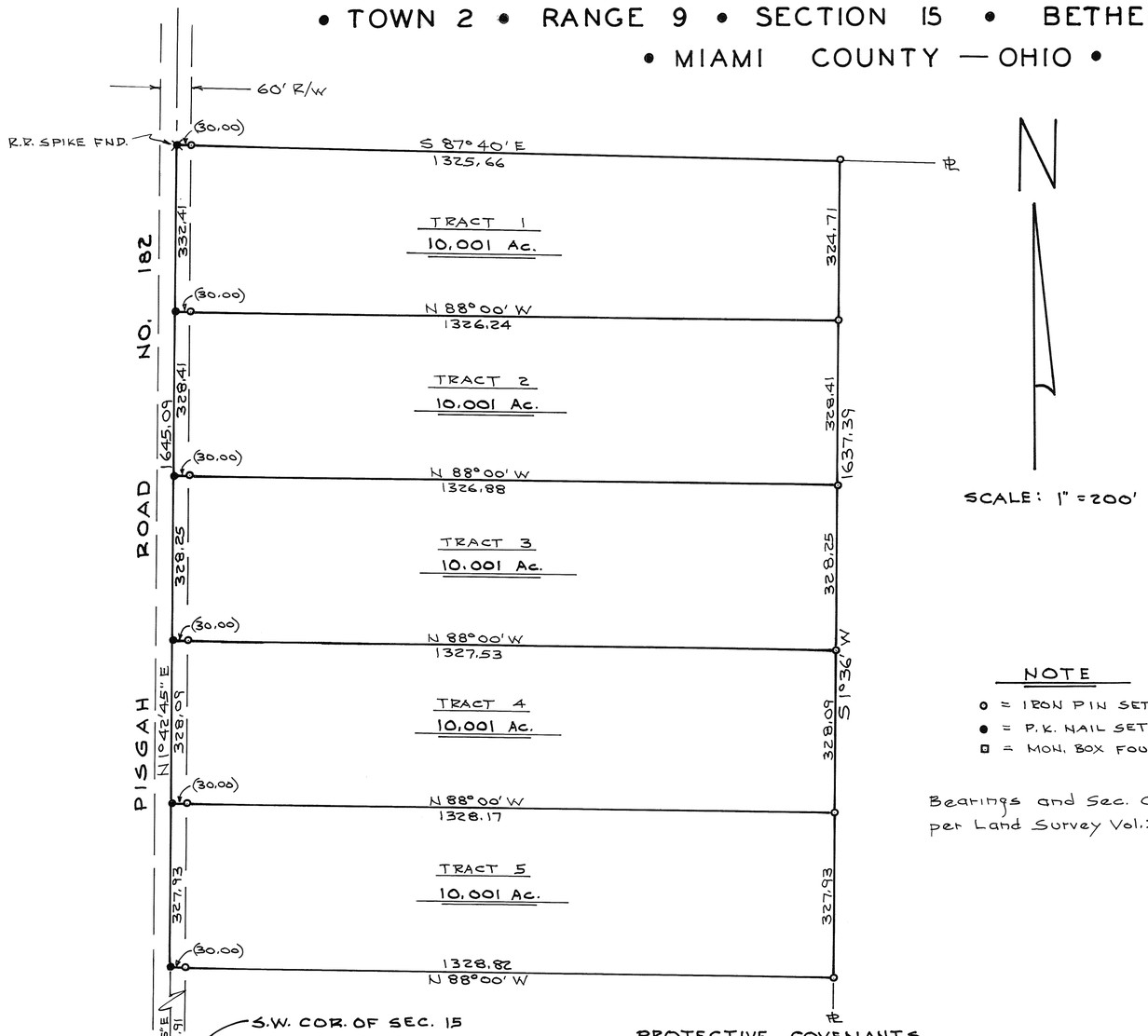
FILE NO. 190965

RECEIVED FOR RECORD: 1:35 PM (TIME)

FEE: $21.60 JAN. 9, 1996 (DATE)

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Jill Hank
DEPUTY COUNTY RECORDER



SCALE: 1" = 200'

NOTE

o = IRON PIN SET
● = P.K. NAIL SET
□ = MON. BOX FOUND

Bearings and Sec. Cor. tie per Land Survey Vol. 32, Pg. 100.

DESCRIPTION

Being a subdivision of 50.005 Acres of a 62.819 Acre tract as conveyed to Creative Customs, Inc. by deed recorded in Deed Book 666, Pg. 597, of the Miami County deed records.

OWNERS CONSENT

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 do hereby voluntarily consent to the execution of said plat.

CREATIVE CUSTOMS, INC.

Shana Raywald
WITNESS

Kirk Hoole
WITNESS

Betty C. Bailey
BETTY C. BAILEY, PRES.

MORTGAGOR

Daniel D. Turner
WITNESS

Wayne Storm
WITNESS

Billie J. Horn
BILLIE J. HORN

Linnell Horn
LINNELL HORN

STATE OF OHIO, MIAMI CO., ss:

Be it remembered that on this 8th day of JANUARY, 1996, before me, a notary public in and for said County and State, personally came Creative Customs, Inc. by its president Betty C. Bailey, and Billie J. Horn and Linnell Horn, all of whom acknowledged the signing and execution of this plat to be their voluntary act and deed. In testimony whereof, I have set my name and notarial seal on the day and date above written.

My commision expires: FEB. 4, 1997 (DATE)

Daniel D. Turner
NOTARY PUBLIC

PROTECTIVE COVENANTS

1. **DWELLING SIZE** - The floor area of each dwelling structure shall not be less than 1800 sq. ft. for a one story house nor less than 2200 sq. ft. for a 1½ or two (2) story house.
2. **EXTERIOR BLDG. MATERIALS** - No vinyl or aluminum siding will be permitted on any house in this plat. Any steel or other types of outbuildings must must be approved by the Architechural Committee. All fencing on the premises must be approved by said Committee.
3. **APPROVAL OF BUILDING PLANS** - All plans for all buildings must be approved by the Developer's architechural committee prior to the start of any construction. All builders of homes must be experienced quality builders as approved by said committee.
4. **STORAGE OF EQUIPMENT** - All boats, campers, trucks, buses, RV'S, cars, tractors, farm machinery, etc., must be stored inside a building or garage or a rear port attached to a building.
5. **SWIMMING POOLS** - No above ground swimming pools will be permitted.
6. **MAINTENANCE OF PROPERTY** - All property is to be well maintained by owner in an acceptable manner, including lawn mowing, weed control & mowing, mowing and maintenance around any ponds, and maintenance off all buildings.
7. **TIME OF COVENANTS** - These covenants are for the benefit of all lot owners and are to run with the land and are binding on all parties and persons claiming under them until Dec. 31, 2005, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots it is agreed to change said covenants.
8. **INVALIDATION OF COVENANTS** - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
9. **ENFORCEMENT** - These covenants shall be enforceable by injunction and otherwise by the Grantor, its successors and assigns, or by any lot owner within this plat.

MIAMI CO. ENGINEER

Approved and reviewed this 9th day of JANUARY, 1996.

DOUGLAS L. CHRISTIAN
BY: Dennis Ventura, DEPUTY
DEPUTY CO. ENGINEER

MIAMI CO. AUDITOR

Approved and transferred this 9 day of JANUARY, 1996.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Ann Williams
DEPUTY COUNTY AUDITOR

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

CERTIFICATION

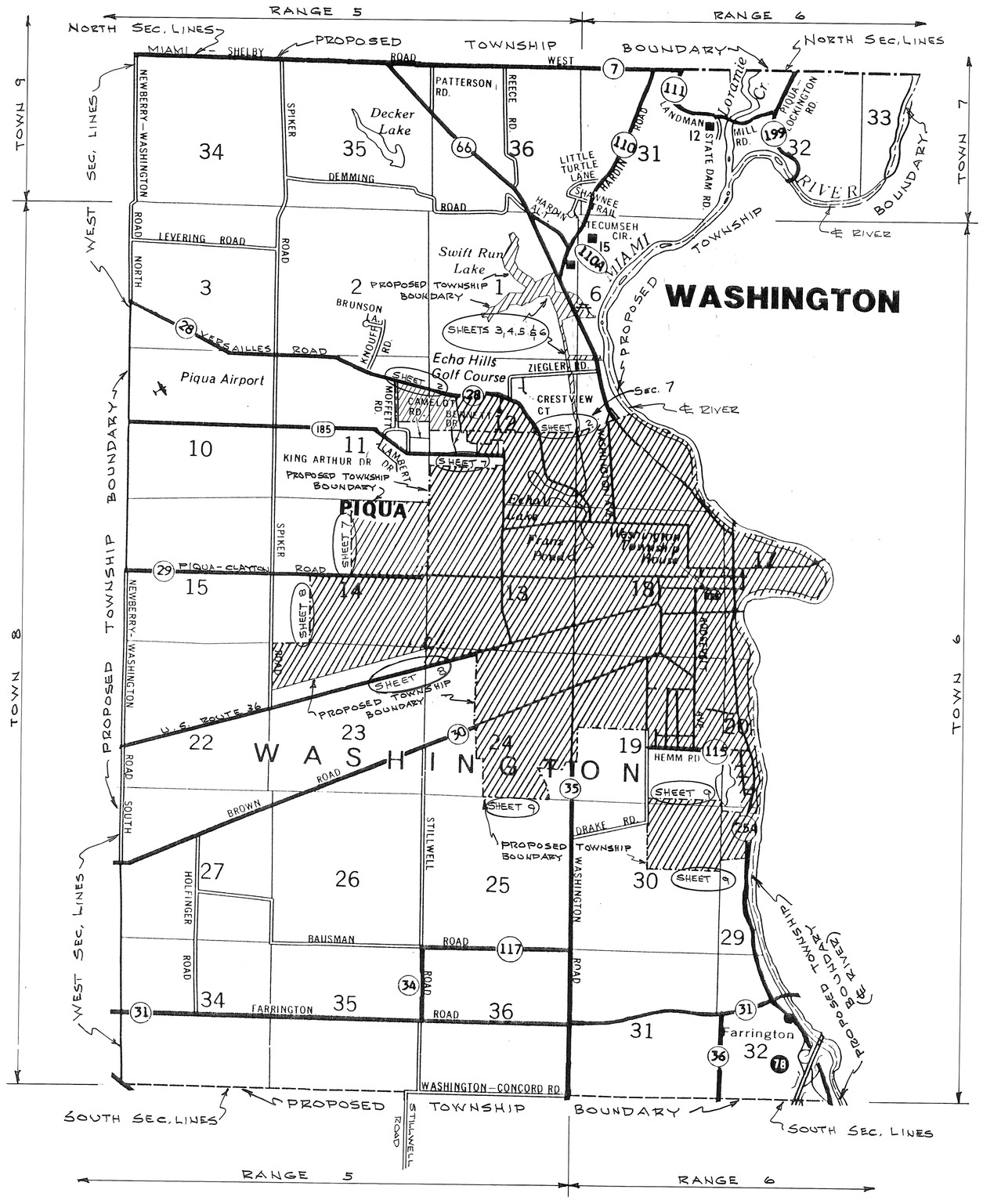
I hereby certify this plat to be correct as shown hereon.

Daniel D. Turner

LEXINGTON FARMS - SEC. ONE FOR CREATIVE CUSTOMS, INC. TROY - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE DEC. - 1995	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 221095	SCALE: 1" = 200'	

PROPOSED TOWNSHIP BOUNDARY MAP

PLAT BOOK 17 PAGE 56 A-H
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.
FILE NO. 190979
RECEIVED FOR RECORD 2:00 pm TIME
FEE: 194.40 Jan. 9 DATE, 1996
John W. O'Brien
MIAMI COUNTY ~~JANET E. CAIN~~ RECORDER
John W. O'Brien



N

SCALE: 1" = 3000'

MIAMI COUNTY AUDITOR

Reviewed by Miami County Auditor this 4TH day of JANUARY, ~~1995~~ 1996. No transfer necessary.

Chris A. Peeples
MIAMI COUNTY AUDITOR
CHRIS A. PEEPLES

BY: _____
DEPUTY

MIAMI COUNTY COMMISSIONERS

The petition to erect a new township from the territory shown hereon was approved by the Board of Commissioners of Miami County this 28TH day of December, 1995.

Richard N. Adams
RICHARD N. ADAMS

Arthur D. Haddad
ARTHUR D. HADDAD

D. Ann Baird
D. ANN BAIRD

MIAMI COUNTY ENGINEER

This map reviewed and approved by the Miami County Engineer this 15TH. day of MAY, 1995.

Doug Christian
MIAMI COUNTY ENGINEER
DOUGLAS L. CHRISTIAN

NOTE

Bearings shown and used hereon were taken from Miami County Plat Records and are not necessarily all correlated. They are used hereon to indicate the general bearing of the of the boundary lines as shown.

All dimensions, where shown, were taken from Miami County Plat Records and other available information, and are shown only to indicate the approximate dimension of the boundary lines as indicated.

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

Daniel D. Turner

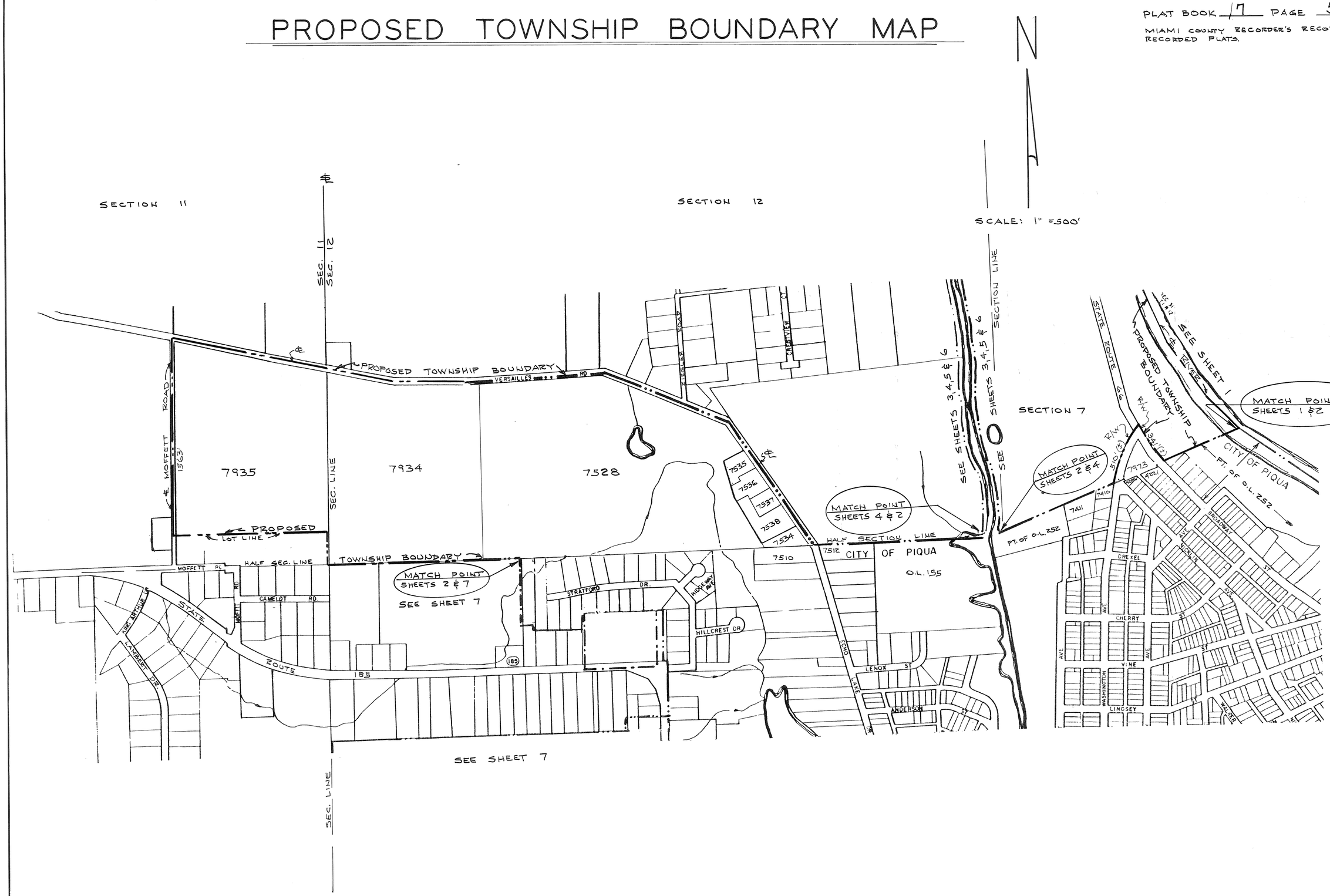
PROPOSED TOWNSHIP BOUNDARY MAP

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

DATE	DRAWN BY: D.T.	SHEET NO.
JAN.-1995	CHECKED BY: D.T.	1/9
FILE NO. 221094	SCALE: AS SHOWN	

PROPOSED TOWNSHIP BOUNDARY MAP

PLAT BOOK 17 PAGE 56A
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

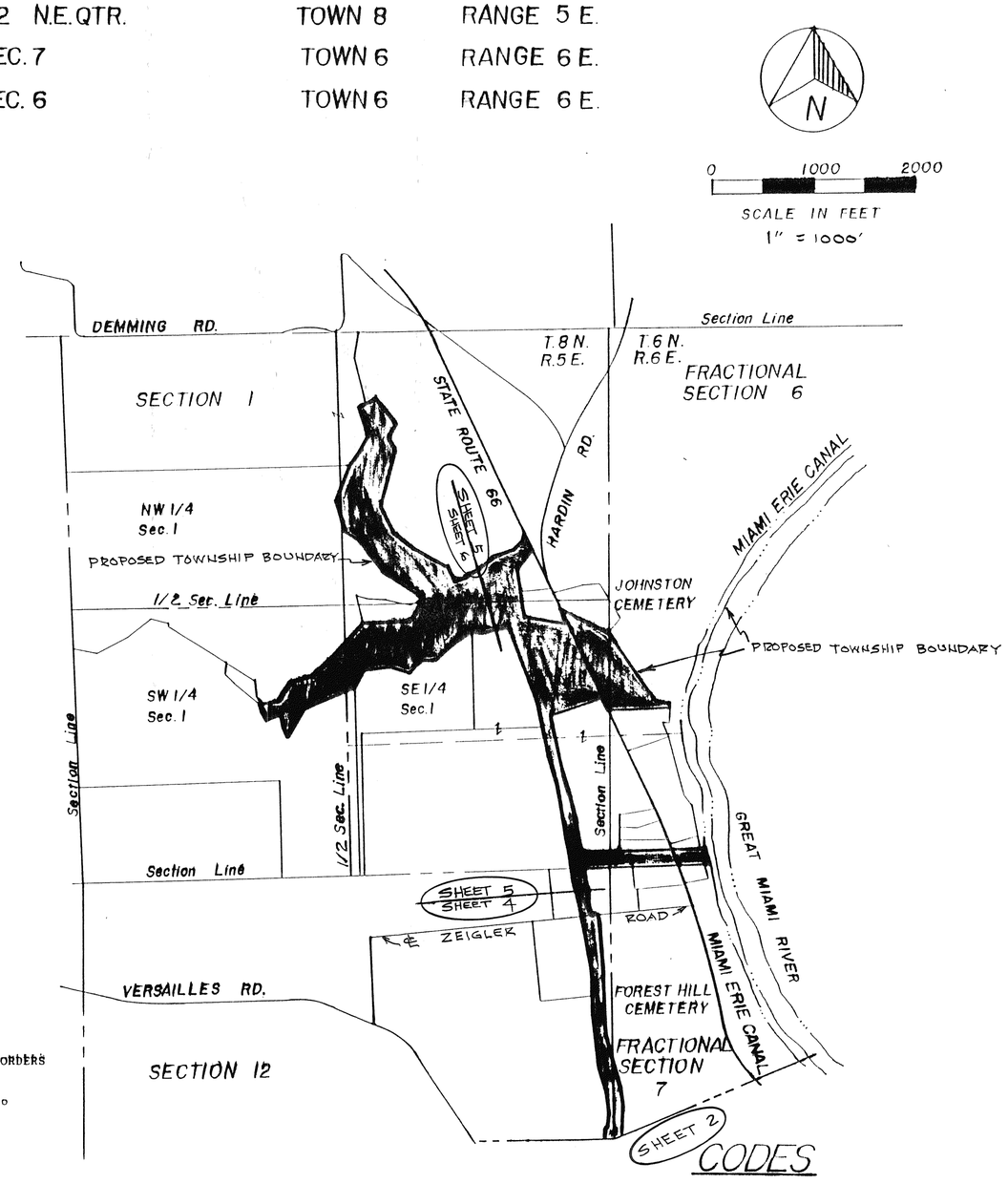


SHEET NO. 2/9

PROPOSED TOWNSHIP BOUNDARY MAP

PLAT BOOK 17 PAGE 56 B
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

SEC. 1 N.E., N.W., S.E., S.W. QTR.	TOWN 8	RANGE 5 E.
SEC. 12 N.E. QTR.	TOWN 8	RANGE 5 E.
FR. SEC. 7	TOWN 6	RANGE 6 E.
FR. SEC. 6	TOWN 6	RANGE 6 E.



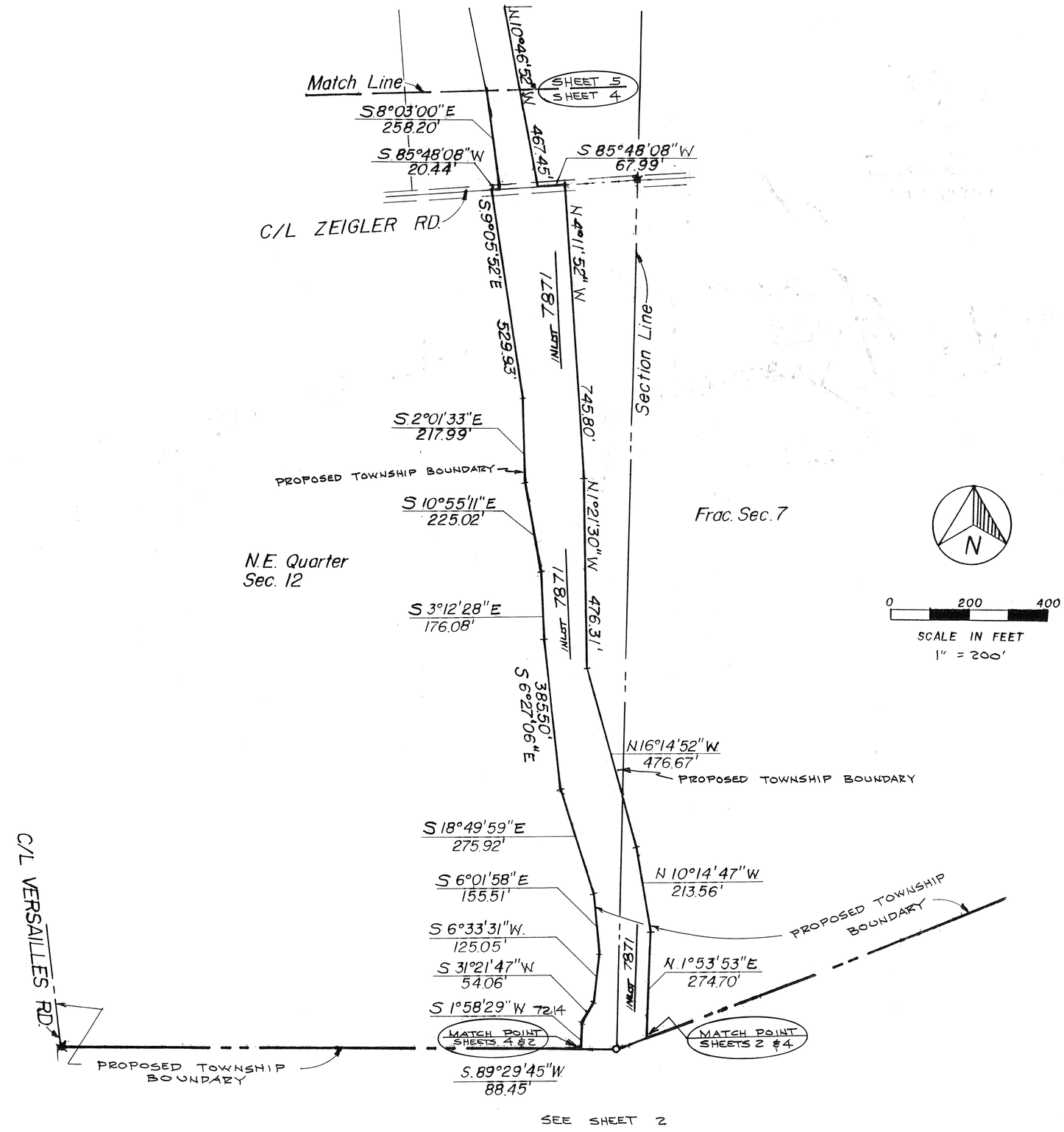
Survey References:

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY	
Vol No.	Page No
5	9
5	9
5	13
5	13
5	13
5	162
6	30
6	30
6	79
6	79
6	88
6	88
7	195
9	57
9	141
13	182
13	182
16	118
17	98
17	103
18	21
18	21
28	111
28	111
29	103
30	52
32	96

MIAMI COUNTY RECORDERS PLAT RECORDS	
Plat Bk.	Page No
1	112
6	99
7	48
7	48
7	48
11	133
11	133
12	87

PROPOSED TOWNSHIP BOUNDARY MAP

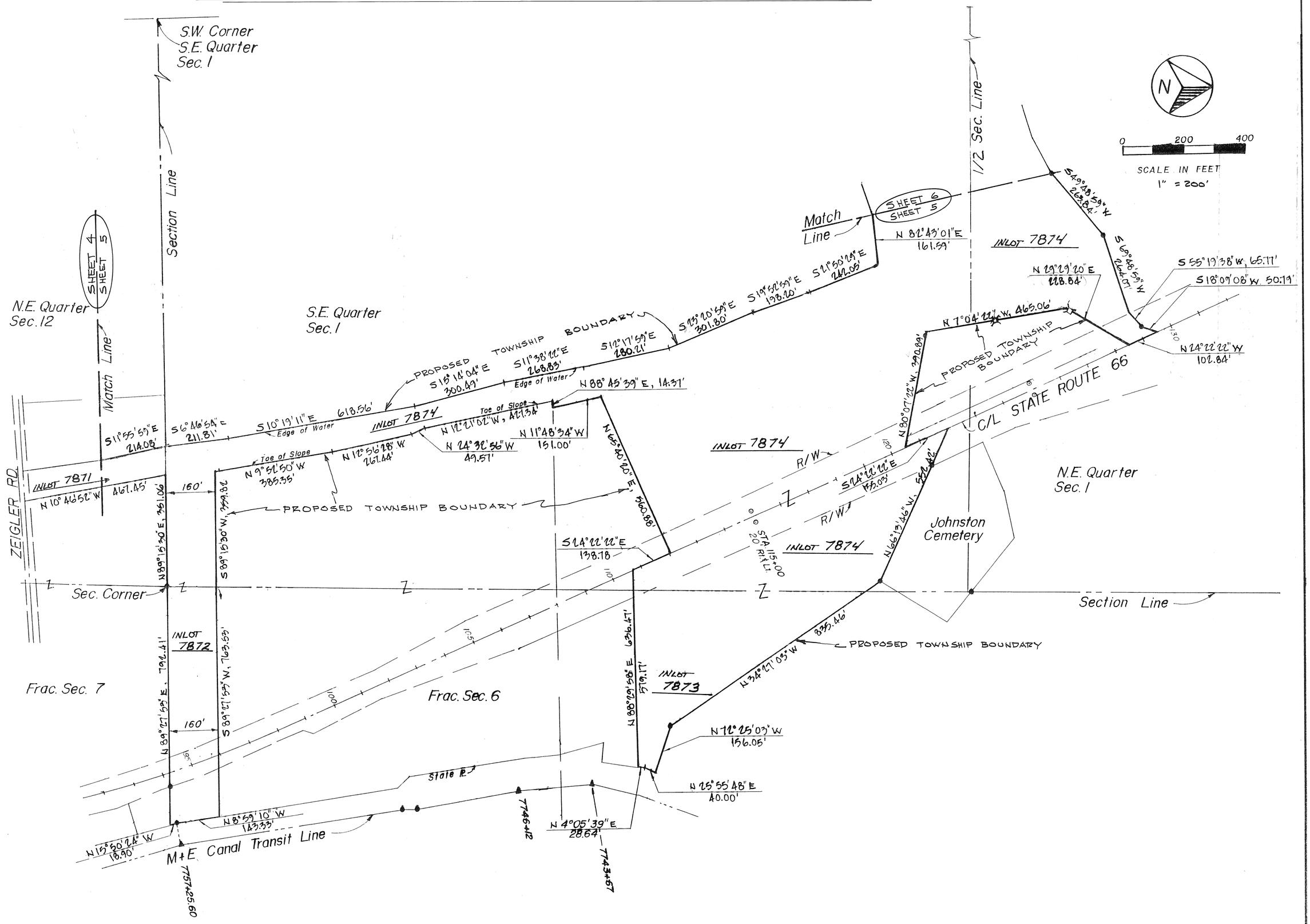
PLAT BOOK 17 PAGE 56C
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.



SEE SHEET 2

PLAT BOOK 17 PAGE 56 D
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

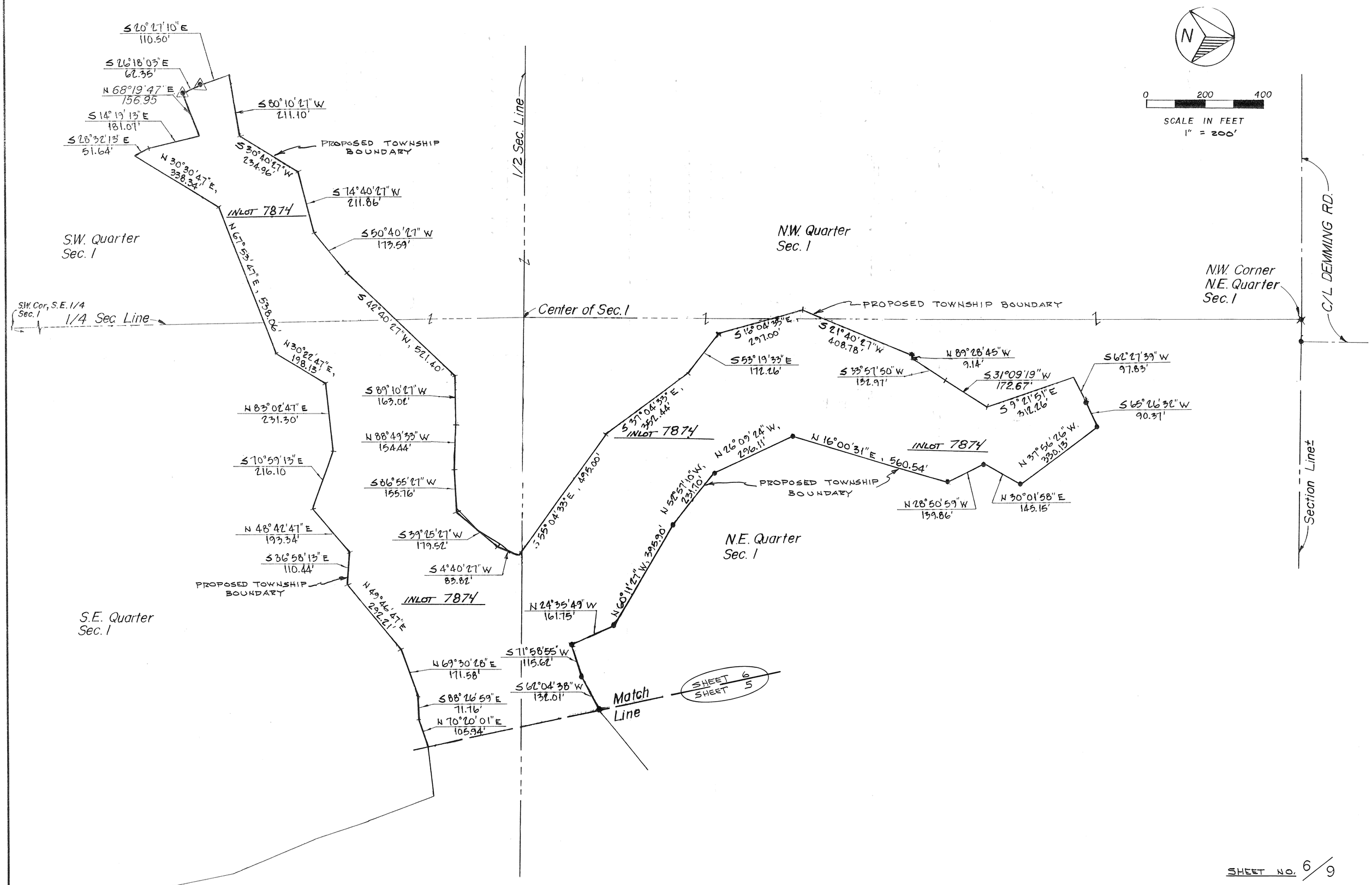
PROPOSED TOWNSHIP BOUNDARY MAP



SHEET NO. 5/9

PLAT BOOK 17 PAGE 56E
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

PROPOSED TOWNSHIP BOUNDARY MAP

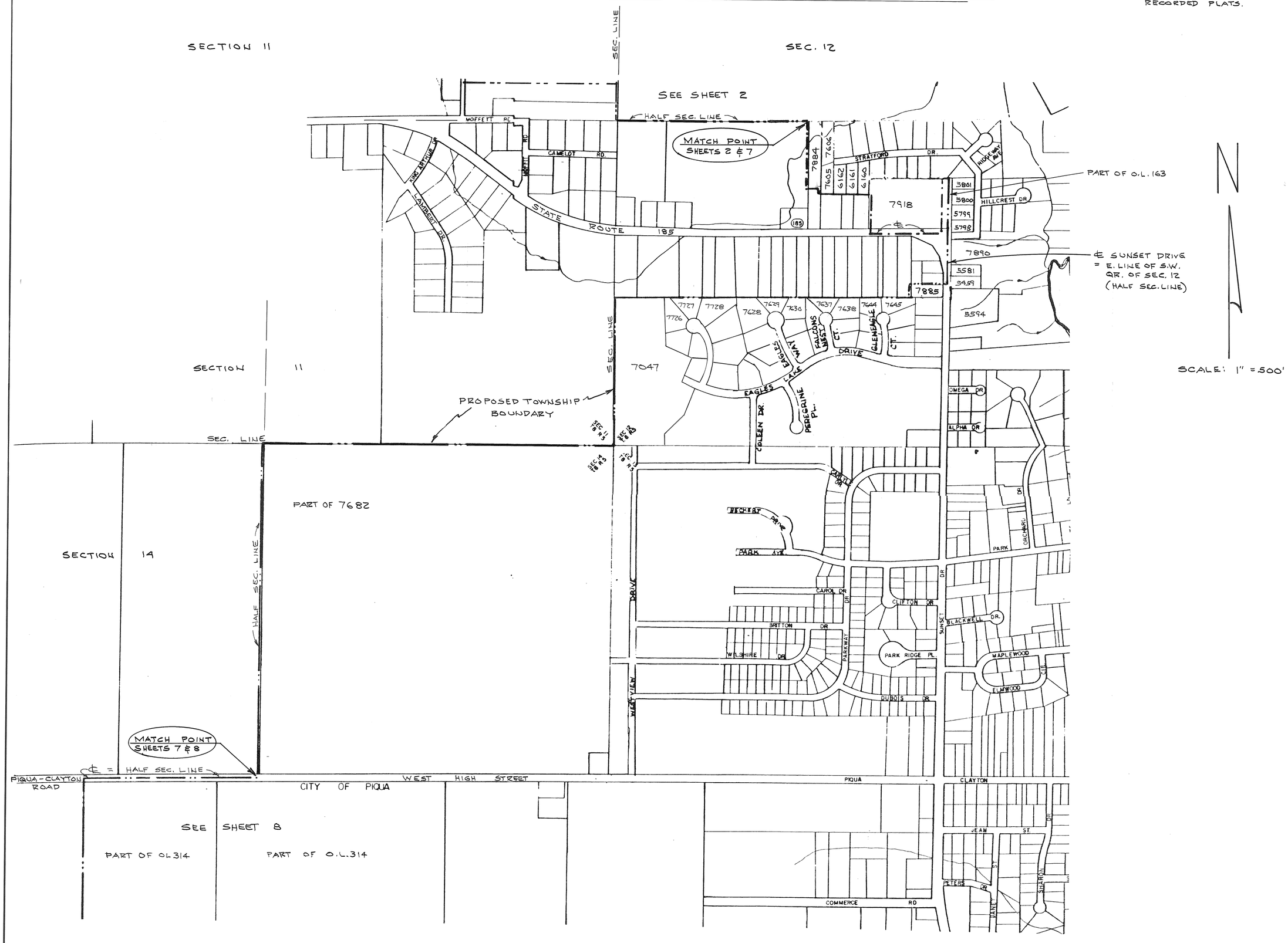


SHEET NO. 6/9

PROPOSED TOWNSHIP BOUNDARY MAP

PLAT BOOK 17 PAGE 56F

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

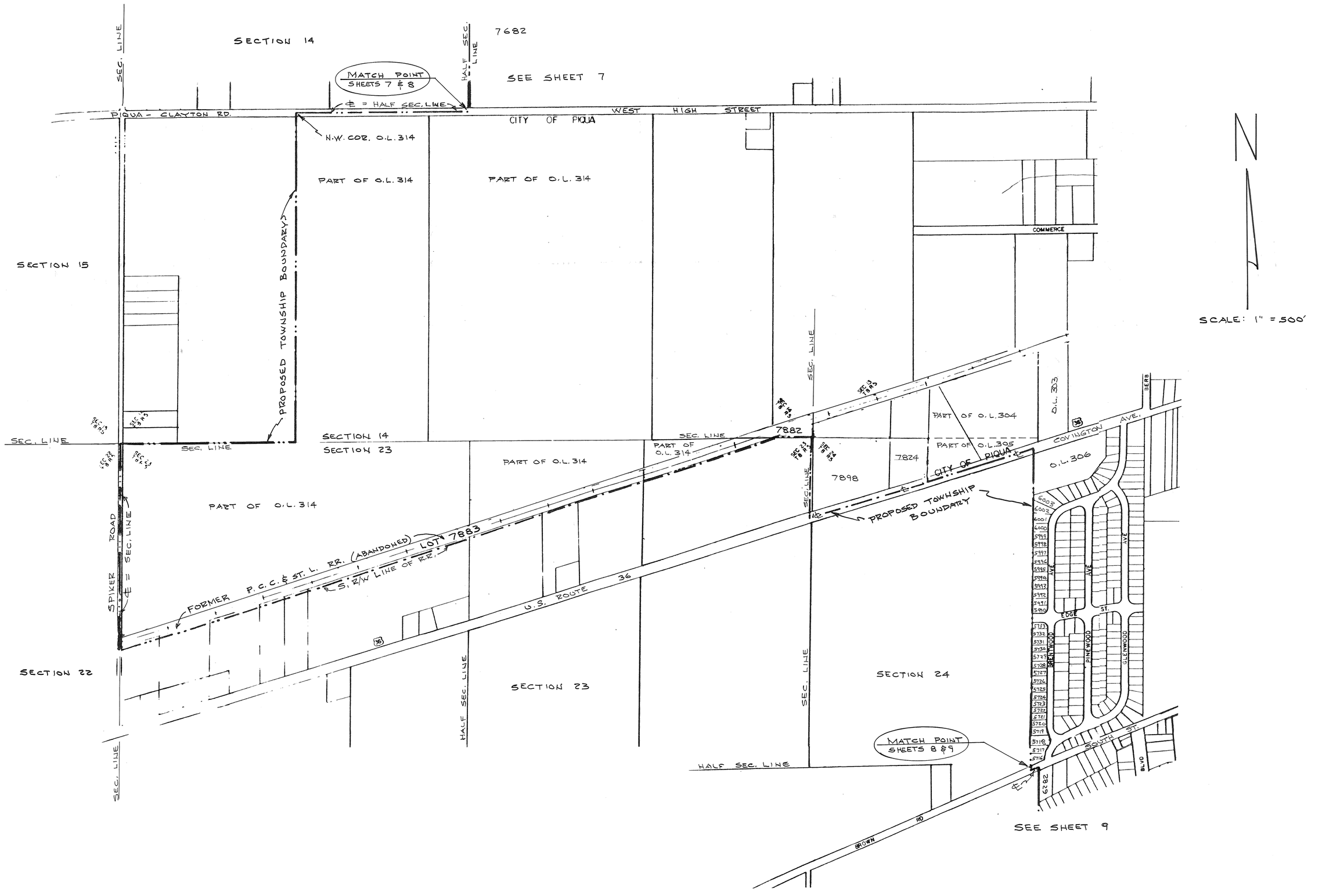


SHEET NO. 7/9

PROPOSED TOWNSHIP BOUNDARY MAP

PLAT BOOK 17 PAGE 56G

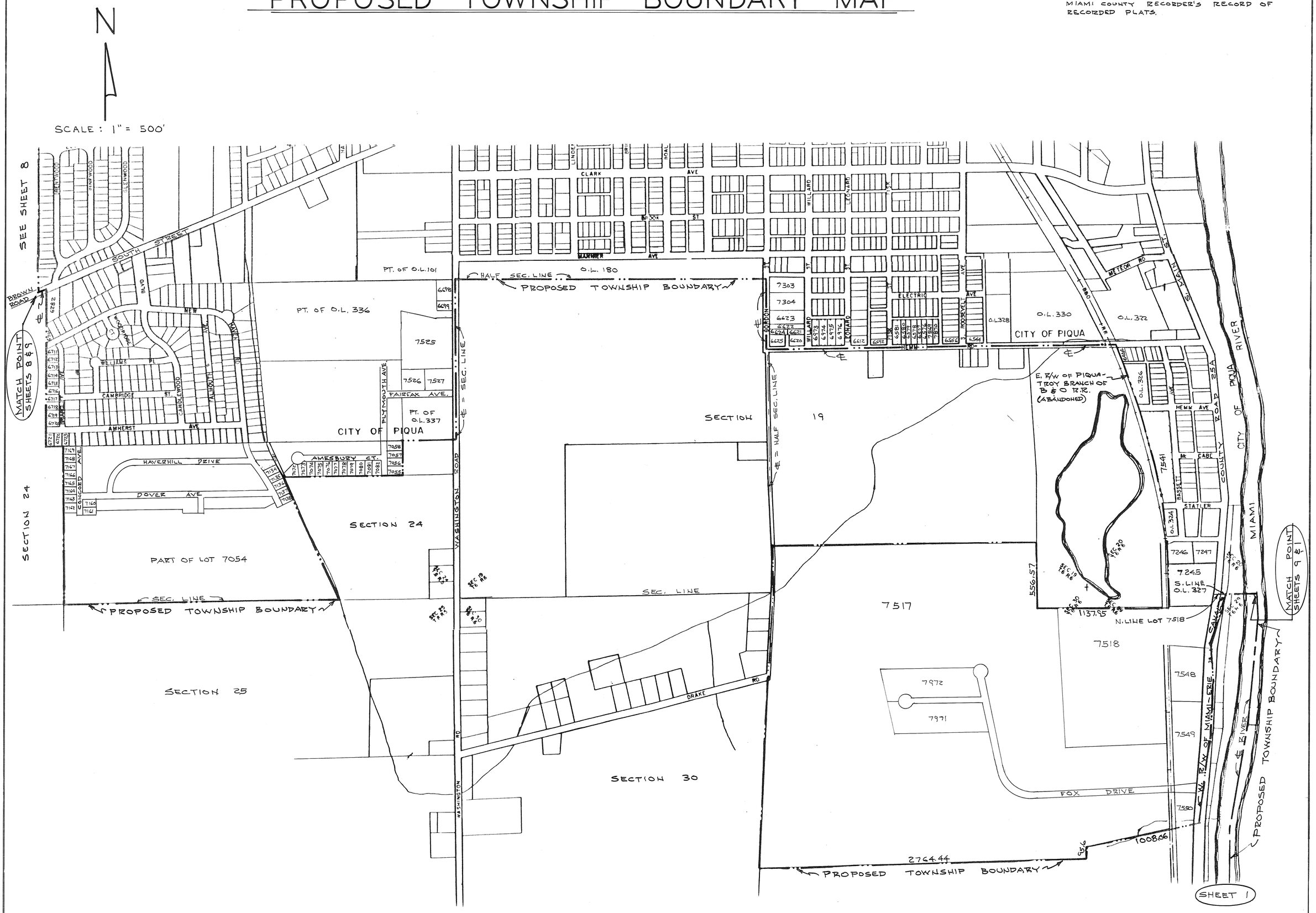
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.



SHEET NO. 8/9

PROPOSED TOWNSHIP BOUNDARY MAP

PLAT BOOK 17 PAGE 56 H
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.



SHEET NO. 9/9

FOX HARBOR — SECTION 3

• PART OF LOT 7446 • TROY OHIO •

PLAT BOOK 17 PAGE 57

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

FILE NO 191062

RECEIVED FOR RECORD 2:01 PM TIME

FEE: $21.60 JAN. 10, 1996 DATE

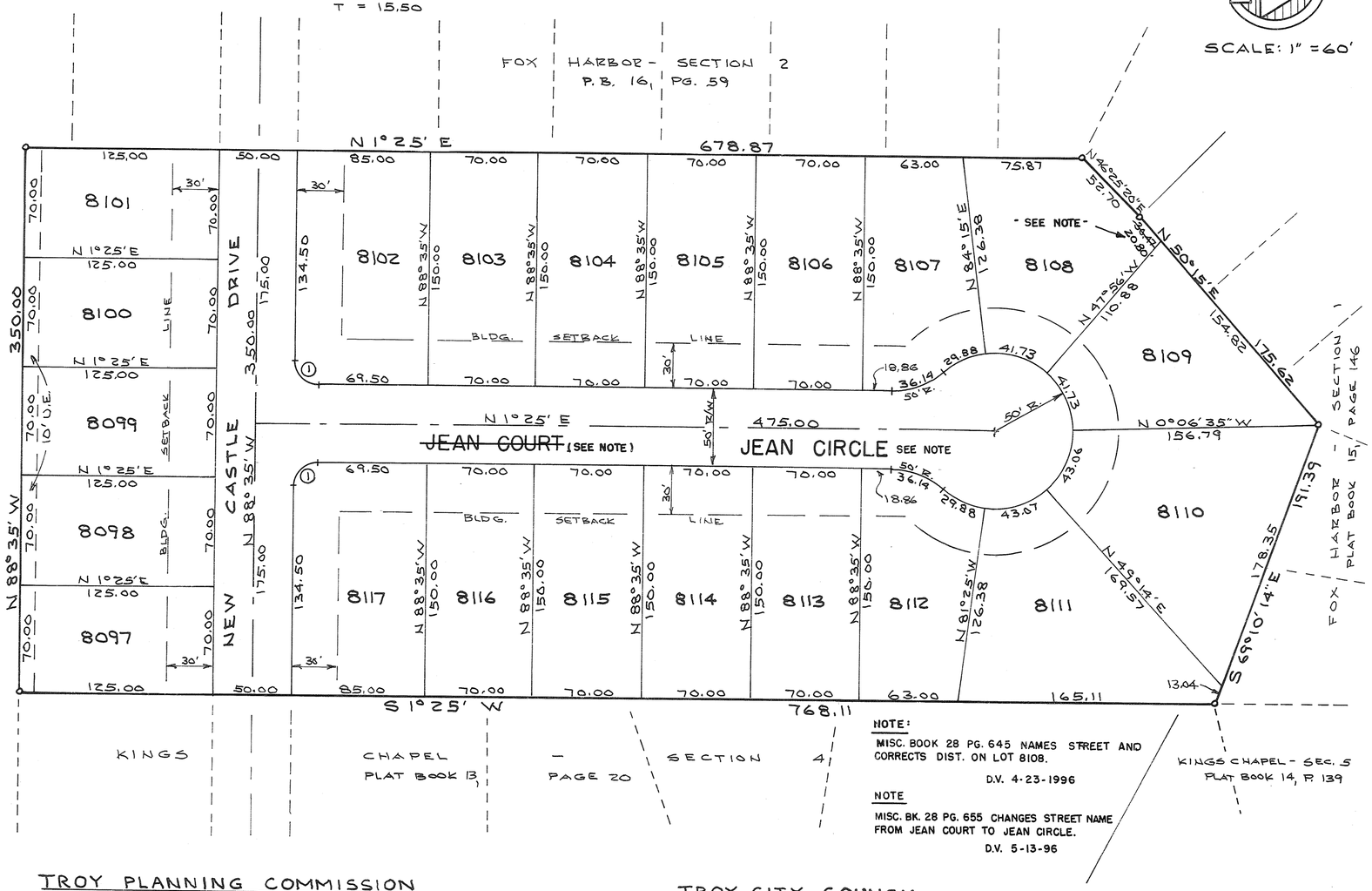
John W. O'Brien
MIAMI COUNTY RECORDER

BY: Bobbie Mueller

CURVE DATA

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

SCALE: 1" = 60'



NOTE:
MISC. BOOK 28 PG. 645 NAMES STREET AND CORRECTS DIST. ON LOT 8108.
D.V. 4-23-1996

NOTE
MISC. BK. 28 PG. 655 CHANGES STREET NAME FROM JEAN COURT TO JEAN CIRCLE.
D.V. 5-13-96

DESCRIPTION

Being a subdivision of 6.260 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 priviledge 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.

Bobby A Roach
WITNESS

Edwin L. Liette
EDWIN L. LIETTE

Rosemary Ouenden
WITNESS

Jean A Liette
JEAN A. LIETTE

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 29th day of Nov, 1995, before me the undersigned a Notary Public in and for said County and State personally came Edwin L. Liette and Jean A. Liette, both of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set hand and notorial seal on the day and date above written.

My commission expires: Oct 11, 1997
DATE

Rosemary Ouenden
NOTARY PUBLIC

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.

The Protective Covenants for this plat shall be the same as those covenants for Fox Harbor - Section 1, as recorded in Plat Book 15 Page 146A, except that said covenants shall extend to November 1, 2015.

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

TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this [illegible] day of [illegible], 1995.

CHAIRMAN

Sue L. Knight
SECRETARY

TROY CITY COUNCIL

At a meeting of the City Council of the City of Troy held this [illegible] day of [illegible], 1995, this plat was approved by ordinance no. O-40-95.

Peter E. Jenkins
MAYOR

Carol L. Hastings
PRESIDENT OF COUNCIL

Sue L. Knight
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

Approved and transferred this 10 day of JANUARY, 1996.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY COUNTY AUDITOR

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

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 3 FOR EDWIN L. AND JEAN A. LIETTE PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST, TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE JULY - 1995	DRAWN BY: W.S. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 200791	SCALE: 1" = 60'	

ANNEXATION TO TIPP CITY, OHIO

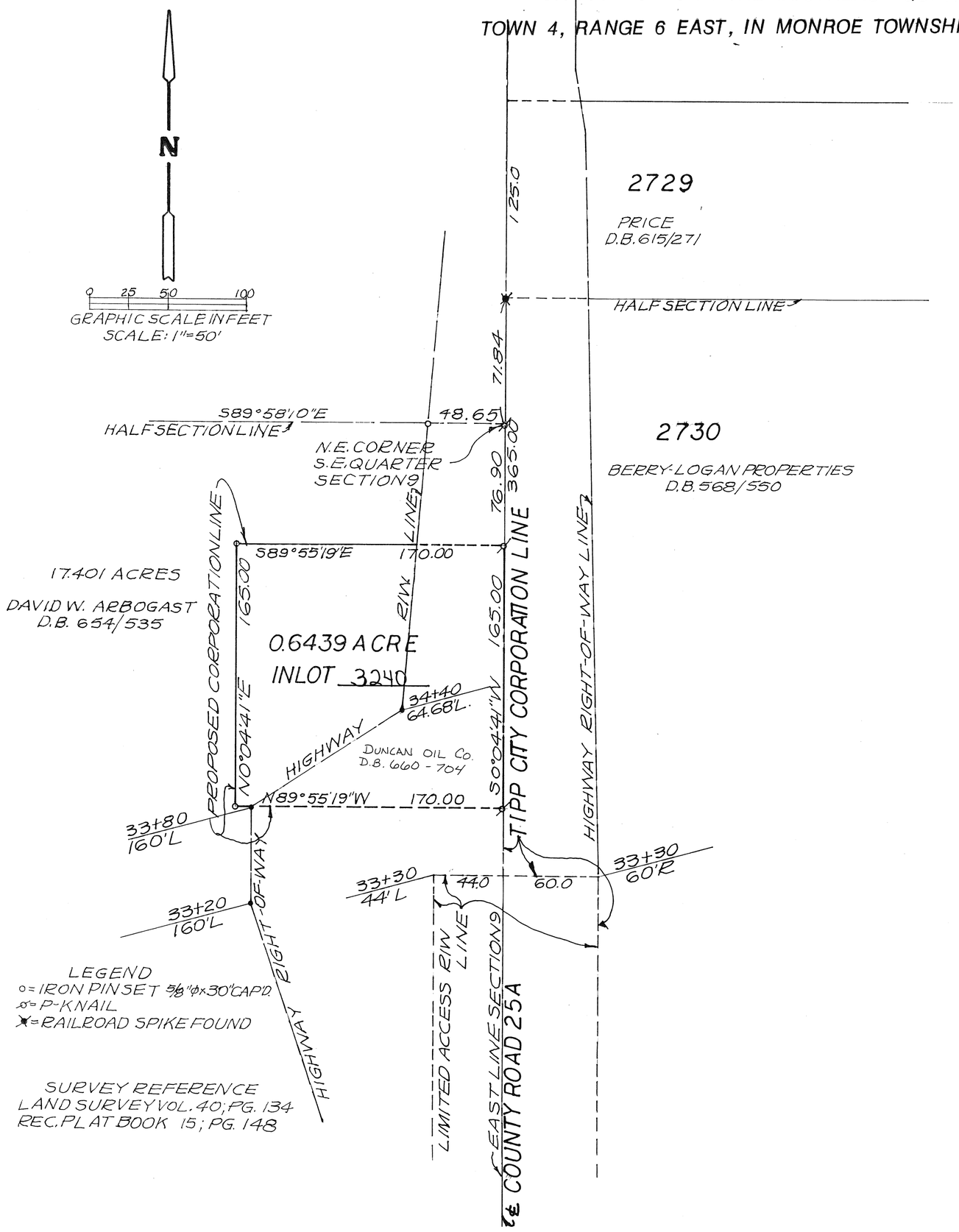
0.6439 ACRES IN THE SOUTHEAST QUARTER OF SECTION 9,

TOWN 4, RANGE 6 EAST, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 58
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29th DAY OF February, 1996, AT 3:30 P.M.
FILE NUMBER 193308 FEE: $ 21.60

John W. O'Brien
~~JANET E. GAIN~~, MIAMI COUNTY RECORDER
Bobbie Mueller, Deputy

ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK. 28 PG. 293



DESCRIPTION

BEING A TOTAL OF 0.6439 ACRES IN THE SOUTHEAST QUARTER OF SECTION 9, TOWN 4, RANGE 6 EAST, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 8th DAY OF May, 1995.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 2ND DAY OF October, 1995.

Richard N. Adams — RICHARD N. ADAMS
D. Ann Baird — ANN BAIRD
Arthur D. Haddad — ARTHUR D. HADDAD

APPROVAL BY CITY OF TIPP CITY
THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 2ND DAY OF January, 1996

Jacque A. Howard — PRESIDENT OF COUNCIL
Nova Huffard — CLERK OF COUNCIL
Carol Sue Cook — MAYOR
Joseph P. Moore — CITY SOLICITOR

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 29 DAY OF FEBRUARY, 1996.

CHRIS A. PEEPLES
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams
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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

ANNEXATION OF 0.6439 ACRES 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	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
MAR 9 1995	SCALE: 1" = 50'	1 OF 1

STREET DEDICATION

PARKWOOD DRIVE

1.786	14	4N	6E	MONROE	TIPP CITY	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

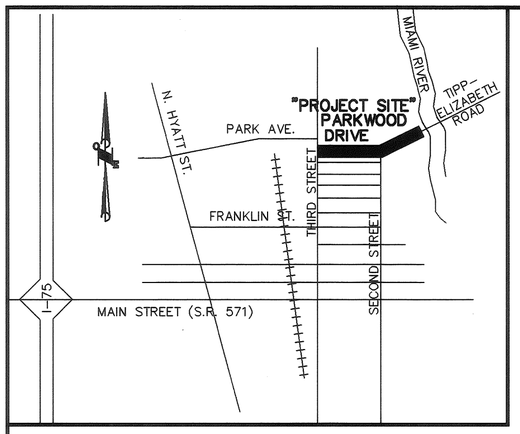
SURVEY REFERENCE
LOT SURVEY VOLUME No. 2, PLAT 145

DEED REFERENCE
DEED BOOK 394, PAGE 871
DEED BOOK 640, PAGE 150
DEED BOOK 255, PAGE 164
DEED BOOK 386, PAGE 70

PLAT BOOK 17 PAGE 59
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS
RECEIVED FOR RECORD
THIS 5th DAY OF Mar. 1996
FILE NO. 193509 FEE $21.60

John O'Brien
MIAMI COUNTY RECORDER: JOHN O'BRIEN

BY: Bobbie Mueller



VICINITY MAP

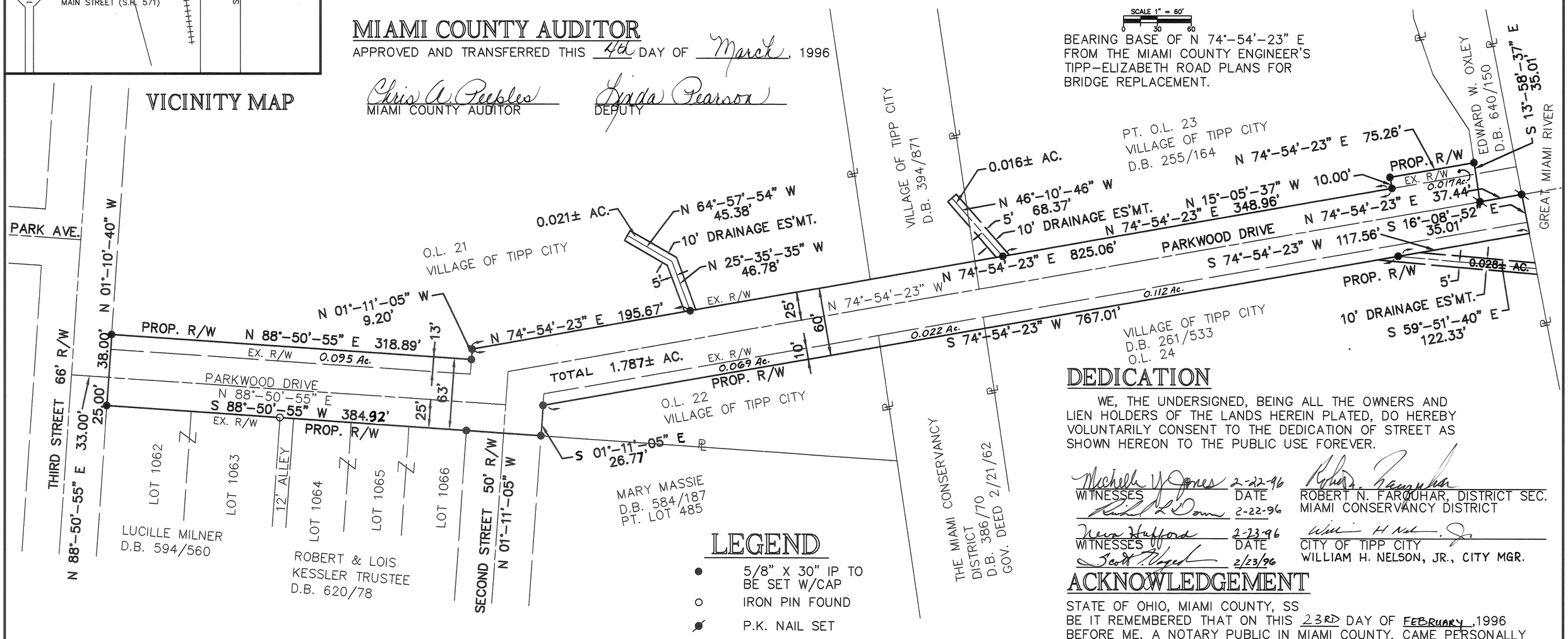
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 4th DAY OF March, 1996

Chris A. Peebles — MIAMI COUNTY AUDITOR
Linda Pearson — DEPUTY

SCALE 1" = 60'
0 30 60

BEARING BASE OF N 74°-54'-23" E FROM THE MIAMI COUNTY ENGINEER'S TIPP-ELIZABETH ROAD PLANS FOR BRIDGE REPLACEMENT.



LEGEND

- ● 5/8" X 30" IP TO BE SET W/CAP
- ○ IRON PIN FOUND
- ⊘ P.K. NAIL SET

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE DEDICATION OF STREET AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Michele W. Jones 2-22-96 — WITNESSES — DATE
Richard L. Doran 2-22-96
Neva Hufford 2-23-96
Scott Vogel 2/23/96

Robert N. Farquhar — ROBERT N. FARQUHAR, DISTRICT SEC. MIAMI CONSERVANCY DISTRICT

William H. Nelson, Jr. — CITY OF TIPP CITY WILLIAM H. NELSON, JR., CITY MGR.

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS
BE IT REMEMBERED THAT ON THIS 23RD DAY OF FEBRUARY, 1996 BEFORE ME, A NOTARY PUBLIC IN MIAMI COUNTY, CAME PERSONALLY THE OWNERS OF THE LAND PLATTED HEREON, AND I HEREBY ACKNOWLEDGE THEIR SIGNING TO BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN STATED.
IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY NOTARY SEAL THIS 26th DAY OF FEBRUARY, 1996. MY COMMISSION EXPIRES 10/27/99.

Neva Hufford
NOTARY PUBLIC

CITY OF TIPP CITY PLANNING BOARD

AT A MEETING OF THE TIPP CITY PLANNING BOARD HELD THIS 9th DAY OF JANUARY, 1996, THIS PLAT WAS APPROVED.

Neva Hufford — SECRETARY
Charles R. Powell — CHAIRPERSON

CITY OF TIPP CITY COUNCIL

AT A MEETING OF THE TIPP CITY, OHIO CITY COUNCIL HELD THIS 5th DAY OF FEBRUARY, 1996, THIS PLAT WAS APPROVED BY ORDINANCE No. 4-96

Neva Hufford — CLERK OF COUNCIL
Lorraine A. Howard — ~~MAYOR~~ PRESIDENT OF COUNCIL

ACKNOWLEDGEMENT

STATE OF OHIO, MONTGOMERY COUNTY, SS
BE IT REMEMBERED THAT ON THIS 22ND DAY OF FEBRUARY, 1996 BEFORE ME, A NOTARY PUBLIC IN MONTGOMERY COUNTY, CAME PERSONALLY THE OWNERS OF THE LAND PLATTED HEREON, AND I HEREBY ACKNOWLEDGE THEIR SIGNING TO BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN STATED.
IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY NOTARY SEAL THIS 22ND DAY OF FEBRUARY, 1996. MY COMMISSION EXPIRES 5/2/96.

RICHARD L. DORAN, Notary Public
In and for the State of Ohio
My Commission Expires May 2, 1996

NOTARIAL SEAL — STATE OF OHIO

Richard L. Doran
NOTARY PUBLIC

Thomas L. Coverstone — THOMAS L. COVERSTONE, P.S. #7100
01/11/96 — DATE

STATE OF OHIO — THOMAS L. COVERSTONE 7100 — REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
01/11/96	bhb	95630PLA

COBBLESTONE POINTE SIX

P.U.D.–REPLAT OF PT. I.L. 7372, PT. I.L. 7585 & PT. I.L. 7823

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 60
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED MARCH 22, 1996 AT 8:11 Am
FILE NO. 194548 FEE #43.20
John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS 21 DAY OF Mar, 1996.
Chris A. Peeples AUDITOR Lydia Pearson
CHRIS A. PEEPLES BY: DEPUTY

APPROVALS

CITY OF TROY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO ON THIS 8th DAY OF NOV, 1995.

Sue D. Knight — SECRETARY
Charles D. [illegible] — CHAIRMAN

CITY OF TROY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 5TH DAY OF JANUARY, 1996.

Steven D. Leffel
ACTING ENGINEER

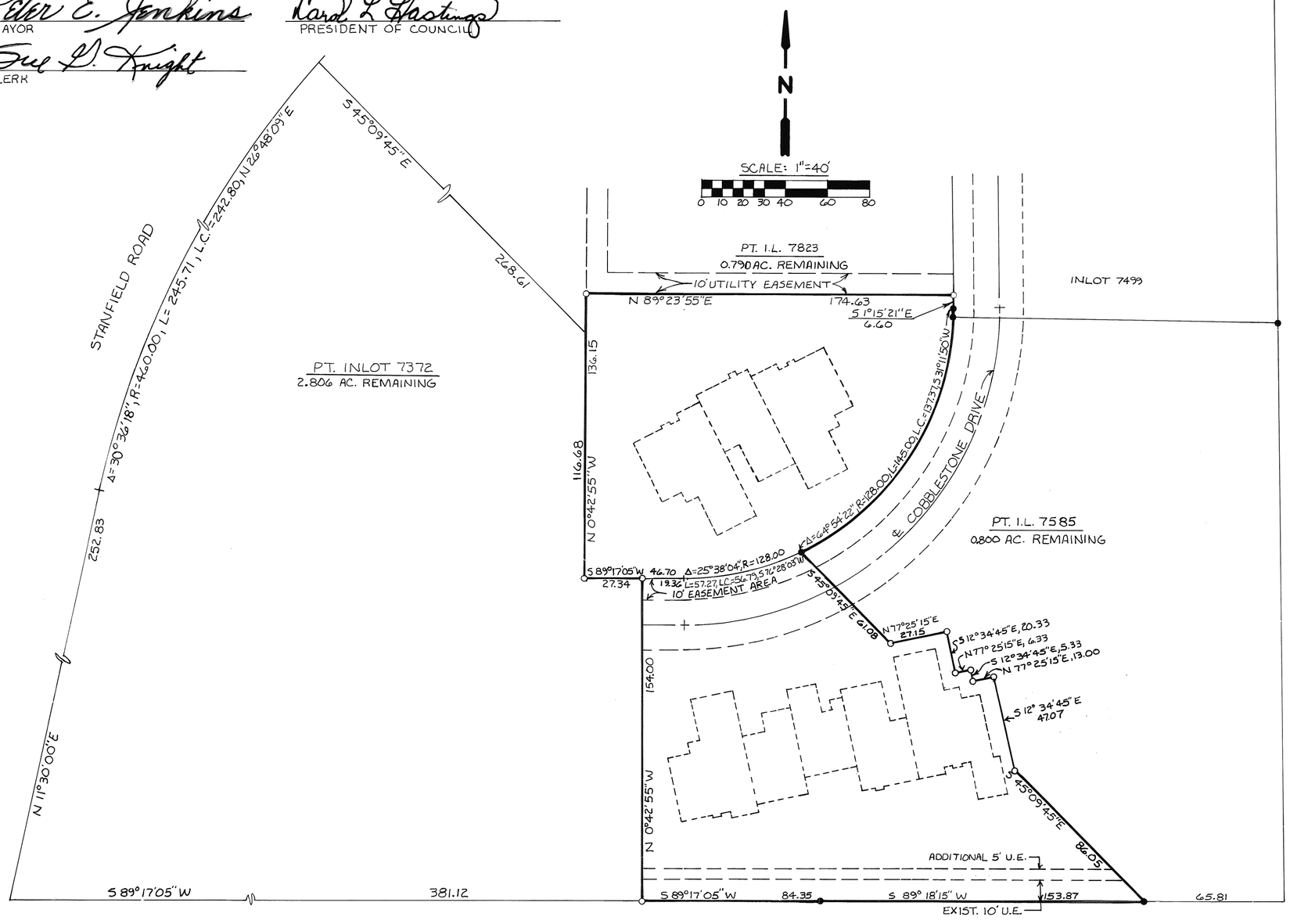
CITY OF TROY CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS 4TH DAY OF DECEMBER, 1995, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO. ORDINANCE NO. O-58-95.

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 560, IN THE RECORDS OF MIAMI COUNTY, OHIO.



DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF PT. INLOT 7372 OF POINT O' WOODS SECTION ONE, RECORDED IN P.B. 15 PAGE 7, AND PT. INLOT 7823 OF COBBLESTONE POINTE FIVE, RECORDED IN P.B. 16, PG. 119, AND PT. INLOT 7585 OF COBBLESTONE POINTE THREE, RECORDED IN P.B. 16, PG. 16, IN THE PLAT RECORDS OF MIAMI COUNTY, OHIO, AND DEEDED TO NEWNAM ENTERPRISE, INC. BY DEED RECORDED IN D.B. 655, PG. 562 AND D.B. 661, PG. 308 AND D.B. 666 PG. 312* OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING A TOTAL OF 1.075 ACRES INCLUDING 0.728 AC. OF PT. I.L. 7372, 0.028 AC. OF PT. I.L. 7585 AND 0.319 AC. OF PT. I.L. 7823

* AND DEED BOOK 668 PG. 458

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.

Shelly Horn — WITNESS AS TO 1 AND 2
Wayne A. Newnam — 1. WAYNE A. NEWNAM
Marsha S. Simpson — WITNESS AS TO 1 AND 2
Terri C. Newnam — 2. TERRI C. NEWNAM

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

BE IT REMEMBERED THAT ON THIS 3rd DAY OF January, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NEWNAM ENTERPRISES, INC., BY WAYNE A. 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 WRITTEN ABOVE.

Marsha S. Simpson — NOTARY PUBLIC
Nov. 17, 1998 — MY COMMISSION EXPIRES

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PEOPLES SAVINGS BANK OF TROY

Shelly Horn — WITNESS
[illegible] — PRESIDENT
Marsha S. Simpson — WITNESS
William B. Whidden — VICE PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 3rd DAY OF January, 1996, 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 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 NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Marsha S. Simpson — NOTARY PUBLIC
Nov 17, 1998 — 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.

STATE OF OHIO — MICHAEL W. COZATT — REGISTERED SURVEYOR

Michael W. Cozatt 7-31-95
MICHAEL W. COZATT, P.S. #6001

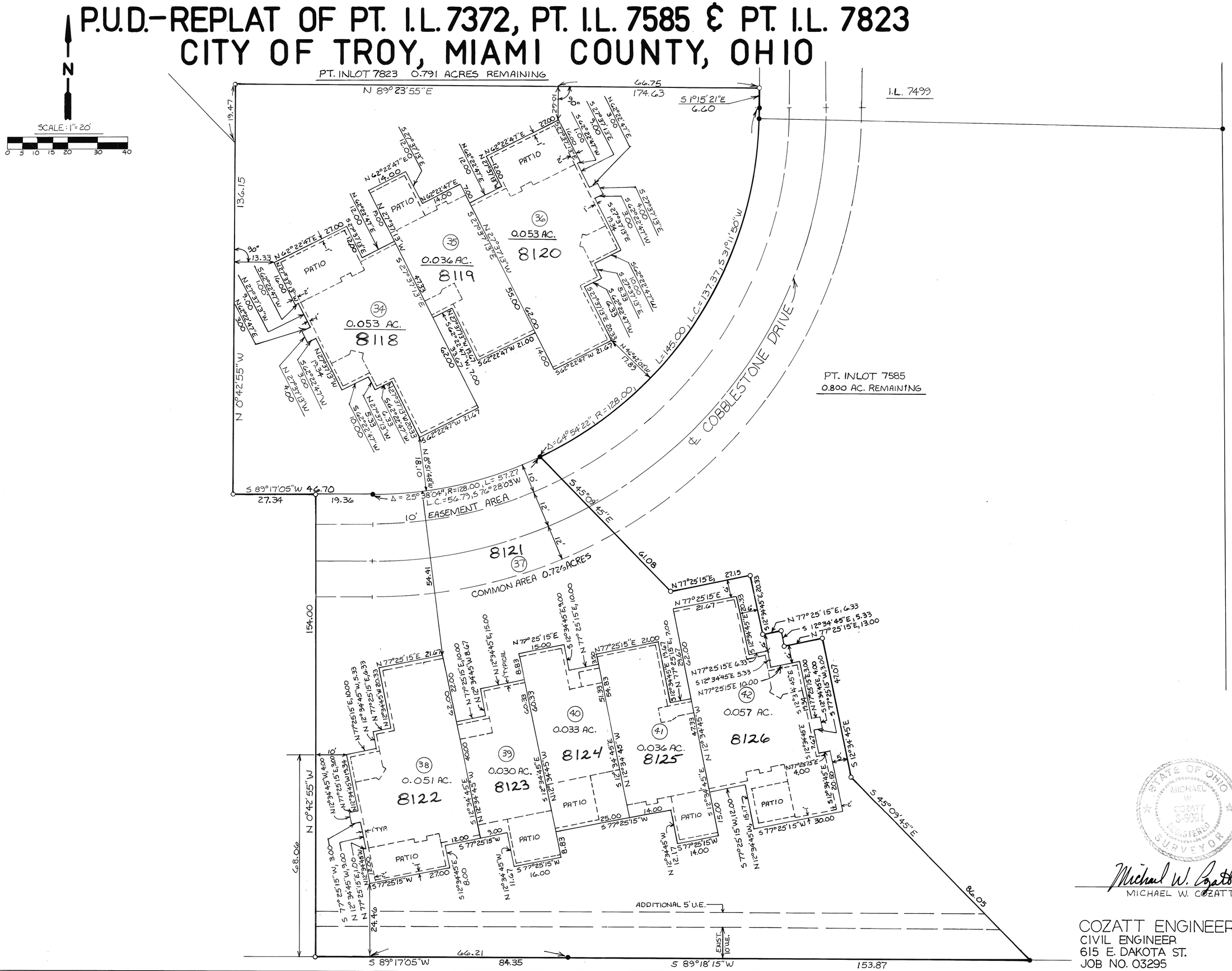
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 03295 — SHEET 1 OF 2

COBBLESTONE POINTE SIX

P.U.D.–REPLAT OF PT. I.L. 7372, PT. I.L. 7585 & PT. I.L. 7823

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 60A



STATE OF OHIO
MICHAEL W. COZATT
6001
REGISTERED
SURVEYOR

Michael W. Cozatt 7-31-95

MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 03295 — SHEET 2 OF 2

TROY BUSINESS WEST

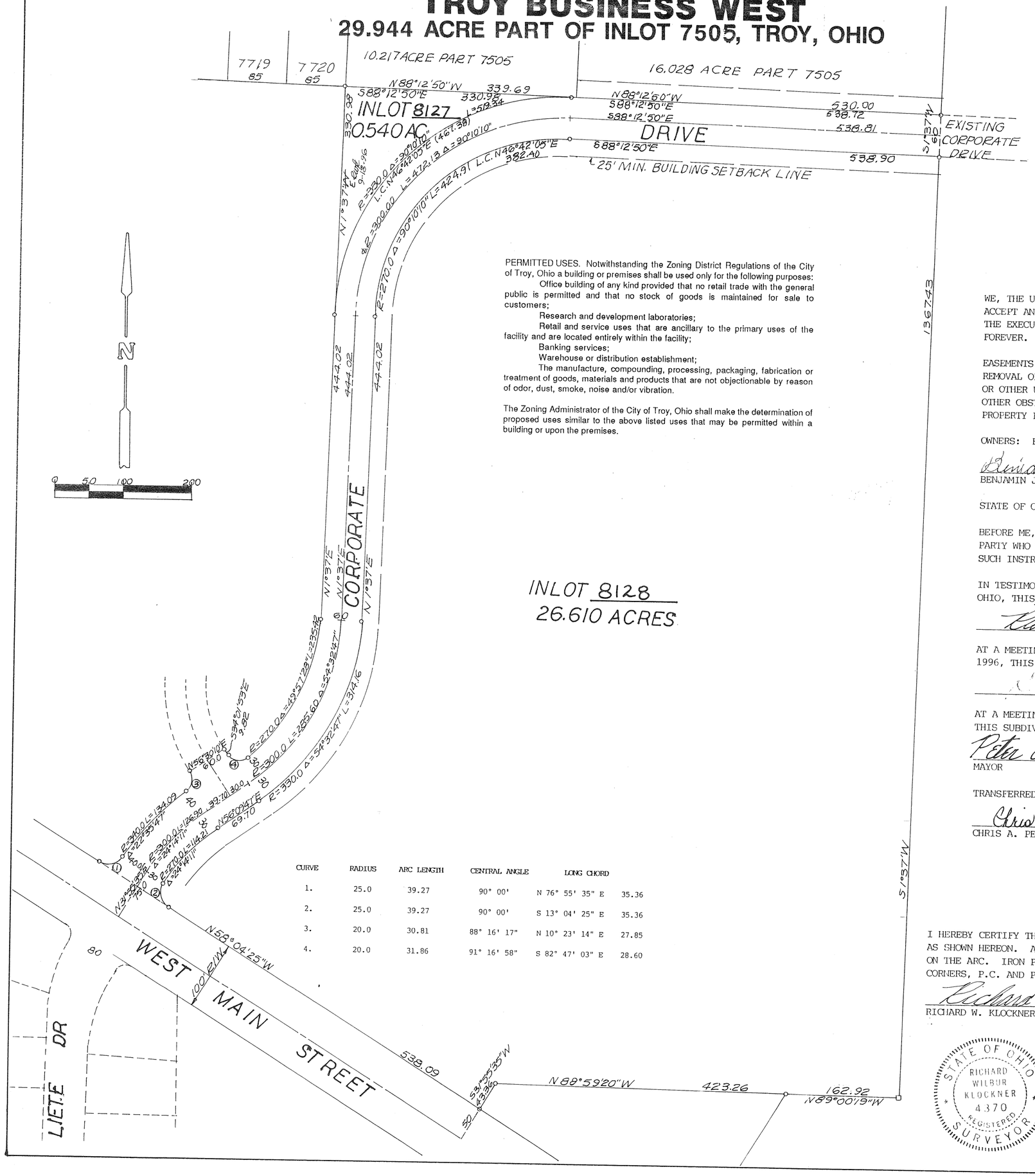
29.944 ACRE PART OF INLOT 7505, TROY, OHIO

PLAT BOOK 17 PAGE 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3RD DAY OF APRIL, 1996, AT 8:35 .M.

FILE NO. 195250 FEE: $ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Bobbie M Mueller
DEPUTY RECORDER



PERMITTED USES. Notwithstanding the Zoning District Regulations of the City of Troy, Ohio a building or premises shall be used only for the following purposes:

Office building of any kind provided that no retail trade with the general public is permitted and that no stock of goods is maintained for sale to customers;

Research and development laboratories;

Retail and service uses that are ancillary to the primary uses of the facility and are located entirely within the facility;

Banking services;

Warehouse or distribution establishment;

The manufacture, compounding, processing, packaging, fabrication or treatment of goods, materials and products that are not objectionable by reason of odor, dust, smoke, noise and/or vibration.

The Zoning Administrator of the City of Troy, Ohio shall make the determination of proposed uses similar to the above listed uses that may be permitted within a building or upon the premises.

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	LONG CHORD	
1.	25.0	39.27	90° 00'	N 76° 55' 35" E	35.36
2.	25.0	39.27	90° 00'	S 13° 04' 25" E	35.36
3.	20.0	30.81	88° 16' 17"	N 10° 23' 14" E	27.85
4.	20.0	31.86	91° 16' 58"	S 82° 47' 03" E	28.60

BEING A SUBDIVISION CONTAINING A TOTAL OF 29.944 ACRES OF INLOT 7505 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, SAME BEING ACQUIRED BY BENJAMIN J. CAREY, TRUSTEE BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 494, PAGE 129. 2.794 ACRES ARE IN DEDICATED STREET RIGHT-OF-WAY AND 27.150 ACRES ARE IN 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 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: B.J. CAREY, TRUSTEE

Benjamin J. Carey — BENJAMIN J. CAREY, TRUSTEE
WITNESS ROBERT HEIDENREICH
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 25TH DAY OF MARCH, 1996.

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

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS DAY OF , 1996, THIS PLAT WAS REVIEWED AND APPROVED.

VICE PRESIDENT SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1ST DAY OF APRIL, 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 07-14-96.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Sue G. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 3RD DAY OF APRIL, 1996.

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

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

TROY BUSINESS WEST TROY, OHIO		
B. J. CAREY, TRUSTEE TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY TRACED BY: Rwk CHECKED BY:	SHEET NO.
25 MAR 1996	SCALE: 1" = 100'	1 OF

VOLUME 17 PAGE 62
MIAMI COUNTY RECORDERS
RECORD OF PLATS
RECEIVED THIS 3RD DAY OF
APRIL, 1996 AT 9:43 AM
FILE 19525 / FEE $108.00

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

Beverly McDade
DEPUTY RECORDER

ENGINEER'S ROAD RECORD 8 PAGE 151

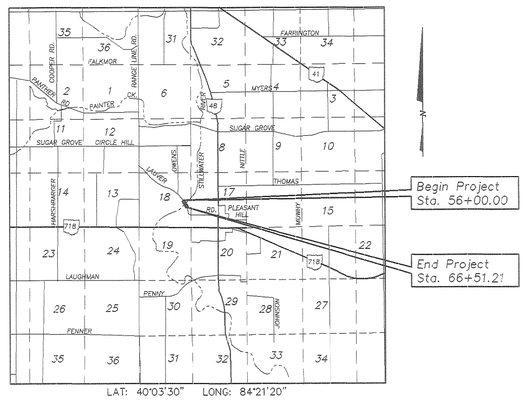
STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
MIA–C.R.75–1.06
(LAUVER ROAD)
MIAMI COUNTY
NEWTON TOWNSHIP
RIGHT OF WAY
SECTION 18, TOWN 7, RANGE 5

CONVENTIONAL SIGNS

Centerline
Section Line
Existing R/W (Ex. R/W)
Proposed R/W (R/W)
Property Line
Fence Line: (existing) (proposed)
Water Line (W)
Gas Line (G)
Trees, Stumps, (to be removed)
Utility Poles: Power, Telephone, Light
Underground Telephone (T)
Existing Sewer (Storm) (S)
Existing Sewer (Sanitary) (San)
Proposed Sewer
Water Valves (W)
Gas Valves (G)
Fire Hydrant (Existing) (Proposed)
Manholes (Existing) (Proposed)
Catch Basins (Existing) (Proposed)
Catch Basin Removed
Construction Limits

INDEX OF SHEETS

Title Sheet 1
Property Map, Right–of–Way Summary & UTILITIES 1
Right–of–Way 2–4



LAT: 40°03'30" LONG: 84°21'20"
LOCATION MAP
0 1 2 3
SCALE IN MILES

PORTION TO BE IMPROVED
STATE HIGHWAYS
LOCAL ROADS
RIVER/STREAM

PROJECT DESCRIPTION

Improvement of 0.237 miles of C.R.75 by paving with asphalt concrete, and by reconstructing Bridge No. MIA–C.R.75–0114 over the Stillwater River.

Acquiring Agency: Miami County

1995 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.

FEDERAL PROJECT NO.	PID NO.	STATE PROJECT NO.	RAILROAD INVOLVEMENT
BRO 93B(20)	12600	MIA–C.R.75–1.06	NONE

UNDERGROUND UTILITIES
Two Working Days
BEFORE YOU DIG
Call 800–362–2764 (Toll free)
OHIO UTILITIES PROTECTION SERVICE
NON–MEMBERS
MUST BE CALLED DIRECTLY

PLANS PREPARED BY
KORDA/NEMETH ENGINEERING, INC.
CONSULTING ENGINEERS
1650 WATERMARK DRIVE, SUITE 200
COLUMBUS, OHIO 43215–1094
TEL (614) 487–1650
FAX (614) 487–5981

APPROVED AND ADDITIONAL RIGHT–OF–WAY ACCEPTED
BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 2ND DAY OF APRIL, 1996, BY RESOLUTION # 96-04-507

D. ANN BAIRD

Richard N. Adams
RICHARD N. ADAMS

Arthur D. Haddad
ARTHUR D. HADDAD

REVIEWED BY THE MIAMI COUNTY
AUDITOR, THIS 3RD DAY OF
April, 1996.

Chris A. Peeples
CHRIS A. PEEPLES, AUDITOR

Linda Pearson
DEPUTY AUDITOR

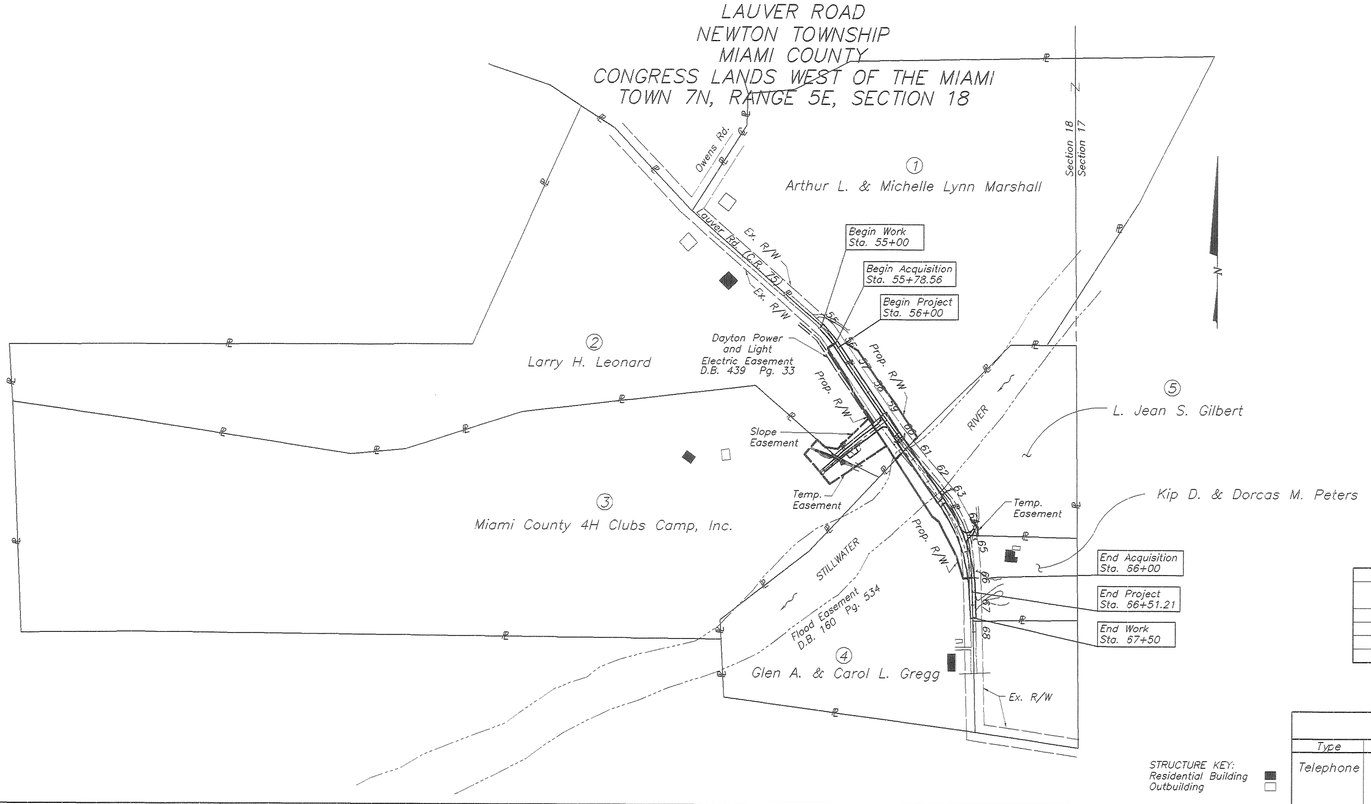
REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 6TH DAY OF Oct., 1995.

Doug Christian
DOUGLAS L. CHRISTIAN,
COUNTY ENGINEER

ENGINEER'S ROAD RECORD 8 PAGE 151A

PROPERTY MAP

MIA-C.R.75-1.04
LAUVER ROAD
NEWTON TOWNSHIP
MIAMI COUNTY
CONGRESS LANDS WEST OF THE MIAMI
TOWN 7N, RANGE 5E, SECTION 18



STRUCTURE KEY:
Residential Building
Outbuilding

℄ MONUMENT ASSEMBLY LOCATIONS*		
STATION	REMARKS	
56+00	P.T.	1
63+18.36	P.C.	1
66+51.21	P.T.	1
	TOTAL	3

* SEE STD. CONSTRUCTION DRAWING MC-1

Utility Companies

Type	Name and Address
Telephone	All Tel Ohio, Inc. 1100 Mote Dr. Covington, Ohio 45318 (515) 473-2030
Electric	Dayton Power & Light Co. 1300 Experiment Farm Rd. Troy, Ohio 45373 (513) 339-2611

TOTAL NUMBER OF
5 OWNERSHIPS
0 TOTAL TAKES
1 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL R/W REQUIRED

ALL AREAS IN ACRES UNLESS OTHERWISE NOTED

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTHS DURATION.

PARCEL	OWNER	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	PRO IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1	Arthur L. & Michelle Lynn Marshall	591	274	I20-057200	36.532	1.029	0.569	0.340	0.229		35.274		Local		668	491
		565	338													
2	Larry H. Leonard	509	82	I20-053100	33.344	1.012	0.321	0.246	0.075			32.258			668	500
2SL		633	9				0.078	0.000	0.078						668	497
3	Miami County 4-H Clubs Camp, Inc.	413	407	I20-056200	53.036	0.114	0.204	0.115	0.089			52.833			668	506
3T	" " " " "	398	783	I20-056200			0.636	0.000	0.636					Reconstruct Drive	668	503
4	Glen A. & Carol L. Gregg	608	627	I20-056900	15.00	0.847	0.862	0.415	0.447	Yes(1)		13.706		Subject to Flood Easement	668	494
		160	534													
5T	L. Jean S. Gilbert	646	437	I20-056700	7.70		0.012	–	0.012				Local	Reconstruct Drive	668	509
		160	534													

REV.	DATE	DESCRIPTION	BY
	5/12/95	Completion Date:	RWE
#1	9-25-95	Revised takes for revised 2-SL and 3-T	RWE

KORDA / NEMETH ENGINEERING, INC.

PROPERTY MAP
R/W SUMMARY

FEDERAL PROJECT NO. BRO 938(20)
PID NO. 12600
STATE PROJECT NO.

SCALE IN FEET 0 100 200 400

MIA-C.R.75-1.06
(LAUVER RD.)

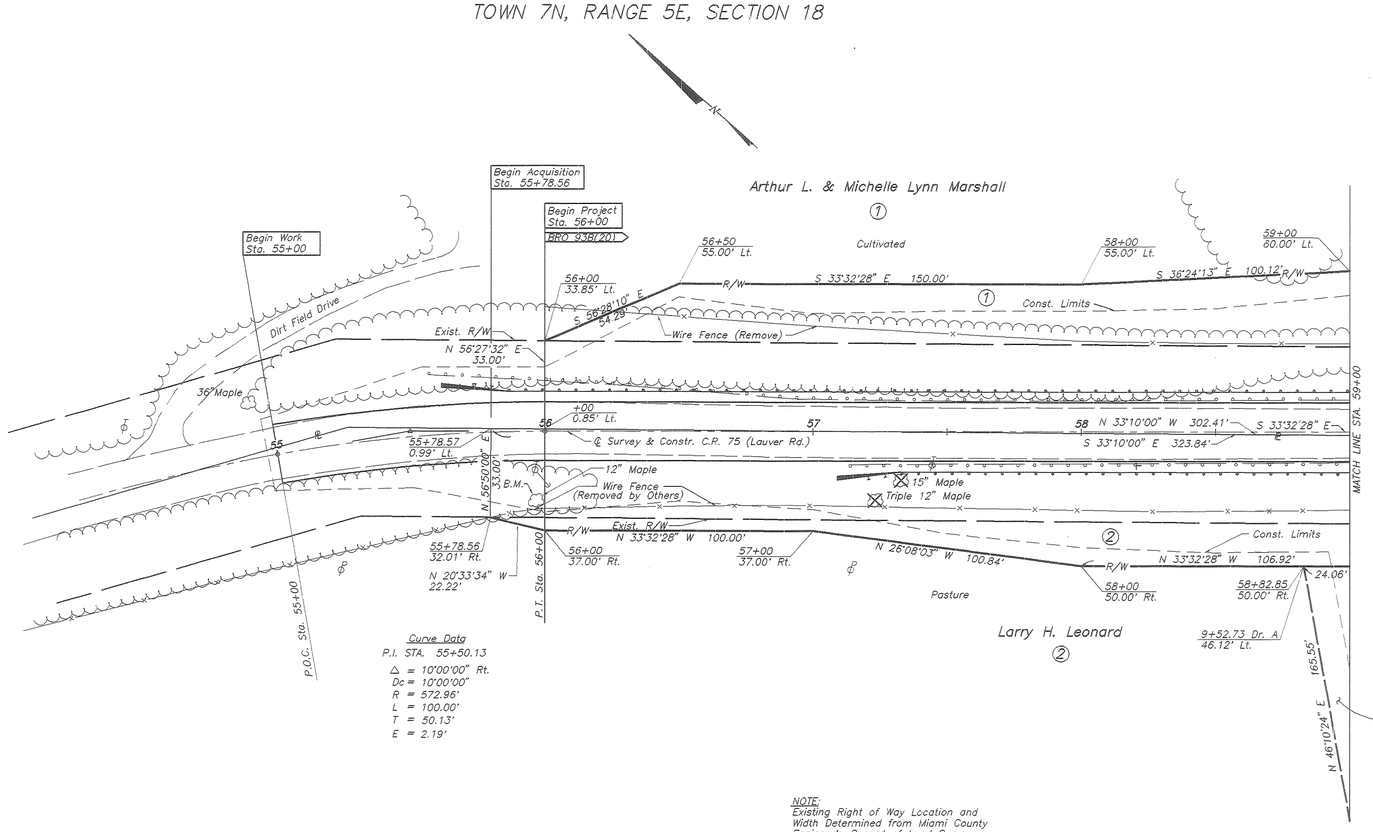
1/4

36/39

M. STINEMAN H:\CIVILDWG\20011\20011PMAP.DWG DATE: OCT 03, 1995 TIME: 11:01 AM

ENGINEER'S ROAD RECORD 8 PAGE 151B

MIA-C.R.75-1.04
LAUVER ROAD
NEWTON TOWNSHIP
MIAMI COUNTY
CONGRESS LANDS WEST OF THE MIAMI
TOWN 7N, RANGE 5E, SECTION 18



Curve Data
P.I. STA. 55+50.13
Δ = 10°00'00" Rt.
Dc = 10°00'00"
R = 572.96'
L = 100.00'
T = 50.13'
E = 2.19'

NOTE:
Existing Right of Way Location and Width Determined from Miami County Engineer's Record of Land Surveys, Vol. 25, Plat 19 and Vol. 12, Plat 62

Rev.	Date	Description	By
	5/12/95	Completion Date:	RWE
#1	6/20/95	Corrections – Parcel 2	RWE
#2	9/25/95	Revised Parcel 2-SL	RWE

SCALE IN FEET 0 10 20 40

FEDERAL PROJECT NO. BRO 938(20)

STATE PROJECT NO.

RIGHT OF WAY
STA. 55+00 TO STA. 59+00

MIA-C.R.75-1.06
(LAUVER ROAD)

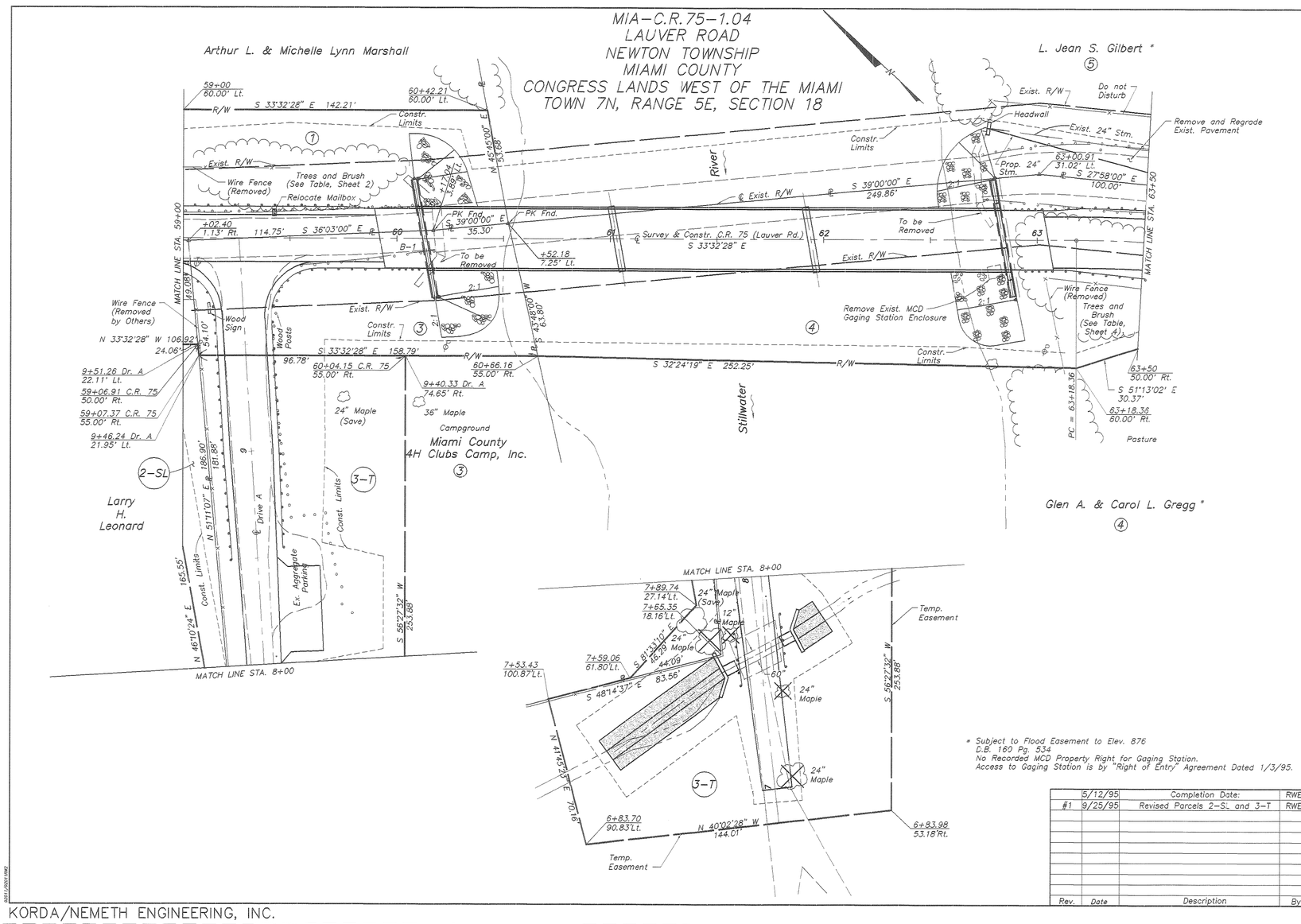
2/4

37/39

KORDA / NEMETH ENGINEERING, INC.

M. STREBLAW H:\LONGJMD\92011\92011SRW1.DWG DATE: OCT 03, 1995 TIME: 10:29 AM

ENGINEER'S ROAD RECORD 8 PAGE 151C



* Subject to Flood Easement to Elev. 876
D.B. 160 Pg. 534
No Recorded MCD Property Right for Gaging Station.
Access to Gaging Station is by "Right of Entry" Agreement Dated 1/3/95.

Rev.	Date	Description	By
	5/12/95	Completion Date:	RWE
#1	9/25/95	Revised Parcels 2-SL and 3-T	RWE

FEDERAL PROJECT NO. BRO 938(20)

STATE PROJECT NO.

RIGHT OF WAY
STA. 59+00 TO STA. 63+50

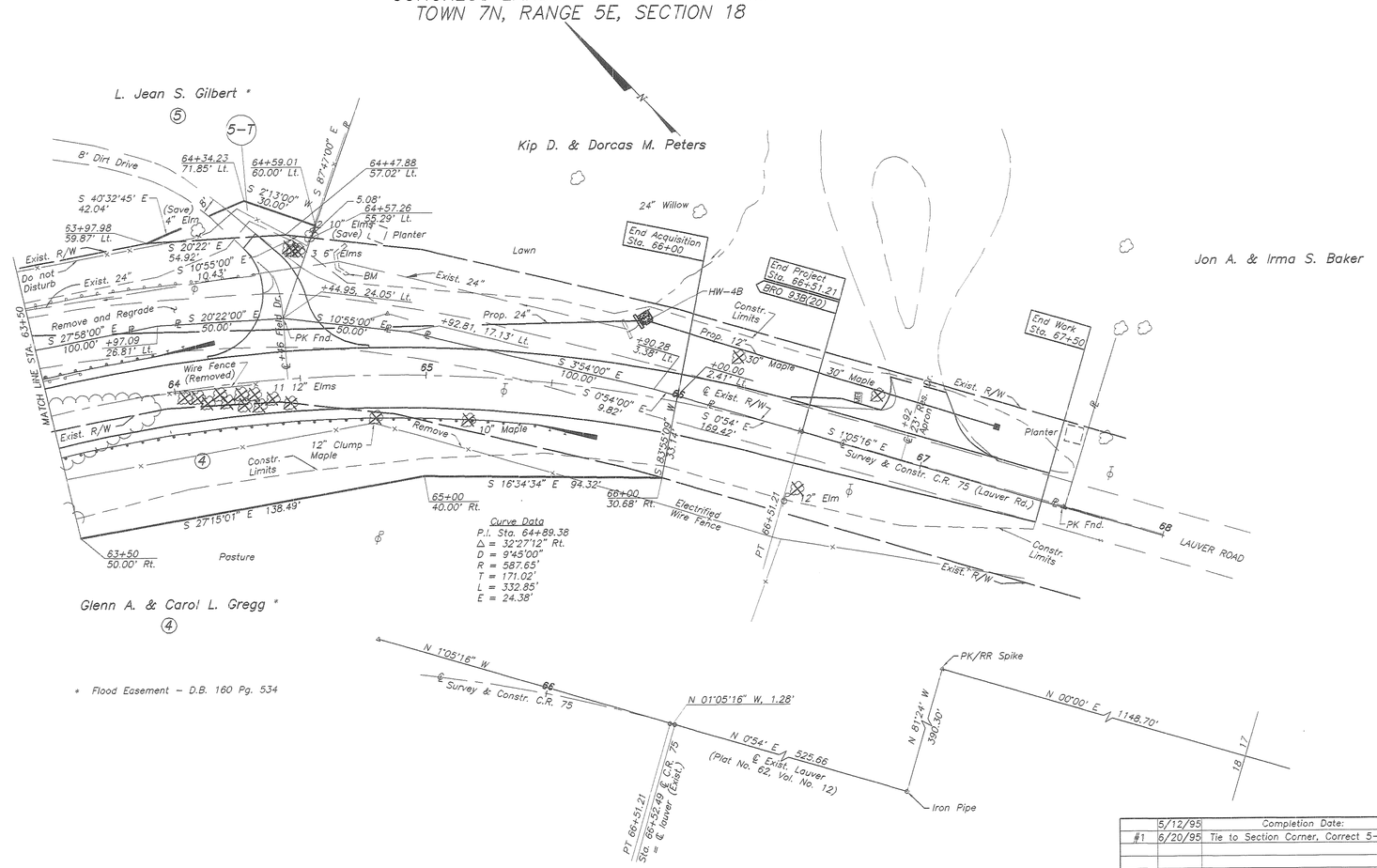
MIA-C.R.75-1.06
(LAUVER ROAD)

3/4

38/39

KORDA/NEMETH ENGINEERING, INC.

MIA–C.R.75–1.04
LAUVER ROAD
NEWTON TOWNSHIP
MIAMI COUNTY
CONGRESS LANDS WEST OF THE MIAMI
TOWN 7N, RANGE 5E, SECTION 18



℄ C.R. 75 Tie To Section Corner
Description Lead–In

Rev.	Date	Description	By
	5/12/95	Completion Date:	RWE
#1	6/20/95	Tie to Section Corner, Correct 5–T	RWE

SCALE IN FEET 0 10 20 40

FEDERAL PROJECT NO. BRO 938(20)

STATE PROJECT NO.

RIGHT OF WAY
STA. 63+50 TO STA. 68+00

MIA–C.R.75–1.06
(LAUVER ROAD)

4/4

39/39

KORDA / NEMETH ENGINEERING, INC.

138-02

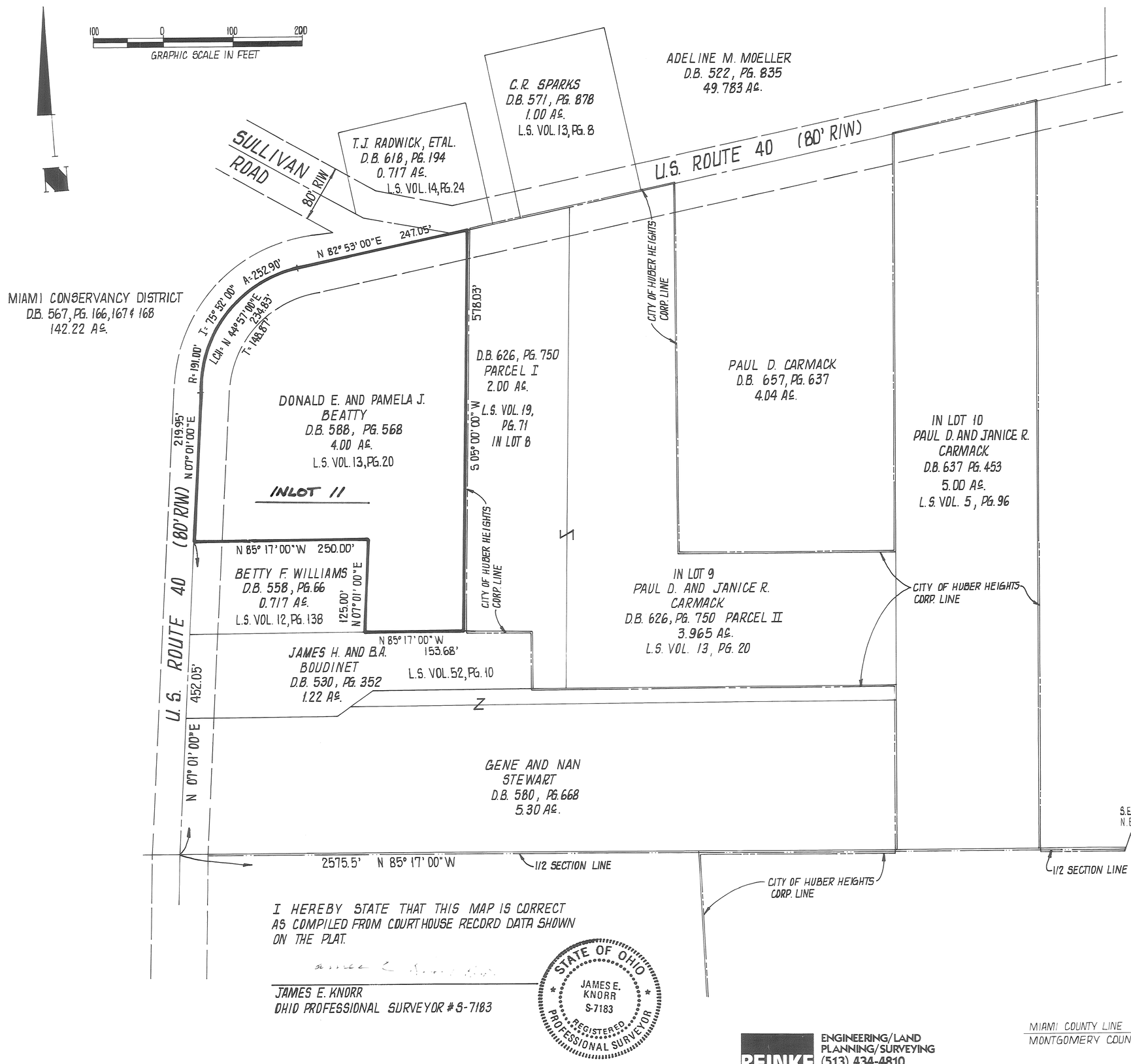
ANNEXATION TO THE CITY OF HUBER HEIGHTS (4.00 ACRES)

SECTION 31, TOWN 2, RANGE 9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 17 PAGE 63
RECORD OF RECORDED PLATS
FILE No. 195678
RECEIVED FOR RECORD
DATE: 8:45 A.M. FEE: 21.60
TIME: 4-10-96
John O'Brien
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy
ANNEXATION PROCEEDINGS FILED
IN MISC. BOOK 28 PAGE 384

MIAMI COUNTY RECORDER

DEPUTY



MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE COUNTY ENGINEER THIS 13TH DAY OF October, 1995.

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 2ND DAY OF November, 1995.

D. Ann Baird Richard W. Adams

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 8TH DAY OF JANUARY, 1996.
ORDINANCE No. 96-O-850.

Jack Hensley Mayor
JACK HENSLEY ~ MAYOR

ATTEST:

Margaret Stivers
MARGARET STIVERS ~ CLERK

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 10th DAY OF April, 1996.

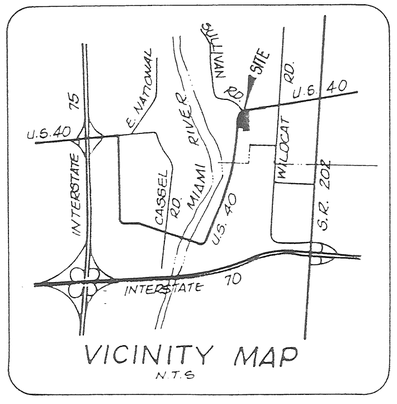
MIAMI COUNTY AUDITOR

Linda Pearson
DEPUTY

I HEREBY STATE THAT THIS MAP IS CORRECT AS COMPILED FROM COURTHOUSE RECORD DATA SHOWN ON THE PLAT.

JAMES E. KNORR
OHIO PROFESSIONAL SURVEYOR #S-7183

STATE OF OHIO
JAMES E. KNORR
S-7183
REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP
N.T.S.

REINKE & ASSOCIATES INC.
ENGINEERING/LAND PLANNING/SURVEYING
(513) 434-4810
959 Congress Park Drive
Centerville, OH 45459

JULY 18, 1995

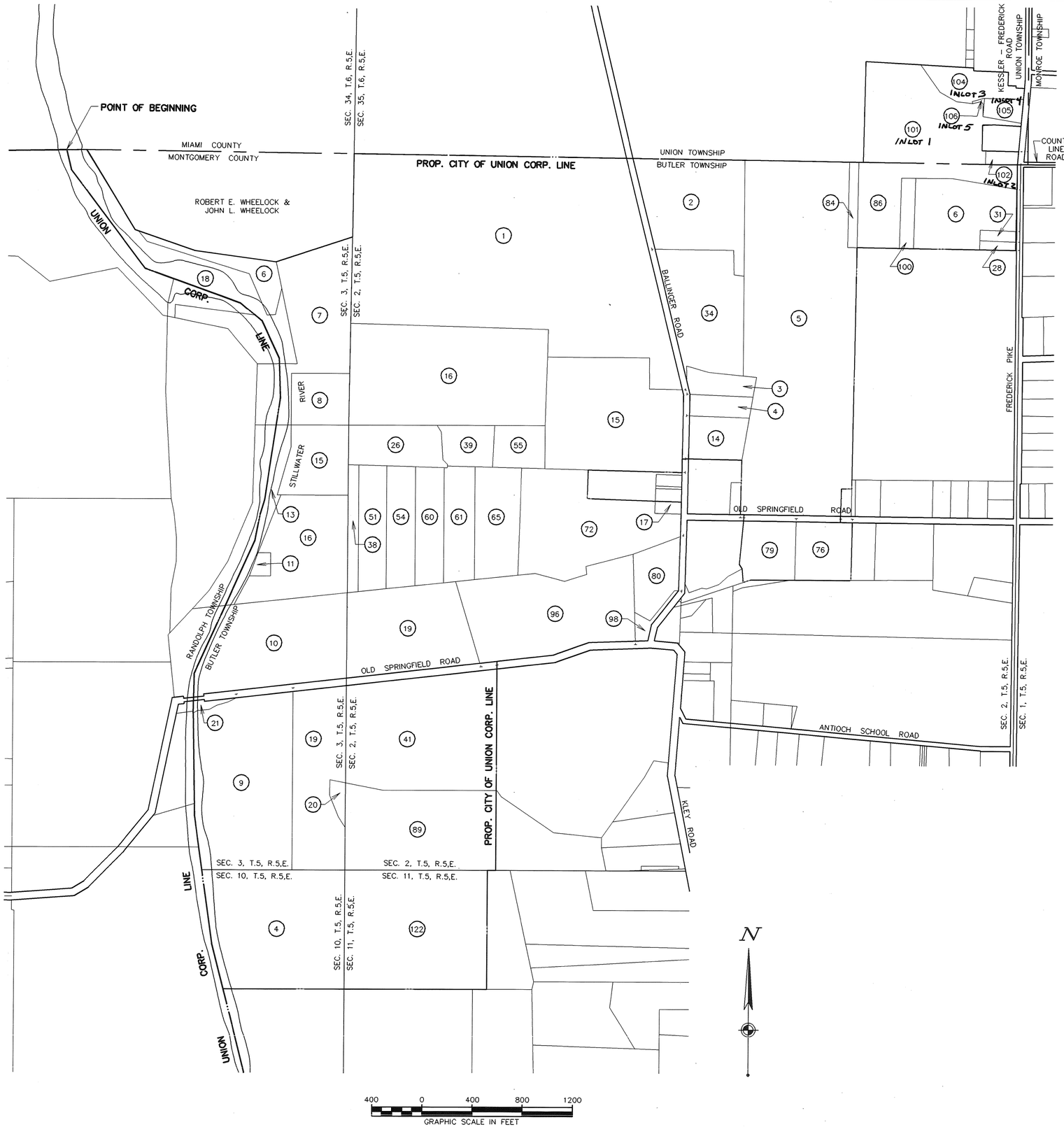
CAK

138-02

ANNEXATION PROCEEDINGS RECORDED IN MISC. BK. 28 PG. 439

THIS PLAT REVIEWED & APPROVED THIS 16th DAY OF APRIL, 1996
Chris A. Gaspler - Auditor
Linda Pearson
DEPUTY

PLAT BOOK 17 PG. 64
MIAMI COUNTY RECORDERS RECORD OF PLATS
RECIEVED THIS 16th DAY OF APRIL, 1996 AT 10:10 A.M.
FILE: 196050 FEE: $ 21.00
John W. O'Brien
Darlene M. Miller
DEPUTY



SECTION 2, TOWN 5, RANGE 5 EAST
MONTGOMERY COUNTY, OHIO
BUTLER TOWNSHIP

AUDITOR'S PARCEL NO.	OWNER	DEED REFERENCE		ACREAGE IN R.O.W.	TOTAL ACREAGE ANNEXED
BK. 1, PG. 2					
1	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	97.2708	0.00	97.2708
2	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	14.556	0.00	14.556
3	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	2.0	0.00	2.0
4	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	2.06	0.00	2.06
5	Harriet Miller Mote	Mf. 92-095A12	61.484	0.024	61.460
6	7900 Corp.	Mf. 94-720C06	9.413	0.185	9.228
14	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	5.0	0.00	5.0
15	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	20.82	0.06	20.76
16	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	28.48	0.00	28.48
76	John A. Mote	Mf. 73-414A06	5.0	0.00	4.94
79	John A. Mote	Mf. 73-414A06	4.83	0.00	4.83
28	Althea B. Musick	Mf. 93-538E01	0.50	0.04	0.46
31	7900 Corp.	Mf. 94-720C05	0.57	0.05	0.52
84	Walker & Winslow, Inc.	Mf. 76-569B06	1.2570	0.00	1.2570
86	Walker & Winslow, Inc.	Mf. 76-569B06	8.138	0.119	8.019
100	Walker & Winslow, Inc.	Mf. 88-340B09	1.490	0.00	1.490
26	Harriet Miller Mote	Mf. 94-720C08	5.50	0.00	5.50
39	Harriet Miller Mote	Mf. 94-720C08	3.09	0.00	3.09
55	Harriet Miller Mote	Mf. 94-720C08	2.93	0.00	2.93
38	Harriet Miller Mote	Mf. 94-720C08	3.96	0.00	3.96
51	Harriet Miller Mote	Mf. 94-720C08	5.0	0.00	5.0
54	Harriet Miller Mote	Mf. 94-720C08	5.0	0.00	5.0
60	Harriet Miller Mote	Mf. 94-720C08	5.0	0.00	5.0
61	Harriet Miller Mote	Mf. 94-720C08	5.0	0.00	5.0
65	Harriet Miller Mote	Mf. 94-720C08	7.586	0.00	7.586
19	Harriet Miller Mote	Mf. 94-720C08	15.4	0.00	15.4
80	Thomas O. Miller	Mf. 82-027D12	3.936	0.226	3.710
96	Thomas O. Miller	Mf. 87-099E03	19.564	0.744	18.82
34	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	Part of 1	Part of 1	Part of 1
41	Miller Brothers Gravel, Inc.	Mf. 77-586D04	26.217	0.00	26.217
89	Miller Brothers Gravel, Inc.	Mf. 77-701D12	18.810	0.00	18.810
98	William R. & Susan Y. Landis	Mf. 90-591B07	1.102	0.362	0.74
17	7900 Corp.	Mf. 94-720C04	0.517	0.057	0.460
72	Thomas O. Miller	Mf. 93-291A04	18.464	0.130	18.334
TOTAL IN SECTION					407.8878

SECTION 3, TOWN 5, RANGE 5 EAST
MONTGOMERY COUNTY, OHIO
BUTLER TOWNSHIP

AUDITOR'S PARCEL NO.	OWNER	DEED REFERENCE	PARCEL ACREAGE	ACREAGE IN R.O.W.	TOTAL ACREAGE ANNEXED
BK. 1, PG. 3					
6	Miami Conservancy District	D.B. 408 Pg. 46,	3.00	0.00	3.00
18	Miami Conservancy District	D.B. 391 Pg. 515 & D.B. 390 Pg. 592	10.38	0.00	10.38
7	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	11.00	0.00	11.00
20	Miller Brothers Gravel, Inc.	Mf. 77-701D12	0.74	0.00	0.74
9	Miller Brothers Gravel, Inc.	Mf. 77-701D12	23.061	0.00	23.061
19	Miller Brothers Gravel, Inc.	Mf. 77-586D04	14.81	0.00	14.81
21	Board of County Commissioners of Montgomery County	Mf. 79-403C09	0.745	0.00	0.745
10	Harriet Miller Mote	Mf. 94-720C08	20.328	0.00	20.328
11	Harriet Miller Mote	Mf. 94-720C08	0.60	0.00	0.60
13	Harriet Miller Mote	Mf. 94-720C08	3.23	0.00	3.23
16	Harriet Miller Mote	Mf. 94-720C08	11.82	0.00	11.82
15	Harriet Miller Mote	Mf. 94-720C08	7.0	0.00	7.0
8	Catherine Wilgus & Martha Davidson "Co-Trs"	Mf. 91-444C11	5.0	0.00	5.0
TOTAL IN SECTION					111.714

SECTION 10, TOWN 5, RANGE 5 EAST
MONTGOMERY COUNTY, OHIO
BUTLER TOWNSHIP

AUDITOR'S PARCEL NO.	OWNER	DEED REFERENCE	PARCEL ACREAGE	ACREAGE IN R.O.W.	TOTAL ACREAGE ANNEXED
BK. 1, PG. 3					
4	Miller Brothers Gravel, Inc.	Mf. 77-701D12	23.368	0.00	23.368
TOTAL IN SECTION					23.368

SECTION 11, TOWN 5, RANGE 5 EAST
MONTGOMERY COUNTY, OHIO
BUTLER TOWNSHIP

AUDITOR'S PARCEL NO.	OWNER	DEED REFERENCE	PARCEL ACREAGE	ACREAGE IN R.O.W.	TOTAL ACREAGE ANNEXED
BK. 1, PG. 4					
122	Miller Brothers Gravel, Inc.	Mf. 77-701D12	25.494	0.00	25.494
TOTAL IN SECTION					25.494

SECTION 35, TOWN 6, RANGE 5 EAST
MIAMI COUNTY, OHIO
UNION TOWNSHIP

PARCEL NO.	OWNER	DEED REFERENCE	PARCEL ACREAGE	ACREAGE IN R.O.W.	TOTAL ACREAGE ANNEXED
101 INLOT 1	Walker and Winslow, Inc.	D.B. 577 Pg. 384	14.6747	0.00	14.63
102 INLOT 2	Walker and Winslow, Inc.	D.B. 615 Pg. 115	0.652	0.00	0.58
104 INLOT 3	Harriet Miller Mote	D.B. 580 Pg. 342	3.758	0.00	3.658
105 INLOT 4	Harriet Miller Mote	D.B. 632 Pg. 750	1.227	0.00	1.017
106 INLOT 5	Harriet Miller Mote "Tr"	D.B. 570 Pg. 23	0.036	0.00	0.036
TOTAL IN SECTION					19.921

NOTE: BECAUSE OF THE SCALE OF THE MAP, AND IN ORDER TO AVOID CONFUSION, THE BEARINGS AND LENGTHS ARE CONTAINED IN THE DESCRIPTION AND ARE MADE A PART OF THE MAP.

NO.	DATE	REVISIONS
1	4/10/96	PER MIAMI CO. ENG. (SEC. 35)

CONTRACT NO. 15-12918-94
DATE JULY, 1994
DES. N.A.G.
DR. N.A.G.
CKD.

409 East Monument Avenue
Dayton, Ohio
45402-1261
513.461.5660
FAX: 513.461.0743
WOOLPERT
Effective Solutions

MAP SHOWING TERRITORY OF PROPOSED ANNEXATION TO THE CITY OF UNION CONTAINING 588.5 Ac.

LOCATED IN
MONTGOMERY COUNTY, OHIO, BUTLER TOWNSHIP
AND MIAMI COUNTY, OHIO, UNION TOWNSHIP
JULY, 1994

FILE NO.

SHEET NO. 1

H:\UNION\WHEEL\UNION79.DWG - LAST SAVED BY MEYNER, APR. 10, 1996 - 10:20

PLAT BOOK 17 PAGE 65

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 17TH DAY OF

APRIL ,1996 AT 9:50 A.M.

John O'Brien

JOHN O'BRIEN, MIAMI COUNTY RECORDER

Bobbie Mueller

~~BEVERLY McDADE~~, DEPUTY

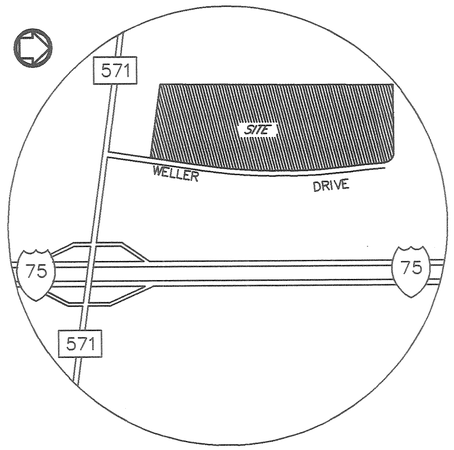
TIPP CITY INTERSTATE PARK

REPLAT OF INLOT #3084

SECTION 22, TOWN 4, RANGE 6E

CITY OF TIPP CITY MIAMI COUNTY, OHIO

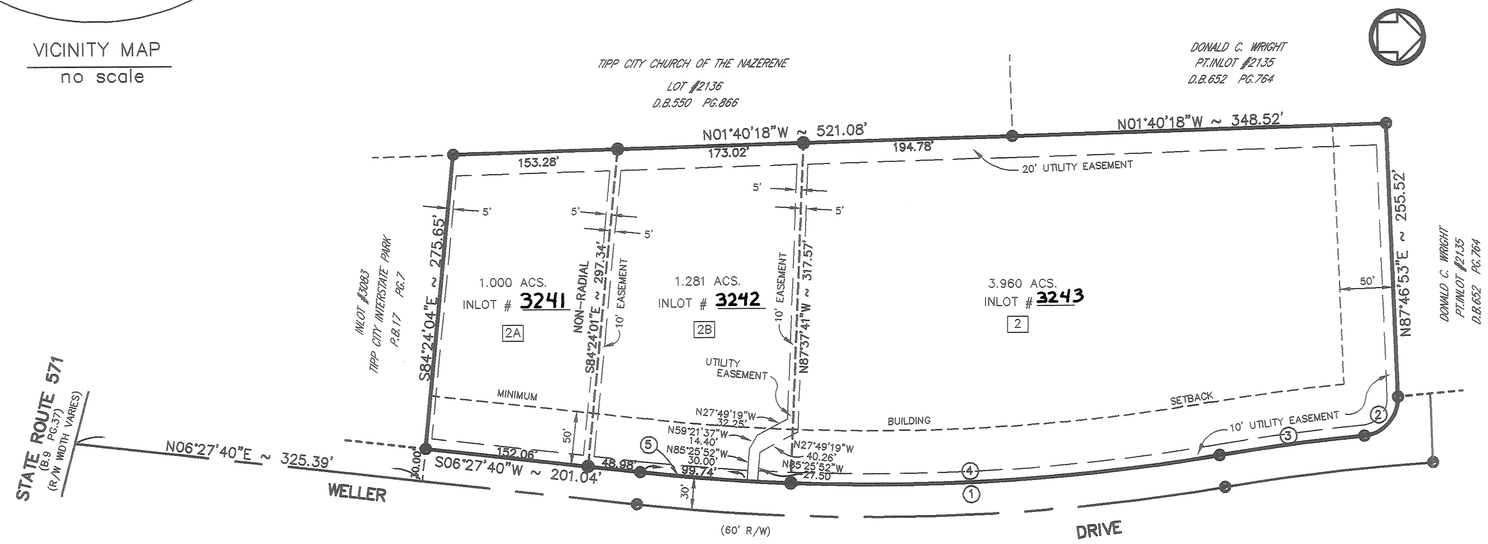
BEING A REPLAT OF 6.241 ACRES OF LAND, KNOWN AS INLOT 3084, ACQUIRED BY DONALD C. WRIGHT BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS BOOK 652, PAGE 764 .



VICINITY MAP
no scale

CURVE DATA

NO.	RADIUS	CEN. ANGLE	ARC	TANGENT
1	1970.00'	15°45'23"	541.75'	272.60'
2	35.00'	86°45'44"	53.00'	33.08'
3	2030.00'	03°50'07"	135.89'	67.97'
4	1970.00'	11°40'02"	401.15'	201.27'
5	1970.00'	04°05'21"	140.60'	70.33'



LEGEND

INDICATES IRON PIN SET

INDICATES IRON PIN FOUND

CERTIFICATION:

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

BY: John T. Burkhardt

JOHN T. BURKHARDT,Registered Surveyor #6487

BEARING BASIS:

EAST PLAT LINE OF TWEED WOODS, SEC. THREE RECORDED IN P.B. 16, PG. 63.

Sheet 2 of 2	SCALE Horz. 1"=100'
Date APRIL 10,1996	Design ____ Drawn JAW Checked JTB

JUDGE ENGINEERING CO.
CIVIL ENGINEERING & SURVEYING
1201 E. DAVID RD. KETTERING, OHIO 45429
PHONE (513) 294-1441

Project 1839-1 Drawing 1839-1RP

TIPP CITY INTERSTATE PARK

REPLAT OF INLOT #3084

SECTION 22, TOWN 4, RANGE 6E

CITY OF TIPP CITY MIAMI COUNTY, OHIO

BEING A REPLAT OF 6.241 ACRES OF LAND, KNOWN AS INLOT 3084, ACQUIRED BY DONALD C. WRIGHT BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS BOOK 652, PAGE 764 .

PLAT BOOK 17 PAGE 65A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17TH DAY OF
APRIL ,1996 AT 9:50 A.M.
FILE# 196135 FEE $43.20
John O'Brien
JOHN O'BRIEN, MIAMI COUNTY RECORDER
Bobbie Mueller
~~BEVERLY McDADE,~~ DEPUTY

PROTECTIVE COVENANTS AND RESTRICTIONS

1. THE USE OF ANY PORTION OF ANY LOT IN TIPP CITY INTERSTATE PARK SHALL AT ALL TIMES CONFORM WITH THE APPLICABLE ZONING ORDINANCES OF THE CITY OF TIPP CITY.

2. ALL OF THE LOTS IN TIPP CITY INTERSTATE PARK AND THE IMPROVEMENTS THEREON OR ADJACENT THERETO SHALL BE SUBJECT TO AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TIPP CITY.

3. NO PORTION OF ANY LOT SHALL BE USED FOR THE SALE, SERVICE, REFUELING, REPAIRING, MAINTAINING OR WASHING OF TRUCKS LONGER THAN TWENTY EIGHT FEET OR ANY ARTICULATING TRUCK. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THIS PROVISION SHALL NOT IN ANY WAY HAMPER THE SALE OR SERVICE OF TRUCKS OF LESS THAN TWENTY EIGHT FEET IN LENGTH.

4. LANDSCAPING ON ALL LOTS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO AN INDIVIDUAL PLAN FOR EACH LOT THAT SHALL BE APPROVED BY THE PLANNING BOARD OF THE CITY OF TIPP CITY.

5. INVENTORIES OF MERCHANDISE OR SUPPLIES MAY NOT BE MAINTAINED OUT OF DOORS, EXCEPT IN DESIGNATED AREAS APPROVED BY THE PLANNING COMMISSION OF TIPP CITY, EXCEPT FOR VEHICLES.

6. THESE PROVISIONS MAY NOT BE ALTERED WITHOUT THE APPROVAL OF THE PLANNING BOARD OF THE CITY OF TIPP CITY.

7. ALL SITE PLANS FOR DEVELOPMENT ON INDIVIDUAL LOTS MUST BE SUBMITTED TO TIPP CITY PLAN BOARD FOR REVIEW.

8. STORMWATER DETENTION BASIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHOSE LOT THE DETENTION BASIN IS LOCATED.

9. DRAINAGEWAYS AND DETENTION BASINS SHALL BE KEPT FREE OF DEBRIS, FILL MATERIAL, STRUCTURES OR ANY OTHER PHYSICAL OBJECTS WHICH MAY OBSTRUCT THE NATURAL FLOW OR STORAGE OF STORMWATER.

10. FUTURE DRAINAGE CALCULATIONS BY INDIVIDUAL LOT OWNERS MUST USE AN EXISTING CURVE NUMBER OF 79 WHICH CORRESPONDS TO LAWNS IN AVERAGE CONDITION.(USE SCS TR-55 METHOD FOR CALCULATION)

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.

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

Signed and Acknowledged in the presence of:

Deborah A Yosick
WITNESS

Kristen M. Chaney
WITNESS

Donald C. Wright
OWNER: DONALD C.WRIGHT

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD C. WRIGHT, AS OWNER, 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 Dayton ,OHIO, THIS 10TH DAY OF April ,1996.

NOTARIAL SEAL STATE OF OHIO

Deborah A Yosick
NOTARY PUBLIC
MY COMMISSION EXPIRES
DEBORAH A. YOSICK, Notary Public
In and for the State of Ohio
~~My Commission Expires Oct. 28, 1996~~

APPROVALS:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 9th DAY OF APRIL ,1996 THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Powell
~~PRESIDENT~~ CHAIRMAN

Nina Huffard
SECRETARY

CERTIFICATION:

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

JOHN T. BURKHARDT 6487 REGISTERED PROFESSIONAL SURVEYOR

BY: John T. Burkhardt
JOHN T. BURKHARDT,Registered Surveyor #6487

APPROVED AND TRANSFERRED THIS 17 DAY OF APRIL ,1996.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

Jo Ann Williams
DEPUTY AUDITOR

Sheet 1 of 2	SCALE Horz. 1"=100'
Date APRIL 10,1996	Design ____ Drawn JAW Checked JTB

JUDGE ENGINEERING CO.
CIVIL ENGINEERING & SURVEYING
1201 E. DAVID RD. KETTERING, OHIO 45429
PHONE (513) 294-1441

Project 1839-1 Drawing 1839-1S1

P.U.D.
RECORD PLAN
WESTLAKE VILLAGE
SECTION TWO

LOCATED IN:
INLOT 7776 AS RECORDED IN
WESTLAKE VILLAGE SECTION ONE,
PLAT BOOK 16, PAGE 108
PART OF INLOT 7271 AND PART OF INLOT 7146
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 9.955 ACRES
JULY, 1995

PLAT BOOK 17 PAGE 66
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 196171
RECEIVED APRIL 17th, 1996
AT 1:30 P.M. FEE $43.20
John O'Brien
MIAMI COUNTY RECORDER
Beverly McDade
DEPUTY

DEDICATION

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

Brian T. McCann
WITNESS

Suzy Jernigan-Clark
WITNESS

J.M.D. DEVELOPMENT, INC.

Rajesh Soin
RAJESH K. SOIN, PRESIDENT

STATE OF OHIO, COUNTY OF ~~MIAMI,~~ Montgomery CLR S.S.
BE IT REMEMBERED THAT ON THIS 27 DAY OF MARCH, 199~~3~~6 CLR, 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.

Connie L Parker
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 4-2-97

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Brian T. McCann
WITNESS,

Suzy Jernigan-Clark
WITNESS,

MORTGAGEE: BEAVERCREEK PROPERTIES

Rajesh Soin
RAJESH K. SOIN – PRESIDENT

STATE OF OHIO, COUNTY OF ~~MIAMI,~~ Montgomery CLR S.S.
BE IT REMEMBERED THAT ON THIS 27 DAY OF MARCH, 199~~3~~6 CLR, 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.

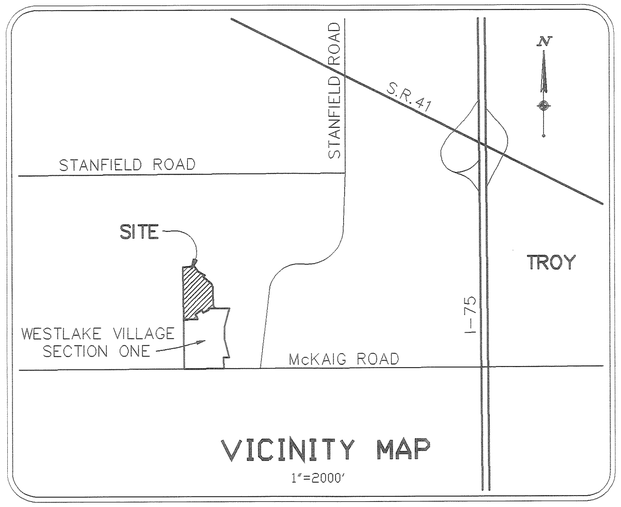
Connie L Parker
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 4-2-97

DATE: March 27, 199~~3~~6 CLR
STATE OF OHIO, COUNTY OF ~~MIAMI,~~ Montgomery CLR 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 LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

Rajesh Soin
RAJESH K. SOIN

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

Connie L Parker
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 4-2-97



VICINITY MAP
1"=2000'

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF JULY, 1995, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-33-95.

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 10th DAY OF MAY, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Charles [illegible]
CHAIRMAN

Sue D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 17th DAY OF APRIL, 1996.

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

Linda Pearson
BY DEPUTY

DESCRIPTION

BEING A SUBDIVISION CONTAINING 9.955 ACRES, AND BEING ALL OF INLOT 7776 AS RECORDED IN WESTLAKE VILLAGE SECTION ONE, PLAT BOOK 16, PAGE 108, AND PART OF INLOTS 7271 AND 7146 AND BEING PART OF A 20.000 ACRE TRACT OF LAND CONVEYED TO J.M.D. DEVELOPEMENT INC. BY DEED RECORDED IN DEED BOOK 645, PAGE 651 AND ALL OF THE 8.567 ACRE TRACT OF LAND CONVEYED TO J.M.D. DEVELOPEMENT, INC. AS RECORDED IN DEED BOOK 663, PAGE 661.

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION WESTLAKE VILLAGE OWNERS ASSOCIATION" RECORDED IN DEED BOOK____, PAGE____, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN IRON PINS AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.

WOOLPERT

Paul F. MacCallum
PAUL F. MACCALLUM
OHIO PROFESSIONAL SURVEYOR # 7561

3/26/96
DATE

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED
PROFESSIONAL SURVEYOR

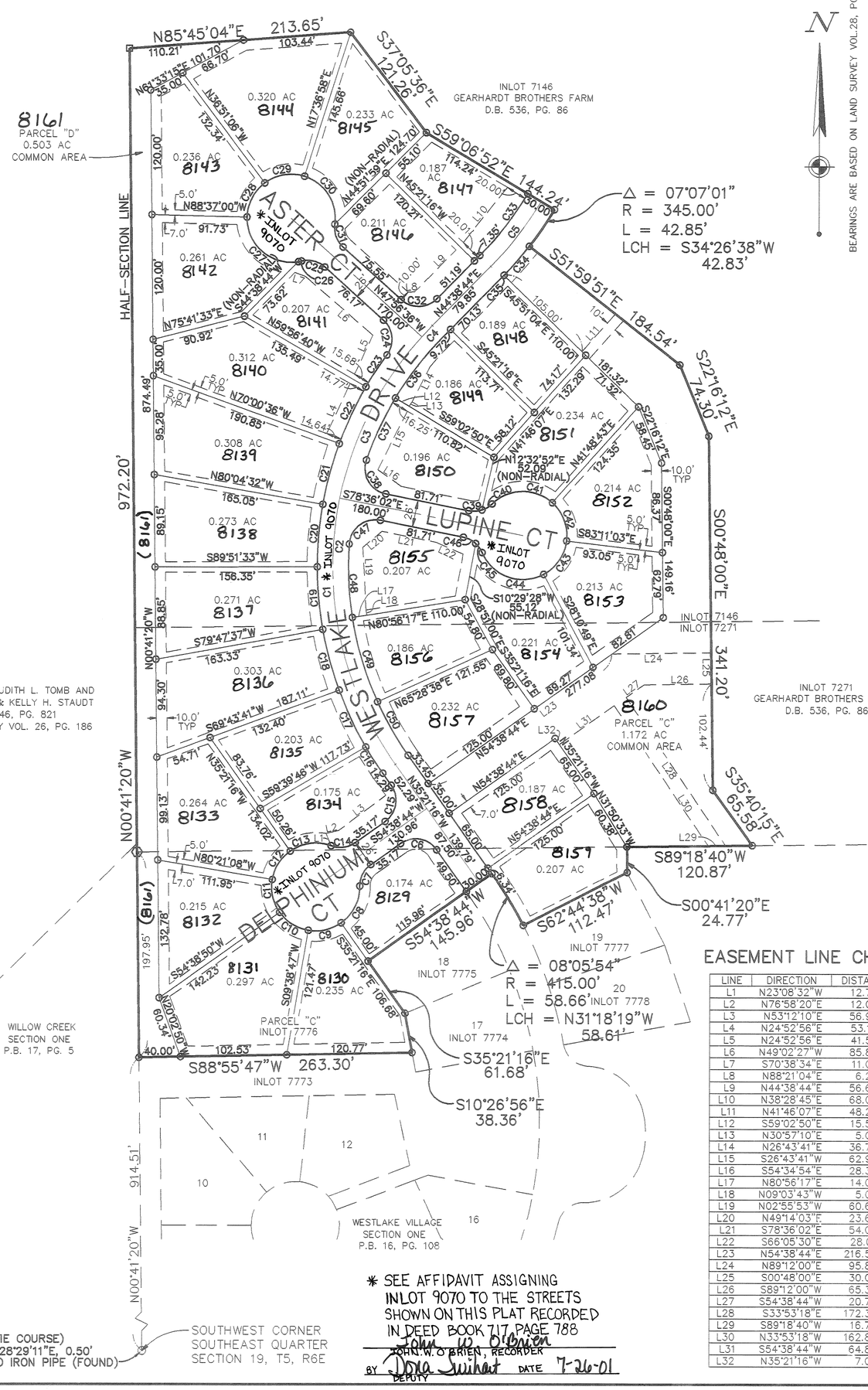
WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

C:\SETSER\WESTLAKE\21173RP2.dwg – AUG 02, 1995 – 14:33:46

PLAT BOOK 17 PAGE 66-A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO.
RECEIVED ,1995
AT FEE
MIAMI COUNTY RECORDER

P.U.D. RECORD PLAN
WESTLAKE VILLAGE SECTION TWO

LOCATED IN:
INLOT 7776 AS RECORDED IN
WESTLAKE VILLAGE SECTION ONE,
PLAT BOOK 16, PAGE 108
PART OF INLOT 7271 AND PART OF INLOT 7146
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 9.955 ACRES
JULY, 1995



GRAPHIC SCALE

0 80 120 160

(IN FEET)
1 inch = 80 ft.

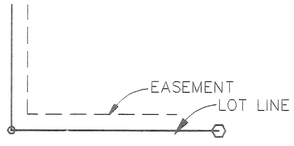
WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

AREA SUMMARY

LOTS	8.832 ACRES
STREET R/W	1.123 ACRES
TOTAL	9.955 ACRES

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ⦶ CONCRETE MONUMENT FOUND
- ▫ CONCRETE MONUMENT SET



CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	330.00'	460.76'	424.24'	N04°38'44"E	80°00'00"
C2	330.00'	269.28'	261.87'	N11°58'39"W	46°45'14"
C3	330.00'	176.57'	174.47'	N26°43'41"E	30°39'26"
C4	330.00'	14.91'	14.91'	S43°21'04"W	02°35'20"
C5	330.00'	79.25'	79.06'	N37°45'56"E	13°45'36"
C6	25.00'	39.27'	35.36'	N80°21'16"W	90°00'00"
C7	25.00'	24.32'	23.37'	S26°46'34"W	55°44'21"
C8	42.50'	41.35'	39.73'	N26°46'34"E	55°44'21"
C9	42.50'	33.38'	32.53'	N77°08'45"E	45°00'03"
C10	42.50'	33.38'	32.53'	S57°51'12"E	45°00'03"
C11	42.50'	33.38'	32.53'	S12°51'09"E	45°00'03"
C12	42.50'	33.38'	32.53'	N32°08'48"E	44°59'52"
C13	42.50'	41.35'	39.73'	N82°30'54"E	55°44'20"
C14	25.00'	24.32'	23.37'	N82°30'54"E	55°44'20"
C15	25.00'	39.27'	35.36'	N09°38'44"E	90°00'00"
C16	345.00'	30.21'	30.20'	S32°50'45"E	05°01'02"
C17	345.00'	60.61'	60.53'	S25°18'17"E	10°03'55"
C18	345.00'	60.61'	60.53'	N15°14'21"W	10°03'56"
C19	345.00'	60.61'	60.53'	S05°10'25"E	10°03'56"
C20	345.00'	60.61'	60.53'	N04°53'31"E	10°03'55"
C21	345.00'	60.61'	60.53'	N14°57'26"E	10°03'56"
C22	345.00'	60.61'	60.53'	N25°01'22"E	10°03'56"
C23	345.00'	36.77'	36.75'	N33°06'31"E	06°06'23"
C24	25.00'	36.70'	33.49'	S05°53'27"E	84°06'19"
C25	25.00'	24.32'	23.37'	S75°48'46"E	55°44'21"
C26	42.50'	3.03'	3.03'	S78°21'33"W	04°04'59"
C27	42.50'	74.91'	65.58'	N49°06'29"W	100°58'58"
C28	42.50'	38.40'	37.10'	N27°15'57"E	51°45'54"
C29	42.50'	40.40'	38.90'	N80°22'56"E	54°28'04"
C30	42.50'	59.47'	54.74'	S32°17'39"E	80°10'47"
C31	25.00'	24.32'	23.37'	S20°04'26"E	55°44'21"
C32	25.00'	38.14'	34.55'	N88°21'04"E	87°24'40"
C33	315.00'	75.65'	75.47'	S37°45'56"W	13°45'36"
C34	345.00'	37.01'	36.99'	N41°04'33"E	06°08'47"
C35	345.00'	2.99'	2.99'	N44°23'50"E	00°29'48"
C36	315.00'	75.28'	75.10'	N37°47'57"E	13°41'34"
C37	315.00'	66.11'	65.98'	N24°56'27"E	12°01'26"
C38	25.00'	42.56'	37.60'	N29°50'09"W	97°31'46"
C39	25.00'	12.90'	12.76'	N86°36'44"E	29°34'28"
C40	25.00'	11.42'	11.32'	N58°44'34"E	26°09'52"
C41	42.50'	63.90'	58.05'	S88°44'10"W	86°09'05"
C42	42.50'	40.80'	39.25'	S20°41'10"E	55°00'14"
C43	42.50'	40.80'	39.25'	N34°19'04"E	55°00'14"
C44	42.50'	70.70'	62.83'	N70°31'15"W	95°19'08"
C45	25.00'	10.83'	10.74'	S35°16'06"E	24°48'50"
C46	25.00'	13.49'	13.33'	N63°08'16"W	30°55'31"
C47	25.00'	42.56'	37.60'	N52°38'05"E	97°31'46"
C48	315.00'	71.10'	70.95'	N02°35'45"W	12°55'56"
C49	315.00'	85.00'	84.74'	S16°47'33"E	15°27'39"
C50	315.00'	59.55'	59.46'	S29°56'19"E	10°49'54"

EASEMENT LINE CHART

LINE	DIRECTION	DISTANCE
L1	N23°08'32"W	12.77'
L2	N76°58'20"E	12.09'
L3	N53°12'10"E	56.96'
L4	N24°52'56"E	53.14'
L5	N24°52'56"E	41.50'
L6	N49°02'27"W	85.88'
L7	S70°38'34"E	11.05'
L8	N88°21'04"E	6.26'
L9	N44°38'44"E	56.65'
L10	N38°28'45"E	68.04'
L11	N41°46'07"E	48.29'
L12	S59°02'50"E	15.56'
L13	N30°57'10"E	5.00'
L14	N26°43'41"E	36.72'
L15	S26°43'41"W	62.96'
L16	S54°34'54"E	28.36'
L17	N80°56'17"E	14.08'
L18	N09°03'43"W	5.00'
L19	N02°55'53"W	60.69'
L20	N49°14'03"E	23.69'
L21	S78°36'02"E	54.08'
L22	S66°05'30"E	28.01'
L23	N54°38'44"E	216.53'
L24	N89°12'00"E	95.85'
L25	S00°48'00"E	30.00'
L26	S89°12'00"W	65.36'
L27	S54°38'44"W	20.78'
L28	S33°53'18"E	172.36'
L29	S89°18'40"W	16.73'
L30	N33°53'18"W	162.84'
L31	S54°38'44"W	64.84'
L32	N35°21'16"W	7.00'

NOTES:

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

2) LOT NUMBERS 48 THROUGH 78 ARE SHOWN FOR REFERENCE TO CONSTRUCTION PLANS ONLY.

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. WHEN A UTILITY EASEMENT IS GREATER THAN THE MINIMUM BUILDING SET-BACK LISTED ABOVE, THE UTILITY EASEMENT WILL BE THE MINIMUM SET-BACK LINE.

DRAINAGE EASEMENT NOTE

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

* SEE AFFIDAVIT ASSIGNING INLOT 9070 TO THE STREETS SHOWN ON THIS PLAT RECORDED IN DEED BOOK 717 PAGE 788

JOHN W. O'BRIEN, RECORDER
BY Dora Swihart DEPUTY DATE 7-26-01

C:\SESSER\WESTLAKE\211/3HP2.dwg – AUG 02, 1995 – 14:33:46

10-21173-06

AMITY MOLD REPLAT

REPLAT OF INLOTS 2158, 2159, 3160 AND PART OF INLOT 3161

IN TIPP CITY, MIAMI COUNTY, OHIO-5.3555 ACRES TOTAL

PLAT BOOK 17 PAGE 67
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF
APRIL, 1996, AT 9:15 A.M.

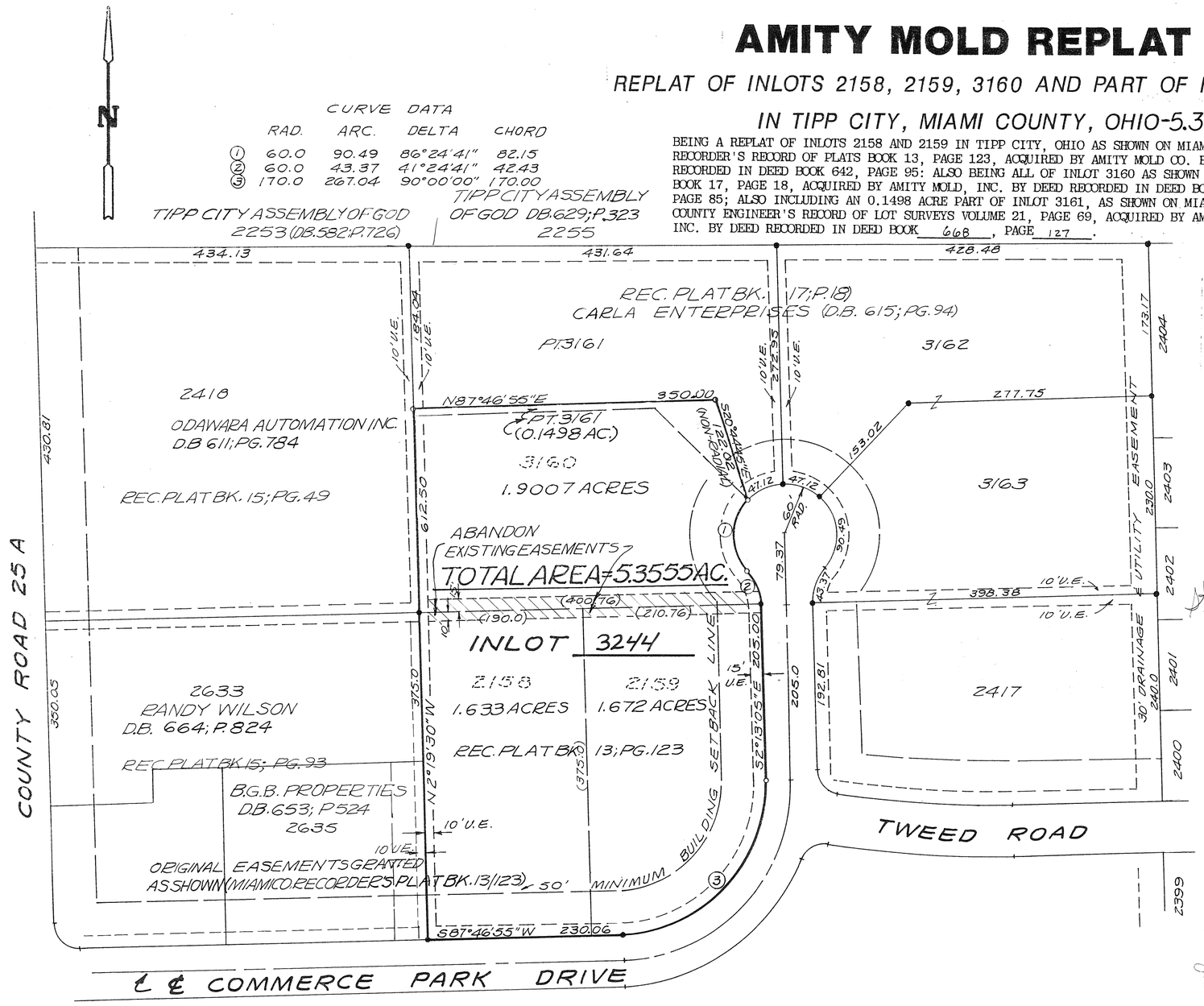
FILE NUMBER 196684 FEE: $ 21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
By: Bobbie Moeller

BEING A REPLAT OF INLOTS 2158 AND 2159 IN TIPP CITY, OHIO AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 13, PAGE 123, ACQUIRED BY AMITY MOLD CO. BY DEED RECORDED IN DEED BOOK 642, PAGE 95: ALSO BEING ALL OF INLOT 3160 AS SHOWN ON PLAT BOOK 17, PAGE 18, ACQUIRED BY AMITY MOLD, INC. BY DEED RECORDED IN DEED BOOK 664, PAGE 85; ALSO INCLUDING AN 0.1498 ACRE PART OF INLOT 3161, AS SHOWN ON MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 21, PAGE 69, ACQUIRED BY AMITY MOLD, INC. BY DEED RECORDED IN DEED BOOK 668, PAGE 127.

CURVE DATA

	RAD.	ARC.	DELTA	CHORD
1	60.0	90.49	86°24'41"	82.15
2	60.0	43.37	41°24'41"	42.43
3	170.0	267.04	90°00'00"	170.00



LEGEND
○ = IRON PIN SET 5/8"x30" CAPPED
● = IRON PIN FOUND

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

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

OWNER: AMITY MOLD, INC.

Leonard L. Dickess — LEONARD L. DICKESS, PRESIDENT
Ruby L. Dickess — WITNESS
Jesse Chamberlain — 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 PRESIDENT 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 SAID 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 TIPP CITY, OHIO, THIS 17th DAY OF November, 1995.

Sharon J. Kerr — NOTARY PUBLIC
~~September 27, 1999~~ Oct. 15, 1996 — MY COMMISSION EXPIRES

LIENHOLDERS: NATIONAL CITY BANK, DAYTON

Glen R. Horner — GLEN R. HORNER, VICE PRESIDENT
Stephanie Wiley — WITNESS
Donald R. Smith — DONALD R. SMITH, VICE PRESIDENT
Sharon Kerr — WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED GLEN R. HORNER, VICE PRESIDENT AND DONALD R. SMITH, VICE PRESIDENT OF NATIONAL CITY BANK, DAYTON, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE PRESIDENTS 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 17th DAY OF November, 1995.

Sharon J. Kerr — NOTARY PUBLIC
September 27, 1999 — MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 12th DAY OF December, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler — CHAIRMAN
Nova Hufford — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 4TH DAY OF December, 1995, THIS REPLAT WAS APPROVED BY RESOLUTION NO. 63-95.

David Tuttle — PRESIDENT OF COUNCIL
Nova Hufford — CLERK OF COUNCIL

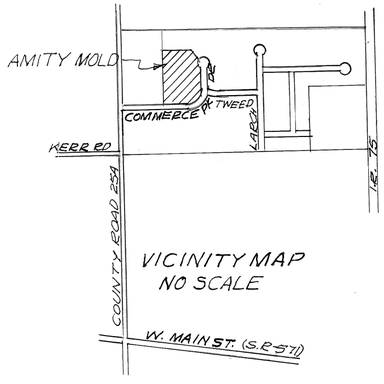
APPROVED AND TRANSFERRED THIS 25th DAY OF APRIL, 1996.

Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Lynda Pearson — 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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR



VICINITY MAP
NO SCALE

AMITY MOLD, INC. REPLAT OF INLOTS 2158, 2159, 3160 & PART INLOT 3161 TIPP CITY, OHIO		
LEONARD L. DICKESS, PRESIDENT TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: JP TRACED BY: CHECKED BY: RWK	SHEET NO.
16 NOV. 95	SCALE: 1" = 100'	1 OF 1

MILTON WOODS – SECTION ONE WEST MILTON, OHIO

PLAT BOOK 17 PAGE 68
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3RD DAY OF MAY, 1995, AT 2:55 P.M.

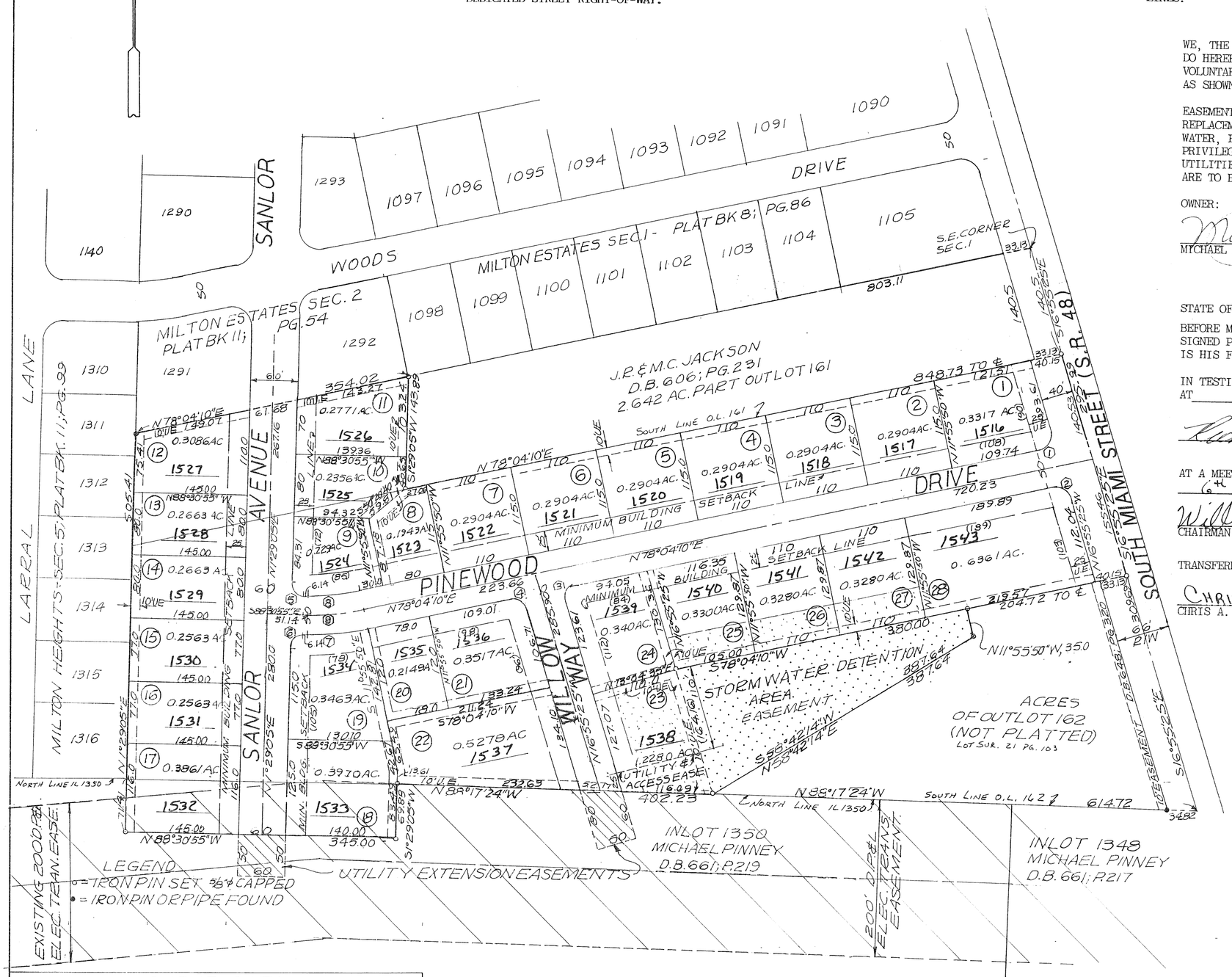
FILE NO. 197272 FEE: $21.60

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
By: Bobbie Mueller

BEING A SUBDIVISION CONTAINING A TOTAL OF 12.254 ACRES CONSISTING OF 1.138 ACRES OF OUTLOT 161, ACQUIRED BY MICHAEL PINNEY BY DEED BOOK 664, PAGE 507; 10.557 ACRES OF 12.875 ACRES OF OUTLOT 162, ACQUIRED BY MICHAEL PINNEY BY DEED BOOK 661, PAGE 221 AND 0.559 ACRES OF A TOTAL OF 47.251 ACRES OF INLOT 1350, ACQUIRED BY MICHAEL PINNEY BY DEED BOOK 661, PAGE 219. 9.778 ACRES ARE PLATTED IN LOTS WITH 2.476 ACRES BEING DEDICATED STREET RIGHT-OF-WAY.

*AKA MIKE PINNEY

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.



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.

OWNER: MICHAEL PINNEY

MICHAEL PINNEY

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 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 11TH DAY OF DECEMBER, 1995.

NOTARY PUBLIC MY COMMISSION EXPIRES

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 WEST MILTON, OHIO, HELD THIS 6TH DAY OF MARCH, 1995, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

TRANSFERRED AND NUMBERED TO DESIGNATE INLOTS THIS 3 DAY OF MAY, 1996

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

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

RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

PROTECTIVE COVENANTS & RESTRICTIONS

ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO THE MUNICIPALITY OF WEST MILTON ZONING AND PLANNING REQUIREMENTS.

ALL BUILDING AND GRADING PLANS SHALL BE APPROVED BY THE DEVELOPER.

THE OWNER OF LOT 23 SHALL BE RESPONSIBLE FOR MOWING AND MAINTENANCE OF STORM WATER DETENTION AREA

CURVE DATA

NO.	RADIUS	Δ-ANGLE	ARC	LONG CHORD
1	20.0	94°59'35"	33.16	N30°24'22"E 29.47
2	20.0	85°00'25"	29.67	S59°25'38"E 27.03
3	15.0	94°59'35"	24.87	W30°34'22"E-22.12
4	15.0	85°00'25"	22.25	S59°25'38"E 20.27
5	15.0	90°00'	23.56	N43°30'55"W21.21
6	15.00	90°00'	23.56	N46°29'05"E 21.21
7	326.76	13°25'02"	76.52	N84°46'37"E 76.34
8	276.76	13°25'02"	64.81	N84°46'37"E, 64.66
9	301.76	13°25'02"	70.66	N84°46'37"E, 70.50

LOT #23 IS NOT A BUILDABLE LOT WHILE THE STORM WATER DETENTION/RETENTION BASIN IS LOCATED ON THIS LOT. THE SUBDIVIDER SHALL SUBMIT AND OBTAIN FEMA APPROVAL TO REALIGN JONES RUN AND INSTALL TWO (2) CULVERTS. AFTER THIS STUDY HAS BEEN COMPLETED, REVIEWED AND APPROVED BY FEMA, THE MUNICIPALITY SHALL THEN ALLOW THE SUBDIVIDER TO RELOCATE THE STORM WATER DETENTION/RETENTION AREA IN CONFORMANCE WITH THE STUDY AND FEMA GUIDELINES. IF THIS RELOCATION IS PERMITTED, LOT #23 THEN MAY BE USED AS A BUILDABLE LOT, AFTER THE STORM WATER DETENTION/RETENTION AREA HAS BEEN RELOCATED.

MILTON WOODS – SECTION ONE
WEST MILTON, OHIO

MICHAEL PINNEY
GREENVILLE, OHIO

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

DATE	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
27 SEP 1995	SCALE: 1" = 100	1/1

GREEN TREE DEVELOPMENT PHASE 2

BRADFORD CORPORATION — PT. 570 INLOT

PLAT BOOK 17 PAGE 69
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED MAY 6, 1996 AT 1:00 PM
FILE NO. 197342 FEE $43.20

John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 6 DAY OF MAY, 1996.

CHRIS A. PEEPLES BY: Jo Ann Williams
MIAMI CO. AUDITOR DEPUTY

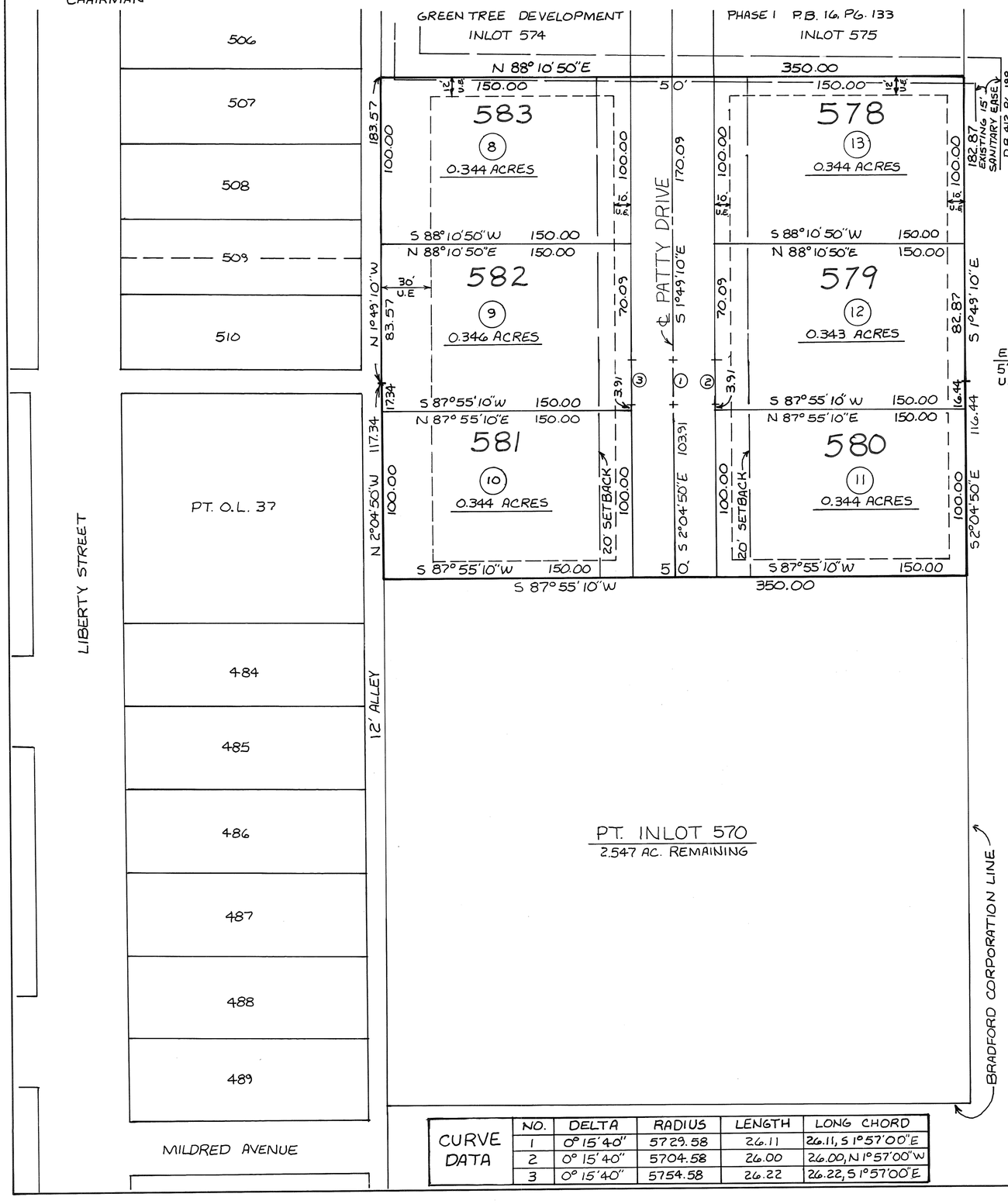
APPROVALS

ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO, THIS 4th DAY OF March, 1996.

Dallas L. Wuhlig — MAYOR
Linda C. Beckstedt — CLERK

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO, THIS 12th DAY March, 1996.

Thomas O. Moore — CHAIRMAN



EASEMENT NOTE:
5' ON EACH SIDE OF ALL INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.

RICHARD K. & YVONNE R. PATTY
D.B. 635, PG. 680

2.411 ACRES TOTAL
2.065 ACRES IN LOTS
0.346 ACRES IN R/W

CURVE DATA	NO.	DELTA	RADIUS	LENGTH	LONG CHORD
	1	0° 15' 40"	5729.58	26.11	26.11, S 1° 57' 00" E
	2	0° 15' 40"	5704.58	26.00	26.00, N 1° 57' 00" W
	3	0° 15' 40"	5754.58	26.22	26.22, S 1° 57' 00" E

DESCRIPTION

BEING A SUBDIVISION OF 2.411 ACRES OF PT. INLOT 570 IN THE 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, ELECTRIC, CABLE T.V. OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Richard K. Patty — RICHARD K. PATTY
Pamela S. Horvath — WITNESS

Yvonne R. Patty — YVONNE R. PATTY

Gene A. Rismiller Vice-Pres. — SECOND NATIONAL BANK, GREENVILLE, OHIO
Kimberly A. Barber — WITNESS

Ron W. McClurg Exec VP — SECOND NATIONAL BANK, GREENVILLE, OHIO

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, GREENVILL, OHIO BY Gene A. Rismiller ITS Vice-President, AND BY Ronald W. McClurg ITS Executive 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 15th DAY OF April, 1996.

Pamela S. Horvath — NOTARY PUBLIC

PAMELA S. HORVATH
Notary Public — State of Ohio
My Commission Expires 7-1-97

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 SURVEYS IN THE STATE OF OHIO. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.

STATE OF OHIO — MICHAEL W. COZATT S-6001 — REGISTERED SURVEYOR

Michael W. Cozatt 3-02-96
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 03195 — SHEET 1 OF 2

GREEN TREE DEVELOPMENT PHASE 2

BRADFORD CORPORATION

PT.570 INLOT

PLAT BOOK 17 PAGE 69A
MIAMI COUNTY RECORDER'S PLAT RECORDS

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 succesive 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 injuction 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.

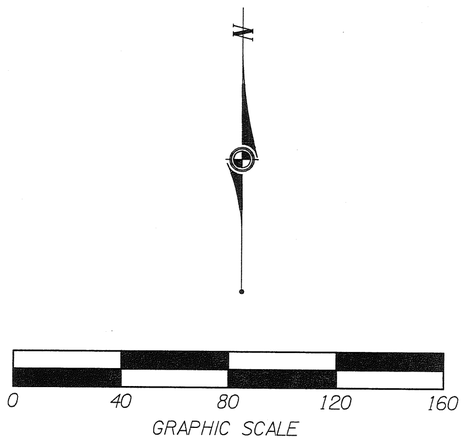
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 3-02-96
MICHAEL W. COZATT, P.S. #6001

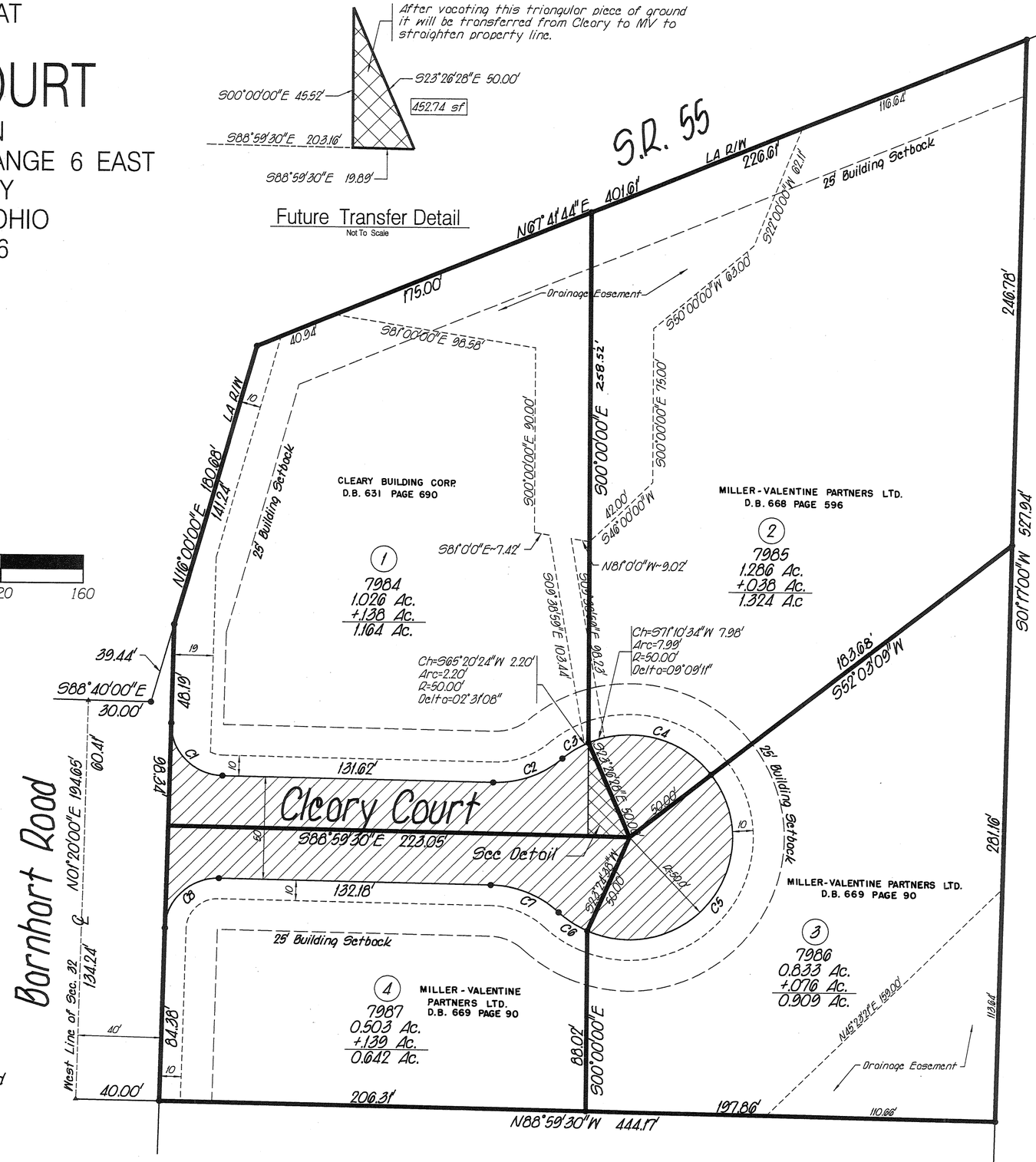
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 03195 — SHEET 2 OF 2

VACATION PLAT FOR CLEARY COURT

SITUATED IN
SECTION 32, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
APRIL 18, 1996



Future Transfer Detail
Not To Scale



~ Area To Be Vacated

Reference: Record Plat Book 17 Page 33A

LOT CURVE LABELS

Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	39.41'	35.46'	S 43°49'45" E	90°19'30"
C2	50.00'	36.14'	35.36'	N 70°18'13" E	41°24'35"
C3	50.00'	14.84'	14.78'	S 58°05'57" W	17°00'03"
C4	50.00'	65.85'	61.19'	S 75°40'26" E	75°27'10"
C5	50.00'	132.08'	96.89'	S 37°43'35" W	151°20'53"
C6	50.00'	16.90'	16.52'	N 57°05'27" W	19°01'03"
C7	50.00'	36.14'	35.36'	N 68°17'13" W	41°24'35"
C8	25.00'	39.13'	35.25'	S 46°10'15" W	89°40'30"

Transferred This 7 Day of MAY, 1996
CHRIS A. PEEPLES BY Arthur U. Williams DEPUTY
Chris A. Peeples, Miami County Auditor

I hereby certify this plot to be true and correct as shown hereon.

STATE OF OHIO
JOHN DANIEL HALEY
S6269
REGISTERED SURVEYOR

John D. Haley, Professional Surveyor 6269

Plat Book 17 Page 70
Miami County Recorder's Record of Plats
Received for Record This 7th Day of MAY 1996. At 12:02 P.M.
File No. 197447 Fee $21.00
John W. O'Brien
JOHN W. O'BRIEN, Miami County Recorder
Bobbie Mueller
By Deputy

We, the undersigned, being all of the owners of the land herein platted, do hereby request and voluntarily consent to the vacation of said street right-of-way of Cleary Court, its setback lines, and the easements shown hereon,

Owner: Miller-Valentine Partners Ltd.

William J. Schneider, Member
By: William J. Schneider
Witness: Durell D. Danielson
Witness: Barbara Tech

State of ~~Ohio~~ WJ - County of ~~DANE~~ Montgomery S.S.
before me, a notary public, in and for the State of Ohio, personally appeared William J. Schneider the Member of the company ~~the corporation~~ who executed the foregoing plat, who acknowledged that they did sign such instrument as such Member in behalf of said ~~corporation~~ company and by authority of the ~~corporations~~ company ~~board of directors~~ members, and that such instruments is their free act and deed as such ~~officers~~ members and individually and the free act and deed of said ~~corporation~~ company.

In testimony whereof, I have hereunto subscribed my name and affixed my seal at ~~Dayton~~ Ohio, this 2nd Day of May, 1996

Marilee H. Hault
Notary Public
May 6, 1997
My Commission Expires

Owner: Cleary Building Corp.

Thomas J. Cleary
By:
Carol L. Cleary
Witness
Witness

State of ~~Ohio~~ WJ - County of DANE S.S.
before me, a notary public, in and for the State of Ohio, personally appeared THOMAS J CLEARY the C.E.O the corporation who executed the foregoing plat, who acknowledged that they did sign such instrument as such in behalf of said corporation and by authority of the corporations board of directors, and that such instruments 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 seal at ~~Dayton~~ WJ this 28TH Day of APRIL, 1996

Stephen J. O'Brien
Notary Public Stephen J. O'Brien
2/1/98
My Commission Expires

ACCEPTANCE

This vacation plat reviewed and approved this 14TH day of FEB. 1996 by the Planning Commission of the City of Troy, Ohio

Chairman
Secretary

This vacation plat reviewed by the Troy City Council and accepted by Ordinance No. O-22-96 this 6TH day of MAY 1996.

Peter E. Jenkins
Mayor
Carol L. Hastings
President of Council
Clerk of Council

LJB engineers architects
LOCKWOOD, JONES AND BEALS INC.
1 Crowne Point Court Suite 200
Sharonville, Ohio 45241 TEL: 513-772-7750 FAX: 513-772-7749

RE-PLAT
OF
INLOTS 7984, 7985, 7986, 7987, PT. 7148 & 7149
AND VACATED CLEARY COURT RIGHT-OF-WAY

SITUATED IN
SECTION 32, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
APRIL 18, 1996

We, the undersigned, being all of the owners 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 dedication of right-of-way.

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 priviledge 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: Miller-Valentine Partners Ltd.

By: William J. Schneider, Member — Witness: Durelle D. Danielson — Witness: Barbara Heck

State of Ohio - County of Montgomery S.S.
before me, a notary public, in and for the State of Ohio, personally appeared William J. Schneider the Member of the company ~~the corporation~~ who executed the foregoing plat, who acknowledged that they did sign such instrument as such Member in behalf of said ~~corporation~~ company and by authority of the ~~corporations~~ company ~~board of directors~~, and that such instruments is their free act and deed as such ~~officers~~ Members and individually and the free act and deed of said ~~corporation.~~ company.

In testimony whereof, I have hereunto subscribed my name and offixed my seal of ~~Dayton~~ Ohio, this 2nd Day of May, 1996

Merilee F. Gault — Notary Public
May 6, 1997 — My Commission Expires

American Motsushita Electronics Corp.
DB 599 Pg 765

Plat Book 17 Page 71
Miami County Recorder's Record of Plats
Received for Record This 7th Day of MAY, 1996. At 2:21 P.M.
File No. 197490 Fee: $21.60

John W. O'Brien
JOHN W. O'BRIEN, Miami County Recorder
By Bobbie Mueller Deputy

Owner: Cleary Building Corp.

By: Thomas J. Cleary — Witness: Carol L. Cleary — Witness: [illegible]

State of ~~Ohio~~ WI - County of DANE S.S.
before me, a notary public, in and for the State of ~~Ohio~~ WI, personally appeared THOMAS J CLEARY the CEO the corporation who executed the foregoing plat, who acknowledged that they did sign such instrument as such _____ in behalf of said corporation and by authority of the corporations board of directors, and that such instruments 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 offixed my seal of ~~Troy~~ ~~Ohio~~ WI, this 29TH Day of APRIL, 1996

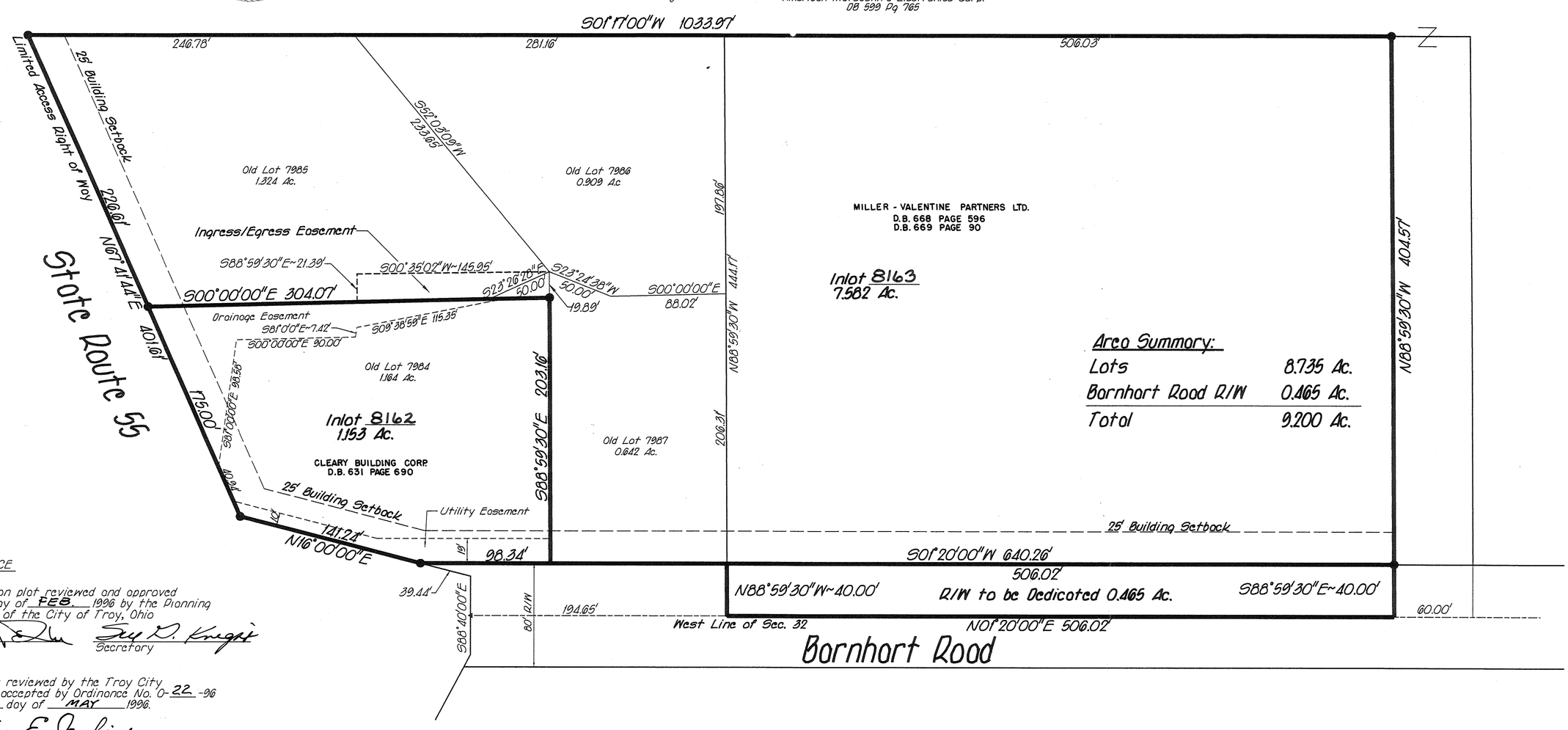
Stephen J. O'Brien — Notary Public STEPHEN J. O'BRIEN
2/1/98 — My Commission Expires

I hereby certify this plat to be true and correct as shown hereon.

STATE OF OHIO — JOHN DANIEL HALEY — S6269 — REGISTERED SURVEYOR

John D. Haley, Professional Surveyor 6269

Transferred This 7th Day of MAY, 1996
Chris A. Peeples by Linda Pearson
Chris A. Peeples, Miami County Auditor Deputy



ACCEPTANCE

This vacation plat reviewed and approved this 14TH day of FEB. 1996 by the Planning Commission of the City of Troy, Ohio

Chairman — Secretary

This re-plat reviewed by the Troy City Council and accepted by Ordinance No. O-22-96 this 6TH day of MAY 1996.

Peter E. Jenkins
Mayor
Carol L. Hastings
President of Council
Sue D. Knight
Clerk of Council

LJB engineers architects
LOCKWOOD, JONES AND BEALS INC.
1 Crowne Point Court Suite 200
Sharonville, Ohio 45241 TEL: 513-772-7750 FAX: 513-772-7749

STREET VACATION PLAT

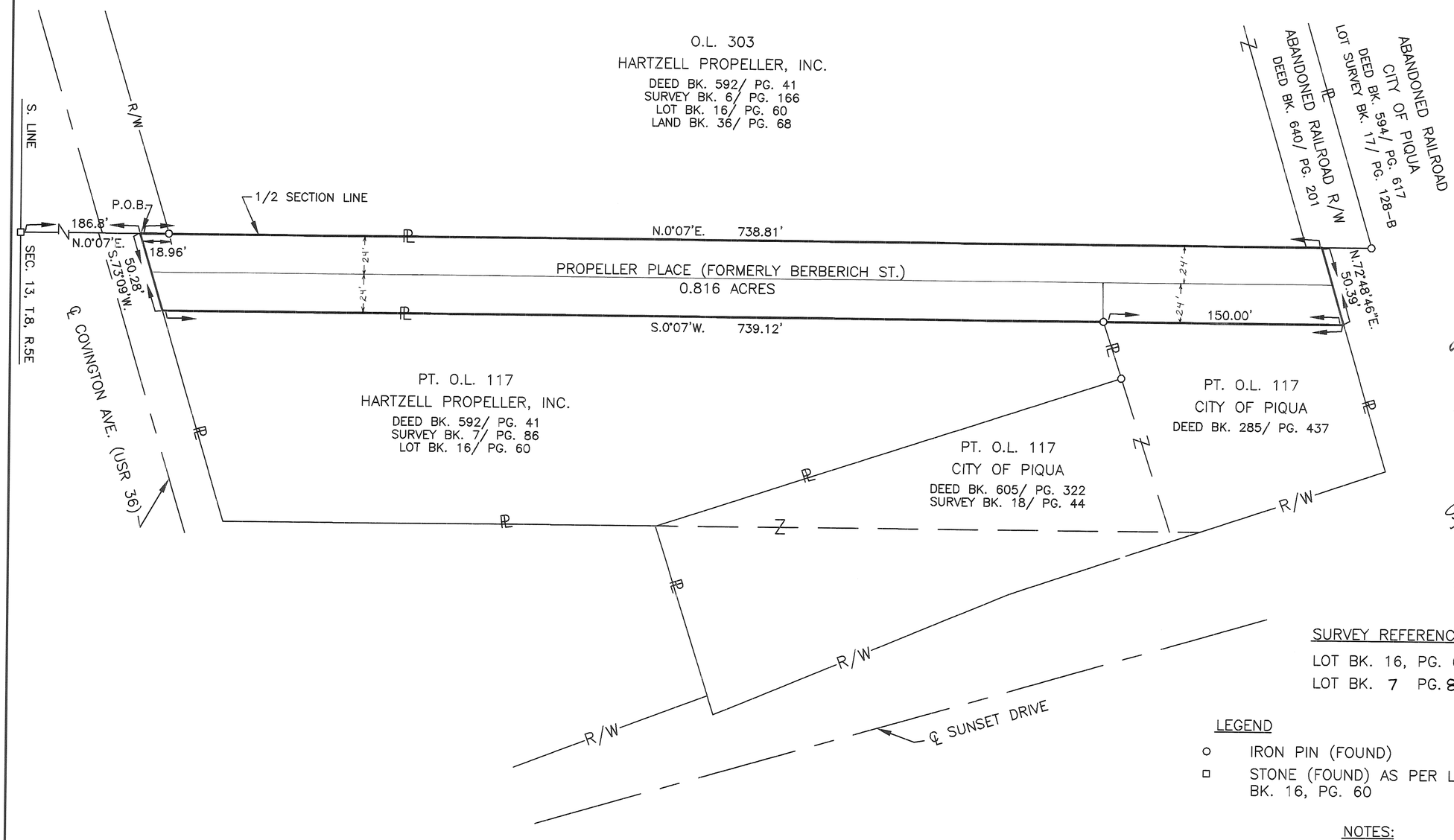
PROPELLER PLACE (FORMERLY BERBERICH ST.)
CITY OF PIQUA, MIAMI COUNTY, OHIO
0.816 ACRES

VOLUME 17, PAGE 72
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE No. 197632
REC'D May 9, 1996 AT 9:15AM
FEE 21.60

John W. O'Brien
MIAMI COUNTY RECORDER DATE
By: Bobbie Mueller
deputy

APPROVED AND TRANSFERRED

Chris A. Peeples 5/9/1996
MIAMI COUNTY AUDITOR DATE
JoAnn Williams 5/9/1996
DEPUTY DATE



PIQUA CITY PLANNING COMMISSION

THE VACATION OF THE STREET SHOWN HEREON WAS REVIEWED AND RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.

Mark A. Spitler 11 July 95
CHAIRMAN DATE
James C. Jay July 11, 1995
SECRETARY DATE

PIQUA CITY COMMISSION

THE STREET SHOWN VACATED HEREON WAS VACATED BY ORDINANCE No. 26-95 ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.

Lucinda L. Chase 9/5/95
MAYOR DATE

Rebecca J. Pool 9/13/95
CLERK DATE

SURVEY REFERENCES

LOT BK. 16, PG. 60
LOT BK. 7 PG. 86

N

50 0 50 100
GRAPHIC SCALE IN FEET

SCALE: 1"=50'

LEGEND

○ IRON PIN (FOUND)
□ STONE (FOUND) AS PER LOT BK. 16, PG. 60

BEARINGS USED HEREON ARE BASED FROM LOT BOOK 16, PG. 60 AND ARE USED TO DENOTE ANGULAR MEASUREMENTS.

NOTES:

BOUNDARY OF PROPELLER PLACE WAS ESTABLISHED FROM EXISTING DEED AND SURVEY RECORDS AS REFERENCED HEREON.

VACATION OF PROPELLER PLACE FOR HARTZELL PROPELLER, INC.

EASEMENT DEDICATION

ALL VACATED PROPERTY SHALL BE DEDICATED AS A PERMANENT UTILITY EASEMENT, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS VACATION PLAT IS CORRECT AS SHOWN.

Mark B. Studebaker 5/25/95
MARK B. STUDEBAKER, P.S. No. 7074 DATE

STATE OF OHIO
MARK B. STUDEBAKER
S-7074
REGISTERED
PROFESSIONAL SURVEYOR

WORL & Associates, Inc.
Consulting Engineers & Surveyors
1067 Fairington Drive · Sidney, Ohio 45365
(513) 492-7636 · FAX (513) 498-5155

95429.01

PLAT BOOK 17 PAGE 73
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 197751
RECEIVED May 10, 1996
AT 1:00 PM FEE 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
Jill Rank, Deputy

RECORD PLAN
BERRY-LOGAN
SECTION ONE
LOCATED IN:
PART OF INLOT 2730
FRACTIONAL SECTION 10, TOWN 4, RANGE 6 EAST
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 18.237 ACRES
JANUARY, 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

DESCRIPTION

BEING A SUBDIVISION CONTAINING 18.237 ACRES, AS CONVEYED TO BERRY-LOGAN PROPERTIES, BY DEED RECORDED IN DEED BOOK 568, PAGE 550 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 4th DAY OF MARCH, 1996, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. _____.

Carol Sue Cook
MAYOR

Lorraine A Howard
PRESIDENT OF COUNCIL

Neva Hufford
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13th DAY OF FEBRUARY, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Pearce
CHAIRMAN

Neva Hufford
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 10 DAY OF MAY, 1996.

CHRIS A PEEPLES
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

Jo Ann Williams
BY DEPUTY

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. IRON PINS WILL BE SET AS SHOWN.

WOOLPERT

William P. Finke 2/23/1996
WILLIAM P. FINKE
OHIO PROFESSIONAL SURVEYOR #7144

STATE OF OHIO WILLIAM P. FINKE 7144 REGISTERED PROFESSIONAL SURVEYOR

DEDICATION

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

William P. Finke
WITNESS, WILLIAM P. FINKE

CHC Pry
WITNESS CHRISTOPHER C. PERRY

OWNER:
BERRY-LOGAN PROPERTIES

J. Tim Logan
J. TIM LOGAN, PARTNER

William P. Finke
WITNESS WILLIAM P. FINKE

CHC Pry
WITNESS CHRISTOPHER C. PERRY

Jack L. Berry
JACK L. BERRY, PARTNER

STATE OF OHIO, COUNTY OF MONTGOMERY, SS
BE IT REMEMBERED THAT ON THIS 23RD DAY OF FEB, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BERRY-LOGAN PROPERTIES, BY J. TIM LOGAN AND JACK L. BERRY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

William P. Finke
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

WILLIAM P. FINKE, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 27, 1999

STATE OF OHIO

DATE: 2/23, 1996.
STATE OF OHIO, COUNTY OF MONTGOMERY, SS
J. TIM LOGAN 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.

J. Tim Logan
J. TIM LOGAN, PARTNER

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

William P. Finke
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

WILLIAM P. FINKE, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 27, 1999

STATE OF OHIO

PROTECTIVE COVENANTS AND RESTRICTIONS

1. PROPERTY USE
PROPERTY WITHIN BERRY-LOGAN SUBDIVISION SHALL BE USED FOR ANY PURPOSE AS PERMITTED UNDER GOVERNING TIPP CITY ZONING CODE.

2. SETBACKS
AS PERMITTED UNDER GOVERNING TIPP CITY ZONING CODE.

3. BUILDING DESIGN AND CONSTRUCTION
A. FRONT OF BUILDING
THE FRONT OF EACH BUILDING AND SIDES FACING THE STREETS SHALL BE FINISHED WITH FACE BRICK, STUCCO, OR MATERIAL SIMILAR IN APPEARANCE, GLASS, AND/OR OTHER MATERIALS, EQUIVALENT OR BETTER, FROM FINISHED GRADE TO ROOF LEVEL.

B. EXPOSED CONCRETE BLOCK
NO EXPOSED CONCRETE BLOCK (EXCEPT ON REAR WALLS AND WHICH DO NOT FACE I-75) WILL BE PERMITTED. HOWEVER, SPLIT FACE BLOCK ON WALLS FACING I-75 OR NOT FACING A STREET WILL BE PERMITTED.

C. LOADING AREAS
LOADING DOCKS AND RECEIVING AREAS ARE LIMITED TO SIDE AND REAR OF THE BUILDING ONLY, PROVIDING THE SIDE AND REAR DO NOT FACE PUBLIC STREETS OR UNLESS PROPERLY SCREENED, LANDSCAPED AND APPROVED BY THE DEVELOPER.

D. UTILITY LINES
ALL ELECTRIC AND TELEPHONE SERVICE LINES MUST BE INSTALLED UNDER-GROUND EXCEPT ALONG COUNTY ROAD 25-A AND ALONG THE NORTH BOUNDARY OF THE SUBDIVISION.

E. OUTSIDE BUILDINGS AND STORAGE
AS PERMITTED UNDER GOVERNING TIPP CITY ZONING CODE.

F. EXTERNAL BUILDING DESIGN
ALL EXTERNAL BUILDING DESIGNS (INCLUDING EXTERNAL CONSTRUCTION MATERIALS) MUST BE APPROVED BY THE DEVELOPER.

G. CHANGES
ALL PROPOSED CHANGES TO THE EXTERIOR OF THE BUILDING MUST HAVE THE DEVELOPER'S APPROVAL.

4. LANDSCAPING
LANDSCAPING SHALL BE PROVIDED IN ALL AREAS BETWEEN THE PROPERTY LINES AND PAVED AREAS ON THE PROPERTY. LANDSCAPING SHALL MEAN THE PLANTING, MAINTAINING AND GROWING OF TREES, SHRUBS AND LAWNS, WITH THE EXCEPTION OF DRIVEWAYS AND WALKWAYS. LANDSCAPING PLANS MUST BE APPROVED BY THE DEVELOPER.

5. MAINTENANCE OF PROPERTY
EACH OWNER AT ITS EXPENSE SHALL KEEP ITS PREMISES IN A SAFE AND CLEAN CONDITION, AND SHALL COMPLY WITH ALL GOVERNMENTAL LAWS AND HEALTH, POLICE AND FIRE REQUIREMENTS.

6. EXTERIOR LIGHTING AND SIGNS
A. LIGHTING
ILLUMINATION OF SIGNS, FACADES, BUILDINGS, PARKING AREA, LOADING AND UNLOADING FACILITIES SHALL BE SO ARRANGED AS TO ELIMINATE GLARE FROM STREETS AND SHALL BE DIRECTED AWAY FROM SURROUNDING PROPERTY.

B. EXTERIOR SIGNS
EXTERIOR SIGNS (OTHER THAN INFORMATIONAL OR DIRECTIONAL SIGNS) MUST MEET THE FOLLOWING REQUIREMENTS.
(i) ALL SIGN DESIGN AND PLANS MUST BE APPROVED BY THE DEVELOPER. DEVELOPER AGREES THAT IT SHALL NOT UNREASONABLY WITHHOLD SAID APPROVAL.
(ii) BLINKING, FLASHING OR INTERMITTENTLY LIGHTED SIGNS OR SIGNS WITH VISIBLY AUTOMATED MOVING PARTS SHALL NOT BE PERMITTED.
(iii) ALL SIGNS MUST ALSO BE APPROVED BY THE CITY OF TIPP CITY AND IF THE ZONING CODE OF THE CITY IS MORE RESTRICTIVE THAN WHAT IS APPROVED BY THE DEVELOPER, THE TIPP CITY ZONING CODE OR APPROVED VARIANCES THEREOF SHALL BE FOLLOWED.

7. ROOF MOUNTED EQUIPMENT
ALL ROOF MOUNTED EQUIPMENT MUST BE SCREENED FROM STREET VIEW BY A SUITABLE ARCHITECTURAL ENCLOSURE TO BE APPROVED BY THE DEVELOPER.

8. OFF-STREET PARKING
NO PARKING SHALL BE PERMITTED ON ANY STREET OR AT ANY PLACE OTHER THAN ON PAVED PARKING SPACES. EACH OWNER AND/OR TENANT SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE FOREGOING BY HIS EMPLOYEES AND VISITORS. ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED BY EACH OWNER AND/OR TENANT FOR CUSTOMERS, VISITORS AND EMPLOYEES. ALL OFF-STREET PARKING AND ACCESS DRIVES AND LOADING AREAS SHALL BE PAVED AND PROPERLY GRADED TO ASSURE PROPER DRAINAGE. ALL PARKING LOTS ARE TO BE DEVELOPED WITH PROPER INTEGRATION OF LANDSCAPE AND SCREENING ELEMENTS AS APPROVED BY THE DEVELOPER.

9. OUTSIDE STORAGE
NO MATERIALS, SUPPLIES, EQUIPMENT, FINISHED OR SEMI-FINISHED PRODUCTS OR ARTICLES OF ANY NATURE SHALL BE STORED OR PERMITTED TO REMAIN ON ANY BUILDING SITE OUTSIDE OF THE BUILDING WITHOUT PROPER SCREENING AS SPECIFICALLY APPROVED BY THE DEVELOPER. ANY OUTSIDE STORAGE IS PROHIBITED EXCEPT FOR OUTSIDE SALE ITEMS INTENDED FOR RETAIL SALE. WASTE AND RUBBISH STORAGE FACILITIES SHALL BE PROPERLY SCREENED AND SHALL NOT BE INSTALLED, CONSTRUCTED OR UTILIZED WITHOUT PRIOR WRITTEN APPROVAL OF THE DEVELOPER AND A VARIANCE, IF REQUIRED, FROM THE CITY OF TIPP CITY.

10. ON-SITE DRAINAGE
EACH OWNER AND/OR TENANT SHALL BE REQUIRED TO PROVIDE ADEQUATE DRAINAGE FACILITIES, IN ACCORDANCE WITH THE EXISTING STORM SYSTEM, EXISTING TOPOGRAPHY AND BY SUCH METHODS AS MAY BE APPROVED BY THE DEVELOPER AND THE CITY OF TIPP CITY. ONCE ESTABLISHED, THE DRAINAGE SYSTEM MAY NOT BE CHANGED BY AN OWNER WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF TIPP CITY AND THE SYSTEM WILL BE MAINTAINED TO PROVIDE FOR SURFACE WATER DRAINAGE IN ACCORDANCE WITH THE DRAINAGE PATTERN ESTABLISHED.

11. SIDEWALKS
OWNERS OF LOTS WITHIN THE BERRY-LOGAN SUBDIVISION AGREE TO BE ASSESSED THE COST OF STREET SIDEWALKS IF IN THE FUTURE THE TIPP CITY COUNCIL DECLARES THEIR INSTALLATION NECESSARY.

12. DEVELOPER
REFERANCE HEREIN TO DEVELOPER SHALL MEAN AND REFER TO BERRY-LOGAN PROPERTIES, AN OHIO GENERAL PARTNERSHIP OR ITS SUCCESSORS AND ASSIGNS, 2360 SENECA DRIVE, TROY, OHIO 45373.

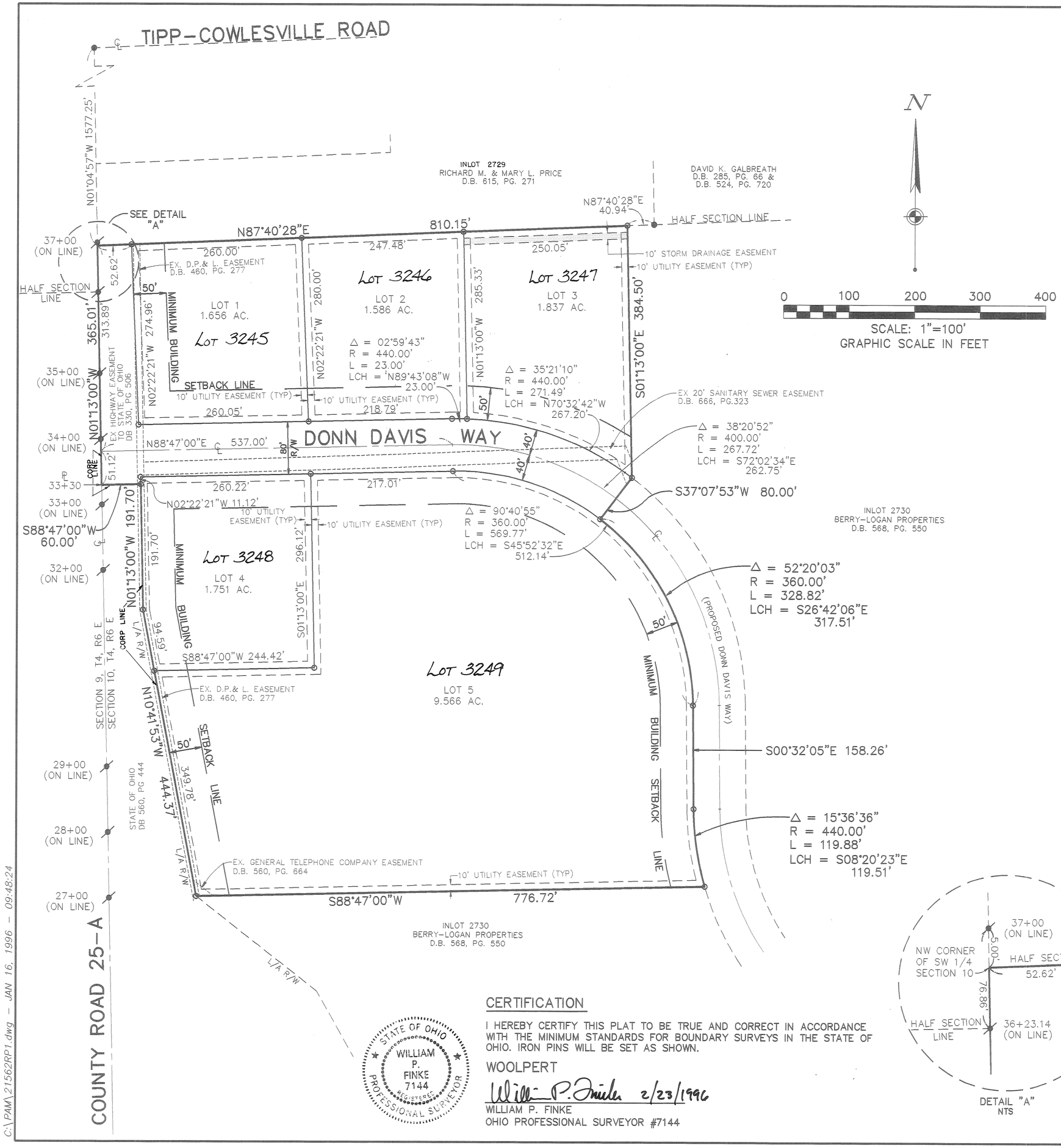
13. COVENANTS
THE COVENANTS HEREIN SET FORTH MAY BE MODIFIED, AMENDED, CHANGED OR RELEASED TO MAKE THE HEREIN ABOVE COVENANTS LESS RESTRICTIVE ONLY AND NOT TO MAKE SAID COVENANTS MORE RESTRICTIVE BY A WRITTEN DECLARATION, DULY EXECUTED AND RECORDED IN THE APPROPRIATE DEED RECORDS OF MIAMI COUNTY, OHIO BY THE OWNERS OF AT LEAST A MAJORITY OF THE LAND AREA IN SQUARE FEET WITHIN BERRY-LOGAN SUBDIVISION AND DEVELOPER. NOTWITHSTANDING THE PREVIOUS SENTENCE, THE COVENANTS MAY BE MODIFIED, AMENDED, CHANGED OR RELEASED TO MAKE THE HEREINABOVE COVENANTS MORE RESTRICTIVE BY A WRITTEN DECLARATION, DULY EXECUTED AND RECORDED IN THE APPROPRIATE DEED RECORDS OF MIAMI COUNTY, OHIO BY THE UNANIMOUS CONSENT OF ALL THE OWNERS OF LAND WITHIN BERRY-LOGAN SUBDIVISION AND DEVELOPER. SUCH PERSONS MAY ENFORCE THESE RESTRICTIONS AND COVENANTS BY INJUNCTION OR OTHER LAWFUL PROCEDURE, AND MAY RECOVER DAMAGES RESULTING FROM A VIOLATION THEREOF. DEVELOPER WILL BE DEEMED TO HAVE AN INTEREST IN THE MANNER IN WHICH BERRY-LOGAN SUBDIVISION IS DEVELOPED SO LONG AS IT IS AN OWNER OF ANY LAND WITHIN OR ADJACENT TO SUCH BERRY-LOGAN SUBDIVISION.

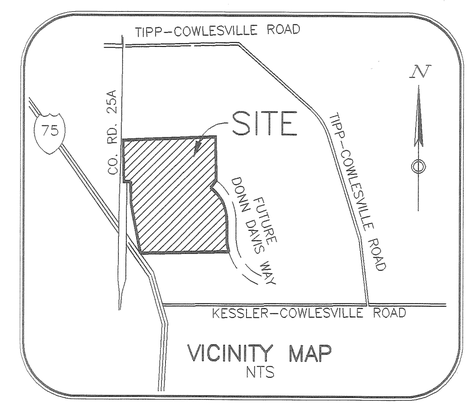
PLAT BOOK 17 PAGE 73 A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 197751
RECEIVED May 10, 1996
AT 1:00 PM FEE 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
Gill Rank
BY DEPUTY

RECORD PLAN
BERRY-LOGAN
SECTION ONE

LOCATED IN:
PART OF INLOT 2730
FRACTIONAL SECTION 10, TOWN 4, RANGE 6 EAST
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 18.237 ACRES
JANUARY, 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743





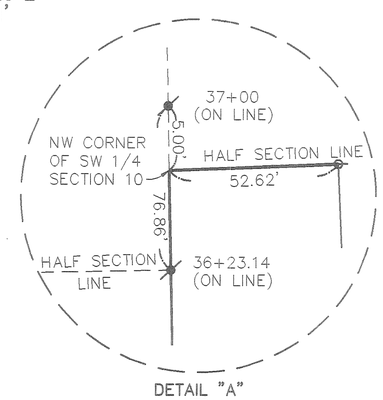
VICINITY MAP
NTS

AREA SUMMARY

5 LOTS	16.396 ACRES
STREET R/W	1.841 ACRES
TOTAL	18.237 ACRES

LEGEND

- ● IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- PK NAIL FOUND
- INDICATES EXISTING EASEMENTS
- INDICATES PROPOSED EASEMENTS TO BE GRANTED WITH THIS RECORD PLAN
- INDICATES PROPOSED STORM EASEMENT TO BE GRANTED WITH THIS RECORD PLAN
- INDICATES PROPERTY/LOT LINE



DETAIL "A"
NTS

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. IRON PINS WILL BE SET AS SHOWN.

WOOLPERT

William P. Finke 2/23/1996
WILLIAM P. FINKE
OHIO PROFESSIONAL SURVEYOR #7144

STATE OF OHIO
WILLIAM P. FINKE
7144
REGISTERED
PROFESSIONAL SURVEYOR

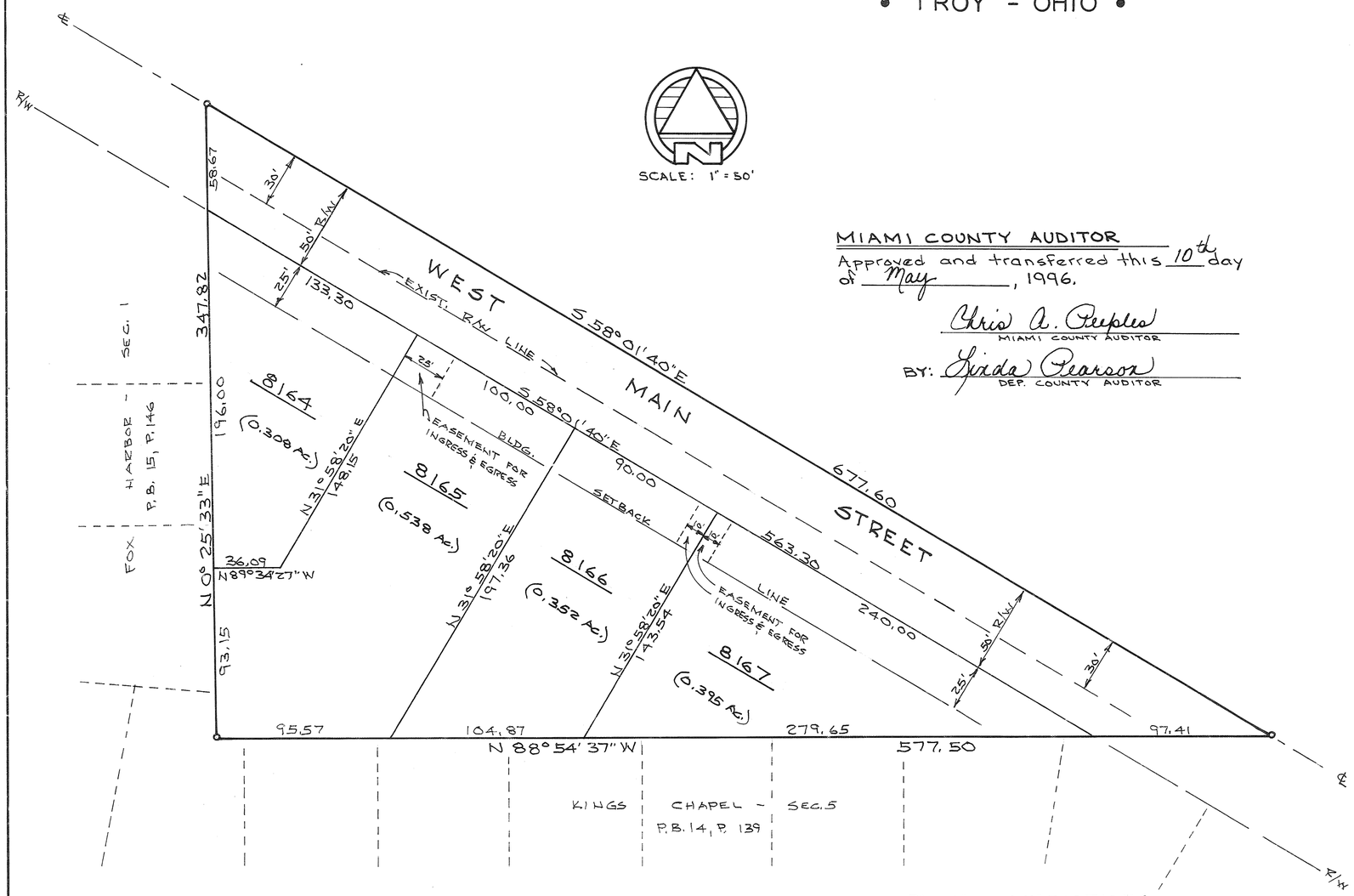
C:\PAM\21562RP1.dwg - JAN 16, 1996 - 09:48:24

10-21562-06

REPLAT OF LOT 7445

• TROY - OHIO •

PLAT BOOK 17 PAGE 74
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.
FILE NO. 197774
RECEIVED FOR RECORD: 3:40 PM TIME
FEE: $21.60 MAY 10 1996 DATE
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Carol Pleiman, Deputy



MIAMI COUNTY AUDITOR

Approved and transferred this 10th day of May, 1996.

Chris A. Peeples
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEP. COUNTY AUDITOR

DESCRIPTION

Being a subdivision of all of Lot 7445 (2.305 Acres) in the City of Troy, Miami County, Ohio as conveyed to Edwin L. and Jean A. Liette by deed recorded in Deed Book 629, Page 248, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein replatted, 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 priviledge 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.

Bernice E. Markley — WITNESS
Edwin L. Liette — EDWIN L. LIETTE
Lucille Nickoskatz — WITNESS
Jean A. Liette — JEAN A. LIETTE

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 1st day of AUG, 1994 before me, the undersigned, a Notary Public in and for said County and State, personally came Edwin L. Liette and Jean A. Liette, both of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

Dorothy Liette

My commission expires: 7-24-97
DATE

TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 14th day of Sept, 1994.

H.W. Hannah — VICE CHAIRMAN
Sue G. Knight — SECRETARY

TROY CITY COUNCIL

At a meeting of the City Council of the City of Troy held this 3rd day of Oct 1994, this plat was approved by ordinance no. O-31-94

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRES. OF COUNCIL
Sue G. Knight — CLERK OF COUNCIL

PLAT RESTRICTIONS

1. The use of these lots is limited to the following: single family dwellings; two family dwellings; instutions of a religious, educational, charitable or philanthropic nature; professional offices including but not limited to physicians, surgeons, dentists, lawyers, architects, engineers, insurance and real estate agents, accountants and members of similar professions
2. Structures erected on these lots shall resemble residential type construction in appearance. Elevations of proposed buildings shall be submitted to the City of Troy for review and approval. Proposals for altering the appearance of existing buildings shall be submitted to the City of Troy for review and approval for conformity to maintaining a residential appearance.
3. The City of Troy is hereby made a party to this replat of Lot 7445 with the full authority to enforce the plat restrictions contained herein.

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

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.

Driveway access to West Main Street shall be limited to the two locations shown hereon for ingress and egress.

CERTIFICATION

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

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

REPLAT OF LOT 7445 FOR EDWIN L. AND JEAN A. LIETTE PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING LAND SURVEYING		
DATE	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO	SCALE: 1" = 50'	

ANNEXATION TO THE CITY OF HUBER HEIGHTS (4.04 ACRES)

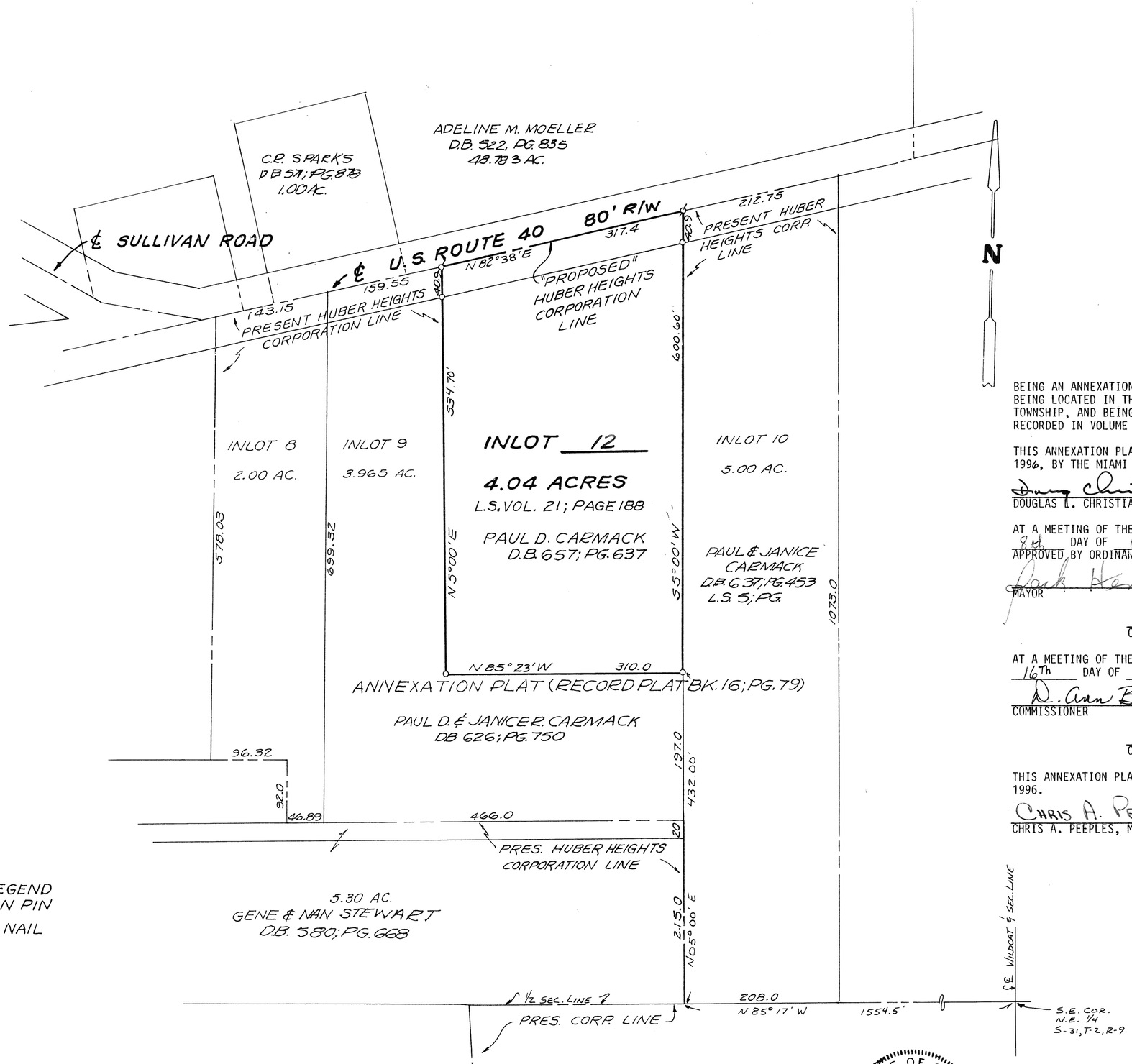
SECTION 31; TOWN 2; RANGE 9 BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22nd DAY OF
May, 1996, AT 12:45 P.M.

FILE NO. 198457 FEE: $ 21.60

John W. O'Brien
~~JANET E. CAIN~~, MIAMI COUNTY RECORDER
By: Bobbie Mueller

ANNEXATION PROCEEDINGS FILED IN
MISCELLANEOUS BOOK 28, PAGE 659



DESCRIPTION

BEING AN ANNEXATION TO THE CITY OF HUBER HEIGHTS, OHIO. THE AREA TO BE ANNEXED BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 31; TOWN 2; RANGE 9, BETHEL TOWNSHIP, AND BEING THE SAME PREMISES CONVEYED TO PAUL D. CARMACK BY DEED RECORDED IN VOLUME 657, PAGE 637 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 28th DAY OF March, 1996, BY THE MIAMI COUNTY ENGINEER.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO, HELD THIS 8th DAY OF April, 1996, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 96-O-877.

Jack Hensley
MAYOR ~~PRESIDENT OF COUNCIL~~

Margaret Stview
CLERK OF COUNCIL

AT A MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, HELD THIS 16th DAY OF January, 1996, THIS ANNEXATION WAS APPROVED.

D. Ann Baird — COMMISSIONER
Richard N. Adams — COMMISSIONER
Arthur D. Heckard — COMMISSIONER

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 22 DAY OF MAY, 1996.

CHRIS A. PEEPLES — BY: Jo Ann Williams
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR — DEPUTY AUDITOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AS SHOWN HEREON AS COMPILED FROM RECORD DATA SHOWN ON PLAT.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

ANNEXATION OF 4.04 ACRES FROM SECTION 31 OF BETHEL TWP. TO THE CITY OF HUBER HEIGHTS

PAUL D. CARMACK
HUBER HEIGHTS, OHIO

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

DATE	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO:
27 OCT 1995	SCALE: 1" = 100'	1 OF 1

ANNEXATION TO THE CITY OF PIQUA

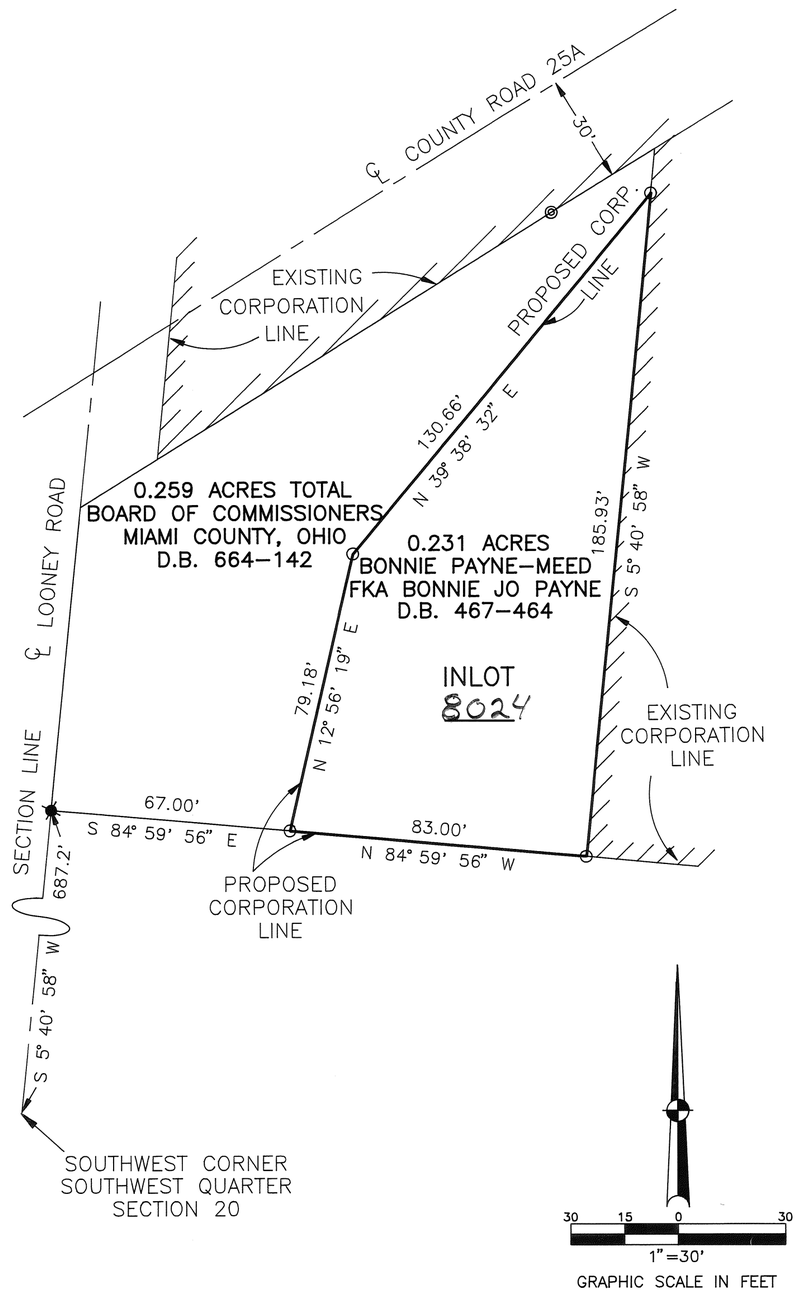
1	12	20	SPRING CREEK	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 17 PAGE 76
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22nd DAY
OF May, 1996 AT 2:30 P M.
FEE 21.60 FILE NO. 198526

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

BY: Bobbie Mueller
DEPUTY RECORDER

ANNEX PROCEEDINGS: MISC. BK. 28 PG. 763



GRAPHIC SCALE IN FEET

LEGEND

- ○ IRON PIN SET
- ◎ HIGHWAY R/W MONUMENT FOUND
- ✱ RAILROAD SPIKE FOUND

DESCRIPTION

BEING A 0.231 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWN 1, RANGE 12, SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 5TH DAY OF APRIL, 1996.

Doug 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 28th DAY OF December, 1995.

Richard N. Adams	Arthur D. Haddad	D. Ann Baird
RICHARD N. ADAMS	ARTHUR D. HADDAD	D. ANN BAIRD
COMMISSIONER	COMMISSIONER	COMMISSIONER

APPROVAL BY CITY OF PIQUA

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO THIS 18th DAY OF March, 1996. ORDINANCE NO. 17-96

William J. Cruse	Frank Patrizio Jr.	Rebecca J. Cook
WILLIAM J. CRUSE	FRANK PATRIZIO, JR.	REBECCA J. COOL
MAYOR	CITY MANAGER	CLERK

APPROVAL BY MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 22 DAY OF MAY, 1996.

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

BY: JoAnn Williams
DEPUTY AUDITOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON INFORMATION SHOWN ON MIAMI COUNTY ENGINEER'S ROAD RECORD 8, PAGES 143, 144, AND 145.

Gregg S. Brookhart
GREGG S. BROOKHART, P.S. #6348

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED SURVEYOR

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER

DATE: OCTOBER 2, 1995

PREMWOOD SUBDIVISION SECTION 1

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

NORTHWEST QUARTER SECTION 33, TOWN 5, RANGE 6

NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO PETERS ROAD OTHER THAN PREMWOOD DRIVE.

N

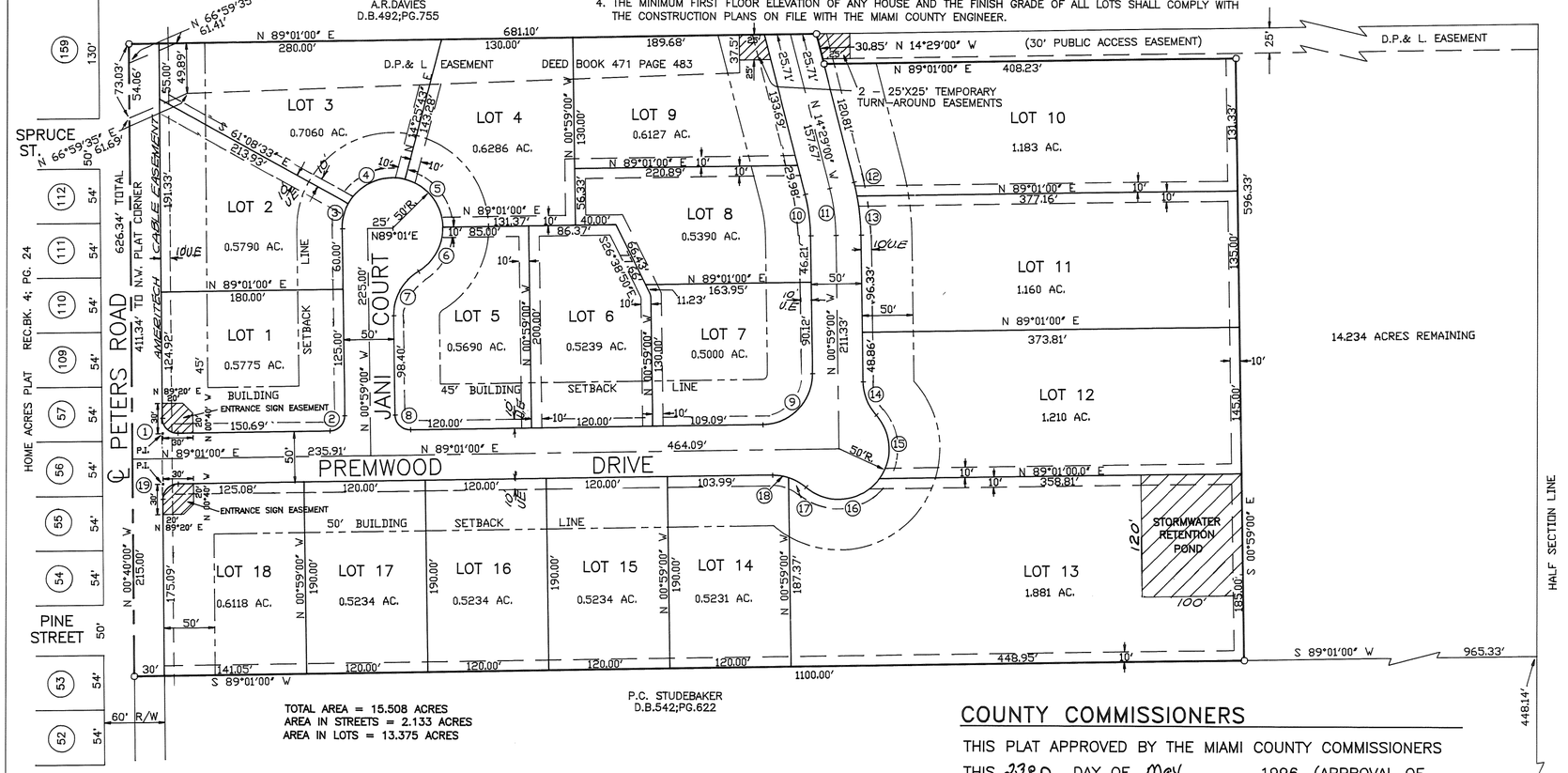
100 50 0 100

GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

DRAINAGE & STORMWATER COVENANTS & RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON–AMENDABLE AND SHALL RUN WITH THE LAND:

1. THE LOTS IN THIS PLAT ARE GOVERNED BY THE MIAMI COUNTY STORMWATER MANAGEMENT REGULATIONS RECORDED IN THE MIAMI COUNTY RECORDER'S MISCELLANEOUS BOOK 21 PAGE 585.
2. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES DRAINAGE SWALES AND STORM WATER DETENTION AREAS.
3. 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 COUNTY ENGINEER. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS JUDGEMENT.
4. THE MINIMUM FIRST FLOOR ELEVATION OF ANY HOUSE AND THE FINISH GRADE OF ALL LOTS SHALL COMPLY WITH THE CONSTRUCTION PLANS ON FILE WITH THE MIAMI COUNTY ENGINEER.



TOTAL AREA = 15.508 ACRES
AREA IN STREETS = 2.133 ACRES
AREA IN LOTS = 13.375 ACRES

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
1	15.00'	90°19'00"	23.64'	21.27'	N 45°49'30" W
2	15.00'	90°00'00"	23.56'	21.21'	S 44°01'00" W
3	50.00'	29°50'27"	26.04'	25.75'	S 13°56'14" W
4	50.00'	75°34'16"	65.95'	61.27'	S 66°38'35" W
5	50.00'	74°35'17"	65.09'	60.59'	N 38°16'39" W
6	50.00'	60°00'00"	52.36'	50.00'	N 29°01'00" E
7	50.00'	60°00'00"	52.36'	50.00'	N 29°01'00" E
8	15.00'	90°00'00"	23.56'	21.21'	N 45°59'00" W
9	50.00'	90°00'00"	78.54'	70.71'	S 44°01'00" W

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
10	175.00'	13°30'00"	41.23'	41.14'	S 07°44'00" E
11	200.00'	13°30'00"	47.12'	47.02'	N 07°44'00" W
12	225.00'	03°36'12"	14.15'	14.15'	N 12°40'54" W
13	225.00'	09°53'48"	38.86'	38.82'	N 05°55'54" W
14	50.00'	41°24'35"	36.14'	35.36'	N 21°41'17" W
15	50.00'	78°16'46"	68.31'	63.12'	N 03°15'12" W
16	50.00'	94°32'23"	82.50'	73.46'	N 83°09'23" E
17	50.00'	22°44'22"	19.84'	19.71'	S 60°56'36" E
18	50.00'	18°40'13"	16.29'	16.22'	S 81°38'54" E
19	15.00'	89°41'00"	23.48'	21.15'	N 44°10'30" E

COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23RD DAY OF May, 1996. (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.)

ARTHUR D. HADDAD

D. ANN BAIRD

RICHARD N. ADAMS

MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 22ND DAY OF May, 1996.

DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

COUNTY PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19th DAY OF March, 1996.

CHAIRMAN

SECRETARY

TROY PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED BY THE CITY OF TROY PLANNING COMMISSION THIS 7TH DAY OF MARCH, 1996.

CHAIRMAN

SECRETARY

COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 30th DAY OF MAY, 1996.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

NOTE: SEE AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN MISC. BOOK 28 PAGE 831.

DEPUTY RECORDER DATE 8-29-96

PLAT BOOK 17 PAGE 77
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30th DAY OF MAY, 1996, AT 1:00 P.M.
FILE NO.: 198970 FEE: $43.20

, MIAMI COUNTY RECORDER

BY DEPUTY

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 15.508 ACRES OF A TOTAL OF 29.742 ACRES AS CONVEYED TO **SUMS, INC.** BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK **666** PAGE **412**

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 HEREBY 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 SERVIICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

UMA MADHU PAREKH **PRESIDENT**
SUMS, INC.

WITNESS

MADHU PAREKH **VICE PRESIDENT**
SUMS, INC.

WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 23RD DAY OF MAY, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SUMS, INC., BY UMA MADHU PAREKH ITS PRESIDENT AND MADHU PAREKH ITS VICE PRESIDENT WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC MY COMMISSION EXPIRES

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR NO. 4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

PREMWOOD SUBDIVISION – SECTION 1 CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (513) 339–5331		
DATE	DRAWN BY: D.H.	SHEET NO.
4 DEC. 1995	CHECKED BY: R.W.K.	1 OF 2
	SCALE: 1" = 100'	

PREMWOOD SUBDIVISION SECTION 1

PLAT BOOK 17 PAGE 77 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1996, AT _____.M.

FILE NO. _____ FEE: $ _____

_____
MIAMI COUNTY RECORDER

BY: _____
DEPUTY

PREMWOOD SUBDIVISION

RESTRICTIVE COVENANTS

1. *ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR RESIDENTIAL PURPOSE ONLY.*

2. *THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF BASEMENT, OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 2200 SQUARE FEET M INIMUM FOR A ONE FLOOR DESIGN. MORE THAN ONE STORY THE REQUIREMENTS AS TO LIVING AREA SHALL BE AT LEAST TOTAL 2500 OR MORE SQUARE FEET FOR BOTH STORIES. NO RESIDENCE MAY EXCEED TWO AND ONE HALF STORIES IN HEIGHT, EXCLUDING A BASEMENT.*

3. *NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES. NO OUT BUILDINGS SHALL BE PERMITED UNLESS THEY ARE ATTACHED TO THE MAIN STRUCTURE.*

4. *NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE EXCEPT THIS WILL NOT PROHIBIT A BEDROOM IN THE BASEMENT OF AN OTHERWISE COMPLETED SINGLE OR MULTI-STORY RESIDENCE.*

5. *ANY FENCING OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE ATTRACTIVE, WITH FENCING TO BE OF DURABLE MATERIAL. WOODEN AND METAL FENCING SHALL BE PERMITTED IN THE BACKYARD. NO WIRE FENCE WILL BE PERMITTED. ANY KIND OF FENCE SHALL NOT BE PERMITTED IN THE FRONT YARD.*

6. *THE GRADE 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.*

7. *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.*

8. *NO ANIMALS, LIVESTOCK, POULTRY, POTBELLY PIGS OR SHOW ANIMALS OF ANY KIND SHALL BE RAISED ON ANY LOTS IN THIS SUBDIVISION EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.*

9. *NO BUILDING OR STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL BUILDING PLANS, SPECIFICATIONS, PLOT PLANS AND LANDSCAPING PLANS HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER.*

10. *NO ABOVE GROUND SWIMMING OR WADING POOLS SHALL BE PERMITTED ON ANY LOT.*

11. *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 OTHER BUILDING MATERIALS SHALL BE STORED ON ANY LOT IN THIS SUBDIVISION. NO RECREATIONAL VEHICLE, BOAT, BOAT TRAILER OR CAMPER SHALL BE STORED ON ANY LOT OR ON THE STREETS OF THE SUBDIVISION FOR MORE THAN 48 HOURS; HOWEVER THE SAME MAY BE STORED INSIDE OF A GARAGE OF THE SUBDIVISION.*

12. *THE EXTERIOR WALLS OF ANY STRUCTURE CONSTRUCTED IN THIS SUBDIVISION SHALL BE COVERED WITH STUCCO, BRICK, STONE, CEDAR SIDING OR OTHER NATURAL WOOD SURFACES OR OTHER PRODUCTS APPROVED BY THE DEVELOPER. ALUMINUM, VINYL AND OTHER ATTRACTIVE METAL MAY ONLY BE USED ON THE FASCIA AND SOFFIT, DOORS (BOTH HOUSE AND GARAGE) AND WINDOW CASEMENTS OF A HOUSE. THE DEVELOPER RESERVES THE RIGHT TO APPROVE ALL PLANS.*

13. *ALL DRIVEWAYS MUST BE PAVED WITH PORTLAND CEMENT CONCRETE OR ASPHALTIC CONCRETE, SUCH PAVING TO BE COMPLETED WITH 12 MONTHS FROM COMMENCEMENT OF SUCH CONSTRUCTION. DRIVEWAYS APPROACHES TO BE PAVED WITH PORTLAND CEMENT CONCRETE ONLY AND A MINIMUM OF SIX (6) INCHES THICK.*

14. *SATELLITE DISHES LARGER THAN 20" SHALL NOT BE PERMITTED.*

15. *A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDINGMUST KEEP THE GRASS CUT AND THE LOT IN THE PRESENTABLE MANNER.*

16. *THE 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 JANUARY 10, 2016, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LANDOWNERS AGREE TO CHANGE SAID COVENANTS.*

17. *THE COVENANTS SHALL BE ENFORCEABLE BY EITHER THE DEVELOPER, ANY LOT OWNER, OR HOME OWNER'S ASSOCIATION, IF ANY, IN THE SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS.*

NOTE: SEE AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN MISC. BOOK 28 PAGE 831.

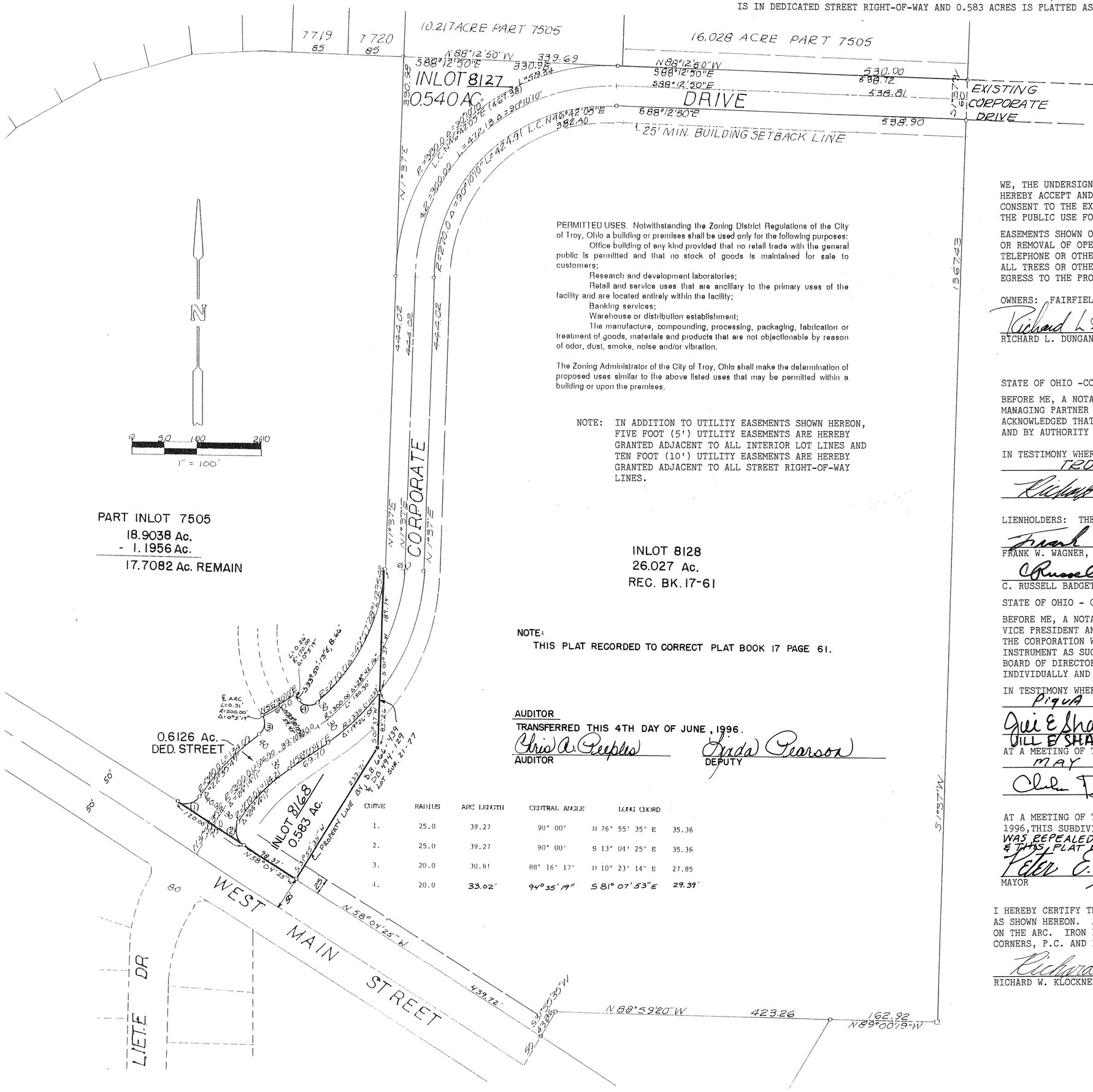
Bobbie Mueller 8-29-96
DEPUTY RECORDER DATE

PREMWOOD SUBDIVISON - SECTION 1 CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO.
4 DEC. 1996	SCALE: 1" = 100'	2 OF 2

TROY BUSINESS WEST 2

BEING A SUBDIVISION OF PART OF INLOT 7505 IN TROY, OHIO, CONTAINING 1.1956 ACRES OF A TOTAL OF 18.9038 ACRES ACQUIRED BY FAIRFIELD PARTNERS OF TROY, LTD BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 666, PAGE 439. 0.6126 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY AND 0.583 ACRES IS PLATTED AS A LOT.

PLAT BOOK 17 PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4TH DAY OF
JUNE, 1996, AT 9:32 A.M.
FILE NO. 199228 FEE: $ 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Carol Pleiman
DEPUTY RECORDER



PERMITTED USES. Notwithstanding the Zoning District Regulations of the City of Troy, Ohio a building or premises shall be used only for the following purposes:

Office building of any kind provided that no retail trade with the general public is permitted and that no stock of goods is maintained for sale to customers;

Research and development laboratories;

Retail and service uses that are ancillary to the primary uses of the facility and are located entirely within the facility;

Banking services;

Warehouse or distribution establishment;

The manufacture, compounding, processing, packaging, fabrication or treatment of goods, materials and products that are not objectionable by reason of odor, dust, smoke, noise and/or vibration.

The Zoning Administrator of the City of Troy, Ohio shall make the determination of proposed uses similar to the above listed uses that may be permitted within a building or upon the premises.

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.

NOTE:
THIS PLAT RECORDED TO CORRECT PLAT BOOK 17 PAGE 61.

AUDITOR
TRANSFERRED THIS 4TH DAY OF JUNE, 1996.
Chris A. Peeples — AUDITOR
Linda Pearson — DEPUTY

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	LONG CHORD	
1.	25.0	39.27	90° 00'	N 76° 55' 35" E	35.36
2.	25.0	39.27	90° 00'	S 13° 04' 25" E	35.36
3.	20.0	30.61	88° 16' 17"	N 10° 23' 14" E	27.85
4.	20.0	33.02'	94° 35' 19"	S 81° 07' 53" E	29.39'

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 DAINAGE 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: FAIRFIELD PARTNERS OF TROY, LTD.
Richard L. Dungan — RICHARD L. DUNGAN, MANAGING PARTNER
Ruby E. Klockner — WITNESS
Kristina G. Wilds — 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, MANAGING PARTNER OF FAIRFIELD PARTNERS OF TROY, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS MANAGING PARTNER IN BEHALF OF SAID PARTNERSHIP AND BY AUTHORITY OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS ALSO HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFCIAL SEAL AT TROY, OHIO, THIS 20TH DAY OF MAY, 1996.

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, 1998

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO
Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT
C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT
Jill E. Shaneyfelt — WITNESS JILL E. SHANEYFELT
Kay H. Watt — WITNESS KAY H. WATT

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, 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.

NOTARIAL SEAL — STATE OF OHIO

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 20th DAY OF MAY, 1996.

Jill E Shaneyfelt — NOTARY PUBLIC MY COMMISSION EXPIRES: March 17, 2001
JILL E SHANEYFELT

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8TH DAY OF MAY, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF May, 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-23-96. ON JUNE 3, 1996 O-23-96 WAS REPEALED & O-25-96 APPROVED THIS PLAT WITH "DECLARING AN EMERGENCY" & THIS PLAT BECOMES EFFECTIVE ON JUNE 3, 1996, WITHOUT A 30-DAY WAITING PERIOD.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

TROY BUSINESS WEST SECTION 2
TROY, OHIO

FAIRFIELD PARTNERS OF TROY, LTD.
DAYTON, OHIO

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

DATE	DRAWN BY: DV	SHEET NO.
3 MAY 1996	CHECKED BY: RWK	1 OF 1
	SCALE: 1" = 100'	

REPLAT OF LOT 7526

PIQUA - OHIO

PLAT BOOK 17 PAGE 79

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

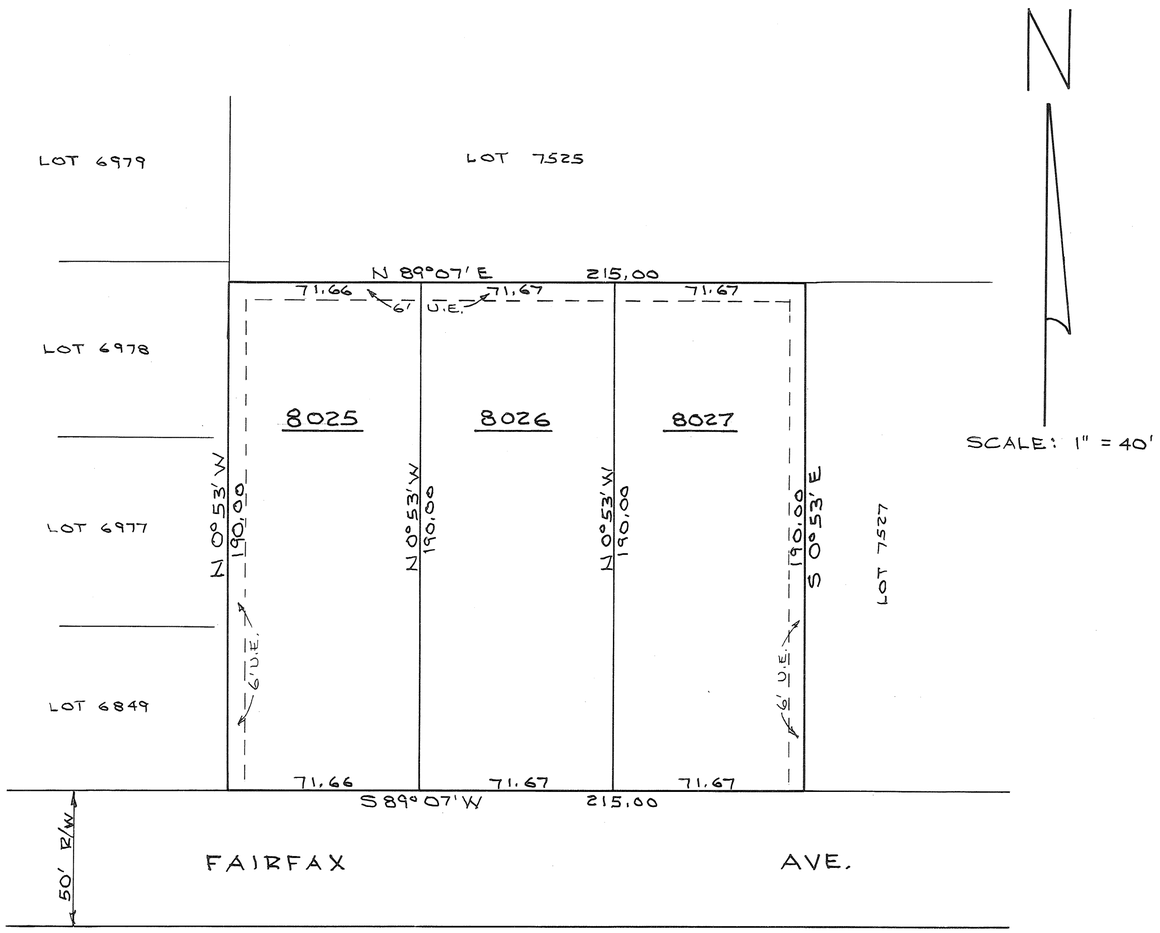
FILE NO. 200020

RECEIVED FOR RECORD: 2:10 PM
TIME

FEE: $21.60 JUNE 17, 1996
DATE

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
DEP. COUNTY RECORDER



NOTE: ORIG. LOT 7526 RECORDED IN P.B. 13, PG. 76, MIAMI CO. PLAT RECORDS.

DESCRIPTION

Being a replat of Lot 7526 as conveyed to Chris Howell and Ronnie Howell by deed recorded in Deed Book 602, Page 558, of the Miami County deed records.

OWNERS' CONSENT

We, the undersigned, being all of the owners and lien holders of the lands shown hereon, do hereby consent to the execution of this replat and do dedicate the easements shown hereon to public use forever.

David D. Turner
WITNESS

Wayne Stone
WITNESS

Chris Howell
CHRIS HOWELL

Ronnie Howell
RONNIE HOWELL

Julie Howell
JULIE M. HOWELL

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 18th day of MARCH, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally came Chris Howell, Ronnie Howell and Julie M. Howell, all of whom acknowledged the signing and execution of the forgoing replat 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: Feb. 4, 1997
DATE

Daniel D. Turner
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved this ___ day of March, 1996.

CHAIRMAN

SECRETARY

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, held this 6TH day of MAY, 1996, this replat was approved by resolution No. C-10617

MAYOR

Rebecca A. Cook
CLERK

MIAMI COUNTY AUDITOR

Approved and transferred this 17 day of JUNE, 1996.

CHRIS A. PEEPLES
MIAMI CO. AUDITOR

Ann Williams
DEP. COUNTY AUDITOR

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

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

Daniel D. Turner
DANIEL D. TURNER

REPLAT OF LOT 7526 FOR CHRIS & RONNIE HOWELL PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE MAR-1996	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 060396	SCALE: 1" = 40'	

PLEASANT VIEW ESTATES – SECTION ONE-A, TROY, OHIO

BEING A SUBDIVISION OF A TOTAL OF 3.5608 ACRES, SAME BEING ALL OF INLOTS 8017, 8018, 7988, 7989 AND PART OF INLOT 7990* IN TROY, OHIO, ACQUIRED BY DICKERSON INTERNATIONALE, INC. BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 665, PAGE 659 AND BOOK 666, PAGE 498.

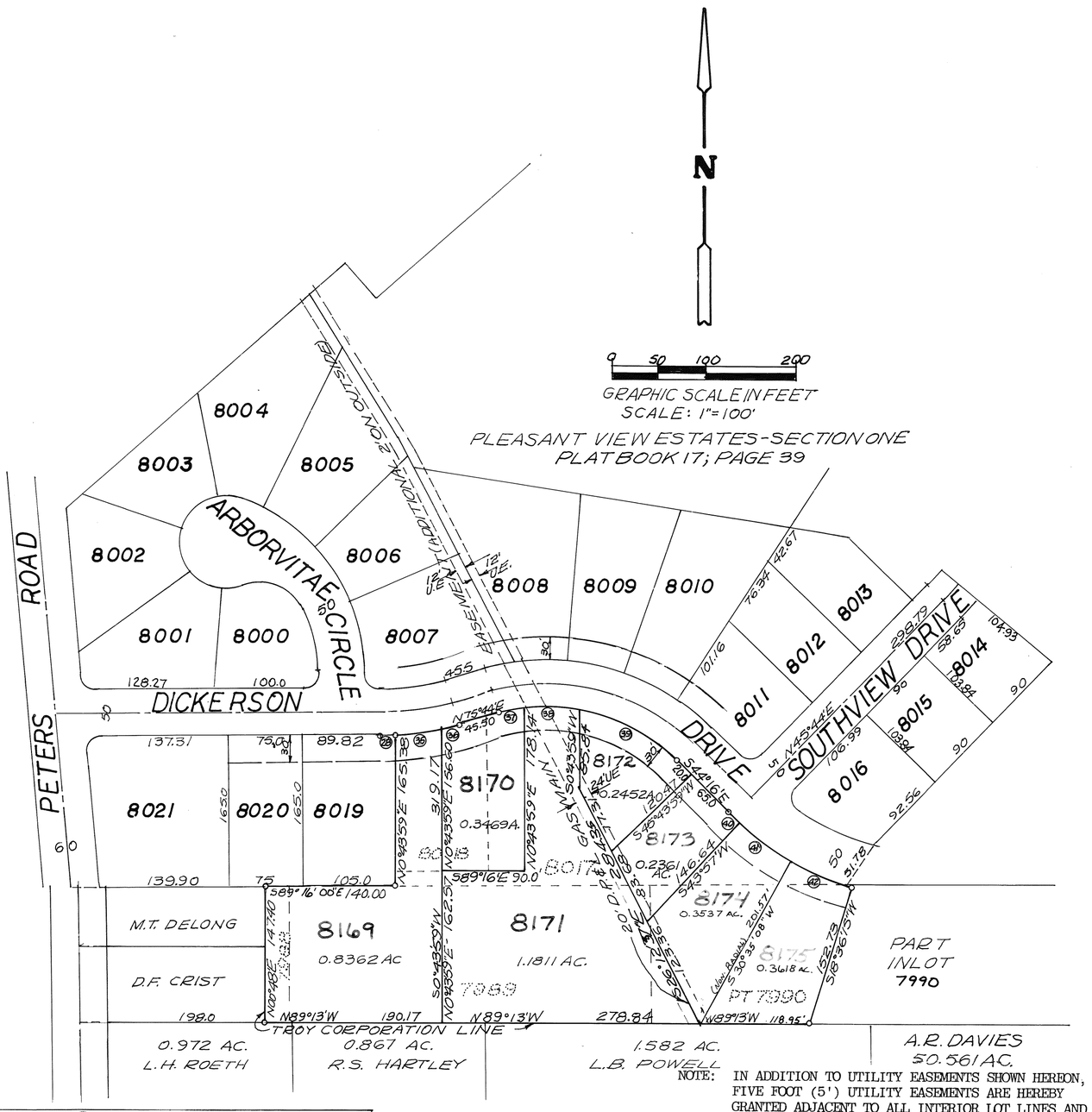
* PT. 7990 CONTAINS 0.6868 ACRES

PLAT BOOK 17 PAGE 80
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25TH DAY OF JUNE, 1996 AT 10:46 A.M.

FILE NUMBER 200419 FEE: $ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
BY DEPUTY



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

J.W. Dickerson
J.W. DICKERSON, PRESIDENT,
DICKERSON INTERNATIONALE, INC.

Ruby E. Klockner
WITNESS

Kristina K. 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 22ND DAY OF MAY, 1996.

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 _____, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5TH DAY OF JUNE, 1996, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-96-

Peter E. Jenkins — MAYOR
PRESIDENT OF COUNCIL
CLERK OF COUNCIL

TRANSFERRED THIS 25 DAY OF JUNE, 1996.

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

BY: JoAnn Williams
DEPUTY AUDITOR

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS SHOWN ON PLEASANT VIEW ESTATES - SECTION ONE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 17, PAGE 39A.

CURVE DATA

NO.	RADIUS	CENTRAL ANG.	ARC	LONG CHORD	
28	325.0	2°40'37"	15.18	N89°23'41"E	15.18
35	325.0	8°53'32"	50.44	N83°36'36"E	50.39
36	325.0	3°25'51"	19.46	N77°26'55"E	19.46
37	200.0	7°55'08"	27.64	N79°41'34"E	27.62
38	200.0	17°15'37"	60.25	S87°43'04"E	60.02
39	200.0	34°49'15"	121.55	S61°40'38"E	119.69
40	321.0	1°47'06"	10.0	S45°09'27"E	10.0
41	321.0	12°29'40"	70.0	S52°17'50"E	69.86
42	321.0	12°51'05"	72.0	S64°58'13"E	71.85

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE 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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

PLEASANT VIEW ESTATES SECTION ONE-A
TROY, OHIO

J.W. DICKERSON, DICKERSON INTERNATIONALE, INC., TROY, OHIO

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

DATE:	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO.
2JAN1995	SCALE: 1" = 100'	1 OF 1

SANDEL SUBDIVISION – SECTION THREE PIQUA, OHIO

PLAT BOOK 17 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 28 DAY OF
June, 1996, AT 10 5' A.M.
FILE NO. 200715 FEE: $ 21.60

John O'Brien
MIAMI COUNTY RECORDER

BY: Beverly McDade
DEPUTY

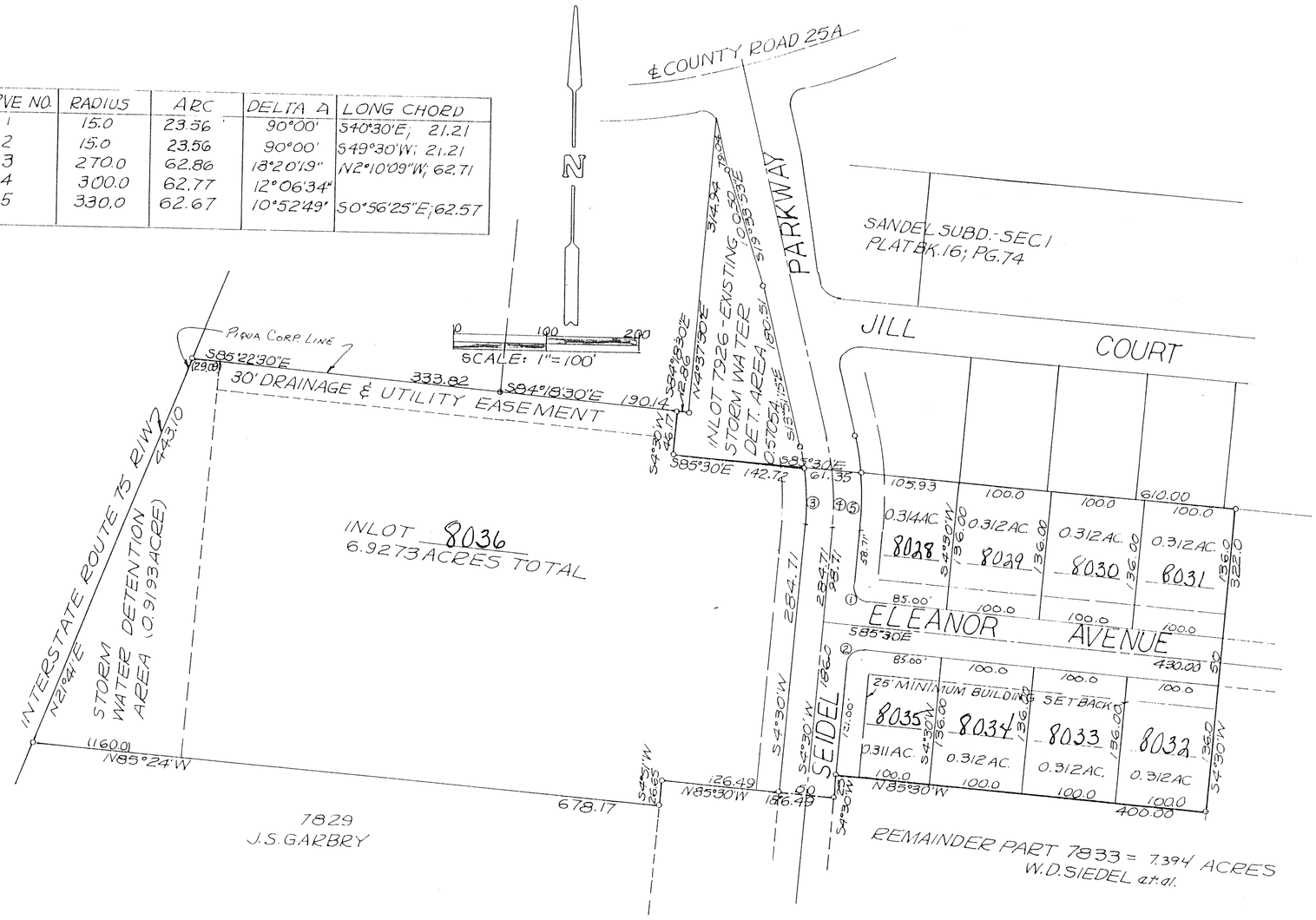
NOTES

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.

BEING A SUBDIVISION CONTAINING A TOTAL OF 10.3656 ACRES OF PART INLOT 7833 IN THE CITY OF PIQUA, ACQUIRED BY SANDEL DEVELOPMENT, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 670, PAGE 572. 9.4256 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.9400 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

CURVE NO.	RADIUS	ARC	DELTA Δ	LONG CHORD
1	15.0	23.56	90°00'	S40°30'E; 21.21
2	15.0	23.56	90°00'	S49°30'W; 21.21
3	270.0	62.86	18°20'19"	N2°10'09"W; 62.71
4	300.0	62.77	12°06'34"	
5	330.0	62.67	10°52'49'	S0°56'25"E; 62.57



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.

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 12th DAY OF March, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Mark W. Spoltman — CHAIRMAN
James C. Jeiss — SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 18th DAY OF March, 1996, THIS PLAT WAS APPROVED BY RESOLUTION NO. C-10581.

William J. Crusse — MAYOR
Rebecca J. Lool — CLERK

TRANSFERRED THIS 28th DAY OF June, 1996.

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

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
Robert W. Klockner — WITNESS
Charles Sanders — CHARLES SANDERS, VICE-PRESIDENT
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED 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 12TH DAY OF MARCH, 1996.

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

LIENHOLDERS: THIRD SAVINGS & LOAN COMPANY

Kenneth F. Rupp — KENNETH F. RUPP, PRESIDENT
Annette Rupp — WITNESS
Craig C. Bundschuh — CRAIG C. BUNDSCHUH, SR. VICE PRES.
Cathy J. Morton — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED KENNETH F. RUPP, PRESIDENT AND CRAIG C. BUNDSCHUH, SR. VICE PRESIDENT OF THIRD SAVINGS & LOAN COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SR. 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 SR. 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 13th DAY OF March, 1996.

Cathy J. Morton — NOTARY PUBLIC
4-16-99 — MY COMMISSION EXPIRES

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

SANDEL SUBDIVISION - SECTION THREE PIQUA, OHIO		
SANDEL DEVELOPMENT, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 26FEB 1996	DRAWN BY: TRACED BY: CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 1 OF 1

RECORD PLAN
HARMONY INDUSTRIAL PARK
SECTION ONE

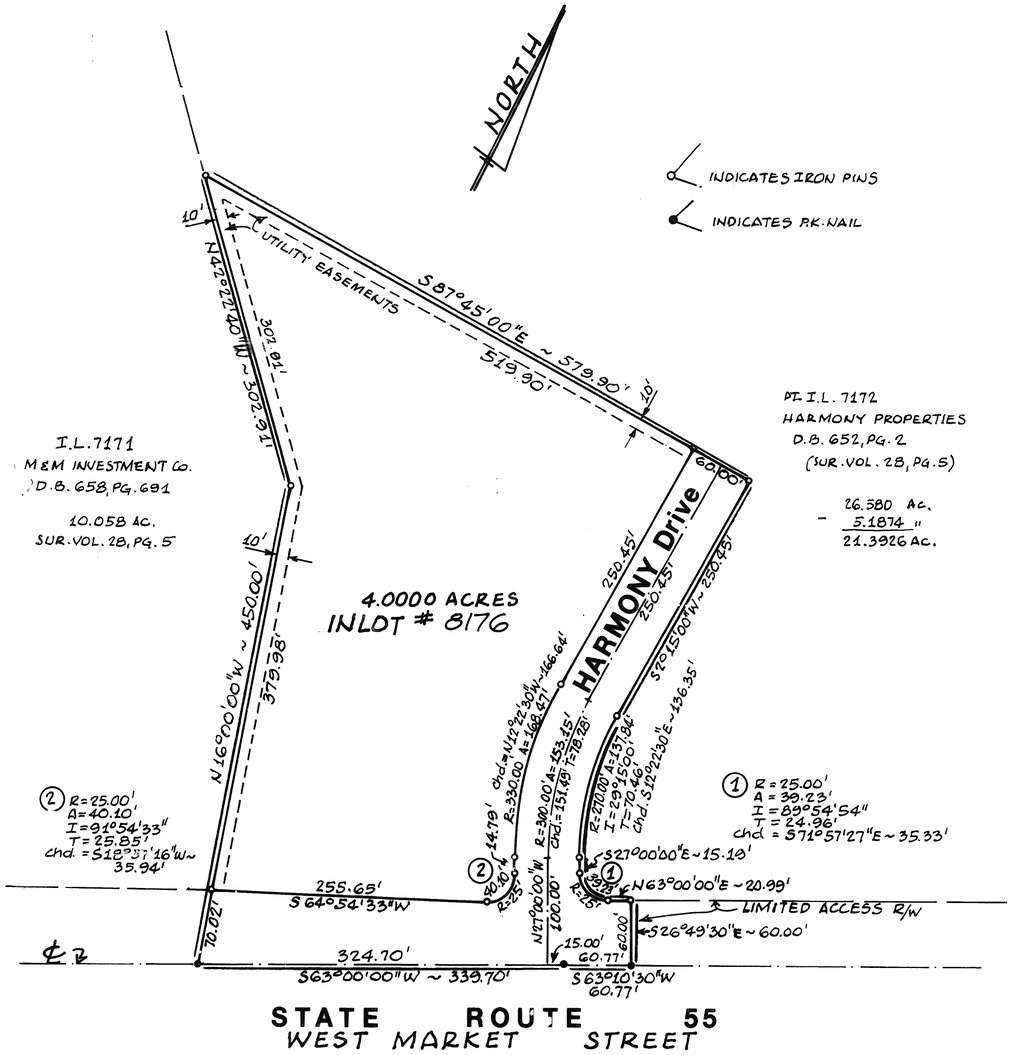
BEING A SUBDIVISION CONTAINING 5.1874 ACRES OF INLOT 7172 IN THE CITY OF TROY, MIAMI COUNTY, OHIO. SAME BEING A PART OF THE 26.580 ACRE TRACT OF LAND CONVEYED TO HARMONY PROPERTIES BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 652, PAGE 2. (LAND CONTAINED IN ROADS = 1.1874 ACRES)

0 50' 100' 200'
SCALE: 1" = 100'

MAY 1996

PLAT BOOK 17 PAGE 82
MIAMI COUNTY ENGINEER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 8TH
DAY OF JULY, 1996 at 2:47 P.M.
FILE No. 201144 FEE $21.60

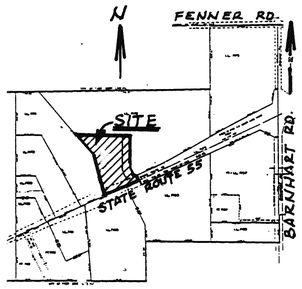
John W. O'Brien
Miami County Recorder
Jill Rank, Deputy



NOTE:
NO ACCESS PERMITTED TO WEST MARKET STREET FROM SITE.

DRAINAGE NOTES

THE CITY OF TROY, OHIO 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, EXCEPT CONCRETED OR PAVED AREAS AS REQUIRED BY CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF EACH LOT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.



DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF PART OF INLOT 7172, CONTAINING 5.1874 ACRES, CONVEYED TO HARMONY PROPERTIES BY DEED RECORDED IN BOOK 652, PAGE 2 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.

STATE OF OHIO VALDIS LAPSINS 4731 REGISTERED SURVEYOR

Valdis Lapsins
Valdis Lapsins
Ohio Reg. Surveyor #4731

DEDICATION

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

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES OR CONVEYANCE OF STORMWATER DRAINAGE IN OPEN CHANNELS, 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.

Teresa K Batten
Witness
Misty McCabe
Witness

National City Bank,
as lienholder
Anne C. O'Donnell
Anne C. O'Donnell, Vice Pres.

STATE OF OHIO, COUNTY OF MIAMI ss

BE IT REMEMBERED THAT ON THIS 5th DAY OF June, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SAID HARMONY PROPERTIES, A GENERAL PARTNERSHIP, BY EDWARD D. ADAMS AND WILLIE EVANS AS GENERAL PARTNERS, AND NATIONAL CITY BANK, AS LIENHOLDER, BY ANNE C. O'DONNELL, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS.

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

Co. of Darke
State of Ohio.
Commission Expires Feb. 6, 1998

Lucy M. Hole
Notary Public Lucy M. Hole

Harmony Properties,
Ohio General Partnership
as owner
Edward D. Adams G.P.
Edward D. Adams, Gen. Partn.
Willie Evans G.P.
Willie Evans, Gen. Partner

Teresa K Batten
Witness
Misty McCabe
Witness

APPROVED + TRANSFERRED
THIS 8TH DAY OF JULY, 1996
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
Ann Williams

STATE OF OHIO, COUNTY OF MIAMI ss

EDWARD D. ADAMS, 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.

Edward D. Adams G.P.
Edward D. Adams

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

Lucy M. Hole
Notary Public Lucy M. Hole
County of Darke
State of Ohio
Commission Expires
Feb. 6, 1998

CITY OF TROY, OHIO PLANNING COMMISSION

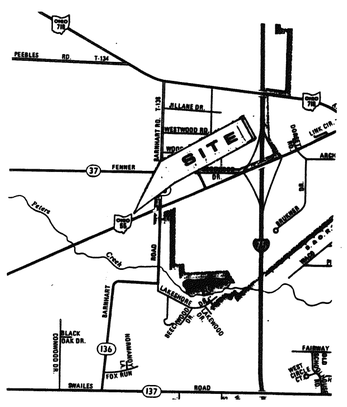
This plat reviewed and approved by the City of Troy Planning Commission this 12th day of June, 1996.

Chairman
Secretary

CITY OF TROY, OHIO CITY COUNCIL

At a meeting of the City Council of the City of Troy, Ohio, held this 1st day of July, 1996, this plat was approved by Ordinance No. O-32-96.

Peter E. Jenkins
Mayor
Carol L. Hastings
Pres. of Council
Clerk of Council



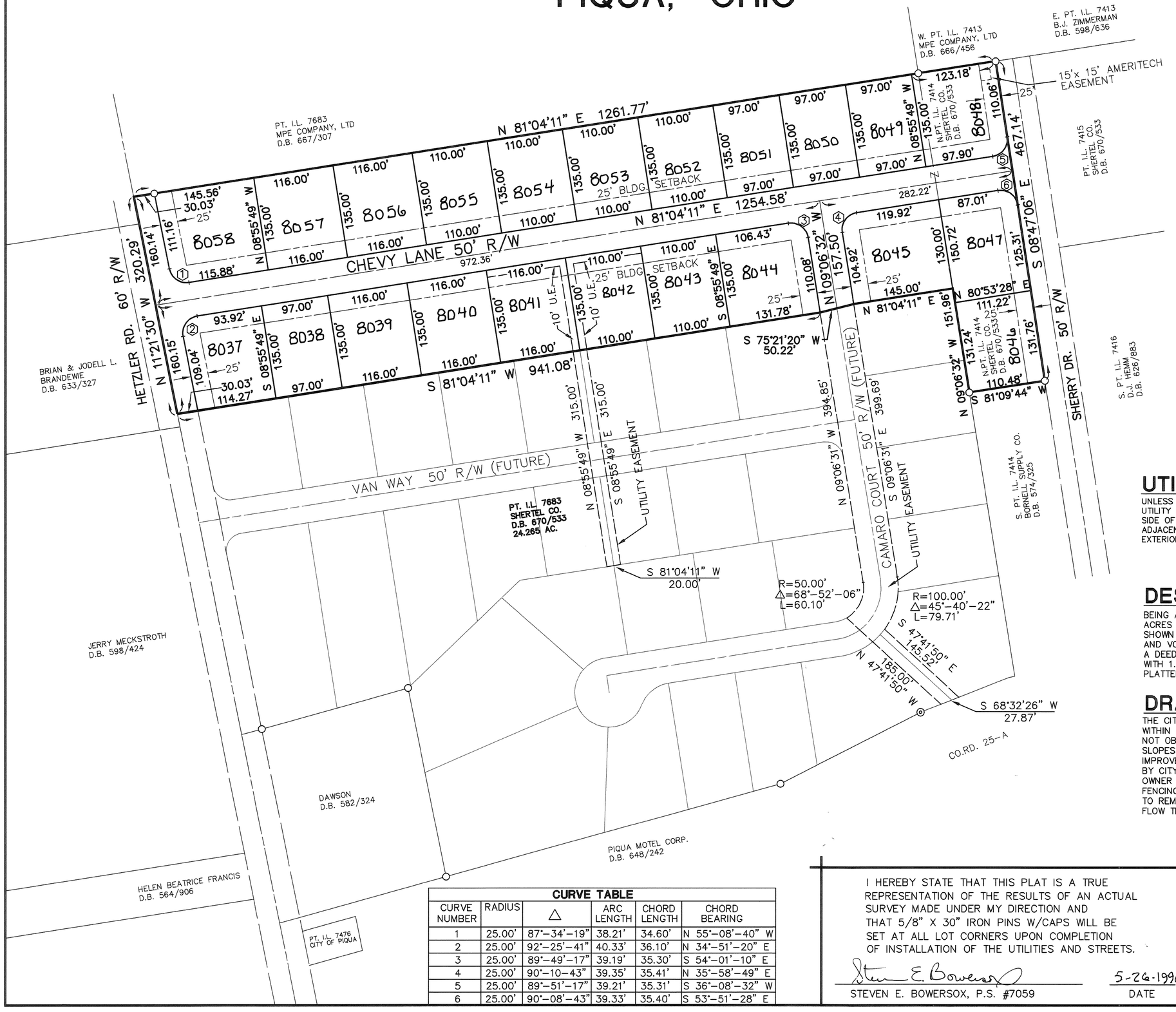
This instrument prepared by VL ASSOCIATES
CONSULTING ENGINEERS
3205 WILMINGTON PIKE
DAYTON, OHIO 45429
513/293-9375

KENRIDGE SUBDIVISION
SECTION ONE
PART OF INLOTS 7414 AND 7683
PIQUA, OHIO

PLAT BOOK 17, PAGE 83 & 83a
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 9th DAY
OF July, 1996, AT 12:50 PM.
FILE No. 201218 FEE: $43.20

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

Bobbie Mueller
DEPUTY



LEGEND

- ○ IRON PIN FOUND
- ◎ CONCRETE MONUMENT FOUND BROKEN

UTILITY EASEMENTS

UNLESS OTHERWISE SHOWN THERE SHALL BE UTILITY EASEMENTS 6' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES, 10' IN FRONT ADJACENT TO THE R/W AND 10' ALONG THE EXTERIOR LINES OF THIS SUBDIVISION.

OWNER

SHERTEL COMPANY
P.O. BOX 1446
PIQUA, OH 45356

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 1.199 ACRES OUT OF INLOT 7414 AND 8.372 ACRES OUT OF INLOT 7683 FOR A TOTAL OF 9.571 ACRES, IN THE CITY OF PIQUA, OHIO AS SHOWN ON THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 16, PAGE 181 AND VOLUME 20, PAGE 20. SAID 9.571 ACRES BEING OBTAINED BY SHERTEL COMPANY BY A DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 670, PAGE 533 WITH 1.797 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAYS AND 7.774 ACRES BEING PLATTED IN LOTS.

DRAINAGE NOTE

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

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	25.00'	87°-34'-19"	38.21'	34.60'	N 55°-08'-40" W
2	25.00'	92°-25'-41"	40.33'	36.10'	N 34°-51'-20" E
3	25.00'	89°-49'-17"	39.19'	35.30'	S 54°-01'-10" E
4	25.00'	90°-10-43"	39.35'	35.41'	N 35°-58'-49" E
5	25.00'	89°-51'-17"	39.21'	35.31'	S 36°-08'-32" W
6	25.00'	90°-08'-43"	39.33'	35.40'	S 53°-51'-28" E

I HEREBY STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8" X 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

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

5-24-1996
DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
05-26-96	bhb	96571fin

PLAT BOOK 17, PAGE 83 & 83A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

KENRIDGE SUBDIVISION
PROTECTIVE COVENANTS AND RESTRICTIONS

1. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. feet and shall not exceed 16 inches in height.

2. Storage units not attached to the residence and all other detached buildings of any kind are not allowed.

3. Any fence or hedges which may be erected or planted must be of attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fence, or similar type of fencing will be permitted on any lot. Wood and wrought iron fencing shall be permitted. Fence design must be submitted to and approved by Developer prior to construction. No fences shall be constructed in or on any utility or access easements.

4. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

5. No structure of a temporary character shall be permitted on any premises except during active construction.

6. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred, or raised for commercial purposes or kept in unreasonable numbers. Outside kennels and runs shall not be permitted.

7. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.

8. No pole, tower or support for same shall be permitted per lot for the support of any television antenna, or satellite dish. No ham amateur or c.b. radio antenna, or satellite dishes shall be permitted.

9. 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. The City of Piqua reserves the right, but not the responsibility, to enter upon said detention basin areas for maintenance purposes.

10. 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 May 1, 2016, at which time they will be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots, it being agreed to change said covenants.

11. 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.

12. 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 Kenridge Subdivision.

13. 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 Piqua, Ohio or by express provisions in said conveyances.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AND PARK LAND 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: SHERTEL COMPANY

BRUCE KENNETT, PARTNER — WITNESS — WITNESS

PAUL SHERRY, PARTNER — WITNESS — WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF SHERTEL COMPANY, 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 CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 3rd DAY OF July, 1996.

NOTARY PUBLIC — MY COMMISSION EXPIRES: June 2, 1997

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 11th DAY OF June, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

, PRESIDENT — , SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS 17th DAY OF June, 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. C-10639.

WILLIAM CRUSE, MAYOR — REBECCA J. COOL, CLERK OF COUNCIL

TRANSFERRED THIS 9 DAY OF July, 1996

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

STEVEN E. BOWERSOX, P.S. #7059 — 5-26-1996 DATE

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
05-26-96	bhb	96571FNL

WEST STANFIELD INDUSTRIAL PARK - SEC. 1

REPLAT OF PART OF INLOT 7274

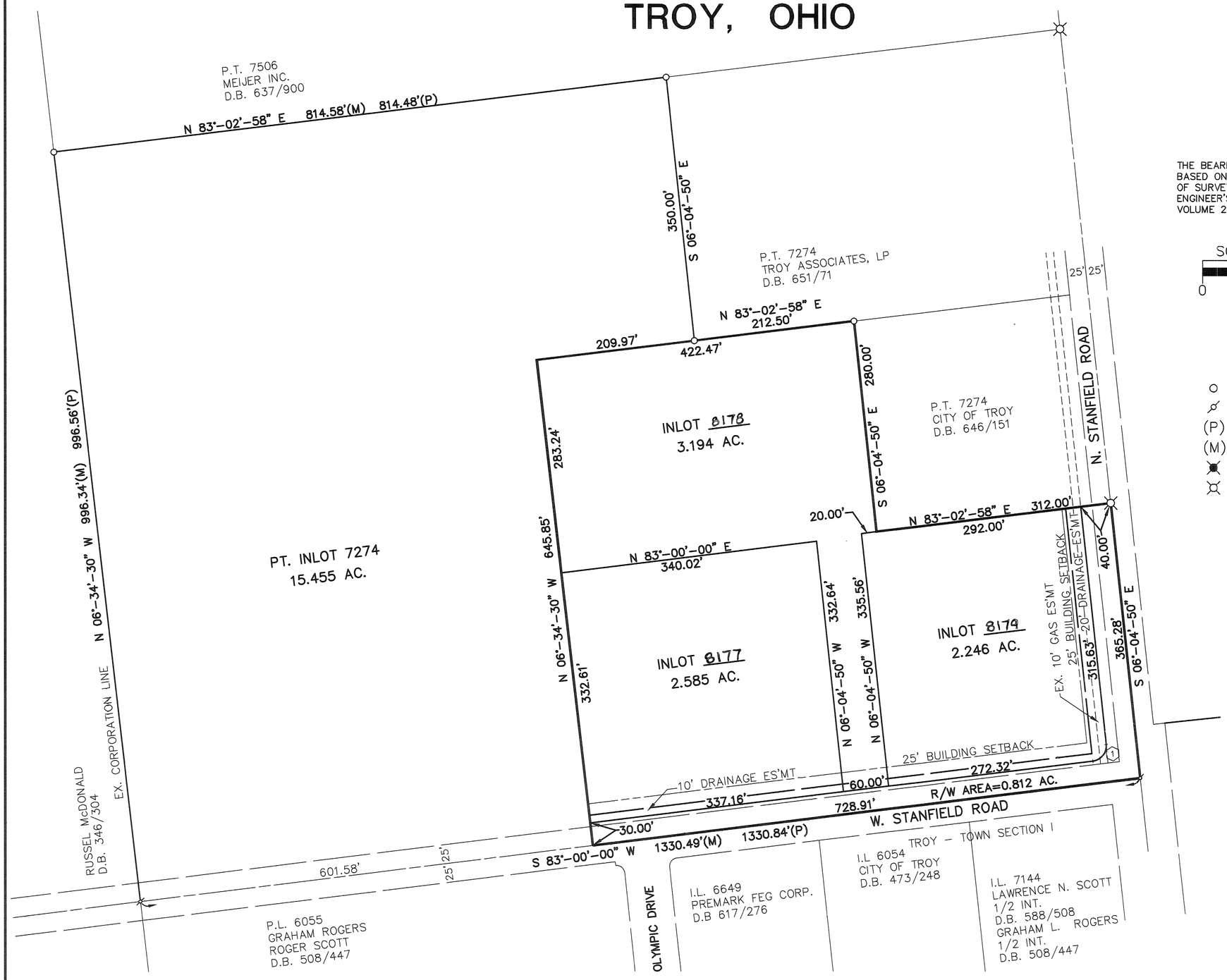
TROY, OHIO

PLAT BOOK 17, PAGE 84
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF JULY, 1996, AT 12:30 P.M.

FILE No. 201585 FEE: $43.20

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

DEPUTY Jill Rank



THE BEARINGS USED HEREON ARE BASED ON THOSE SHOWN ON A PLAT OF SURVEY IN THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 21, PAGE 2.

SCALE 1" = 100'

0 50 100 200

LEGEND

- ○ IRON PIN FOUND
- P.K. NAIL FOUND
- (P) PLAT DISTANCE
- (M) MEASURED DISTANCE
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND

UTILITY EASEMENTS

UNLESS OTHERWISE SHOWN THERE SHALL BE UTILITY EASEMENTS 5' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND ALONG THE EXTERIOR LINES OF THIS SUBDIVISION.

DESCRIPTION

BEING AN INDUSTRIAL PARK CONTAINING A TOTAL OF 8.837 ACRES OF INLOT 7274 IN THE CITY OF TROY, OHIO AS SHOWN ON THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 20, PAGE 23, SAID 8.837 ACRES BEING AQUIRED BY S.S.W. DEVELOPMENT, INC. BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 669, PAGE 329. 0.812 ACRES IS IN DEDICATED STREET RIGHT-OF-WAYS, AND 8.025 ACRES PLATTED IN LOTS.

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED 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.

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	20.00'	89°-04'-50"	31.10'	28.06'	N 38°-27'-35" E

I HEREBY STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8" X 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

Thomas L. Coverstone 4/15/96
THOMAS L. COVERSTONE, P.S. #7100 DATE

STATE OF OHIO
THOMAS L. COVERSTONE
7100
REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
04-15-96	bhb	96591FNL

WEST STANFIELD INDUSTRIAL PARK - SEC. 1

PROTECTIVE COVENANTS AND RESTRICTIONS

1. ALL LOTS WITHIN THE SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS INDUSTRIAL LOTS, FOR INDUSTRIAL, COMMERCIAL, AND WAREHOUSING PURPOSES, AND NO BUILDING OR STRUCTURE SHALL BE ERECTED FOR ANY OTHER USE OR PURPOSE.
2. APPROVAL OF DESIGN AND LOCATION: THE PURCHASER OF ANY BUILDING SITE WITHIN THIS PLAT AND THEIR SUCCESSORS OR ASSIGNS SHALL BE REQUIRED, BEFORE THE INITIAL CONSTRUCTION IS STARTED, TO SUBMIT FOR APPROVAL A SET OF PLANS SUFFICIENTLY COMPLETE TO SET FORTH THE DESIGN OF THE PROJECT INCLUDING GRADING, SURFACE DRAINAGE, DRAINAGE SWALES, LOADING DOCKS, FREE STANDING MASONRY WALLS, SIGNS, LIGHTING, SCREENING, PARKING LOT LAYOUT, LANDSCAPING, FENCING, BUILDING LOCATION, ELEVATION, AND FLOOR PLAN OF BUILDING. APPROVAL OF BUILDING PLANS WILL BE GIVEN, IN WRITING, BY A FIRM OR PERSONS LEGALLY QUALIFIED IN BOTH ARCHITECTURAL AND ENGINEERING (HEREINAFTER CALLED THE ARCHITECT–ENGINEER) APPOINTED BY S.S.W. DEVELOPMENT, INC., PROVIDED ONLY THAT SAID ARCHITECT–ENGINEER MAY NOT UNREASONABLY WITHHOLD APPROVAL PROVIDED SAID PLANS CONFORM IN EVERY WAY WITH THESE RESTRICTIONS AND WITH THE GENERAL CHARACTER OF THE DEVELOPMENT OF NEIGHBORING BUILDING SITES WITHIN THE BOUNDS OF THIS PLAT. THE ARCHITECT–ENGINEER SHALL APPROVE OR DISAPPROVE, IN WRITING, ALL PLANS WITHIN THIRTY (30) DAYS OF SUBMISSION. IN THE EVENT THAT SUCH PERSON OR COMMITTEE IS NOT IN EXISTENCE OR FAILS TO APPROVE OR DISAPPROVE THE DESIGN OR LOCATION OF ANY SUCH PLANS FOR DEVELOPMENT OF A BUILDING SITE AND IN THE EVENT SAID PLANS COMPLY IN ALL WAYS WITH THE RESTRICTIONS HEREIN SET FORTH, THEN SUCH APPROVAL WILL BE DEEMED TO BE WAIVED, PROVIDED THE DESIGN AND LOCATION OF THE LOTS CONFORMS AND IS IN HARMONY WITH EXISTING STRUCTURES WITHIN THIS PLAT. AT THE SAME TIME AS THE PLANS ABOVE REFERRED TO ARE SUBMITTED FOR APPROVAL, THERE SHALL BE DELIVERED TO THE CITY OF TROY, SITE DRAINAGE, SANITARY SEWER, WATER DISTRIBUTION, AND FIRE PROTECTION PLANS.
3. ALL LOADING DOCKS SHALL BE PLACED SO THAT TRUCKS, VEHICLES, OR MACHINERY USING SUCH LOADING DOCKS SHALL AT NO TIME PROJECT INTO ANY DEDICATED PUBLIC STREET WHILE IN THE PROCESS OF LOADING OR UNLOADING.
4. LANDSCAPING (SUCH AS LAWNS, TREES, SHRUBS, ETC.) WILL BE REQUIRED ON ALL NON–PAVED GROUNDS AND MAINTAINED SO AS NOT TO CREATE TRAFFIC HAZARDS AND MUST BE APPROVED.
5. EASEMENTS SHOWN ON THIS PLAT, UNLESS OTHERWISE SPECIFICALLY DESIGNATED, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS SANITARY SEWER, STORM SEWER, AND DRAINAGE, ELECTRIC, TELEPHONE OR OTHER UTILITY LINE OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OBSTRUCTION TO THE F USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS OVER THE PROPERTY FOR SUCH PURPOSE.
6. ALL UTILITY LINES SUCH AS TELEPHONE AND POWER SHALL BE INSTALLED UNDERGROUND. ALL SERVICE DROPS AND EXTERIOR LIGHTING FEEDER LINES SHALL BE INSTALLED UNDERGROUND. ALL TRANSFORMERS SHALL BE PAD MOUNTED OR MOUNTED BELOW GRADE.
7. IF LOT LINE ADJUSTMENTS ARE MADE WITHIN THE SUBDIVISION A TEN (10) FOOT WIDE UTILITY EASEMENT SHALL BE ESTABLISHED AND CENTERED ALONG NEW SIDE AND REAR LOT LINES. A TWENTY (20) FOOT BUILDING SETBACK LINE SHALL BE ESTABLISHED ON BOTH SIDES OF SAID NEW SIDE AND REAR LOT LINES.
8. EASEMENTS AND BUILDING SET BACK REQUIREMENTS ARE ESTABLISHED ALONG ALL INTERIOR LOT LINES. HOWEVER, IF ALL OR PARTS OF ONE OR MORE LOTS ARE USED TO FORM A SINGLE BUILDING LOT, THE EASEMENT AND BUILDING SET BACK REQUIREMENTS SHALL APPLY TO THE NEW LOT LINES. AT SUCH TIME THE EXISTING EASEMENT AND BUILDING SET BACK REQUIREMENTS PERTAINING TO THE EXISTING LOT LINES SHALL BE AUTOMATICALLY VACATED IF SAID LINE NO LONGER IS USED AS A LOT LINE. HOWEVER, IF A UTILITY HAS BEEN CONSTRUCTED ALONG SAID EXISTING EASEMENT IT SHALL REMAIN AND THE EASEMENT CONTINUE UNLESS THE PROPERTY OWNER CHOOSES, WITHIN THE APPROVAL OF THE UTILITIES INVOLVED, TO HAVE SAID UTILITY RELOCATED TO A NEW LOT LINE AT THE PROPERTY OWNER'S EXPENSE.
9. THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING UNTIL JANUARY 1, 2007, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED FOR SUCCESSIVE TEN (10) YEAR PERIODS. THE COVANENTS AND RESTRICTIONS HEREIN MAY BE CHANGED OR DISCONTINUED AT ANY TIME AFTER JANUARY 1, 2007, BY THE MAJORITY OF THE OWNERS OF THIS PLAT.
10. INVALIDATION OF ANY ONE OF THESE COVENANTS AND RESTRICTIONS BY JUDGEMENT OR COURT SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
11. IF ANY PROVISIONS OF THESE PROTECTIVE COVENANTS AND RESTRICTIONS ARE DETERMINED TO BE IN CONFLICT WITH ANY CITY OF TROY ORDINANCE, SAID ORDINANCE SHALL GOVERN.

LEGAL DESCRIPTION
S.S.W. DEVELOPMENT INCORPORATED

BEING A PART OF INLOT 7274, SITUATED IN THE CITY OF TROY, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a P.K. Nail found at the southwest corner of said Inlot 7274;

thence, North 83°–00'–00" East, 601.58 feet, along the centerline of W. Stanfield Road to a P.K. nail set at the principal place of beginning;

thence, North 06°–34'–30" West, 645.85 feet, to an iron pin set;

thence, North 83°–02'–58" East, 422.47 feet, to an iron pin found;

thence, South 06°–04'–50" East, 280.00 feet, to an iron pin set;

thence, North 83°–02'–58" East, 312.00 feet, to a R.R. spike found on the east line of said Inlot 7274, also being on the centerline of North Stanfield Road;

thence, South 06°–04'–50" East, 365.28 feet, along the east line of said Inlot 7274 and center of North Stanfield Road to a P.K. nail found at the southeast corner of said Inlot 7274, also being on the centerline of West Stanfield Road;

thence, South 83°–00'–00" West, 728.91 feet, along the south line of said Inlot 7274 and centerline of West Stanfield Road to the place of beginning. Containing 8.837 acres more or less and being subject to all legal highways of record or use.

The bearing for reference of North 06°–34'–30" West taken from a plat in Plat Volume 21, Plat 2 of the Miami County Engineer's Record of Lot Surveys.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed by same dated April 12, 1996.

Deed Reference: Deed Book 661, Page 62

Thomas L. Coverstone 4/15/96
THOMAS L. COVERSTONE, P.S. #7100 DATE

PLAT BOOK 17, PAGE 84A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF JULY, 1996, AT 12:30 P.M.
FILE No. 201585 FEE: $43.20
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Jill Kane
DEPUTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AND PARK LAND 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: S.S.W. INC.

Thomas E. Shoemaker	Anthony V. Schroeder	Brian H Barhorst
THOMAS E. SHOEMAKER, PRESIDENT	WITNESS	WITNESS
Emerson Wagner	Anthony V. Schroeder	Brian H Barhorst
EMERSON WAGNER, VICE–PRESIDENT	WITNESS	WITNESS
Richard L. Scott	Anthony V. Schroeder	Brian H Barhorst
RICHARD L. SCOTT, SEC.–TRES.	WITNESS	WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO, SHELBY COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF S.S.W. 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 CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT SIDNEY, OHIO, THIS 9TH DAY OF JULY, 1996.
Sharon S. Maurice NOTARY PUBLIC MY COMMISSION EXPIRES: August 21, 2000

SHARON S. MAURICE
THE STATE OF OHIO
AUGUST 21, 2000

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF JULY, 1996, THIS PLAT WAS REVIEWED AND APPROVED.
PRESIDENT Suy D. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 15TH DAY OF JULY, 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O–35/96.
Peter E. Jenkins Carol L. Gastino Suy D. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

TRANSFERRED THIS 16 DAY OF JULY, 1996.
CHRIS A. PEEPLES BY: Jo Ann Williams
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

STATE OF OHIO
THOMAS L. COVERSTONE 7100
REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497–0200 • FAX (513) 497–0300

date:	drawn by:	job number:
04–15–96	bhb	96591FIN

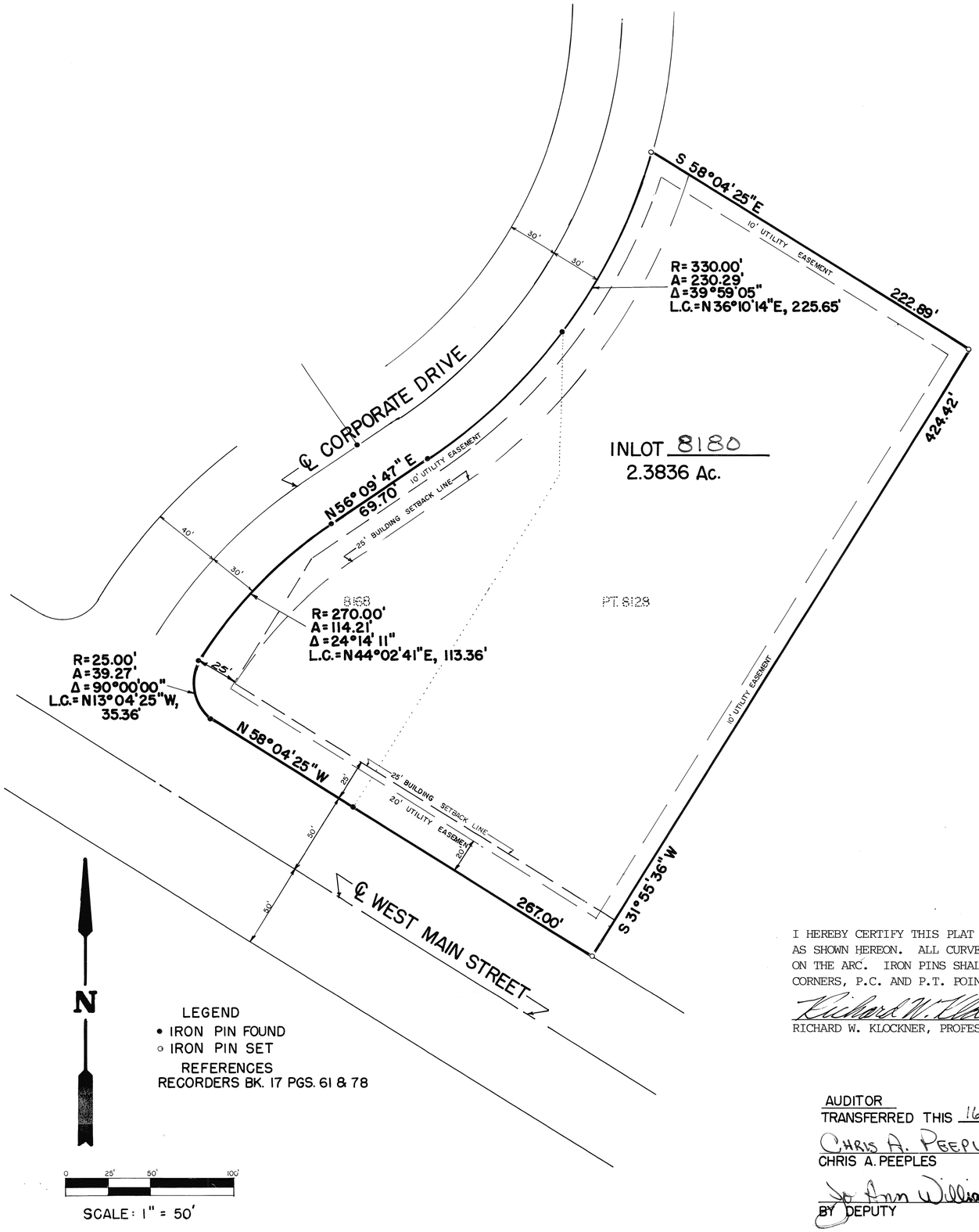
REPLAT OF PART INLOT 8128 & ALL OF INLOT 8168
TROY, OHIO

PLAT BOOK 17 PAGE 85
RECIEVED FOR RECORD THIS 16th
DAY OF July, 1996, AT
3:28 P.M. FILE NO. 201614
FEE $ 21.60

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

Bobbie Mueller
BY DEPUTY

BEING A SUBDIVISION CONTAINING A TOTAL OF 2.3836 ACRES AND BEING A PART OF INLOT 8128, CONTAINING 1.8006 ACRES OF A TOTAL OF 26.027 ACRES ACQUIRED BY MILLER-VALENTINE PARTNERS LTD. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 669, PAGE 160; AND BEING ALL OF INLOT 8168, CONTAINING A TOTAL OF 0.583 ACRES ACQUIRED BY MILLER-VALENTINE PARTNERS LTD. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 670, PAGE 703.



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

AUDITOR
TRANSFERRED THIS 16th DAY OF JULY, 1996

CHRIS A. PEEPLES
CHRIS A. PEEPLES

Jo Ann Williams
BY DEPUTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND 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: MILLER-VALENTINE PARTNERS, LTD.

James M. Miller — MARTY MILLER, MEMBER
Marilee F. Gault — WITNESS
Richard L. Dungan — WITNESS

STATE OF OHIO - COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JAMES M. MILLER, MEMBER OF MILLER-VALENTINE PARTNERS, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID COMPANY AND BY AUTHORITY OF SAID COMPANY AND THAT SUCH INSTRUMENT IS ALSO HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 16th DAY OF July, 1996.

Marilee F. Gault — NOTARY PUBLIC MY COMMISSION EXPIRES May 6, 1997
MARILEE F. GAULT

LIENHOLDERS: FIFTH THIRD BANK, N.A.

Brian L. Rogg A.V.P. — BRIAN L. ROGG ASST. VICE PRES.
Richard L. Dungan — WITNESS
David R. Kopf — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED BRIAN L. ROGG, ASST. VICE PRESIDENT OF FIFTH THIRD BANK, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH ASST. 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 Hamilton COUNTY OHIO, THIS 16th DAY OF July, 1996.

SHAWNA M. KELLER
Notary Public, State of Ohio
My Commission Expires January 10, 2001

Shawna Keller — NOTARY PUBLIC MY COMMISSION EXPIRES Jan 10, 2001

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF July, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Chris Dan — PRESIDENT
Guy D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 15th DAY OF July, 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-34-96.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Guy D. Knight — CLERK OF COUNCIL

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

STANDING STONE REPLAT

REPLAT OF LOTS 6,7,8, AND 9, STANDING STONE DEVELOPMENT, CONCORD TOWNSHIP, LOCATED IN THE SOUTHEAST QUARTER SECTION 4, T-4, R-6.

VOLUME 17 PAGE 86
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 18th DAY OF JULY, 1996, AT 1:00 P.M. FILE NO. 201721
FEE: $ 21.60

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

Jill Kark
BY DEPUTY

DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, AND BEING A REPLAT OF LOTS 6, 7, 8, AND 9, OF THE STANDING STONE DEVELOPMENT AS RECORDED IN RECORDERS PLAT BOOK 17 PAGE 1. LOT 6, PART OF LOT 7, AND PART OF LOT 9 ACQUIRED BY TRADER BUILDERS, INC. BY DEED BOOK 606-760. LOT 8, AND PART OF LOT 7, AND PART OF LOT 9 ACQUIRED BY JAMES L. AND KRISTINE D. MAY BY DEED BOOK 666-78, DEED BOOK 670 -638, AND DEED BOOK 670 -639, DEED RECORDS, MIAMI COUNTY RECORDER.

DEDICATION

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

JAMES J. MAY — WITNESS
KRISTINE D. MAY — WITNESS
TRADER BUILDERS, INC. — WITNESS
TRADER BUILDERS, INC. — 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 SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 16 DAY OF JUNE, 1996.

NOTARY PUBLIC — MY COMMISSION EXPIRES [redacted]

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 16th DAY OF JULY, 1996, THIS REPLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS _____ DAY OF _____, 1996.

ARTHUR D. HADDAD — D. ANN BAIRD
RICHARD N. ADAMS

MIAMI COUNTY AUDITOR

TRANSFERRED THIS 18th DAY OF JULY, 1996.

CHRIS A. PEEPLES, AUDITOR — DEPUTY AUDITOR

MIAMI COUNTY ENGINEER

THIS REPLAT REVIEWED AND APPROVED THIS 16TH DAY OF JULY, 1996

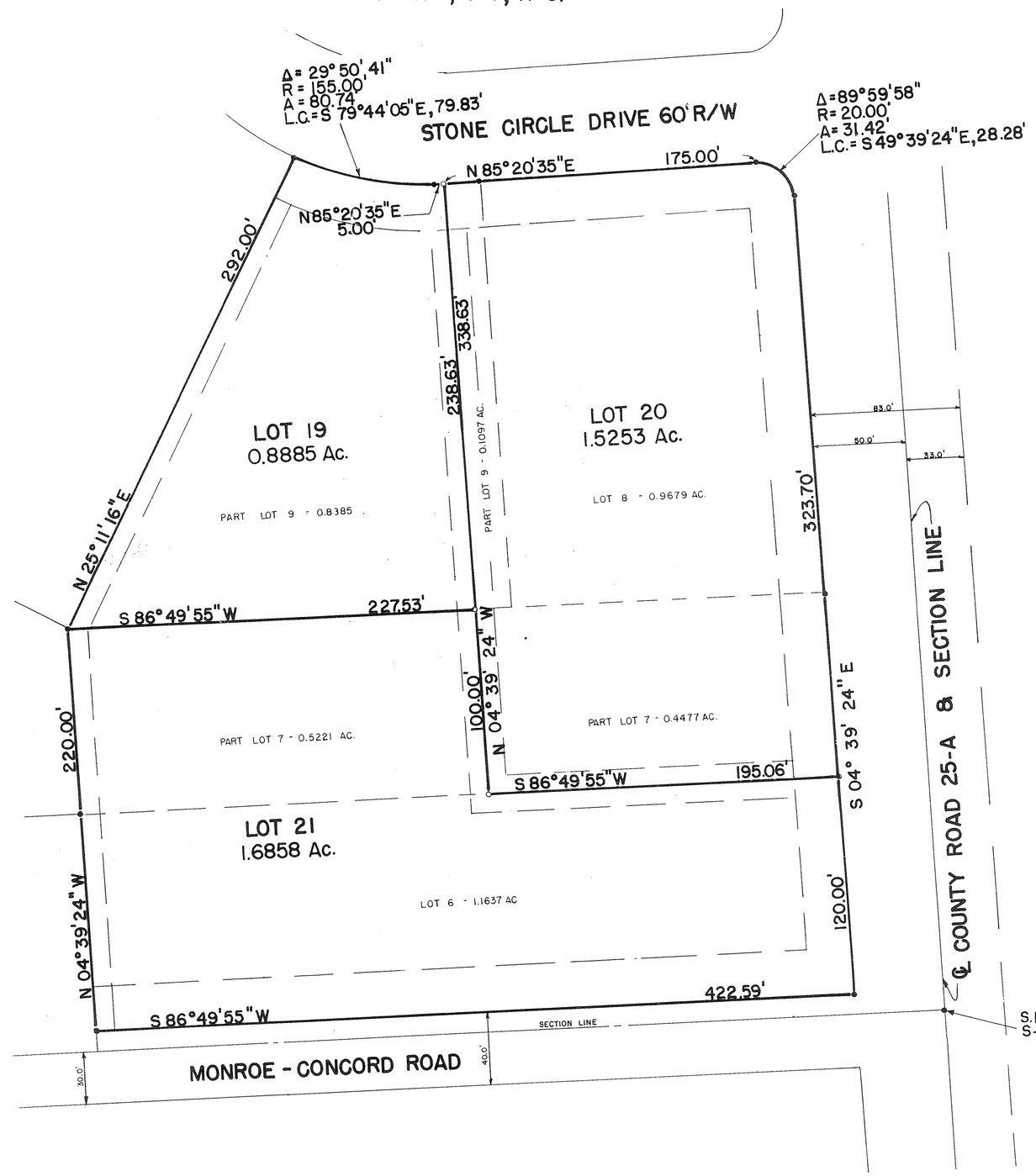
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

CERTIFICATION

I HEREBY CERTIFY THIS REPLAT TO BE A CORRECT SURVEY AS SHOWN. CURVE DISTANCES MEASURED ALONG THE ARC. IRON PINS SET AT ALL LOT CORNERS, P.C., AND P.T. POINTS.

RICHARD W. KLOCKNER
REGISTERED SURVEYOR #4370

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR



LEGEND
- ○ IRON PIN SET
- • IRON PIN FOUND
- ✗ PIPE FOUND

REFERENCES
RECORDERS PLAT 17 PG. 1
LAND SURVEY 42 PG. 28

DATE: MAY 11, 1996

N

0 25' 50' 75' 100'
SCALE: 1" = 50'

REPLAT OF LOTS 6,7,8, AND 9, STANDING STONE DEVELOPMENT, CONCORD TWP, SECTION 4, FOR JIM MAY AND TRADER BUILDERS, INC.

PROFESSIONAL SURVEYOR NO. 4370
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 (513)-339-5331

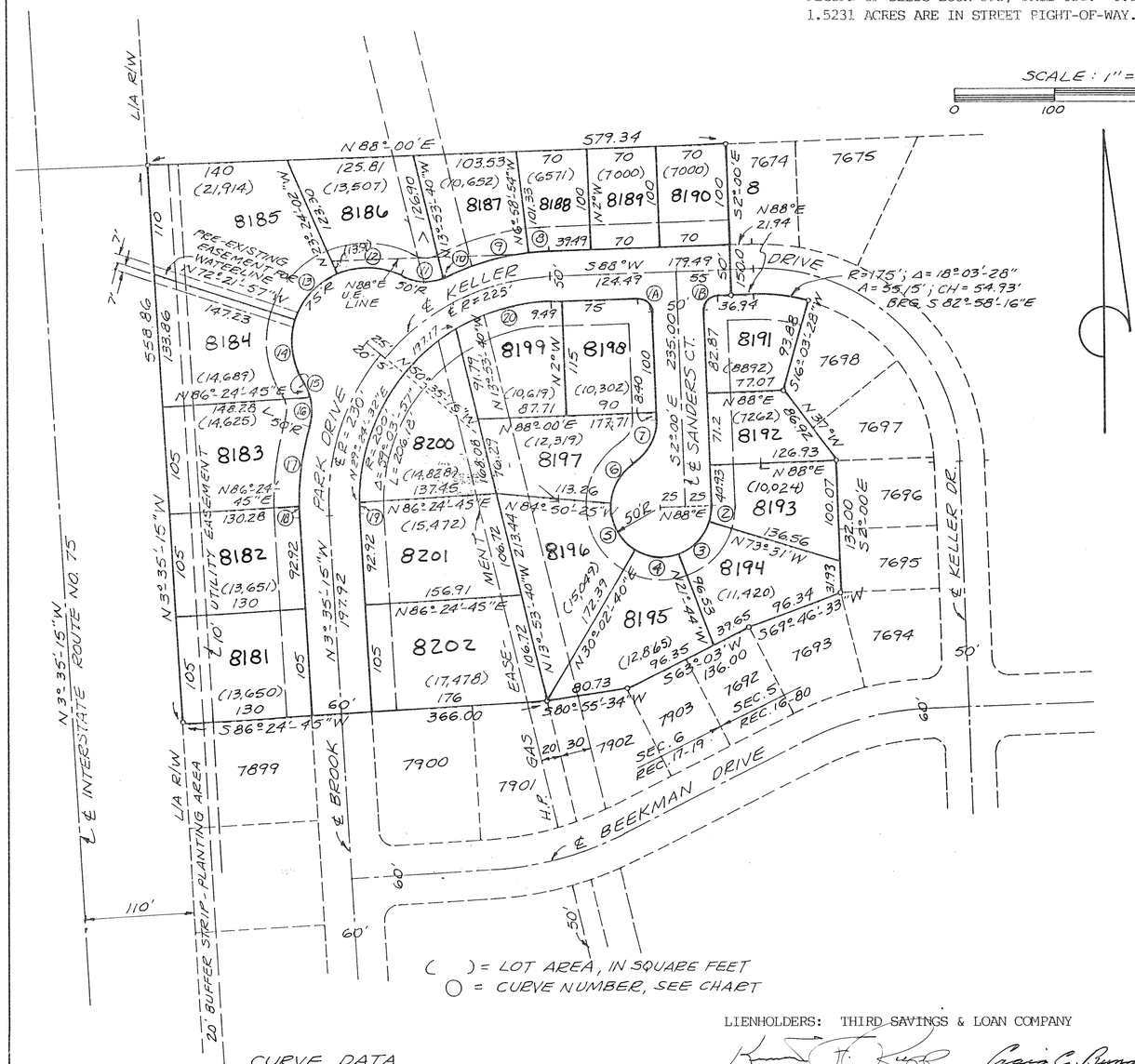
THERE ARE 5 FOOT WIDTH UTILITY EASEMENTS DEDICATED ADJACENT TO ALL INTERIOR PROPERTY LINES AND 10 FOOT WIDTH EASEMENTS ALONG ALL STREET RIGHTS-OF-WAY IN ADDITION TO ANY OTHER EASEMENTS SHOWN OR NOTED ON THIS PLAT.

BROOK PARK NORTH SECTION 7 – TROY, OHIO

BEING A SUBDIVISION OF 7.7166 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. 6.1935 ACRES ARE IN LOTS AND 1.5231 ACRES ARE IN STREET RIGHT-OF-WAY.

PLAT BOOK 17 PAGE 87
MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 18th DAY OF JULY, 1996, AT 1:01 P.M.
FILE NO. 201722 FEE: $ 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
Gill Kank
DEPUTY RECORDER

SCALE: 1" = 100'
0 100 200 300



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 — SHIRLEY A. SANDERS, SECRETARY
Charles I. Sanders — CHARLES I. SANDERS, EXEC. VICE PRES.
Cathy J. Morton — WITNESS
Kandi Shipman — 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 INSTRMENT 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 12TH DAY OF JULY, 1996.

Cathy J. Morton — NOTARY PUBLIC
MY COMMISSION EXPIRES 4-16-99

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22ND DAY OF MAY, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3RD DAY OF June, 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-27-96.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Guy D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 18th DAY OF JULY, 1996.

CHRIS A. PEEPLES
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams
DEPUTY AUDITOR

LIENHOLDERS: THIRD SAVINGS & LOAN COMPANY

Kenneth F. Rupp — KENNETH F. RUPP, PRESIDENT
Craig C. Bundschuh — CRAIG C. BUNDSCHUH, SR. VICE PRES.
Cathy J. Morton — WITNESS
Kandi Shipman — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED KENNETH F. RUPP, PRESIDENT AND CRAIG C. BUNDSCHUH, SR. VICE PRESIDENT OF THIRD SAVINGS & LOAN COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SR. 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 SR. 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 12TH DAY OF JULY, 1996.

Cathy J. Morton — NOTARY PUBLIC
MY COMMISSION EXPIRES 4-16-99

CURVE DATA

NO.	RADIUS	Δ	LENGTH	CH.	CH. BEARING	T
1A	15'	90°-00'-00"	23.56'	21.21'	N 47°-00'-00"W	15.00'
1B	15'	90°-00'-00"	23.56'	21.21'	N 43°-00'-00"E	15.00'
2	50'	18°-29'-00"	16.13'	16.06'	S 7°-14'-30"W	8.14'
3	50'	51°-47'-00"	45.19'	43.67'	N 42°-22'-30"E	—
4	50'	51°-46'-40"	44.91'	43.66'	S 85°-50'-40"E	—
5	50'	65°-06'-55"	56.82'	53.81'	N 27°-23'-53"W	—
6	50'	52°-50'-25"	46.11'	44.49'	N 31°-34'-48"E	49.68'
7	50'	60°-00'-00"	52.36'	50.00'	N 28°-00'-00"E	28.87'
8	250'	4°-58'-54"	21.74'	21.73'	S 85°-30'-33"W	—
9	250'	19°-27'-32"	84.91'	84.50'	N 73°-17'-20"E	—
10	250'	5°-29'-12"	4.79'	4.79'	N 60°-48'-58"E	—
11	50'	49°-24'-49"	43.12'	41.80'	S 86°-14'-50"E	—
12	75'	51°-51'-37"	67.89'	65.59'	N 87°-28'-14"W	—
13	75'	48°-57'-55"	63.69'	62.16'	N 42°-07'-01"E	—
14	75'	51°-30'-27"	67.42'	65.18'	N 8°-07'-11"W	—
15	50'	19°-11'-16"	16.74'	16.67'	N 24°-15'-36"W	—
16	50'	31°-22'-49"	27.38'	27.04'	N 0°-59'-41"E	—
17	260'	17°-37'-09"	79.95'	79.64'	N 7°-53'-05"E	—
18	260'	2°-39'-47"	12.08	12.08'	N 2°-15'-22"W	6.04'
19	200'	3°-27'-46"	12.09	12.09'	N 1°-51'-22"W	—
20	200'	29°-03'-34"	101.44	100.35'	N 73°-28'-13"E	—

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

BROOK PARK NORTH - SECTION 7
TROY, MIAMI COUNTY, OHIO

PREMIER INVESTMENT CORP.
PIQUA, OHIO

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

DATE	DRAWN BY: SDL TRACED BY: CHECKED BY: RWK	SHEET NO.
13 MAY 1996	SCALE: 1" = 100'	1 OF 1

RECORD PLAN
HAMPTON WOODS
REPLAT OF INLOTS 2974 AND 2975

(ALSO BEING KNOWN AS LOTS 24 AND 25 OF HAMPTON WOODS, SECTION 1)

LOCATED IN:

SECTION 27, TOWN 4N, RANGE 6E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 1.099 ACRES
JUNE 1996

PLAT BOOK 17 PAGE 88
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 201914
RECEIVED 7/23, 1996
AT 11:17 AM FEE 21.60
John O'Brien
MIAMI COUNTY RECORDER
Beverly McDade Deputy

DEDICATION

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

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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

Diana M. Usher
WITNESS

Rebecca Grauer
WITNESS

OWNER:
HAMPTON WOODS, INC.

John M. Tomb President
JOHN M. TOMB, PRESIDENT

Judith L. Tomb V. President
JUDITH L. TOMB, VICE-PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 18th DAY OF July, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAMPTON WOODS, INC. BY JOHN M. TOMB, ITS PRESIDENT AND JUDITH L. TOMB, ITS VICE-PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jessica A. Torrey-Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

DATE: July 18, 1996.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

JOHN M. TOMB

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

Jessica A. Torrey-Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

DESCRIPTION:

BEING A REPLAT OF LOTS 24 AND 25 OF HAMPTON WOODS, SECTION 1, ALSO KNOWN AS CITY OF TIPP CITY INLOTS 2974 AND 2975 RESPECTIVELY, AS RECORDED IN PLAT BOOK 16, PAGE 106 AND BEING A PART OF A TRACT OF LAND CONVEYED TO HAMPTON WOODS, INC. AS RECORDED IN DEED BOOK 650, PAGE 34 OF THE RECORDS OF MIAMI COUNTY, OHIO.

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:

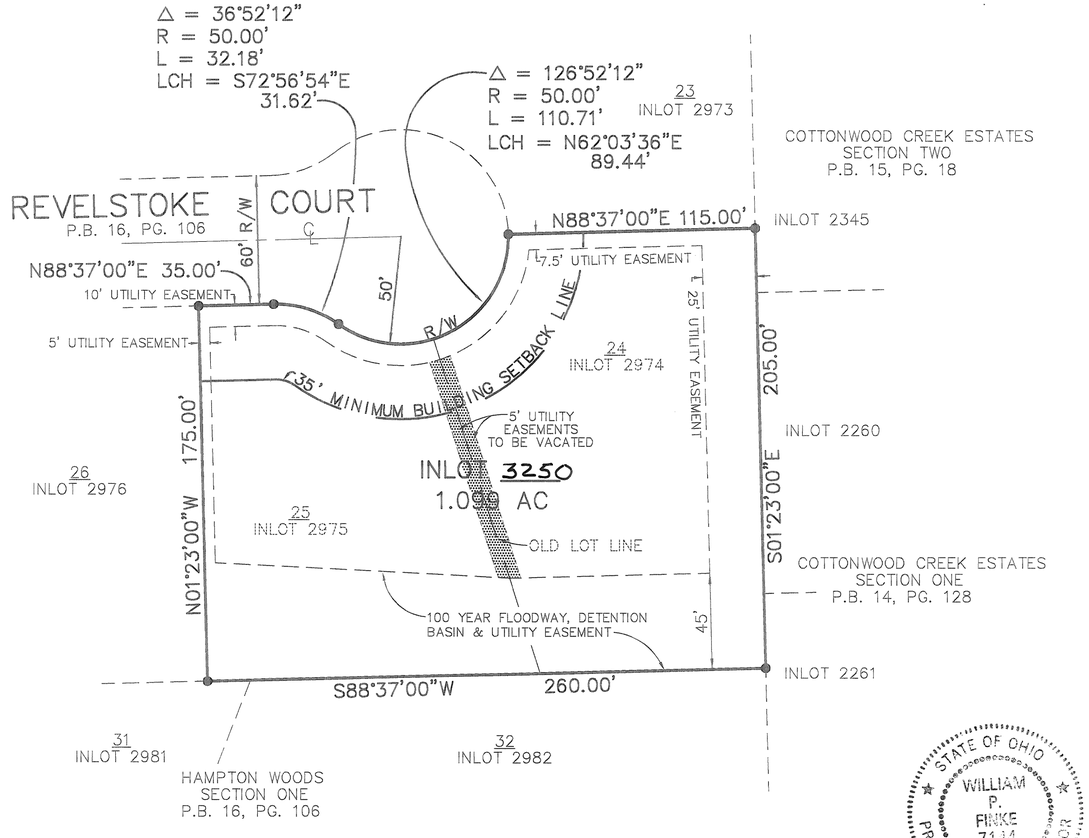
10' ON THE SUBDIVISION EXTERIOR AND 5' ON EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE NOTED. ALSO 10' ADJOINING ALL STREET RIGHT-OF-WAY LINES.

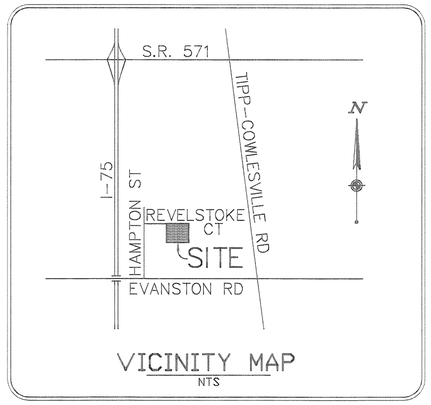
N

0 50 100 150 200
SCALE: 1"=50'
GRAPHIC SCALE IN FEET

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- UTILITY EASEMENT TO BE VACATED WITH PLAT





VICINITY MAP
NTS

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 11th DAY OF JUNE, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Powell
CHAIRMAN

Nora Hafford
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 23RD DAY OF July, 1996.

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

Linda Pearson
BY DEPUTY

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN AND IRON PINS WILL BE SET AS SHOWN IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. CURVE DISTANCES ARE MEASURED ON THE ARC.

WOOLPERT

William P. Finke — 6/12/1996
WILLIAM P. FINKE — DATE
OHIO PROFESSIONAL SURVEYOR NO. 7144

STATE OF OHIO
WILLIAM P. FINKE 7144
REGISTERED PROFESSIONAL SURVEYOR

C:\PAM\hmptwdex.dwg – JUN 10, 1996 – 15:21:3

10-22219-06

PLAT BOOK 17, PAGE 89
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 1ST DAY OF
AUGUST, 1996 AT
FILE NUMBER 202527, FEE 43.20
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY
By: Bobbie Mueller Deputy

Bearings based on south line of Land Survey Vol. 17, Page 39.

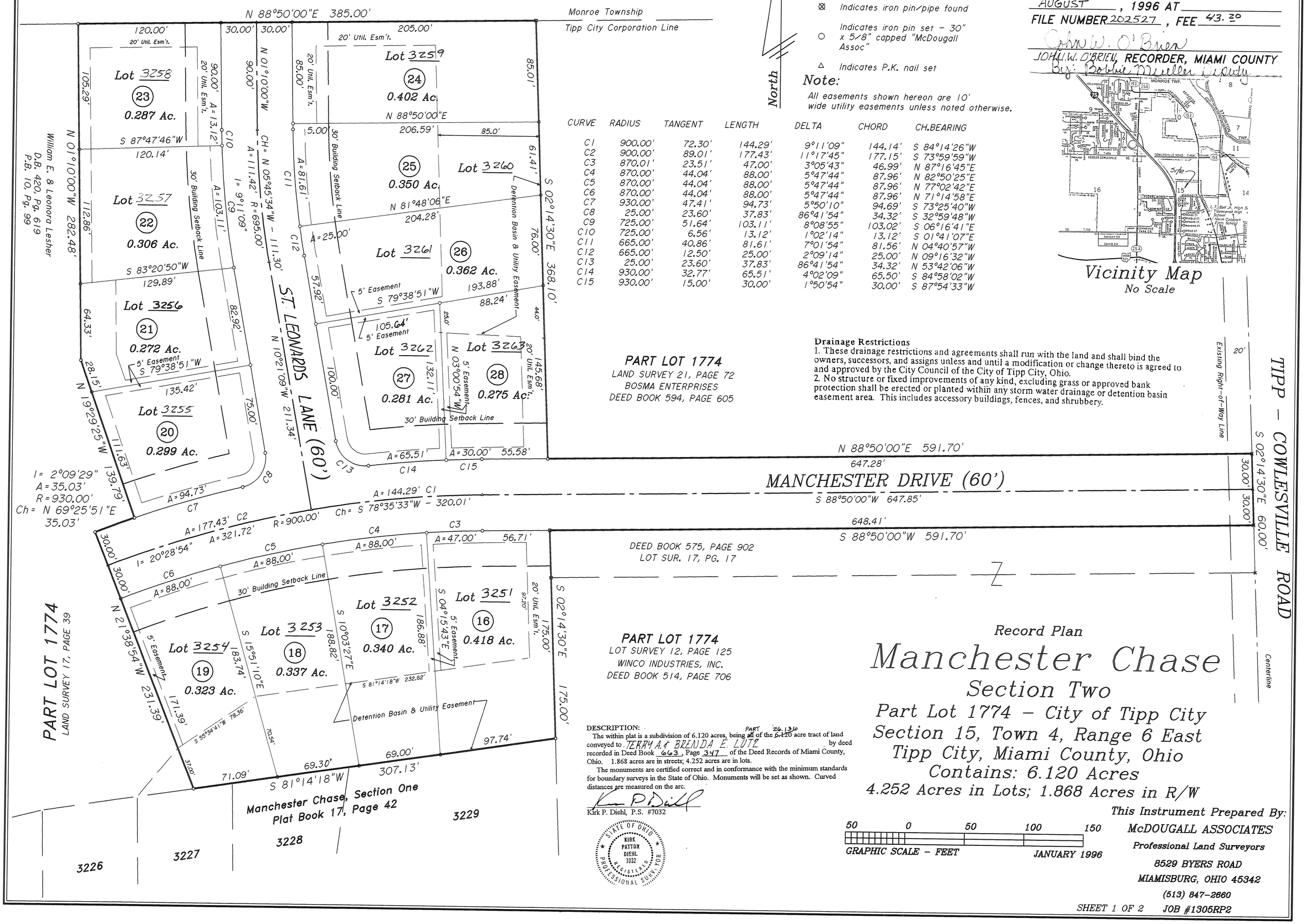
Monument Legend

- ⊠ Indicates iron pin/pipe found
- ○ Indicates iron pin set – 30" x 5/8" capped "McDougall Assoc"
- △ Indicates P.K. nail set

Note:

All easements shown hereon are 10' wide utility easements unless noted otherwise.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	900.00'	72.30'	144.29'	9°11'09"	144.14'	S 84°14'26"W
C2	900.00'	89.01'	177.43'	11°17'45"	177.15'	S 73°59'59"W
C3	870.01'	23.51'	47.00'	3°05'43"	46.99'	N 87°16'45"E
C4	870.00'	44.04'	88.00'	5°47'44"	87.96'	N 82°50'25"E
C5	870.00'	44.04'	88.00'	5°47'44"	87.96'	N 77°02'42"E
C6	870.00'	44.04'	88.00'	5°47'44"	87.96'	N 71°14'58"E
C7	930.00'	47.41'	94.73'	5°50'10"	94.69'	S 73°25'40"W
C8	25.00'	23.60'	37.83'	86°41'54"	34.32'	S 32°59'48"W
C9	725.00'	51.64'	103.11'	8°08'55"	103.02'	S 06°16'41"E
C10	725.00'	6.56'	13.12'	1°02'14"	13.12'	S 01°41'07"E
C11	665.00'	40.86'	81.61'	7°01'54"	81.56'	N 04°40'57"W
C12	665.00'	12.50'	25.00'	2°09'14"	25.00'	N 09°16'32"W
C13	25.00'	23.60'	37.83'	86°41'54"	34.32'	N 53°42'06"W
C14	930.00'	32.77'	65.51'	4°02'09"	65.50'	S 84°58'02"W
C15	930.00'	15.00'	30.00'	1°50'54"	30.00'	S 87°54'33"W



Drainage Restrictions

1. These drainage 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 City 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 storm water drainage or detention basin easement area. This includes accessory buildings, fences, and shrubbery.

DESCRIPTION:

The within plat is a subdivision of 6.120 acres, being all of the ~~6.120~~ PART 26.136 acre tract of land conveyed to TERRY A. & BRENDA E. LUTZ by deed recorded in Deed Book 663, Page 347 of the Deed Records of Miami County, Ohio. 1.868 acres are in streets; 4.252 acres are in lots.

The monuments are certified correct and in conformance with the minimum standards for boundary surveys in the State of Ohio. Monuments will be set as shown. Curved distances are measured on the arc.

Kirk P. Diehl, P.S. #7032

STATE OF OHIO
KIRK PATTON DIEHL 7032
REGISTERED PROFESSIONAL SURVEYOR

Record Plan

Manchester Chase

Section Two

Part Lot 1774 – City of Tipp City
Section 15, Town 4, Range 6 East
Tipp City, Miami County, Ohio
Contains: 6.120 Acres
4.252 Acres in Lots; 1.868 Acres in R/W

50 0 50 100 150
GRAPHIC SCALE – FEET

JANUARY 1996

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660

SHEET 1 OF 2 JOB #1305RP2

PROTECTIVE COVENANTS AND RESTRICTIONS:

1. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2010, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. EXCLUDING COVENANTS #'D
2. IT SHALL BE LAWFUL FOR SUN DEVELOPMENT CO OR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN MANCHESTER CHASE TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING TO RECOVER DAMAGES OR OTHER DUE FROM SUCH VIOLATION.
3. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT.
4. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CARS NOR MORE THAN FOUR (4) CARS ATTACHED TO THE RESIDENCE UNLESS OTHERWISE APPROVED IN WRITING BY TERRY A. & BRENDA E. LUTZ.
5. NO STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF TERRY A. & BRENDA E. LUTZ . TWO COMPLETE SETS OR "DOCUMENTS" SHALL BE SUBMITTED TO TERRY A. & BRENDA E. LUTZ . THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. TERRY A. & BRENDA E. LUTZ SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY TERRY A. & BRENDA E. LUTZ DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN FIFTEEN (15) DAYS AFTER RECEIPT BY TERRY A. BRENDA E. LUTZ . THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF HOUSE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO TERRY A. & BRENDA E. LUTZ AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM.
6. ALL FRONT AND SIDE YARDS SHALL BE SODDED ON EACH LOT. REAR YARDS MAY BE SEEDED. ON CORNER LOTS, BOTH FRONT YARDS ARE TO BE SODDED.
7. ALL LOT OWNERS SHALL FINISH GRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN FOR THE SUBDIVISION AND LEAVE EXPOSED ALL MANHOLE COVERS AND SHALL INSTALL THE DRIVEWAY APRONS.
8. ALL LOT OWNERS SHALL INSTALL SIDEWALKS AND DRIVE APPROACHES WHEN REQUIRED IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY TIPP CITY OHIO, PRIOR TO OCCUPANCY. SUCH INSTALLATION SHALL BE COMPLETED NO LATER THAN SIX (6) MONTHS FROM THE DATE OF THE RECORDING OF THE DEED TO SUCH LOT OWNER.
9. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE THAN THE BUILDING SET-BACK LINE AS SHOWN ON THE RECORDED PLAT.
10. ~~NO ACCESSORY STRUCTURES ARE PERMITTED WITHIN THE REQUIRED REAR YARD~~. NO ACCESSORY STRUCTURES ARE PERMITTED WITHOUT APPROVAL OF TERRY A. & BRENDA E. LUTZ.
11. NO PET COVENANT.
12. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
13. ALL LOT OWNERS SHALL LEAVE ALL SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, WATER MAIN VALVE BOXES, AND WATER TAP BOX UNCOVERED AND EXPOSED TO FINISH GRADE AFTER SODDING AND SEEDING OF THE YARDS OR INSTALLATION OF WALKS AND DRIVEWAYS.
14. NO TRAILER, BASEMENT, TENT, SHACK OR GARAGE ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
15. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH GARBAGE OR OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN A CLEAN AND SANITARY CONTAINER. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
16. NO FENCE, WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET LINE THAN ONE HALF THE DISTANCE FROM THE REAR HOUSE LINE TO THE SETBACK LINE.
17. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT EXCEPT SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS, OR A PERMANENT ENTRANCE SIGN INSTALLED BY TERRY A. & BRENDA E. LUTZ.
18. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT, ON ANY LOT EXCEPT DOGS, CATS AND OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
19. THE TOTAL FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF THE OPEN PORCHES, GARAGES, OR STEPS SHALL NOT BE LESS THAN ONE THOUSAND THREE HUNDRED (1300) SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES AND ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET IN THE CASE OF TWO STORY STRUCTURES.
20. THE OWNERS OF ALL THE LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER WILL HAVE NO INTERFERENCE. NO FILL WILL BE ALLOWED IN DETENTION AREAS.
21. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORD PLAN ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND SURFACE WATER DRAINAGE. ANY IMPROVEMENTS MADE ON ANY EASEMENT BY THE PROPERTY OWNER ARE MADE AT THE RISK OF THE PROPERTY OWNER.
22. NO TRAILER, BOAT, MOTORHOME, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT.
23. NO LOT SHALL HERE AFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
24. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO CURBS, WATER TAP BOXES, MANHOLES AND CATCH BASINS.
25. ALL LOT OWNERS SHALL RESPONSIBLE FOR AND CLEAN UP AFTER THEIR CONTRACTORS, SUBCONTRACTORS OR PERSONNEL WHO HAVE CAUSED MUD OR OTHER DEBRIS TO BE PLACED IN THE STREETS OF THE DEVELOPMENT OR ADJACENT PUBLIC STREETS, SAID CLEAN-UP SHALL BE ACCOMPLISHED ON THE SAME DAY THAT DEBRIS AND MUD PROBLEM OCCURS.
26. ALL LOT OWNERS SHALL INDEMNIFY AND HOLD HARMLESS TERRY A. & BRENDA E. LUTZ . FROM ANY LIABILITY OR DAMAGE AS A RESULT OF ALTERING THE EXISTING DRAINAGE PATH ON THE LOT.

Signed and acknowledged in the presence of:

Lienholder:
Huntington National Bank

_____ By: _____
Witness as to 1

_____
Witness as to 1

State of Ohio, ss.
Be it remembered that on this day of before me, the undersigned, a notary public in and for said state, personally came
of the Huntington National Bank, to me known and acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed as such officer.

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

_____
Notary Public in and for the State Of Ohio
My Commission expires:

At a meeting of the Planning Commission of the City of Tipp City, Ohio held this 9TH day of APRIL, 1996, this plat was reviewed and approved.

Charles R. Sander — Chairman
Nera Hufford — Secretary

At a meeting of the council of the City of Tipp City, Ohio held this 20TH day of MAY, 1996, this plat was approved by ordinance no. 15-96.

Lucyne A. Zawacki — President of Council
Nera Hufford — Clerk of Council

Approved and transferred this 1 day of AUG 1996.

CHRIS A. PEEPLES — Miami County Auditor
By: Ann Williams — Deputy Auditor

Record Plan

Manchester Chase

Section Two

Part Lot 1774 – City of Tipp City
Section 15, Town 4, Range 6 East
Tipp City, Miami County, Ohio
Contains: 6.120 Acres
4.252 Acres in Lots; 1.868 Acres in R/W

DEDICATION:
WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN SUBDIVIDED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND SO DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, MAINTENANCE, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS:
TERRY A. & BRENDA E. LUTZ

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Nera Hufford — WITNESS
Terry A. Lutz — TERRY A. LUTZ, OWNER

Nera Hufford — WITNESS
Brenda E. Lutz — BRENDA E. LUTZ, OWNER

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 15TH DAY OF JULY, 1996 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME TERRY A. & BRENDA E. LUTZ AS OWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Nera Hufford
NOTARY PUBLIC

DESCRIPTION:
The within plat is a subdivision of 6.120 acres, being ~~all~~ PART of the ~~6.120~~ 26.136 acre tract of land conveyed to TERRY A. & BRENDA E. LUTZ by deed recorded in Deed Book 663, Page 347 of the Deed Records of Miami County, Ohio. 1.868 acres are in streets; 4.252 acres are in lots.
The monuments are certified correct and in conformance with the minimum standards for boundary surveys in the State of Ohio. Monuments will be set as shown. Curved distances are measured on the arc.

Kirk P. Diehl, P.S. #7032

STATE OF OHIO — KIRK PATTON DIEHL 7032 — REGISTERED PROFESSIONAL SURVEYOR

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660

REPLAT OF INLOTS 6883 & 6884

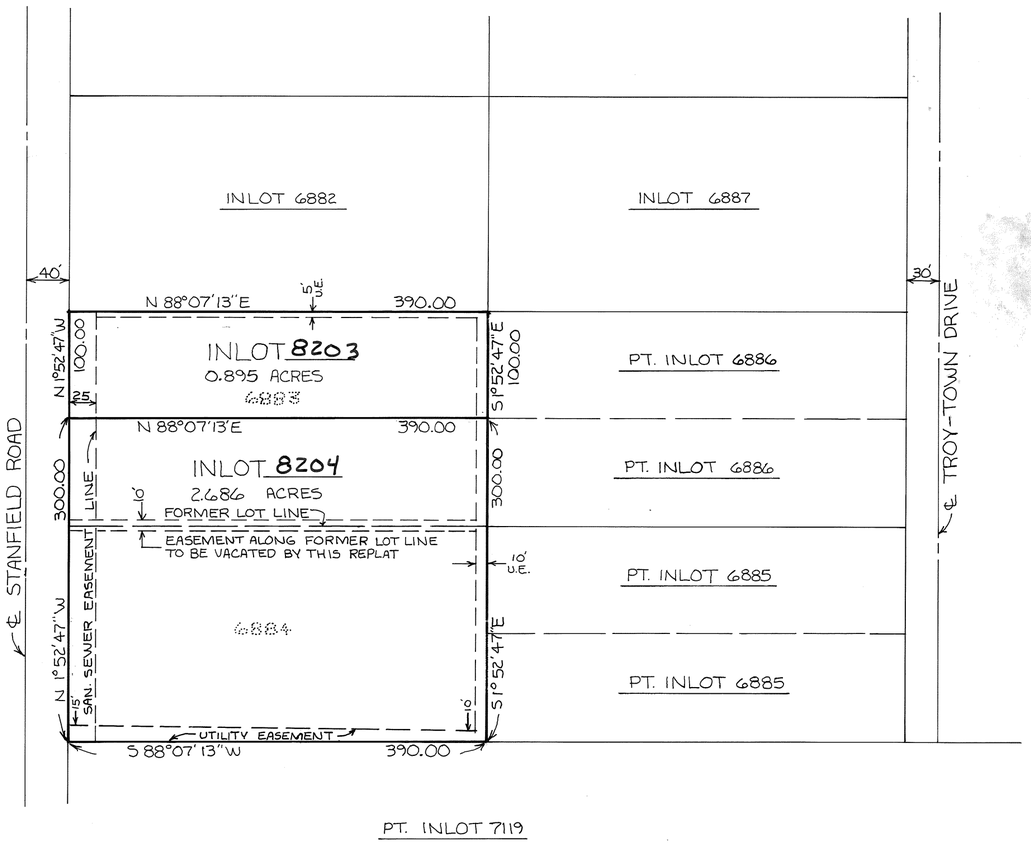
CITY OF TROY, OHIO

PLAT BOOK 17 PAGE 90
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED AUGUST 19, 1996 AT 10:45 A.M.
FILE NO. 203394 FEE $ 21.60

John W. O'Brien BY: Bobbie Mueller
MIAMI CO RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 19 DAY OF AUGUST, 1996.

CHRIS A. PEEPLES BY: JoAnn Williams
MIAMI CO. AUDITOR DEPUTY



N

SCALE: 1"=100'

0 50 100 150 200

DESCRIPTION

BEING A REPLAT OF INLOTS 6883 AND 6884 IN THE CITY OF TROY, OHIO. SAID LOTS BEING PART OF TROY-TOWN SECTION 3 AS RECORDED IN PLAT BOOK 12, PAGE 132 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND ACQUIRED BY GRAHAM L. ROGERS AND LAWRENCE N. SCOTT BY DEED BOOK 614, PG. 510 AND LAWRENCE N. SCOTT, et. al. BY DEED BOOK 588, PAGE 508 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING 3.581 ACRES.

DEDICATION

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

WITNESS TO ① David Havener
DAVID HAVENER

WITNESS TO ① Shirley J. Powers
SHIRLEY J. POWERS

WITNESS TO ② Rashida Christian
RASHIDA CHRISTIAN

WITNESS TO ③ Manuel S. Soto
MANUEL S. SOTO

① Graham L. Rogers
GRAHAM L. ROGERS

② L. N. Scott
LAWRENCE N. SCOTT

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED GRAHAM L. ROGERS, WHO ACKNOWLEDGED THAT HE DID SIGN THIS INSTRUMENT AND THAT IT IS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 19 DAY OF July, 1996.

William A. Schultz
NOTARY PUBLIC

11/20/96
MY COMMISSION EXPIRES

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED LAWRENCE N. SCOTT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS INSTRUMENT AND THAT IT IS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 17th DAY OF July, 1996.

Parimal J. Christian
NOTARY PUBLIC-PARIMAL J. CHRISTIAN

JANUARY 2, 1998
MY COMMISSION EXPIRES

PARIMAL J. CHRISTIAN
COMM # 1012700
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires Jan 2, 1998

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN. 5/8"ϕ I. PINS SET ALL LOT CORNERS.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 6/20/96
MICHAEL W. COZATT, P.S. #6001

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO THIS 10th DAY OF July, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Chuck N. Dale
CHAIRMAN

Gary D. Knight
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15th DAY OF July, 1996, THIS REPLAT WAS APPROVED BY ORDINANCE NUMBER O-36-96.

Peter E. Jenkins
MAYOR

Carol L. Hastings
PRESIDENT OF COUNCIL

Gary D. Knight
CLERK OF COUNCIL

NOTE:
EASEMENTS SHOWN ON THIS REPLAT ARE THE SAME AS DEDICATED IN PLAT BOOK 12, PG. 132 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 17296

PLAT BOOK 17 PAGE 91
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20th DAY OF
August, 1996, AT 12:08 P.M.
FILE NO: 203482 FEE: $ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY

REPLAT OF INLOTS 3234 AND 3235 – TIPP CITY, OHIO

BEING A REPLAT OF INLOTS 3234 AND 3235, TIPP CITY, OHIO, ACQUIRED BY SCHROEDER TENNIS CENTER, LTD., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 671, PAGE 661; AND BY PHYLLIS A. POWLESS BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 670, PAGE 118.

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.

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 PREVILEGE 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: SCHROEDER TENNIS CENTER LTD.

HORST SCHROEDER, JR., MANAGER — 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 SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Vandalia, Ohio, THIS 6th DAY OF August, 1996.

NOTARY PUBLIC — MY COMMISSION EXPIRES

OWNER: PHYLLIS A. POWLESS

PHYLLIS A. POWLESS — WITNESS — WITNESS

STATE OF OHIO, COUNTY OF MONTGOMERY S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 7th DAY OF AUGUST, 1996.

DAVID R. HARRIS, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 28, 1998

NOTARY PUBLIC — MY COMMISSION EXPIRES

EASEMENT AGREEMENT: ROBERT A. HARRIS AND D. SCOT SMITH

ROBERT A. HARRIS — WITNESS

D. SCOT SMITH — WITNESS

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON OHIO, THIS 7th DAY OF AUGUST, 1996.

LIENHOLDERS: HUNTINGTON BANKS

GARY WILHELM, SR. VICE PRESIDENT — WITNESS

AVERY ALLEN, CITY EXECUTIVE — WITNESS

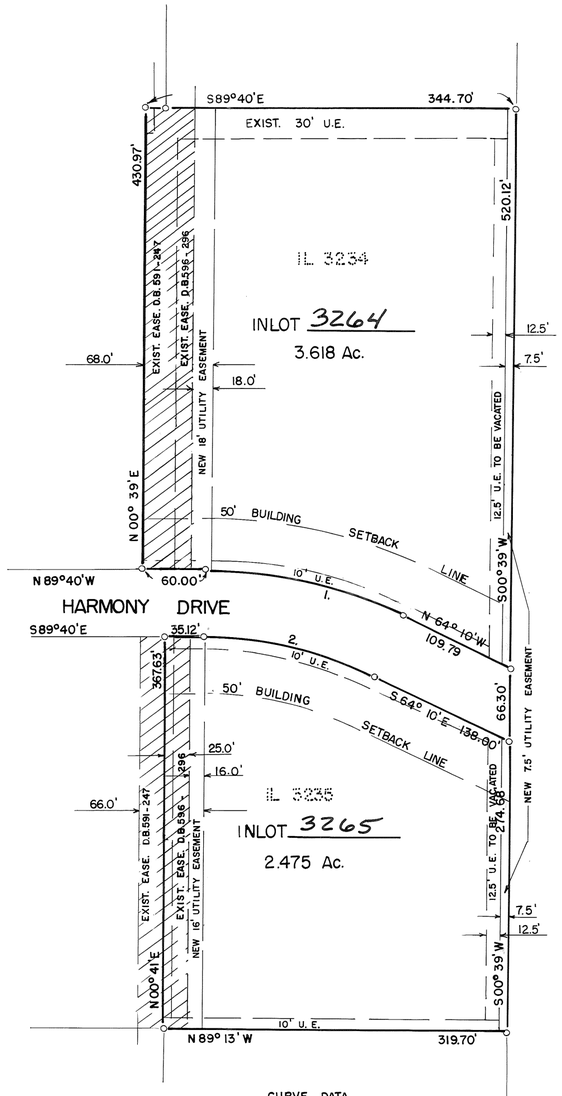
STATE OF OHIO, COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Ohio, PERSONALLY APPEARED THE ABOVE SIGNED SR. VICE PRESIDENT AND CITY EXECUTIVE OF HUNTINGTON NATIONAL BANK, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SR. VICE PRESIDENT AND CITY EXECUTIVE 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 SR. VICE PRESIDENT AND CITY EXECUTIVE AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____ Montgomery, OHIO, THIS 5th, DAY OF August, 1996.

NOTARY PUBLIC — MY COMMISSION EXPIRES

TERRI L. ANDERS, Notary Public
In and for the State of Ohio
My Commission Expires August 28, 2000



CURVE DATA

NO.	RADIUS	DELTA	LENGTH	LONG CHORD
1.	430.00'	25° 30'	191.38'	N76°55'W 189.80'
2.	370.00'	25°30'	164.67'	S76°55'E 163.32'

LEGEND
○ IRON PIN FOUND

REFERENCE
RECORDERS PLAT 17-52

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 11th DAY OF June, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Poucher
PRESIDENT

Nora Hufford
SECRETARY

APPROVED AND TRANSFERRED THIS 26 DAY OF August, 1996.

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

BY: Joy Ann Williams
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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF INLOTS 3234 AND 3235 TIPP CITY, OHIO		
TIPP COMMERCE PARK TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 2 AUG 1996	DRAWN BY: DV TRACED BY: CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 1 OF 1

ANNEXATION TO THE CITY OF TROY, OHIO

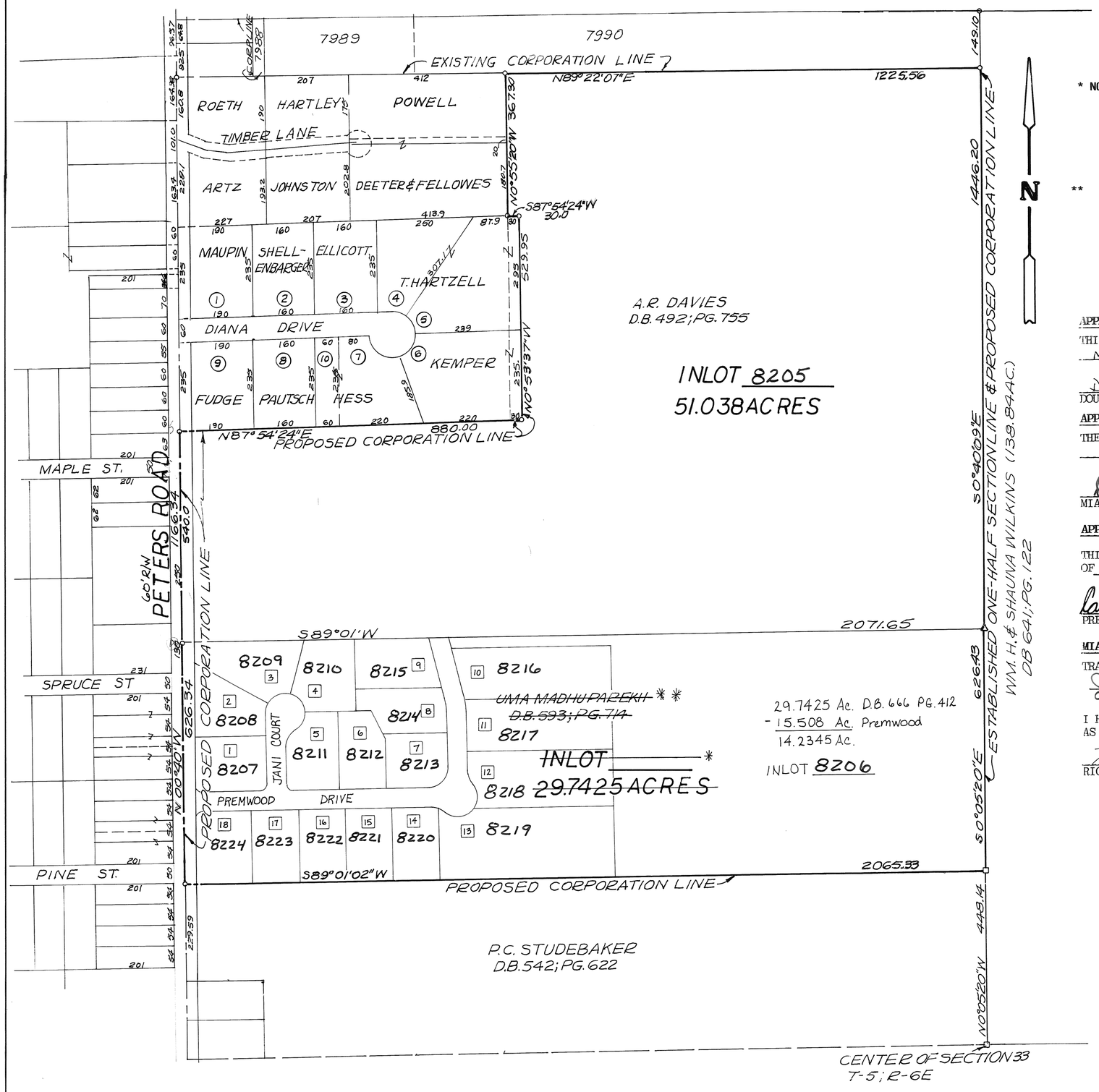
80.7805 ACRES IN NORTHWEST QUARTER OF SECTION 33; TOWN-5; RANGE-6 EAST

IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 92
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23RD DAY OF
AUGUST, 1996, AT 9:50 AM.
FILE NO. 203681 FEE: $ 21.00

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mullen
BY DEPUTY



* **NOTE** Lots with numbers shown like this [1] are lots from Premwood Subdivision. They have been added to this plat by the Miami County Engineer's Map Department. To enable the Miami County Auditor to assign City of Troy inlot numbers to them. For detail information about these lots such as dimensions, area, easements covenants, etc. See the plat of PRemwood Subdivision recorded in Miami County Recorder's Plat Book 17, pages 77 & 77A. These lots were added to this plat on August 23, 1996.

** Correct owner is Sums, Inc., by Deed recorded in Recorder's Deed book 666, page 412. As of 8/23/96 Sums, Inc., is also the owner of Lots 1 thru 18 in Premwood Subdivision.

APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 26TH DAY OF MARCH, 1996.

Douglas 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 21ST DAY OF MARCH, 1996.

D. Ann Baird — MIAMI COUNTY COMMISSIONER
Richard W. Adams — MIAMI COUNTY COMMISSIONER
Lester A. Hardesty — MIAMI COUNTY COMMISSIONER

APPROVAL BY THE CITY OF TROY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 17th DAY OF June, 1996.

Carol L. Hastings — PRESIDENT OF COUNCIL
Peter E. Jenkins — MAYOR
Guy D. Knight — CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 23RD DAY OF AUGUST, 1996.

CHRIS A. PEEPLES
CHRIS A PEEPLES BY DEPUTY Ann Williams

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

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

STATE OF OHIO — RICHARD WILMER KLOCKNER 4370 — REGISTERED SURVEYOR

ANNEXATION OF 80.7805 ACRES IN SECTION 33, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
TO THE CITY OF TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
21DEC. 1995	SCALE: 1" = 200'	1 OF 1

FAIRFIELD SUBDIVISION – CITY OF TROY, OHIO

A REPLAT OF PART OF INLOT 7505

PLAT BOOK 17 PAGE 93
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29th DAY OF
AUGUST, 1996, AT 9:05 A.M.
FILE NO.: 203947 FEE: 43.20

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

BY Bobbie Mueller DEPUTY

N

100 50 0 100
GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

DESCRIPTION

BEING A SUBDIVISION OF PART OF INLOT 7505 IN TROY, OHIO CONTAINING A TOTAL OF 17.7080 ACRES AND BEING A PART OF 18.9038 ACRES ACQUIRED BY FAIRFIELD PARTNERS OF TROY, LTD. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 666 PAGE 439. 3.1922 ACRES IS IN DEDICATED STREETS AND THE REMAINING 14.5158 ACRES IS PLATTED INTO LOTS.

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	25.00'	90°00'00"	39.27'	35.36'	S 76°55'36" W
2	340.00'	22°35'47"	134.09'	133.22'	S 43°13'29" W
3	20.00'	88°16'17"	30.81'	27.85'	S 10°23'14" W
4	230.00'	28°27'18"	114.23'	113.05'	S 19°31'16" E
5	200.00'	35°21'54"	123.45'	121.50'	S 16°03'57" E
6	170.00'	35°27'13"	105.19'	103.52'	N 16°06'37" W
7	230.00'	06°54'37"	27.74'	27.72'	S 01°50'18" E
8	20.00'	90°00'00"	31.42'	28.28'	S 43°23'00" E
9	20.00'	90°00'00"	31.42'	28.28	S 46°37'00" W
10	50.00'	41°24'35"	36.14'	35.36'	N 70°54'43" E
11	50.00'	06°51'45"	5.99'	5.99'	N 53°38'18" E
12	50.00'	22°55'06"	20.00'	19.87'	N 68°31'43" E
13	50.00'	68°22'32"	59.67'	56.19'	S 65°49'28" E
14	50.00'	74°39'47"	65.16'	60.64'	S 05°41'41" W
15	50.00'	22°34'22"	19.70'	19.57'	S 31°44'24" W
16	50.00'	18°50'13"	16.44'	16.36'	S 11°02'07" W
17	50.00'	90°00'00"	78.54'	70.71'	N 43°23'00" W
18	50.00'	30°46'26"	26.86'	26.53'	S 17°00'13" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	50.00'	59°13'34"	51.68'	49.41'	S 62°00'13" W
20	50.00'	53°31'16"	46.71'	45.03'	N 61°37'22" W
21	50.00'	96°28'44"	84.19'	74.59'	N 13°22'38" E
22	50.00'	12°56'29"	11.29'	11.27'	N 55°08'46" E
23	50.00'	47°03'31"	41.07'	39.92'	N 25°08'46" E
24	50.00'	17°27'27"	15.23'	15.18'	S 07°06'44" E
25	50.00'	19°24'44"	16.94'	16.86'	S 25°32'50" E
26	50.00'	80°27'47"	70.22'	64.59'	S 04°58'42" W
27	50.00'	72°30'34"	63.28'	59.14'	S 81°27'52" W
28	50.00'	55°34'23"	48.50'	46.62'	N 10°42'00" E
29	50.00'	36°52'12"	32.18'	31.62'	N 20°03'06" E
30	270.00'	49°57'28"	235.42'	228.03'	S 26°35'44" W
31	20.00'	94°35'19"	33.02'	29.39'	N 81°07'53" W
32	170.00'	00°05'19"	0.26'	0.26'	N 33°47'34" W
33	170.00'	35°21'54"	104.93'	103.27'	S 16°03'57" E
34	340.00'	05°29'30"	32.59'	32.58'	S 51°46'37" W
35	50.00'	45°11'39"	39.44'	38.42'	N 39°41'01" W
36	340.00'	17°06'17"	101.50'	101.12'	S 40°28'44" W

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

FAIRFIELD SUBDIVISION
CITY OF TROY, MIAMI COUNTY, OHIO

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

DATE	DRAWN BY: D.H.	SHEET NO.
MAY 15, 1996	CHECKED BY: R.W.K.	1 OF 2
	SCALE: 1" = 100'	

FAIRFIELD SUBDIVISION - CITY OF TROY, OHIO

PLAT BOOK 17 PAGE 93 · A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
~~RECEIVED FOR RECORD THIS _____ DAY OF~~
~~_____, 1996, AT _____.M.~~
~~FILE NO. _____ FEE: $ _____~~
~~JOHN W. O'BRIEN, MIAMI COUNTY RECORDER~~
~~BY: DEPUTY RECORDER~~

DEDICATION

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

Richard L. Dungan — RICHARD L. DUNGAN, MANAGING PARTNER

Ruby E. Klockner — WITNESS

Kristina K. Giles — 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, MANAGING PARTNER OF FAIRFIELD PARTNERS OF TROY, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING PARTNER IN BEHALF OF SAID PARTNERSHIP AND BY AUTHORITY OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 8TH DAY OF AUGUST, 1996.

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

NOTARIAL SEAL ★ STATE OF OHIO

RESTRICTIVE COVENANTS:

1. ALL BUILDINGS SHALL BE LIMITED TO ONE (1) STORY.
2. BUILDING EXTERIORS SHALL BE MASONRY, TO 8' HEIGHT.
3. MINIMUM ROOF PITCH SHALL BE 5/12.
4. NO ACCESS SHALL BE ALLOWED TO WEST MAIN STREET FROM ANY LOT IN THIS SUBDIVISION EXCEPT THE 0.441 ACRE LOT. (IN LOT 8250)

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT

Jill A. Barhorst — WITNESS Jill A. Barhorst

C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT

Jill E. Shaneyfelt — WITNESS Jill E. Shaneyfelt

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 8th DAY OF August, 1996.

Jill E. Shaneyfelt — NOTARY PUBLIC — MY COMMISSION EXPIRES: March 17, 2001
Jill E. Shaneyfelt

NOTARIAL SEAL ★ STATE OF OHIO

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF May, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Chris A. Pyle — PRESIDENT — Sue D. Knapp — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF June, 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-26-96.

Peter E. Jenkins — MAYOR — Paul T. Hastings — PRESIDENT OF COUNCIL — Sue D. Knapp — CLERK OF COUNCIL

THIS PLAT REVIEWED AND APPROVED THIS 29TH DAY OF AUGUST, 1996.

CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR — BY Jo Ann Williams DEPUTY

FAIRFIELD SUBDIVISION
CITY OF TROY, MIAMI COUNTY, OHIO

FAIRFIELD PARTNERS OF TROY, LTD.
DAYTON, OHIO

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

DATE	DRAWN BY: KRIS CHECKED BY: RUBY	SHEET NO.
15 MAY 1996	SCALE: 1" = 100'	2 OF 2

PLAT BOOK 17 PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5TH DAY OF SEPT. ,1996 AT 10:20 A.M.
FILE# 204322 FEE $21.60
John W. O'Brien
JOHN O'BRIEN, MIAMI COUNTY RECORDER
Bobbie Mueller
BOBBIE MUELLER, DEPUTY

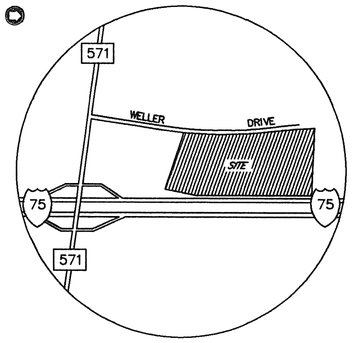
TIPP CITY INTERSTATE PARK

REPLAT OF INLOT #3085

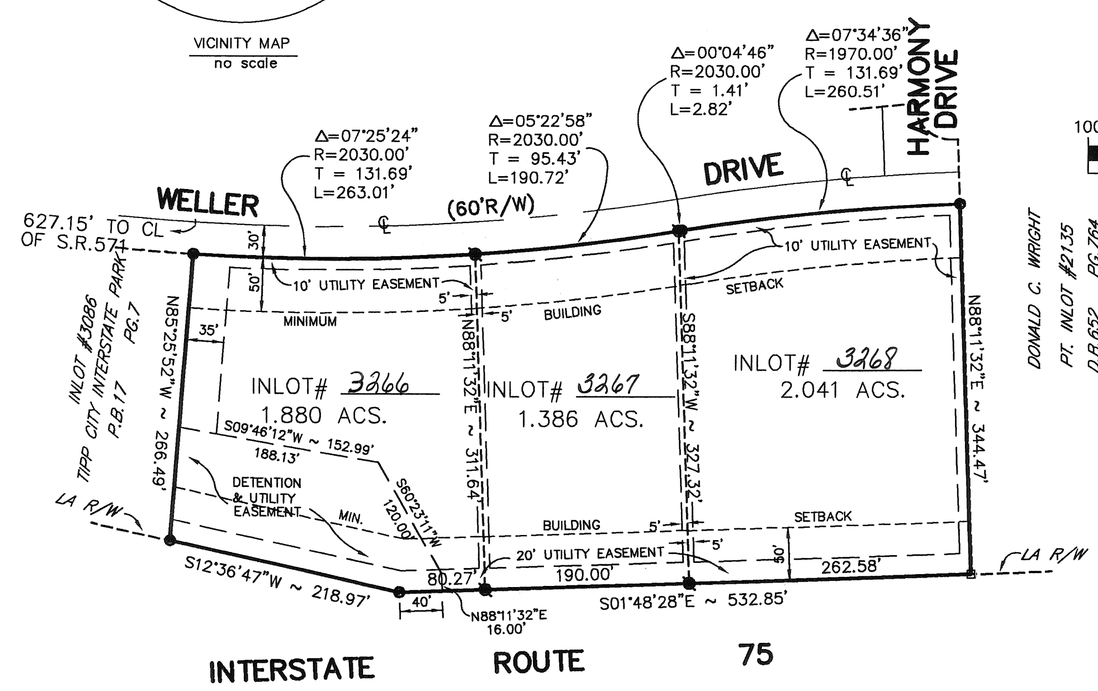
SECTION 22, TOWN 4, RANGE 6E

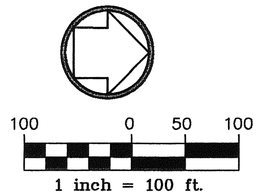
CITY OF TIPP CITY — MIAMI COUNTY, OHIO

BEING A REPLAT OF 5.307 ACRES OF LAND, KNOWN AS INLOT 3085, ACQUIRED BY DONALD C. WRIGHT BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS BOOK 652, PAGE 764 .



VICINITY MAP
no scale





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.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILTY 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:

Scott D. Wright — WITNESS
John T. Burkhardt — WITNESS
Donald C. Wright — OWNER: DONALD C.WRIGHT

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD C. WRIGHT, AS OWNER, 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 Montgomery ,OHIO,THIS 29th DAY OF August ,1996.

Deborah A Yosick
NOTARY PUBLIC — DEBORAH A. YOSICK, Notary Public In and for the State of Ohio
MY COMMISSION EXPIRES — My Commission Expires Oct. 26, 1996

PROTECTIVE COVENANTS AND RESTRICTIONS

1. THE USE OF ANY PORTION OF ANY LOT IN TIPP CITY INTERSTATE PARK SHALL AT ALL TIMES CONFORM WITH THE APPLICABLE ZONING ORDINANCES OF THE CITY OF TIPP CITY.

2. ALL OF THE LOTS IN TIPP CITY INTERSTATE PARK AND THE IMPROVEMENTS THEREON OR ADJACENT THERETO SHALL BE SUBJECT TO AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TIPP CITY.

3. NO PORTION OF ANY LOT SHALL BE USED FOR THE SALE, SERVICE, REFUELING, REPAIRING, MAINTAINING OR WASHING OF TRUCKS LONGER THAN TWENTY EIGHT FEET OR ANY ARTICULATING TRUCK. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THIS PROVISION SHALL NOT IN ANY WAY HAMPER THE SALE OR SERVICE OF TRUCKS OF LESS THAN TWENTY EIGHT FEET IN LENGTH.

4. LANDSCAPING ON ALL LOTS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO AN INDIVIDUAL PLAN FOR EACH LOT THAT SHALL BE APPROVED BY THE PLANNING BOARD OF THE CITY OF TIPP CITY.

5. INVENTORIES OF MERCHANDISE OR SUPPLIES MAY NOT BE MAINTAINED OUT OF DOORS, EXCEPT IN DESIGNATED AREAS APPROVED BY THE PLANNING COMMISSION OF TIPP CITY, EXCEPT FOR VEHICLES.

6. THESE PROVISIONS MAY NOT BE ALTERED WITHOUT THE APPROVAL OF THE PLANNING BOARD OF THE CITY OF TIPP CITY.

7. ALL SITE PLANS FOR DEVELOPMENT ON INDIVIDUAL LOTS MUST BE SUBMITTED TO TIPP CITY PLAN BOARD FOR REVIEW.

8. STORMWATER DETENTION BASIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHOSE LOT THE DETENTION BASIN IS LOCATED.

9. DRAINAGEWAYS AND DETENTION BASINS SHALL BE KEPT FREE OF DEBRIS, FILL MATERIAL, STRUCTURES OR ANY OTHER PHYSICAL OBJECTS WHICH MAY OBSTRUCT THE NATURAL FLOW OR STORAGE OF STORMWATER.

10. FUTURE DRAINAGE CALCULATIONS BY INDIVIDUAL LOT OWNERS MUST USE AN EXISTING CURVE NUMBER OF 79 WHICH CORRESPONDS TO LAWNS IN AVERAGE CONDITION.(USE SCS TR-55 METHOD FOR CALCULATION)

APPROVALS:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13TH DAY OF AUGUST ,1996 THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Powder — CHAIRMAN
Nora Hufford — SECRETARY

APPROVED AND TRANSFERRED THIS 5th DAY OF Sept ,1996.

Chris A. Peeples — MIAMI COUNTY AUDITOR
Linda Pearson — DEPUTY AUDITOR

CERTIFICATION:

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

BY: John T. Burkhardt
JOHN T. BURKHARDT,Registered Surveyor #6487

LEGEND

INDICATES IRON PIN SET
INDICATES IRON PIN FOUND
INDICATES CONC. MONUMENT FOUND

Sheet 1 of 1	SCALE Horz. 1"=100'
Date AUGUST 12,1996	Design / Drawn JAW / Checked JTB

JUDGE ENGINEERING CO.
CIVIL ENGINEERING & SURVEYING
1201 E. DAVID RD. KETTERING, OHIO 45429
PHONE (513) 294-1441

Project 1839-1 Drawing 1839-1R2

PLAT BOOK 17 PAGE 95A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 204438
RECEIVED 9-6, 1996
AT 11:52 AM FEE $64.80
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Carol Pleiman
DEPUTY

RECORD PLAN
LAUREL CREEK
SECTION ONE

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
BEING A PART OF INLOT 7146
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 4.641 ACRES
REVISED FEBRUARY, 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

DEDICATION

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

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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

OWNER:
TARGET INVESTMENTS

WITNESS — WITNESS — RICHARD S. MESSLER, OHIO GENERAL PARTNERSHIP
REBECCA L. EVERSOLE — JULIE M. BLOCKBERGER

WITNESS — WITNESS — DOROTHY M. MESSLER, OHIO GENERAL PARTNERSHIP

WITNESS — WITNESS — RAPHAEL A. ECHEMANN, OHIO GENERAL PARTNERSHIP
FRED J. STEINKE — NORBERT J. POINTER

WITNESS — WITNESS — BARBARA B. ECHEMANN, OHIO GENERAL PARTNERSHIP

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 23rd DAY OF July, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TARGET INVESTMENTS BY RICHARD S. MESSLER 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.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Jan. 7, 2001

KATHLEEN A. HEITKAMP, Notary Public
In and For the State of Ohio
My Commission Expires, Jan. 7, 2001

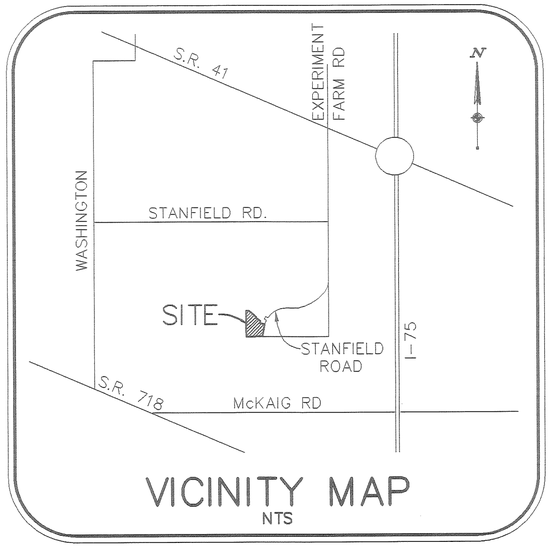
DATE: July 23, 1996.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
RICHARD S. MESSLER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

TARGET INVESTMENTS, BY
OWNER

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Jan. 7, 2001

KATHLEEN A. HEITKAMP, Notary Public
In and For the State of Ohio
My Commission Expires, Jan. 7, 2001



VICINITY MAP
NTS

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 4.641 ACRES, BEING PART OF CITY OF TROY INLOT 7146 AS CONVEYED TO TARGET INVESTMENTS BY DEED RECORDED IN DEED BOOK 608, PAGE 555 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

CERTIFICATION

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

WOOLPERT CONSULTANTS

2/26/1996
WILLIAM P. FINKE
OHIO REGISTERED SURVEYOR #7144

STATE OF OHIO
WILLIAM P. FINKE 7144
REGISTERED PROFESSIONAL SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF Sept, 1996, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-41-95.

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 16th DAY OF Aug, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Sue D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 6th DAY OF Sept, 1996.

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

Linda Pearson
BY DEPUTY

C:\SETSER\LAUREL\19975RP1.dwg - FEB 26, 1996 - 08:17:43

RECORD PLAN
LAUREL CREEK
SECTION ONE

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
BEING A PART OF INLOT 7146
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 4.641 ACRES
REVISED FEBRUARY, 1996
REVISED MARCH, 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

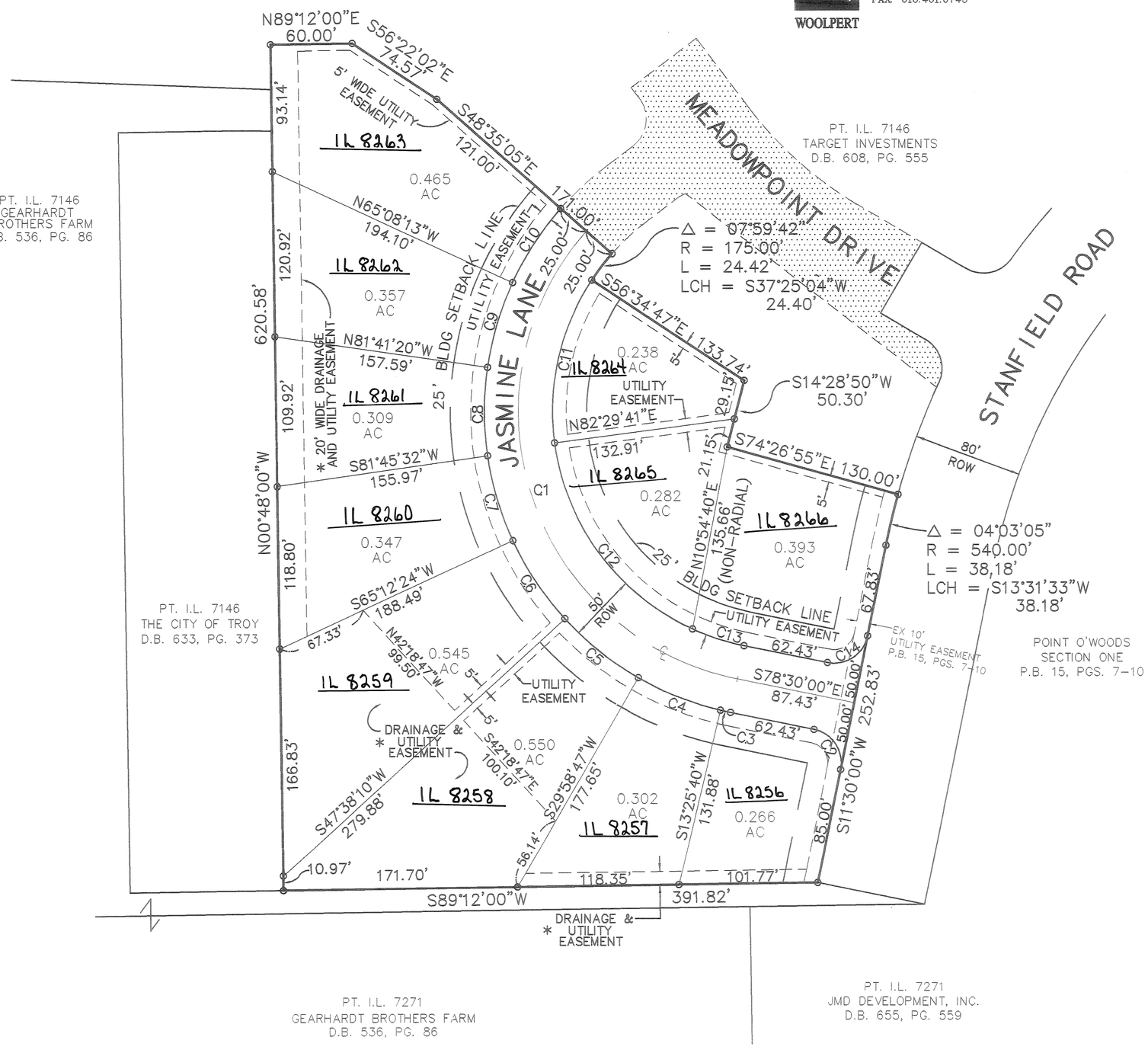
PLAT BOOK 17 PAGE 95B
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. _____
RECEIVED _____, 1996
AT _____ FEE _____

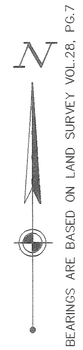
MIAMI COUNTY RECORDER

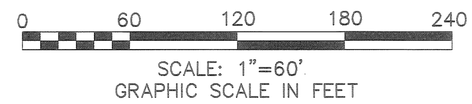
BY: _____
DEPUTY

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	418.58'	346.26'	N18°32'33"W	119°54'55"
C2	25.00'	39.27'	35.36'	S33°30'00"E	90°00'00"
C3	225.00'	7.57'	7.57'	S77°32'10"E	01°55'40"
C4	225.00'	65.00'	64.77'	S68°17'47"E	16°33'08"
C5	225.00'	69.34'	69.06'	S51°11'31"E	17°39'23"
C6	225.00'	69.00'	68.73'	S33°34'43"E	17°34'14"
C7	225.00'	65.00'	64.77'	S16°31'02"E	16°33'08"
C8	225.00'	65.00'	64.77'	S00°02'06"W	16°33'08"
C9	225.00'	65.00'	64.77'	S16°35'13"W	16°33'08"
C10	225.00'	65.00'	64.77'	S33°08'21"W	16°33'08"
C11	175.00'	125.00'	122.36'	N12°57'27"E	40°55'32"
C12	175.00'	177.00'	169.55'	N36°28'50"W	57°57'02"
C13	175.00'	39.84'	39.76'	N71°58'40"W	13°02'39"
C14	25.00'	39.27'	35.36'	S56°30'00"W	90°00'00"



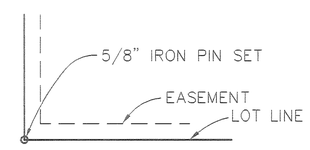




AREA SUMMARY

LOTS	4.054 ACRES
STREET R/W	0.587 ACRES
TOTAL	4.641 ACRES

LEGEND



NOTE: ALL EASEMENTS ARE 10' UNLESS OTHERWISE NOTED.

TEMPORARY EASEMENT BY SEPARATE DOCUMENT

DRAINAGE EASEMENT NOTE

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

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PLAT BOOK 17 PAGE 95c
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. _____
RECEIVED _____, 1996
AT _____ FEE _____

_____
MIAMI COUNTY RECORDER

BY: _____
DEPUTY

RECORD PLAN
LAUREL CREEK
SECTION ONE

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
BEING A PART OF INLOT 7146
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 4.641 ACRES
REVISED FEBRUARY, 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

COVENANTS, CONDITIONS, AND RESTRICTIONS

1. These covenants and restrictions are for the benefit of all of the lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2021, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a three-fourth majority vote of then owners of the lots, it is agreed to change said covenants in whole or in part.

2. These protective covenants and restrictions shall apply to Section One and Two of Laurel Creek Subdivision only.

3. No lot shall be used except for residential purposes.

4. It shall be lawful for Target Investments or any other person or persons, owning any real property in Laurel Creek to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant or restriction herein contained and either to prevent him or them from so doing or to recover damages or other dues from such violations.

5. No inoperable motor vehicle; no trailer, motor home, camper, recreational vehicle, boat or boat trailer, snowmobiles or snowmobile trailer, air-craft or motorcycle, nor any truck larger than 3/4 tons shall be parked on any lot for more than 72 hours during any 30 days period, unless stored wholly within a private garage.

6. No lot shall hereafter be subdivided into smaller lots or parcels for the purpose of providing additional building sites except R-3 zoned lots. However, nothing in these restrictions shall be construed so as to prevent a residential building from being erected on a parcel or parcels of land with an area greater than a single lot in this subdivision.

7. No building shall be located nearer to the front lot line than the minimum building setback line as shown on the recorded plat.

8. No trash, litter, or debris of any kind shall be placed or permitted to accumulate upon any lot other than in closed sanitary receptacles. No noxious odor shall be permitted to emanate from any lot, nor shall any portion of any lot be maintained in such condition as to be unsafe, unsanitary, unsightly, detrimental or otherwise unhealthful to residents of subdivision.

9. Outside storage buildings shall not be allowed on any lot unless written permission has been given from the developer or his assigns. Purpose is to allow only a high quality well kept building which will not distract from appearance of subdivision.

10. No trailer, tent, shack, garage, barn or other out-buildings erected in this subdivision 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.

11. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except for dogs, cats, or other household pets providing that they are not kept, bred or maintained for commercial purposes. Exterior compounds, cages, or kennels for the keeping of house pets or hunting dogs are prohibited.

12. Gravel and dirt driveways are prohibited.

13. No satellite dish or antennas for the transmission or reception of radio or television signals shall be erected in front or side yards. Any installation shall be screened from view. No satellite dish antennas shall be permitted on the roof of any building in this subdivision unless approved by developer or his assigns. Above ground swimming pools are prohibited.

14. No signs of any kind shall be displayed to the public view on any lot except: a) one sign of not more than five square feet advertising the property for sale or rent; b) or signs used by the developer or builder to advertise the property during the sales and construction periods; c) or permanent entrance signs installed by Target Investments.

15. No fence, wall, or hedge shall be permitted to extend closer to the street than the front wall of the house. Prior to the installation of a fence within the subdivision, the lot owner must submit a fence plan showing the location, height, and type of material to the developer for approval. Chain link fences are prohibited.

16. All electrical and telephone lines shall be underground.

17. In addition to the easements shown on this plat, there is hereby reserved on each lot in this subdivision, off of and along side lot lines, an easement five (5) feet in width, taken by parallel lines, for utility purposes particularly including , but not limited to, construction, maintenance, repair, replacement, or removal of poles or lines used for street lighting purposes and all provisions contained herein relating to the easements hereby reserved.

18. The owners of all the lots in the within subdivision shall be required to maintain storm water drainage ways in such a manner that the normal flow of water will have no interference.

19. No fence or structure shall be built or drainage plan altered to the detriment of the other owners within the subdivision. Any fence, hedge, planting or structure placed within a utility easement is subject to the use of said easement and is the sole responsibility of the owner of the land. The finish grade of any lot or lots or parts thereof shall comply with the finish grade and drainage plan set forth in the master plan of said subdivision.

20. Each and every house thereon shall be maintained by the owner in accordance with the general standards of maintenance prevailing throughout the subdivision. All lots shall be kept free of debris and clutter, lawns shall be kept mowed.

21. All homes must be landscaped to a reasonable extent. Plans for landscaping must be approved by the developer or his assigns.

22. No building with a concrete block, concrete brick, log or simulated log exterior shall be constructed or built on any lot. Modular homes will not be permitted without the approval of the developer or his assigns.

23. 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.

24. The owners of lots shall be responsible for maintaining grass and erosion control along the banks of the stream contiguous to their lot. The owners of said lots shall be responsible for keeping the stream obstruction free to the centerline of the stream flowing within the boundaries of their lot.

25. The owners of lots shall be responsible for maintaining the grass and keeping obstruction free, the storm water detention basin constructed on said lots.

26. The exterior walls of any building shall be covered with brick or stone unless another material is approved by the developer or his assigns. Stained rough sawn wood, vinyl or aluminum siding shall be permitted to be used on the second story of two story homes. Gable ends and soffits shall be covered with stained rough sawn wood, vinyl or aluminum siding approved by the developer, or his assigns. Windows shall not require frequently repeated painting. Garage doors shall be flush wood or any style of metal or fiberglass garage door.

27. The front exterior wall of every dwelling unit shall contain an engraved limestone numeric insert within the face of the brick or stone veneer identifying the common address of the dwelling unit. All such inserts shall uniformly be 5 inches in height by 16 inches in length.

28. The floor area of each dwelling unit in two family houses shall be at least 900 square feet for one floor plan or not less than 600 square feet on the main floor of any two story, bi-level or tri-level. Living area for a one- and one-half story, two story, bi-level or tri-level two-family house shall be a minimum of 950 square feet per dwelling unit, and must have a minimum ceiling height of 5 feet to be counted as living area. Each dwelling unit in two family houses shall have at least a one car garage, but not more than a two car garage.

29. The floor area in each dwelling unit in three or four family houses shall be at least 900 square feet for one floor plan or not less than 600 square feet on the main floor of any two story, bi-level or tri-level. Living area for a one-and-a-half story, two story, bi-level or tri-level three or four family houses shall be a minimum of 950 square feet per dwelling unit, and must have a minimum ceiling height of 5 feet to be counted as living area. Each dwelling unit in three or four family houses shall have at least a one car garage, but not more than a two car garage, either attached or detached.

30. These conditions, limitations, and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in Laurel Creek Section One and Two, 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 Laurel Creek Section One and Two.

31. The foregoing reservations, restrictions, conditions, covenants, obligations, and charges may be changed, modified, altered, amended, or annulled at anytime upon the action, in writing, of the owners of a three-fourths majority of the lots.

32. Final interpretation of any convenant, condition, or restriction shall be determined by the developer or his assigns. All costs, expenses, and attorney fees incurred by developer in connection with its efforts to compel compliance with the terms and conditions of the covenants and restrictions shall be paid by the owner or owners against whom such compliance is sought; and all such costs, expenses, and attorney fees shall constitute a lien upon the owner's lot, which lien shall be enforceable by appropriate proceedings at law or in equity.

33. Should any one or more of the foregoing restrictions, covenants or conditions at anytime in the future be held to be illegal, void or unenforceable, such fact shall not in anyway impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.

34. A lot owner wanting to do something which would differ from any covenant, condition or restriction contained herein must obtain written permission from the developer or his assigns before proceeding.

35. No building shall be erected, placed or altered on any lot or lots in this subdivision until the plans, specifications, locations and grading plans have been approved in writing by the developer or his assigns.

36. No tree cutting or grading of site may be started until the building plans, specifications, location and grading plans have been approved by the developer or his assigns.

37. All building construction shall be subject to inspection and approval by the City of Troy in accordance with established building regulations.

38. Gas meters shall not be located closer to the street than the front building setback line.

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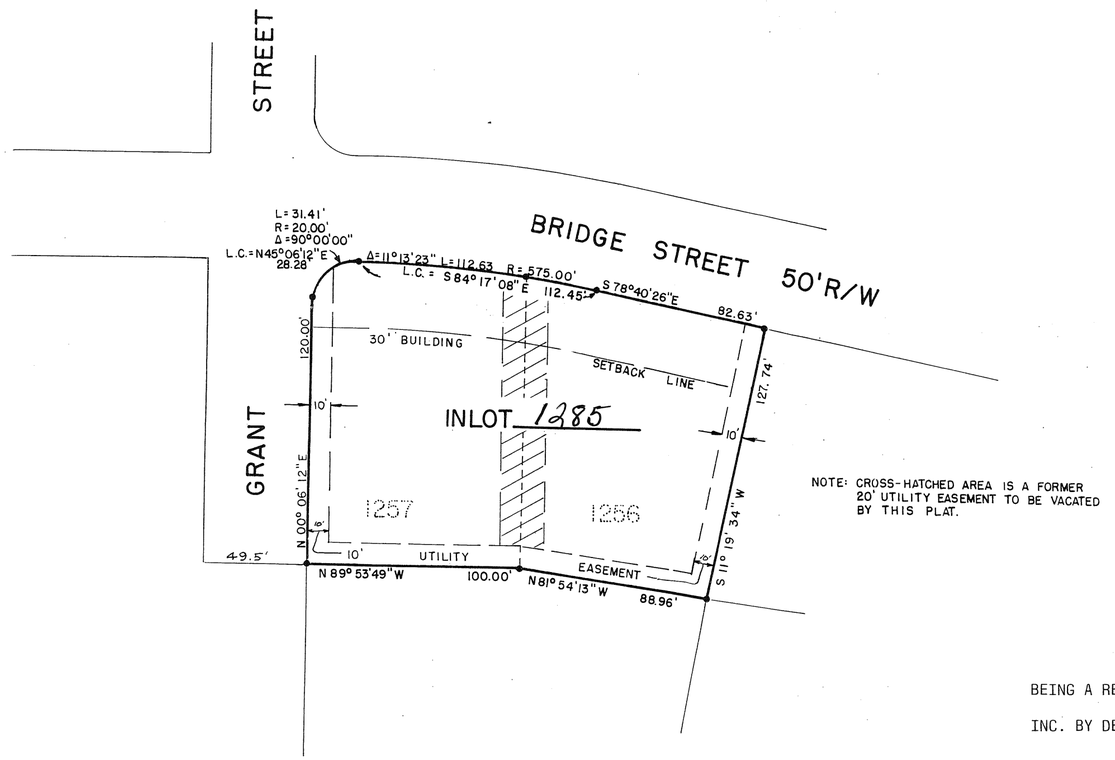
REPLAT OF INLOTS 1256 & 1257, COVINGTON, OHIO

VOLUME 17 PAGE 96
MIAMI COUNTY RECORDERS RECORD OF PLATS
RECEIVED FOR RECORD THIS 6th DAY OF
SEPTEMBER, 1996 AT 12:02 P.M.
FILE NO. 204439 FEE 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
BY DEPUTY

DATE: MARCH 22, 1996
SCALE: 1" = 50'



NOTE: CROSS-HATCHED AREA IS A FORMER 20' UTILITY EASEMENT TO BE VACATED BY THIS PLAT.

REFERENCE
RECORDERS PLAT 16 PG. 17

N

LEGEND
- ○ IRON PIN SET
- • IRON PIN FOUND
- P.K. NAIL SET
- P.K. NAIL FOUND
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- △ STONE FOUND
- □ WOOD CORNER POST

DESCRIPTION

BEING A REPLAT OF INLOTS 1256 AND 1257, COVINGTON, OHIO AS ACQUIRED BY NEW TECH PLASTICS, INC. BY DEED BOOK 635-282 AND DEED BOOK 671-114.

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.

Lewis F. Coppock
PRESIDENT, NEW TECH PLASTICS, INC
LEWIS F. COPPOCK

Amy L. Ely
WITNESS

William G. Weikert
VICE PRESIDENT, NEW TECH PLASTICS, INC.
WILLIAM G. WEIKERT

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 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 OFFICAL SEAL AT COVINGTON, OHIO, THIS 26 DAY OF AUGUST, 1996

NOTARY PUBLIC

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 21 DAY OF AUGUST, 1996, THIS REPLAT WAS REVIEWED AND APPROVED.

Jerry A. Hoagendobler
CHAIRMAN

Jeffrey L. Shultz
SECRETARY

APPROVED AND TRANSFERRED THIS 5th DAY OF Sept., 1996.

Chris A. Peeples
CHRIS A. PEEPLES, COUNTY AUDITOR

Linda Pearson
DEPUTY

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER 4370
REGISTERED SURVEYOR

PROFESSIONAL SURVEYOR NO. 4370
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 (513)-339-5331

[illegible], Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date

DEERFIELD SUBDIVISION SECTION 5
PIQUA, OHIO

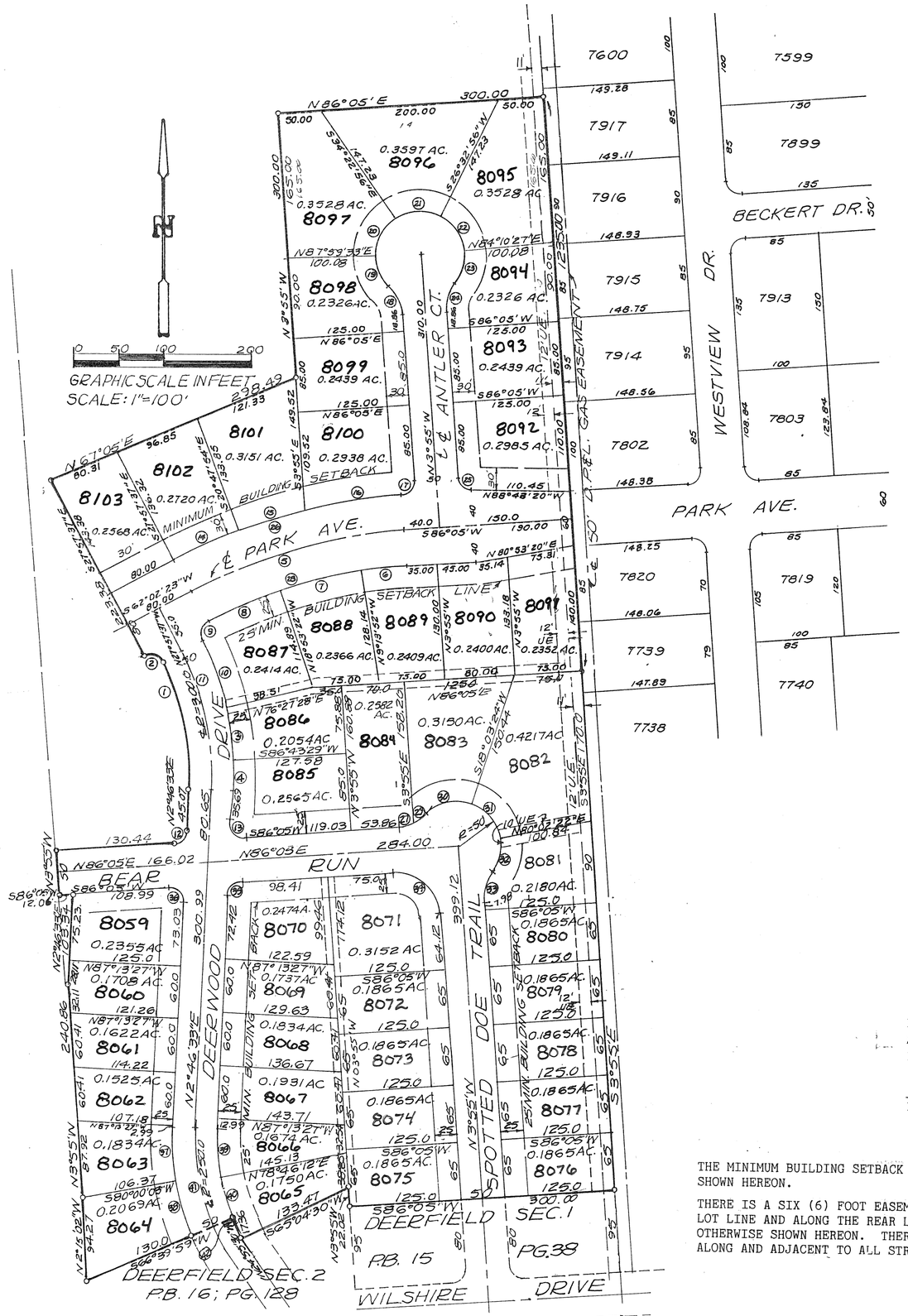
BEING A SUBDIVISION CONTAINING A TOTAL OF 13.7174 ACRES OF PART OF INLOT 7682 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO CRAYCON HOMES, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEED BOOK 670, PAGE 538, OF WHICH 10.5687 ACRES ARE PLATTED IN LOTS AND THE REMAINING 3.1487 ACRES ARE IN DEDICATED STREET RIGHT-OF-WAY.

PLAT BOOK 17 PAGE 97
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17th DAY OF
SEPTEMBER, 1996, AT 2:10 P.M.
FILE NO. 205020 FEE: $ 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

CURVE NO.	RADIUS	ARC	DELTA ANGLE	BEARING	CHORD LENGTH
29.	50.0	19.70	22°34'32"	S 55°57'22" W	19.57
30.	50.0	55.31	63°22'15"	S 76°21'57" W	52.53
31.	50.0	54.09	61°58'59"	N 40°57'07" W	51.49
32.	50.0	41.41	47°27'07"	N 13°45'56" E	40.24
33.	50.0	36.14	41°24'29"	N 16°47'28" E	35.35
34.	50.0	78.54	90°00'	S 48°55'	70.71
35.	15.0	21.91	83°18'27"	N 44°25'46" E	19.94
36.	15.0	25.31	96°41'33"	S 45°34'14" E	22.42
37.	275.0	61.32	12°46'30"	S 03°36'42" E	61.19
38.	275.0	64.00	13°20'03"	S 16°39'59" E	63.86
39.	225.0	55.00	14°00'20"	N 04°13'38" W	54.86
40.	225.0	53.78	13° 41' 43"	N 18°04'39" W	53.65
41.	250.0	120.87	26°26'45"	N 11°04'29" W	119.69
42.	225.0	6.25	01°35'30"	S 24°01'46" E	6.25

CURVE NO.	RADIUS	ARC	DELTA ANGLE	BEARING	CHORD LENGTH
1.	275.0	147.52	30°44'10"	N 12°35'33" W	145.76
2.	15.0	23.56	90°00'00"	N 72°57'37" W	21.21
3.	325.0	58.24	10°16'01"	N 8°24'31" W	58.16
4.	325.0	34.32	6°03'03"	N 0°15' W	34.31
5.	600.0	251.79	24°02'38"	S 74°03'41" W	249.94
6.	560.0	51.94	5°18'52"	N 83°25'34" E	51.92
7.	560.0	94.40	9°39'30"	N 75°56'23" E	94.29
8.	560.0	88.66	9°04'15"	N 66°34'30" E	88.56
9.	15.0	23.56	90°00'00"	N 17°02'22" E	21.21
10.	325.00	81.78	14°25'06"	N 20°45'05" W	81.57
11.	300.0	160.93	30°44'10"	N 12°35'33" W	159.01
12.	15.0	21.81	83°18'27"	N 44°25'46" E	19.94
13.	15.0	25.31	96°41'33"	N 45°34'14" W	22.42
14.	640.0	80.00	7°09'43"	S 65°37'14" W	79.95

CURVE NO.	RADIUS	ARC	DELTA ANGLE	BEARING	CHORD LENGTH
15.	640.0	78.02	6°59'06"	S 72°41'38" W	77.97
16.	640.0	110.55	9°53'49"	S 81°08'06" W	110.41
17.	15.0	23.56	90°00'00"	S 41°05'00" W	21.21
18.	50.0	36.14	41°24'35"	S 24°37'17" E	35.36
19.	50.0	37.80	43°19'08"	S 23°40'01" E	36.91
20.	50.0	50.29	57°37'31"	S 26°48'18" W	48.19
21.	50.0	53.17	60°55'52"	S 86°05'00" W	50.70
22.	50.0	50.29	57°37'31"	N 34°38'18" W	48.19
23.	50.0	37.80	43°19'08"	N 15°50'00" E	36.91
24.	50.0	36.14	41°24'35"	N 16°47'17" E	35.36
25.	15.0	23.56	90°00'00"	N 48°55'00" W	21.21
26.	640.0	268.57	24°02'38"	N 74°03'41" E	266.61
27.	50.0	16.43	18°49'55"	S 76°40'02" W	16.36
28.	560.0	235.00	24°02'38"	S 74°03'41" W	233.28



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 HOMES, INC.

Mimi A. Crawford — MIMI A. CRAWFORD, PRESIDENT
Ruby E. Klockner — WITNESS
David Crawford — DAVID CRAWFORD, 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 MIMI A. CRAWFORD, PRESIDENT AND DAVID CRAWFORD, VICE-PRESIDENT OF CRAYCON HOMES INC. THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE-PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 29TH DAY OF MAY, 1996.

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 CITY OF PIQUA CITY COMMISSION HELD THIS 20TH DAY OF May, 1996, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. C-10619.

Rebecca S. Campbell
Robert L. DeBrosse
Darrid A. Martin
William Cross

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA HELD THIS 14TH DAY OF May, 1996, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. PC 13-96.

Mark Spoltman — CHAIRMAN
Michael A. Taylor — VICE-CHAIRMAN
James C. Jones — SECRETARY

TRANSFERRED THIS 17th DAY OF SEPTEMBER, 1996.

Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda Pearson — 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

NOTES

THE MINIMUM BUILDING SETBACK ON ALL LOTS IN THIS SUBDIVISION IS AS SHOWN HEREON.

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.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

DEERFIELD - SECTION 5
PIQUA, OHIO

CRAYCON HOMES INC.
PIQUA, OHIO

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

DATE	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO.
16 APR. 1996	SCALE: 1" = 100'	1 OF 2

DEERFIELD SUBDIVISION SECTION 5
PIQUA, OHIO

PLAT BOOK 17 PAGE 97 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1996, AT _____.M.
FILE NO. _____ FEE: $ _____
MIAMI COUNTY RECORDER
BY: _____
DEPUTY RECORDER

Deerfield
Est. 1994

Deerfield Section II & V - 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 and shall not be altered without approval. All garages and/or additions shall be attached to the house.

2. The Architectural Committee of Craycon Homes, Inc. shall approve the design and location of all structures prior to the construction thereof. Foundation heigth shall be shown on plot plan and aproved by developer prior to construction. Plans must 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 responsibility of Craycon Homes, Inc. , which corporation will bill the owner for any maintenance.

4. Vehicles:
   A). No parked and/or inoperable cars, trucks, boats, trailers, campers, vans, RV's, tents or others shall be parked on the street, drive, yard, or lot except in an enclosed garage.
   B). No truck of any size greater than a pick-up truck shall be permitted to be parked in the subdivision.
   C). No vehicles may be repaired except in an enclosed garage.

5. No antennas or satellite dishes shall be exposed.

6. Inground pools and bath houses may be built upon prior approval of design and placement by the Architectural Committee. No above ground swimming pools shall be permitted on any lot exept one wading pool, not to exceed 50 sq. ft. and shall not exceed 16" in height.

7. The floor area of any dwelling structure, exclusive of open porches, garages, carports, or patios, shall not be less than 1300 sq. ft. for a one story plan design. A one and one-half story or two story design shall have 1600 sq. ft. and a split design shall have minimum of 1700 sq. ft. The developer reserves the right to require more than the minimum square footage.

Deerfield
Est. 1994

8. Fences:
   A). Wood fences shall be permitted.
   B). No chain link or metal fencing shall be permitted.
   C). No fences shall be constructed with the utility easements.
   D). Fences shall not be erected nearer to the street than the front corner of the house.

9. No trailers, garages, or other outbuildings shall at any time be used as a temporary or permanent residence.

10. Outbuildings:
    A). Outbuildings shall be permitted up to 100 sq. ft.
    B). Outbuildings shall be in line with the primary structure in rear yard.
    C). Design and composition of the outbuildings must be approved by the developer or neighborhood committee.

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 purpose.
    C). No more than two dogs per lot.

13. There shall be at least (1), 3 1/2" deciduous tree planted at the time of construction in the front yard.

14. No sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or any part of the subdivision, without the prior written consent of the developer, which approval shall not be unreasonably withheld.

15. These covenants shall run with the land, (Deerfield section II and V), 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 (10) years unless by vote of the then - majority of the 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 5 PIQUA, OHIO		
CRAYCON CORPORATION PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 16 APR. 1996	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO. 2 OF 2

SAXONY WOODS SECTION 2

4	6E	SE1/4 ~ 4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 17 PAGE 98
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED OCTOBER 8th, 1996 AT 2:22 pm
FILE NO. 206189 FEE $43.20

John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 8 DAY OF OCTOBER, 1996.

CHRIS A. PEEPLES BY: Jo Ann Williams
MIAMI CO. AUDITOR DEPUTY

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 22 DAY OF August, 1995.

Bruce R. Loery — CHAIRMAN
Daniel L. Brandewie — SECRETARY

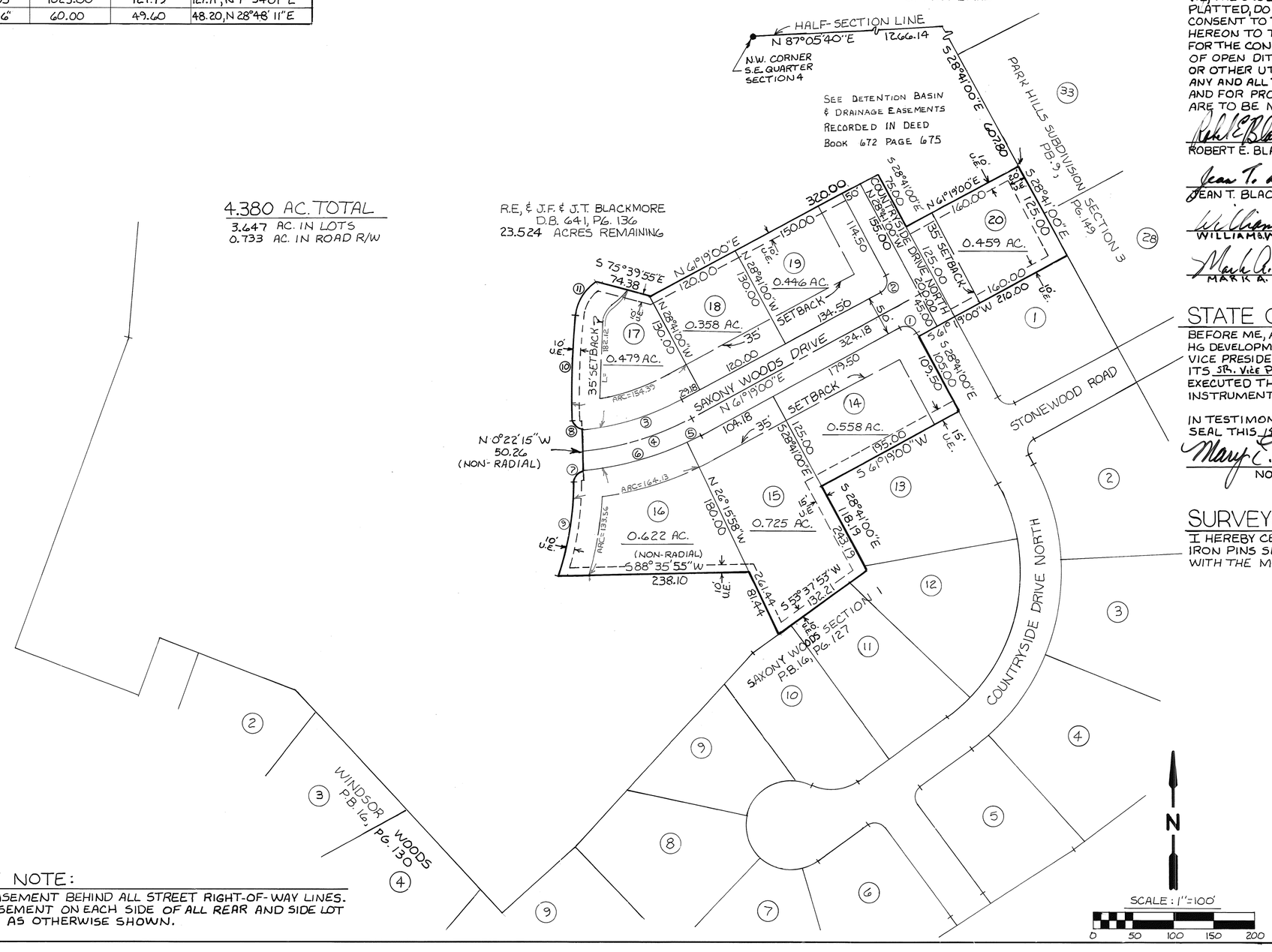
THIS PLAT REVIEWED AND APPROVED THIS 23rd DAY OF SEPTEMBER, 1996.

Dwight Christian
MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 26th DAY OF September, 1996. (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 N. Adams — RICHARD N. ADAMS
Arthur D. Haddad — ARTHUR D. HADDAD
D. Ann Baird — D. ANN BAIRD

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	90°-00'-00"	15.50	24.35	21.92, S 73°41'00"E
2	90°-00'-00"	15.50	24.35	21.92, S 16°19'00"W
3	22°-01'-04"	325.00	124.89	124.13, S 72°19'30"W
4	22°-28'-08"	350.00	137.25	136.38, N 72°33'04"E
5	2°-25'-02"	375.00	15.82	15.82, N 62°31'15"E
6	20°-26'-34"	375.00	133.80	133.09, N 73°57'19"E
7	84°-52'-52"	15.50	22.96	20.92, N 41°44'09"E
8	94°-40'-39"	15.50	25.61	22.80, N 49°19'37"W
9	17°-47'-57"	375.00	116.50	116.03, N 8°11'41"E
10	7°-06'-35"	1025.00	127.19	127.11, N 1°34'01"E
11	47°-21'-46"	60.00	49.60	48.20, N 28°48'11"E



DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 4.380 ACRES OF A TOTAL OF 4.380 ACRES AS CONVEYED TO HG DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 664, PG. 309.

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, HG Development Inc. — ROBERT E. BLACKMORE, HG DEVELOPMENT, INC.
Pamela S. Saltis — WITNESS PAMELA S. SALTIS

Jean T. Blackmore HG Development Inc. — JEAN T. BLACKMORE, HG DEVELOPMENT, INC.

William B. Whidden — WILLIAM B. WHIDDEN, PEOPLES SAVINGS BANK OF TROY
Mary E. Clevenger — WITNESS MARY E. CLEVENGER

Mark A. Douglas — MARK A. DOUGLAS, PEOPLES SAVINGS BANK OF TROY

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 E. BLACKMORE, PRESIDENT, AND JEAN T. BLACKMORE, VICE PRESIDENT, AND THE PEOPLES SAVINGS BANK OF TROY BY WILLIAM B. WHIDDEN, ITS 5th. Vice PRESIDENT AND BY MARK A. Douglas, 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.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF SEPTEMBER, 1996.

Mary E. Clevenger
NOTARY PUBLIC

Oct. 5, 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. IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

STATE OF OHIO MICHAEL W. COZATT 6601 REGISTERED SURVEYOR

Michael W. Cozatt 5/15/95
MICHAEL W. COZATT, P.S. #6601

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.

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 03795 — SHEET 1 OF 2

SAXONY WOODS SECTION 2

PLAT BOOK 17 PAGE 98 A
MIAMI COUNTY RECORDER'S PLAT RECORDS

4	6E	SE1/4 - 4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PROTECTIVE COVENANTS & RESTRICTIONS

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.

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 submited 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.

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. 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 JUDGEMENT.
4. 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.
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.

STATE OF OHIO MICHAEL W. COZATT 6001 REGISTERED SURVEYOR

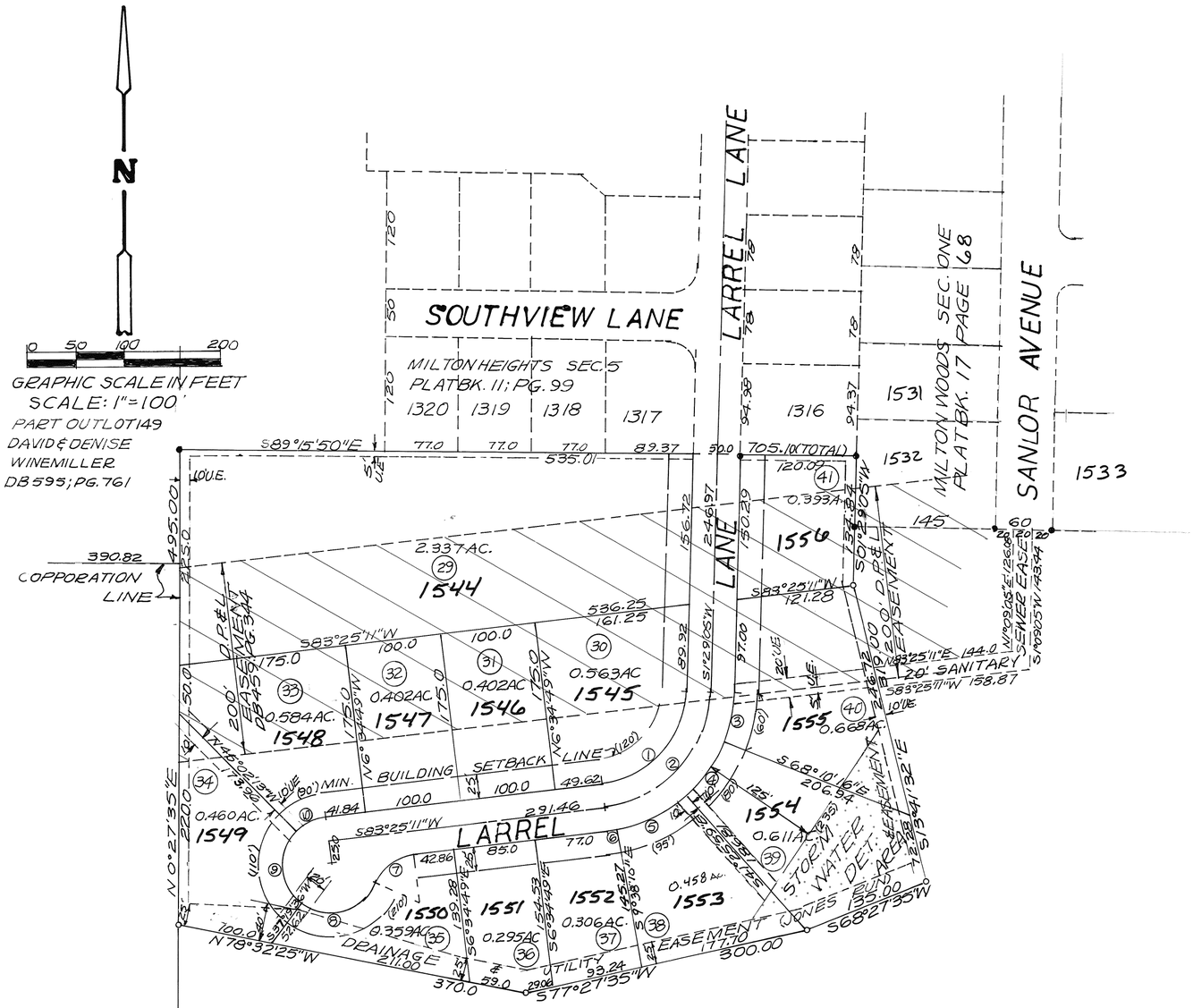
Michael W. Cozatt 5-15-95
MICHAEL W. COZATT P.S.# 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 03795 SHEET 2 OF 2

MILTON WOODS - SECTION TWO - WEST MILTON, OHIO

PLAT BOOK 17 PAGE 99
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 9TH DAY OF
OCTOBER, 1996, AT 11:00 A.M.
FILE NO. 206236 FEE: $ 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 8.8013 ACRES OF A TOTAL OF 47.251 ACRES OF INLOT 1350, IN THE MUNICIPALITY OF WEST MILTON, OHIO, ACQUIRED BY MICHAEL PINNEY BY DEED BOOK 661, PAGE 219. 7.8332 ACRES ARE PLATTED IN LOTS WITH 0.9631 ACRES BEING DEDICATED STREET RIGHT-OF-WAY.



NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.

CURVE DATA

NO.	RADIUS	Δ ANGLE	ARC	LONG CHORD
1	100.0	81°56'06"	143.00	S42°27'08"W~131.13
2	125.0	81°56'06"	178.75	S42°27'08"W~163.91
3	150.0	20°20'39"	53.26	N11°39'25"E ~ 52.98
4	150.0	26°44'17"	70.00	N35°11'53"E ~69.37
5	150.0	31°47'49"	83.24	N64°27'56"E~82.18
6	150.0	3°03'21"	8.00	N81°53'30"E ~ 8.00
7	50.0	60°00'	52.36	N53°25'11"E ~ 50.00
8	50.0	103°54'26"	90.68	N75°22'24"E~78.75
9	50.0	97°38'10"	85.20	S 3°51'18"E ~ 75.26
10	50.0	38°27'24"	33.56	S64°11'29"W~32.93

OWNERS OF LOTS 38, 39 AND 40 SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING THEIR PORTIONS OF STORM WATER DETENTION AND EASEMENT AREA.

PROTECTIVE COVENANTS & RESTRUCTIONS

ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO THE MUNICIPALITY OF WEST MILTON ZONING AND PLANNING REQUIREMENTS.

ALL BUILDING AND GRADING PLANS SHALL BE APPROVED BY THE DEVELOPER.

IF BASEMENTS OR CRAWL SPACES ~~ARE PLANNED FOR~~ THIS SUBDIVISION, ANY LOTS, THEREIN, THE BUYER, DEVELOPER OR OWNER OF ANY SUCH LOT WHO INSTALLS A SUMP PUMP SHALL BE REQUIRED TO CONNECT THEIR SUMP PUMP DRAIN TO THE STORM SEWER SYSTEM THROUGH UNDERGROUND PIPING (N-12 OR EQUAL) AT THEIR EXPENSE. NO SURFACE DISCHARGE OF SUMP PUMPS SHALL BE PERMITTED INTO ANY STREET NOR CURB. THIS PROVISION SHALL BE ENFORCEABLE BY THE OWNERS OF LAND, THE SUBDIVIDER, THE DEVELOPER AND THE MUNICIPALITY.

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.

OWNER: MICHAEL PINNEY

Michael Pinney
MICHAEL PINNEY

Richard W. Klockner
WITNESS

Paul E. Johnson
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 TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton, OHIO, THIS 7TH DAY OF AUGUST, 1996.

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 VILLAGE OF WEST MILTON, OHIO, HELD THIS 7th DAY OF AUGUST, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

William G. O'Brien
CHAIRMAN

Bill Detzler
SECRETARY

TRANSFERRED AND NUMBERED TO DESIGNATE INLOTS THIS 9TH DAY OF OCTOBER, 1996.

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

BY: Lynda Pearson
DEPUTY AUDITOR

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

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

LEGEND
o = IRON PIN SET 5/8"x30" CAPPED
• = IRON PIN FOUND

MILTON WOODS - SECTION TWO
WEST MILTON, OHIO

MICHAEL PINNEY
GREENVILLE, OHIO

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

DATE	DRAWN BY: / TRACED BY: / CHECKED BY: Rick	SHEET NO.
23APR 1996	SCALE: 1" = 100'	1 OF 1

VACATION PLAT FOR A PORTION OF FOX DRIVE PIQUA INDUSTRIAL PARK

7971 & 7972 INLOTS | PIQUA CITY | MIAMI, OHIO COUNTY

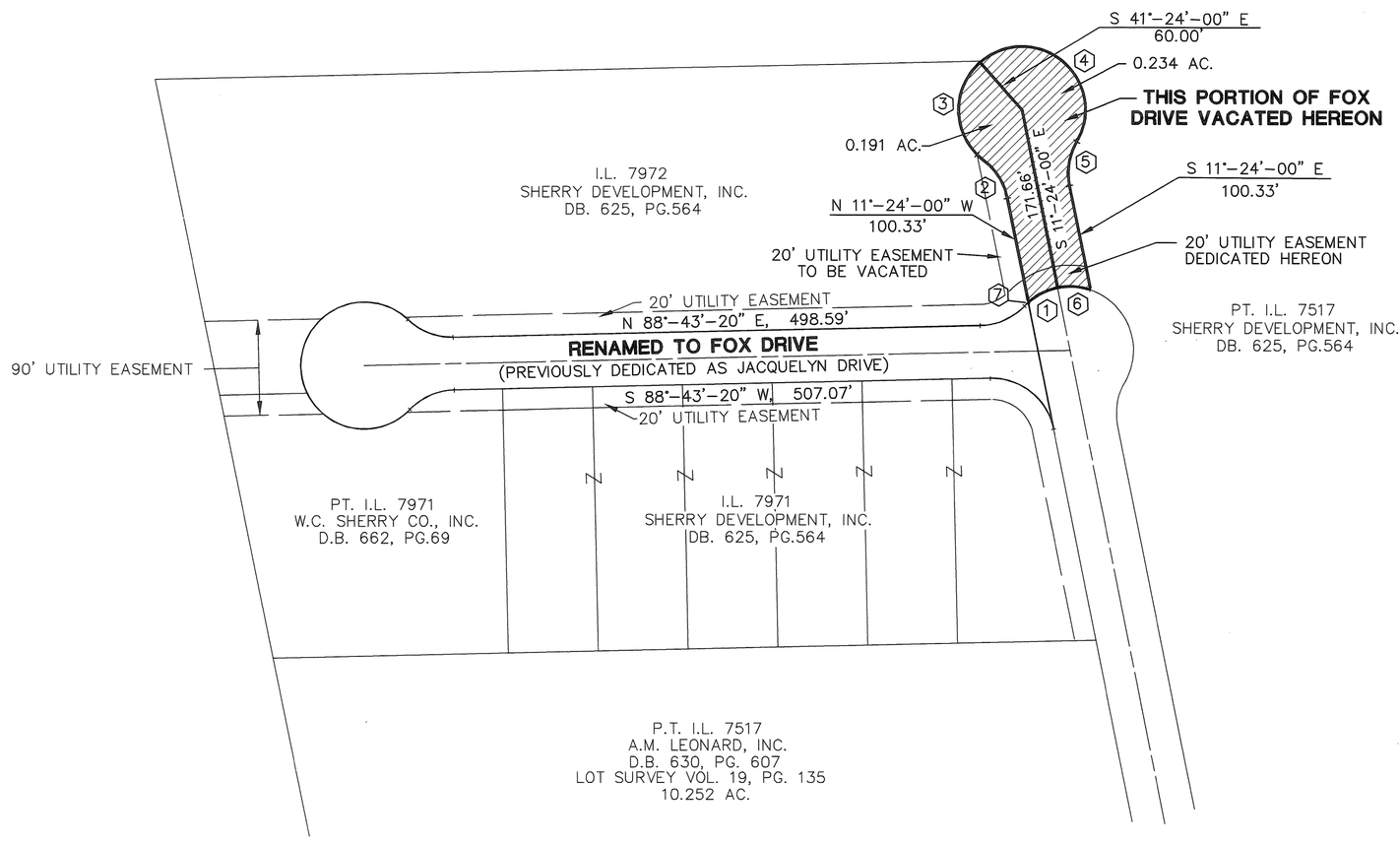
PLAT BOOK 17, PAGE 100
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 10th DAY OF Oct., 1996, AT 3:00 P M.
FILE No. 206330 FEE: $21.60
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Bobbie Mueller
DEPUTY

BEARINGS BASED ON LOT SURV. VOL.20, PLAT 188

SCALE 1" = 100'

0 50 100 200

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	60.00'	30°-00'-00"	31.42'	31.06'	S 63°-36'-06" W
2	60.00'	41°-24'-34"	43.36'	42.43'	N 32°-06'-11" W
3	60.00'	101°-24'-35"	106.20'	92.87'	N 02°-06'-11" W
4	60.00'	161°-24'-35"	169.03'	118.42'	S 50°-41'-36" E
5	60.00'	41°-24'-34"	43.36'	42.43'	S 09°-18'-24" W
6	60.00'	30°-00'-00"	31.42'	31.06'	N 86°-23'-54" W
7	60.00'	04°-46'-48"	5.01'	5.00'	N 46°-12'-42" E



STREET VACATION/EASEMENT DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, REQUEST VACATION OF THE PORTION OF STREET INDICATED HEREON, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE EASEMENTS 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 — PAUL SHERRY, PRESIDENT
Jennifer Magel — WITNESS
Brandy S. Spencer — WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF S & K INVESTMENTS, 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 CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 1ST DAY OF October, 1996.

Deborah K. Weaver — NOTARY PUBLIC MY COMMISSION EXPIRES: June 3, 1997

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, THIS 13th DAY OF August, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Mark W. Spoltman, PRESIDENT
William Harley, SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THIS 12th DAY OF August, 1996, THIS STREET VACATION PLAT WAS APPROVED BY ORDINANCE NO. 44-96, AND THE STREET NAME CHANGE WAS APPROVED BY ORDINANCE NO. 44-96.

William Cruse — WILLIAM CRUSE, MAYOR
Rebecca J. Cook — REBECCA J. COOL, CLERK OF COUNCIL

TRANSFERRED THIS 10 DAY OF OCTOBER, 1996
CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

PLAT REFERENCES
LOT SURV. VOL.20, PLAT 188
LOT SURV. VOL.20, PLAT 190
RECORDER'S P.B.16, PAGE 143

Thomas L. Coverstone — THOMAS L. COVERSTONE, P.S. #7100
8/15/96 — DATE

STATE OF OHIO
THOMAS L. COVERSTONE 7100
REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
06-17-96	seb	95574VAC

GREENBRIAR VILLAGE

VILLAGE OF WEST MILTON
MIAMI COUNTY, OHIO
SECTION 28, TOWN 7, RANGE 5E
Part Outlot 135

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.172 ACRES ACQUIRED BY MILTON FEDERAL SAVINGS AND LOAN* BY DEED BOOK 567, PAGE 1 AND DEED BOOK 672, PAGE 710. 5.5914 ACRES ARE PLATTED IN LOTS AND 1.581 ACRES BEING DEDICATED STREET RIGHT OF WAY.

* AKA MILTON FEDERAL SAVINGS BANK

— LEGEND —

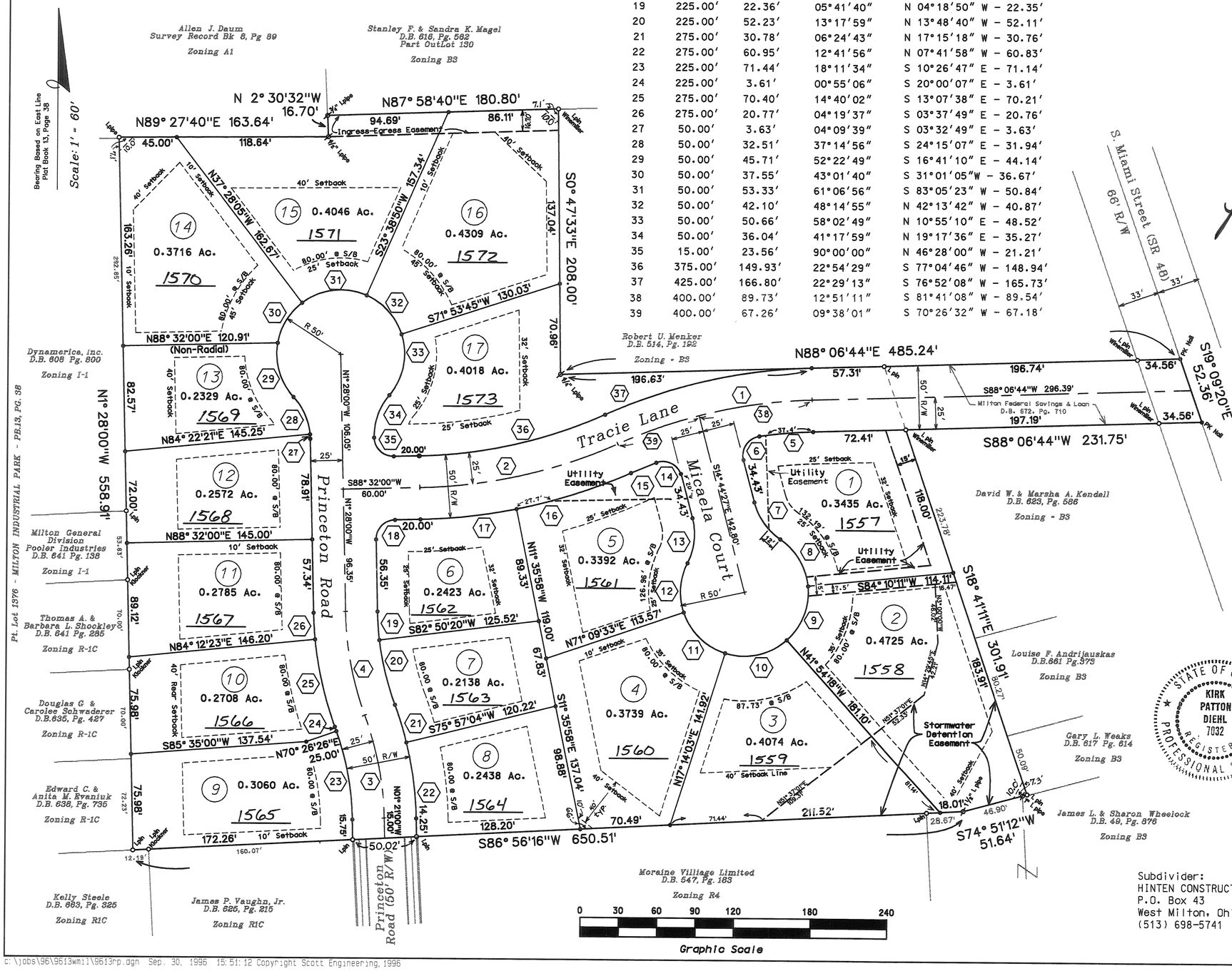
- ○ Iron Pin Found
- ⌀ Pipe Found
- • Iron Pin Set

— CURVE DATA —

Curve No.	Radius	Length	Delta	Chord
1	400.00'	156.99'	22°29'13"	S 76°52'08" W - 155.98'
2	400.00'	159.93'	22°54'29"	S 77°04'46" W - 158.86'
3	250.00'	83.39'	19°06'40"	N 10°54'20" W - 83.00'
4	250.00'	82.88'	18°59'40"	N 10°57'50" W - 82.50'
5	375.00'	42.37'	06°28'26"	N 84°52'31" E - 42.35'
6	15.00'	25.23'	96°22'46"	N 33°26'55" E - 22.36'
7	50.00'	36.14'	41°24'35"	N 35°26'45" W - 35.36'
8	50.00'	43.91'	50°19'13"	N 30°59'26' W - 42.51'
9	50.00'	47.06'	53°55'31"	N 21°07'57" E - 45.34'
10	50.00'	51.61'	59°08'21"	N 77°39'53" E - 49.35'
11	50.00'	47.06'	53°55'30"	S 45°48'12" E - 45.34'
12	50.00'	39.71'	45°30'34"	S 03°54'50" W - 38.68'
13	50.00'	36.14'	41°24'35"	S 05°57'50" W - 35.36'
14	15.00'	25.23'	96°22'46"	S 62°55'50" E - 22.36'
15	375.00'	21.30'	03°15'15"	N 67°15'09" E - 21.30'
16	425.00'	94.22'	12°42'10"	N 71°58'36" E - 94.03'
17	425.00'	75.70'	10°12'19"	N 83°25'51" E - 75.60'
18	15.00'	23.56'	90°00'00"	N 43°32'00" E - 21.21'
19	225.00'	22.36'	05°41'40"	N 04°18'50" W - 22.35'
20	225.00'	52.23'	13°17'59"	N 13°48'40" W - 52.11'
21	275.00'	30.78'	06°24'43"	N 17°15'18" W - 30.76'
22	275.00'	60.95'	12°41'56"	N 07°41'58" W - 60.83'
23	225.00'	71.44'	18°11'34"	S 10°26'47" E - 71.14'
24	225.00'	3.61'	00°55'06"	S 20°00'07" E - 3.61'
25	275.00'	70.40'	14°40'02"	S 13°07'38" E - 70.21'
26	275.00'	20.77'	04°19'37"	S 03°37'49" E - 20.76'
27	50.00'	3.63'	04°09'39"	S 03°32'49" E - 3.63'
28	50.00'	32.51'	37°14'56"	S 24°15'07" E - 31.94'
29	50.00'	45.71'	52°22'49"	S 16°41'10" E - 44.14'
30	50.00'	37.55'	43°01'40"	S 31°01'05"W - 36.67'
31	50.00'	53.33'	61°06'56"	S 83°05'23" W - 50.84'
32	50.00'	42.10'	48°14'55"	N 42°13'42" W - 40.87'
33	50.00'	50.66'	58°02'49"	N 10°55'10" E - 48.52'
34	50.00'	36.04'	41°17'59"	N 19°17'36" E - 35.27'
35	15.00'	23.56'	90°00'00"	N 46°28'00" W - 21.21'
36	375.00'	149.93'	22°54'29"	S 77°04'46" W - 148.94'
37	425.00'	166.80'	22°29'13"	S 76°52'08" W - 165.73'
38	400.00'	89.73'	12°51'11"	S 81°41'08" W - 89.54'
39	400.00'	67.26'	09°38'01"	S 70°26'32" W - 67.18'

NOTE:
IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES.

PLAT BOOK 17 PAGE 101
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF Oct., 1996, AT 10:46A.M.
FILE NO. 206446 FEE: $43.20
John W. O'Brien
MIAMI COUNTY RECORDER
By: Bobbie Mueller



DEDICATION:
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVANENTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS, WAYS, COMMONS, AND RIGHT-OF-WAYS 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 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 FOR THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATIONS OF OFF-STREET PARKING AND LOADING REQUIREMENTS OF WEST MILTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MILTON FEDERAL SAVINGS BANK AKA MILTON FEDERAL SAVINGS AND LOAN Assoc.

Linda S. Cantrell — WITNESS AS TO 1 & 2
Glenn E. Aidt — 1. GLENN E. AIDT, PRES. & CEO
Betty Lou Johansen — WITNESS AS TO 1 & 2
Michael J. Hufford — 2. MICHAEL J. HUFFORD, SR. VICE PRES.

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 2nd DAY OF October 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME GLENN E. AIDT , PRES. & CEO AND MICHAEL J. HUFFORD, SR. VICE PRES., TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICERS. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Betty Lou Johansen
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES:
BETTY LOU JOHANSEN, Notary Public In and for the State of Ohio My Commission Expires Nov. 1, 1999

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO HELD THIS 2nd DAY OF ~~October~~ AUGUST 1996 THIS PLAT WAS REVIEWED AND APPROVED.

William O'Brien — CHAIRMAN
Bill Notley — SECRETARY

TRANSFERRED AND NUMBERED TO DESIGNATE INLOTS THIS 16th DAY OF OCTOBER, 1996.

CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
Tom Williams — DEPUTY AUDITOR

STATE OF OHIO
KIRK PATTON DIEHL 7032
REGISTERED PROFESSIONAL SURVEYOR

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

KIRK DIEHL — PROFESSIONAL SURVEYOR NO. 7032

Subdivider:
HINTEN CONSTRUCTION
P.O. Box 43
West Milton, Ohio 45373
(513) 698-5741

Surveyor:
MCDOUGALL ASSOCIATES
8529 Byers Road
Miamisburg, Ohio 45342
(513) 847-2660

THIS INSTRUMENT PREPARED BY:
Scott Engineering, Inc.
Civil Engineering Services
P.O. Box 7039
2828 West Riverview Avenue
Dayton, Ohio 45407

96-13 JULY 31, 1996

Sheet 1 of 2

c:\jobs\96\9613wmi\9613rp.dgn Sep. 30, 1996 15:51:12 Copyright Scott Engineering, 1996

PLAT BOOK 17 PAGE 101a
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1996, AT _____ .M.

FILE NO. _____ FEE: $_____

_____
MIAMI COUNTY RECORDER

COVANENTS & RESTRICTIONS

1. The floor area of each dwelling structure, exclusive of basements, open porches, garages, carports or patios shall not be less than 1,000 square feet. All homes must be fully completed within nine months after construction has begun.

2. No building shall be located on any lot nearer the front property line than the minimum setback distance as provided on the Record Plan.

3. No lot shall be used except for residential purposes and no lot shall hereafter be subvivided in additional residential lots.

4. No trailer, baseent, campshack, garage, barn or other outbuilding shall at any time be used as a residence, temporary or permanent upon said property or shall any structure of a temporary character be used as a residence.

5. Any fencing or hedges that shall be erected or planted must be of an attractive and durable material. No fence or hedge greater than two feet in height shall be planted or allowed to remain nearer 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. All house plans shall be approved by the developer before any construction may begin.

7. No noxious or 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 nusiance.

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 household pets, provided they are not kept, bred of maintained for commercial purposes.

10. These covanents and restrictions are for the benifit 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 coavenets.

11. Invalidations of any one of these covanents by judgements or court order shall in no way affect any on of the other provisions which shall remain in full force and effect.

12. These covanents shall be enforceable by infunction 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 vegitation and keeping the lot free from debris and trash.

14. No detached structure of any kind will be permitted without the written pre-construction approval of plans, architecture and material by the developer.

15. All homes shall have full paved concrete driveway surfaces, no asphalt, gravel or dirt.

16. All homes must be landscaped. Landscaping shall inclued a minimum of eight shrubs and one shade tree in the front yard.

17. No satellite dishes or antennas for the transmission or reception of radio or television signals over 36" shall be permitted.

18. Exterior of all homes shall be brick. Gables, soffits, facias and other trim can be vinyl or aluminum clad. No log houses, concrete block or modular homes will be permitted.

19. No campers, mobil homes, trailers or trucks larger that ¾ ton shall be parked for longer than 48 hours.

20. Final interpretation of any covanent, condiion or restriction shall be determined by the developer or his assigns.

21. Above-ground swimming pools of any type shall not be permitted on any lot.

22. The owners of lots 2 & 3 shall be responsible to mow grass on and maintain the stormwater detention area on their respective lots.

23. If basements or crawspaces are planned for this subdivision, any lots therein, the buyer developer or owner of any such lot who installs a sump pump shall be required to connect their sump pump drain to the storm sewer system through underground piping (N-12 or Equal) at their expense. No surface discharge of sump pumps shall be permitted into any street nor curb. This provision shall be enforceable by the owners of land, the subdivider, the developer and the municipality.

THIS INSTRUMENT PREPARED BY:

Scott Engineering, Inc.
Civil Engineering Services
P.O. Box 7038
2828 West Riverview Avenue
Dayton, Ohio 45407

96-13 JULY 31, 1996

c:\jobs\96\9613wmil\9613rp.dgn Oct. 01, 1996 10:33:52 Copyright Scott Engineering, 1996

RECORD PLAN
HAMPTON WOODS
SECTION TWO

BEING A PART OF INLOT 2128
LOCATED IN:
SECTION 27, TOWN 4N, RANGE 6E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 18.432 ACRES
AUGUST 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

PLAT BOOK 17 PAGE 102
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 206449
RECEIVED OCTOBER 16, 1996
AT 10:50AM FEE 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
DEPUTY

DEDICATION

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

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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

OWNER:
HAMPTON WOODS, INC.

Jessica A. Torrey-Minesinger
WITNESS

John M. Tomb
JOHN M. TOMB, PRESIDENT

Rebecca Glover
WITNESS

Judith L. Tomb
JUDITH L. TOMB, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 16th DAY OF Sept., 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAMPTON WOODS, INC., BY JOHN M. TOMB, IT'S PRESIDENT AND JUDITH L. TOMB, IT'S VICE PRESIDENT TO ME KNOWN AND ACKKNOWLEDGED THE SIGNING AN EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jessica A. Torrey-Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

DATE: Sept 16, 1996.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

John M. Tomb
JOHN M. TOMB

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

Jessica A. Torrey-Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

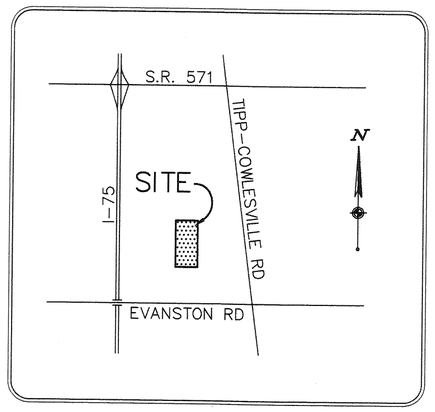
DESCRIPTION:

BEING A SUBDIVISION CONTAINING 18.432 ACRES, AS CONVEYED TO HAMPTON WOODS, INC. BY DEED RECORDED IN DEED BOOK 650, PAGE 34 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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.



VICINITY MAP
NO SCALE

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN AND IRON PINS WILL BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

WOOLPERT

Paul F. MacCallum
PAUL F. MacCALLUM
OHIO PROFESSIONAL SURVEYOR NO. 7561

8/23/96
DATE

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED PROFESSIONAL SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 7th DAY OF OCTOBER, 1996, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 25-96.

Carol Sue Cook, mayor
~~LORAYNE HOWARD-PRESIDENT OF COUNCIL~~ MAYOR

Neva Hufford
NEVA HUFFORD-CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 28th DAY OF AUGUST, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Powder
CHARLES R. POWDER-CHAIRMAN

Neva Hufford
NEVA HUFFORD-SECRETARY

TRANSFERRED ON THE 16th DAY OF OCTOBER, 1996.

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

Ann Williams
BY DEPUTY AUDITOR

C:\PAM\22061rp.dwg - AUG 20, 1996 - 14:02:25

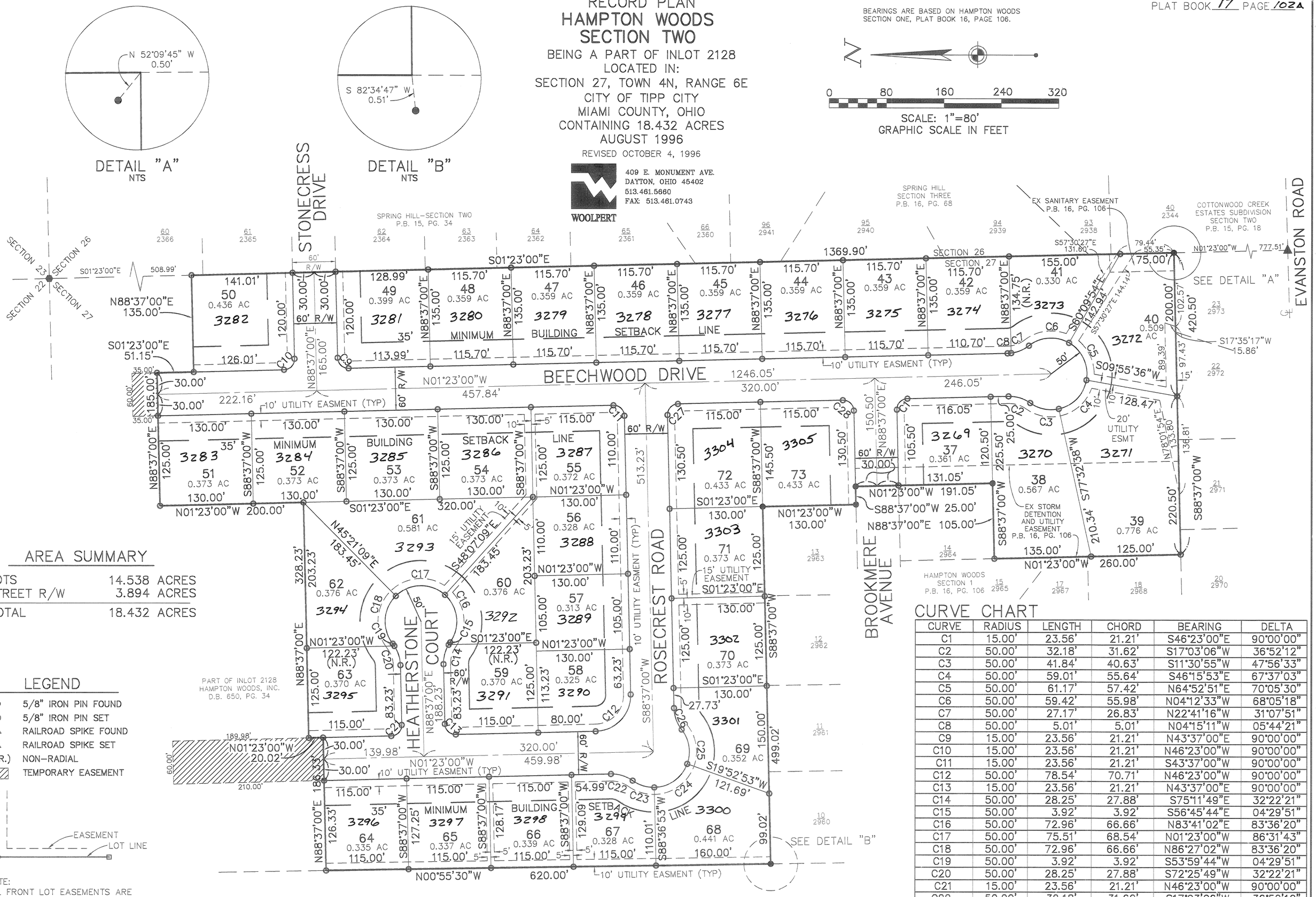
RECORD PLAN
HAMPTON WOODS
SECTION TWO

BEING A PART OF INLOT 2128
LOCATED IN:
SECTION 27, TOWN 4N, RANGE 6E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 18.432 ACRES
AUGUST 1996
REVISED OCTOBER 4, 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

BEARINGS ARE BASED ON HAMPTON WOODS SECTION ONE, PLAT BOOK 16, PAGE 106.

0 80 160 240 320
SCALE: 1"=80'
GRAPHIC SCALE IN FEET



AREA SUMMARY

LOTS	14.538 ACRES
STREET R/W	3.894 ACRES
TOTAL	18.432 ACRES

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- (N.R.) NON-RADIAL
- ▨ TEMPORARY EASEMENT

EASEMENT
LOT LINE

NOTE:
ALL FRONT LOT EASEMENTS ARE 10' UNLESS OTHERWISE NOTED.

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	15.00'	23.56'	21.21'	S46°23'00"E	90°00'00"
C2	50.00'	32.18'	31.62'	S17°03'06"W	36°52'12"
C3	50.00'	41.84'	40.63'	S11°30'55"W	47°56'33"
C4	50.00'	59.01'	55.64'	S46°15'53"E	67°37'03"
C5	50.00'	61.17'	57.42'	N64°52'51"E	70°05'30"
C6	50.00'	59.42'	55.98'	N04°12'33"W	68°05'18"
C7	50.00'	27.17'	26.83'	N22°41'16"W	31°07'51"
C8	50.00'	5.01'	5.01'	N04°15'11"W	05°44'21"
C9	15.00'	23.56'	21.21'	N43°37'00"E	90°00'00"
C10	15.00'	23.56'	21.21'	N46°23'00"W	90°00'00"
C11	15.00'	23.56'	21.21'	S43°37'00"W	90°00'00"
C12	50.00'	78.54'	70.71'	N46°23'00"W	90°00'00"
C13	15.00'	23.56'	21.21'	N43°37'00"E	90°00'00"
C14	50.00'	28.25'	27.88'	S75°11'49"E	32°22'21"
C15	50.00'	3.92'	3.92'	S56°45'44"E	04°29'51"
C16	50.00'	72.96'	66.66'	N83°41'02"E	83°36'20"
C17	50.00'	75.51'	68.54'	N01°23'00"W	86°31'43"
C18	50.00'	72.96'	66.66'	N86°27'02"W	83°36'20"
C19	50.00'	3.92'	3.92'	S53°59'44"W	04°29'51"
C20	50.00'	28.25'	27.88'	S72°25'49"W	32°22'21"
C21	15.00'	23.56'	21.21'	N46°23'00"W	90°00'00"
C22	50.00'	32.18'	31.62'	S17°03'06"W	36°52'12"
C23	50.00'	32.18'	31.62'	S17°03'03"W	36°52'18"
C24	50.00'	59.98'	56.45'	S35°45'07"E	68°44'01"
C25	50.00'	50.73'	48.58'	N80°48'50"E	58°08'04"
C26	50.00'	32.18'	31.62'	N70°10'54"E	36°52'12"
C27	15.00'	23.56'	21.21'	S46°23'00"E	90°00'00"
C28	15.00'	23.56'	21.21'	S43°37'00"W	90°00'00"

RECORD PLAN
WINDMERE SUBDIVISION
SECTION NINE

LOCATED IN:
SECTION 9, TOWN 4, RANGE 6
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 14.946 ACRES
MAY, 1996

PLAT BOOK 17 PAGE 103
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 2064450
RECEIVED OCTOBER 16, 1996
AT 10:51 A.M. FEE 43.00
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
DEPUTY

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AND RESERVE AREA "A" AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.
EASEMENTS SHOWN ON THE WITHIN PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

James J. Dobrowski
WITNESS

Jessica A. Minesinger
WITNESS

OWNER:
TIPPECANOE LAND COMPANY INC.

John M. Tomb
JOHN M. TOMB PRESIDENT

Judith L. Tomb
JUDITH L. TOMB SECRETARY–TREASURER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 12th DAY OF Sept., 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TIPPECANOE LAND COMPANY INC. BY JOHN M. TOMB ITS PRESIDENT AND JUDITH L. TOMB ITS SECRETARY–TREASURER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Neva Hufford
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Oct. 27, 1999

DATE: Sept. 12, 1996.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

John M. Tomb
JOHN M. TOMB

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

Neva Hufford
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Oct. 27, 1999

DESCRIPTION:

BEING A SUBDIVISION CONTAINING 14.946 ACRES, PART OF INLOT 2391 AS CONVEYED TO TIPPECANOE LAND COMPANY, INC. BY DEED RECORDED IN DEED BOOK 610, PAGE 201 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

COVENANTS AND RESTRICTIONS:

FOR COVENANTS AND RESTRICTIONS SEE THE RECORDED DOCUMENTS IN DEED BOOK 23, PAGE 55, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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. HOMES IN THIS SUBDIVISION ARE DESIGNED PRIMARILY FOR SLAB ON GRADE CONSTRUCTION WHICH WILL NOT REQUIRE A SUMP PUMP. HOUSE DESIGNS REQUIRING INSTALLATION OF A SUMP PUMP SHALL INCLUDE INSTALLATION OF A POSITIVE UNDERGROUND CONNECTION TO THE PUBLIC STORM SEWER SYSTEM. THIS INSTALLATION SHALL BE AT THE PROPERTY OWNERS EXPENSE, AND SHALL BE SUBMITTED TO THE CITY OF TIPP CITY FOR PRIOR REVIEW AND APPROVAL.

4. ONLY SLAB ABOVE GRADE CONSTRUCTION SHALL BE UTILIZED FOR LOTS 257, 278 279, 288, 258, 261, 272, 284 AND 285, WHICH ARE NOT ADJACENT TO PUBLIC STORM DRAINAGE STRUCTURES. CONSTRUCTION ON THESE LOTS SHALL NOT INCLUDE BASEMENT, CRAWL SPACE OR OTHER CONSTRUCTION NEEDING INSTALLATION OF A SUMP PUMP.

EASEMENTS:

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

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 7th DAY OF OCTOBER 1996, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 26-96.

Carol Sue Cooper, Mayor
~~PRESIDENT OF COUNCIL~~ MAYOR

Neva Hufford
SECRETARY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 28th DAY OF Aug, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

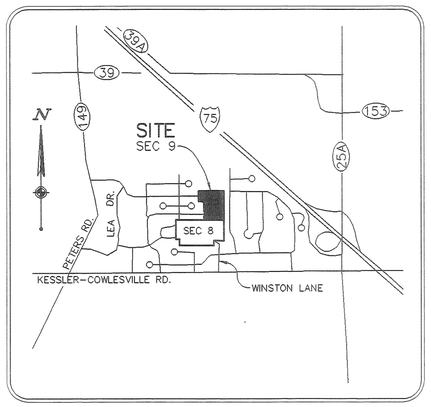
Charles R. Powder
CHAIRMAN

Neva Hufford
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 16th DAY OF OCTOBER, 1996.

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

Jo Ann Williams
BY DEPUTY



VICINITY MAP
NO SCALE

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN AND IRON PINS WILL BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

WOOLPERT

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

Sept 12, 1996
DATE

STATE OF OHIO
WILLIAM P. FINKE
7144
REGISTERED
PROFESSIONAL SURVEYOR

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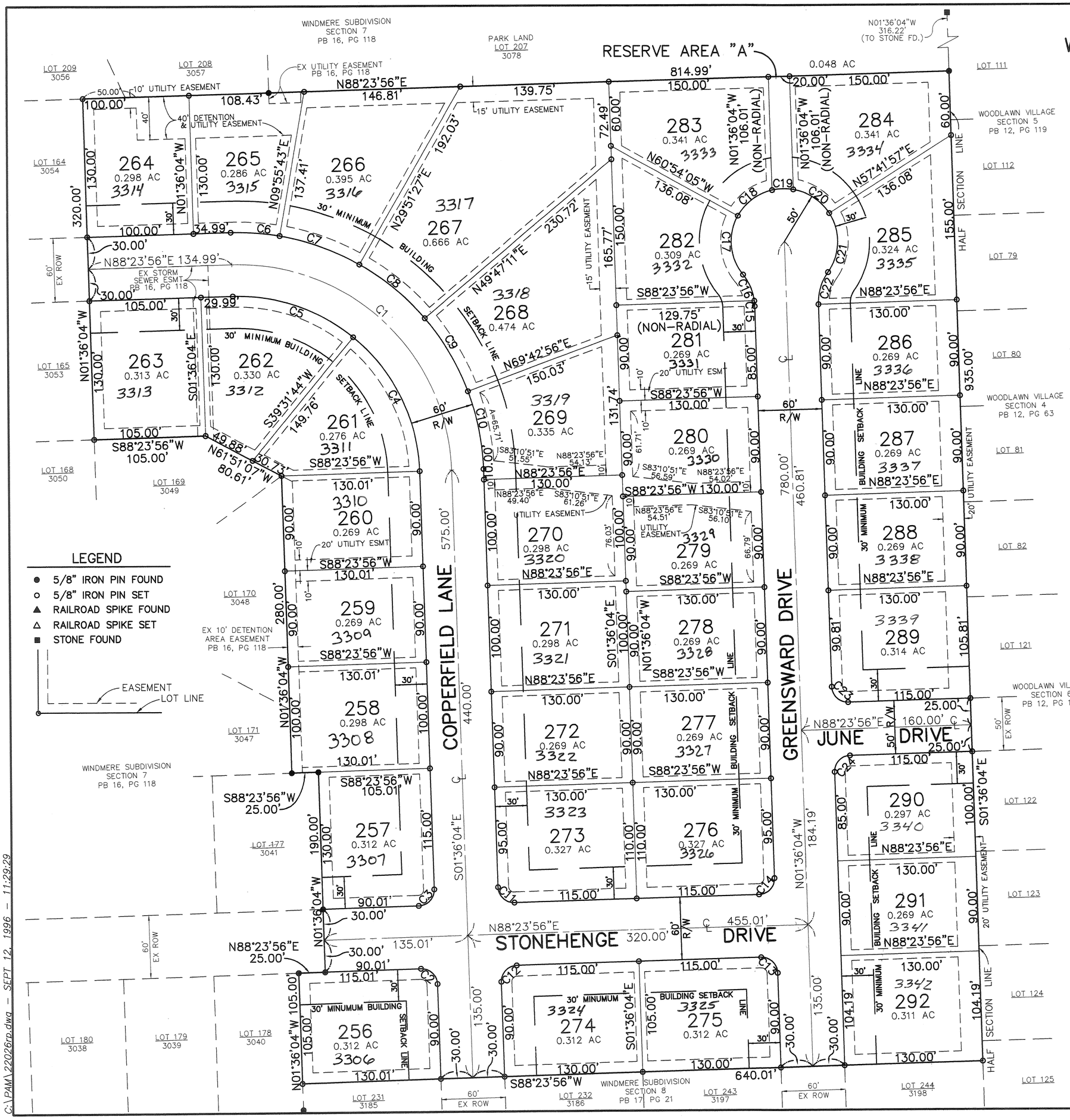
RECORD PLAN
WINDMERE SUBDIVISION SECTION NINE

LOCATED IN:
SECTION 9, TOWN 4, RANGE 6
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 14.946 ACRES
MAY, 1996

PLAT BOOK 17 PAGE 103A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. _____
RECEIVED _____, 1996
AT _____ FEE _____
MIAMI COUNTY RECORDER

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743



LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ■ STONE FOUND

EASEMENT
LOT LINE

N

0 60 120 180 240

SCALE: 1"=60'
GRAPHIC SCALE IN FEET

AREA SUMMARY

LOTS	11.634 ACRES
RESERVE AREA "A"	0.048 ACRES
STREET R/W	3.264 ACRES
TOTAL	14.946 ACRES

EASEMENTS:

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

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	314.16'	282.84'	S46°36'04"E	90°00'00"
C2	15.00'	23.56'	21.21'	S46°36'04"E	90°00'00"
C3	15.00'	23.56'	21.21'	N43°23'56"E	90°00'00"
C4	170.00'	145.00'	140.64'	S26°02'10"E	48°52'12"
C5	170.00'	122.04'	119.43'	S71°02'10"E	41°07'48"
C6	230.00'	46.28'	46.21'	N85°50'11"W	11°31'47"
C7	230.00'	80.00'	79.60'	N70°06'25"W	19°55'44"
C8	230.00'	80.00'	79.60'	N50°10'41"W	19°55'44"
C9	230.00'	80.00'	79.60'	N30°14'56"W	19°55'44"
C10	230.00'	75.00'	74.67'	N10°56'34"W	18°41'00"
C11	15.00'	23.56'	21.21'	N46°36'04"W	90°00'00"
C12	15.00'	23.56'	21.21'	N43°23'56"E	90°00'00"
C13	15.00'	23.56'	21.21'	S46°36'04"E	90°00'00"
C14	15.00'	23.56'	21.21'	S43°23'56"W	90°00'00"
C15	50.00'	5.01'	5.01'	S04°28'17"E	05°44'25"
C16	50.00'	27.17'	26.83'	S22°54'22"E	31°07'47"
C17	50.00'	58.97'	55.61'	S04°41'10"E	67°34'11"
C18	50.00'	41.68'	40.48'	S52°58'49"W	47°45'48"
C19	50.00'	20.14'	20.00'	S88°23'56"W	23°04'26"
C20	50.00'	41.68'	40.48'	N56°10'57"W	47°45'48"
C21	50.00'	58.97'	55.61'	N01°29'02"E	67°34'11"
C22	50.00'	32.18'	31.62'	N16°50'02"E	36°52'12"
C23	15.00'	23.56'	21.21'	N46°36'04"W	90°00'00"
C24	15.00'	23.56'	21.21'	N43°23'56"E	90°00'00"

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10-22026-06

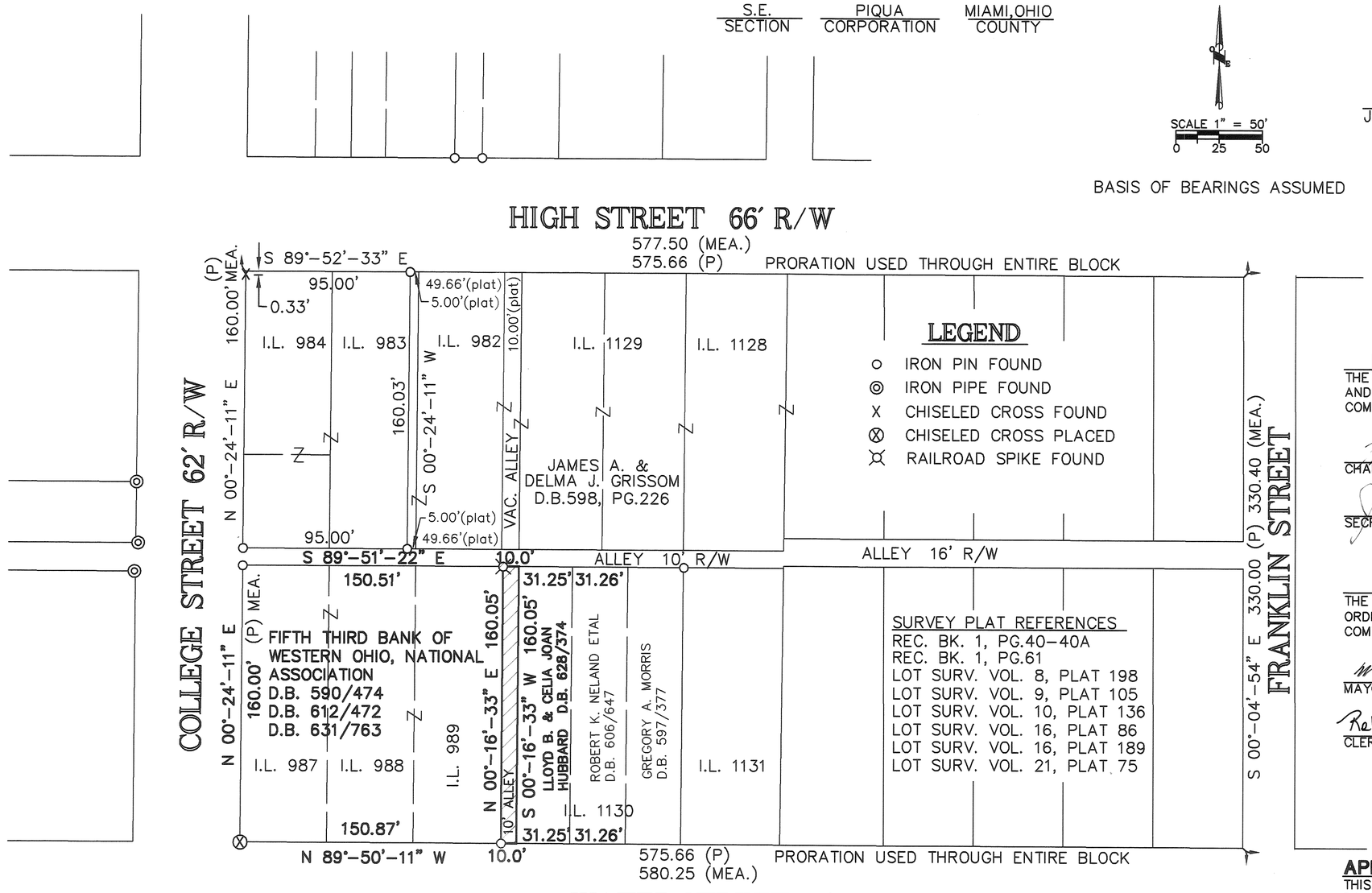
ALLEY VACATION
NORTH-SOUTH ALLEY BETWEEN INLOTS 989 & 1130

S.E. SECTION | PIQUA CORPORATION | MIAMI, OHIO COUNTY

PLAT BOOK 17, PAGE 104
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 17th DAY
OF Oct., 1996 AT 10:10 Am
FILE NUMBER 206543
FEE: $21.60

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

BY DEPUTY Bobbie Mueller



PIQUA CITY PLANNING COMMISSION

THE VACATION OF THE ALLEY SHOWN HEREON WAS REVIEWED AND RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.

Mark A. Gottman — 9 July 96
CHAIRMAN — DATE

James C. Jerge — July 9, 1996
SECRETARY — DATE

PIQUA CITY COMMISSION

THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE No. 33-96 ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.

William Cure
MAYOR — DATE

Rebecca J. Cool
CLERK — DATE

APPROVAL BY MIAMI COUNTY AUDITOR

THIS VACATION PLAT REVIEWED AND APPROVED THIS 17th DAY OF OCTOBER, 1996.

CHRIS A. PEEPLES
CHRIS A PEEPLES, MIAMI COUNTY AUDITOR

Jo Ann Williams
BY DEPUTY

I HEREBY CERTIFY THAT THIS ALLEY VACATION MAP IS A TRUE REPRESENTATION OF COMPILATION TAKEN FROM EXISTING SURVEYS AND HIGHWAY RIGHT-OF-WAY MAPS.

Thomas L. Coverstone — 4/17/96
THOMAS L. COVERSTONE, P.S. #7100 — DATE

STATE OF OHIO
THOMAS L. COVERSTONE
7100
REGISTERED PROFESSIONAL SURVEYOR

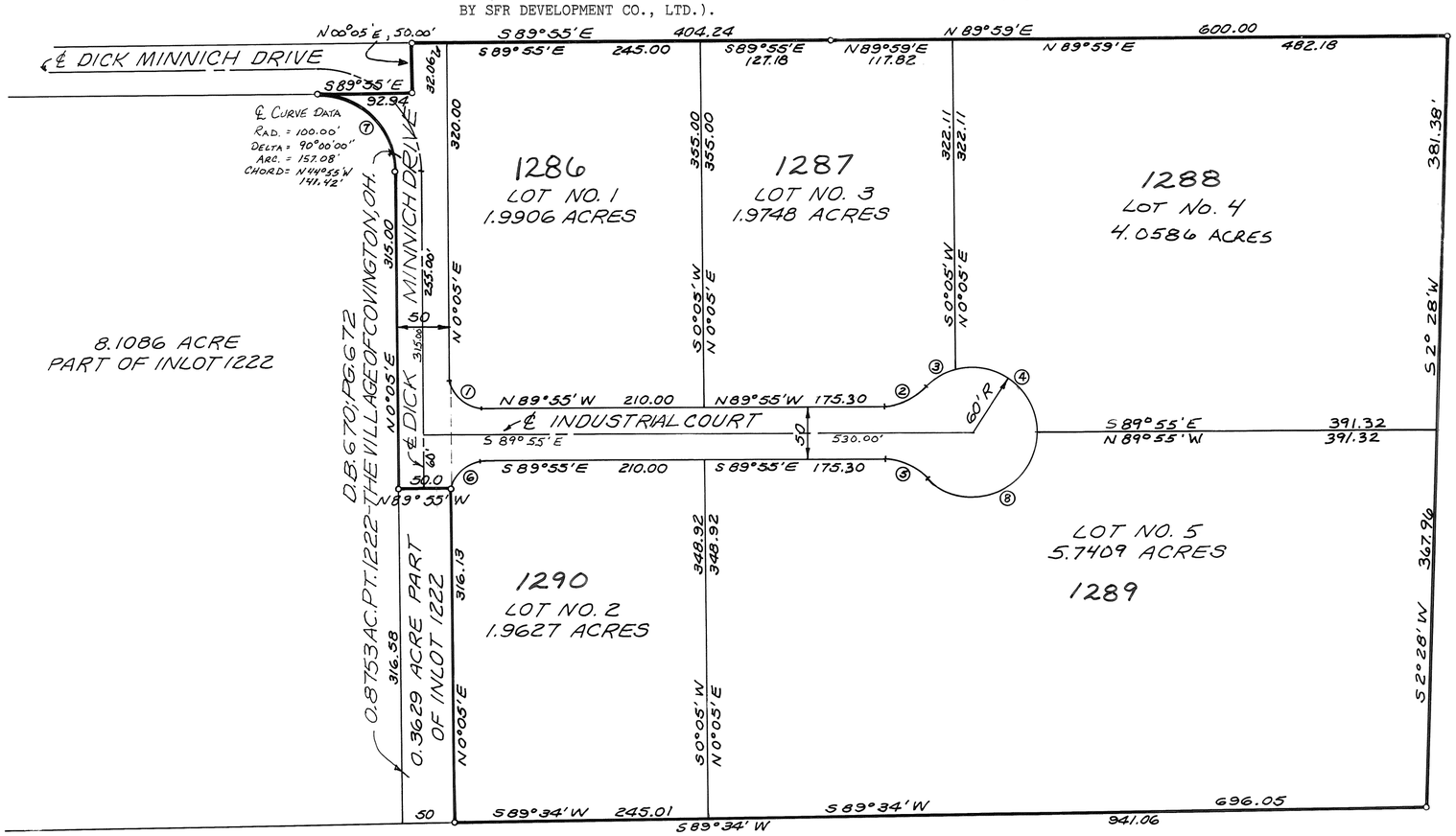
Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
04-17-96	bhb	96505PLA

SFR INDUSTRIAL DEVELOPMENT

A 10' WIDTH UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF DICK MINNICH DRIVE AND A 10' WIDTH UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO THE ENTIRE RIGHT-OF-WAY OF INDUSTRIAL COURT.

BEING A SUBDIVISION CONTAINING A TOTAL OF 17.392 ACRES, SAME BEING 0.8753 ACRES OF INLOT 1222 ACQUIRED BY THE VILLAGE OF COVINGTON, OHIO, BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 670, PAGE 672 AND 16.5171 ACRES OF INLOT 1222 ACQUIRED BY SFR DEVELOPMENT CO., LTD, BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 670, PAGE 495. 1.3017 ACRES IS HEREBY DEDICATED AS PUBLIC STREET RIGHT-OF-WAY (0.5124 ACRES BY THE VILLAGE OF COVINGTON AND 0.7893 ACRES BY SFR DEVELOPMENT CO., LTD.).



NO.	RAD.	DELTA	ARC.	CHORD
1	35.0	90°00'00"	54.98	N44°55'00"W 49.50
2	60.0	44°53'55"	47.02	S67°38'02"W 45.82
3	60.0	30°25'16"	31.86	S60°23'19"W 31.48
4	60.0	104°28'40"	109.41	N52°09'20"W 94.87
5	60.0	44°53'55"	47.02	S67°28'02"E 45.82
6	35.0	90°00'00"	54.98	N45°05'00"E 49.50
7	75.0	90°00'00"	117.81	N44°55'00"W 106.07
8	60.0	134°53'55"	141.26	N67°32'00"E 110.82

PLAT BOOK 17 PAGE 105
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23RD DAY OF
OCTOBER, 1996, AT 9:00 A.M.
FILE NO. 206828 FEE: $ 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Lola McCoy
DEPUTY RECORDER

DEDICATION

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

Frederick J. Ratermann — FREDERICK J. RATERMANN, PARTNER
Ruby E. Klockner — WITNESS
Stacie J. Ratermann — STACIE J. RATERMANN, PARTNER
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 FREDERICK J. RATERMANN AND STACIE J. RATERMANN, PARTNERS OF SFR DEVELOPMENT CO., LTD., THE PARTNERSHIP WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PARTNERS AND IN BEHALF OF SAID PARTNERSHIP AND BY AUTHORITY OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PARTNERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 25TH DAY OF SEPTEMBER, 1996.

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

OWNERS: VILLAGE OF COVINGTON, OHIO

Lowell F. Yingst — LOWELL F. YINGST, MAYOR
Sue Selander — WITNESS
Kay E. McKinney — KAY E. McKINNEY, CLERK
David Rapp — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED LOWELL F. YINGST, MAYOR AND KAY E. McKINNEY, CLERK OF THE VILLAGE OF COVINGTON, OHIO, THE VILLAGE WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MAYOR AND CLERK IN BEHALF OF SAID VILLAGE OF COVINGTON, OHIO AND BY THE AUTHORITY OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH MAYOR AND CLERK AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COUNCIL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Covington, OHIO, THIS 26 DAY OF September, 1996.

David Rapp — NOTARY PUBLIC
DUANE L. RAPP, Notary Public In and For the State of Ohio My Commission Expires Indefinite — MY COMMISSION EXPIRES

TRANSFERRED THIS 23rd DAY OF OCTOBER, 1996.
Chris A. Peeples
CHRIS A. PEEPLES, AUDITOR
Cheryl Beaver
BY DEPUTY

N

LIENHOLDERS: STAR BANK, N.A.

MICHAEL E. PFEFFENBERGER, PRESIDENT — WITNESS SHAWN M. LENHART
DAVID J. DIPPOLD, VICE PRESIDENT — WITNESS KATHLEEN R. LUTZ

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MICHAEL E. PFEFFENBERGER, PRESIDENT AND DAVID J. DIPPOLD, VICE PRESIDENT OF STAR BANK, 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 THE AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 25TH DAY OF September, 1996.

Kathleen R. Lutz — NOTARY PUBLIC
KATHLEEN R. LUTZ, Notary Public My Commission Expires June 20, 2000 — MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 2 DAY OF OCTOBER, 1996 THIS PLAT WAS REVIEWED AND APPROVED.

Jerry G. Angendorfer — CHAIRMAN
Michael L. Manson — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 7th DAY OF October, 1996 THIS PLAT WAS APPROVED BY ORDINANCE NO. 96-7.

Lowell F. Yingst — PRESIDENT OF COUNCIL
Kay E. McKinney — CLERK OF COUNCIL

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

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED PROFESSIONAL SURVEYOR

SFR INDUSTRIAL DEVELOPMENT
COVINGTON, OHIO

FREDERICK J. & STACIE J. RATERMANN
PARTNERS

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

DATE	DRAWN BY: AP	SHEET NO.
12 AUG 1996	TRACED BY: CHECKED BY: RWK	1 OF 1
	SCALE: 1" = 100'	

ANNEXATION TO THE CITY OF TROY, OHIO

29.928	S.E. QTR. 31	5	6	CONCORD	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

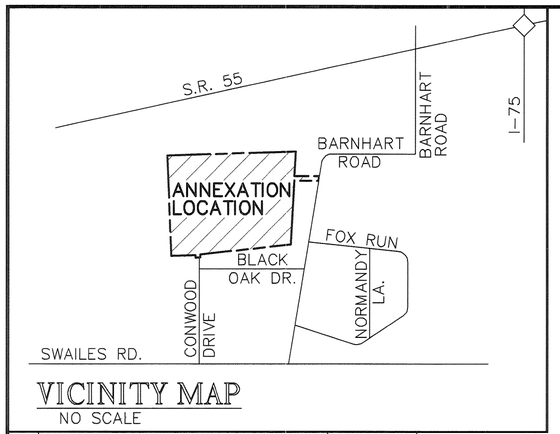
SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 29 PAGE 1

John W. O'Brien BY Bobbie Mueller
JOHN W. O'BRIEN — DEPUTY
MIAMI COUNTY RECORDER

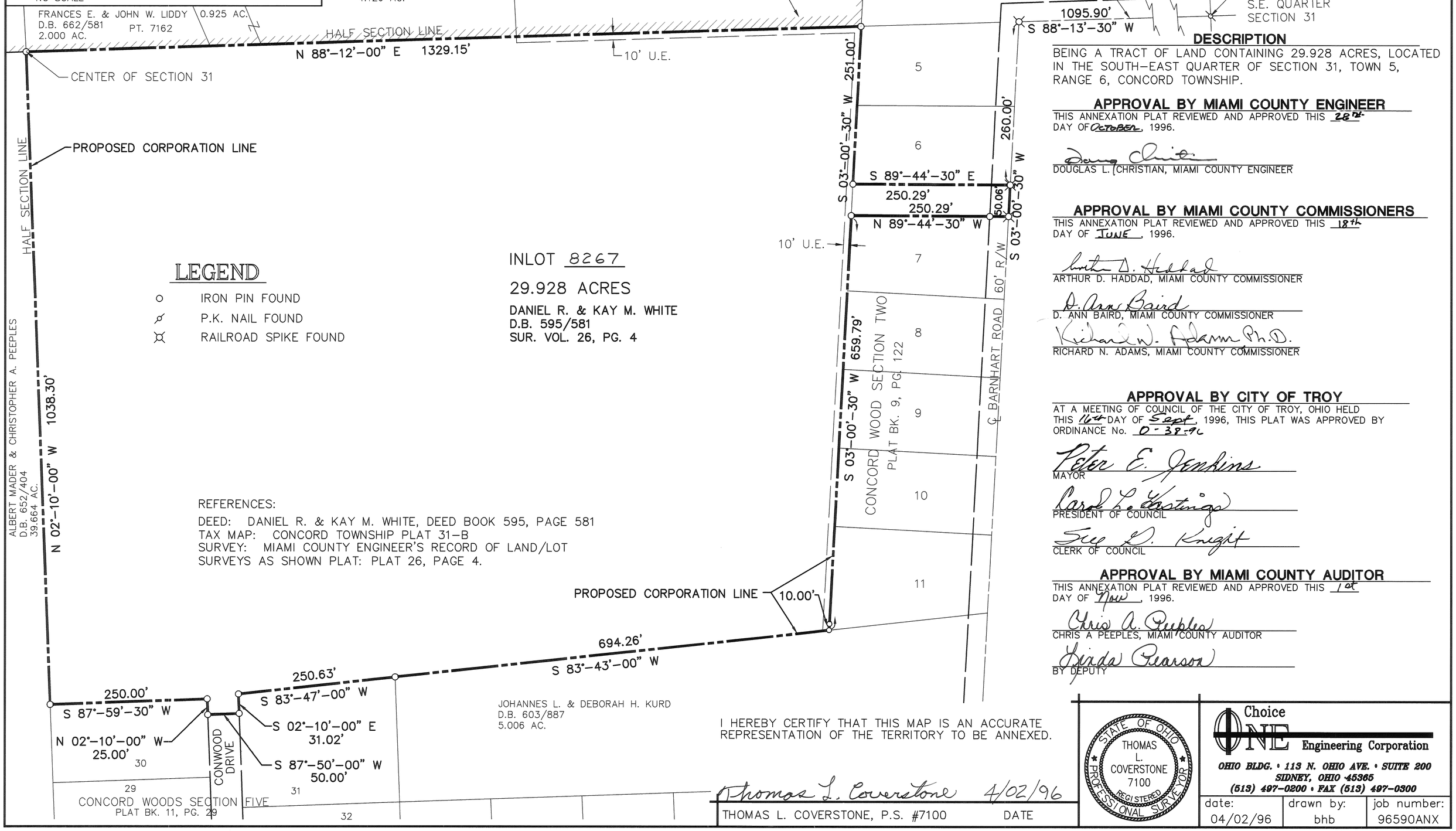
PLAT BOOK 17, PAGE 106
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 1st DAY
OF Nov., 1996 AT 12:10 PM
FILE NUMBER 207347
FEE: $ 21.60

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

Bobbie Mueller
BY DEPUTY



VICINITY MAP
NO SCALE



REFERENCES:
DEED: DANIEL R. & KAY M. WHITE, DEED BOOK 595, PAGE 581
TAX MAP: CONCORD TOWNSHIP PLAT 31-B
SURVEY: MIAMI COUNTY ENGINEER'S RECORD OF LAND/LOT SURVEYS AS SHOWN PLAT: PLAT 26, PAGE 4.

DESCRIPTION

BEING A TRACT OF LAND CONTAINING 29.928 ACRES, LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 31, TOWN 5, RANGE 6, CONCORD TOWNSHIP.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 28th DAY OF OCTOBER, 1996.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 18th DAY OF JUNE, 1996.

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

D. Ann Baird
D. ANN BAIRD, MIAMI COUNTY COMMISSIONER

Richard N. Adams Ph.D.
RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TROY

AT A MEETING OF COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 16th DAY OF Sept, 1996, THIS PLAT WAS APPROVED BY ORDINANCE No. O-38-96

Peter E. Jenkins
MAYOR

Carol L. Hastings
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 1st DAY OF Nov, 1996.

Chris A. Peeples
CHRIS A PEEPLES, MIAMI COUNTY AUDITOR

Linda Pearson
BY DEPUTY

I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE TERRITORY TO BE ANNEXED.

Thomas L. Coverstone 4/02/96
THOMAS L. COVERSTONE, P.S. #7100 — DATE

STATE OF OHIO
THOMAS L. COVERSTONE 7100
REGISTERED PROFESSIONAL SURVEYOR

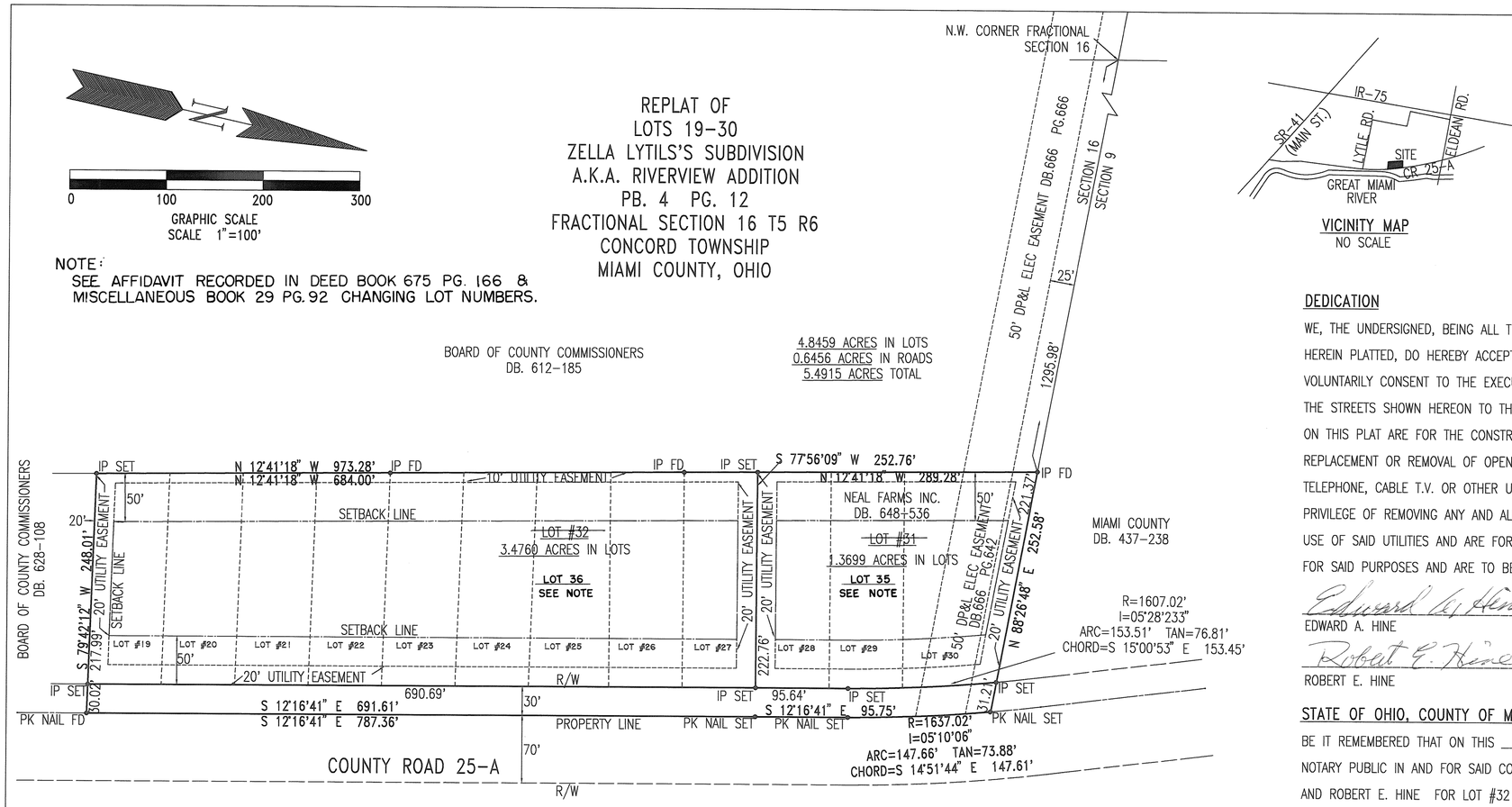
Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(513) 497-0200 • FAX (513) 497-0300

date:	drawn by:	job number:
04/02/96	bhb	96590ANX

REPLAT OF
LOTS 19-30
ZELLA LYTILS'S SUBDIVISION
A.K.A. RIVERVIEW ADDITION
PB. 4 PG. 12
FRACTIONAL SECTION 16 T5 R6
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO

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

NOTE:
SEE AFFIDAVIT RECORDED IN DEED BOOK 675 PG. 166 & MISCELLANEOUS BOOK 29 PG. 92 CHANGING LOT NUMBERS.



VICINITY MAP
NO SCALE

PLAT BOOK 17 PAGE 107
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8th DAY OF Nov., 1996, AT 2:52 P.M.
FILE NO.: 207745 FEE: 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY Bobbie Mueller DEPUTY

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 HEREBY 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 ARE FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Edward A. Hine — EDWARD A. HINE
Dorothy Tabler — WITNESS
Robert E. Hine — ROBERT E. HINE
Robert M. Schlemmer — WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S

BE IT REMEMBERED THAT ON THIS 29TH DAY OF AUGUST, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDWARD A. HINE AND ROBERT E. HINE FOR LOT #32 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.

Robert M. Schlemmer — NOTARY PUBLIC — MY COMMISSION ~~EXPIRES~~

Robert M. Schlemmer, Notary Public
In And For The State Of Ohio
My Commission Has No Expiration Date

Neal Farms Inc. By Richard E. Neal
NEAL FARMS INC. AN OHIO CORP.
BY: RICHARD E. NEAL PRESIDENT
Dorothy Tabler — WITNESS
Robert M. Schlemmer — WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S

BE IT REMEMBERED THAT ON THIS 29TH DAY OF AUGUST, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NEAL FARMS INC AND RICHARD E. NEAL PRESIDENT FOR LOT # 31 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.

Robert M. Schlemmer — NOTARY PUBLIC — MY COMMISSION

Robert M. Schlemmer, Notary Public
In And For The State Of Ohio
My Commission Has No Expiration Date

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 16, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 5.4915 ACRES 1.5395 ACRES BEING PART OF LAND CONVEYED TO NEAL FARMS INC. BY DEED RECORDED IN BK. 648 PG. 536 AND 3.9520 ACRE TRACT OF LAND CONVEYED TO EDWARD A. HINE & ROBERT E. HINE AS RECORDED IN VOL. 672 PG. 254 BOTH IN THE DEED RECORDS OF MIAMI COUNTY, OHIO

AREA OF THIS SUBDIVISION IS COMPRISED OF 0.6456 ACRES IN PUBLIC STREETS AND 4.8459 ACRES IN LOTS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

Luis G. Riancho
LUIS G. RIANCHO
PROFESSIONAL SURVEYOR NO. 5287

STATE OF OHIO
LUIS G. RIANCHO 5287
REGISTERED SURVEYOR

COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 5th DAY OF November, 1996. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATION ON SUCH PLAT, SECTION 711.041 OHIO REVISED CODE.)

Arthur D. Haddad — ARTHUR D. HADDAD
Richard N. Adams — RICHARD N. ADAMS
D. Ann Baird — D. ANN BAIRD

MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 9TH DAY OF SEPTEMBER, 1996

Douglas Christian
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

COUNTY PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED BY BY THE MIAMI COUNTY PLANNING COMMISSION THIS 20TH DAY OF August, 1996

Bruce Lowry
CHAIRMAN
Daniel L. Brandewie
SECRETARY

COUNTY AUDITOR

APPROVED AND TRANSFERED THIS 8th DAY OF November, 1996

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

PREPARED BY:

LGR
LUIS G. RIANCHO & ASSOC. INC.
SURVEYING AND ENGINEERING LAYOUT
TEL 513 836-1585
FAX 513 836-9974
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

JOB #96027 Aug. 22, 1996
DRAWING NAME 96027REC.DWG PLOT DATE 8-29-96

HUNTERS RUN – SECTION TWO – TROY, OHIO

PLAT BOOK 17 PAGE 108
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 12th DAY OF Nov., 1996, AT 1:30 P.M.
FILE NO.: 207775 FEE: 21.60

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

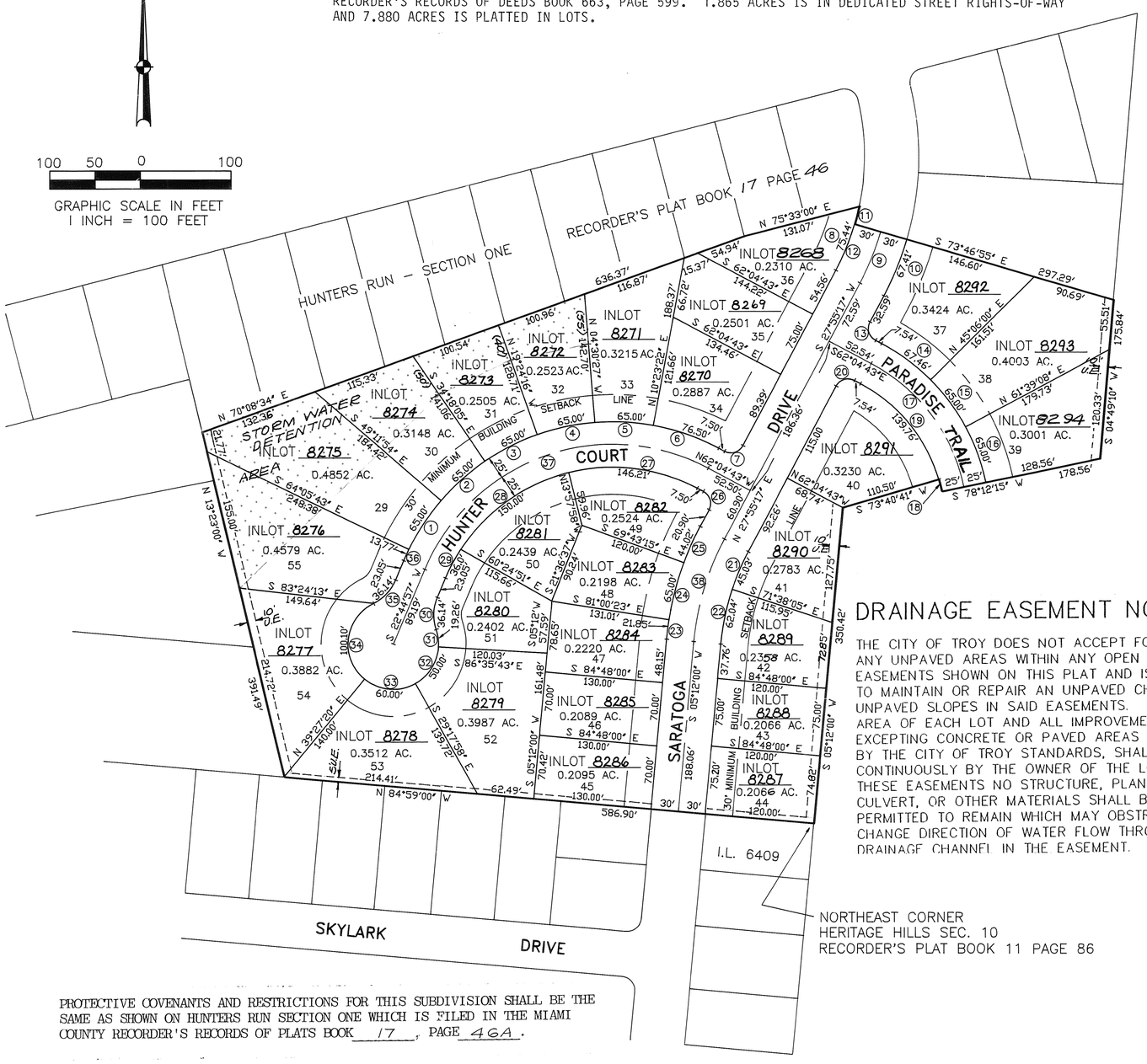
Bobbie Mueller
BY DEPUTY

BEING A SUBDIVISION CONTAINING A TOTAL OF 9.7450 ACRES OF INLOT 6813 IN THE CITY OF TROY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 114. SAID 9.7450 ACRES BEING A PART OF A TOTAL OF 9.745 ACRES ACQUIRED BY NEH DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 663, PAGE 599. 1.865 ACRES IS IN DEDICATED STREET RIGHTS-OF-WAY AND 7.880 ACRES IS PLATTED IN LOTS.

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.

N

100 50 0 100
GRAPHIC SCALE IN FEET
1 INCH = 100 FEET



DRAINAGE EASEMENT NOTE

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

NORTHEAST CORNER
HERITAGE HILLS SEC. 10
RECORDER'S PLAT BOOK 11 PAGE 86

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS SHOWN ON HUNTERS RUN SECTION ONE WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 17, PAGE 46A.

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: NEH DEVELOPMENT INC.

Elden Heinz — ELDEN HEINZ, PRESIDENT
Cheryl Engling — WITNESS
Debra E. Wilcox — WITNESS

STATE OF OHIO – COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ELDEN HEINZ, PRESIDENT OF NEH 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 OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 25TH DAY OF OCTOBER, 1995.

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 Oct., 1995, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — Sue D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6th DAY OF NOV., 1995, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-54-95.

Peter E. Jenkins — MAYOR
Carol V. Hess — PRESIDENT OF COUNCIL PRO TEM
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 12th DAY OF November, 1995.

Chris A. Peebles — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda Pearson — DEPUTY AUDITOR

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	250.00'	14°53'49"	65.00'	64.82'	S 33°21'12" W
2	250.00'	14°53'49"	65.00'	64.82'	S 48°15'01" W
3	250.00'	14°53'49"	65.00'	64.82'	S 63°08'50" W
4	250.00'	14°53'49"	65.00'	64.82'	S 78°02'38" W
5	250.00'	14°53'49"	65.00'	64.82'	N 87°03'33" W
6	250.00'	17°31'55"	76.50'	76.20'	N 70°50'41" W
7	15.00'	90°00'00"	23.56'	21.21'	S 72°55'17" W
8	270.00'	16°00'30"	75.44'	75.19'	S 19°55'02" W
9	300.00'	11°42'12"	61.28'	61.17'	S 22°04'11" W
10	330.00'	11°42'12"	67.41'	67.29'	N 22°04'11" E
11	270.00'	04°18'18"	20.29'	20.28'	S 14°03'56" W
12	270.00'	11°42'12"	55.15'	55.05'	N 22°04'11" E
13	15.00'	90°00'00"	23.56'	21.21'	N 17°04'43" W
14	225.00'	17°10'43"	67.46'	67.21'	N 53°29'22" W
15	225.00'	16°33'08"	65.00'	64.77'	N 36°37'26" W
16	225.00'	16°33'08"	65.00'	64.77'	N 20°04'19" W
17	200.00'	50°16'58"	175.52'	169.94'	S 36°56'14" E
18	175.00'	04°31'34"	13.82'	13.82'	N 14°03'32" W
19	175.00'	45°45'24"	139.76'	136.07'	S 39°12'01" E
20	15.00'	90°00'00"	23.56'	21.21'	N 72°55'17" E

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
21	270.00'	09°33'22"	45.03'	44.98'	N 23°08'36 E
22	270.00'	13°09'55"	62.04'	61.90'	N 11°46'58" E
23	330.00'	03°47'37"	21.85'	21.85'	S 07°05'49" W
24	330.00'	11°17'08"	65.00'	64.90'	S 14°38'11" W
25	330.00'	07°38'32"	44.02'	43.98'	S 24°06'01" W
26	15.00'	90°00'00"	23.56'	21.21'	S 17°04'43" E
27	200.00'	41°53'15"	146.21'	142.98'	S 83°01'20" E
28	200.00'	42°58'19"	150.00'	146.51'	N 54°32'53" E
29	200.00'	10°18'47"	36.00'	35.95'	N 27°54'20" E
30	50.00'	41°24'35"	36.14'	35.36'	N 02°02'40" E
31	50.00'	22°03'55"	19.26'	19.14'	N 07°37'40" W
32	50.00'	57°17'45"	50.00'	47.94'	N 32°03'10" E
33	50.00'	68°45'18"	60.00'	56.46'	S 84°55'19" E
34	50.00'	114°42'12"	100.10'	84.20'	S 06°48'26" W
35	50.00'	41°24'35"	36.14'	35.36'	S 43°27'14" W
36	250.00'	03°09'20"	13.77'	13.77'	S 24°19'37" W
37	225.00'	95°10'20"	373.74'	332.23'	S 70°20'07" W
38	300.00'	22°43'17"	118.97'	118.19'	S 16°33'39" 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
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

HUNTERS RUN – SECTION TWO
TROY, OHIO

NEH DEVELOPMENT INC.

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

DATE	DRAWN BY: DON	SHEET NO.
	CHECKED BY: RWK	
OCT. 19, 95	SCALE: 1" = 100'	1 OF 1

PLAT BOOK 17 PAGE 109

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 12th DAY OF Nov., 1996, AT 1:31P.M.

FILE NO.: 207776 FEE: 21.60

John W. O'Brien

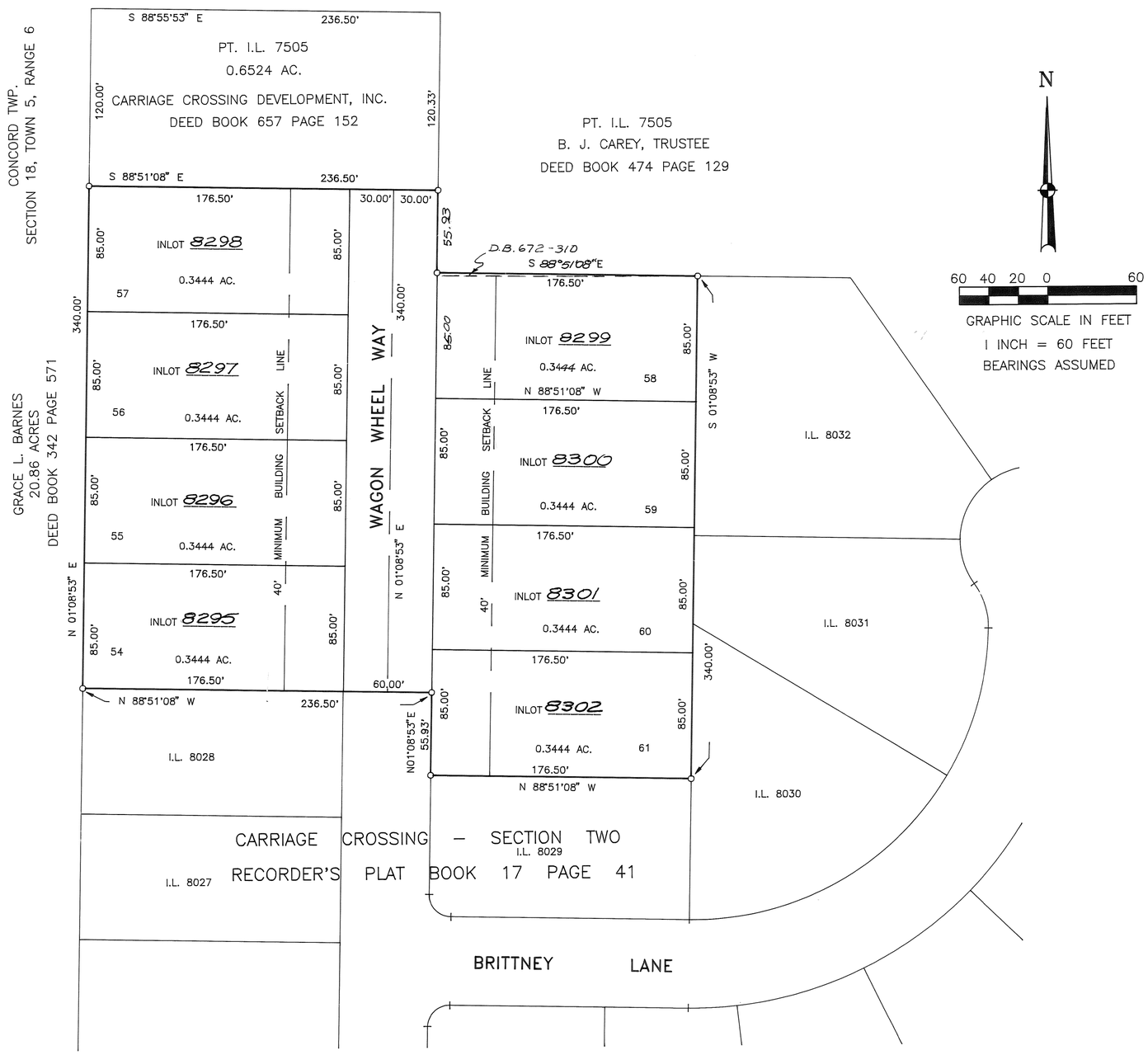
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY Bobbie Mueller DEPUTY

CARRIAGE CROSSING – SECTION THREE – TROY, OHIO

BEING A SUBDIVISION OF PART OF INLOT 7505 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 3.2235 ACRES AND BEING A PART OF THE 15.3019 ACRES ACQUIRED BY CARRIAGE CROSSING DEVELOPMENT, INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 657 PAGE 152. 2.7552 ACRES OF THE 3.2235 ACRES IS PLATTED INTO INLOTS AND 0.4683 ACRES IS DEDICATED AS A PUBLIC STREET. *(0.005 ACRE ACQUIRED BY DEED BOOK 672-PAGE 310)*

NOTE: FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES.



DEDICATION

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

OWNER: CARRIAGE CROSSING DEVELOPMENT, INC.

Richard L. Dungan — RICHARD L DUNGAN, PRESIDENT — WITNESS — WITNESS

Robert L. Heidenreich — ROBERT L. HEIDENREICH, 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 RICHARD L. DUNGAN, PRESIDENT AND ROBERT L. HEIDENREICH, VICE PRESIDENT OF CARRIAGE CROSSING DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 28TH DAY OF AUGUST, 1996.

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

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT — WITNESS Jill E. Shaneyfelt — WITNESS J. A. Barhorst

C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT — WITNESS Jill E. Shaneyfelt — WITNESS J. A. Barhorst

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS, IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 29th DAY OF August, 1996.

Jill E. Shaneyfelt NOTARY PUBLIC MY COMMISSION EXPIRES March 17, 2001

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28TH DAY OF AUGUST, 1996, THIS PLAT WAS APPROVED.

PRESIDENT SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16TH DAY OF SEPT., 1996, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-39-96.

Peter E. Jenkins — MAYOR — Carol L. Hastings — PRESIDENT OF COUNCIL — Sue D. Knight — CLERK OF COUNCIL

PROTECTIVE COVENANTS AND RESTRICTIONS

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR CARRIAGE CROSSING SECTION TWO, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 17 PAGE 41.

TRANFERRED THIS 12th DAY OF Nov, 1996.

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED PROFESSIONAL SURVEYOR

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

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

CARRIAGE CROSSING – SECTION 3 CITY OF TROY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (513) 339-5331		
DATE	DRAWN BY: D.H.	SHEET NO.
JULY 3, 1996	CHECKED BY: R.W.K.	1 OF 1
	SCALE: 1" = 60'	

ALLEY DEDICATION

TROY — CORPORATION
S.W. — SECTION
PART 167 — OUTLOT

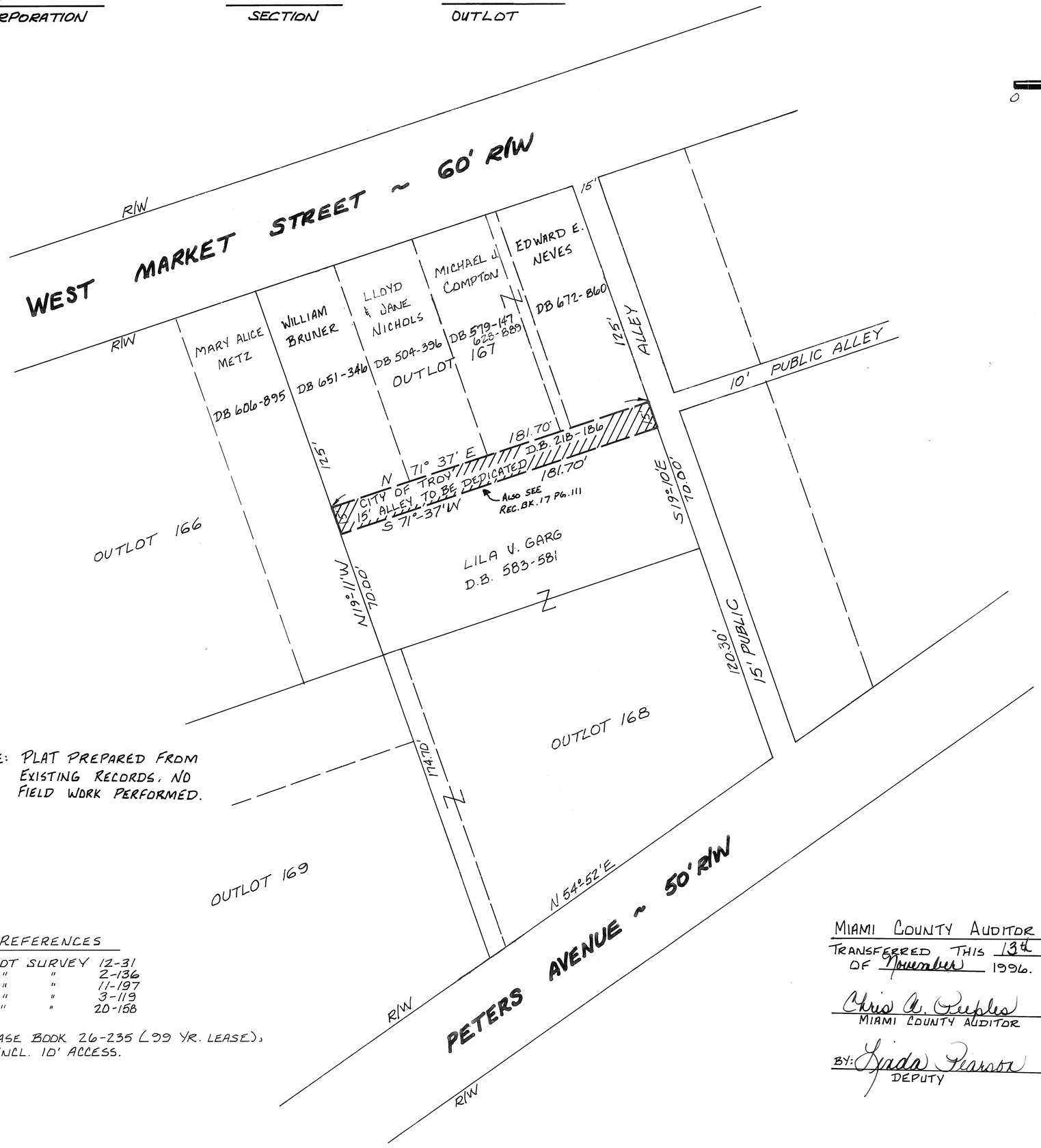
PLAT BOOK 17 PAGE 110
MIAMI COUNTY RECORDER'S PLAT RECORD
RECEIVED FOR RECORD THIS 15TH DAY OF NOV. 1996 AT 12:15 P.M.
FILE NO. 208002 FEE $21.60

John W. O'Brien
MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY

SCALE: 1" = 40'
0 40 80 120

NORTH

BEARING PER LOT SURVEY 12-31



NOTE: PLAT PREPARED FROM EXISTING RECORDS, NO FIELD WORK PERFORMED.

REFERENCES

LOT SURVEY 12-31
" " 2-136
" " 11-197
" " 3-119
" " 20-158

LEASE BOOK 26-235 (99 YR. LEASE), INCL. 10' ACCESS.

MIAMI COUNTY AUDITOR
TRANSFERRED THIS 13th DAY OF November 1996.

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

APPROVAL BY PLANNING COMMISSION

THE DEDICATION OF THE 15' WIDE STRIP OF GROUND SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY THIS 27TH DAY OF DECEMBER, 1995.

H. D. Hunnel
VICE-CHAIRMAN
Suy G. Knight
SECRETARY

APPROVAL BY CITY COUNCIL

THE COUNCIL OF THE CITY OF TROY, AS THE OWNER OF THE SUBJECT GROUND, HEREBY DEDICATES THE 15' WIDE STRIP SHOWN HEREON, AS ACQUIRED IN DEED BOOK 218, PAGE 186 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, TO PUBLIC USE AS AN ALLEY, PER ORDINANCE NO. O-5-96, DATED FEBRUARY 5, 1996.

Peter E. Jenkins
MAYOR
Carol L. Hastings
PRESIDENT OF COUNCIL
Suy G. Knight
CLERK OF COUNCIL

PREPARED BY CITY OF TROY, DIVISION OF ENGINEERING.
DECEMBER 20, 1995

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED
PROFESSIONAL SURVEYOR

Neil E. Teaford 12/20/95
NEIL E. TEAFORD
REGISTERED SURVEYOR NO. 7724

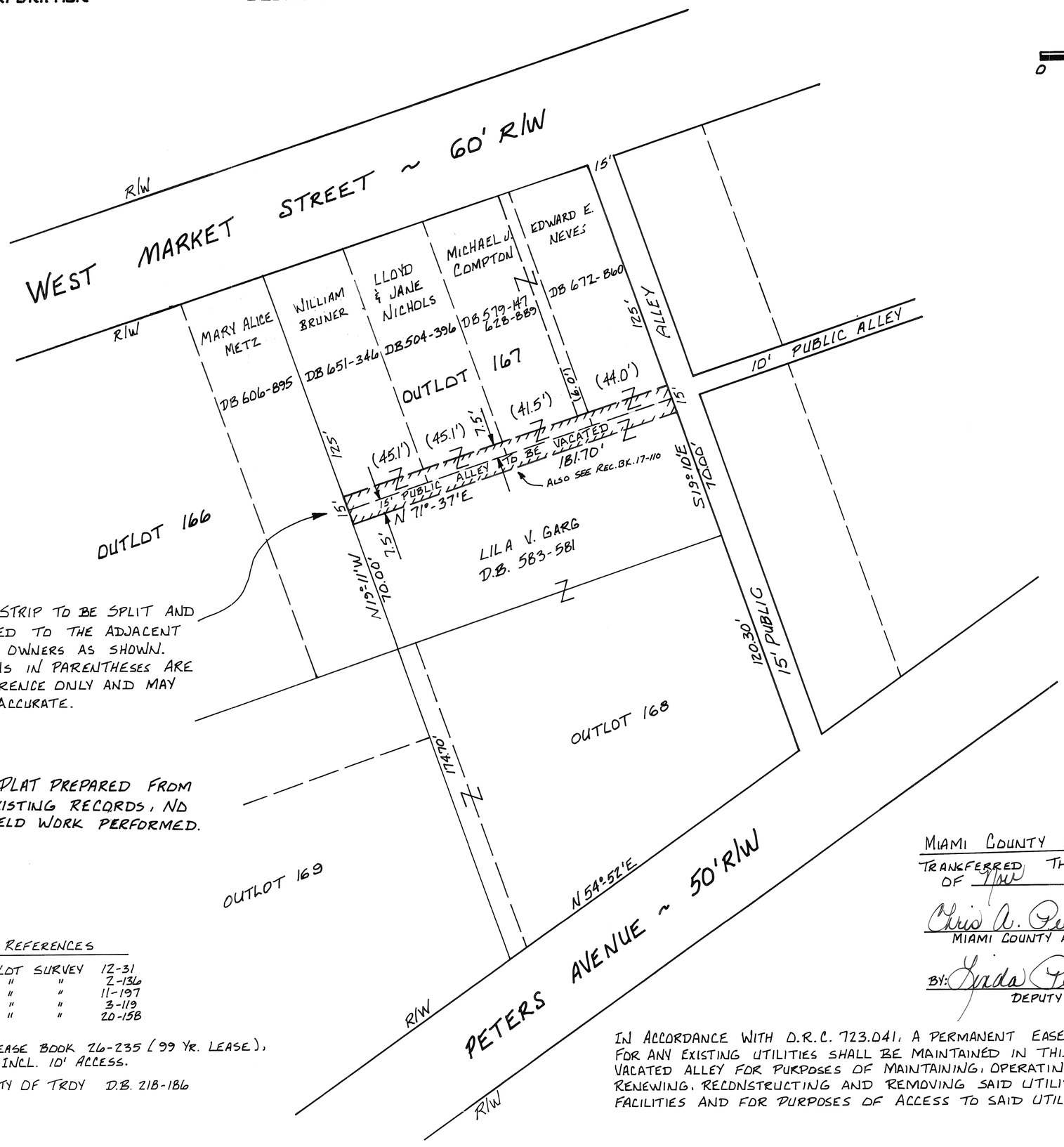
ALLEY VACATION

PLAT BOOK 17 PAGE 111
MIAMI COUNTY RECORDER'S PLAT RECORD
RECEIVED FOR RECORD THIS 15TH DAY OF NOV. 1996 AT 12:16 P.M.
FILE NO. 208003 FEE $21.60

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Bobbie Mueller
DEPUTY

TROY — CORPORATION
SW — SECTION
PART 167 — OUTLOT



SCALE: 1" = 40'
0 40 80 120

NORTH

BEARING PER LOT SURVEY 12-31

15' WIDE STRIP TO BE SPLIT AND DISTRIBUTED TO THE ADJACENT PROPERTY OWNERS AS SHOWN. DIMENSIONS IN PARENTHESES ARE FOR REFERENCE ONLY AND MAY NOT BE ACCURATE.

NOTE: PLAT PREPARED FROM EXISTING RECORDS, NO FIELD WORK PERFORMED.

REFERENCES

LOT	SURVEY	12-31
"	"	2-136
"	"	11-197
"	"	3-119
"	"	20-158

LEASE BOOK 26-235 (99 YR. LEASE), INCL. 10' ACCESS.

CITY OF TROY D.B. 218-186

APPROVAL BY PLANNING COMMISSION

THE VACATION OF THE 15' WIDE ALLEY SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY THIS 27TH DAY OF DECEMBER, 1995.

Hal Hanna
VICE-CHAIRMAN

Sue G. Knight
SECRETARY

APPROVAL BY CITY COUNCIL

SHADED AREA OF THE 15' WIDE ALLEY VACATED BY ORDINANCE NO. O-18-96 PASSED THIS 6th DAY OF MAY 1996.

Peter E. Jenkins
MAYOR

Carol L. Hastings
PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

TRANSFERRED THIS 13th DAY OF JAN 1996.

Chris A. Peeples
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY

IN ACCORDANCE WITH O.R.C. 723.041, A PERMANENT EASEMENT FOR ANY EXISTING UTILITIES SHALL BE MAINTAINED IN THIS VACATED ALLEY FOR PURPOSES OF MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING AND REMOVING SAID UTILITY FACILITIES AND FOR PURPOSES OF ACCESS TO SAID UTILITIES.

PREPARED BY THE CITY OF TROY
DIVISION OF ENGINEERING
DECEMBER 20, 1995

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED
PROFESSIONAL SURVEYOR

Neil E. Teaford 12/20/95
NEIL E. TEAFORD
REGISTERED SURVEYOR NO. 7724

PLAT BOOK 17 PAGE 112
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 208037
RECEIVED NOV. 15 ,1996
AT 2:45 P.M. FEE 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
By: Bobbie Mueller

RECORD PLAN
WILLOW CREEK
SECTION TWO

LOCATED IN:
PART OF INLOT 7830
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 15.224 ACRES
MARCH, 1996

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.
EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

WILLOW CREEK PROPERTIES, INC.

Uriel A Stanbt
WITNESS

John M Tomb
JOHN M. TOMB, PRESIDENT

Jessica A. Minesinger
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 5TH DAY OF April ,1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLOW CREEK PROPERTIES, INC. BY JOHN M. TOMB, 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.

Jessica A. Torrey-Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

MORTGAGEE:
MINSTER STATE BANK

Uriel A Stanbt
WITNESS,

Jessica A. Minesinger
WITNESS,

Daniel F. Heitmeyer
DAN HEITMEYER, VICE PRES.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 5TH DAY OF April ,1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK BY DAN HEITMEYER ITS VICE PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jessica A. Torrey-Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

DATE: April 5 ,1996.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

John M. Tomb
JOHN M. TOMB

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

Jessica A. Torrey-Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

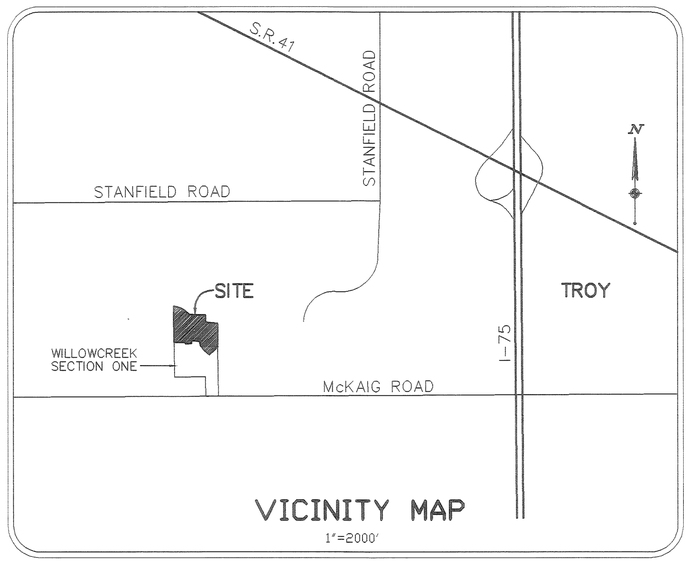
JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

DESCRIPTION

BEING A SUBDIVISION CONTAINING 15.224 ACRES, AS CONVEYED TO WILLOW CREEK PROPERTIES, INC. BY DEED RECORDED IN DEED BOOK 657, PAGE 18, OF THE MIAMI COUNTY RECORDERS RECORD OF DEED.

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION WILLOW CREEK PROPERTY OWNERS ASSOCIATION" RECORDED IN MISC. BOOK 27, PAGE 186, OF THE MIAMI COUNTY RECORDERS OFFICE.



VICINITY MAP
1"=2000'

CERTIFICATION

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

WOOLPERT

Paul F. MacCallum
PAUL F. MACCALLUM
OHIO PROFESSIONAL SURVEYOR #7561

3/20/96
DATE

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED
PROFESSIONAL SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6TH DAY OF MAY, 1996, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-19-96.

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 24TH DAY OF APRIL, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Sue D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 15th DAY OF Nov, 1996.

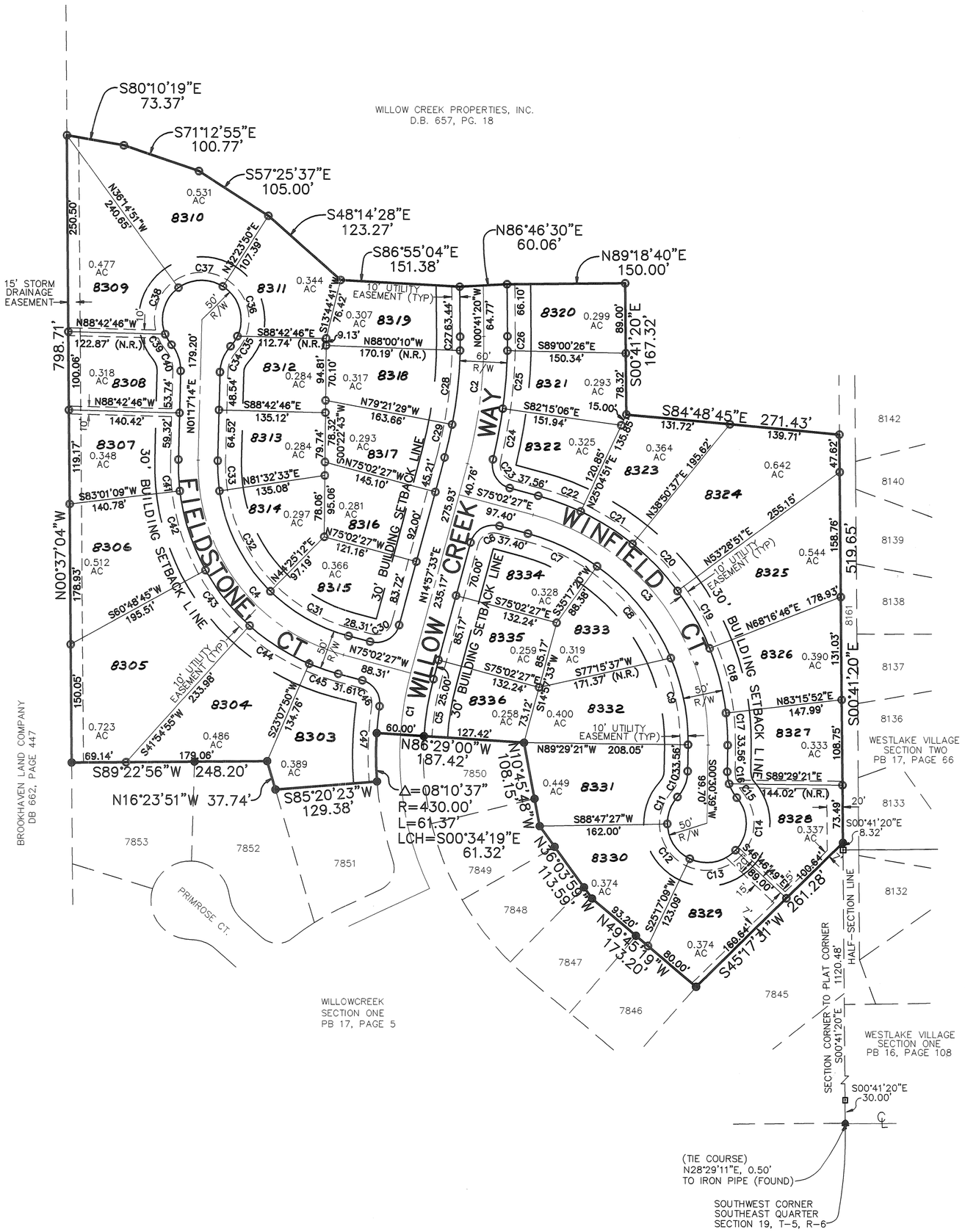
Chris A. Peeples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

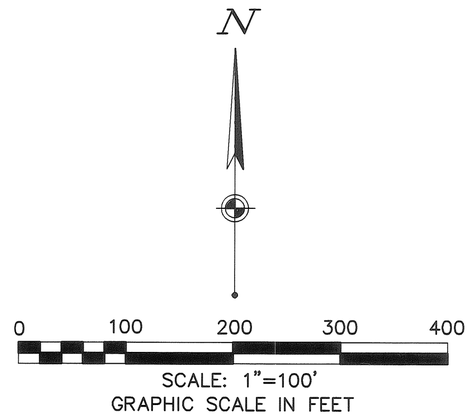
Linda Pearson
BY DEPUTY

C:\SETSER\WILLOW\21716RP1.dwg - MAR 20, 1996 - 10:54:35

RECORD PLAN
WILLOW CREEK
SECTION TWO

LOCATED IN:
PART OF INLOT 7830
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 15.224 ACRES
MARCH, 1996





WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

AREA SUMMARY

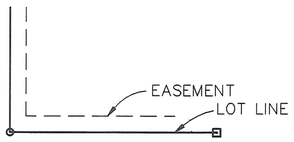
LOTS	12.845 ACRES
STREET R/W	2.379 ACRES
TOTAL	15.224 ACRES

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.00'	79.88'	79.75'	N09°14'17"E	11°26'33"
C2	600.00'	163.87'	163.36'	S07°08'06"W	15°38'54"
C3	300.00'	395.59'	367.54'	S37°15'54"E	75°33'06"
C4	250.00'	333.04'	308.96'	N36°52'36"W	76°19'41"
C5	370.00'	73.89'	73.77'	N09°14'17"E	11°26'33"
C6	30.00'	47.12'	42.43'	N59°57'33"E	90°00'00"
C7	275.00'	97.58'	97.06'	N64°52'33"W	20°19'47"
C8	275.00'	151.78'	149.86'	S38°53'58"E	31°37'24"
C9	275.00'	113.27'	112.47'	S11°17'18"E	23°35'56"
C10	50.00'	36.14'	35.36'	N21°12'57"E	41°24'35"
C11	50.00'	37.64'	36.76'	S20°21'20"W	43°07'47"
C12	50.00'	55.42'	52.63'	S32°57'42"E	63°30'18"
C13	50.00'	62.89'	58.83'	N79°15'10"E	72°03'58"
C14	50.00'	73.41'	66.99'	N01°09'38"E	84°07'06"
C15	50.00'	20.36'	20.22'	S29°13'52"E	23°20'06"
C16	50.00'	15.77'	15.71'	S08°31'35"E	18°04'29"
C17	325.00'	41.10'	41.08'	S03°06'44"E	07°14'47"
C18	325.00'	85.00'	84.76'	S14°13'41"E	14°59'06"
C19	325.00'	83.94'	83.71'	S29°07'12"E	14°47'55"
C20	325.00'	83.03'	82.80'	S43°50'16"E	14°38'14"
C21	325.00'	78.07'	77.88'	S58°02'16"E	13°45'46"
C22	325.00'	57.41'	57.34'	N69°58'48"W	10°07'18"
C23	30.00'	46.48'	41.97'	N30°39'32"W	88°45'49"
C24	630.00'	65.69'	65.66'	N10°44'08"E	05°58'28"
C25	630.00'	74.28'	74.24'	N04°22'14"E	06°45'20"
C26	630.00'	18.49'	18.49'	S00°09'07"W	01°40'54"
C27	570.00'	17.72'	17.72'	N00°12'06"E	01°46'54"
C28	570.00'	95.00'	94.89'	S05°52'02"W	09°32'58"
C29	570.00'	42.95'	42.94'	S12°48'02"W	04°19'02"
C30	30.00'	47.12'	42.43'	S59°57'33"W	90°00'00"
C31	225.00'	115.69'	114.42'	S60°18'37"E	29°27'39"
C32	225.00'	145.78'	143.24'	N27°01'08"W	37°07'21"
C33	225.00'	38.27'	38.22'	N03°35'07"W	09°44'41"
C34	50.00'	36.14'	35.36'	N21°59'31"E	41°24'35"
C35	50.00'	15.69'	15.63'	S33°42'26"W	17°58'46"
C36	50.00'	71.84'	65.82'	N16°26'34"W	82°19'13"
C37	50.00'	59.90'	56.38'	N88°04'29"E	68°38'41"
C38	50.00'	66.23'	61.49'	S15°48'17"W	75°53'44"
C39	50.00'	15.69'	15.63'	S31°07'58"E	17°58'46"
C40	50.00'	36.14'	35.36'	S19°25'04"E	41°24'35"
C41	275.00'	39.68'	39.65'	N02°50'49"W	08°16'05"
C42	275.00'	106.59'	105.92'	S18°05'03"E	22°12'24"
C43	275.00'	90.70'	90.29'	S38°38'10"E	18°53'50"
C44	275.00'	90.16'	89.76'	S57°28'38"E	18°47'05"
C45	275.00'	39.22'	39.19'	S70°57'18"E	08°10'17"
C46	30.00'	43.53'	39.81'	S33°28'27"E	83°07'59"
C47	430.00'	95.71'	95.51'	S01°42'57"W	12°45'09"

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ⊡ CONCRETE MONUMENT FOUND
- N.R. NON-RADIAL LINE



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

DRAINAGE EASEMENT NOTE

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

HARLOW SUBDIVISION – TROY, OHIO

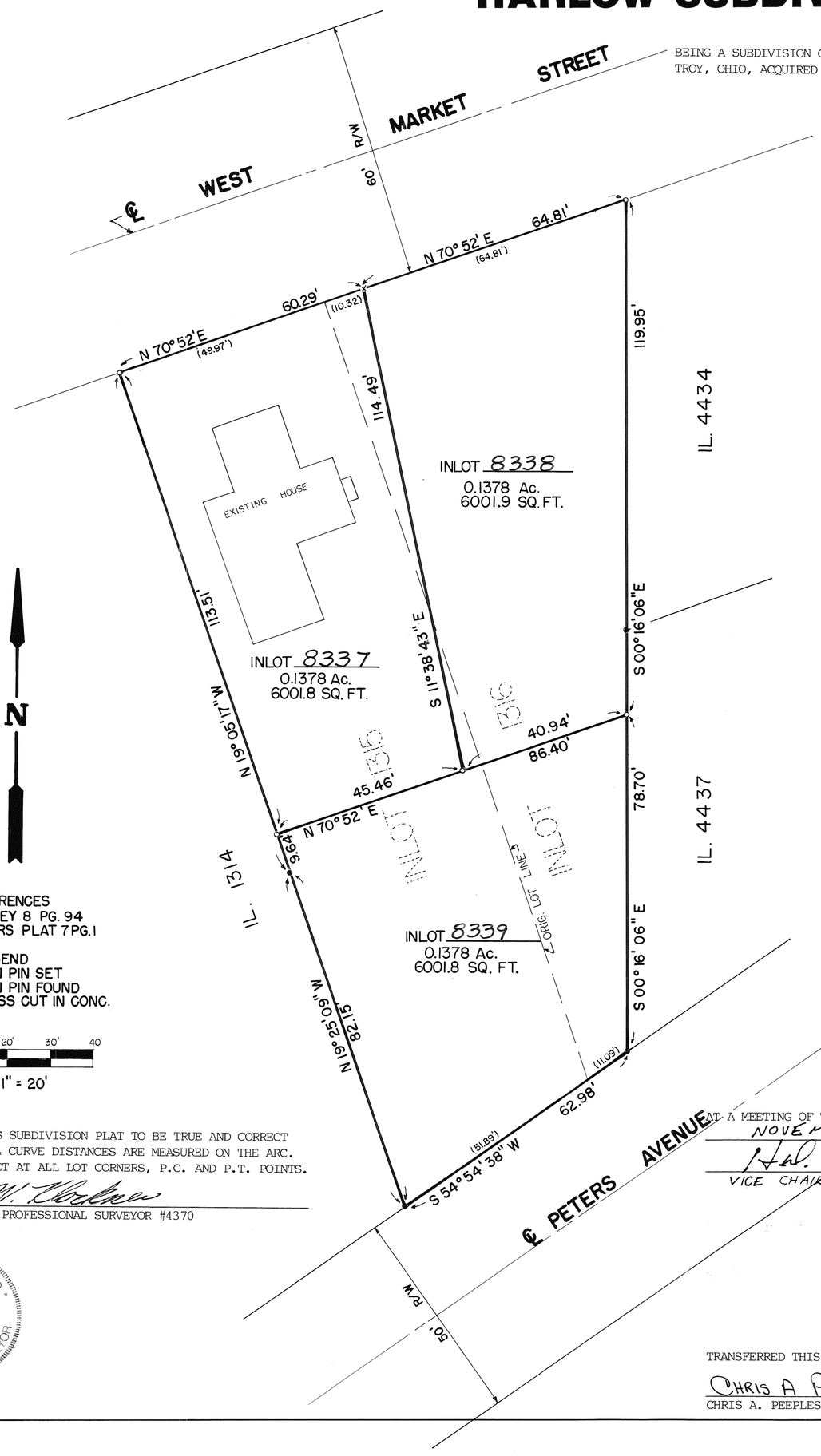
BEING A SUBDIVISION CONTAINING A TOTAL OF 0.4134 ACRES OF INLOTS 1315 AND 1316, IN THE CITY OF TROY, OHIO, ACQUIRED BY FRANK D. HARLOW, JR. & HOLLY L. HARLOW BY DEED BOOK 672, PAGE 683.

PLAT BOOK 17 PAGE 113
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26TH DAY OF NOVEMBER, 1996, AT 11:41 A.M.

FILE NO. 208487 FEE: $ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Lola McCoy
DEPUTY RECORDER



REFERENCES
LOT SURVEY 8 PG. 94
RECORDERS PLAT 7 PG. 1

LEGEND
- ○ IRON PIN SET
- ● IRON PIN FOUND
- x CROSS CUT IN CONC.

0 10' 20' 30' 40'
SCALE: 1" = 20'

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

DEDICATION

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

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

OWNERS: FRANK D. HARLOW, JR. & HOLLY L. HARLOW

FRANK D. HARLOW, JR. — WITNESS ROY A. THUMA

HOLLY L. HARLOW — WITNESS GREG S. RAWERS

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 Miami Co, OHIO, THIS 12TH DAY OF NOVEMBER, 1996.

NOTARY PUBLIC — MY COMMISSION EXPIRES

BURTON HINKLE, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 3, 1999

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

JACKIE L. GEARON VICE PRESIDENT — WITNESS MICHAEL SCHEMMEL

C. RUSSELL BADGETT, VICE PRESIDENT — WITNESS SANDRA S. KOENIG

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLLY APPEARED JACKIE L. GEARON VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 12th DAY OF November, 1996.

NOTARY PUBLIC — MY COMMISSION EXPIRES

MICHAEL E. SCHEMMEL, Notary Public
In and For the State of Ohio
My Commission Expires March 15, 1999

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13TH DAY OF NOVEMBER, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

VICE CHAIRMAN — SECRETARY

TRANSFERRED THIS 26 DAY OF NOVEMBER, 1996.

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR — BY: DEPUTY AUDITOR

HARLOW SUBDIVISION TROY, OHIO		
FRANK D., JR. & HOLLY L. HARLOW TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: DV TRACED BY: CHECKED BY:	SHEET NO.
16 OCT 1996	SCALE: 1" = 20'	1 OF 1

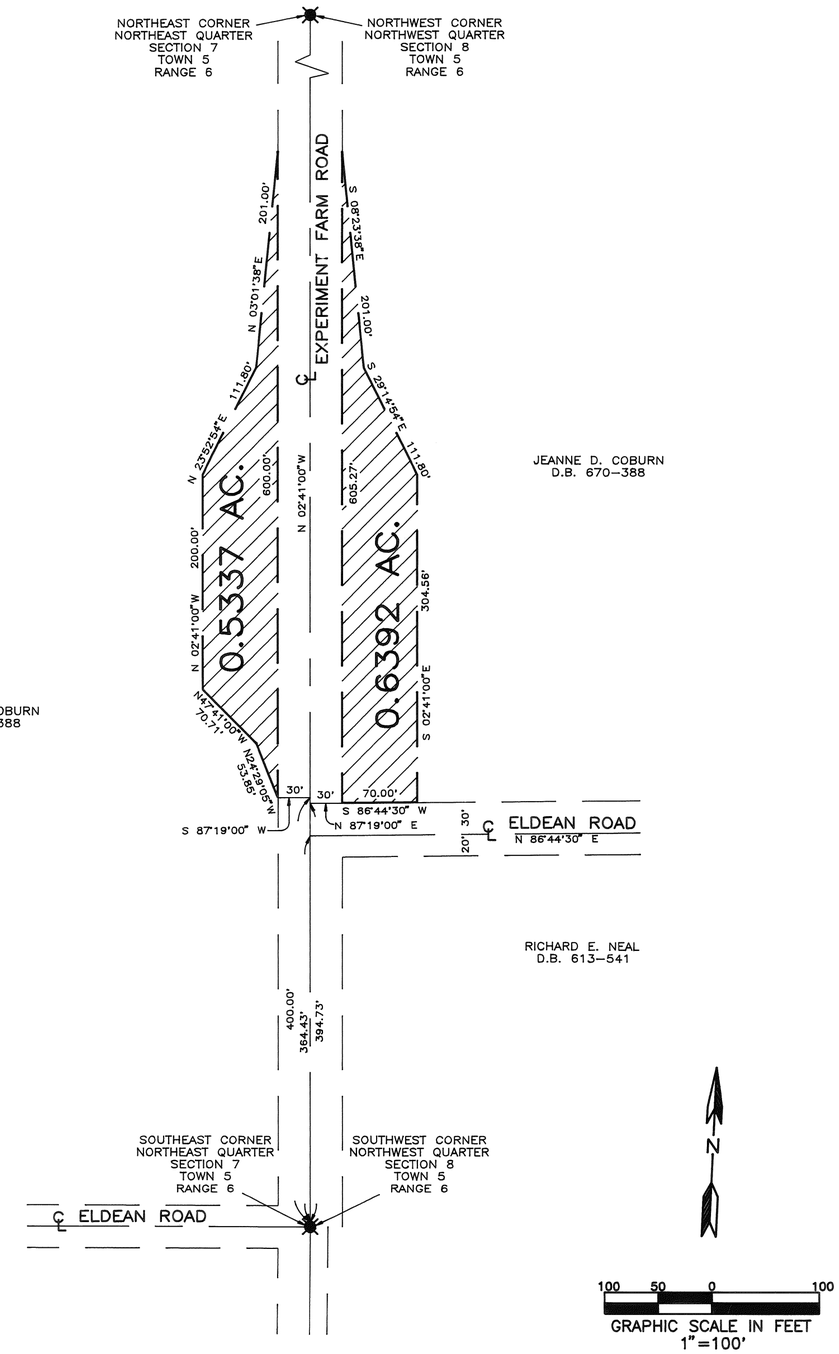
ADDITIONAL RIGHT–OF–WAY
EXPERIMENT FARM ROAD

SECTION 7 & 8, TOWN 5, RANGE 6
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 114
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 19TH DAY
OF DECEMBER, 1996 AT 2:02 P.M.
FILE NO. 209592 FEE NONE

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Bobbie Mueller
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 153



LEGEND

RR SPIKE FOUND

RIGHT–OF–WAY TO BE ACQUIRED

SUMMARY OF ADDITIONAL RIGHT–OF–WAY		
OWNER	DEED RECORD	AS ACQUIRED
JEANNE D. COBURN	V.670, P.388	V.674, P.531

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 17TH DAY OF DECEMBER, 1996. RES. # 96-12-1925

D. Ann Baird
D. ANN BAIRD
MIAMI COUNTY COMMISSIONER

Richard N. Adams
RICHARD N. ADAMS
MIAMI COUNTY COMMISSIONER

Arthur D. Haddad
ARTHUR D. HADDAD
MIAMI COUNTY COMMISSIONER

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 19th DAY OF December, 1996.

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

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 6TH DAY OF NOVEMBER, 1996.

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

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED SURVEYOR

Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: OCTOBER 23, 1996

ADDITIONAL RIGHT–OF–WAY
DOWNING STREET

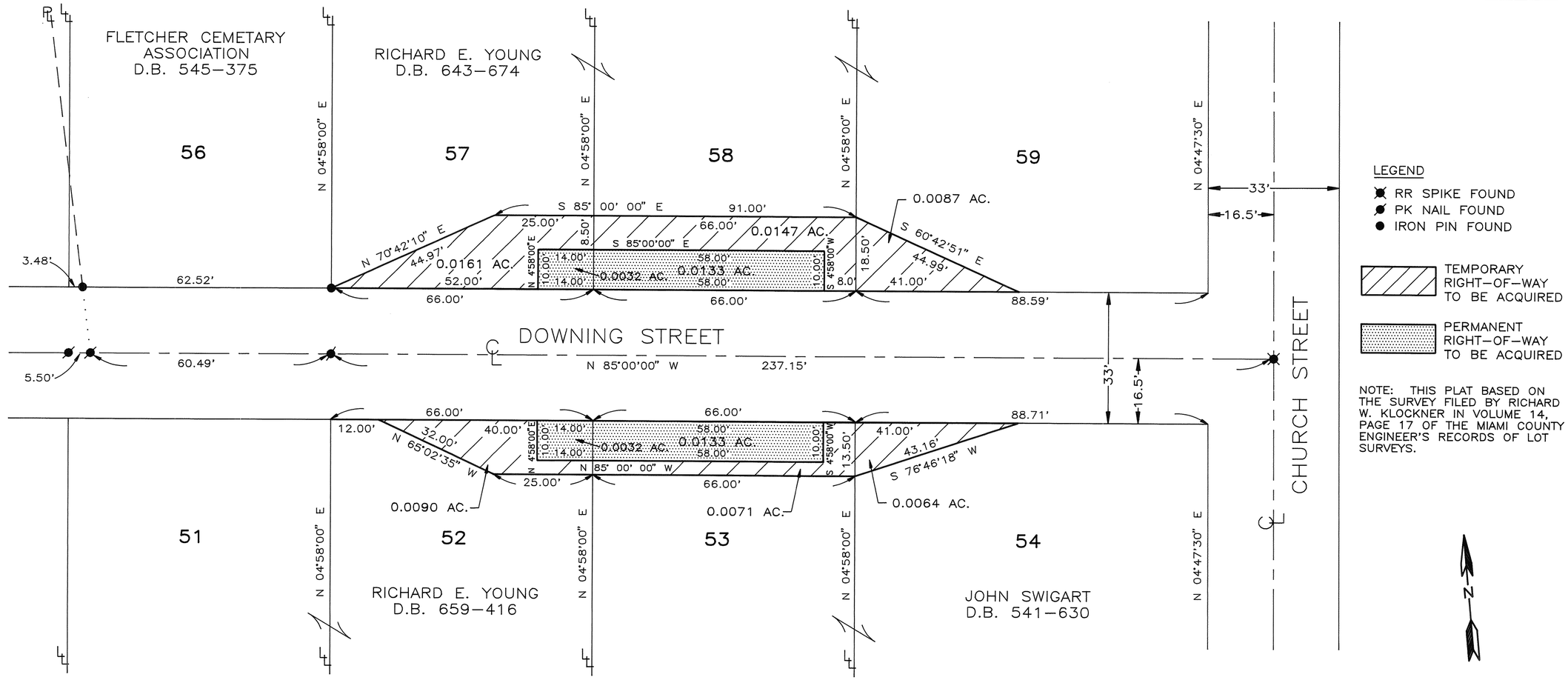
VILLAGE OF FLETCHER, OHIO

SECTION 25, TOWN 2, RANGE 12
BROWN TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 115
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 19TH DAY
OF DECEMBER, 1996 AT 2:03 P.M.
FILE NO. 209593 FEE NONE

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Bobbie Mueller
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 152



NOTE: THIS PLAT BASED ON THE SURVEY FILED BY RICHARD W. KLOCKNER IN VOLUME 14, PAGE 17 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS.

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 17TH DAY OF DECEMBER, 1996.
RES. # 96-12-1926

D. Ann Baird
D. ANN BAIRD
MIAMI COUNTY COMMISSIONER

Richard W. Adams
RICHARD N. ADAMS
MIAMI COUNTY COMMISSIONER

Arthur D. Haddad
ARTHUR D. HADDAD
MIAMI COUNTY COMMISSIONER

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 19th DAY OF December, 1996.

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

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 31st DAY OF OCTOBER, 1996.

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

SUMMARY OF ADDITIONAL RIGHT–OF–WAY

OWNER	DEED RECORD	AS ACQUIRED
RICHARD E. YOUNG	V.643, P.674	V.674, P.537
	V.659, P.416	V.674, P.539
JOHN SWIGART	V.541, P.630	V.674, P.533

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED SURVEYOR

Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: OCTOBER 15, 1996

THORNBURGH REPLAT

REPLAT OF INLOT 8096 IN THE CITY OF TROY, OHIO

BEING A SUBDIVISION OF INLOT 8096 IN THE CITY OF TROY, OHIO, CONTAINING A TOTAL OF 1.6470 ACRES, ACQUIRED BY DEBORAH KAYE MAY, BY MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 671, PAGE 651. 1.529 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.118 ACRES IS DEDICATED RIGHT-OF-WAY FOR McKAIG ROAD.

VOLUME 17 PAGE 116
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 31st DAY OF Dec., 1996.
FILE NO. 210042 TIME 1:53 pm
FEE $21.00
John W. O'Brien
JOHN W. O'BRIEN, RECORDER
Jill Rank
DEPUTY

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 AND TO THE DEDICATION OF THAT PORTION OF McKAIG ROAD, 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: DEBORAH KAYE MAY

Deborah Kaye May
DEBORAH KAYE MAY

Carolyn S. Dye
WITNESS

Nancy L. Shively
WITNESS

STATE OF OHIO - COUNTY OF MIAMI

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 24th DAY OF October, 1996.

Carolyn S. Dye
NOTARY PUBLIC

CAROLYN S. DYE, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 17, 2000
MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 30th DAY OF Oct Sept 4th, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Sue D. Knapp
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF Oct, 1996, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-45-96.

Peter E. Jenkins
MAYOR

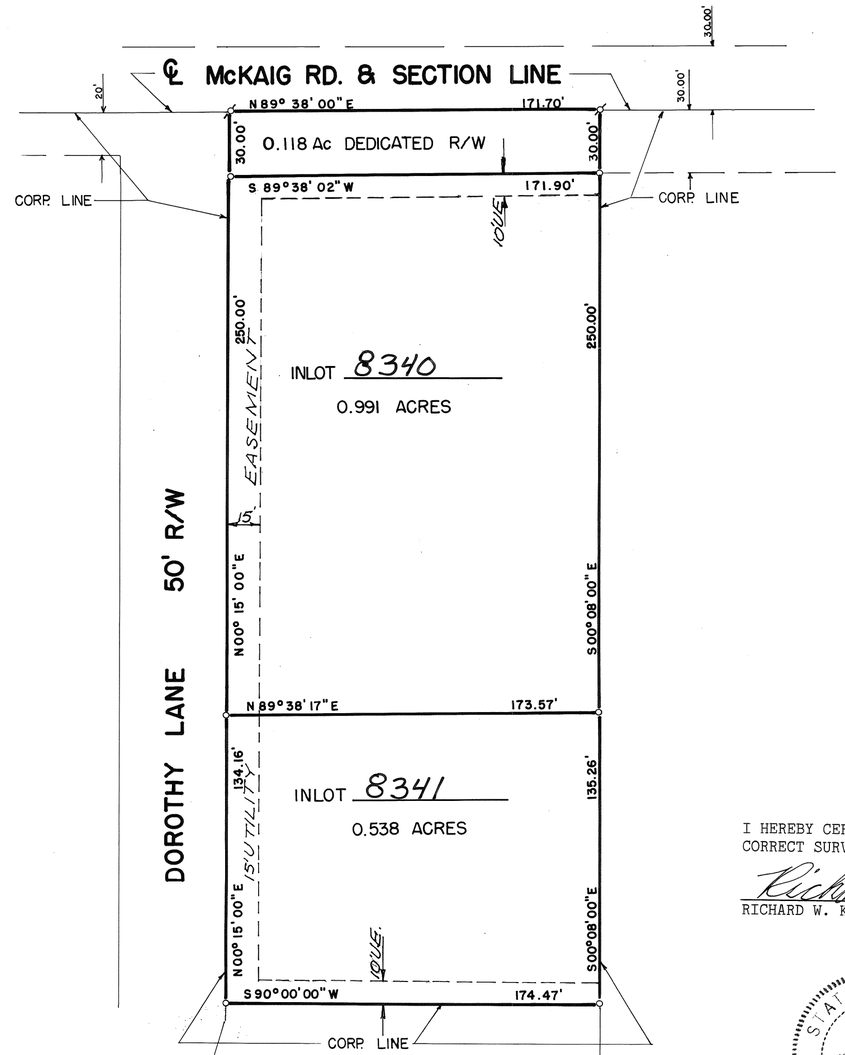
Carol L. Hastings
PRESIDENT OF COUNCIL

Sue D. Knapp
CLERK OF COUNCIL

TRANSFERRED THIS 31st DAY OF DECEMBER, 1996.

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

BY: JoAnn Williams
DEPUTY AUDITOR



N

LEGEND
- IRON PIN SET
- IRON PIN FOUND
- P.K. NAIL SET
- P.K. NAIL FOUND
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- STONE FOUND
- WOOD CORNER POST

REFERENCES
RECORD PLAT 17 PG. 54

DATE: 18 APRIL 1996

SCALE: 1" = 50'

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

LIENHOLDERS: NATIONAL CITY BANK OF DAYTON

William E. Smith
WILLIAM E. SMITH, VICE PRESIDENT

James N. Yoder
WITNESS

Suzanne Owen
SUZANNE OWEN, BRANCH MANAGER

Linda E. Cook
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAM E. SMITH, VICE PRESIDENT AND SUZANNE OWEN, BRANCH MANAGER OF THE NATIONAL CITY BANK OF DAYTON, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND BRANCH MANAGER IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE PRESIDENT AND BRANCH MANAGER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 25th DAY OF October, 1996.

Linda E. Cook
NOTARY PUBLIC

1-3-99
LINDA E. COOK, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 2, 1999
MY COMMISSION EXPIRES

REPLAT OF INLOT 8096 TROY, OHIO		
DEBORAH KAYE MAY TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 17APR 1996	DRAWN BY: DVL TRACED BY: CHECKED BY: RWK SCALE: 1" = 50'	SHEET NO. 1OF1

COBBLESTONE POINTE SEVEN

PLANNED UNIT DEVELOPMENT–PT. INLOT 7372

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 117
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Jan 7, 1997 AT 9:15 A
FILE NO. 0210326 FEE 43.20
John W. O'Brien BY: Lola McCoy
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS 7 DAY OF JANUARY, 1997.
CHRIS A. PEEPLES BY: Jo Ann Williams
MIAMI CO. AUDITOR DEPUTY

APPROVALS

CITY OF TROY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO ON THIS 13TH DAY OF NOVEMBER, 1996.

Sue D. Knight — SECRETARY
H.W. Hanrahan — VICE-CHAIRMAN

CITY OF TROY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 24TH DAY OF DECEMBER 1996.

Steven D. Leffel
PUBLIC WORKS ~~ENGINEER~~ DIRECTOR

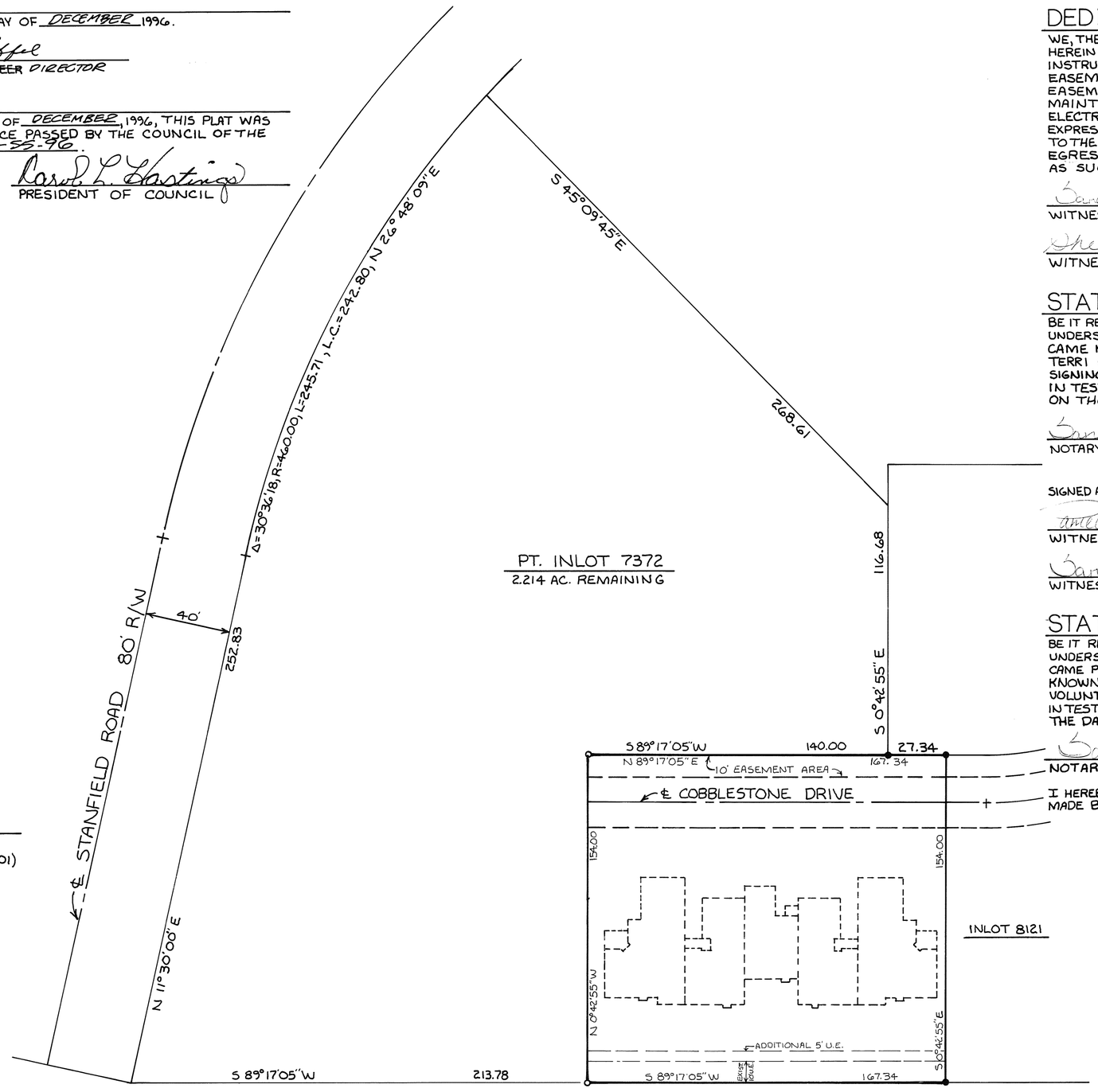
CITY OF TROY CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS 2ND DAY OF DECEMBER, 1996, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO. ORDINANCE NO. O-55-96.

Peter E. Jenkins — MAYOR
Daryl 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 560 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.



LEGEND

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

N

SCALE: 1" = 40
0 20 40 60 80

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF PT. INLOT 7372 OF POINT O' WOODS SECTION ONE RECORDED IN P.B. 15, PG. 7 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO, AND DEEDED TO NEWNAM ENTERPRISES, INC. BY DEED RECORDED IN DEED BOOK 655, PAGE 562 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING A TOTAL OF 0.592 ACRES.

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 TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Sandra L. Jones — SANDRA L. JONES — WITNESS AS TO 1 AND 2
Shelly A. Horn — SHELLY A. HORN — WITNESS AS TO 1 AND 2
Wayne A. Newnam — 1. WAYNE A. NEWNAM PRESIDENT
Terri C. Newnam — 2. TERRI C. NEWNAM VICE PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 12TH DAY OF NOV, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NEWNAM ENTERPRISES, INC. BY WAYNE A. 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 HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Sandra L. Jones — NOTARY PUBLIC
MY COMMISSION EXPIRES

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PEOPLES SAVINGS BANK OF TROY

Pamela S. Saltis — PAMELA S. SALTIS — WITNESS
Sandra L. Jones — SANDRA L. JONES — WITNESS
Ronald B. Scott — PRESIDENT RONALD B. SCOTT
William B. Whidden — VICE PRESIDENT WM. B. WHIDDEN

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

BE IT REMEMBERED THAT ON THIS 13TH DAY OF NOV, 1996, 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 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 NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE

Sandra L. Jones — 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 10-18-96
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 22596 — SHEET 1 OF 2

COBBLESTONE POINTE SEVEN

PLANNED UNIT DEVELOPMENT-PT. INLOT 7372

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 117A

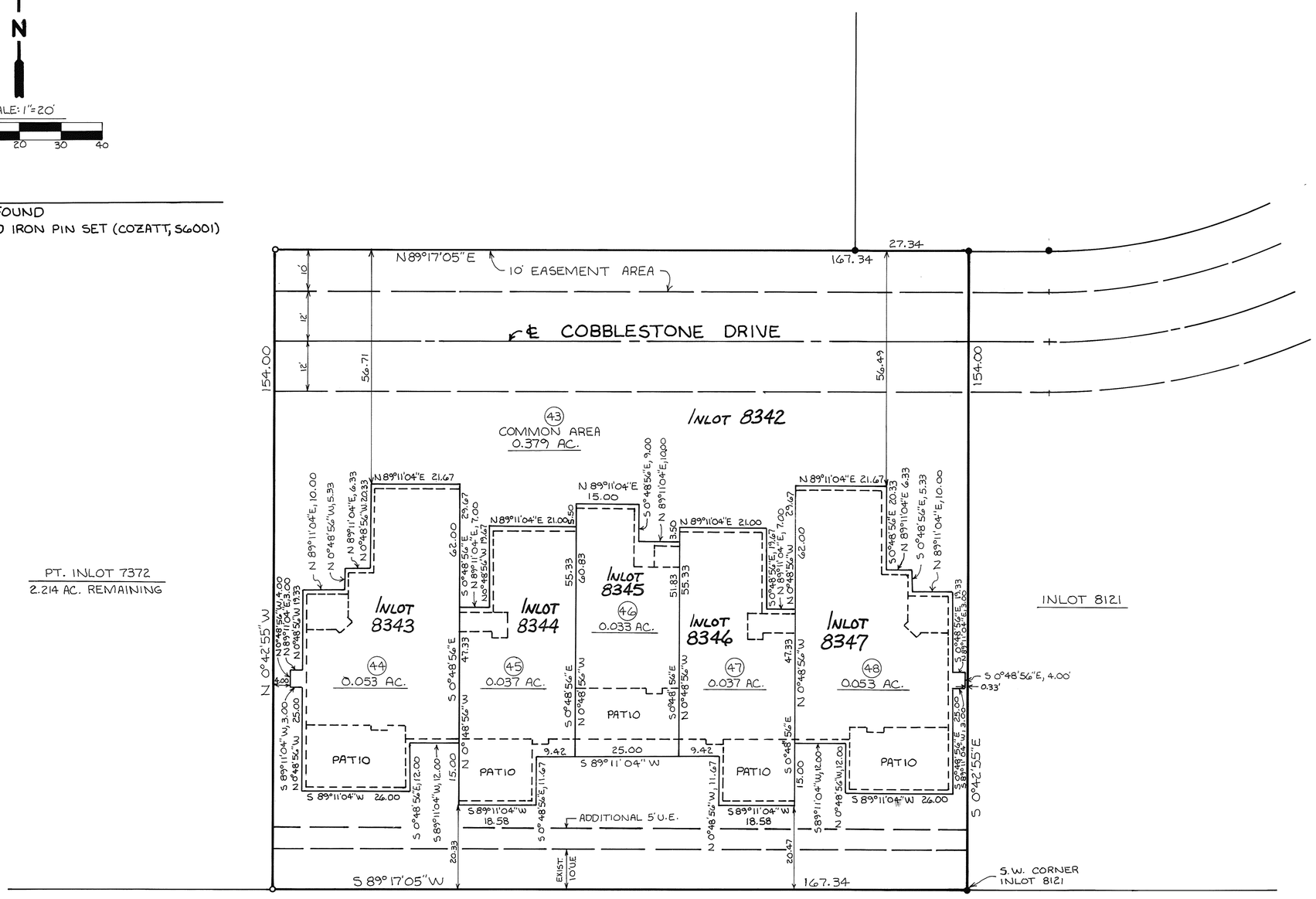
N

SCALE: 1"=20'

0 10 20 30 40

LEGEND

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



STATE OF OHIO MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 10-18-96

MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY

CIVIL ENGINEER — LAND SURVEYOR

615 E. DAKOTA ST. — TROY, OHIO

JOB NO. 22596 — SHEET 2 OF 2

REPLAT OF INLOTS 3163 AND 2417, TIPP CITY, OHIO

PLAT BOOK 17 PAGE 118
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 9th DAY OF Jan., 1997, AT 1:20 P.M.
FILE NO. 210508 FEE: $21.60
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Bobbie Mueller
DEPUTY RECORDER

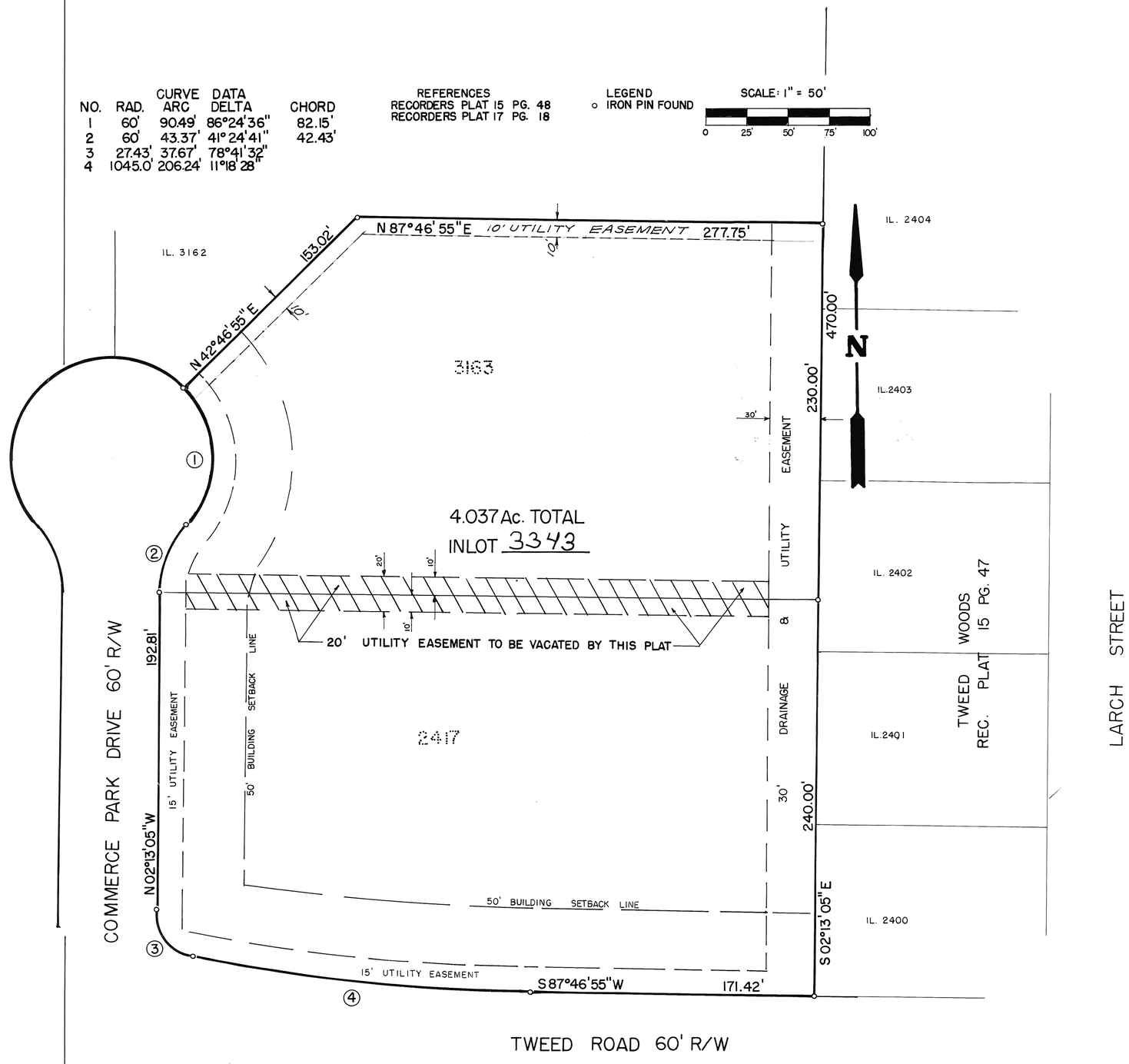
BEING A REPLAT OF INLOTS 3163 AND 2417 IN TIPP CITY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 4.073 ACRES. SAID AREA BEING PART OF 47.803 ACRES ACQUIRED BY CARLA ENTERPRISES, AN OHIO PARTNERSHIP BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 615, PAGE 94.

NO.	RAD.	CURVE DATA ARC	DELTA	CHORD
1	60'	90.49'	86°24'36"	82.15'
2	60'	43.37'	41°24'41"	42.43'
3	27.43'	37.67'	78°41'32"	
4	1045.0'	206.24'	11°18'28"	

REFERENCES
RECORDERS PLAT 15 PG. 48
RECORDERS PLAT 17 PG. 18

LEGEND
o IRON PIN FOUND

SCALE: 1" = 50'
0 25' 50' 75' 100'



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.

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: CARLA ENTERPRISES - AN OHIO PARTNERSHIP

Carol J. Gaeke — CAROL J. GAEKE — WITNESS: Carol A. Porter
Joseph C. Gaeke — JOSEPH C. GAEKE — WITNESS: Carol A. Porter
Lawrence T. Riesser — LAWRENCE T. RIESSER — WITNESS: Carol A. Porter
Judith S. Riesser — JUDITH S. RIESSER — WITNESS: Carol A. Porter

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 1 DAY OF November, 1996.

Jennifer T. Begley
NOTARY PUBLIC — MY COMMISSION EXPIRES Feb 27 1997

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 12TH DAY OF NOVEMBER, 1996, THIS REPLAT WAS REVIEWED AND APPROVED.

Charles R. Powder — PRESIDENT
Nera Hufford — SECRETARY

APPROVED AND TRANSFERRED THIS 9 DAY OF JANUARY, 1997.

CHRIS A. PEEPLES
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: JoAnn Williams
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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

REPLAT OF INLOTS 3163 AND 2417 TIPP CITY, OHIO		
CARLA ENTERPRISES - AN OHIO PARTNERSHIP TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: D.V. TRACED BY: CHECKED BY: RWK	SHEET NO.
16 OCT 1996	SCALE: 1" = 50'	1 OF 1

DEDICATION PLAT
NORTHWEST EXPANSION PHASE III

LOCATED IN
CITY OF HUBER HEIGHTS
SECTION 31, TOWN 2, RANGE 9 M.Rs.
MIAMI COUNTY , OHIO
CONTAINING 1.145 ACRES
JULY 16, 1996

BASIS OF BEARING IS SURVEY RECORD VOLUME 21, PAGE 43.

LEGEND

- ○ IRON PIN FOUND
- ● IRON PIN TO BE SET
- △ R.R. SPIKE FOUND
- ▲ R.R. SPIKE TO BE SET
- ⬠ PK NAIL FOUND
- PL PROPERTY LINE
- LL LOT LINE

REC. PLAT BOOK 17, PAGE 119

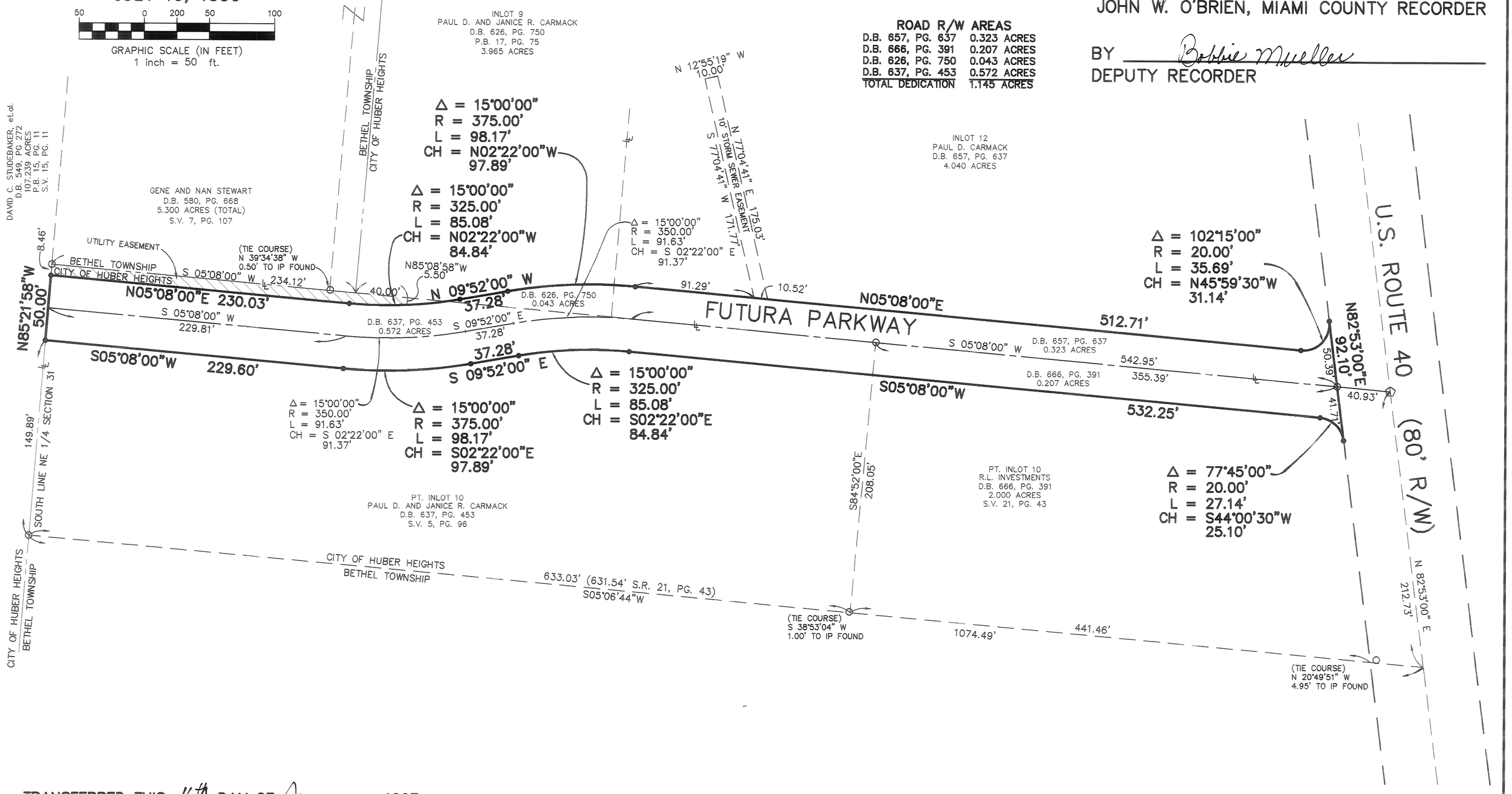
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 16TH DAY OF JANUARY, 1997 AT 3:15 P.M.
FILE NO. 210892 FEE 43.20

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

BY Bobbie Mueller
DEPUTY RECORDER

ROAD R/W AREAS

D.B. 657, PG. 637	0.323 ACRES
D.B. 666, PG. 391	0.207 ACRES
D.B. 626, PG. 750	0.043 ACRES
D.B. 637, PG. 453	0.572 ACRES
TOTAL DEDICATION	1.145 ACRES



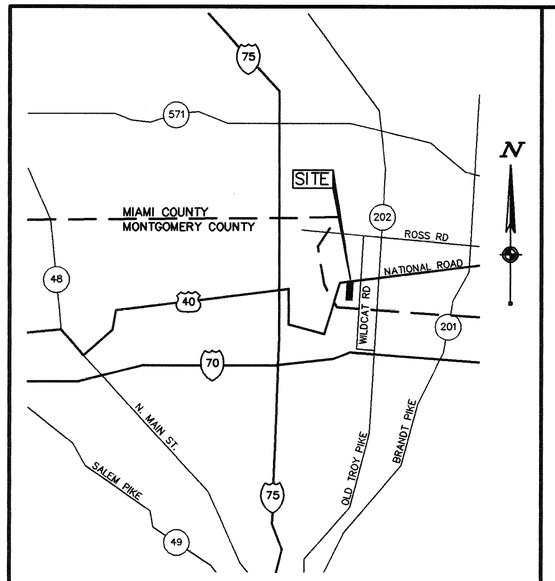
TRANSFERRED THIS 16th DAY OF January, 1997

Chris A. Peeples
CHRIS PEEPLES
MIAMI COUNTY AUDITOR

Cheryl Beaver
BY:
DEPUTY AUDITOR

SCALE: 1" = 50'		DATE: JULY 16, 1996
DESIGN JC	CESO PROFESSIONAL ENGINEERS REGISTERED LAND SURVEYORS 7725 PARAGON ROAD, DAYTON, OHIO 45459 (513) 435-8584 FAX (513) 435-3307	JOB NO. 2066
DRAWN RLK		SHEET NO.
CHKED MAL		1 OF 2

R:\NWEXP\SHEETS\2066REC.dwg - JAN 14, 1997 - 13:39:56



VICINITY MAP
NO SCALE

DEDICATION

WE THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

I. Witness:
Jeffrey S. Pence
Madell C. Pence

Signed:
By: Paul D. Carmack
Paul D. Carmack

State of Ohio
County of Miami } SS.

Before me, a notary public in and for said County and State, personally appeared Paul D. Carmack who acknowledged that he did sign the plat attached hereto and that same was his voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal this 4th day of November, 1996.

Brenda K. Phillips
Notary Public
BRENDA K. PHILLIPS, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 14, 2001

II. Witness:
Jeffrey S. Pence
Madell C. Pence

Signed:
By: Janice R. Carmack
Janice R. Carmack
By: Paul D. Carmack
Paul D. Carmack

State of Ohio
County of Miami } SS.

Before me, a notary public in and for said County and State, personally appeared Janice R. Carmack and Paul D. Carmack who acknowledged that they did sign the plat attached hereto and that same was their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal this 4th day of November, 1996.

Brenda K. Phillips
Notary Public
BRENDA K. PHILLIPS, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 14, 2001

III. Witness:
Rodney S. Peters
John L. Dyer

Signed:
R.L. INVESTMENTS
By: Lowell R. Denlinger
Title: Partner

State of Ohio
County of Miami } SS.

Before me, a notary public in and for said County and State, personally appeared Lowell Denlinger, of R.L. INVESTMENTS, who acknowledged that he did sign the plat attached hereto and that same was the voluntary act and deed of said corporation as Partner and his voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and official seal this 8 day of January, 1997.

Jodi Bowman
Notary Public
JODI BOWMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 10-1-00

APPROVED

THE WITHIN PUBLIC STREET AND EASEMENT DEDICATIONS WERE APPROVED BY THE PLANNING COMMISSION OF THE OF THE CITY OF HUBER HEIGHTS, OHIO ON THIS DATE: JULY 23, 1996.

ATTEST:
Jeff Hallett
JEFF HALLETT, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS HAVE BEEN SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Merton A. Lovell II
MERTON A. LOVELL, II
OHIO PROFESSIONAL SURVEYOR #7404

STATE OF OHIO
MERTON A. LOVELL II
7404
REGISTERED
PROFESSIONAL SURVEYOR

SCALE: 1" = 50'		DATE: JULY 16, 1996
DESIGN JC	CESO PROFESSIONAL ENGINEERS REGISTERED LAND SURVEYORS 7725 PARAGON ROAD, DAYTON, OHIO 45459 (513) 435-8584 FAX (513) 435-3307	JOB NO. 2066
DRAWN RLK		SHEET NO.
CHKED MAL		2 OF 2

R:\NWEXP\SHEETS\R:\NWEXP\SHEETS\SHT2.dwg - AUG 02, 1996 - 07:24:28

PLAT BOOK 17 PAGE 120

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 23RD DAY OF JANUARY, 1997, AT 10:12 A.M.

FILE NO.: 211101 FEE: 43.00

John W. O'Brien

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

Bobbie Mueller

BY DEPUTY

PLAT FOR THE VACATION AND DEDICATION OF RIGHT-OF-WAY ALONG CORPORATE DRIVE

THIS PLAT ALTERS THE PREVIOUSLY DESIGNED RIGHT-OF-WAY IN CERTAIN LOCATIONS ALONG CORPORATE DRIVE BEGINNING NORTH OF WEST MAIN STREET, AT THE INTERSECTION WITH FAIRMONT COURT, EXTENDING NORTHWARD ALONG CORPORATE DRIVE TO A POINT LOCATED APPROXIMATELY 1470 FEET FROM WEST MAIN STREET FOR THE PURPOSES OF MAKING THE FINAL RIGHT-OF-WAY FIT THE STREET AS IT WAS ACTUALLY BUILT. THE PARTIES HERETO ARE IN AGREEMENT WITH THE VACATION AND NEW DEDICATION EFFORTS AS SHOWN HEREON. THIS PLAT SUPERCEDES THE LOCATION OF THE RIGHT-OF-WAY FOR CORPORATE DRIVE AS SHOWN IN PLAT BOOK 17, PAGE 61; PLAT BOOK 17, PAGE 78; PLAT BOOK 17, PAGE 85; AND PLAT BOOK 17, PAGE 93 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THE VACATED PORTIONS OF THE RIGHT-OF-WAY SHALL BE TRANSFERRED TO THE OWNERS OF THE ADJACENT PARCELS, AND SHALL BE FURTHER REPLATTED AND REDEFINED WITH SUBSEQUENT PLATTING ACTIONS. THE NEW RIGHT-OF-WAY IS HEREBY DEDICATED FOR A PUBLIC PURPOSE.

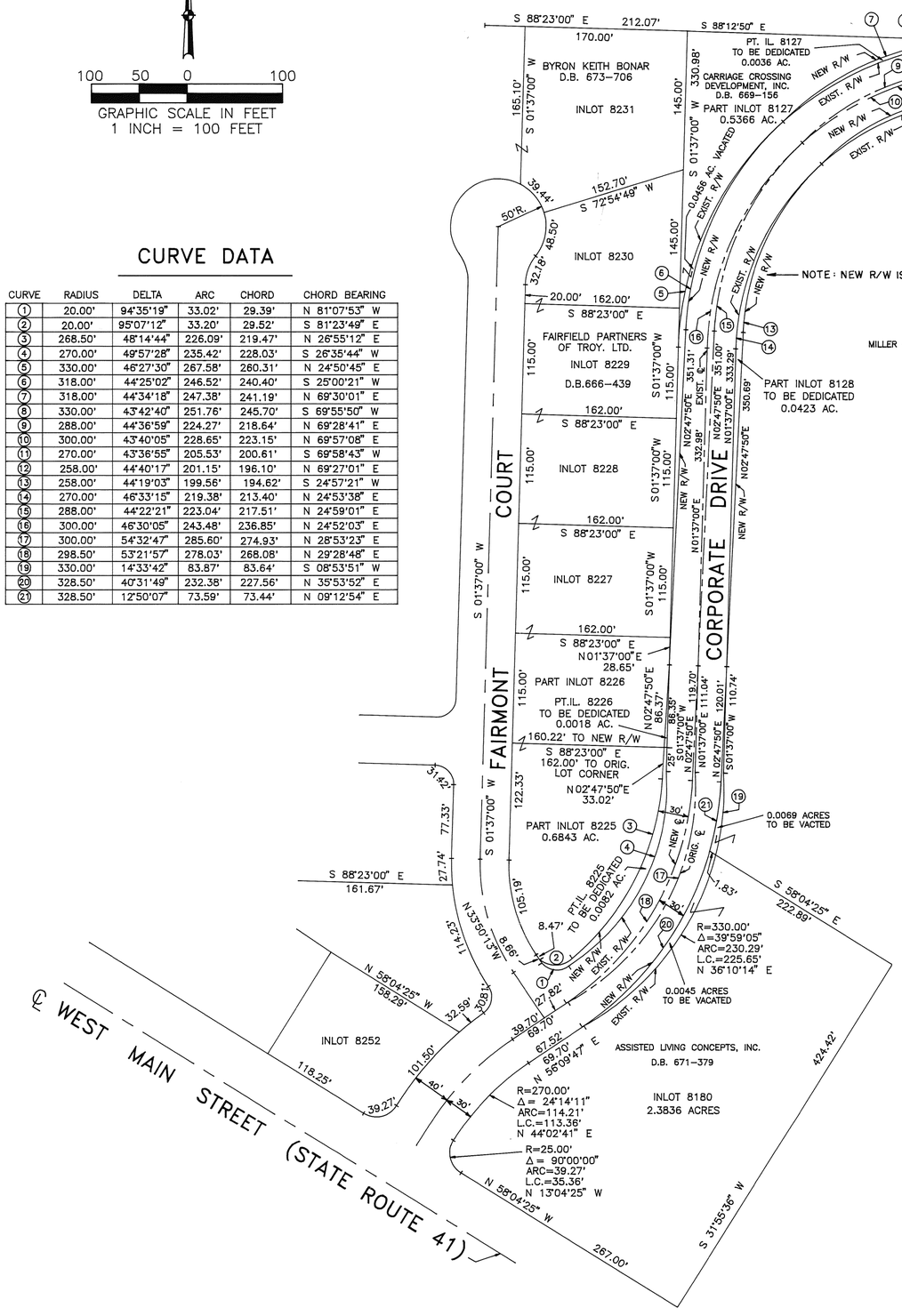
N

100 50 0 100

GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	20.00'	94°35'19"	33.02'	29.39'	N 81°07'53" W
2	20.00'	95°07'12"	33.20'	29.52'	S 81°23'49" E
3	268.50'	48°14'44"	226.09'	219.47'	N 26°55'12" E
4	270.00'	49°57'28"	235.42'	228.03'	S 26°35'44" W
5	330.00'	46°27'30"	267.58'	260.31'	N 24°50'45" E
6	318.00'	44°25'02"	246.52'	240.40'	S 25°00'21" W
7	318.00'	44°34'18"	247.38'	241.19'	N 69°30'01" E
8	330.00'	43°42'40"	251.76'	245.70'	S 69°55'50" W
9	288.00'	44°36'59"	224.27'	218.64'	N 69°28'41" E
10	300.00'	43°40'05"	228.65'	223.15'	N 69°57'08" E
11	270.00'	43°36'55"	205.53'	200.61'	S 69°58'43" W
12	258.00'	44°40'17"	201.15'	196.10'	N 69°27'01" E
13	258.00'	44°19'03"	199.56'	194.62'	S 24°57'21" W
14	270.00'	46°33'15"	219.38'	213.40'	N 24°53'38" E
15	288.00'	44°22'21"	223.04'	217.51'	N 24°59'01" E
16	300.00'	46°30'05"	243.48'	236.85'	N 24°52'03" E
17	300.00'	54°32'47"	285.60'	274.93'	N 28°53'23" E
18	298.50'	53°21'57"	278.03'	268.08'	N 29°28'48" E
19	330.00'	14°33'42"	83.87'	83.64'	S 08°53'51" W
20	328.50'	40°31'49"	232.38'	227.56'	N 35°53'52" E
21	328.50'	12°50'07"	73.59'	73.44'	N 09°12'54" E



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 20TH DAY OF NOVEMBER, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Chuck Taylor PRESIDENT Sue D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2ND DAY OF DEC., 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-56-96.

Peter E. Jenkins MAYOR Carol L. Hastings PRESIDENT OF COUNCIL Sue D. Knight CLERK OF COUNCIL

TRANSFERRED THIS 23RD DAY OF JANUARY, 1997.

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

BY: Linda Pearson
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER 4370
REGISTERED PROFESSIONAL SURVEYOR

CORPORATE DRIVE DEDICATION & VACATION
CITY OF TROY, MIAMI COUNTY, OHIO

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

DATE	DRAWN BY: D.H.	SHEET NO.
NOV. 18 1996	CHECKED BY: R.W.K.	1 OF 2
	SCALE: 1" = 100'	

PLAT FOR THE VACATION AND DEDICATION OF RIGHT-OF-WAY ALONG CORPORATE DRIVE

PLAT BOOK 17 PAGE 120 A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

THIS PLAT ALTERS THE PREVIOUSLY DESIGNED RIGHT-OF-WAY IN CERTAIN LOCATIONS ALONG CORPORATE DRIVE BEGINNING NORTH OF WEST MAIN STREET, AT THE INTERSECTION WITH FAIRMONT COURT, EXTENDING NORTHWARD ALONG CORPORATE DRIVE TO A POINT LOCATED APPROXIMATELY 1470 FEET FROM WEST MAIN STREET FOR THE PURPOSES OF MAKING THE FINAL RIGHT-OF-WAY FIT THE STREET AS IT WAS ACTUALLY BUILT. THE PARTIES HERETO ARE IN AGREEMENT WITH THE VACATION AND NEW DEDICATION EFFORTS AS SHOWN HEREON. THIS PLAT SUPERCEDES THE LOCATION OF THE RIGHT-OF-WAY FOR CORPORATE DRIVE AS SHOWN IN PLAT BOOK 17, PAGE 61; PLAT BOOK 17, PAGE 78; PLAT BOOK 17, PAGE 85; AND PLAT BOOK 17, PAGE 93 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THE VACATED PORTIONS OF THE RIGHT-OF-WAY SHALL BE TRANSFERRED TO THE OWNERS OF THE ADJACENT PARCELS, AND SHALL BE FURTHER REPLATTED AND REDEFINED WITH SUBSEQUENT PLATTING ACTIONS. THE NEW RIGHT-OF-WAY IS HEREBY DEDICATED FOR A PUBLIC PURPOSE.

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 MAINTANED AS SUCH FOREVER.

OWNERS: CARRIAGE CROSSING DEVELOPMENT CORP.

Richard L. Dungan — RICHARD L. DUNGAN, PRESIDENT
Kimberly M. Banning — WITNESS
Daniel D. Ernst — WITNESS

Robert L. Heidenreich — ROBERT L. HEIDENREICH, V. PRES.
Kimberly M. Banning — WITNESS
Daniel D. Ernst — 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 Troy, OHIO, THIS 11th DAY OF December, 1996.

Kimberly M. Banning NOTARY PUBLIC MY COMMISSION EXPIRES November, 2000

KIMBERLY M. BANNING, Notary Public
In and For the State of Ohio
My Commission Expires Nov. 29, 2000

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

FRANK W. WAGNER, VICE PRESIDENT
C. RUSSELL BADGETT, VICE PRESIDENT

Kay H. Watt — WITNESS KAY H. WATT.
Jenny A. Kaiser — WITNESS Jenny A. Kaiser

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 18th DAY OF December, 1996.

Kay H. Watt KAY H. WATT NOTARY PUBLIC MY COMMISSION EXPIRES: Feb. 14, 2001

OWNERS: MILLER-VALENTINE PARTNERS, LTD.

James M. Miller — JAMES M. MILLER, MEMBER
Marilee F. Gault — WITNESS
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JAMES M. MILLER, MEMBER OF MILLER-VALENTINE PARTNERS, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID COMPANY AND BY AUTHORITY OF SAID COMPANY AND THAT SUCH INSTRUMENT IS ALSO HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO THIS 12th DAY OF DECEMBER, 1996.

Marilee F. Gault, Notary Public
In and for the State of Ohio
My Commission Expires May 6, 1997

Marilee F. Gault NOTARY PUBLIC MY COMMISSION EXPIRES

LIENHOLDERS: FIFTH THIRD BANK, N.A.

Brian L. Rogg — BRIAN L. ROGG, ASST. VICE PRES.
WITNESS
Susan Sargent — WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED BRIAN L. ROGG, ASSISTANT VICE PRESIDENT OF FIFTH THIRD BANK, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGH SUCH INSTRUMENT AS SUCH ASSISTANT 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 Cincinnati, OHIO THIS 17th DAY OF December, 1996.

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNERS: FAIRFIELD PARTNERS OF TROY, LTD.

Richard L. Dungan — RICHARD L. DUNGAN, MANAGING PARTNER
Kimberly M. Banning — WITNESS
Daniel D. Ernst — 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, MANAGING PARTNER OF FAIRFIELD PARTNERS OF TROY, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING PARTNER IN BEHALF OF SAID PARTNERSHIP AND BY AUTHORITY OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 11th DAY OF December, 1996.

Kimberly M. Banning NOTARY PUBLIC MY COMMISSION EXPIRES: November, 2000

KIMBERLY M. BANNING, Notary Public
In and For the State of Ohio
My Commission Expires Nov. 29, 2000

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT
C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT

Kay H. Watt — WITNESS KAY H. WATT
Jenny A. Kaiser — WITNESS Jenny A. Kaiser

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 18th DAY OF December, 1996.

Kay H. Watt KAY H. WATT NOTARY PUBLIC MY COMMISSION EXPIRES: February 14, 2001

OWNERS: ASSISTED LIVING CONCEPTS, INC.

STEPHEN GORDON, CHIEF ADMINISTRATIVE OFFICER
Lora VanNortwick — WITNESS
WITNESS

STATE OF Oregon - COUNTY OF Multnomah S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Oregon, PERSONALLY APPEARED STEPHEN GORDON, CHIEF ADMINISTRATIVE OFFICER OF ASSISTED LIVING CONCEPTS, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THE HE DID SIGN SUCH INSTRUMENT AS SUCH CHIEF ADMINISTRATIVE 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 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 Portland, Oregon, THIS 31st DAY OF December, 1996.

Lora VanNortwick NOTARY PUBLIC MY COMMISSION EXPIRES October 13, 2000

OFFICIAL SEAL
LORA VAN NORTWICK
NOTARY PUBLIC - OREGON
COMMISSION NO. 058440
MY COMMISSION EXPIRES OCTOBER 13, 2000

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 20TH DAY OF NOVEMBER, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Charles L. Rice — PRESIDENT
Guy D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2ND DAY OF DEC., 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-56-96.

Peter E. Jenkins — MAYOR
Carol L. Gaston — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 23RD DAY OF JANUARY, 1997.

Chris A. Peebles — CHRIS A. PEEBLES, MIAMI COUNTY AUDITOR
Judd Larson — BY: DEPUTY AUDITOR

CORPORATE DRIVE DEDICATION & VACATION CITY OF TROY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (513) 339-5331		
DATE	DRAWN BY: D.H.	SHEET NO.
NOV. 18 1996	CHECKED BY: R.W.K.	2 OF 2
	SCALE: 1" = 100'	

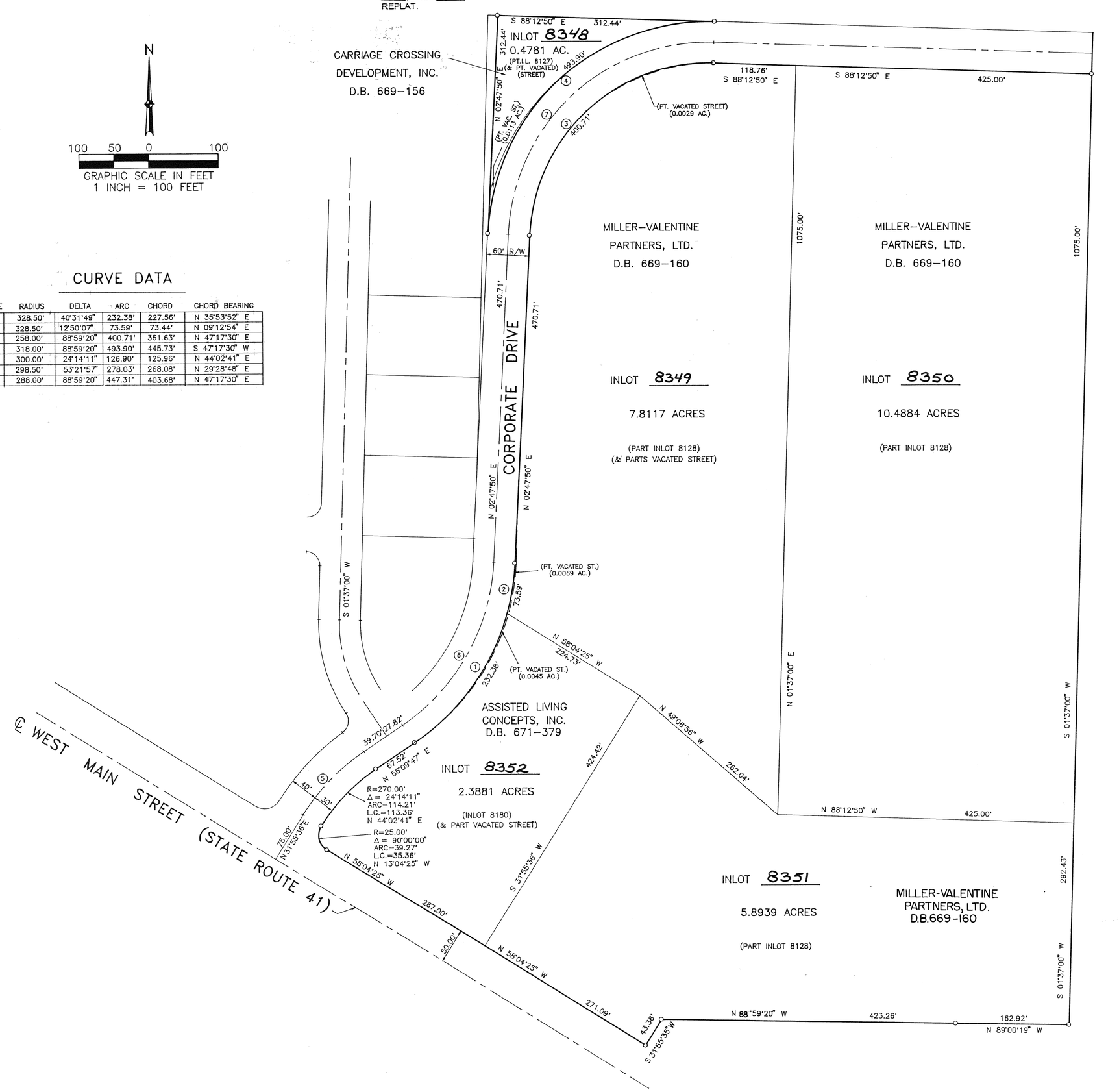
REPLAT OF TROY BUSINESS WEST: TROY BUSINESS WEST "NO. 3"

CORRECTING REPLAT OF THE ORIGINAL TROY BUSINESS WEST PLAT AS SHOWN IN PLAT BOOK 17, PAGE 61; AND TROY BUSINESS WEST 2, AS SHOWN IN PLAT BOOK 17, PAGE 78, AND PLAT BOOK 17, PAGE 85 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THIS REPLAT SUPERCEDES THE ABOVE REFERENCED ORIGINAL PLATS, AFFECTING AND REPLATTING SOME OF THE LOTS AND EASEMENTS CONTAINED IN THE ORIGINAL PLATTING OF INLOTS 8128, 8168, AND 8180, AND CREATING NEW LOTS AS SHOWN HEREON. THIS REPLATTING RESULTS FROM CORRECTIONS ENABLED BY THE PROPERTY OWNERS AND RELATING TO THE MIS-ALIGNMENT CAUSED BY THE CORPORATE DRIVE CONTRACTOR'S LAYOUT SURVEYOR DURING THE AUGUST 1996 CONSTRUCTION OF CORPORATE DRIVE. THE LOTS ALONG CORPORATE DRIVE NORTH OF FAIRMONT COURT HAVE BEEN REDUCED AND/OR INCREASED IN AREA ACCORDING TO THE VACATION OF RIGHT-OF-WAY OR DEDICATION OF NEW RIGHT-OF-WAY PLAT AS SHOWN IN PLAT BOOK 17, PAGE 120 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THE PARTIES HERETO ARE IN AGREEMENT WITH THE CONDITIONS AND CHANGES SHOWN ON THIS REPLAT.

PLAT BOOK 17 PAGE 121
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23RD DAY OF JANUARY, 1997, AT 10:13 A.M.
FILE NO.: 211102 FEE: $43.20

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

BY Bobbie Mueller DEPUTY



CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	328.50'	40°31'49"	232.38'	227.56'	N 35°53'52" E
2	328.50'	12°50'07"	73.59'	73.44'	N 09°12'54" E
3	258.00'	88°59'20"	400.71'	361.63'	N 47°17'30" E
4	318.00'	88°59'20"	493.90'	445.73'	S 47°17'30" W
5	300.00'	24°14'11"	126.90'	125.96'	N 44°02'41" E
6	298.50'	53°21'57"	278.03'	268.08'	N 29°28'48" E
7	288.00'	88°59'20"	447.31'	403.68'	N 47°17'30" E

DESCRIPTION

BEING A REPLAT CONTAINING A TOTAL OF 27.0602 ACRES WHICH CONSISTS OF 0.4668 ACRES OF PART OF INLOT 8127 AND 0.0113 AC. PART OF VACATED CORPORATE DRIVE OWNED BY CARRIAGE CROSSING DEVELOPMENT, INC. BY DEED BOOK 669 PAGE 156 AND RECORDER'S PLAT BOOK 17 PAGE 120, ALL OF INLOT 8180 AND A 0.0045 AC. PART OF VACATED CORPORATE DRIVE OWNED BY ASSISTED LIVING CONCEPTS, INC. BY DEED BOOK 671 PAGE 379 AND RECORDER'S PLAT BOOK 17 PAGE 120, AND A 24.1842 AC. PART OF INLOT 8128 AND A 0.0029 AC. PART OF VACATED CORPORATE DRIVE AND A 0.0069 AC. PART OF CORPORATE DRIVE OWNED BY MILLER – VALENTINE PARTNERS, LTD. BY DEED BOOK 669 PAGE 160 AND RECORDER'S PLAT BOOK 17 PAGE 120

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

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

STATE OF OHIO · RICHARD WILBUR KLOCKNER 4370 · REGISTERED PROFESSIONAL SURVEYOR

TROY BUSINESS WEST SECTION 3 CITY OF TROY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (513) 339-5331		
DATE	DRAWN BY: D.H.	SHEET NO.
NOV. 18 1996	CHECKED BY: R.W.K.	1 OF 2
	SCALE: 1" = 100'	

REPLAT OF TROY BUSINESS WEST: TROY BUSINESS WEST "NO. 3"

PLAT BOOK 17 PAGE 121 A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

CORRECTING REPLAT OF THE ORIGINAL TROY BUSINESS WEST PLAT AS SHOWN IN PLAT BOOK 17, PAGE 61; AND TROY BUSINESS WEST 2, AS SHOWN IN PLAT BOOK 17, PAGE 78, AND PLAT BOOK 17, PAGE 85 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THIS REPLAT SUPERCEDES THE ABOVE REFERENCED ORIGINAL PLATS, AFFECTING AND REPLATTING SOME OF THE LOTS AND EASEMENTS CONTAINED IN THE ORIGINAL PLATTING OF INLOTS 8128, 8168, AND 8180, AND CREATING NEW LOTS AS SHOWN HEREON. THIS REPLATTING RESULTS FROM CORRECTIONS ENABLED BY THE PROPERTY OWNERS AND RELATING TO THE MIS-ALIGNMENT CAUSED BY THE CORPORATE DRIVE CONTRACTOR'S LAYOUT SURVEYOR DURING THE AUGUST 1996 CONSTRUCTION OF CORPORATE DRIVE. THE LOTS ALONG CORPORATE DRIVE NORTH OF FAIRMONT COURT HAVE BEEN REDUCED AND/OR INCREASED IN AREA ACCORDING TO THE VACATION OF RIGHT-OF-WAY OR DEDICATION OF NEW RIGHT-OF-WAY PLAT AS SHOWN IN PLAT BOOK 17, PAGE 120 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THE PARTIES HERETO ARE IN AGREEMENT WITH THE CONDITIONS AND CHANGES SHOWN ON THIS REPLAT.

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 MAINTANED AS SUCH FOREVER.

OWNERS: CARRIAGE CROSSING DEVELOPMENT CORP.

Richard L. Dungan — RICHARD L. DUNGAN, PRESIDENT
Kimberly M. Banning — WITNESS
Daniel D. Ernst — WITNESS

ROBERT L. HEIDENREICH, V. PRES.
Kimberly M. Banning — WITNESS
Daniel D. Ernst — 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 Troy, OHIO, THIS 11th DAY OF December, 1996.

Kimberly M. Banning NOTARY PUBLIC MY COMMISSION EXPIRES November 2000

KIMBERLY M. BANNING, Notary Public
In and For the State of Ohio
My Commission Expires Nov. 29, 2000

NOTARIAL SEAL STATE OF OHIO

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT
Kay H. Watt — WITNESS KAY H. WATT
C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT
Jenny A. Kaiser — WITNESS Jenny A. Kaiser

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 18th DAY OF December, 1996.

Kay H. Watt KAY H. WATT NOTARY PUBLIC MY COMMISSION EXPIRES: Feb. 14, 2001

NOTARIAL SEAL STATE OF OHIO

OWNERS: MILLER-VALENTINE PARTNERS, LTD.

James M. Miller — JAMES M. MILLER, MEMBER
Marilee F. Gault — WITNESS
Eric D. Doe — WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JAMES M. MILLER, MEMBER OF MILLER-VALENTINE PARTNERS, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID COMPANY AND BY AUTHORITY OF SAID COMPANY AND THAT SUCH INSTRUMENT IS ALSO HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO THIS 17th DAY OF DECEMBER, 1996.

Marilee F. Gault NOTARY PUBLIC MY COMMISSION EXPIRES

MARILEE F. GAULT, Notary Public
In and for the State of Ohio
My Commission Expires May 6, 1997

LIENHOLDERS: FIFTH THIRD BANK, N.A.

Brian L. Rogg — BRIAN L. ROGG, ASST. VICE PRES.
Gregory C. Schaefer — WITNESS
Susan Sargent — WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED BRIAN L. ROGG, ASSISTANT VICE PRESIDENT OF FIFTH THIRD BANK, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGH SUCH INSTRUMENT AS SUCH ASSISTANT 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 Cincinnati, OHIO THIS 17th DAY OF December, 1996.

Gregory C. Schaefer NOTARY PUBLIC MY COMMISSION EXPIRES

OWNERS: FAIRFIELD PARTNERS OF TROY, LTD.

Richard L. Dungan — RICHARD L. DUNGAN, MANAGING PARTNER
Daniel D. Ernst — WITNESS
Kimberly M. Banning — 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, MANAGING PARTNER OF FAIRFIELD PARTNERS OF TROY, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING PARTNER IN BEHALF OF SAID PARTNERSHIP AND BY AUTHORITY OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 11th DAY OF December, 1996.

Kimberly M. Banning NOTARY PUBLIC MY COMMISSION EXPIRES: November 2000

KIMBERLY M. BANNING, Notary Public
In and For the State of Ohio
My Commission Expires Nov. 29, 2000

NOTARIAL SEAL STATE OF OHIO

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT
Kay H. Watt — WITNESS KAY H. WATT
C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT
Jenny A. Kaiser — WITNESS Jenny A. Kaiser

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIP 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 18th DAY OF December, 1996.

Kay H. Watt KAY H. WATT NOTARY PUBLIC MY COMMISSION EXPIRES: February 14, 2001

NOTARIAL SEAL STATE OF OHIO

OWNERS: ASSISTED LIVING CONCEPTS, INC.

STEPHEN GORDON, CHIEF ADMINISTRATIVE OFFICER
Lora Van Nortwick — WITNESS
WITNESS

STATE OF Oregon - COUNTY OF Multnomah S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Oregon, PERSONALLY APPEARED STEPHEN GORDON, CHIEF ADMINISTRATIVE OFFICER OF ASSISTED LIVING CONCEPTS, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THE HE DID SIGN SUCH INSTRUMENT AS SUCH CHIEF ADMINISTRATIVE 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 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 Portland, Oregon, THIS 31st DAY OF December, 1996.

Lora Van Nortwick NOTARY PUBLIC MY COMMISSION EXPIRES October 13, 2000

OFFICIAL SEAL
LORA VAN NORTWICK
NOTARY PUBLIC - OREGON
COMMISSION NO. 058446
MY COMMISSION EXPIRES OCTOBER 13, 2000

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 20TH DAY OF NOVEMBER, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Gene F. Dyke — PRESIDENT
Guy D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2ND DAY OF DEC., 1996, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-56-96.

Peter E. Jenkins — MAYOR
Carol L. Gutting — PRESIDENT OF COUNCIL
Guy D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 23RD DAY OF JANUARY, 1997.

Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
Ryda Larson — BY: DEPUTY AUDITOR

TROY BUSINESS WEST SECTION 3 CITY OF TROY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (513) 339-5331		
DATE	DRAWN BY: D.H.	SHEET NO.
NOV. 18 1996	CHECKED BY: R.W.K.	2 OF 2
	SCALE: 1" = 100'	

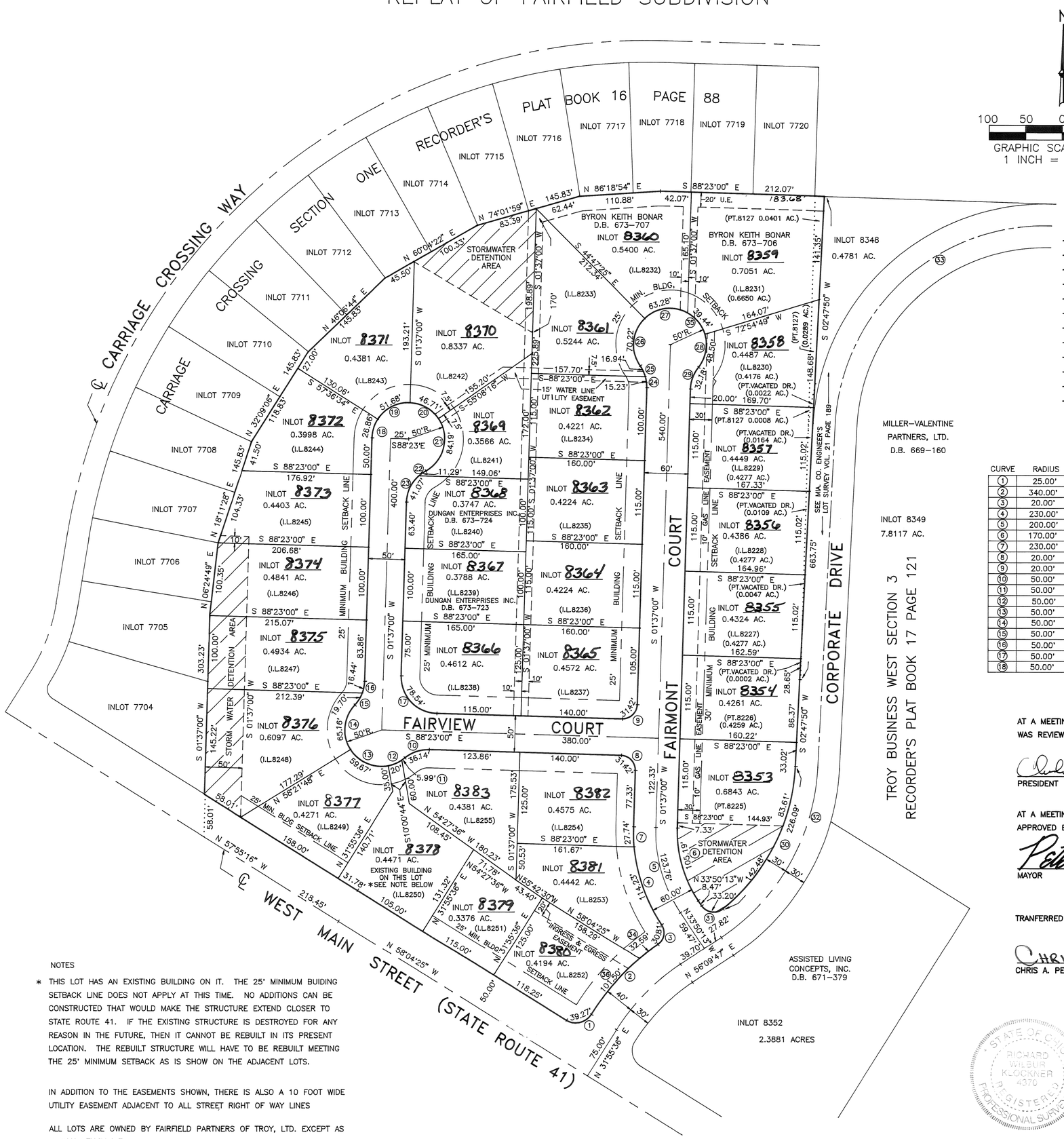
FAIRFIELD SUBDIVISION NO. 2 – CITY OF TROY, OHIO

REPLAT OF FAIRFIELD SUBDIVISION

PLAT BOOK 17 PAGE 122
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4TH DAY OF
FEBRUARY, 1997, AT 10:31 AM.
FILE NO.: 211622 FEE: 43.00

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

BY: Beverly McDade Deputy
DEPUTY



DESCRIPTION

BEING A REPLAT OF THE FOLLOWING:

DESCRIPTION	OWNER	DEED BOOK – PAGE
PART OF INLOTS 8225 AND 8226	FAIRFIELD PARTNERS OF TROY, LTD.	666–439
ALL OF INLOTS 8227 THRU 8230	FAIRFIELD PARTNERS OF TROY, LTD.	666–439
ALL OF INLOTS 8233 THRU 8238	FAIRFIELD PARTNERS OF TROY, LTD.	666–439
ALL OF INLOTS 8241 THRU 8255	FAIRFIELD PARTNERS OF TROY, LTD.	666–439
0.0297 ACRE PART INLOT 8127	FAIRFIELD PARTNERS OF TROY, LTD.	675–509
0.0344 ACRE PART VACATED CORPORATE DR.	FAIRFIELD PARTNERS OF TROY, LTD.	675–509
ALL OF INLOT 8231	BYRON KEITH BONAR	673–706
ALL OF INLOT 8232	BYRON KEITH BONAR	673–707
0.0401 ACRE PART INLOT 8127	BYRON KEITH BONAR	675–511
ALL OF INLOT 8239	DUNGAN ENTERPISES, INC.	673–723
ALL OF INLOT 8240	DUNGAN ENTERPISES, INC.	673–724

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	25.00'	90°00'00"	39.27'	35.36'	S 76°55'36" W
2	340.00'	22°35'47"	134.09'	133.22'	S 43°13'29" W
3	20.00'	88°16'17"	30.81'	27.85'	S 10°23'14" W
4	230.00'	28°27'18"	114.23'	113.05'	S 19°31'16" E
5	200.00'	35°27'13"	123.76'	121.79'	N 16°06'37" W
6	170.00'	35°27'13"	105.19'	103.52'	N 16°06'37" W
7	230.00'	06°54'37"	27.74'	27.72'	S 01°50'18" E
8	20.00'	90°00'00"	31.42'	28.28'	S 43°23'00" E
9	20.00'	90°00'00"	31.42'	28.28	S 46°37'00" W
10	50.00'	41°24'35"	36.14'	35.36'	N 70°54'43" E
11	50.00'	06°51'45"	5.99'	5.99'	N 53°38'18" E
12	50.00'	22°55'06"	20.00'	19.87'	N 68°31'43" E
13	50.00'	68°22'32"	59.67'	56.19'	S 65°49'28" E
14	50.00'	74°39'47"	65.16'	60.64'	S 05°41'41" W
15	50.00'	22°34'22"	19.70'	19.57'	S 31°44'24" W
16	50.00'	18°50'13"	16.44'	16.36'	S 11°02'07" W
17	50.00'	90°00'00"	78.54'	70.71'	N 43°23'00" W
18	50.00'	30°46'26"	26.86'	26.53'	S 17°00'13" W
19	50.00'	59°13'34"	51.68'	49.41'	S 62°00'13" W
20	50.00'	53°31'16"	46.71'	45.03'	N 61°37'22" W
21	50.00'	96°28'44"	84.19'	74.59'	N 13°22'38" E
22	50.00'	12°56'29"	11.29'	11.27'	N 55°08'46" E
23	50.00'	47°03'31"	41.07'	39.92'	N 25°08'46" E
24	50.00'	17°27'27"	15.23'	15.18'	S 07°06'44" E
25	50.00'	19°24'44"	16.94'	16.86'	S 25°32'50" E
26	50.00'	80°27'47"	70.22'	64.59'	S 04°58'42" W
27	50.00'	72°30'34"	63.28'	59.14'	S 81°27'52" W
28	50.00'	55°34'23"	48.50'	46.62'	N 10°42'00" E
29	50.00'	36°52'12"	32.18'	31.62'	N 20°03'06" E
30	268.50'	48°14'45"	226.09'	219.47'	S 26°55'12" W
31	20.00'	95°07'12"	33.20'	29.52'	N 81°23'49" W
32	298.50'	53°21'57"	278.03'	268.08'	N 29°28'48" E
33	288.00'	88°59'20"	447.31'	403.68'	N 47°17'30" E
34	340.00'	05°29'30"	32.59'	32.58'	S 51°46'37" W
35	50.00'	45°11'39"	39.44'	38.42'	N 39°41'01" W
36	340.00'	17°06'17"	101.50'	101.12'	S 40°28'44" W

APPROVAL BY THE CITY OF TROY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 20TH DAY OF NOV. 1996, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 2ND DAY OF DEC, 1996 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-56-96.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 4TH DAY OF FEBRUARY, 1997.

CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

NOTES

* THIS LOT HAS AN EXISTING BUILDING ON IT. THE 25' MINIMUM BUIDING SETBACK LINE DOES NOT APPLY AT THIS TIME. NO ADDITIONS CAN BE CONSTRUCTED THAT WOULD MAKE THE STRUCTURE EXTEND CLOSER TO STATE ROUTE 41. IF THE EXISTING STRUCTURE IS DESTROYED FOR ANY REASON IN THE FUTURE, THEN IT CANNOT BE REBUILT IN ITS PRESENT LOCATION. THE REBUILT STRUCTURE WILL HAVE TO BE REBUILT MEETING THE 25' MINIMUM SETBACK AS IS SHOW ON THE ADJACENT LOTS.

IN ADDITION TO THE EASEMENTS SHOWN, THERE IS ALSO A 10 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT OF WAY LINES

ALL LOTS ARE OWNED BY FAIRFIELD PARTNERS OF TROY, LTD. EXCEPT AS SHOWN OTHERWISE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION.
CURVED DISTANCES ARE MEASURED ALONG THE ARC.
IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED PROFESSIONAL SURVEYOR

RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR NO. 4370

FAIRFIELD SUBDIVISION NO. 2
CITY OF TROY, MIAMI COUNTY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 PH.: (937) 339–5331

DATE	DRAWN BY: D.H.	SHEET NO.
JAN. 25 1997	CHECKED BY: R.W.K.	1 OF 2
	SCALE: 1" = 100'	

REPLAT OF FAIRFIELD SUBDIVISION: FAIRFIELD SUBDIVISION "NO. 2"

PLAT BOOK 17 PAGE 122 A

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1997, AT _____ .M.
FILE NO.: _____ FEE: _____

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: _____
DEPUTY

CORRECTING REPLAT OF FAIRFIELD SUBDIVISION AS SHOWN IN PLAT BOOK 17, PAGE 93 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THIS REPLAT SUPERCEDES THE ABOVE REFERENCED ORIGINAL PLAT OF FAIRFIELD SUBDIVISION, AFFECTING AND REPLATTING INLOTS 8225 THROUGH 8252 BY ALTERING SOME OF THE LOTS, COMBINING PARCELS OF VACATED RIGHT-OF-WAY WITH INLOTS 8226 THROUGH 8231; REMOVING MINIMUM SETBACK LINE FROM FORMER INLOT 8250 AT SITE OF EXISTING HOUSE; AND ADDING 10 FOOT UTILITY EASEMENT ALONG MOST STREET RIGHT-OF-WAY LINES; AND ADDING EASEMENTS FOR STORM WATER MANAGEMENT SYSTEMS LOCATED AT THE REAR OF FORMER INLOTS 8228 THROUGH 8231. THIS REPLATTING RESULTS FROM CORRECTIONS ENABLED BY THE PROPERTY OWNERS AND RELATING TO THE MIS-ALIGNMENT CAUSED BY THE CORPORATE DRIVE CONTRACTOR'S LAYOUT SURVEYOR DURING THE AUGUST 1996 CONSTRUCTION OF CORPORATE DRIVE. THE LOTS ALONG CORPORATE DRIVE NORTH OF FAIRMONT COURT HAVE BEEN REDUCED AND/OR INCREASED IN AREA ACCORDING TO THE VACATION OF RIGHT-OF-WAY OR DEDICATION OF NEW RIGHT-OF-WAY PLAT AS SHOWN IN PLAT BOOK 17, PAGE 120 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS. THE PARTIES HERETO ARE IN AGREEMENT WITH THE CONDITIONS AND CHANGES SHOWN ON THIS REPLAT.

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: FAIRFIELD PARTNERS OF TROY, LTD.

Richard L. Dungan — RICHARD L. DUNGAN, MANAGING PARTNER
WITNESS Jill E. Shaneyfelt — WITNESS JILL E. SHANEYFELT
WITNESS Kay H. Watt — WITNESS KAY H. WATT

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, MANAGING PARTNER OF FAIRFIELD PARTNERS OF TROY, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING PARTNER IN BEHALF OF SAID PARTNERSHIP AND BY AUTHORITY OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS HIS 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 18th DAY OF December, 1996.

Jill E. Shaneyfelt — NOTARY PUBLIC MY COMMISSION EXPIRES: 3-17-01
Jill E. Shaneyfelt

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT
WITNESS Jill E. Shaneyfelt
C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT
WITNESS Kay H. Watt — WITNESS KAY H. WATT

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 18th DAY OF December, 1996.

Jill E. Shaneyfelt — NOTARY PUBLIC MY COMMISSION EXPIRES: 3-17-01
Jill E. Shaneyfelt

OWNERS:

Byron Keith Bonar — BYRON KEITH BONAR
Lucinda J. Fry — WITNESS LUCINDA J. FRY
Robert Edward Long III — WITNESS Robert Edward Long III

Ellen Marie Stafford — ELLEN MARIE STAFFORD (DOWER)
Lucinda J. Fry — WITNESS LUCINDA J. FRY
Robert Edward Long III — WITNESS Robert Edward Long III

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 24TH DAY OF DECEMBER, 1996.

Lucinda J. Fry — NOTARY PUBLIC MY COMMISSION EXPIRES 6/13/01
LUCINDA J. FRY

OWNERS: DUNGAN ENTERPRISES, INC.

James Michael Dungan — JAMES MICHAEL DUNGAN, PRESIDENT
Bryan Hoff — WITNESS BRYAN HOFF
Debra A Hoff — WITNESS DEBRA A HOFF

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JAMES MICHAEL DUNGAN, PRESIDENT OF DUNGAN ENTERPRISES, INC., 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 SAID CORPORATION AND THAT SUCH INSTRUMENT IS ALSO HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY OHIO, THIS 19TH DAY OF DECEMBER, 1996

Debra A Hoff — NOTARY PUBLIC MY COMMISSION EXPIRES 10-28-2001
DEBRA A HOFF

NOTARIAL SEAL STATE OF OHIO

LIENHOLDERS: ERB LUMBER, INC., A VIRGINIA CORPORATION

G Robinette — GARY ROBINETTE, PRESIDENT
Diane Mudrick — WITNESS DIANE MUDRICK
Joseph J Appelmann — JOSEPH APPELMANN, VICE PRESIDENT CFO
Jill L. Zamojcin — WITNESS JILL L. ZAMOJCIN

STATE OF MICHIGAN - COUNTY OF OAKLAND S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF MICHIGAN, PERSONALLY APPEARED GARY ROBINETTE, PRESIDENT AND JOSEPH APPELMANN, VICE PRESIDENT CFO OF ERB LUMBER, INC., A VIRGINIA CORPORATION, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT CFO 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 BIRMINGHAM, MICHIGAN, THIS 30th DAY OF DECEMBER, 1996.

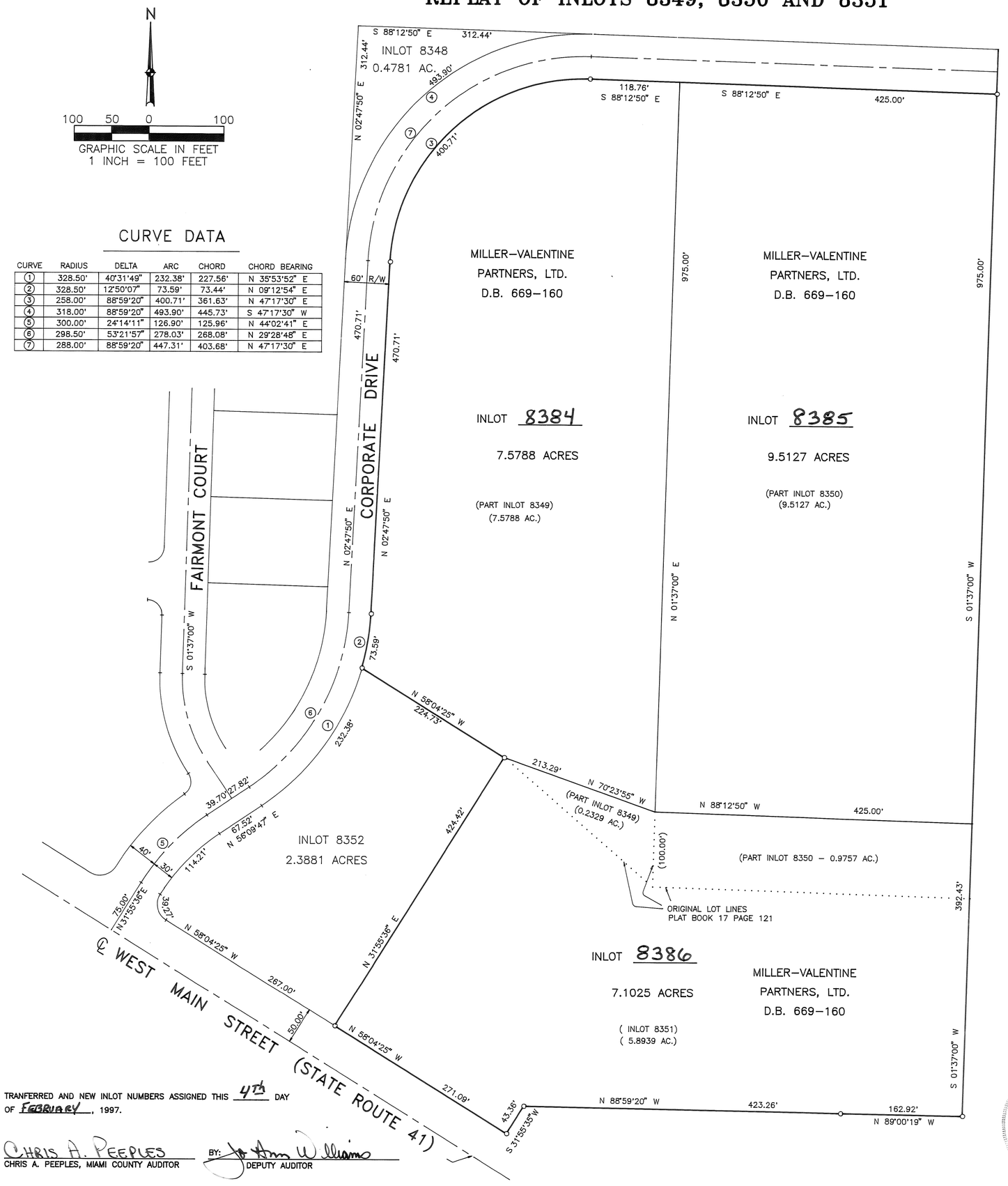
Sandra K. Christian — NOTARY PUBLIC MY COMMISSION EXPIRES 2/18/00
SANDRA K. CHRISTIAN, OAKLAND CO. MI

NOTARIAL SEAL STATE OF OHIO

FAIRFIELD SUBDIVISION NO. 2 CITY OF TROY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (937) 339-5331		
DATE	DRAWN BY: D.H.	SHEET NO.
JAN. 25 1997	CHECKED BY: R.W.K.	2 OF 2
	SCALE: 1" = 100'	

CITY OF TROY, MIAMI COUNTY, OHIO
REPLAT OF INLOTS 8349, 8350 AND 8351

PLAT BOOK 17 PAGE 123
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4TH DAY OF FEBRUARY, 1997, AT 10:32 A.M.
FILE NO.: 211623 FEE: 21.60
John W. O'Brien Recorder
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Beverly McDade Deputy
DEPUTY



CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	328.50'	40°31'49"	232.38'	227.56'	N 35°53'52" E
2	328.50'	12°50'07"	73.59'	73.44'	N 09°12'54" E
3	258.00'	88°59'20"	400.71'	361.63'	N 47°17'30" E
4	318.00'	88°59'20"	493.90'	445.73'	S 47°17'30" W
5	300.00'	24°14'11"	126.90'	125.96'	N 44°02'41" E
6	298.50'	53°21'57"	278.03'	268.08'	N 29°28'48" E
7	288.00'	88°59'20"	447.31'	403.68'	N 47°17'30" E

DESCRIPTION

BEING A REPLAT OF ALL OF INLOTS 8349, 8350 AND 8351 AS SHOWN ON THE PLAT OF TROY BUSINESS WEST "NO. 3" RECORDED IN MIAMI COUNTY RECORDER'S PLAT BOOK 17 PAGE 121, SAID INLOTS BEING OWNED BY MILLER-VALENTINE PARTNERS, LTD. BY DEED RECORDED IN DEED BOOK 669 PAGE 160.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON AS BEING REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.
EASEMENTS SHOWN OR NOTED ON SAID REPLAT 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: MILLER-VALENTINE PARTNERS, LTD.

James M. Miller — JAMES M. MILLER, MEMBER
Witness — WITNESS
Marilee F. Hault — WITNESS

STATE OF OHIO – COUNTY OF Montgomery, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JAMES M. MILLER, MEMBER OF MILLER-VALENTINE PARTNERS, LTD., WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID COMPANY AND BY AUTHORITY OF SAID COMPANY AND THAT THE SIGNING OF SUCH INSTRUMENT IS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO THIS 31st DAY OF January, 1997.

Marilee F. Hault
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Marilee F. Hault, Notary Public
State of Ohio
My Commission Expires May 6, 1997

LIENHOLDERS: FIFTH THIRD BANK, N.A.

Gregory A. Schroeck — GREGORY A. SCHROECK, VICE PRESIDENT
Witness — WITNESS
Daile J. Kitzmiller — WITNESS

STATE OF OHIO – COUNTY OF Hamilton, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED GREGORY A. SCHROECK VICE PRESIDENT OF FIFTH THIRD BANK, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF SAID CORPORATION AND THAT THE SIGNING OF SUCH INSTRUMENT IS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Cincinnati, OHIO THIS 3RD DAY OF Feb., 1997.

Daile J. Kitzmiller
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DAILE J. KITZMILLER
Notary Public, State of Ohio
My Commission Expires No Exp.

APPROVAL BY THE CITY OF TROY

REVIEWED AND APPROVED THIS 31ST DAY OF JANUARY 1997.
Steven D. Huffel
PUBLIC WORKS DIRECTOR

TRANFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 4th DAY OF FEBRUARY, 1997.

Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION.
CURVED DISTANCES ARE MEASURED ALONG THE ARC.
IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

STATE OF OHIO — RICHARD WAYNE KLOCKNER 4370 — REGISTERED PROFESSIONAL SURVEYOR

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

CITY OF TROY, MIAMI COUNTY, OHIO
REPLAT OF INLOTS 8349, 8350 AND 8351

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 PH.: (937) 339-5331

DATE	DRAWN BY: D.H.	SHEET NO.
JAN. 28 1997	CHECKED BY: R.W.K.	1 OF 1
	SCALE: 1" = 100'	

CONWOOD ESTATES

SUBDIVISION OF INLOT 8267
LOCATED IN THE CITY OF TROY, OHIO

PLAT BOOK 17, PAGE 124
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7TH DAY OF FEBRUARY, 1997, AT 1:30 P.M.

FILE No. 211940 FEE: $43.20

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

Jill Bank
DEPUTY

LEGEND

o	IRON PIN FOUND
ø	P.K. NAIL FOUND
⊗	RAILROAD SPIKE SET
⊗	RAILROAD SPIKE FOUND
BP	BUILDING PAD ELEVATION
FF	FINISHED FLOOR ELEVATION

UTILITY EASEMENTS

UNLESS OTHERWISE SHOWN THERE SHALL BE UTILITY EASEMENTS 7.5' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND 5' IN WIDTH ALONG ALL STREET R/W'S WITHIN THIS SUBDIVISION.

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	225'	26°-04'-40"	102.41'	101.53'	S 76°-28'-59" E
2	225'	24°-05'-33"	94.61'	93.92'	S 75°-29'-25" E
3	175'	80°-44'-34"	246.62'	226.71'	S 45°-39'-23" W
4	225'	30°-52'-20"	121.23	119.77'	N 78°-32'-10" W
5	225'	26°-45'-17"	105.07'	104.11'	N 76°-28'-39" W
6	25'	92°-49'-17"	40.50'	36.22'	N 41°-07'-33" W
7	250'	22°-22'-06"	97.60'	96.98'	N 76°-21'-09" W
8	250'	01°-43-27"	7.52'	7.52'	N 64°-18'-22" W
9	200'	22°-45'-28"	79.44'	78.92'	N 74°-49'-23" W
10	25'	93°-19'-12"	40.72'	36.36'	S 47°-08'-18" W
11	42'	43°-15'-33"	31.71'	30.96'	S 21°-09'-05" E
12	50'	70°-06'-09"	61.18'	57.43'	S 07°-43'-47" E
13	50'	56°-28'-20"	49.28'	47.31'	S 55°-33'-28" W
14	50'	55°-04'-03"	48.06'	46.23'	N 68°-40'-21" W
15	50'	48°-43'-35"	42.52'	41.25'	N 16°-46'-32" W
16	50'	36°-08'-59"	31.56'	31.03'	N 25°-39'-45" E
17	42'	43°-15'-33"	31.71'	30.96'	N 22°-06'-28" E
18	25'	90°-00'-00"	39.27'	35.36'	N 44°-31'-18" W
19	42'	62°-50'-14"	46.06'	43.79'	S 59°-03'-35" W
20	50'	43°-42'-27"	38.14'	37.22'	S 49°-29'-41" W
21	50'	65°-26'-10"	57.10'	54.05'	N 75°-56'-00" W
22	50'	52°-36'-12"	45.90'	44.31'	N 16°-54'-49" W
23	50'	57°-07'-36"	49.85'	47.81'	N 37°-57'-05" E
24	50'	23°-57'-49"	20.91'	20.76'	N 78°-29'-47" E
25	250'	19°-19'-53"	84.35'	83.95'	S 79°-51'-22" E
26	250'	06°-44'-47"	29.44'	29.42'	S 66°-49'-02" E
27	200'	24°-05'-33"	84.10'	83.48'	S 75°-29'-25" E
28	25'	87°-10'-43"	38.04'	34.47'	S 48°-52'-27" W
29	200'	00°-59'-32"	3.46'	3.46'	S 05°-46'-52" W
30	200'	20°-21'-27"	71.06'	70.69'	S 16°-27'-21" W
31	200'	20°-33'-41"	71.77'	71.39'	S 36°-54'-56" W
32	200'	20°-53'-24"	72.92'	72.52'	S 57°-38'-29" W
33	200'	17°-56'-29"	62.63'	62.37'	S 77°-03'-25" W
34	25'	85°-55'-08"	37.49'	34.07'	S 43°-04'-06" W
35	25'	77°-43'-49"	33.91'	31.37'	N 38°-45'-22" W
36	250'	14°-31'-16"	63.36'	63.19'	N 70°-21'-39" W
37	200'	05°-11'-30"	18.12'	18.12'	N 65°-41'-46" W
38	200'	21°-33'-48"	75.27'	74.83'	N 79°-04'-24" W
39	250'	11°-50'-15"	51.65'	51.56'	S 83°-56'-10" E
40	250'	14°-55'-02"	65.09'	64.91'	S 70°-33'-32" E
41	200'	30°-52'-19"	107.76'	106.46'	S 78°-32'-10" E
42	150'	00°-17'-02"	0.74'	0.74'	N 85°-53'-09" E
43	150'	80°-27'-32"	210.64'	193.76'	N 45°-30'-52" E

DESCRIPTION

BEING AN RESIDENTIAL SUBDIVISION CONTAINING A TOTAL OF 25.156 ACRES OF INLOT 8267 IN THE CITY OF TROY, OHIO AS SHOWN ON THE MIAMI COUNTY RECORDER'S RECORD OF PLATS, PLAT BOOK 17 , PAGE 106 , SAID 25.156 ACRES BEING AQUIRED BY DANIEL R. AND KAY M. WHITE BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 595 , PAGE 581. 4.113 ACRES IS IN DEDICATED STREET RIGHT-OF-WAYS AND 21.043 ACRES PLATTED IN LOTS.

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED 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 STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8" X 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

Steven E. Bowersox 11-25-1996
STEVEN E. BOWERSOX, P.S. #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
Email: coec@bright.net

date:	drawn by:	job number:
11-25-96	bhb	96595FIN

CONWOOD ESTATES
INLOT 8267
TROY, OHIO

PLAT BOOK 17, PAGE 124-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7th DAY OF FEBRUARY, 1997, AT 1:30 P.M.

FILE No. 211940 FEE: $ —

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY

RESTRICTIVE COVENANTS

1. EACH LOT SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING WITH A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS WHICH IS TO BE ATTACHED TO THE PRINCIPAL DWELLING, EXCEPTING OUTBUILDINGS AS HEREAFTER DESIGNATED.

2. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED ON ANY BUILDING SITE THE INHABITABLE AREA THEREOF, EXCLUDING BASEMENTS, OPEN PORCHES AND GARAGES LESS THAN 1800 SQUARE FEET FOR A ONE-STORY HOUSE NOR 2000 SQUARE FEET FOR A TWO-STORY DWELLING. WALK OUT BASEMENTS ARE CONSIDERED BASEMENTS. ALL STRUCTURES MUST HAVE TWO CAR GARAGE MINIMUM AND THREE CAR GARAGE MAXIMUM.

3. GRAVEL AND DIRT DRIVEWAYS ARE PROHIBITED.

4. OUTSIDE STORAGE BUILDINGS SHALL NOT BE LESS THAN 96 SQUARE FEET AND IN THE REAR THIRD OF LOT.

5. EXTERIOR MATERIALS FOR ALL RESIDENCES SHALL BE OF AT LEAST 25% BRICK OR CEMENTITIOUS MATERIALS.

6. ALL ELECTRICAL AND TELEPHONE LINES SHALL BE UNDERGROUND.

7. PRIVATE WELLS ARE PROHIBITED.

8. MODULARS OR MANUFACTURED HOUSING UNITS ARE PROHIBITED.

9. BASEMENTS ARE PROHIBITED ON THE FIRST 8 INLOTS EAST OF CONWOOD DRIVE ON THE SOUTH SIDE OF WORTHINGTON DRIVE. SEE NOTE BELOW.

10. A BUFFER OF 25' WIDTH ALONG THE NORTHERN PROPERTY LINE OF THE LOTS ON THE NORTH SIDE OF CARA DRIVE. ACCESSORY BUILDINGS IN THIS AREA ARE RESTRICTED.

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 THE CONWOOD ESTATES, WITHOUT BEING INCORPORATED HEREIN, AND THE ACCEPTANCE OF ANY CONTRACT, DEED, LEASE OF INSTRUMENT RELATING HEREIN SHALL OPERATE AS A COVENANT TO USE THE PREMISES IN CONFORMITY WITH THE CONDITIONS, LIMITATIONS AND RESTRICTIONS HEREIN SET FORTH WHICH ARE FOR THE USE AND BENEFIT OF EVERY PERSON WHO SHALL OR MAY BECOME THE OWNER OF OR HAVE ANY TITLE TO ANY LOT LOCATED IN CONWOOD ESTATES.

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 MAJORITY OF LOT OWNERS.

NOTE: SEE MISC. BOOK 30 PAGE 346 FOR AMENDMENT TO RESTRICTION NO. 9 - INLOT 8399

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AND PARK LAND 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:

Daniel R. White
DANIEL R. WHITE

Kay M. White
KAY M. WHITE

Steven D. Leffel
WITNESS STEVEN D. LEFFEL

Linda L. Blair
WITNESS LINDA L. BLAIR

ACKNOWLEDGEMENT

STATE OF OHIO, SHELBY COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DANIEL R. WHITE AND KAY M. WHITE, THE OWNERS, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS THE OWNERS OF THE LAND AS 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 FEBRUARY, 1997.

Steven D. Leffel NOTARY PUBLIC MY COMMISSION EXPIRES: STEVEN D. LEFFEL, Notary Public In and for the State of Ohio My Commission Expires Feb. 23, 1999

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11TH DAY OF DECEMBER 1996, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6TH DAY OF JANUARY, 1997, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-1-97.

Peter E. Jenkins — MAYOR
Carol L. Gastino — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 7 DAY OF FEBRUARY, 1997

MIAMI COUNTY AUDITOR BY: DEPUTY AUDITOR

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

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

11-25-1996
DATE

Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
Email: coec@bright.net

date:	drawn by:	job number:
11-25-96	bhb	96595RCN

REPLAT OF LOTS 6942 & 6943

PIQUA — OHIO

PLAT BOOK 17 PAGE 125
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

FILE NO. 212196

RECEIVED FOR RECORD: 12:15 P.M.
TIME

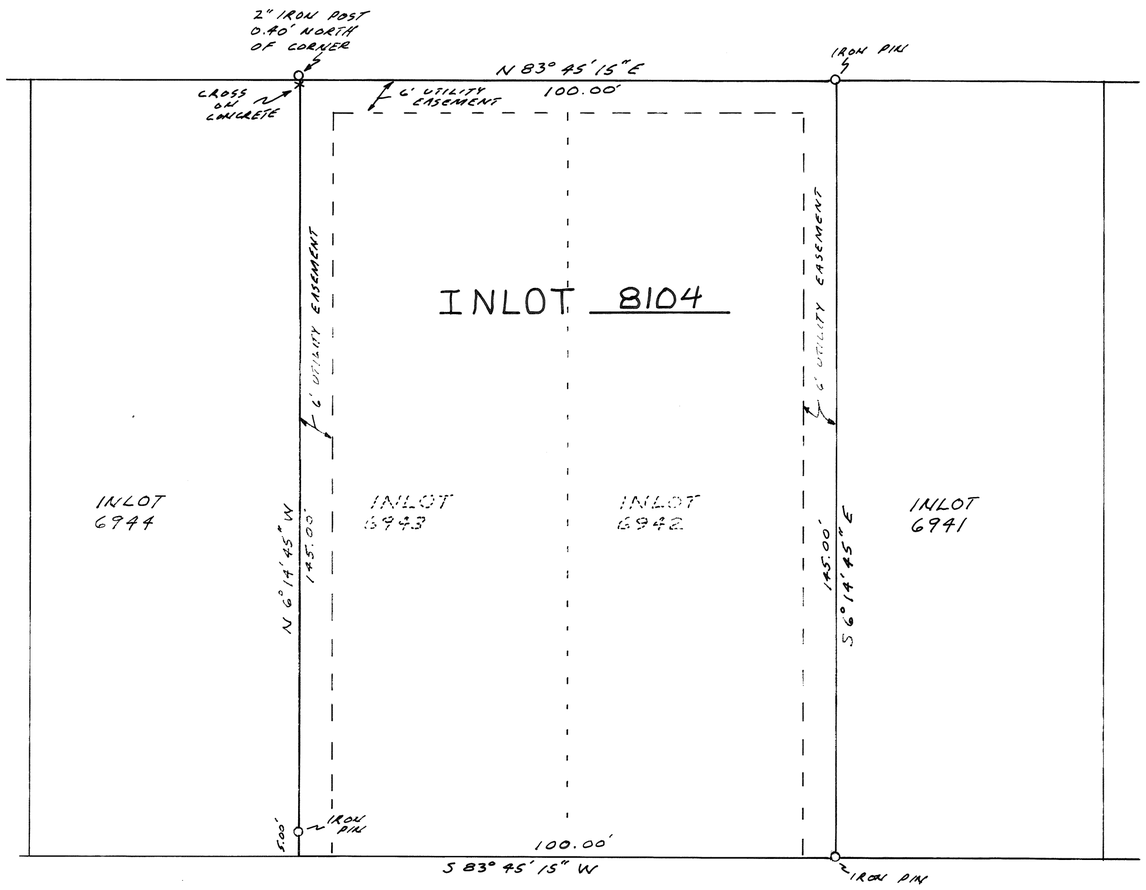
FEE: $ 21.60 DATE: FEB. 13, 1997

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
DEPUTY RECORDER

N

0 20 40
SCALE: 1" = 20'



— GARBRY ROAD —
60' RIGHT OF WAY

NOTE:
ORIGINALS INLOTS 6942 & 6943 RECORDED
IN PLAT BOOK 10 PLAT NO. 920 MIAMI
COUNTY RECORDERS PLAT RECORDS.

DESCRIPTION:
BEING A REPLAT OF INLOTS 6942 & 6943 AS CONVEYED TO THOMAS F. JENKINS BY DEED RECORDED IN DEED BOOK NO. 569, PAGE 221 OF THE MIAMI COUNTY DEED RECORDS.

OWNERS' CONSENT:
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN HEREON, DO HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT AND DO DEDICATE THE EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER.

William J. Hamling
WITNESS

Cecelia D. Stoler
WITNESS

Thomas F. Jenkins
THOMAS F. JENKINS

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 23rd DAY OF January 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS F. JENKINS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING REPLAT 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: 3-1-2001

Cecelia D. Stoler
NOTARY PUBLIC

PIQUA PLANNING COMMISSION
THIS PLAT REVIEWED AND APPROVED THIS 11th DAY OF February, 1997.

Mark N. Spoltman
CHAIRMAN

James C. Jeffs
SECRETARY

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 13 DAY OF Feb, 1997

Gregory A. Peeples
MIAMI COUNTY AUDITOR

Linda Pearson
DEPUTY COUNTY AUDITOR

STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT. CORNERS ARE MONUMENTED AS SHOWN

Michael H. Treon
REGISTERED SURVEYOR NO. 5621

REPLAT OF
INLOTS 6942 & 6943 PIQUA, OHIO
FOR THOMAS F. JENKINS

MICHAEL H. TREON TROY, OHIO

Michael H. Treon
OHIO REGISTRATION NO. 5621

ANNEXATION TO THE CITY OF PIQUA

8	5	NE 1/4 – 23	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

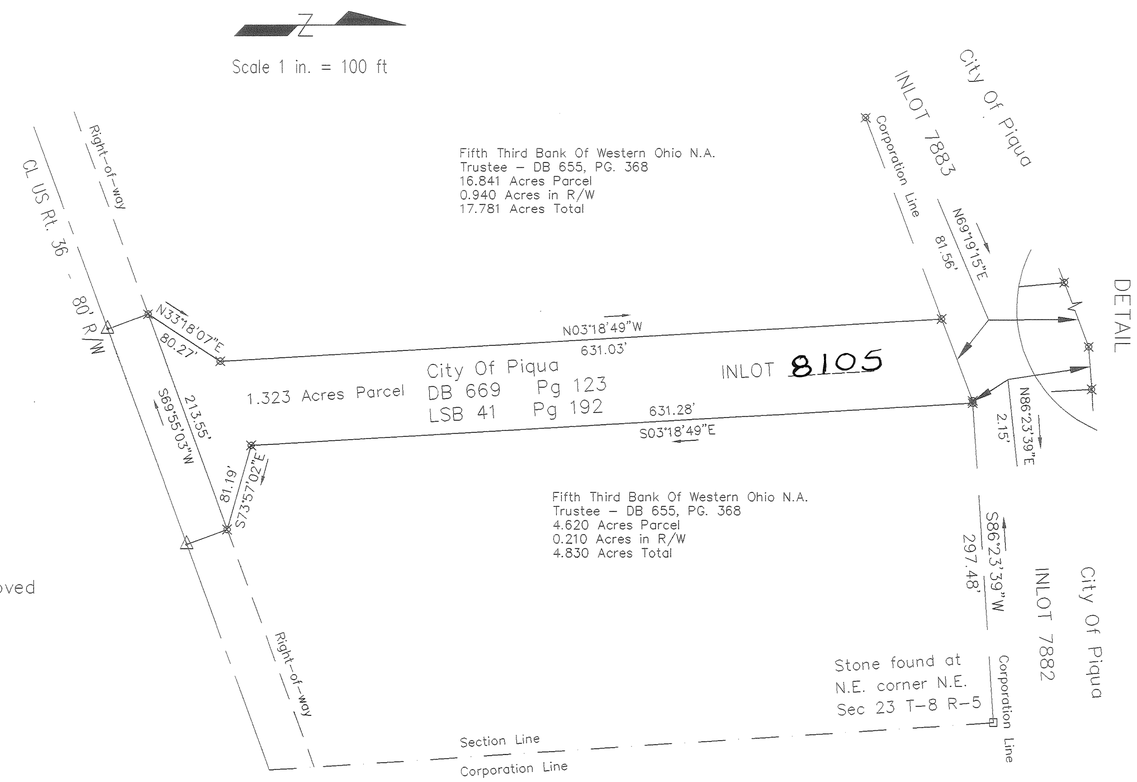
PLAT BOOK 17 PAGE 126
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS.
RECEIVED FOR RECORD
THIS 25th DAY OF February 1997
FILE NO. 212679 FEE $21.60

John W. O'Brien
MIAMI COUNTY RECORDER: JOHN W. O'BRIEN
BY: Bobbie Mueller
Deputy Bobbie Mueller

See Annexation Proceedings Recorded in Misc. Bk. 29 Pg. 114

John W. O'Brien — Jill Rank
Miami County Recorder — Deputy

Scale 1 in. = 100 ft



DESCRIPTION

Being a part of the Northeast Quarter of Section 23, Town 8, Range 5, Washington Township, Miami County, Ohio. Containing 1.323 Acres

MIAMI COUNTY AUDITOR

Approved and transferred with lot numbers assigned this 25th day of February, 1997

CHRIS A. PEEPLES — Ann Williams
Miami County Auditor — Deputy
Chris A. Peeples

MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by the Miami County Engineer this 21st day of OCTOBER, 1996

Douglas Christian
Miami County Engineer

PIQUA CITY COMMISSION

At a meeting of the Piqua City Commission held this 20th day of January, 1997, this Annexation plat accepted and approved by Ordinance No. 5-97

William Cruse — Frank Patrizio Jr.
Mayor — City Manager

Rebecca J. Cool
Rebecca Cool
Clerk

MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held this 26th day of September, 1996, this plat was approved for Annexation by Resolution 96-09-1474

Richard N. Adams — Arthur D. Haddad
D. Ann Baird

SURVEYOR'S STATEMENT

I hereby certify this Annexation plat to be a true and correct survey as shown, with iron pins set at all lot corners and points of curvature

Thomas R. Zechman P.S. # 7077 — September 14, 1997
Date

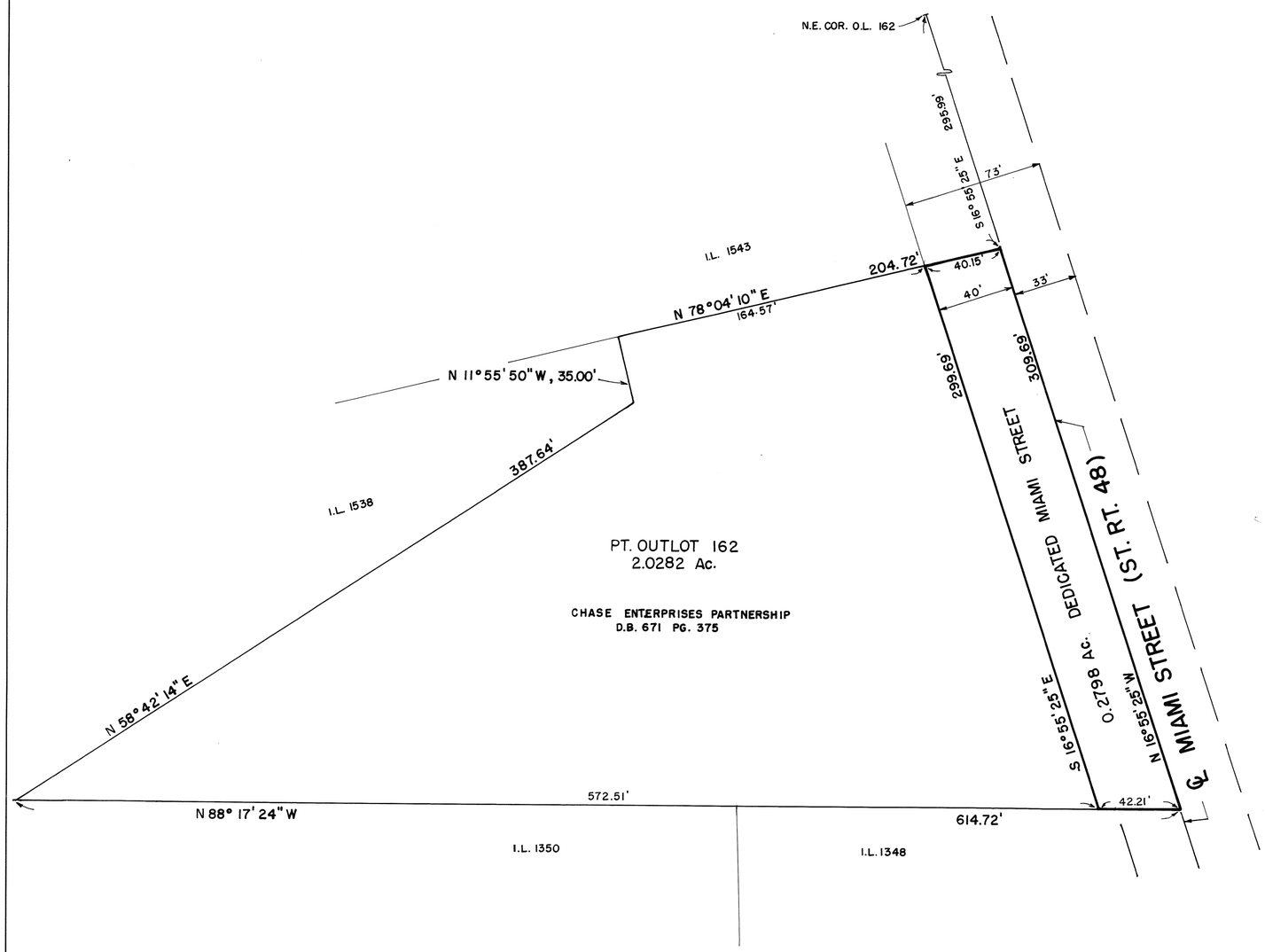
DEDICATION OF PART OF MIAMI STREET

0.2798 ACRES , PART OUTLOT 162 , WEST MILTON , OHIO

VOLUME 17 PAGE 127
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 25th DAY OF Feb, 1997, AT 1:28 P.M. FILE NO. 212698
FEE: $21.60

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

Bobbie Mueller
BY DEPUTY



DESCRIPTION

BEING A DEDICATION OF 0.2798 ACRES OF PART OF OUTLOT 162, VILLAGE OF WEST MILTON AND BEING A PART OF THE PROPERTY ACQUIRED BY CHASE ENTERPRISES PARTNERSHIP BY DEED RECORDED IN DEED BOOK 671, PAGE 375.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN DEDICATED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE PORTION OF MIAMI STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

OWNERS: CHASE ENTERPRISES PARTNERSHIP

Mark Thurston — MARK THURSTON, PARTNER
Mike Carter — WITNESS

William Keller — WILLIAM KELLER, PARTNER
Mike Carter — WITNESS

STATE OF INDIANA - COUNTY OF DELAWARE, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MARK THURSTON AND WILLIAM KELLER, PARTNERS OF CHASE ENTERPRISES PARTNERSHIP, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SAID PARTNERSHIP AND BY THE AUTHORITY OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PARTNERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT MUNCIE, INDIANA, THIS 5 DAY OF December, 1996.

Susan A. Desmond — NOTARY PUBLIC
4-25-99 — MY COMMISSION EXPIRES

LIENHOLDERS: CITFED MORTGAGE CORPORATION OF AMERICA

BETH A. McCARTEN, VICE PRESIDENT — WITNESS

JUDITH L. OLDIGES, ASST. VICE PRESIDENT — WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED BETH A. McCARTEN, VICE PRESIDENT AND JUDITH L. OLDIGES, ASSISTANT VICE PRESIDENT OF CITFED MORTGAGE CORPORATION OF AMERICA, THE CORPORATION WHO EXECUTED SAID PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASST. VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE 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 _____ DAY OF _____, 1997.

NOTARY PUBLIC — MY COMMISSION EXPIRES

N

0 25' 50' 75' 100'

SCALE : 1" = 50'

REFERENCE
LOT SURVEY 21-103

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 4th DAY OF SEPTEMBER, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Donald Kent Harris — CHAIRMAN - VICE
Bill Netzley — SECRETARY

APPROVED AND TRANSFERRED THIS 25 DAY OF FEBRUARY, 1997.

Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

MIAMI STREET DEDICATION WEST MILTON , OHIO		
RICHARD W. KLOCKNER & ASSOCIATES , INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) 339 -5331		
DATE	DRAWN BY DAV CHECKED BY RWK	SHEET NO.
4 SEP 1996	SCALE: 1" = 50'	1 OF 1

Bearings based on the east line of Inlot 10 as shown on Survey Record 21, Page 43.

North

Monument Legend

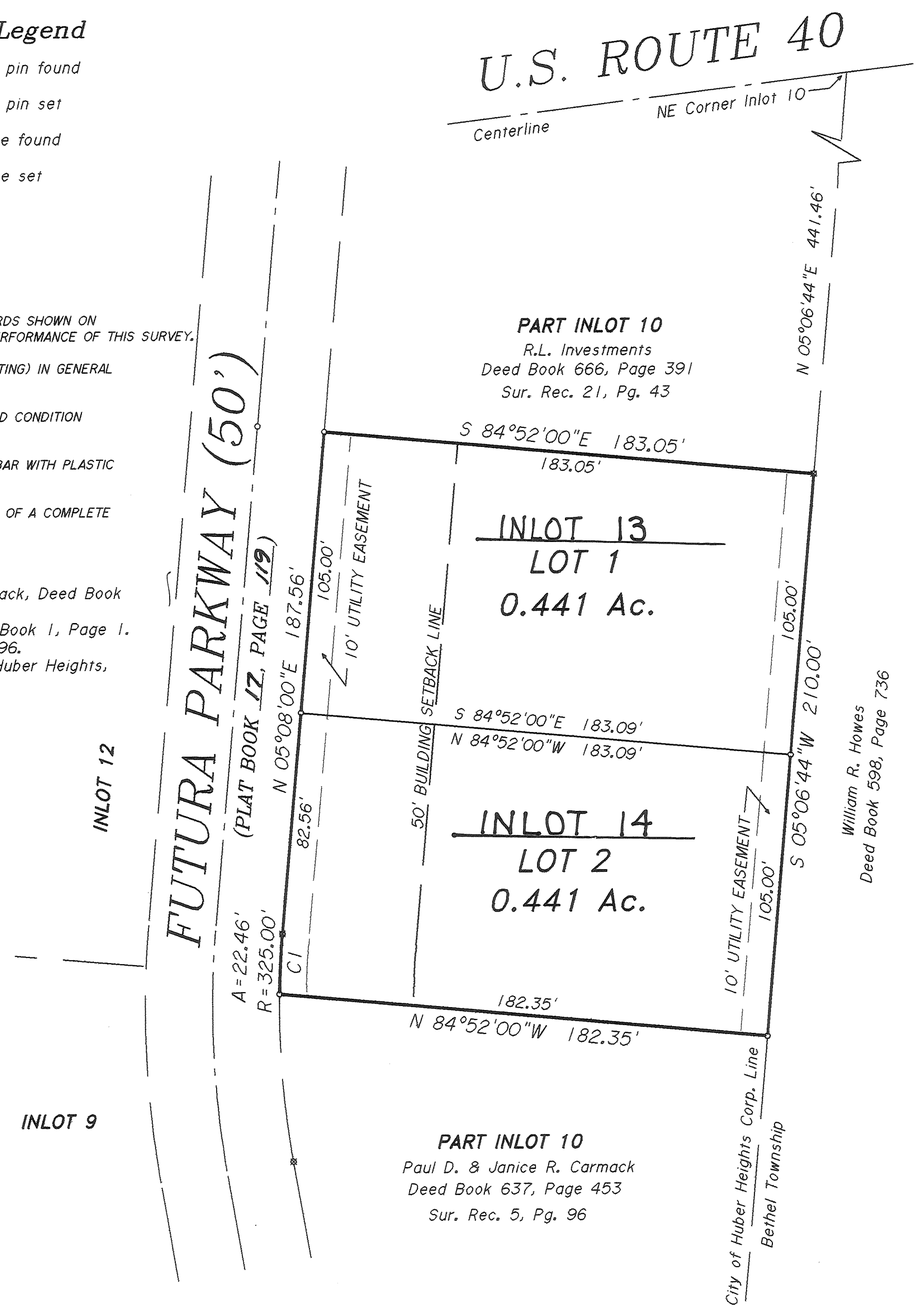
- ⊠ Indicates iron pin found
- ○ Indicates iron pin set
- ⊗ Indicates spike found
- △ Indicates spike set

SURVEY NOTES:

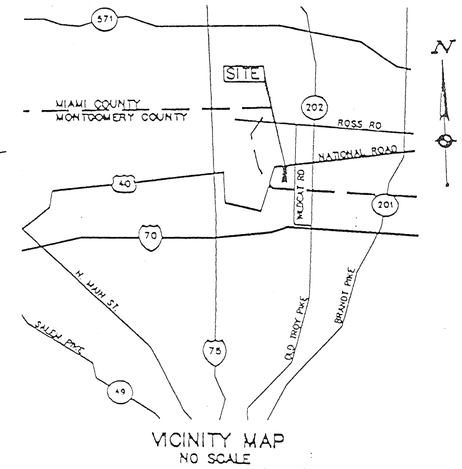
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McDOUGALL ASSOC"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

References:

Deed: Paul D. & Janice R. Carmack, Deed Book 637, Page 453.
Tax Map: City of Huber Heights Book 1, Page 1.
Survey: Survey Record 5, Page 96.
Plat: Annexation to the City of Huber Heights, Plat Book 16, Page 79.



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	325.00'	11.23'	22.46'	3°57'32"	22.45'	N 03°09'14"E



VICINITY MAP
NO SCALE

STATE OF OHIO
KIRK PATTON DIEHL 7032
REGISTERED PROFESSIONAL SURVEYOR

PLAT BOOK 17 PAGE 128

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 13TH DAY OF MARCH, 1997 AT 1:15 P.M.
FILE NO. 213638, FEE: 21.60
John W. O'Brien
MIAMI COUNTY RECORDER Jill Rank, Deputy

APPROVED AND TRANSFERRED THIS 13th DAY OF MARCH, 1997.
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
Ann Williams
DEPUTY AUDITOR

THE WITHIN PLAT IS A SUBDIVISION OF 0.882 ACRES, BEING A REPLAT OF PART OF INLOT 10 OF THE CITY OF HUBER HEIGHTS, RECORDED IN PLAT BOOK 16, PAGE 79 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO, SAID PART INLOT 10 BEING THE SAME AS CONVEYED TO PAUL D. AND JANICE R. CARMACK, BY DEED RECORDED IN DEED BOOK 637, PAGE 453, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.
THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.
BY: Kirk P. Diehl
KIRK P. DIEHL, P.S. #7032

DEDICATION
WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID REPLAT AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON SAID REPLAT TO THE PUBLIC USE FOREVER,
EASEMENTS SHOWN ON THE REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

Rodney S. Peters
WITNESS
Paul E. Denlinger
WITNESS
Rodney S. Peters
WITNESS
Paul E. Denlinger
WITNESS

OWNER: PART INLOT 10
Paul D. Carmack
BY: PAUL D. CARMACK
OWNER: PART INLOT 10
Janice R. Carmack
BY: JANICE R. CARMACK

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO HELD THIS 28TH DAY OF JANUARY, 1996, THIS PLAT WAS REVIEWED AND APPROVED.
Jeff Hallett
CHAIRMAN

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5TH DAY OF MARCH, 1997 BY PAUL D. AND JANICE R. CARMACK AS OWNERS.
Jodi Bowman
NOTARY PUBLIC

JODI BOWMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 10-1-00

Record Plan

CATLOW COMMERCIAL PARK

Section One

Being a Replat of Part Inlot 10
City of Huber Heights
Miami County, Ohio
Contains: 0.882 Acres

40 0 40 80 120
GRAPHIC SCALE – FEET
NOVEMBER 1996

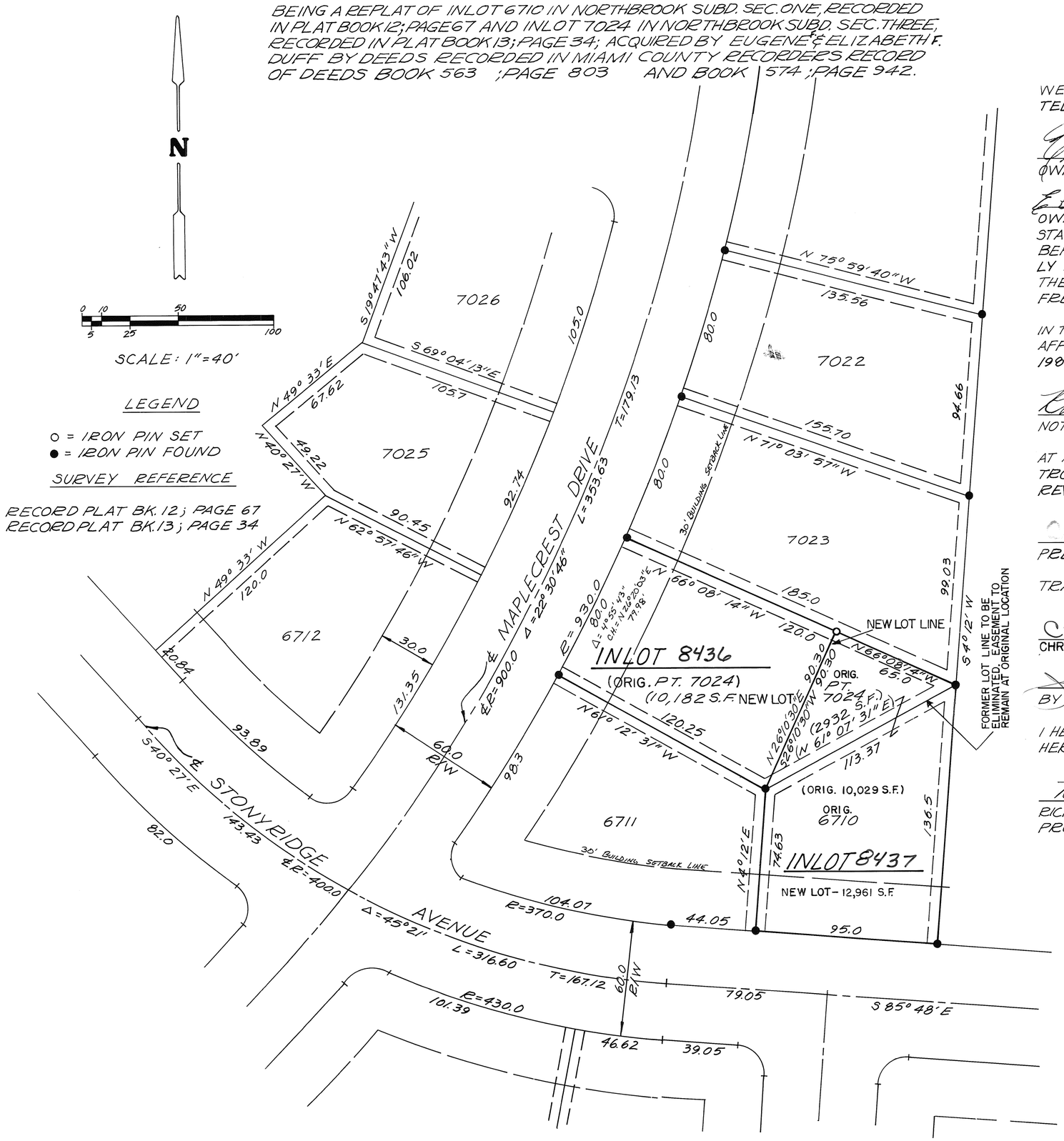
McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660
JOB #1788RPL

REPLAT OF INLOTS 6710 AND 7024 - TROY, OHIO

PLAT BOOK 17 PAGE 129
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 21ST DAY OF MARCH 1997
AT 3:30 P.M.
FILE NO. 214065 FEE: $21.60

John W. O'Brien
JOHN W. O'BRIEN - MIAMI CO. RECORDER
Bobbie Mueller
BY DEPUTY

BEING A REPLAT OF INLOT 6710 IN NORTHBROOK SUBD. SEC. ONE, RECORDED IN PLAT BOOK 12; PAGE 67 AND INLOT 7024 IN NORTHBROOK SUBD. SEC. THREE, RECORDED IN PLAT BOOK 13; PAGE 34; ACQUIRED BY EUGENE & ELIZABETH F. DUFF BY DEEDS RECORDED IN MIAMI COUNTY RECORDERS RECORD OF DEEDS BOOK 563 ; PAGE 803 AND BOOK 574 ; PAGE 942.



WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HEREIN REPLATTED DO HEREBY ACCEPT AND APPROVE THIS REPLAT.

Eugene F. Duff
OWNER - EUGENE F. DUFF

Ruby E. Klockner
WITNESS

Elizabeth F. Duff
OWNER - ELIZABETH F. DUFF

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 11TH DAY OF JANUARY 1985.

Richard W. Klockner
NOTARY PUBLIC

EXPIRATION DATE: OCTOBER 19, 1986

NOTARY SEAL STATE OF OHIO

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 9 DAY OF JANUARY 1985, THIS REPLAT WAS REVIEWED AND APPROVED.

PRESIDENT

Suzy G. Knight
SECRETARY

TRANSFERRED THIS 21ST DAY OF MARCH 1997.

CHRIS A. PEEPLES
CHRIS A. PEEPLES, MIAMI CO. AUDITOR

Jo Ann Williams
BY DEPUTY AUDITOR

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF INLOTS 6710 AND 7024 TROY, OHIO		
EUGENE AND ELIZABETH DUFF TROY, OHIO		
RICHARD W. KLOCKNER & ASSOC, INC. CIVIL ENGINEERING & SURVEYING 16 E. WATER ST. ~ TROY, OHIO (513) 339-5331		
DATE 11 JAN 1985	DRAWN BY TKS TRACED BY TKS CHECKED BY RWK	SHEET 1/1

RECORD PLAN:
CRISAFI PLAT
PART OF INLOT #7132
SECTION 20, TOWN 5, RANGE 6

CITY OF TROY MIAMI COUNTY, OHIO

BEING 4.548 ACRES OF LAND, KNOWN AS BEING PART OF INLOT 7132, ACQUIRED BY TROY HOTEL 1, LTD., OHIO LIMITED PARTNERSHIP BY OCCIDENTAL LAND DEVELOPMENT LLC, ITS GENERAL PARTNER, BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS, BOOK 675, PAGE 608, AND A 2.070 ACRES OF LAND, KNOWN AS PART OF INLOT 7132, ACQUIRED BY BY TROY HOTEL 1, LTD., OHIO LIMITED PARTNERSHIP BY OCCIDENTAL LAND DEVELOPMENT LLC, IT'S GENERAL PARTNER, BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS BOOK 675, PAGE 610.

PLAT BOOK 17 PAGE 130-130A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11th DAY OF April ,1997 AT 11:51 a.M.
FILE# 215197 FEE $43.20
John O'Brien
JOHN O'BRIEN, MIAMI COUNTY RECORDER
Carol Pleiman
DEPUTY Carol Pleiman

PROTECTIVE COVENANTS AND RESTRICTIONS

1. THE USE OF ANY PORTION OF ANY LOT IN THE CRISAFI PLAT SHALL AT ALL TIMES CONFORM WITH THE APPLICABLE ZONING ORDINANCES OF THE CITY OF TROY.

2. ALL OF THE LOTS IN CRISAFI PLAT AND THE IMPROVEMENTS THEREON OR ADJACENT THERETO SHALL BE SUBJECT TO AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TROY.

3. ALL SITE PLANS FOR DEVELOPMENT ON INDIVIDUAL LOTS MUST BE SUBMITTED TO CITY OF TROY FOR REVIEW AND APPROVAL.

4. MAINTENANCE OF STORMWATER DETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

5. DRAINAGEWAYS AND DETENTION BASINS SHALL BE KEPT FREE OF DEBRIS, FILL MATERIAL, STRUCTURES OR ANY OTHER PHYSICAL OBJECTS WHICH MAY OBSTRUCT THE NATURAL FLOW OR STORAGE OF STORMWATER.

APPROVALS:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF January ,1997 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18th DAY OF February, 1997, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-6-97

MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 11th DAY OF April ,1997.

MIAMI COUNTY AUDITOR DEPUTY AUDITOR

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.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILTY 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.

TROY HOTEL I, LTD., by Occidental Land Development, LLC General Partner

Signed and Acknowledged in the presence of:

WITNESS NAME PRINTED: Christina M. Irwin

WITNESS NAME PRINTED: Patricia Spurney

~~PRESIDENT~~ FRANK R. CRISAFI Managing Member

STATE OF OHIO, COUNTY OF CUYAHOGA ,S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK CRISAFI AS OWNER, 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 Cleveland, OHIO, THIS 21 DAY OF March ,1997.

PATRICIA J. O'DONNELL, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES

PATRICIA J. O'DONNELL, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

CERTIFICATION:

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

STATE OF OHIO BRADLEY J. JUDGE NO. 7150 REGISTERED PROFESSIONAL SURVEYOR

BY: Bradley J. Judge
BRADLEY J. JUDGE, Registered Surveyor #7150

Sheet 1 of 2	SCALE Horz. 1"=60'
Date FEB.18,1997	Design JTB / Drawn DES / Checked BJJ

JUDGE ENGINEERING CO.
CIVIL ENGINEERING & SURVEYING
1201 E. DAVID RD. KETTERING, OHIO 45429
PHONE (513) 294-1441

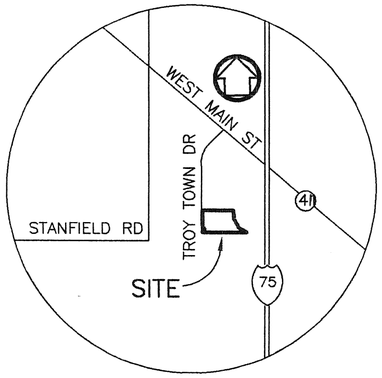
Project 2200 Drawing 2200-RP1

PLAT BOOK 17, PAGE 130 A

RECORD PLAN:
CRISAFI PLAT
PART OF INLOT #7132
SECTION 20, TOWN 5, RANGE 6

CITY OF TROY MIAMI COUNTY, OHIO

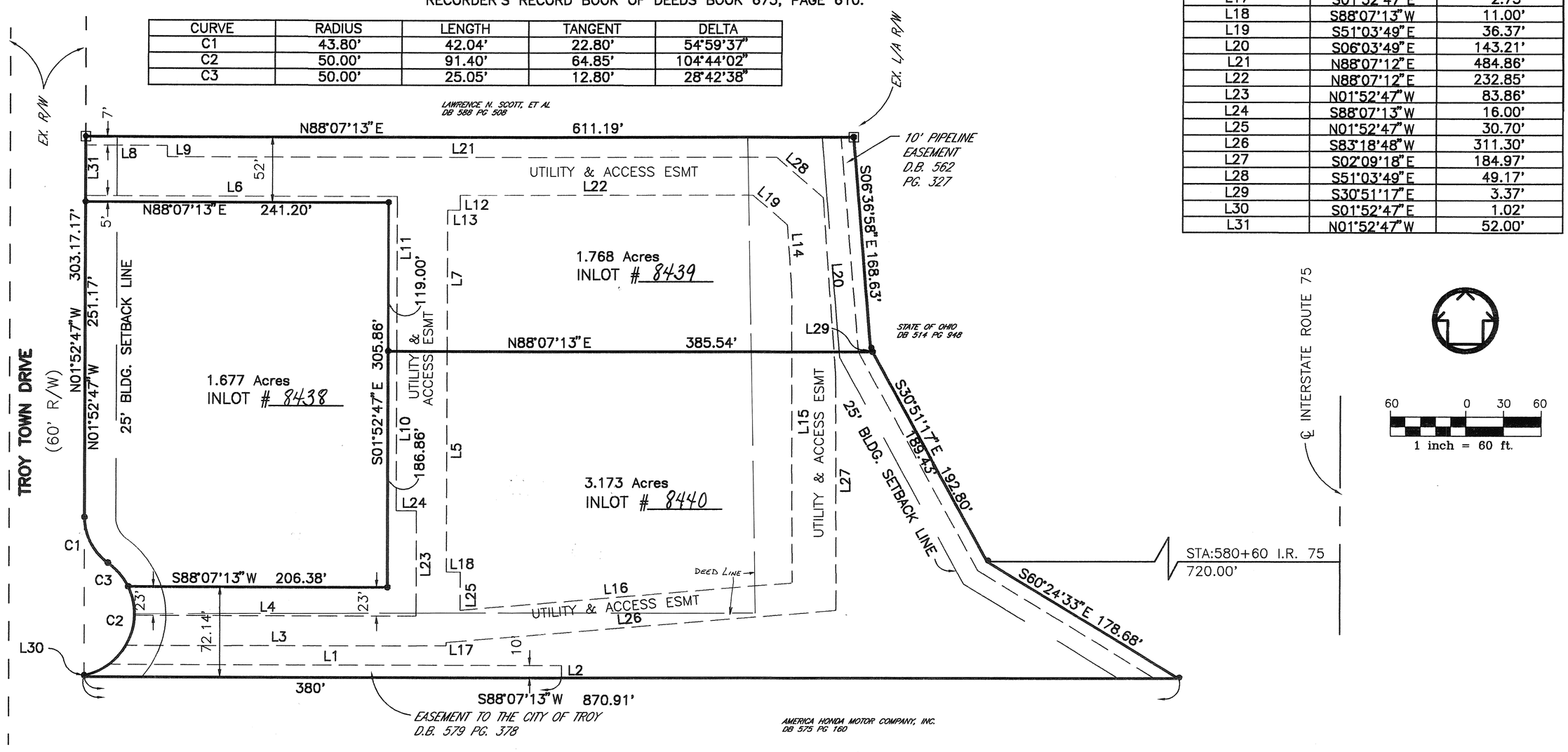
BEING 4.548 ACRES OF LAND, KNOWN AS BEING PART OF INLOT 7132, ACQUIRED BY TROY HOTEL 1, LTD., OHIO LIMITED PARTNERSHIP BY OCCIDENTAL LAND DEVELOPMENT LLC, ITS GENERAL PARTNER, BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS, BOOK 675, PAGE 608, AND A 2.070 ACRES OF LAND, KNOWN AS PART OF INLOT 7132, ACQUIRED BY BY TROY HOTEL 1, LTD., OHIO LIMITED PARTNERSHIP BY OCCIDENTAL LAND DEVELOPMENT LLC, IT'S GENERAL PARTNER, BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD BOOK OF DEEDS BOOK 675, PAGE 610.



VICINITY MAP
NTS

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	43.80'	42.04'	22.80'	54°59'37"
C2	50.00'	91.40'	64.85'	104°44'02"
C3	50.00'	25.05'	12.80'	28°42'38"

LINE	DIRECTION	DISTANCE
L1	N88°07'13"E	359.88'
L2	S01°52'47"E	10.00'
L3	S88°02'56"W	254.95'
L4	N88°07'13"E	224.22'
L5	N01°52'47"W	174.31'
L6	S88°07'13"W	248.20'
L7	N01°52'47"W	113.02'
L8	N88°07'13"E	65.00'
L9	S01°52'47"E	9.00'
L10	N01°52'47"W	126.00
L11	S01°52'47"E	124.00'
L12	N01°52'47"W	11.98'
L13	N88°07'13"E	10.00'
L14	S06°03'49"E	49.34'
L15	S02°09'18"E	234.24'
L16	S83°18'48"W	264.46'
L17	S01°52'47"E	2.73'
L18	S88°07'13"W	11.00'
L19	S51°03'49"E	36.37'
L20	S06°03'49"E	143.21'
L21	N88°07'12"E	484.86'
L22	N88°07'12"E	232.85'
L23	N01°52'47"W	83.86'
L24	S88°07'13"W	16.00'
L25	N01°52'47"W	30.70'
L26	S83°18'48"W	311.30'
L27	S02°09'18"E	184.97'
L28	S51°03'49"E	49.17'
L29	S30°51'17"E	3.37'
L30	S01°52'47"E	1.02'
L31	N01°52'47"W	52.00'



CERTIFICATION:

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

BY: Bradley J. Judge
BRADLEY J. JUDGE, Registered Surveyor #7150

STATE OF OHIO BRADLEY J. JUDGE NO. 7150 REGISTERED PROFESSIONAL SURVEYOR

LEGEND

INDICATES IRON PIN SET

INDICATES CONCRETE MONUMENT SET

Sheet 2 of 2	SCALE Horz. 1"=60'
Date FEB.18,1997	Design JTB
	Drawn DES
	Checked BJJ

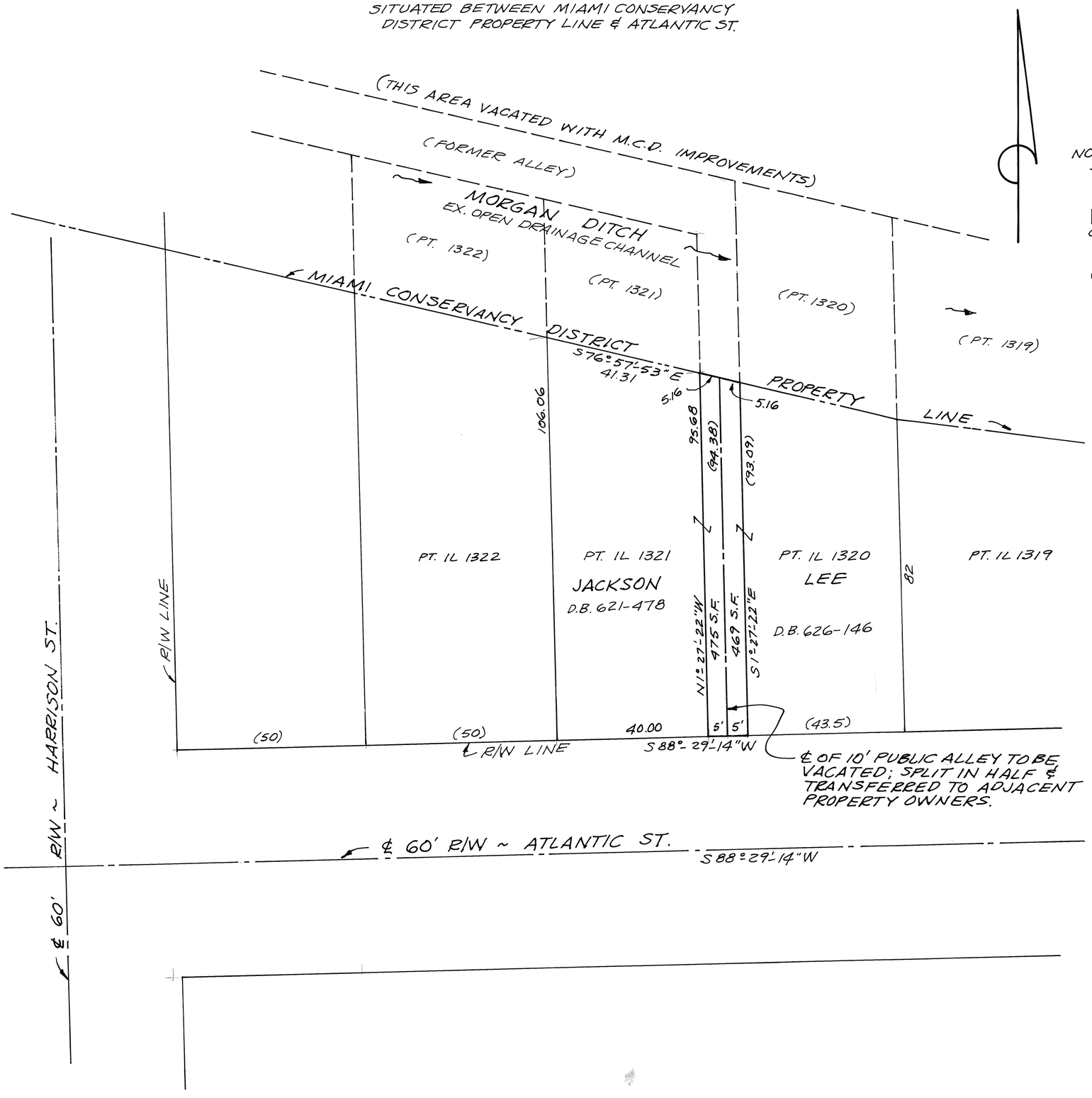
JUDGE ENGINEERING CO.
CIVIL ENGINEERING & SURVEYING
1201 E. DAVID RD. KETTERING, OHIO 45429
PHONE (513) 294-1441

Base 2200PRE Project 2200 Drawing 2200-RP2

PLAT BOOK 17 PAGE 131
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
FEE # 21.60 NO. 215264
RECEIVED FOR RECORD THIS 11TH
DAY OF APRIL, 1997.
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
BY: DEPUTY RECORDER

VACATION OF 10' ALLEY BETWEEN INLOTS 1320 & 1321

LOCATED IN CITY OF TROY, MIAMI COUNTY, OHIO &
SITUATED BETWEEN MIAMI CONSERVANCY
DISTRICT PROPERTY LINE & ATLANTIC ST.



NORTH BEARING PER LOT SURVEY VOL. 21, PG. 163

GRAPHIC SCALE

0 20 40 60

SCALE: 1" = 20'

( ) = PLATTED DIMENSIONS.

- THE VACATION OF THE ALLEY BETWEEN INLOTS 1320 AND 1321, LOCATED BETWEEN THE NORTH R/W LINE OF ATLANTIC STREET AND THE MIAMI CONSERVANCY LINE ALONG THE MORGAN DITCH.
- REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY THIS 13TH DAY OF NOVEMBER 1996.

H.W. Hannah — VICE-CHAIRMAN
Sue D. Knight — SECRETARY

- AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 2ND DAY OF DECEMBER 1996 THIS VACATION PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-52-96.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

- TRANSFERRED THIS 11 DAY OF APRIL 1997.

CHRIS A. PEEPLES — MIAMI COUNTY AUDITOR
BY: JoAnn Williams — DEPUTY AUDITOR

NOTE: NO FIELD WORK DONE - VACATION PLAT BASED ON EXISTING RECORDS.
REFERENCE LOT SURVEY VOL. 21; PG. 163.
( ) DIMENSION PRORATED PER RECORD PLAT DIMENSIONS.

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

ALLEY VACATION PLAT PREPARED FOR CITY OF TROY ENGINEERING DEPARTMENT.

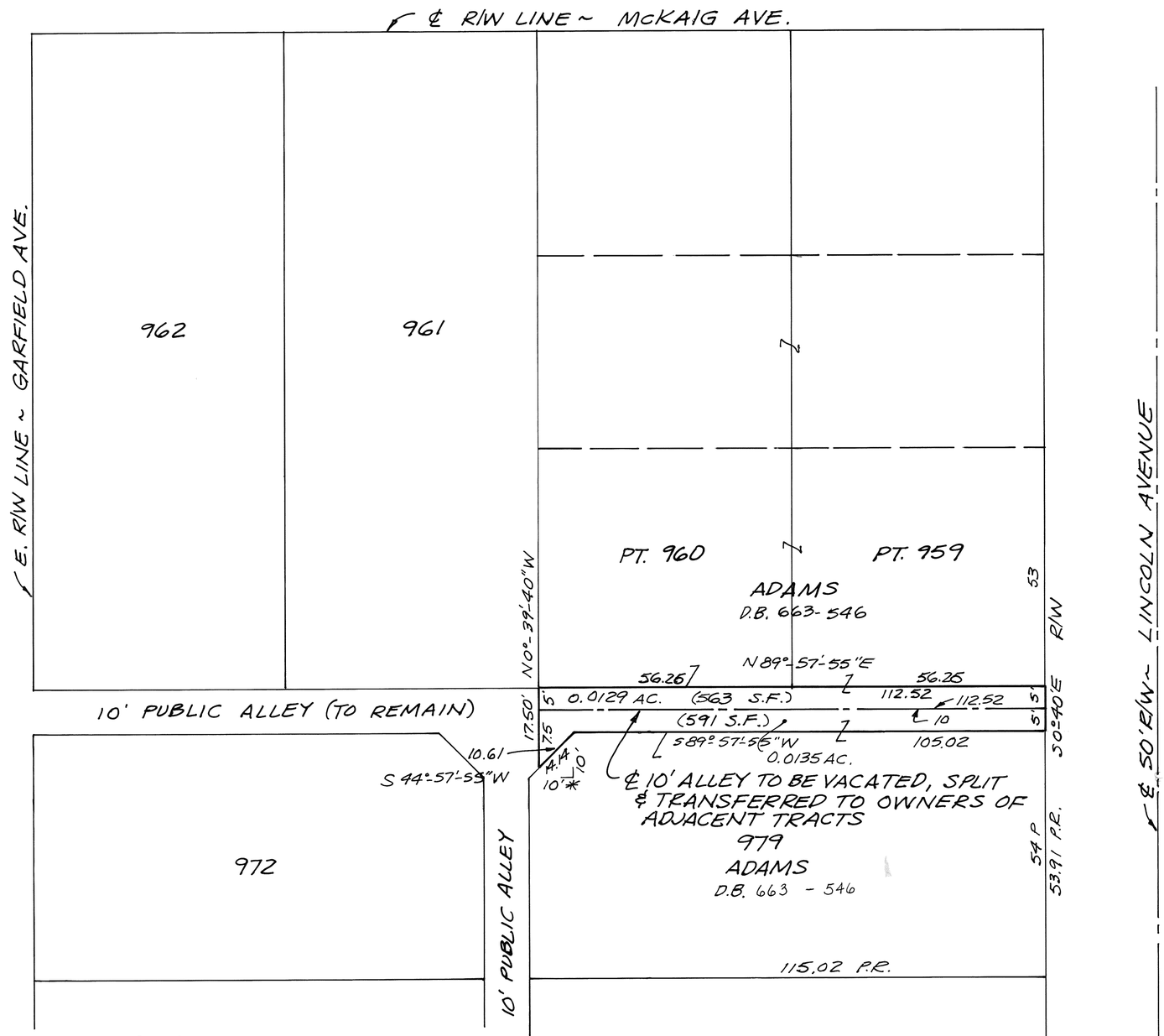
Steven D. Leffel 11/11/96
REV. 1/17/97
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
ACTING CITY ENGINEER

sdl

VACATION OF ALLEY BETWEEN INLOTS 979 & PARTS OF 959 & 960

LOCATED IN S.W. SECTION OF TROY, MIAMI COUNTY, OHIO, BETWEEN INLOT 979 & PARTS OF 959 & 960.

PLAT BOOK 17 PAGE 132
MIAMI COUNTY RECORDER'S RECORD OF PLATS
FEE # 21.60 NO. 215265
RECEIVED FOR RECORD THIS 11TH DAY OF APRIL, 1997.
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
BY: DEPUTY RECORDER



NOTE: NO FIELD WORK DONE FOR VACATION PLAT - BASED ON AVAILABLE RECORDS.
DIMENSIONS PER RECORD PLAT, 1-458.
* 10' CUT-OFF DIMENSIONS ASSUMED.
LOT SURVEY 19-81 USED TO CALCULATE BALANCE & PRO-RATION FROM S. AT IL 984.

- THE VACATION OF THE ALLEY BETWEEN IL 979 & PARTS OF IL 959 & 960 WEST OF LINCOLN AVENUE IS HEREBY APPROVED.

- REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY THIS 13TH DAY OF NOVEMBER 1996.

H. W. Hannah — VICE-CHAIRMAN
Guy D. Knight — SECRETARY

- AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 2ND DAY OF DECEMBER 1996 THIS VACATION PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-53-96.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Guy D. Knight — CLERK OF COUNCIL

- TRANSFERRED THIS 11 DAY OF APRIL 1997.

CHRIS A. PEEPLES — MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

STATE OF OHIO
STEVEN DEAN LEFFEL 6660
REGISTERED PROFESSIONAL SURVEYOR

ALLEY VACATION PLAT PREPARED FOR CITY OF TROY ENGINEERING DEPARTMENT.

Steven D. Leffel 11/11/96
REV. 1/17/97
STEVEN D. LEFFEL
PROF. SURVEYOR NO. 6660
ACTING CITY ENGINEER

sdl

PLAT BOOK 17 PAGE 133
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
FEE # 21.60 NO. 2152666
RECEIVED FOR RECORD THIS 11TH DAY OF APRIL, 1997.
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
BY: DEPUTY RECORDER

VACATION OF PART OF ELLIS STREET RIGHT-OF-WAY

LOCATED IN CITY OF TROY, MIAMI COUNTY, OHIO & SITUATED BETWEEN INLOTS 1503 & 1504 IN THE SOUTHEAST SECTION OF TROY.

NORTH BEARING PER LOT SURVEY VOL. 20, PG. 106

GRAPHIC SCALE

0 30 60 90

SCALE: 1" = 30'

NOTE: NO FIELD WORK DONE FOR VACATION PLAT – BASED ON AVAILABLE RECORDS.
REFERENCE LOT SURVEY VOL. 20; PG. 106.

– THE VACATION OF THE DEAD-END OF ELLIS STREET'S 60' R/W BETWEEN THE SOUTH R/W LINE OF RACE DRIVE AND THE NORTH R/W LINE OF THE ABANDONED RAILROAD R/W LINE IS HEREBY APPROVED.

– REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY THIS 13TH DAY OF NOVEMBER 1996.

H. W. Hannah — VICE-CHAIRMAN
Sue D. Knight — SECRETARY

– AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 2ND DAY OF DECEMBER 1996 THIS VACATION PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-54-96.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

– TRANSFERRED THIS 11 DAY OF APRIL 1997.

CHRIS A. PEEPLES — MIAMI COUNTY AUDITOR
BY: Ann Williams — DEPUTY AUDITOR

STATE OF OHIO
STEVEN DEAN LEFFEL 6660
REGISTERED PROFESSIONAL SURVEYOR

STREET VACATION PLAT PREPARED FOR CITY OF TROY ENGINEERING DEPARTMENT.

Steven D. Leffel 11/11/96
REV. 1/17/97

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
ACTING CITY ENGINEER

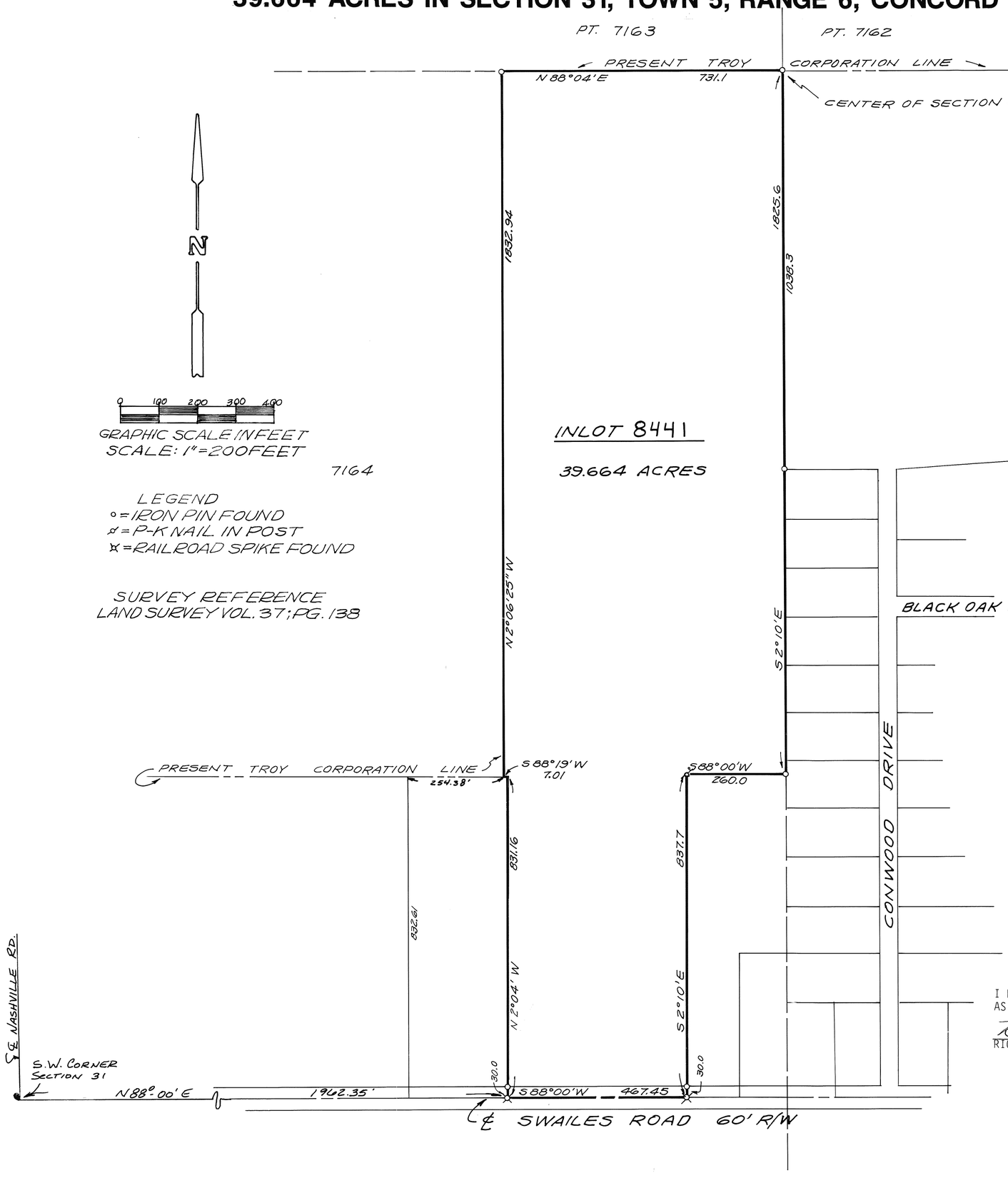
sdl

ANNEXATION TO THE CITY OF TROY, OHIO

39.664 ACRES IN SECTION 31; TOWN 5; RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY

VOLUME 17 PAGE 134
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 17TH DAY
OF APRIL, 1997 AT 1.20 P.M.
FILE NO: 215567 FEE:$ 21.60

John W. O'Brien
~~JANET L. CAIN~~, MIAMI COUNTY RECORDER
JOHN W. O'BRIEN
BY DEPUTY Jill Rank



ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK 29 PG. 179

DESCRIPTION

BEING AN ANNEXATION TO THE CITY OF TROY, OHIO. THE AREA TO BE ANNEXED BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31; TOWN 5; RANGE 6 CONCORD TOWNSHIP, AND BEING THE SAME PREMISES CONVEYED TO ALBERT MADER AND CHRISTOPHER A. PEEPLES, BY DEED RECORDED IN VOLUME 652, PAGE 404, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 28TH DAY OF MARCH, 1996, BY THE MIAMI COUNTY ENGINEER.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18TH DAY OF DEC, 1995, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 0-59-95.

Peter E. Jenkins
PETER E. JENKINS, MAYOR

Carol L. Hastings
CAROL L. HASTINGS, PRESIDENT OF COUNCIL

Sue G. Knight
SUE G. KNIGHT, CLERK OF COUNCIL

AT A MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, HELD THIS 21ST DAY OF AUGUST, 1995, THIS ANNEXATION WAS APPROVED.

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

Richard N. Adams
RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

D. Ann Baird
ANN BAIRD, MIAMI COUNTY COMMISSIONER

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 17, DAY OF APRIL, 1996.

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

BY: JoAnn Williams
DEPUTY AUDITOR

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

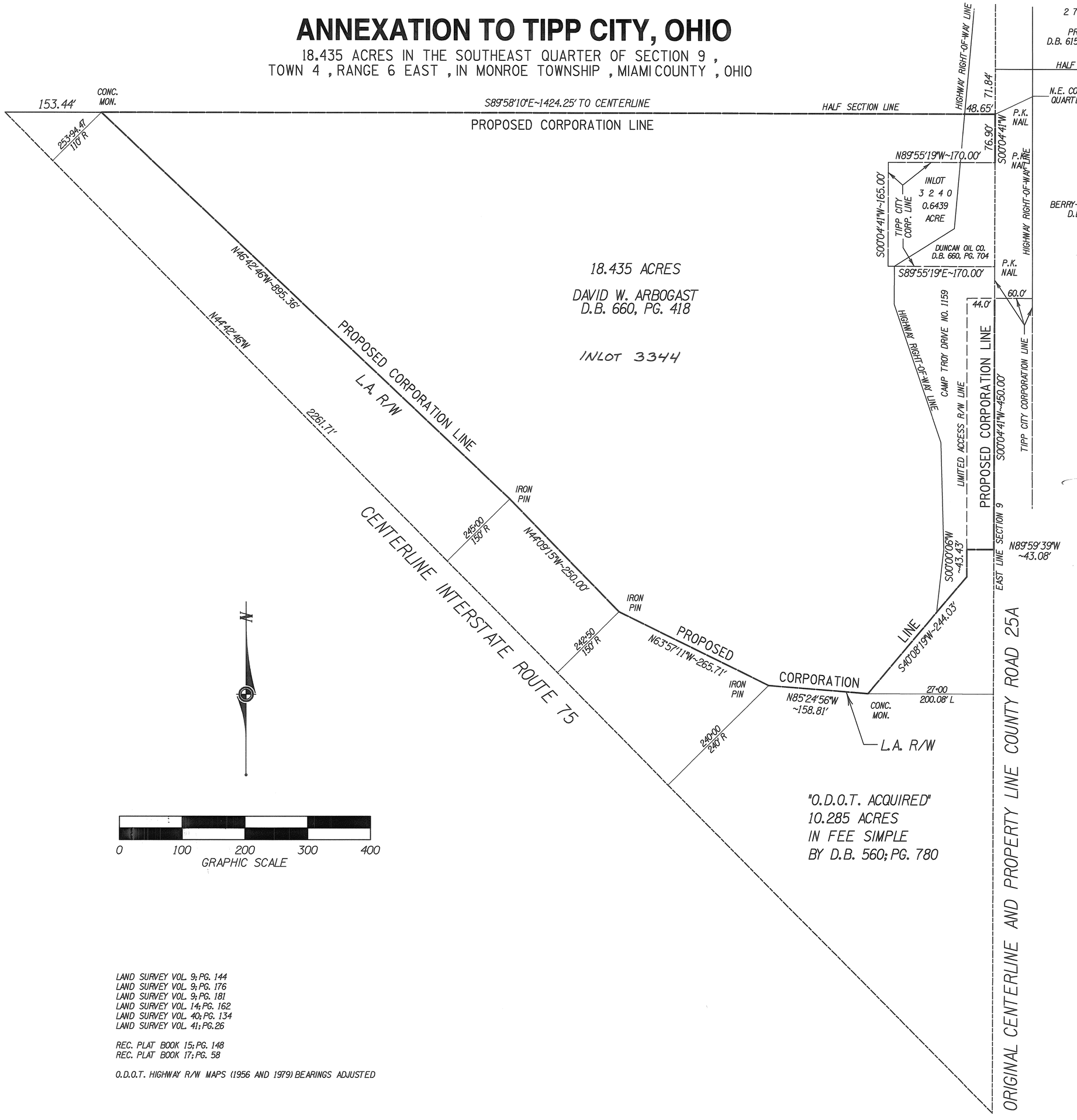
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

ANNEXATION OF 39.664 ACRES FROM SECTION 31 OF CONCORD TOWNSHIP TO THE CITY OF TROY		
ALBERT MADER & CHRISTOPHER A. PEEPLES TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513)339-5331		
DATE	DRAWN BY: AP TRACED BY: CHECKED BY: Rwk	SHEET NO:
30 MAY 1995	SCALE: 1" = 200'	1 OF 1

ANNEXATION TO TIPP CITY, OHIO

18.435 ACRES IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWN 4, RANGE 6 EAST, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO



LAND SURVEY VOL. 9; PG. 144
LAND SURVEY VOL. 9; PG. 176
LAND SURVEY VOL. 9; PG. 181
LAND SURVEY VOL. 14; PG. 162
LAND SURVEY VOL. 40; PG. 134
LAND SURVEY VOL. 41; PG. 26

REC. PLAT BOOK 15; PG. 148
REC. PLAT BOOK 17; PG. 58

O.D.O.T. HIGHWAY R/W MAPS (1956 AND 1979) BEARINGS ADJUSTED

PLAT BOOK 17 PAGE 135
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8th DAY OF MAY, 1997 AT 10:45 AM.

FILE NUMBER 216801 FEE: $ 21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
By: Bobbie Mueller

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BK. 29 PG. 225

DESCRIPTION

BEING A TOTAL OF 18.435 ACRES IN THE SOUTHEAST QUARTER SECTION 9, TOWN 4, RANGE 6 EAST, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 17th DAY OF April, 1997.

Douglas 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 19th DAY OF November, 1996.

Richard N. Adams — RICHARD N. ADAMS
ANN BAIRD
Arthur D. Haddad — ARTHUR D. HADDAD

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 18th DAY OF FEBRUARY 1997.

Lorraine A. Howard — PRESIDENT OF COUNCIL
Nova Hafford — CLERK OF COUNCIL
Carol Cook — MAYOR

Joseph P. Moore
CITY SOLICITOR

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 8th DAY OF MAY, 1997.

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

BY: Jo Ann Williams
DEPUTY AUDITOR

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

JOHN J. BEALS,
OHIO REG. SURVEYOR No. 5312

DATE

DEERFIELD SUBDIVISION SECTION 4 – PIQUA, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 14.3387 ACRES OF INLOT 7682 IN PIQUA, OHIO, AS CONVEYED TO CRAYCON HOMES, INC. BY DEEDS RECORDED IN MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 652; PAGE 556 AND BOOK 664, PAGE 588, OF WHICH 11.2047 ACRES IS PLATTED IN LOTS AND THE REMAINING 3.134 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

0.5613 AC IS OUT OF D.B. 652 PG. 556 AND 13.7774 AC. IS OUT OF D.B. 664 PG. 588

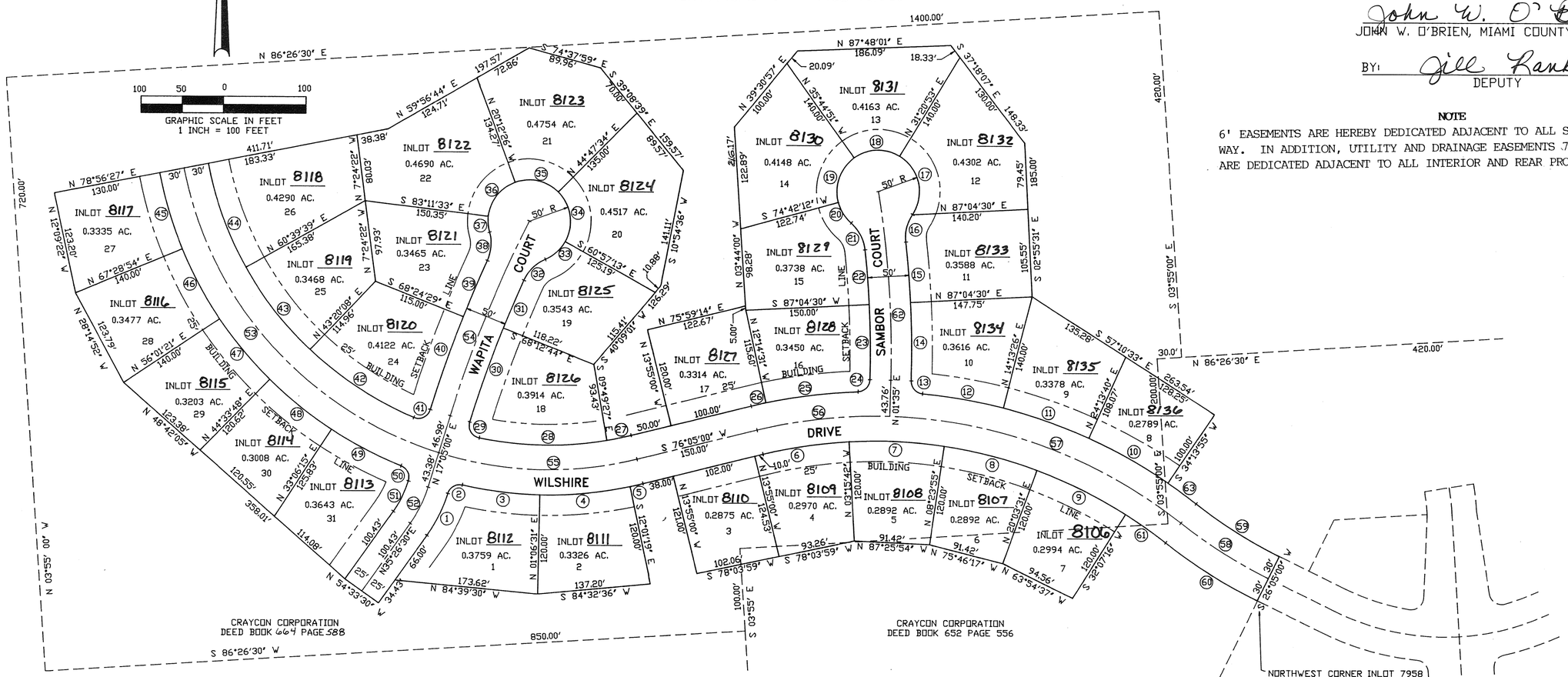
PLAT BOOK 17 PAGE 136
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 9th DAY OF MAY, 1997, AT 8:25 A.M.
FILE NO.: 216878 FEE: $ 43.20

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Jill Rank
DEPUTY

NOTE

6' EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY. IN ADDITION, UTILITY AND DRAINAGE EASEMENTS 7.5 FEET IN WIDTH ARE DEDICATED ADJACENT TO ALL INTERIOR AND REAR PROPERTY LINES.



CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	178.23'	18°21'34"	57.11'	56.87'	N 26°15'43" E
2	15.00'	85°21'54"	22.35'	20.34'	N 59°45'57" E
3	480.00'	11°20'23"	95.00'	94.85'	S 83°13'18" E
4	480.00'	13°07'49"	110.00'	109.76'	N 84°32'36" E
5	480.00'	01°53'41"	15.87'	15.87'	S 77°02'05" W
6	570.00'	10°39'18"	106.00'	105.85'	N 81°24'39" E
7	570.00'	11°39'37"	116.00'	115.80'	S 87°25'54" E
8	570.00'	11°39'37"	116.00'	115.80'	S 75°46'17" E
9	570.00'	12°03'44"	120.00'	119.78'	S 63°54'37" E
10	630.00'	10°00'15"	110.00'	109.86'	N 60°46'13" W
11	630.00'	10°00'15"	110.00'	109.86'	N 70°46'27" W
12	630.00'	09°05'06"	99.89'	99.79'	N 80°19'04" W
13	15.00'	86°26'40"	22.63'	20.54'	N 41°38'20" W
14	1225.00'	04°29'35"	96.06'	96.04'	N 00°40'43" W
15	1225.00'	03°24'32"	72.89'	72.87'	N 04°37'47" W
16	50.00'	39°54'03"	34.82'	34.12	N 13°36'59" E
17	50.00'	92°13'07"	80.48'	72.07'	N 12°32'34" W
18	50.00'	67°05'44"	58.55'	55.26'	S 87°48'01" W
19	50.00'	69°32'57"	60.69'	57.04'	S 19°28'41" W
20	50.00'	33°54'24"	29.59'	29.16'	S 32°15'00" E
21	50.00'	43°04'01"	37.58'	36.70'	S 27°40'11" E
22	1175.00'	03°12'40"	65.85'	65.84'	S 04°31'50" E
23	1175.00'	04°29'33"	92.13'	92.10'	S 00°40'44" E
24	15.00'	86°26'40"	22.63'	20.54'	S 44°48'20" W
25	630.00'	10°16'12"	112.92'	112.77'	S 82°53'32" W
26	630.00'	01°40'29"	18.41'	18.41'	S 76°55'14" W
27	420.00'	04°05'33"	30.00'	29.99'	N 78°07'47" E
28	420.00'	21°14'22"	155.69'	154.80'	N 89°12'16" W
29	15.00'	95°40'05"	25.05'	22.24'	N 30°45'03" W
30	1475.00'	04°43'30"	121.64'	121.60'	N 19°25'31" E

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
31	1475.00'	02°26'37"	62.91'	62.90'	N 23°00'34" E
32	50.00'	42°43'21"	37.28'	36.42'	N 45°35'33" E
33	50.00'	37°54'26"	33.08'	32.48'	N 48°00'00" E
34	50.00'	74°15'13"	64.80'	60.36'	N 08°04'50" W
35	50.00'	65°00'00"	56.72'	53.73'	N 77°42'26" W
36	50.00'	62°59'07"	54.97'	52.24'	S 38°18'00" W
37	50.00'	22°38'29"	19.76'	19.63'	S 04°30'48" E
38	50.00'	40°11'30"	35.07'	34.36'	S 04°15'43" W
39	1525.00'	02°45'57"	73.62'	73.61'	S 22°58'29" W
40	1525.00'	04°31'42"	120.53'	120.50'	S 19°19'40" W
41	15.00'	95°40'05"	25.05'	22.24'	S 64°55'03" W
42	420.00'	20°35'03"	150.89'	150.08'	N 56°57'23" W
43	420.00'	17°19'31"	127.00'	126.52'	N 38°00'07" W
44	420.00'	18°16'48"	134.00'	133.43'	N 20°11'57" W
45	480.00'	11°27'33"	96.00'	95.84'	S 16°47'19" E
46	480.00'	11°27'33"	96.00'	95.84'	S 28°14'52" E
47	480.00'	11°27'33"	96.00'	95.84'	S 39°42'25" E
48	480.00'	11°27'33"	96.00'	95.84'	S 51°09'58" E
49	480.00'	11°23'09"	95.39'	95.23'	N 62°35'22" W
50	15.00'	85°21'54"	22.35'	20.34'	N 25°35'57" W
51	128.23'	18°21'34"	41.09'	40.91'	N 26°15'41" E
52	153.23'	18°21'34"	49.10'	48.89'	N 26°15'42" E
53	450.00'	61°51'27"	485.83'	462.57'	S 41°59'17" E
54	1500.00'	09°45'38"	255.53'	255.22'	N 21°56'36" E
55	450.00'	31°00'00"	243.47'	240.51'	N 88°25'00" W
56	600.00'	15°30'00"	162.32'	161.82'	S 83°50'00" W
57	600.00'	36°30'00"	382.23'	375.80'	N 70°10'00" W
58	600.00'	12°00'00"	125.66'	125.43'	N 57°55'00" W
59	570.00'	12°00'00"	119.38'	119.16'	S 57°55'00" E
60	630.00'	12°00'00"	131.95'	131.71'	N 57°55'00" W
61	570.00'	05°57'44"	59.32'	59.29'	N 54°53'52" W
62	1200.00'	10°57'57"	229.67'	229.32'	N 03°54'55" W
63	630.00'	03°51'05"	42.35'	42.34'	S 53°50'33" E

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER 4370
REGISTERED PROFESSIONAL SURVEYOR

DEERFIELD SUBDIVISION SEC. 4 PIQUA, OHIO		
CRAYCON HOMES INC PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: DRH CHECKED BY: RWK	SHEET NO.
27 AUG. 1996	SCALE: 1" = 100'	1 OF 2

DEERFIELD SUBDIVISION SECTION 4 - PIQUA, OHIO

PLAT BOOK 17 PAGE 136A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 1997, AT _____.M.

FILE NUMBER _____ FEE: $ _____

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: _____
DEPUTY RECORDER

DEERFIELD TRACE (DEERFIELD SECTION IV)
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 and shall not be altered without approval. All garages and/or additions shall be attached to the house.

2. Architectural Committee.

   (A) The Architectural Committee shall be appointed by the developer until such time as 50% of all of the lots in Deerfield Section IV have been sold. Thereafter, the Board of Trustees of the Homeowners' Association shall have the power to appoint a majority of persons to serve on the Architectural Committee.

   (B) Persons appointed to the Architectural Committee are not required to be members of the association. The Architectural Committee, by a vote of a majority of its members, may designate a representative to act on its behalf in enforcing architectural standards.

3. Architectural Standards.

   (A) No building, fence, wall, obstruction, outside or exterior wiring, balcony, screen, patio, patio cover, awning, improvement, or structure of any kind shall be commenced, installed, erected, painted, repainted or maintained upon the property, nor shall any alteration or improvement of any kind be made until the same has been approved in writing by the Architectural Committee.

   (B) Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such improvements or alterations, shall be submitted to the Architectural Committee for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location with respect to surrounding structures, typography, and finish grade elevation. No permission or approval shall be required to repaint an existing structure in accordance with the subdivision's original color scheme, or to rebuild in accordance with the subdivision's original plans and specifications.

   (C) Because this subdivision consists primarily of duplex structures, any alterations or improvements to the exterior of either side of the structure shall be consistent in the nature, color, size, and materials to the other side of the structure.

   (D) If the roofing material of any structure is in need of repair or replacement, the owners of each unit in the duplex shall agree upon the style of material and the contractor to perform the work. If there is a disagreement as to the material or scope of work, then each owner shall submit a written bid to the Architectural Committee. The Committee shall decide upon the lowest and best bid and notify the owners. Each owner shall share equally in the cost of the repair or replacement.

4. Size of Structures.

   The floor area of any dwelling structure, exclusive of open porches, garages, carports, or patios, shall not be less than 1,400 sq. ft. for a one story plan design. A one and one-half story or two story design shall have 1,700 sq. ft. and a split design shall have minimum of 1,500 sq. ft. The developer reserves the right to require more than the minimum square footage.

5. Outbuildings.

   (A) Outbuildings shall be permitted not to exceed 100 sq. ft. in area.
   (B) Outbuildings shall be in line with the primary structure in rear yard.
   (C) Design and composition of the outbuildings must be approved by the Architectural Committee.

6. Pools.

   No swimming pools shall be permitted except one above ground wading pool, not to exceed 50 sq. ft. and shall not exceed 16" in height.

7. Fences.

   (A) Wood fences shall be permitted.
   (B) No chain link or metal fencing shall be permitted.
   (C) No fences shall be constructed within the utility easements.
   (D) Fences shall not be erected nearer to the street than the front corner of the house.

8. Vehicles.

   (A) No parked and/or inoperable cars, trucks, boats, trailers, campers, vans, RV's, tents or others shall be parked on the street, drive, yard, or lot except in an enclosed garage.
   (B) No truck of any size greater than a pick-up truck shall be permitted to be parked in the subdivision.
   (C) No vehicles may be repaired except in an enclosed garage.

9. No trailers, garages, or other outbuildings shall at any time be used as a temporary or permanent residence.

10. No commercial trade shall be carried on at any residence.

11. No sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or any part of the subdivision, without the prior written consent of the developer, which approval shall not be unreasonably withheld.

12. Satellite dishes, not greater than 20 inches in diameter, shall be permitted to be installed. No other antennas or satellite dishes shall be installed to the exterior of any buildings unless approved by the Architectural Committee.

13. 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 purpose.
   (C) No more than one dog and/or two cats per unit.

14. Lots bought for investment or future building must be maintained on a regular basis i.e., grass must be cut, snow removed from the walks, shrubs and/or trees maintained. If this is not done in a timely fashion by the owner, it will become the responsibility of Craycon Homes, Inc., which corporation will bill the owner for any maintenance.

15. These covenants shall run with the land, and shall be binding upon all owners within Deerfield Section IV until the year 2020, at which time they shall automatically be extended for successive periods of ten (10) years unless, by a vote of a majority of home owners, it is agreed to amend the covenants.

16. These covenants may be amended by the Grantor (the Developer) until such time as 50% of all of the lots in the Deerfield Section IV have been sold.

17. These covenants shall be enforceable by injunction or otherwise by the Grantor (the Developer), its successors and assigns.

DEVELOPER:

CRAYCON HOMES, INC.

Dated:

BY Mimi A. Crawford
Mimi A. Crawford,
President

BY _____
David A. Crawford,
SEC'Y./Treasurer

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

AT A MEETING OF THE CITY OF PIQUA CITY COMMISSION HELD THIS 2 DAY OF October, 1995, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. C-10472.

_____ 10-2-95 — Mayor
Rebecca J. Lool 10-2-95 — Clerk

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA HELD THIS 12th DAY OF Sept, 1995, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. P.C. 10-95-2

Michael A. Taylor — CHAIRMAN
James C. J[illegible] — SECRETARY

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 HOMES, INC.

Mimi A. Crawford — MIMI A. CRAWFORD, PRESIDENT
Ruby E. Klockner — WITNESS
SEC/TREAS. — DAVID CRAWFORD, SECRETARY/TREASURER
Christina K. Fields — WITNESS

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, SECRETARY/TREASURER OF CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY/TREASURER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 28TH DAY OF APRIL, 1997.

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES

NOTARIAL SEAL — RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Expires October 20, 2001 — STATE OF OHIO

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

Frank W. Wagner II — FRANK W. WAGNER, II, VICE-PRESIDENT
Jenny A. Kaiser — WITNESS Jenny A. Kaiser
C. Russell Badgett — C. RUSSELL BADGETT, VICE-PRESIDENT
Richard W. Klockner — WITNESS RICHARD W. KLOCKNER

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, II, VICE-PRESIDENT AND C. RUSSELL BADGETT, VICE-PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEYDIDI SIGN SUCH INSTRUMENTS 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 29th DAY OF April, 1997.

Jenny A. Kaiser — NOTARY PUBLIC Jenny A. Kaiser
June 29, 2000 — MY COMMISSION EXPIRES

NOTARIAL SEAL — STATE OF OHIO

TRANSFERRED THIS 9th DAY OF MAY, 1997.

CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Jo Ann Williams — DEPUTY AUDITOR

DEERFIELD SUBDIVISION SEC. 4 PIQUA, OHIO		
CRAYCON HOMES, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 27 AUG. 1996	DRAWN BY: TRACED BY: CHECKED BY: RWK SCALE: AS SHOWN	SHEET NO. 2 OF 2

ANNEXATION TO THE CITY OF PIQUA

21.298 Ac. IN THE S.E. QUARTER OF SECTION 11, TOWN 8, RANGE 5, WASHINGTON TOWNSHIP

VOLUME 17 PAGE 137
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 16TH DAY OF MAY, 1997, AT 8:20 A.M.
FILE 217291 FEE 21.00
John W. O'Brien
JOHN W. O'BRIEN, RECORDER
Gill Rank
DEPUTY

DATE: APRIL 22, 1996

SCALE: 1" = 200'

LEGEND
- ○ IRON PIN SET
- • IRON PIN FOUND
- ✓ PIPE FOUND

REFERENCES
LAND SURVEY 37 PG. 66

DESCRIPTION
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWN 8, RANGE 5, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 21.298 ACRES.

MIAMI COUNTY ENGINEER
THIS PLAT REVIEWED AND APPROVED THE MIAMI COUNTY ENGINEER THIS 30TH DAY OF JAN., 1997.

Doug Christian
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23RD DAY OF JULY, 1996.

Arthur D. Haddad
ARTHUR D. HADDAD

D. Ann Baird
D. ANN BAIRD

Richard N. Adams
RICHARD N. ADAMS

CITY OF PIQUA
AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 06 DAY OF JAN., 1997, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 2-97.

William Cruse
MAYOR WILLIAM CRUSE

Frank Patrizio Jr.
CITY MANAGER FRANK PATRIZIO Jr.

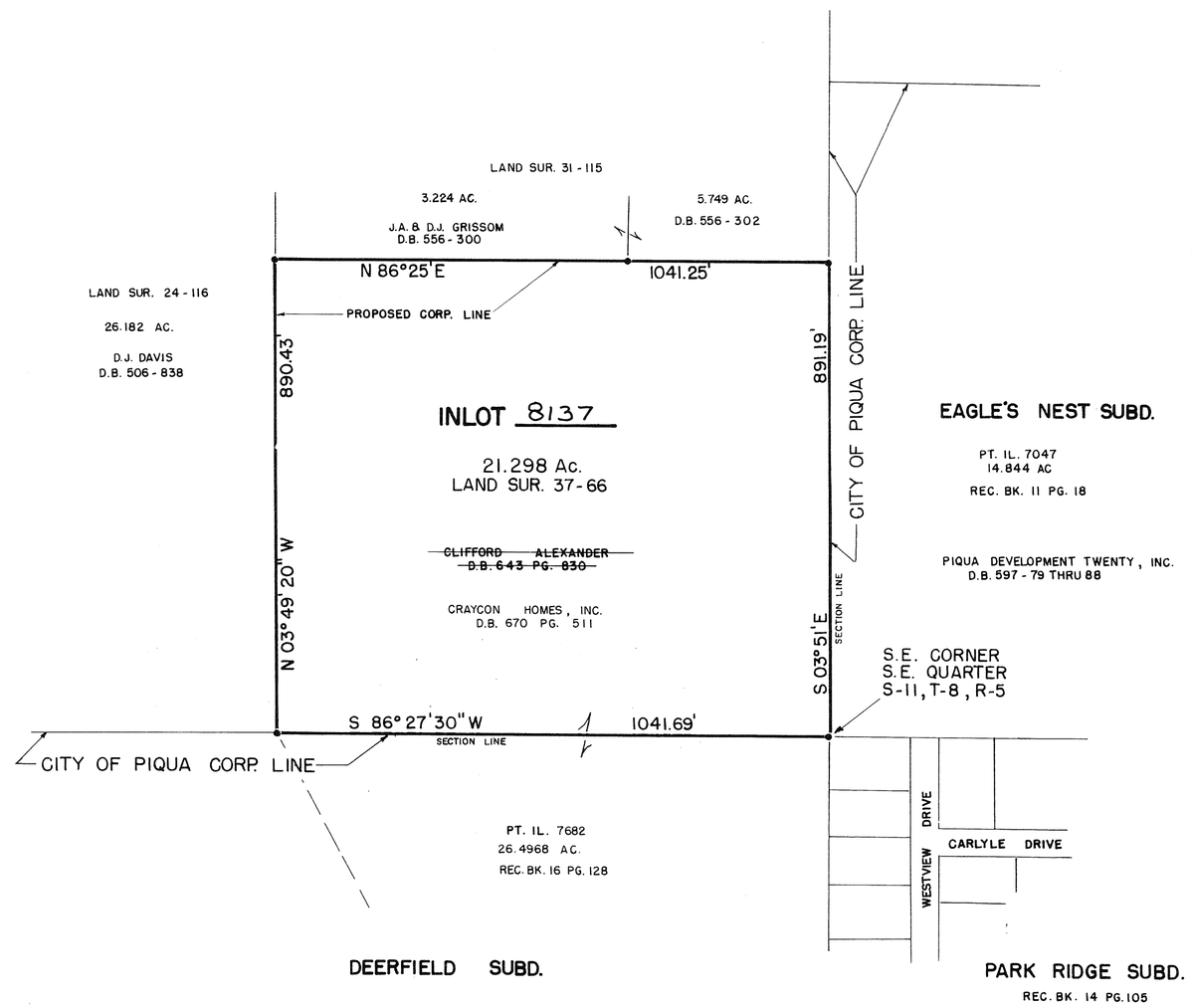
Rebecca J. Cool
CLERK REBECCA J. COOL

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED WITH LOT NUMBER ASSIGNED THIS 16TH DAY OF MAY, 1997.

CHRIS A. PEEPLES
CHRIS A. PEEPLES

Jo Ann Williams
DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 29 PAGE 266.



ANNEXATION OF 21.298 Ac., WASHINGTON TWP. TO THE CITY OF PIQUA.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

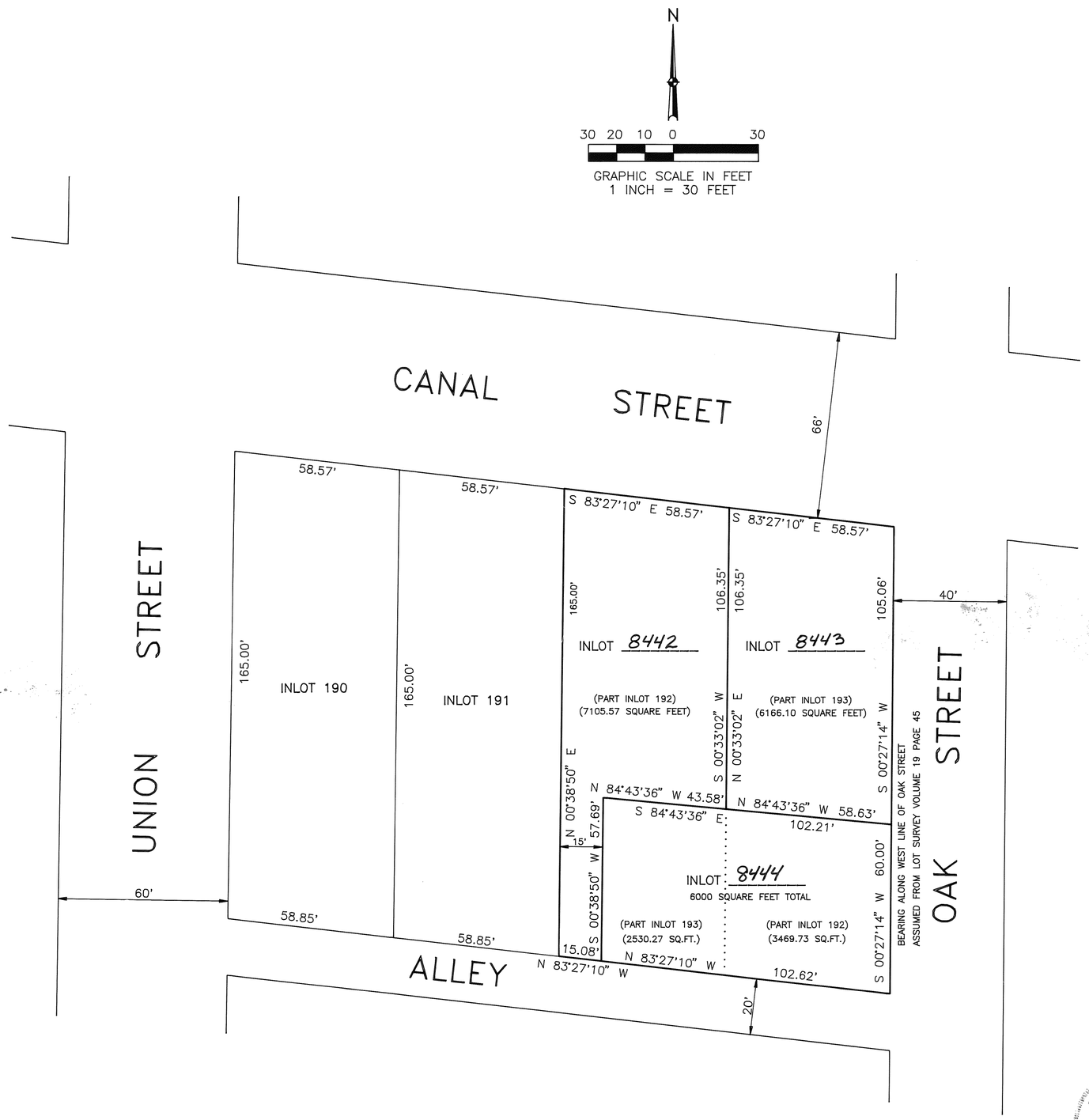
I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON LAND SURVEY 37 PG. 66

Richard W. Klockner
RICHARD W. KLOCKNER NO. 4370

PROFESSIONAL SURVEYOR NO. 4370
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 (513)-339-5331

SLONE REPLAT
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 17 PAGE 138
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
MAY, 1997, AT 8:30 A.M.
FILE NO.: 217293 FEE: $21.60
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
Bobbie Mueller
BY DEPUTY



DESCRIPTION

BEING A REPLAT OF ALL OF INLOTS 192 AND 193 IN THE CITY OF TROY, MIAMI COUNTY, OHIO ACQUIRED BY JASON A. SLONE BY DEEDS RECORDED IN DEED BOOK 677 PAGE 574 AND DEED BOOK 677 PAGE 573 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON AS BEING REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.
EASEMENTS SHOWN OR NOTED ON SAID REPLAT 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.

Jason A. Slone
JASON A. SLONE, OWNER

Ruby E. Klockner
WITNESS AS TO BOTH

Chastity Slone
CHASTITY L. SLONE, DOWER

Kristina L. Fields
WITNESS AS TO BOTH

STATE OF OHIO – COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JASON A. SLONE AND CHASTITY L. SLONE WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 9TH DAY OF MAY, 1997.

Richard W. Klockner
NOTARY PUBLIC

MY COMMISSION EXPIRES [redacted]

RICHARD W. KLOCKNER NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES [redacted] 2001

APPROVAL BY THE CITY OF TROY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 23rd DAY OF April 1997, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT

Sue D. Knight
SECRETARY

MIAMI COUNTY AUDITOR

TRANFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 16TH DAY OF MAY, 1997.

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

BY: Ann Williams
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION.
CURVED DISTANCES ARE MEASURED ALONG THE ARC.
IRON PINS SHALL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

STATE OF OHIO RICHARD WILBUR KLOCKNER 4370 REGISTERED PROFESSIONAL SURVEYOR

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

SLONE REPLAT
CITY OF TROY, MIAMI COUNTY, OHIO
REPLAT OF INLOTS 192 AND 193

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 PH.: (937) 339-5331

DATE	DRAWN BY: D.H.	SHEET NO.
APRIL 16 1997	CHECKED BY: R.W.K.	1 OF 1
	SCALE: 1" = 30'	

RECORD PLAN
KENSINGTON
SECTION ONE

LOCATED IN:
PART OF INLOT 7164
SECTION 31, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 15.026 ACRES
APRIL, 1997

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

PLAT BOOK 17 PAGE 139
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 217422
RECEIVED 5-19, 1997
AT 2:00 FEE 43.20
John W. O'Brien
MIAMI COUNTY RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER. THE NON-BUILDABLE LOTS CREATED BY THIS RECORD PLAN SHALL REMAIN NON-BUILDABLE UNTIL THEY ARE REPLATTED.
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

Jessica A. Minesinger
WITNESS

Rebecca Grace
WITNESS

KENSINGTON LAND COMPANY

John M Tomb
JOHN M. TOMB, V.PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 7TH DAY OF May, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JOHN M. TOMB, 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.

Jessica A. Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

[redacted]

Linda Emmelig
WITNESS,

Jackie Dunson
WITNESS,

[redacted] MORTGAGEE:
MINSTER STATE BANK

David J. Heitmeyer
DAN HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 6TH DAY OF MAY, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK BY DAN HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN 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.

Linda Emmelig
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10-9-2001
LINDA A. EMMELIG, Notary Public
In and for the State of Ohio
My Commission Expires, 10-09-2001

DATE: May 7, 1997.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

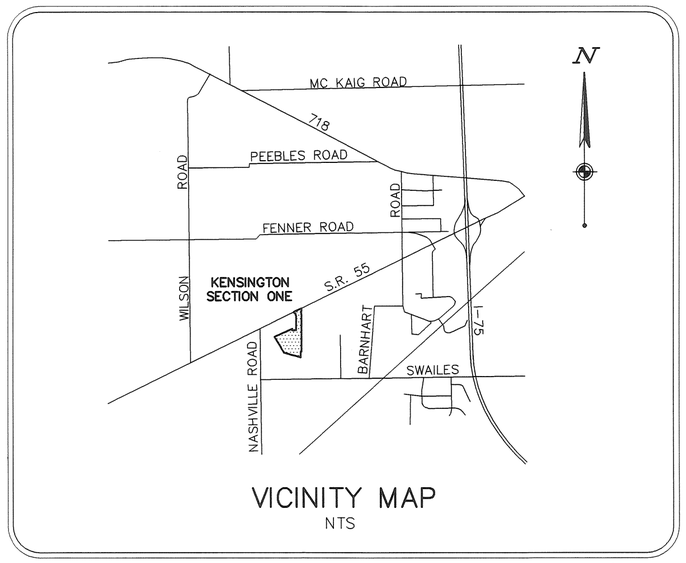
John M Tomb
JOHN M. TOMB

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

Jessica A. Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998
[redacted]

DESCRIPTION

BEING A SUBDIVISION CONTAINING 15.026 ACRES, OF A 67.162 ACRE TRACT, CONVEYED TO KENSINGTON LAND COMPANY BY DEED RECORDED IN DEED BOOK 671, PAGE 667 OF THE MIAMI COUNTY RECORDS.



VICINITY MAP
NTS

SEE COVENANTS, CONDITIONS, & RESTRICTIONS RECORDED IN DEED BOOK 683 PAGE 241.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. IRON PINS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

WOOLPERT

Paul F. MacCallum — 5/4/97
PAUL F. MACCALLUM — DATE
OHIO PROFESSIONAL SURVEYOR #7561

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED
PROFESSIONAL SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 21st DAY OF October, 1996, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-44-96.

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 ON THE 4th DAY OF Oct, 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Charles A. Dye
CHAIRMAN

Sue D. Knight
SECRETARY

TRANSFERRED ON THE 19th DAY OF May, 1997.

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

Linda Pearson
BY DEPUTY AUDITOR

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PLAT BOOK 17 PAGE 139A

RECORD PLAN
KENSINGTON
SECTION ONE

LOCATED IN:
PART OF INLOT 7164
SECTION 31, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 15.026 ACRES
APRIL, 1997

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

SCALE: 1"=80'
GRAPHIC SCALE IN FEET

AREA SUMMARY

34 BUILDABLE LOTS	9.204	ACRES
2 NONBUILDABLE LOTS	1.105	ACRES
STREET R/W	2.802	ACRES
PARK	1.915	ACRES
TOTAL	15.026	ACRES

KENSINGTON LAND COMPANY D.V. 671, PG. 667 PT. INLOT 7164

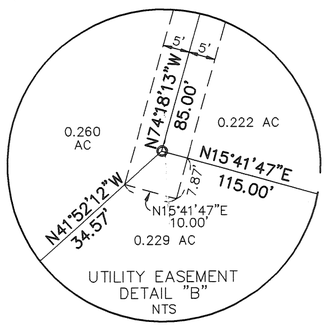
CURVE CHART

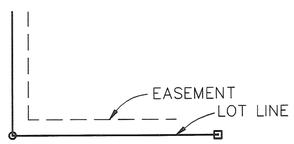
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	202.81'	88.09'	87.40'	S12°45'06"E	24°53'09"
C2	300.00'	83.80'	83.53'	S07°41'38"W	16°00'18"
C3	200.00'	153.60'	149.85'	S52°18'10"E	44°00'06"
C4	500.00'	90.03'	89.90'	S79°27'42"E	10°18'58"
C5	20.00'	31.48'	28.33'	S19°43'15"W	90°10'11"
C6	177.49'	77.62'	77.00'	S12°50'11"E	25°03'19"
C7	20.00'	31.42'	28.28'	S45°18'31"E	90°00'00"
C8	20.00'	31.42'	28.28'	N44°41'29"E	90°00'00"
C9	325.00'	11.52'	11.52'	S00°42'25"W	02°01'52"
C10	325.00'	67.00'	66.88'	S07°37'41"W	11°48'40"
C11	325.00'	12.27'	12.27'	S14°36'54"W	02°09'46"
C12	20.00'	31.42'	28.28'	S29°18'13"E	90°00'00"
C13	475.00'	83.03'	82.93'	S79°18'41"E	10°00'56"
C14	525.00'	65.66'	65.61'	S78°33'59"E	07°09'55"
C15	525.00'	6.23'	6.23'	S74°38'37"E	00°40'49"
C16	225.00'	61.76'	61.57'	N66°26'22"W	15°43'41"
C17	225.00'	61.76'	61.57'	S50°42'41"E	15°43'42"
C18	225.00'	49.26'	49.17'	N36°34'28"W	12°32'43"
C19	50.00'	16.56'	16.48'	S39°47'17"E	18°58'19"
C20	50.00'	19.58'	19.46'	N60°29'34"W	22°26'16"
C21	50.00'	54.93'	52.20'	S40°14'31"E	62°56'22"
C22	50.00'	44.06'	42.65'	S16°28'26"W	50°29'31"
C23	50.00'	44.06'	42.65'	S66°57'57"W	50°29'31"
C24	50.00'	44.08'	42.67'	S62°31'48"E	50°31'00"
C25	50.00'	42.22'	40.98'	N13°04'55"W	48°22'45"
C26	50.00'	36.14'	35.36'	S09°35'50"E	41°24'34"
C27	175.00'	12.45'	12.44'	N32°20'22"W	04°04'30"
C28	175.00'	121.95'	119.50'	S54°20'25"E	39°55'36"
C29	20.00'	31.42'	28.28'	S60°41'47"W	90°00'00"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C30	275.00'	46.52'	46.46'	S10°51'02"W	09°41'30"
C31	275.00'	30.30'	30.29'	N02°50'53"E	06°18'48"
C32	20.00'	31.42'	28.28'	S45°18'31"E	90°00'00"
C33	50.00'	36.14'	35.36'	N68°59'11"E	41°24'35"
C34	50.00'	40.00'	38.94'	N71°11'53"E	45°49'59"
C35	50.00'	51.83'	49.54'	N56°11'28"W	59°23'19"
C36	50.00'	48.40'	46.54'	S01°14'11"W	55°27'58"
C37	50.00'	50.11'	48.03'	N57°40'40"E	57°25'00"
C38	50.00'	39.02'	38.04'	N71°15'24"W	44°42'53"
C39	50.00'	36.14'	35.36'	S69°36'14"E	41°24'34"
C40	20.00'	31.42'	28.28'	S44°41'29"W	90°00'00"
C41	525.00'	25.13'	25.13'	S83°31'13"E	02°44'33"

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ⊡ CONCRETE MONUMENT SET
- NR NON-RADIAL





NOTES:

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

2) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

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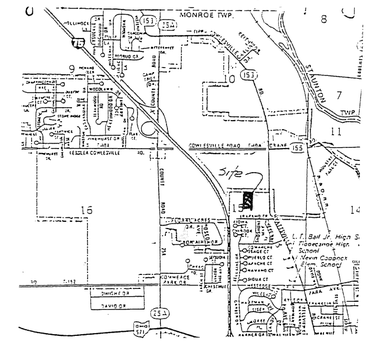
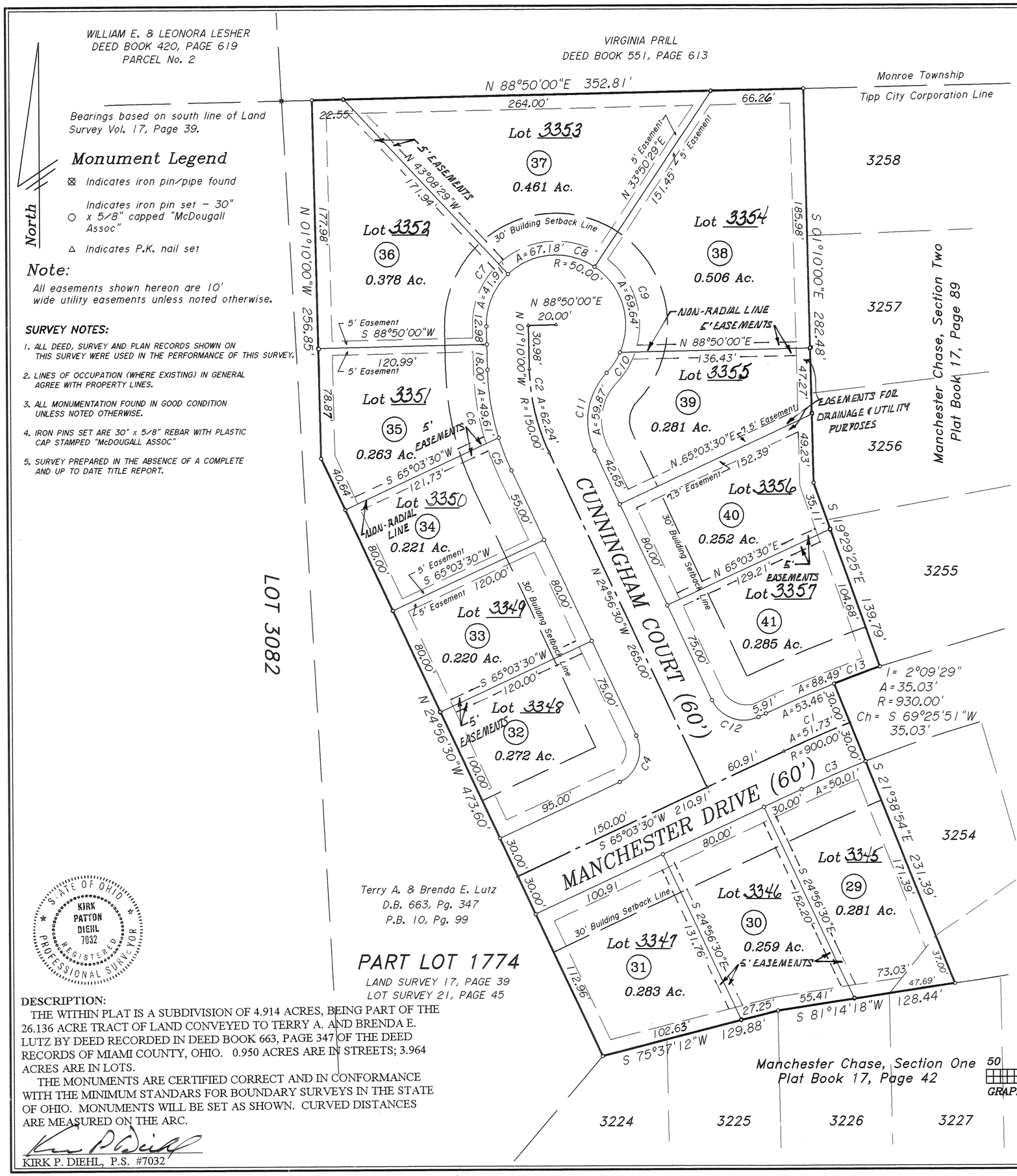
PLAT BOOK 17, PAGE 140
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 23rd DAY OF May, 1997 AT 9:05 A.M.
FILE NUMBER 217689, FEE 43.20
By: Bobbie Muller
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

APPROVED AND TRANSFERRED THIS 23rd DAY OF May, 1997.

Chris A. Peoples — MIAMI COUNTY AUDITOR
Linda Pearson — DEPUTY AUDITOR



Vicinity Map
No Scale



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	900.00'	25.87'	51.73'	3°17'36"	51.73'	S 66°42'18"W
C2	150.00'	31.58'	62.24'	23°46'30"	61.80'	N 13°03'15"W
C3	870.00'	25.01'	50.01'	3°17'36"	50.00'	N 66°42'18"E
C4	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 20°03'30"W
C5	180.00'	12.56'	25.08'	7°59'01"	25.06'	S 20°57'00"E
C6	180.00'	24.96'	49.61'	15°47'29"	49.45'	S 09°03'45"E
C7	50.00'	22.27'	41.91'	48°01'31"	40.69'	S 22°50'46"W
C8	50.00'	39.76'	67.18'	76°58'57"	62.24'	S 85°21'00"W
C9	50.00'	41.81'	69.64'	79°48'16"	64.15'	N 16°15'23"W
C10	50.00'	8.82'	17.47'	20°01'08"	17.38'	N 33°39'19"E
C11	50.00'	34.11'	59.87'	68°36'23"	56.36'	N 09°21'42"E
C12	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 69°56'30"W
C13	930.00'	44.28'	88.49'	5°27'05"	88.45'	S 67°47'03"W

C13: Δ = 2°09'29", A = 35.03', R = 930.00', Ch = S 69°25'51"W 35.03'

At a meeting of the council of the City of Tipp City, Ohio held this 5TH day of MAY, 1997, this plat was approved by ordinance no. 16-97.

Lorraine A. Howard — President of Council
Nova Hufford — Clerk of Council

STATE OF OHIO — KIRK PATTON DIEHL 7032 — REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION:
THE WITHIN PLAT IS A SUBDIVISION OF 4.914 ACRES, BEING PART OF THE 26.136 ACRE TRACT OF LAND CONVEYED TO TERRY A. AND BRENDA E. LUTZ BY DEED RECORDED IN DEED BOOK 663, PAGE 347 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. 0.950 ACRES ARE IN STREETS; 3.964 ACRES ARE IN LOTS.
THE MONUMENTS ARE CERTIFIED CORRECT AND IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. MONUMENTS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

KIRK P. DIEHL, P.S. #7032

Record Plan

Manchester Chase

Section Three

Part Lot 1774 – City of Tipp City
Section 15, Town 4, Range 6 East
Tipp City, Miami County, Ohio
Contains: 4.914 Acres
3.964 Acres in Lots; 0.950 Acres in R/W

GRAPHIC SCALE – FEET (50 0 50 100 150)
DECEMBER 13, 1996

This Instrument Prepared By:
McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660

SHEET 1 OF 2 JOB #1305RP3

PLAT BOOK 17, PAGE 140 A

Record Plan

Manchester Chase

Section Three

Part Lot 1774 – City of Tipp City
Section 15, Town 4, Range 6 East
Tipp City, Miami County, Ohio
Contains: 4.914 Acres
3.964 Acres in Lots; 0.950 Acres in R/W

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 11th DAY OF FEBRUARY, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Pauder — CHAIRMAN

Neva Hufford — SECRETARY

DRAINAGE RESTRICTIONS:

1. THESE DRAINAGE RESTRICTIONS AND AGREEMENTS SHALL RUN WITH THE LAND AND SHALL BIND THE OWNERS, SUCCESSORS AND ASSIGNS UNLESS AND UNTIL A MODIFICATION OR CHANDGE THERETO IS AGREED TO AND APPROVED BY THE CITY 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 STORM WATER DRAINAGE OR DETENTION BASIN EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES AND SHRUBBERY.
3. ONLY SLAB ABOVE GRADE HOME CONSTRUCTION SHALL BE UTILIZED FOR LOTS 31, 35, 36 & 37, WHICH ARE NOT ADJACENT TO PUBLIC STORM DRAINAGE STRUCTURES. CONSTRUCTION ON THESE LOTS SHALL NOT INCLUDE BASEMENTS, CRAWL SPACES, OR OTHER CONSTRUCTION NEEDING INSTALLATION OF A SUMP PUMP.

PROTECTIVE COVENANTS AND RESTRICTIONS:

1. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS AND 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 SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. EXCLUDING COVENANTS #D 21& 23.
2. IT SHALL BE LAWFUL FOR TERRY A. AND BRENDA E. LUTZ OR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN MANCHESTER CHASE TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING TO RECOVER DAMAGES OR OTHER DUE FROM SUCH VIOLATION.
3. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT.
4. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CARS NOR MORE THAN FOUR (4) CARS ATTACHED TO THE RESIDENCE UNLESS OTHERWISE APPROVED IN WRITING BY TERRY A. AND BRENDA E. LUTZ.
5. NO STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF TERRY A. AND BRENDA E. LUTZ, TWO COMPLETE SETS OR "DOCUMENTS" SHALL BE SUBMITTED. THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. TERRY A. AND BRENDA E. LUTZ SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY TERRY A. AND BRENDA E. LUTZ DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN FIFTEEN (15) DAYS AFTER RECEIPT BY TERRY A. AND BRENDA E. LUTZ THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF HOUSE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO TERRY A. AND BRENDA E. LUTZ AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM.
6. ALL FRONT AND SIDE YARDS SHALL BE SODDED ON EACH LOT. REAR YARDS MAY BE SEEDED. ON CORNER LOTS, BOTH FRONT YARDS ARE TO BE SODDED.
7. ALL LOT OWNERS SHALL FINISH GRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN FOR THE SUBDIVISION AND LEAVE EXPOSED ALL MANHOLE COVERS AND SHALL INSTALL THE DRIVEWAY APRONS.
8. ALL LOT OWNERS SHALL INSTALL SIDEWALKS AND DRIVE APPROACHES WHEN REQUIRED IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY CITY OF TIPP CITY, OHIO, PRIOR TO OCCUPANCY. SUCH INSTALLATION SHALL BE COMPLETED NO LATER THAN SIX (6) MONTHS FROM THE DATE OF THE RECORDING OF THE DEED TO SUCH LOT OWNER.
9. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE THAN THE BUILDING SET-BACK LINE AS SHOWN ON THE RECORDED PLAT.
10. NO ACCESSORY STRUCTURES ARE PERMITTED WITHOUT APPROVAL OF TERRY A. AND BREND A. LUTZ OR THE HOMEOWNERS ASSOCIATION.
11. ROOF PITCHES OR SLOPE ON ALL HOMES SHALL BE 5/12 OR MORE.
12. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
13. ALL LOT OWNERS SHALL LEAVE ALL SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, WATER MAIN VALVE BOXES, AND WATER TAP BOX UNCOVERED AND EXPOSED TO FINISH GRADE AFTER SODDING AND SEEDING OF THE YARDS OR INSTALLATION OF WALKS AND DRIVEWAYS.
14. NO TRAILER, BASEMENT, TENT, SHACK OR GARAGE ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
15. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH GARBAGE OR OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN A CLEAN AND SANITARY CONTAINER. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
16. NO FENCE, WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET LINE THAN ONE HALF THE DISTANCE FROM THE REAR HOUSE LINE TO THE SETBACK LINE.
17. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT EXCEPT SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS, OR A PERMANENT ENTRANCE SIGN INSTALLED BY TERRY A. AND BRENDA E. LUTZ.
18. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT, ON ANY LOT EXCEPT DOGS, CATS AND OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
19. THE TOTAL FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF THE OPEN PORCHES, GARAGES, OR STEPS SHALL NOT BE LESS THAN ONE THOUSAND THREE HUNDRED (1300) SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES AND ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET IN THE CASE OF TWO STORY STRUCTURES.
20. THE OWNERS OF ALL THE LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER WILL HAVE NO INTERFERENCE. NO FILL WILL BE ALLOWED IN DETENTION AREAS.
21. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORD PLAN ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND SURFACE WATER DRAINAGE. ANY IMPROVEMENTS MADE ON ANY EASEMENT BY THE PROPERTY OWNER ARE MADE AT THE RISK OF THE PROPERTY OWNER.
22. NO TRAILER, BOAT, MOTORHOME, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT.
23. NO LOT SHALL HERE AFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
24. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO CURBS, WATER TAP BOXES, MANHOLES AND CATCH BASINS.
25. ALL LOT OWNERS SHALL RESPONSIBLE FOR AND CLEAN UP AFTER THEIR CONTRACTORS, SUBCONTRACTORS OR PERSONNEL WHO HAVE CAUSED MUD OR OTHER DEBRIS TO BE PLACED IN THE STREETS OF THE DEVELOPMENT OR ADJACENT PUBLIC STREETS, SAID CLEAN-UP SHALL BE ACCOMPLISHED ON THE SAME DAY THAT DEBRIS AND MUD PROBLEM OCCURS.
26. ALL LOT OWNERS SHALL INDEMNIFY AND HOLD HARMLESS TERRY A. AND BRENDA E. LUTZ FROM ANY LIABILITY OR DAMAGE AS A RESULT OF ALTERING THE EXISTING DRAINAGE PATH ON THE LOT.

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 4.914 ACRES, BEING PART OF THE 26.136 ACRE TRACT OF LAND CONVEYED TO TERRY A. AND BRENDA E. LUTZ BY DEED RECORDED IN DEED BOOK 663, PAGE 347 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. 0.950 ACRES ARE IN STREETS; 3.964 ACRES ARE IN LOTS.

THE MONUMENTS ARE CERTIFIED CORRECT AND IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. MONUMENTS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

Kirk P. Diehl
KIRK P. DIEHL, P.S. #7032

DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN SUBDIVIDED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND SO DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, MAINTENANCE, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Lula Dohleader — WITNESS

Neva Hufford — WITNESS

OWNER: TERRY A. LUTZ
BRENDA E. LUTZ

Terry A. Lutz — TERRY A. LUTZ, OWNER

Brenda E. Lutz — BRENDA E. LUTZ, OWNER

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 16th DAY OF APRIL, 1997 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME TERRY A. LUTZ AND BRENDA E. LUTZ, AS OWNERS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Neva Hufford
NOTARY PUBLIC

[redacted], Notary Public
[redacted]
My Commission Expires: Oct. 27, 1999

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Shannon M. Berardi — WITNESS

Neva Hufford — WITNESS

LIENHOLDER:
HUNTINGTON NATIONAL BANK

John A. Mac Ritchie
BY: JOHN A. MAC RITCHIE
(PRINTED NAME, TITLE)
VICE PRESIDENT.

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 18th DAY OF APRIL, 1997 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME JOHN A. MAC RITCHIE AS VICE-PRESIDENT OF HUNTINGTON NATIONAL BANK, AS LIENHOLDER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER ON BEHALF OF SAID ORGANIZATION.

Neva Hufford
NOTARY PUBLIC

NEVA HUFFORD, Notary Public
In and for the State of Ohio
My Commission Expires: Oct. 27, 1999

STATE OF OHIO
KIRK PATTON DIEHL
7032
REGISTERED PROFESSIONAL SURVEYOR

This Instrument Prepared By:
McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660
JOB #1305RP3A

REPLAT OF LOTS 31 & 32

BEAUTILAWN ACRES SUBDIVISION
BETHEL TWP., MIAMI COUNTY
SECTION 10, TOWN 2, RANGE 9

VOLUME 17 PAGE 141
MIAMI COUNTY RECORDER'S
PLAT RECORDS

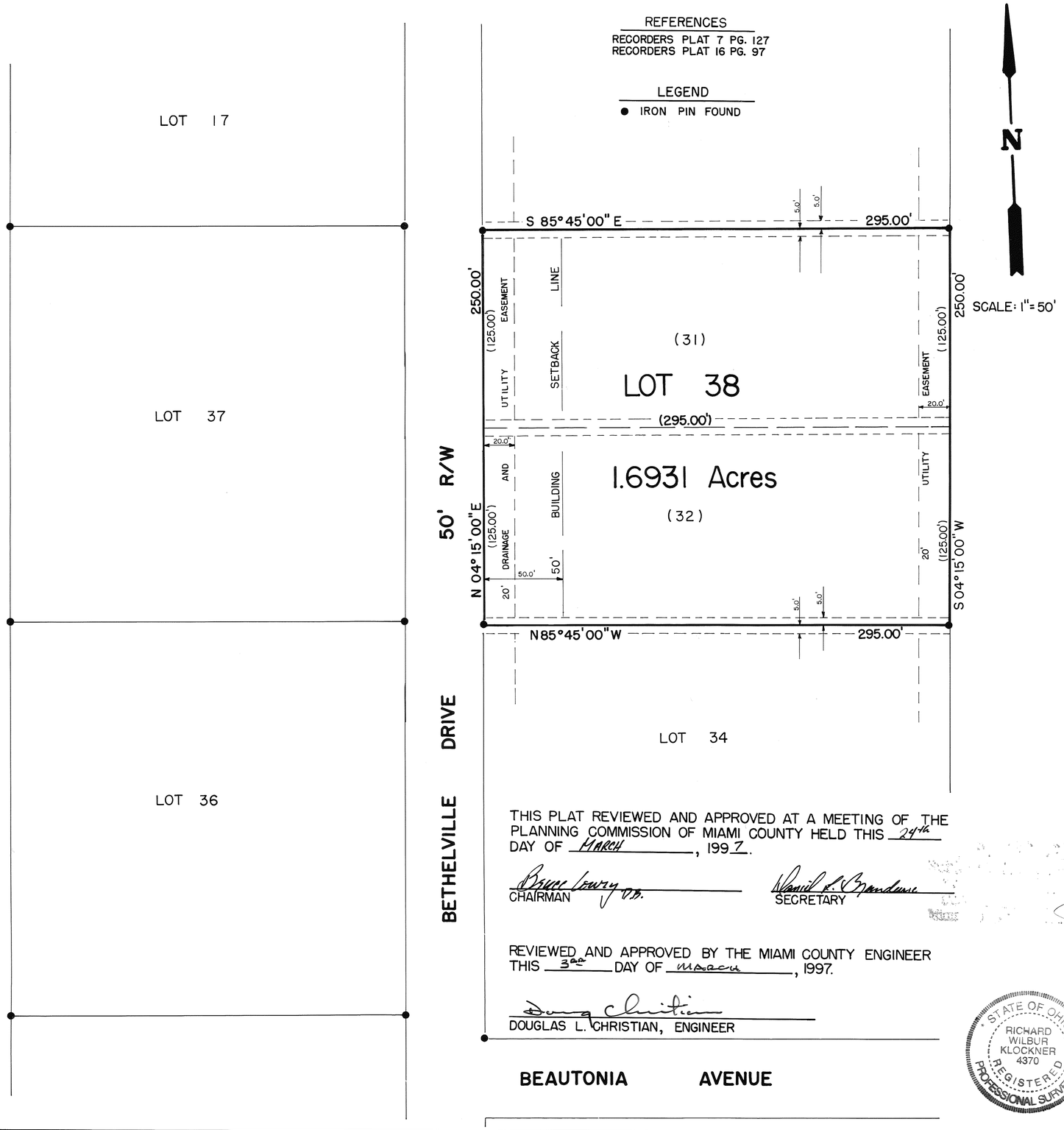
RECEIVED FOR RECORD THIS
11TH DAY OF JUNE,
1997, AT 2:15 P.M.
FILE NO. 218871 FEE $21.00

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

Bobbie Mueller
BY DEPUTY

REFERENCES
RECORDERS PLAT 7 PG. 127
RECORDERS PLAT 16 PG. 97

LEGEND
● IRON PIN FOUND



DESCRIPTION

BEING A REPLAT OF LOTS 31 AND 32 IN BEAUTILAWN ACRES SUBDIVISION IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, AS AQUIRED BY CHARLES A. AND JEANA J. HOOTEN BY DEED RECORDED IN DEED BOOK 600 PAGE 304. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 31 AND 32 INTO ONE LOT AND TO ELIMINATE THE UTILITY EASEMENTS BETWEEN THE LOTS.

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 A. HOOTEN

Ruby E. Klockner
WITNESS

Jeana Hooten
JEANA J. HOOTEN

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 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 6TH DAY OF FEBRUARY, 1997.

Richard W. Klockner
NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 6, 1998
MY COMMISSION EXPIRES

THIS PLAT REVIEWED AND APPROVED AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY HELD THIS 24th DAY OF MARCH, 1997.

Bruce Lowry
CHAIRMAN

David L. Brandeberry
SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 11th DAY OF JUNE, 1997.

Chris A. Peeples
CHRIS A. PEEPLES, AUDITOR

Ann Williams
BY DEPUTY

APPROVED
Subject to Zoning Approval
By Jeff Kahl
Date 2/14/97
Miami Co. General Health District

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 3rd DAY OF MARCH, 1997.

Doug Christian
DOUGLAS L. CHRISTIAN, ENGINEER

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

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

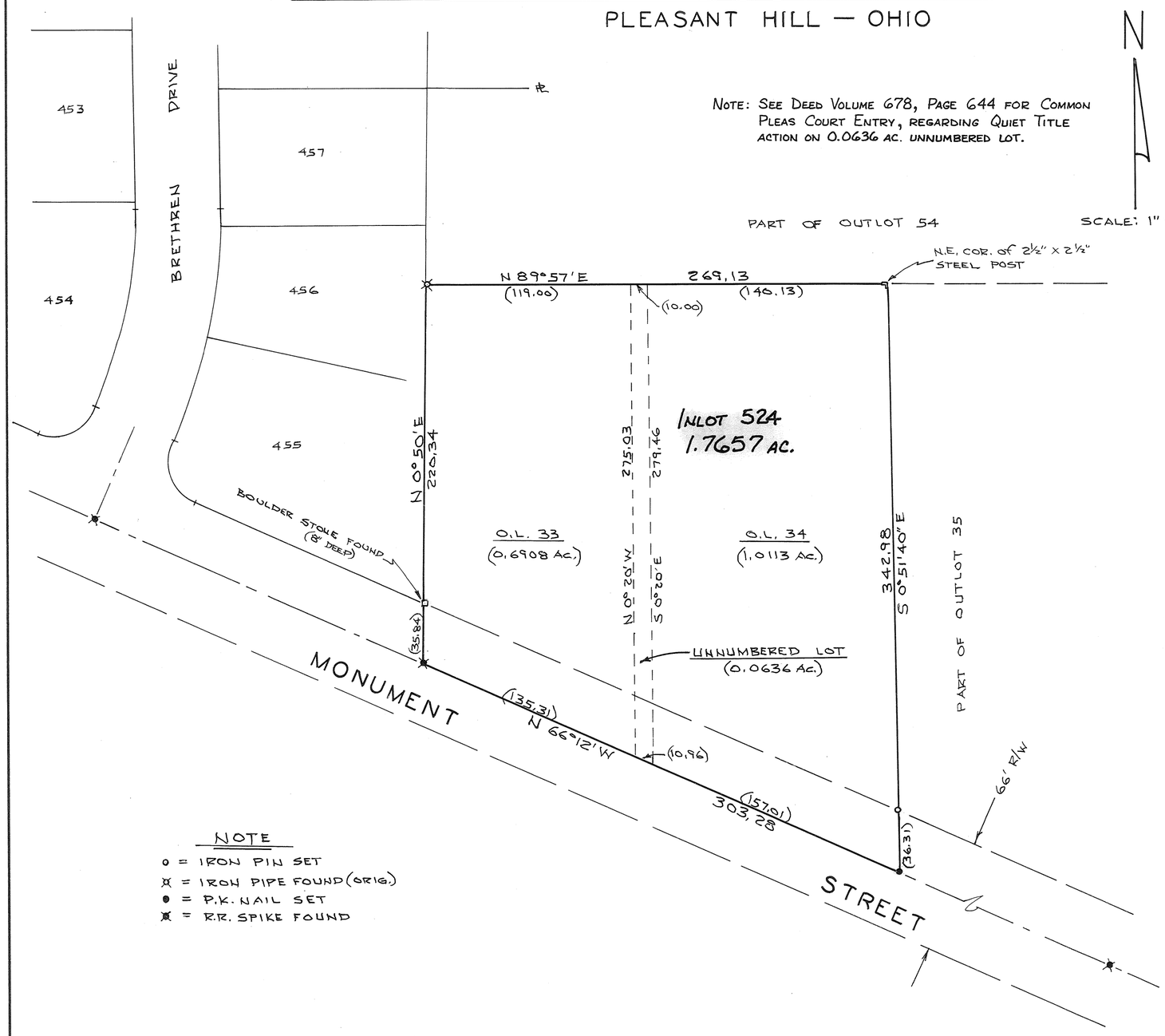
RICHARD W. KLOCKNER & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET TROY, OHIO
(937) 339-5331

REPLAT OF OUTLOTS 33 & 34 & UNNUMBERED LOT

PLEASANT HILL — OHIO

PLAT BOOK 17, PAGE 142
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.
FILE NO. 218946
RECEIVED FOR RECORD: 10:15 AM (TIME)
FEE: 21.60 JUNE 13, 1997 (DATE)
MIAMI COUNTY RECORDER
BY: DEP. COUNTY RECORDER

NOTE: SEE DEED VOLUME 678, PAGE 644 FOR COMMON PLEAS COURT ENTRY, REGARDING QUIET TITLE ACTION ON 0.0636 AC. UNNUMBERED LOT.



NOTE
o = IRON PIN SET
⊗ = IRON PIPE FOUND (ORIG.)
● = P.K. NAIL SET
⊗ = R.R. SPIKE FOUND

DESCRIPTION

Being a replat of Outlot 33, Outlot 34 and a 10' wide unnumbered lot between Outlot 33 & 34, as conveyed to Alice L. Burns by deed recorded in Deed Book 606, Page 439, of the Miami County Deed Records.

OWNER'S CONSENT

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 voluntarily consent to the execution of said plat.

WITNESS

WITNESS

ALICE L. BURNS

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this ____ day of _____, 1997, before me, the undersigned, a notary public in and for said County and State, personally came Alice L. Burns who acknowledged the signing and execution of this plat to be her voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

My commission expires: _____ (DATE)

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

Approved by Village of Pleasant Hill Planning Commission this 7th day of April, 1997.

John C. Saunders
CHAIRMAN

Mary Stanforth, C.T.
SECRETARY

MIAMI COUNTY AUDITOR

Approved and transferred this ____ day of _____, 1997.

MIAMI COUNTY AUDITOR

BY: DEP. COUNTY AUDITOR

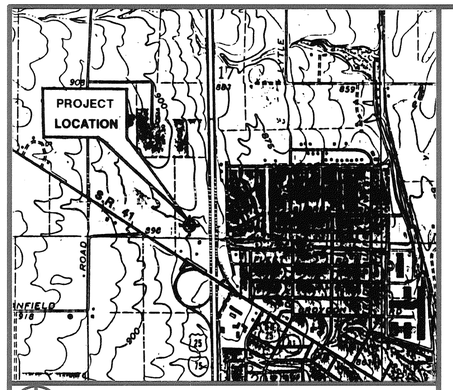
STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

CERTIFICATION

I hereby certify this plat to be correct as shown hereon.

Daniel D. Turner

REPLAT OF O.L. 33 & 34 & UNNUMBERED LOT FOR ALICE L. BURNS PLEASANT HILL-OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE FEB.-1997	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 040297	SCALE: 1" = 50'	



NORTH VICINITY MAP NO SCALE

4.188 ACRES RECORD PLAN OF: TROY TOWNE CENTER II SECTION ONE

BEING A REPLAT OF LOTS NUMBERED 7993 & 7994

LOCATED IN:

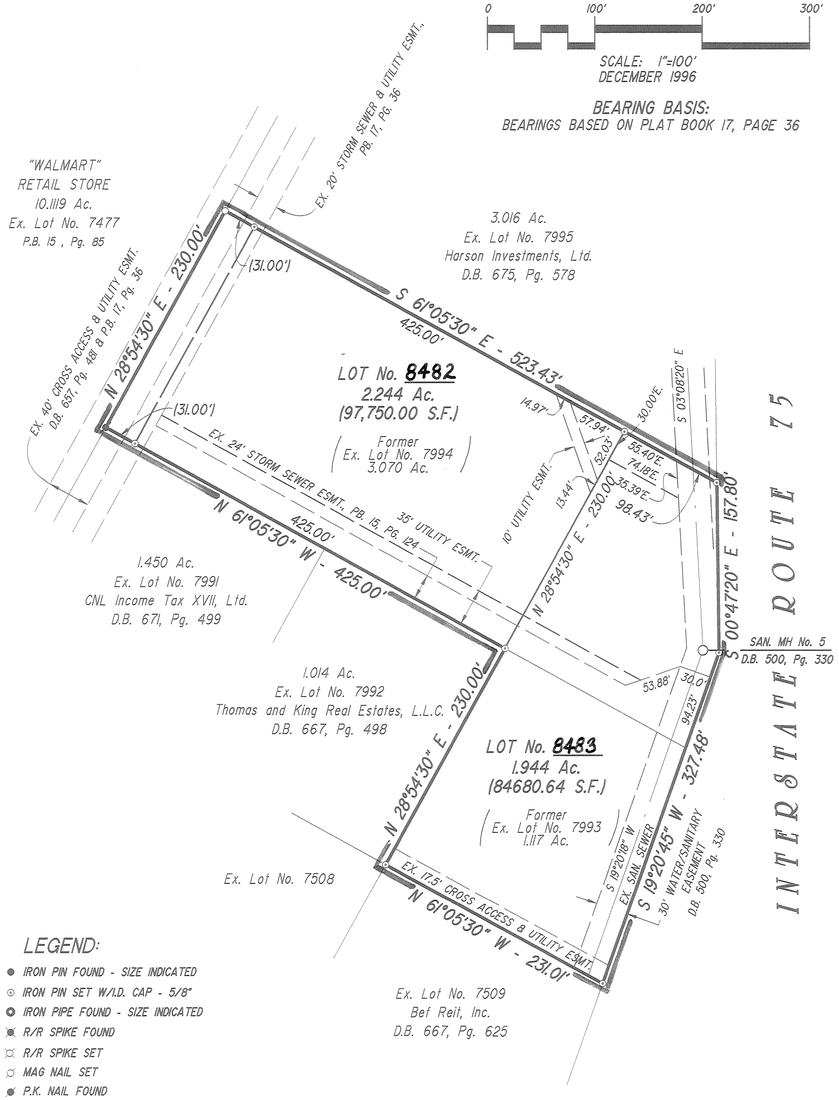
SECTION 20, TOWN 5, RANGE 6
CITY OF TROY
MIAMI COUNTY, OHIO

NORTH

0 100' 200' 300'

SCALE: 1"=100'
DECEMBER 1996

BEARING BASIS:
BEARINGS BASED ON PLAT BOOK 17, PAGE 36



LEGEND:

- IRON PIN FOUND - SIZE INDICATED
- IRON PIN SET W/I.D. CAP - 5/8"
- IRON PIPE FOUND - SIZE INDICATED
- R/R SPIKE FOUND
- R/R SPIKE SET
- MAG NAIL SET
- P.K. NAIL FOUND
- STONE FOUND
- MONUMENT FOUND
- MONUMENT SET
- CORNER NOT MONUMENTED

DESCRIPTION

The within plat is a subdivision of 4.188 acres and being a replat of Inlots No. 7993 and 7994 of the consecutive lot numbers of the City of Troy, Miami County, Ohio as recorded in Plat Book 17 Page 36 and as heretofore conveyed to Harson Investments, Ltd. by deed recorded in Deed Book 675 Page 578 of the Deed Records of Miami County, Ohio.

DEDICATION

We, the undersigned, being all of the owners of the land herein platted, do hereby voluntarily consent to the execution of said plat.

Utility easements shown or noted on this plat are for the construction operation, maintenance, repair, replacement, or removal of water, sanitary sewer, storm sewer, gas, electric, cable, 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 properties for said purposes, and are to be maintained as such forever.

WITNESSES:

Lauretta M. Rarly
Name

Brenda S. Russel
Name

OWNER: Harson Investments, Ltd., a Florida Limited Partnership, by Harson Investments, Inc., a Florida Corporation, as General Partner

Shayna T. Singer
By: Shayna T. Singer, President

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 29TH day of MAY, 1997 before me, the undersigned, a Notary Public in and for said County and State, personally came Shayna T. Singer, as President of Harson Investments, Inc. as general partner of Harson Investments, Ltd., to me known and acknowledged that the signing and execution of the within plat to be their free and voluntary act and deed.

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

Lauretta M. Rarly
Notary Public in and for State of Ohio
My commission expires: January 29, 2002

NOTARIAL SEAL STATE OF OHIO

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Shayna T. Singer, being duly sworn or affirmed, says that all persons and corporations, to the best of her knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Shayna T. Singer
Shayna T. Singer

5-29-97
Date

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

Lauretta M. Rarly
Notary Public in and for State of Ohio
My commission expires: January 29, 2002

NOTARIAL SEAL STATE OF OHIO

PLAT BOOK 17, PAGE 143
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 19 DAY
OF June, 1997 AT 8:30 A.M.
FILE NUMBER _____
FEE 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR
I HEREBY APPROVE THIS PLAT AND HAVE THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 19TH DAY OF June, 1997.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY COUNTY AUDITOR

APPROVALS:

TROY PUBLIC SERVICE DIRECTOR / CITY ENGINEER
CITY OF TROY, OHIO

Pursuant to Sec. 1113.011(a)(2) of the Codified Ordinances of Troy, Ohio - Part Eleven - Planning and Zoning Code, this plat / survey indicates a division of parcels between adjoining lot owners and does not, by such division, create an additional building site or sites.
This replat reviewed and approved by the Public Service Director and City Engineer on the 10TH day of JUNE, 1997.

By: Steven D. Leffel — Public Service Director, Steven D. Leffel, P.E., P.S.
Paul P. Huelskamp — City Engineer, Paul P. Huelskamp, P.E., P.S.

MIAMI COUNTY AUDITOR

Approved and transferred this 19TH day of JUNE, 1997.

By: CHRIS A. PEEPLES — Miami County Auditor
Jo Ann Williams — Deputy County Auditor

SURVEYOR'S CERTIFICATION

I, Michael L. Oxner, being a Registered Professional Land Surveyor, licensed in compliance with the State of Ohio, do hereby certify that this plat correctly represents a survey completed under my direction and control during Jan. 1997, and that all monuments shown hereon will be set as shown. Curved distances are measured on the arc.

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

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

STATE OF OHIO
M.L. OXNER
S-6209
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY: JOB No. 96014

PROFESSIONAL ASSOCIATES INC.
ENGINEERS, PLANNERS & SURVEYORS
217 MARKET ST. BROOKVILLE, OH 833-2369

ANNEXATION TO THE CITY OF PIQUA

6	6	6	WASHINGTON	MIAMI	OHIO
TOWNSHIP	RANGE	SECTION	TOWNSHIP	COUNTY	STATE
8	5	1			

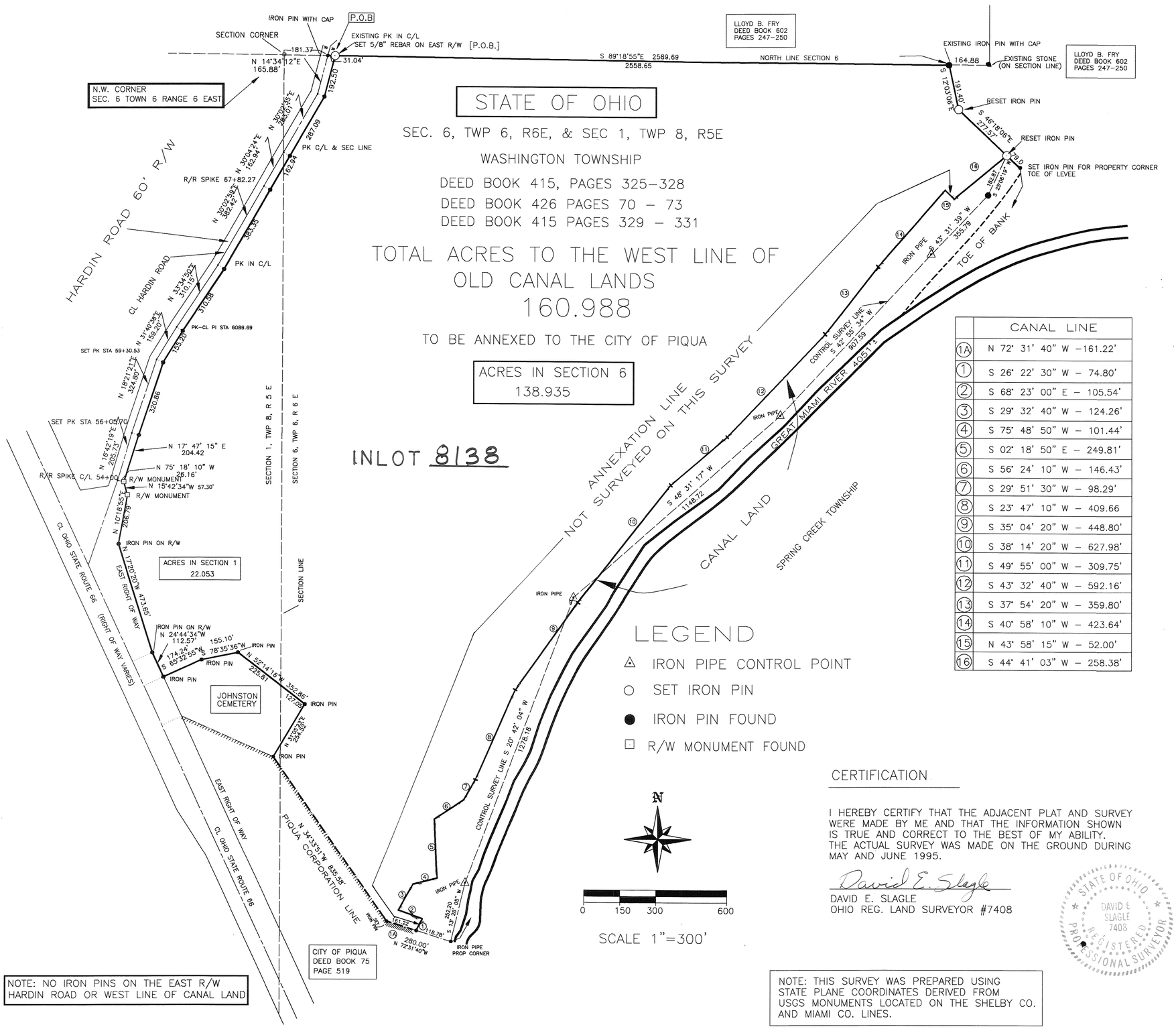
VOLUME 17 PAGE 144
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 18th DAY OF July, 1997 AT 9:56 AM

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

BY: Bobbie Mueller
DEPUTY RECORDER
Fee # 21.60

ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK VOL., 29 PAGE 328



STATE OF OHIO

SEC. 6, TWP 6, R6E, & SEC 1, TWP 8, R5E

WASHINGTON TOWNSHIP

DEED BOOK 415, PAGES 325-328
DEED BOOK 426 PAGES 70 - 73
DEED BOOK 415 PAGES 329 - 331

TOTAL ACRES TO THE WEST LINE OF OLD CANAL LANDS
160.988

TO BE ANNEXED TO THE CITY OF PIQUA

ACRES IN SECTION 6
138.935

	CANAL LINE
1A	N 72° 31' 40" W -161.22'
1	S 26° 22' 30" W - 74.80'
2	S 68° 23' 00" E - 105.54'
3	S 29° 32' 40" W - 124.26'
4	S 75° 48' 50" W - 101.44'
5	S 02° 18' 50" E - 249.81'
6	S 56° 24' 10" W - 146.43'
7	S 29° 51' 30" W - 98.29'
8	S 23° 47' 10" W - 409.66
9	S 35° 04' 20" W - 448.80'
10	S 38° 14' 20" W - 627.98'
11	S 49° 55' 00" W - 309.75'
12	S 43° 32' 40" W - 592.16'
13	S 37° 54' 20" W - 359.80'
14	S 40° 58' 10" W - 423.64'
15	N 43° 58' 15" W - 52.00'
16	S 44° 41' 03" W - 258.38'

LEGEND

- △ IRON PIPE CONTROL POINT
- ○ SET IRON PIN
- ● IRON PIN FOUND
- □ R/W MONUMENT FOUND

N

0 150 300 600

SCALE 1"=300'

NOTE: NO IRON PINS ON THE EAST R/W HARDIN ROAD OR WEST LINE OF CANAL LAND

NOTE: THIS SURVEY WAS PREPARED USING STATE PLANE COORDINATES DERIVED FROM USGS MONUMENTS LOCATED ON THE SHELBY CO. AND MIAMI CO. LINES.

DESCRIPTION

BEING A 160.988 ACRE TRACT OF LAND LYING IN SECTION 6, TOWNSHIP 6, RANGE 6, EAST AND IN SECTION 1, TOWNSHIP 8, RANGE 5 EAST, BOUNDED ON THE EAST BY THE ERIE CANAL LANDS AND THE GREAT MIAMI RIVER.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS RECEIVED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 7TH DAY OF July, 1997.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION PLAT WAS RECEIVED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 13TH DAY OF MARCH, 1997.

Richard N. Adams
RICHARD N. ADAMS, COMMISSIONER

Arthur D. Haddad
ARTHUR D. HADDAD, COMMISSIONER

D. Ann Baird
D. ANN BAIRD, COMMISSIONER

APPROVAL BY CITY OF PIQUA

THIS ANNEXATION PLAT WAS RECEIVED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO THIS 16 DAY OF JUNE, 1997. ORDINANCE NO. 37-97

William J. Cruse
WILLIAM J. CRUSE, MAYOR

Frank Patrizio Jr.
FRANK PATRIZIO, JR., CITY MANAGER

Rebecca J. Cool
REBECCA J. COOL, CLERK

APPROVAL BY MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 18th DAY OF July, 1997.

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

BY Linda Pearson
DEPUTY AUDITOR

CERTIFICATION

I HEREBY CERTIFY THAT THE ADJACENT PLAT AND SURVEY WERE MADE BY ME AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY ABILITY. THE ACTUAL SURVEY WAS MADE ON THE GROUND DURING MAY AND JUNE 1995.

David E. Slagle
DAVID E. SLAGLE
OHIO REG. LAND SURVEYOR #7408

STATE OF OHIO
DAVID E. SLAGLE 7408
REGISTERED PROFESSIONAL SURVEYOR

FOR: PIQUA HISTORICAL SITE

XYZ SURVEY SERVICE
3958 LaROSA CT
GROVE CITY OH 43123
FAX: 614-875-6872 PH: 614-871-4980

DATE: 12/11/96		JOB NO	96132A
SCALE: 1" = 300'		F.B NO	#62
REVISED: 01/09/97		MAP NO	96132A
		DRAWN BY:	E.R
		CKD BY:	D.E.S.
		CAD FILE:	96132A

PLEASANT VIEW ESTATES • SECTION TWO • TROY, OHIO

PLAT BOOK 17 PAGE 145
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 18TH DAY OF JULY, 1997 AT 2:18 P.M.

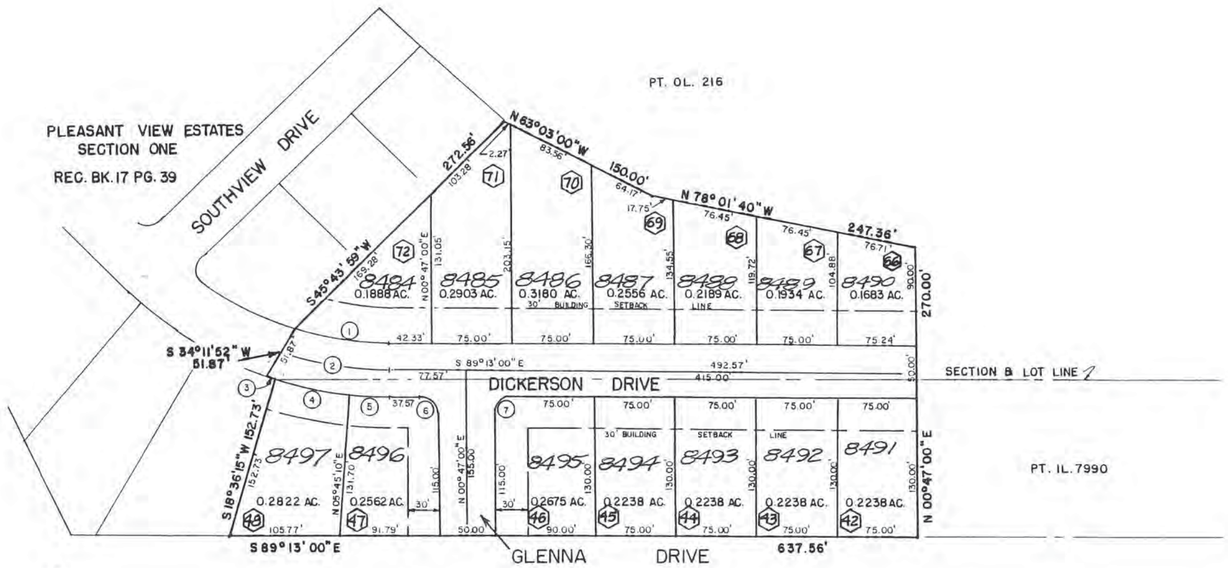
FILE NUMBER 221024 FEE: $ 21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.1582 ACRES OF PARTS OF OUTLOT 216 AND INLOT 7990, IN THE CITY OF TROY, OHIO, ACQUIRED BY DICKERSON INTERNATIONALE, INC. BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 665, PAGE 659 AND DEED BOOK 677, PAGE 556. 3.3344 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.8238 ACRES ARE IN DEDICATED STREET RIGHT-OF-WAY.

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.



CURVE DATA					
NO.	RADIUS	CENTRAL ANG.	ARC	LONG CHORD	
1	271.00'	16° 33' 59"	78.36'	S 80° 56' 01" E	78.08'
2	296.00'	18° 01' 35"	93.13'	S 80° 12' 13" E	92.74'
3	321.00'	1° 25' 48"	8.01'	S 70° 40' 51" E	8.01'
4	321.00'	12° 51' 05"	72.00'	S 77° 49' 18" E	71.85'
5	321.00'	4° 58' 10"	27.84'	S 86° 43' 55" E	27.83'
6	15.00'	90° 00' 00"	23.56'	S 44° 13' 00" E	21.21'
7	15.00'	90° 00' 00"	23.56'	N 45° 47' 00" E	21.21'

(42) PLAT LOT NUMBER

N

0 50' 100' 200'
SCALE: 1" = 100'

0.8238 AC. STREETS
3.3344 AC. LOTS
4.1582 AC. TOTAL

2.0882 AC. PT. IL. 7990
2.0700 AC. PT. OL. 216

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.

OWNER: DICKERSON INTERNATIONALE, INC.

J. W. Dickerson
J. W. DICKERSON, PRESIDENT

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 J. W. DICKERSON, PRESIDENT OF DICKERSON INTERNATIONALE, 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 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 APRIL, 1997.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 20, 2001

STATE OF OHIO

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF May, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Dyke CHAIRMAN Sue D. Knepp SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF June, 1997, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-15-97.

Peter E. Jenkins MAYOR Carol L. Hastings PRESIDENT OF COUNCIL Sue D. Knepp CLERK OF COUNCIL

TRANSFERRED THIS 18th DAY OF July, 1997.

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

BY: Jo Ann 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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED PROFESSIONAL SURVEYOR

See Deed Book Volume 715, page 130 with agreement changing restrictive covenants

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR PLEASANT VIEW ESTATES, SECTION 1, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS IN PLAT BOOK 17, PAGE 39A, WITH THE FOLLOWING RESTRICTIVE COVENANTS AND RESTRICTIONS BEING ADDED:

32. LOTS NUMBERED 72, 67 AND 66 SHALL BE SUBJECT TO CERTAIN EXEMPTIONS AND IN SOME CASES SUBJECT TO FURTHER RESTRICTIONS TO BE DESIGNED AND APPROVED BY DEVELOPER.

PLEASANT VIEW ESTATES SECTION TWO TROY, OHIO		
DICKERSON INTERNATIONALE, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 14 APR 1997	DRAWN BY: TRACED BY: DV CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 1 OF 1

TIPP CITY — CORPORATION | SECTION | 3066 — INLOT

PLAT BOOK 17, PAGE 146
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 21st DAY OF July, 1997 AT 3:46 P M.
FILE NUMBER 221097, FEE $21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
By: Bobbie Mueller

Approved and transferred this 21st day of July 1997
Chris A. Peeples
CHRIS A. PEEPLES, Miami Co. AUDITOR
Linda Pearson
DEPUTY

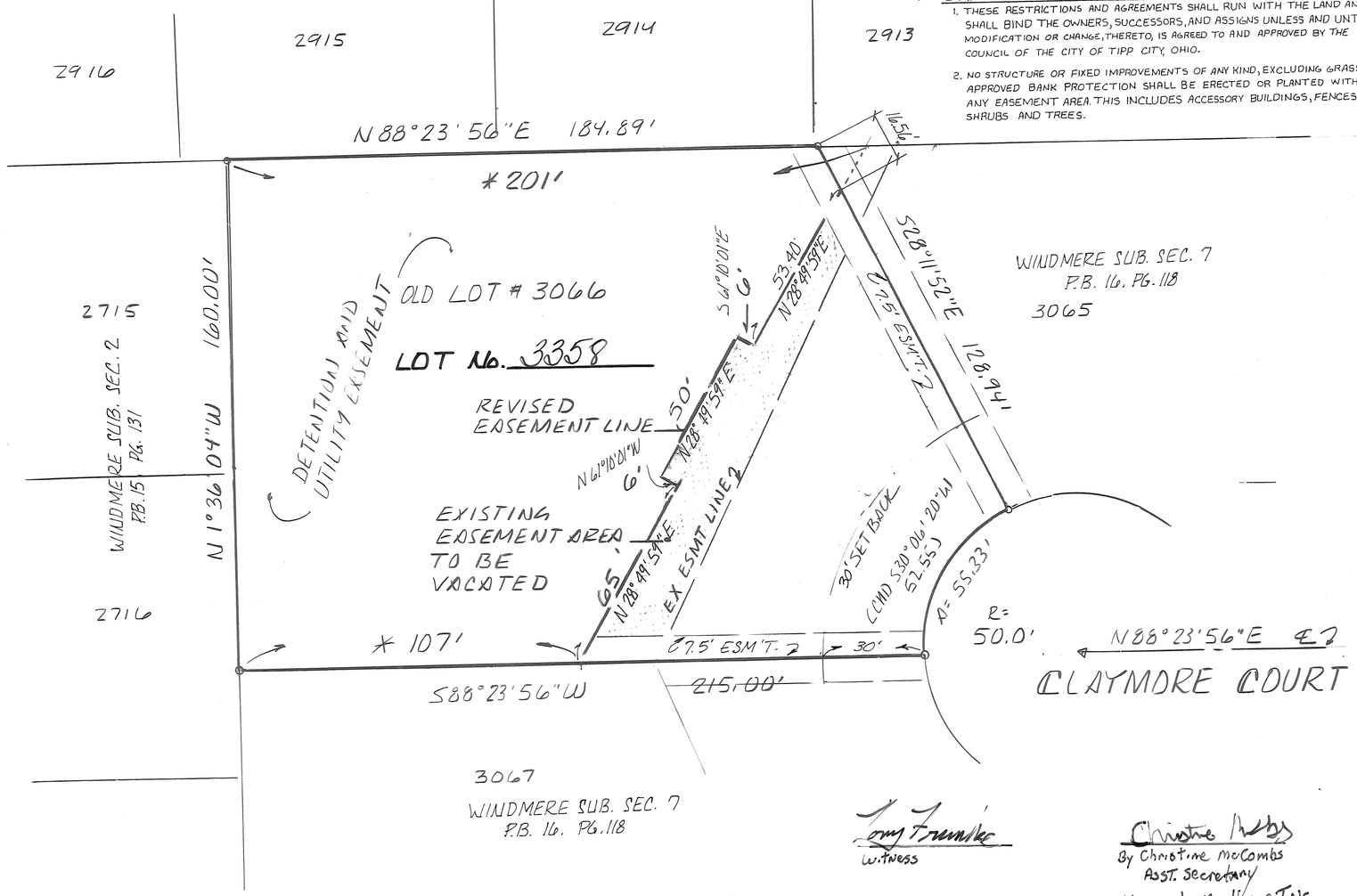
NORTH
BASIS OF BEARINGS:
WINDMERE SEC. 7
SCALE 1" = 30'
MAY 1997

* NOTE: ALL COVENANTS & RESTRICTIONS AS RECORDED ON WINDMERE SUBDIVISION, SECTION 7, P.B. 16 PG. 118 SHALL REMAIN IN EFFECT FOR THIS REPLAT.

NOTE:
AMENDMENT OF DECLARATION AND SUBMISSION OF ADDITIONAL PROPERTY TO DECLARATION:
PURSUANT TO ARTICLE XII 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.

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.

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.



We the undersigned, being all the owners and lienholders of the land being replatted do hereby acknowledge the making and signing of the same to be our voluntary act and deed, and do hereby reserve the easements shown hereon to the public use forever.
Easements shown on the replat are for 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:

Sharon Ridgeway (2) — Witness
Greg B. Bruening — by GREG B. BRUENING

Neva Hufford (2) — Witness
Colleen A. Bruening — by COLLEEN A. BRUENING

State of Ohio, County of Miami, S.S.
The foregoing instrument was acknowledged before me on the 10th day of JULY 1997, by GREG B. BRUENING AND COLLEEN A. BRUENING as owners.
Neva Hufford
Notary public - My commission expires:
NEVA HUFFORD, Notary Public
In and for the State of Ohio
My Commission Expires: Oct. 27, 1999

Tony Franke
Witness

Christine McCombs
By Christine McCombs
Asst. Secretary
Norwest Mortgage, Inc.

State of Minnesota, County of Hennepin, S.S.
The foregoing instrument was acknowledged before me on the 8th day of July 1997 by Christine McCombs, the Assistant Secretary of Norwest Mortgage, Inc. on behalf of the corporation
Diane M Kluegel
Notary Public My commission Expires: 1-31-2000
DIANE M. KLUEGEL
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2000

The within plat is a subdivision of 0.7945 acres being all of Lot 3066 as shown on Wind mere Section 7 as recorded in Plat Book 16 page 118 of the Plat records of Miami County, Ohio and being the lands conveyed to Greg and Colleen Bruening by Deed recorded in Deed Book 663 pg 534 of the Deed Records of Miami County, Ohio.

The measurements are certified correct and in conformance with minimum standards for boundary surveys within the State of Ohio. Monuments will be set as shown.

Thomas McDougall P.S.# 6588

STATE OF OHIO
Thomas McDougall 6588
REGISTERED
PROFESSIONAL SURVEYOR

NOTE ~ THE PURPOSE OF THIS REPLAT IS TO RELOCATE THE EAST EASEMENT LINE.

At a meeting of the Planning Commission of the City of Tipp City, Ohio held this 10th day of June 1997, this plat was reviewed and approved.

Charles Powder — Chairman
Neva Hufford — Secretary

RECORD PLAN OF REPLAT

LOT # 3066
WIND MERE SEC. 7 - PB 16 PG. 118
CITY OF TIPP CITY ~ MIAMI COUNTY ~ OHIO

0 10 25 50 100
SCALE MAY 1997

McDOUGALL ASSOCIATES
8529 Byers Rd.
Miamisburg, OH 45342
(937) 847-2660

2023

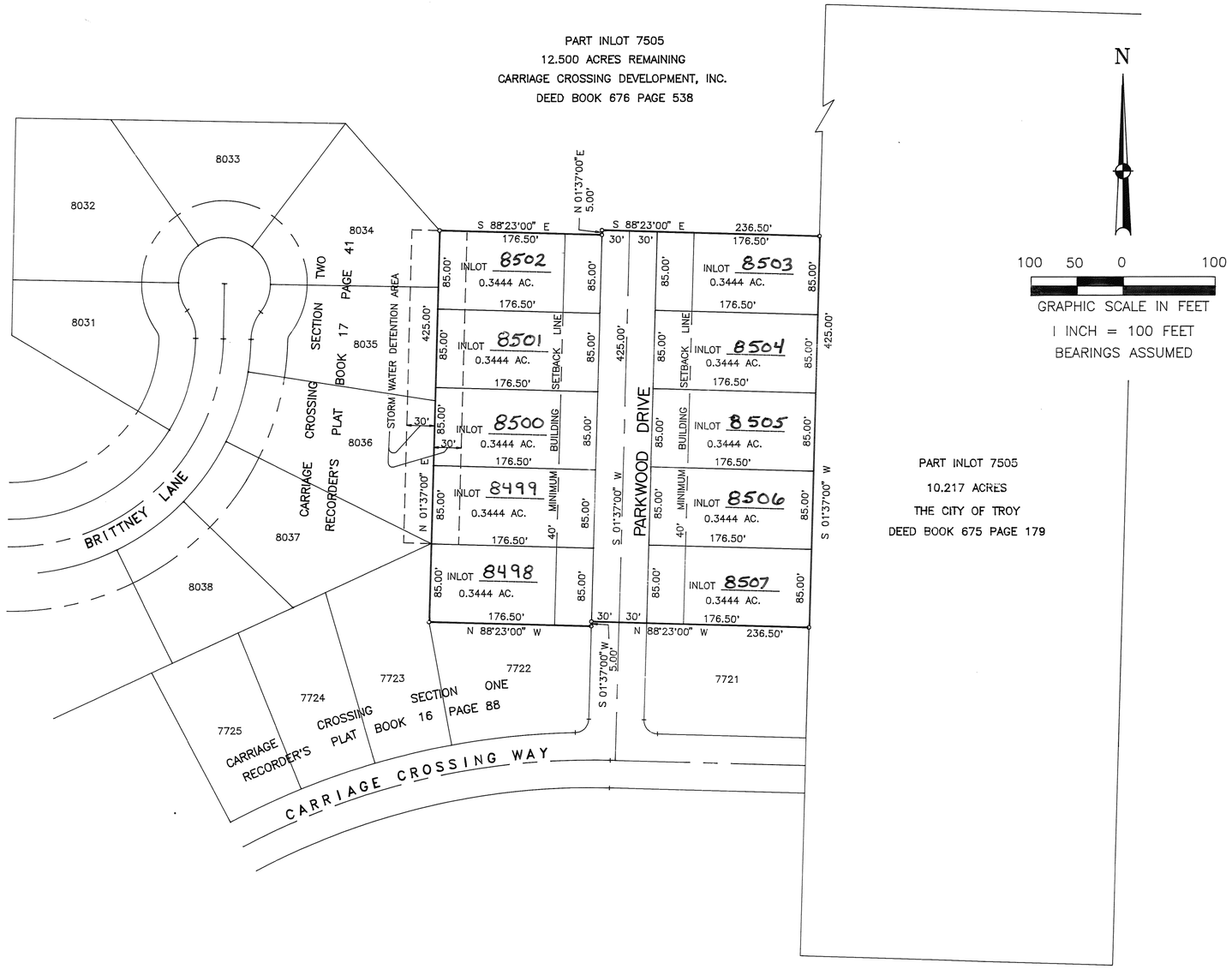
PLAT BOOK 17 PAGE 147
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22ND DAY OF JULY, 1997, AT 3:21 P.M.
FILE NO.: 0221157 FEE: $21.00

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Bobbie Mueller DEPUTY

CARRIAGE CROSSING – SECTION FOUR – TROY, OHIO

BEING A SUBDIVISION OF PART OF INLOT 7505 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 4.0295 ACRES AND BEING A PART OF THE 16.5300 ACRES ACQUIRED BY CARRIAGE CROSSING DEVELOPMENT, INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 676 PAGE 538. 3.4441 ACRES OF THE 4.0295 ACRES IS PLATTED INTO INLOTS AND 0.5854 ACRES IS DEDICATED AS A PUBLIC STREET.

NOTE: FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES.



DEDICATION

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

OWNER: CARRIAGE CROSSING DEVELOPMENT, INC.

Richard L. Dungan — Ruby E. Klockner — Kristina L. Fields
RICHARD L DUNGAN, PRESIDENT — WITNESS — WITNESS

Robert L. Heidenreich — Ruby E. Klockner — Kristina L. Fields
ROBERT L. HEIDENREICH, 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 RICHARD L. DUNGAN, PRESIDENT AND ROBERT L. HEIDENREICH, VICE PRESIDENT OF CARRIAGE CROSSING 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 THE AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 17TH DAY OF APRIL, 1997.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES _____

RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Never Expires Sec. 147.03

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

FRANK W. WAGNER, VICE PRESIDENT — WITNESS MATTHEW A. COX — WITNESS Jenny Kaiser

C. RUSSELL BADGETT, VICE PRESIDENT — WITNESS MATTHEW A. COX — WITNESS Jenny Kaiser

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, 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 THE AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 16TH DAY OF June, 1997.

Jenny Kaiser NOTARY PUBLIC MY COMMISSION EXPIRES June 29, 2000

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11 DAY OF June, 1997, THIS PLAT WAS APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF June, 1997, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-18-97.

Peter E. Jenkins — Carol L. Hastings — Sue D. Knight
MAYOR — PRESIDENT OF COUNCIL — CLERK OF COUNCIL

PROTECTIVE COVENANTS AND RESTRICTIONS

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR CARRIAGE CROSSING SECTION TWO, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 17 PAGE 41.

TRANFERRED THIS 22nd DAY OF July, 1997.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Jo Ann Williams
DEPUTY AUDITOR

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

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

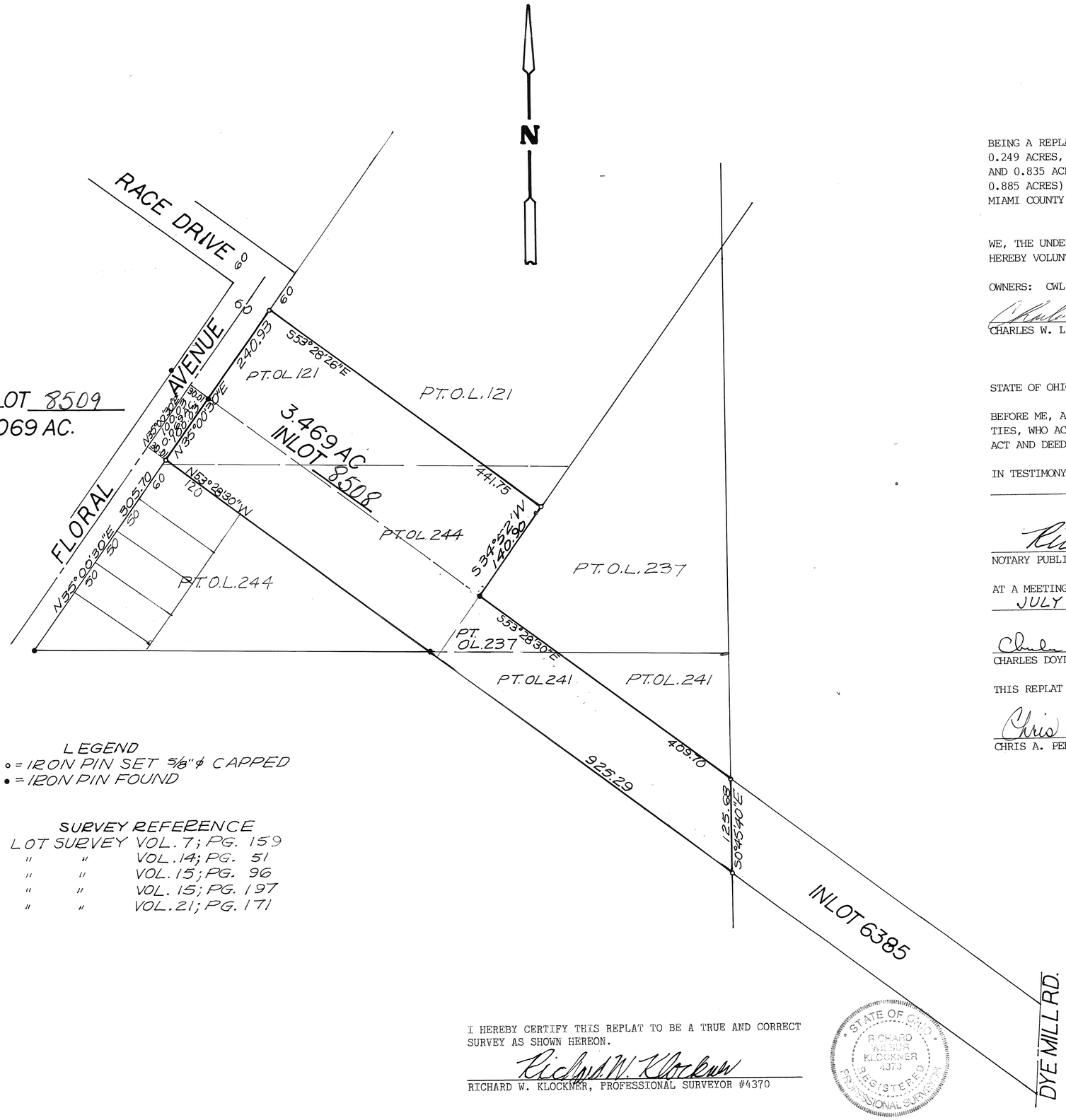
CARRIAGE CROSSING – SECTION 4 CITY OF TROY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (513) 339-5331		
DATE	DRAWN BY: D.H.	SHEET NO.
MARCH 31, 1997	CHECKED BY: R.W.K.	1 OF 1
	SCALE: 1" = 100'	

ST. MARYS TOOL REPLAT - TROY, OHIO

PLAT BOOK 17 PAGE 148
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF
July, 1997, AT 1:52 P.M.
FILE NO. 0221345 FEE: $ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mullen
DEPUTY RECORDER



LEGEND
○ = IRON PIN SET 5/8"ϕ CAPPED
● = IRON PIN FOUND

SURVEY REFERENCE
LOT SURVEY VOL. 7; PG. 159
" " VOL. 14; PG. 51
" " VOL. 15; PG. 96
" " VOL. 15; PG. 197
" " VOL. 21; PG. 171

DESCRIPTION

BEING A REPLAT CONTAINING A TOTAL OF 3.538 ACRES CONSISTING OF PARTS OF OUTLOT 121 (CONTAINING 0.249 ACRES, 0.672 ACRES AND 0.13 ACRES), PARTS OF OUTLOT 244 (CONTAINING 0.043 ACRES, 0.585 ACRES AND 0.835 ACRES), PART OF OUTLOT 237 (CONTAINING 0.139 ACRES) AND PART OF OUTLOT 241 (CONTAINING 0.885 ACRES) ACQUIRED BY CWL INVESTMENTS LTD. BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 667, PAGE 673 AND BOOK 675, PAGE 790.

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.

OWNERS: CWL INVESTMENTS, LTD.

Charles W. Lucas — CHARLES W. LUCAS (PARTNER)

Thomas E. Force — WITNESS

Donna Lucas — 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 24TH DAY OF JULY, 1997.

Richard W. Klockner — NOTARY PUBLIC

NOTARIAL SEAL — STATE OF OHIO
RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Expires October 20, 2001

MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 23rd DAY OF JULY, 1997, THIS REPLAT WAS REVIEWED AND APPROVED.

Charles Doyle — CHARLES DOYLE, CHAIRMAN

Linda L. Blair — ~~SUE G. KNIGHT~~, SECRETARY
LINDA L. BLAIR, ACTING

THIS REPLAT REVIEWED AND APPROVED THIS 25th DAY OF July, 1997.

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

Linda Pearson — BY 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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED PROFESSIONAL SURVEYOR

ST. MARYS TOOL REPLAT TROY, OHIO		
CWL INVESTMENTS, LTD. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE JULY 17 1997	DRAWN BY: TRACED BY: RWK CHECKED BY: SCALE: 1" = 100'	SHEET NO. 1 OF 1

HARMONY INDUSTRIAL PARK — SECTION TWO

• PART OF LOT 7172 • TROY-OHIO •

PLAT BOOK 17 PAGE 149

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

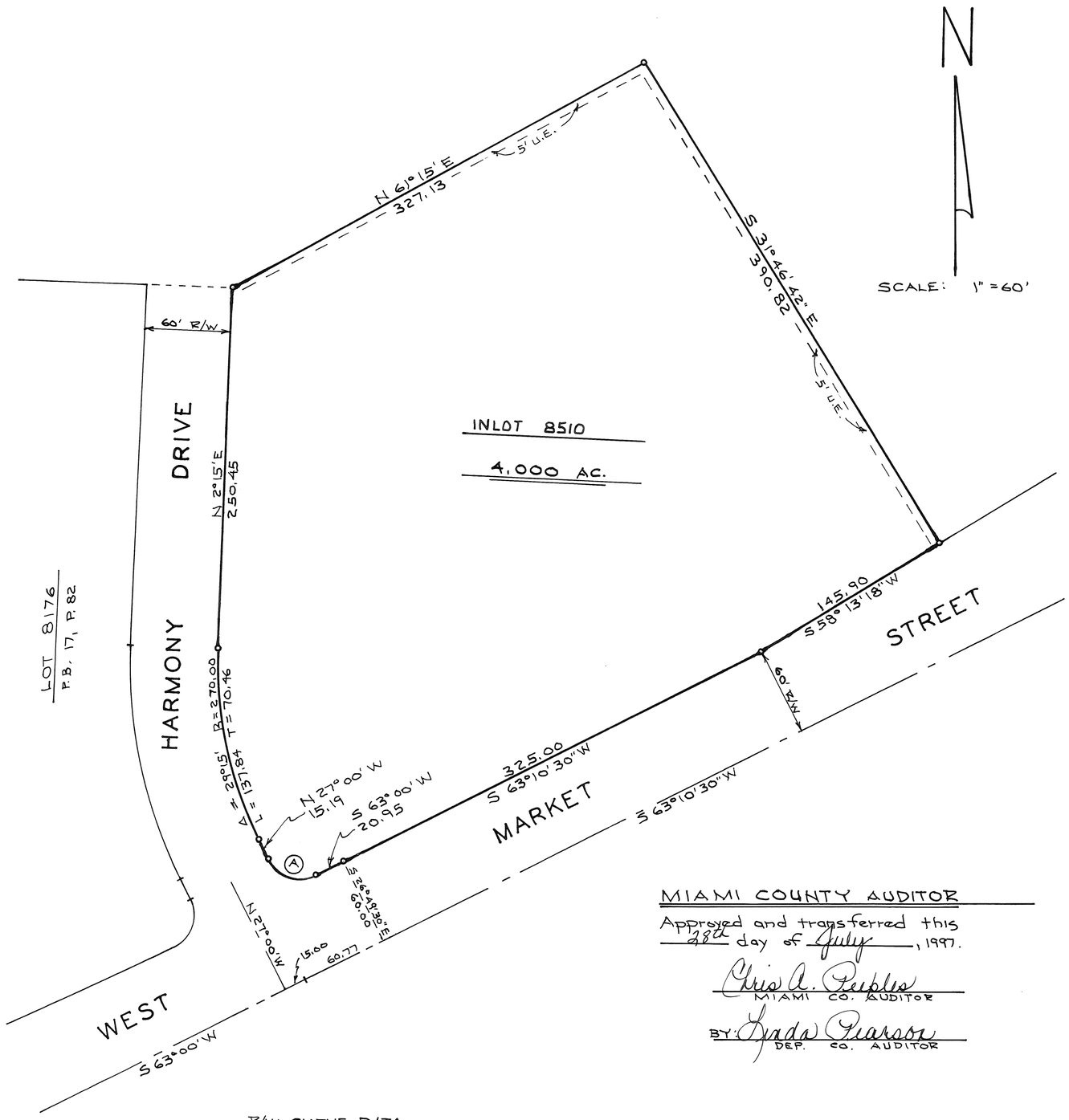
FILE NO. 0221395

RECEIVED FOR RECORD 11:45 AM
TIME

FEE: $21.60 July 28, 1997
DATE

John W. O'Brien
MIAMI CO. RECORDER

BY: Lola McCoy
DEP. CO. RECORDER



DESCRIPTION

Being a replat of 4.000 Ac. of part of Lot 7172 as conveyed to Harmony Properties by deed recorded in Book 652, Page 2, of the Miami County deed records.

OWNER'S CONSENT

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby consent to the execution of this replat and do hereby dedicate the easements shown hereon to public use forever.

HARMONY PROPERTIES

Daniel D. Turner
WITNESS

Edward D. Adams G.P.
EDWARD D. ADAMS, GEN. PARTNER

Wayne Stoner
WITNESS

Willie H. Evans G.P.
WILLIE H. EVANS, GEN. PARTNER

NATIONAL CITY BANK

Daniel D. Turner
WITNESS

William E. Smith
WILLIAM E. SMITH, VICE-PRES.

Wayne Stoner
WITNESS

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that this 23rd day of JULY, 1997, before me, a notary public in and for said County and State, personally came Harmony Properties, a general partnership, by its general partners Edward D. Adams and Willie H. Evans, and National City Bank by its vice president William E. Smith, all of whom acknowledged the signing and execution of the foregoing replat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: MAR. 27, 2002
DATE

Daniel D. Turner
NOTARY PUBLIC

TROY PLANNING COMMISSION

This plat reviewed and approved this 23rd day of JULY, 1997.

Charles I. Dyke
CHAIRMAN

Linda L. Blair
ACTING SECRETARY

MIAMI COUNTY AUDITOR

Approved and transferred this 28th day of July, 1997.

Chris A. Peeples
MIAMI CO. AUDITOR

BY: Linda Pearson
DEP. CO. AUDITOR

R/W CURVE DATA

(A) R = 25.00
Δ = 90°00'
L = 39.27
T = 25.00

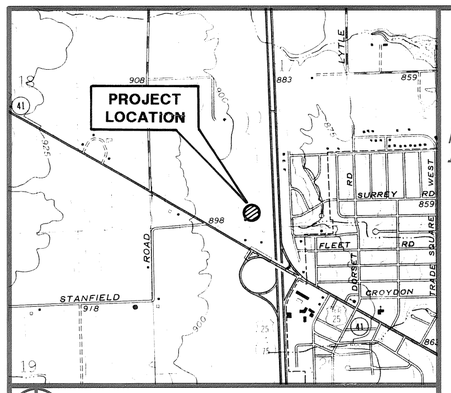
STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

CERTIFICATION

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

Daniel D. Turner
DANIEL D. TURNER

HARMONY INDUSTRIAL PARK - SEC. 2 FOR HARMONY PROPERTIES PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE JULY-1997	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 150797	SCALE: 1" = 60'	



VICINITY MAP

NORTH

NO SCALE

4.188 ACRES RECORD PLAN OF: TROY TOWNE CENTER II-C

SECTION ONE

BEING A REPLAT OF LOTS NUMBERED 8482 & 8483

LOCATED IN:

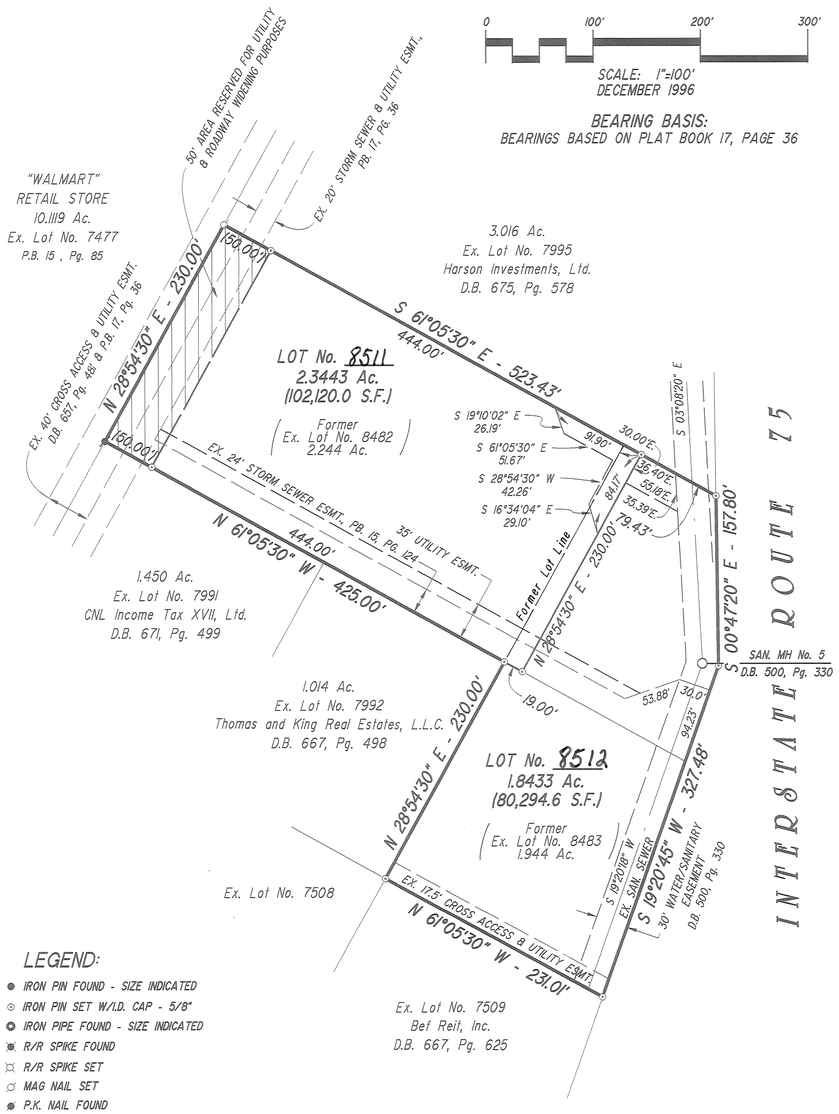
SECTION 20, TOWN 5, RANGE 6
CITY OF TROY
MIAMI COUNTY, OHIO

NORTH

0 100' 200' 300'

SCALE: 1"=100'
DECEMBER 1996

BEARING BASIS:
BEARINGS BASED ON PLAT BOOK 17, PAGE 36



LEGEND:

- IRON PIN FOUND - SIZE INDICATED
- IRON PIN SET W/I.D. CAP - 5/8"
- IRON PIPE FOUND - SIZE INDICATED
- R/R SPIKE FOUND
- R/R SPIKE SET
- MAG NAIL SET
- P.K. NAIL FOUND
- STONE FOUND
- MONUMENT FOUND
- MONUMENT SET
- CORNER NOT MONUMENTED

DESCRIPTION

The within plat is a subdivision of 4.188 acres and being a replat of Inlots No. 8482 and 8483 of the consecutive lot numbers of the City of Troy, Miami County, Ohio as recorded in Plat Book 17 Page 143 and as heretofore conveyed to Harson Investments, Ltd. by deed recorded in Deed Book 675 Page 578 of the Deed Records of Miami County, Ohio.

DEDICATION

We, the undersigned, being all of the owners of the land herein platted, do hereby voluntarily consent to the execution of said plat.

Utility and roadway widening easement(s) shown or noted on this plat are for the construction operation, maintenance, repair, replacement, or removal of water, sanitary sewer, storm sewer, gas, electric, cable, 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 properties for said purposes, and are to be maintained as such forever.

WITNESSES:

Brenda S. Russell
Name

Lauretta M. Rarly
Name

OWNER: Harson Investments, Ltd., a Florida Limited Partnership, by Harson Investments, Inc., a Florida Corporation, as General Partner

Shayna T. Singer
By: Shayna T. Singer, President

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 25TH day of JULY, 1997 before me, the undersigned, a Notary Public in and for said County and State, personally came Shayna T. Singer, as President of Harson Investments, Inc. as general partner of Harson Investments, Ltd., to me known and acknowledged that the signing and execution of the within plat to be their free and voluntary act and deed.

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

Lauretta M. Rarly
Notary Public in and for State of Ohio
My commission expires: JANUARY 29, 2002

NOTARIAL SEAL STATE OF OHIO

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Shayna T. Singer, being duly sworn or affirmed, says that all persons and corporations, to the best of her knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Shayna T. Singer
Shayna T. Singer

JULY 25, 1997
Date

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

Lauretta M. Rarly
Notary Public in and for State of Ohio
My commission expires: JANUARY 29, 2002

NOTARIAL SEAL STATE OF OHIO

PLAT BOOK 17, PAGE 150
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 31 DAY
OF July, 1997 AT 11:32 A.M.
FILE NUMBER 221668
FEE $21.60

John W. O'Brien
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR
I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 31 DAY OF July, 1997.

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

NOTE:
THIS PLAT SUPERCEDES P.B. 17, PG. 143.

APPROVALS:

TROY PUBLIC SERVICE DIRECTOR
CITY OF TROY, OHIO

Pursuant to Sec. 1113.011(a)(2) of the Codified Ordinances of Troy, Ohio - Part Eleven - Planning and Zoning Code, this plat / survey indicates a division of parcels between adjoining lot owners and does not, by such division, create an additional building site or sites.
This replat reviewed and approved by the Public Service Director and City Engineer on the 28th day of JULY, 1997.

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

MIAMI COUNTY AUDITOR

Approved and transferred this 31st day of July, 1997.

By: Chris A. Peeples — Miami County Auditor
Linda Pearson — Deputy County Auditor

SURVEYOR'S CERTIFICATION

I, Michael L. Oxner, being a Registered Professional Land Surveyor, licensed in compliance with the State of Ohio, do hereby certify that this plat correctly represents a survey completed under my direction and control during Jan. 1997, and that all monuments shown hereon will be set as shown. Curved distances are measured on the arc.

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

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

STATE OF OHIO
M.L. OXNER
S-6209
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:

JOB No. 96014

PROFESSIONAL ASSOCIATES INC.
ENGINEERS, PLANNERS & SURVEYORS
217 MARKET ST. BROOKVILLE, OH 833-2369

PLAT BOOK 17 PAGE 151
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS
RECEIVED FOR RECORD 3:44 PM
THIS 31st DAY OF July 1997
FILE NO. 221717 FEE $21.60

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

BY: Bobbie Mueller
DEPUTY

STREET DEDICATION

ROBERT M. DAVIS PARKWAY & COMMERCE DRIVE

PART OF INLOT 6497, PART OF INLOT 6498
PART OF INLOT 7240, PART OF INLOT 7882
PART OF INLOT 7883, PART OF OUTLOT 314
INLOT 8105

CONTAINING 7.272 ACRES

DESCRIPTION

Situate in the City Of Piqua, County of Miami, State of Ohio and being a part of Inlots 8025, 6497, 6498, 7240, 7882, 7883 and part of Outlot 314 as recorded in Deed Book 530 Page 630, Deed Book 598 Page 378, and Deed Book 662 Page 268 of the Miami County Deed Records. Proposed Street dedication containing a total of 7.272 Acres.

MIAMI COUNTY AUDITOR

Approved and transfered this 31st day of July, 1997

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

CITY OF PIQUA COMMISSION

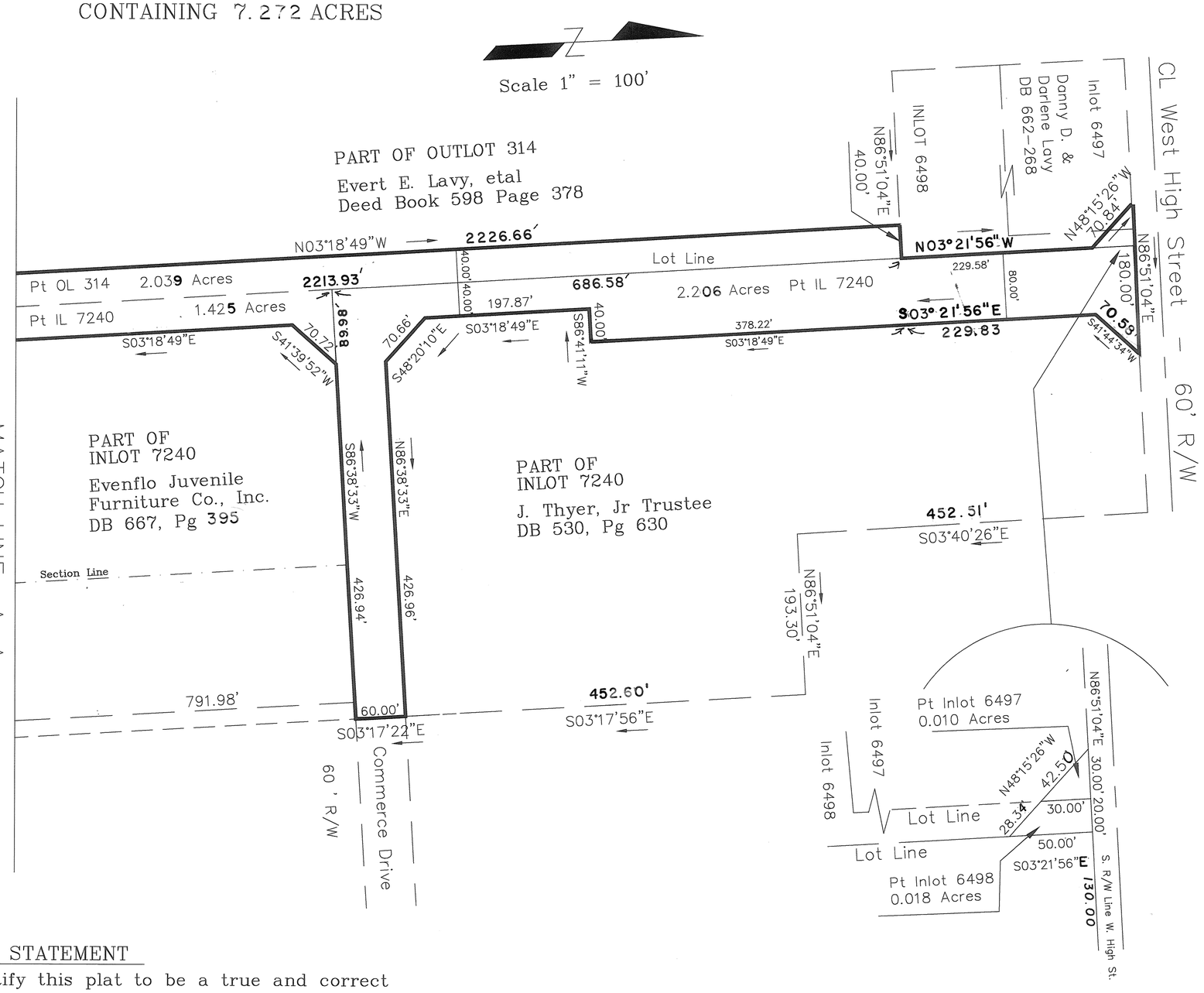
At a meeting of the Piqua, Ohio City Commission held this 18th day of December, 1995, this plat was approved by Ordinance No. 48-95

William Cruse — Mayor: William Cruse
Rebecca J. Cool — Clerk: Rebecca J. Cool

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the Piqua Planning Commission held this 12th day of December, 1995, this plat was approved by Resolution No. P.C. 12-95

Mark Spoltman — Chairman: Mark Spoltman
Michael Taylor — Vice-Chairman: Mike Taylor



PART OF INLOT 6497,	0.010 ACRES
PART OF INLOT 6498,	0.018 ACRES
PART OF INLOT 7240 N.,	2.206 ACRES
PART OF INLOT 7240 S.,	1.425 ACRES
PART OF INLOT 7882,	0.230 ACRES
PART OF INLOT 7883,	0.021 ACRES
PART OF OUTLOT 314,	2.039 ACRES
INLOT 8105,	1.323 ACRES

TOTAL ACRES – 7.272 ACRES

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.

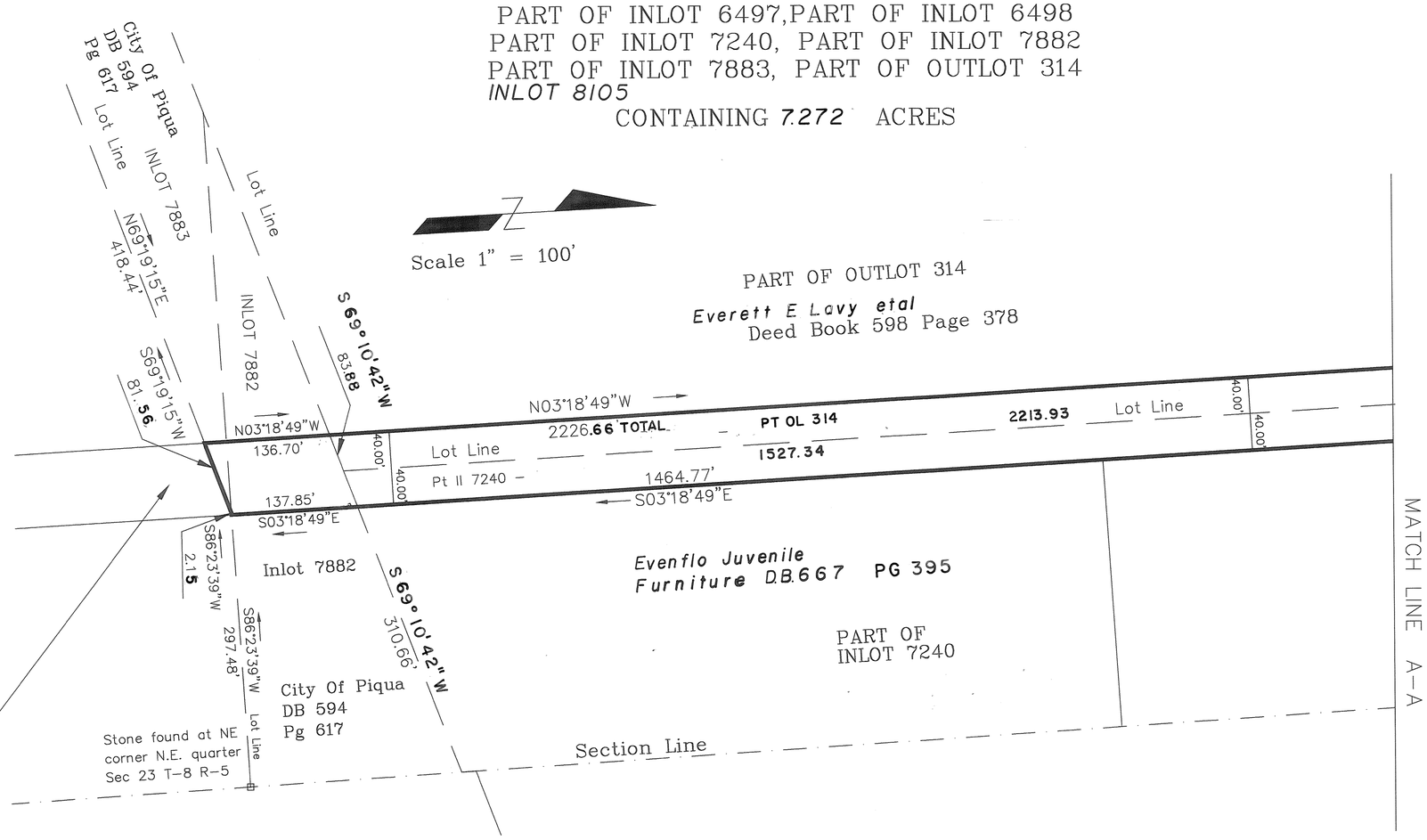
Thomas R. Zechman P.S. # 7077 — Date 3-3-97

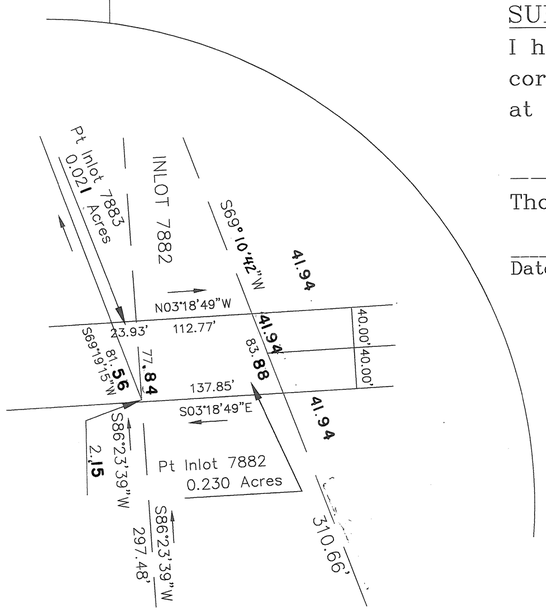
Sheet 1 of 2

STREET DEDICATION

ROBERT M. DAVIS & COMMERCE DRIVE

PART OF INLOT 6497, PART OF INLOT 6498
PART OF INLOT 7240, PART OF INLOT 7882
PART OF INLOT 7883, PART OF OUTLOT 314
INLOT 8105
CONTAINING *7.272* ACRES





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.

Thomas R. Zechman P.S. # 7077

Date

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, ss
Be It Remembered That On This 15th Day Of November, 1995, Before Me, The Undersigned, A Notary Public In And For Said County And State, Personally Appeared: James Thyer, Jr. 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 as written.

Tammy Schell Reed
Notary Public
My Commission Expires
on _____

PLAT BOOK 17 PAGE 151-A
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS
RECEIVED FOR RECORD 3:41 P.M.
THIS 31st DAY OF July 1997
FILE NO. 221717 FEE $21.60

John W. O'Brien
MIAMI COUNTY RECORDER: JOHN W O'BRIEN
BY: Bobbie Mueller

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to to the dedication of street as shown hereon to the public use forever.

Witness — Danny D. Lavy
Witness — Darlene Lavy
Witness — Daniel J. Lavy
Witness — Frank Patrizio Jr.
City Manager

STATE OF OHIO, COUNTY OF MIAMI, ss
Be It Remembered That On This 13th Day Of Dec., 1995, Before Me, The Undersigned, A Notary Public In And For Said County And State, Personally Appeared: Danny D. Lavy and Darlene Lavy, Daniel J. Lavy Frank Patrizio Jr, City Manager, City of Piqua, Ohio 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 as written.

Sonia S. Francis
Notary Public
My Commission Expires
on 7-22-99

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to to the dedication of street as shown hereon to the public use forever.

Witness — James Thyer Jr.
Witness

Sheet 2 of 2

STREET DEDICATION

ROBERT M. DAVIS PARKWAY

INLOT 8105

PLAT BOOK 17 PAGE 151-B
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS.
RECEIVED FOR RECORD 3:44 PM
THIS 31st DAY OF July 1997
FILE NO. 221717 FEE $21.60

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

BY: Bobbie Mueller

Deputy _____

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to to the dedication of street as shown hereon to the public use forever.

William J. Haley — Frank Patrizio Jr.
Witness — Frank Patrizio Jr.
City Manager

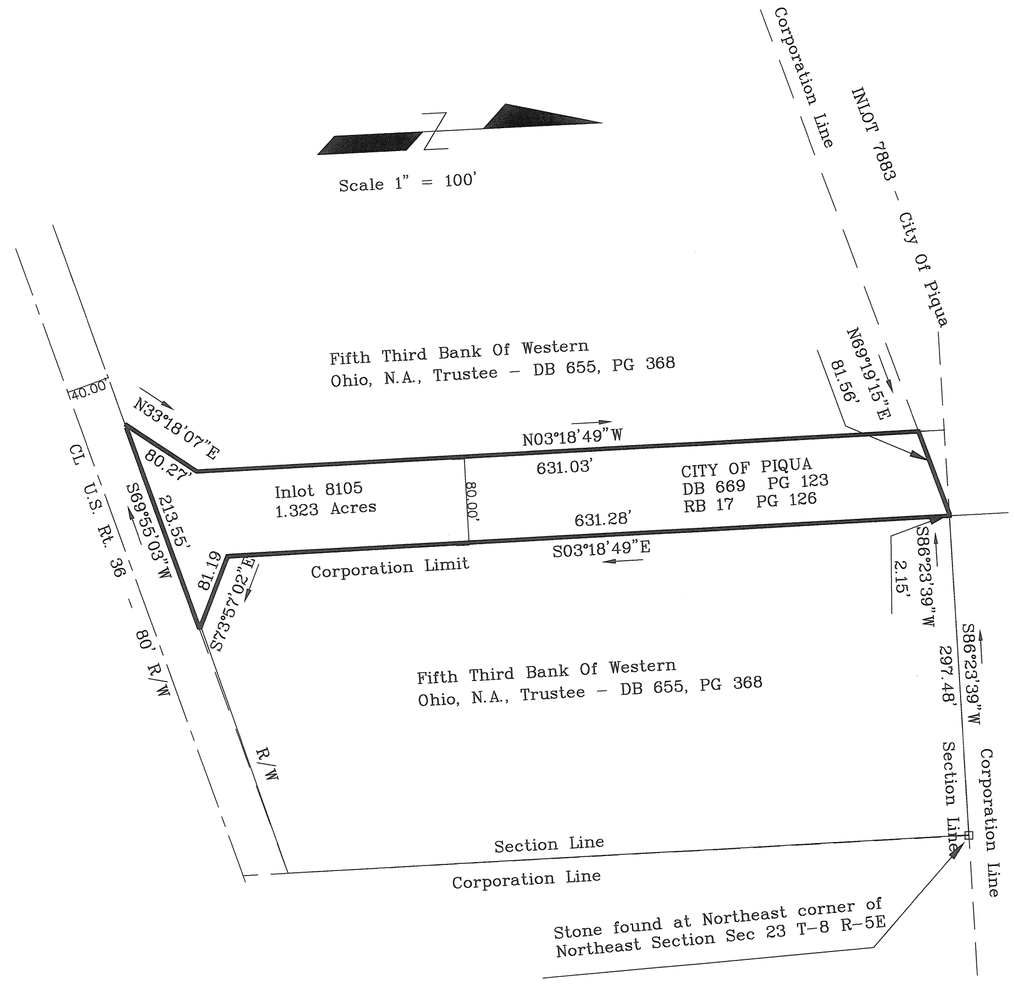
Rebecca J. Cool
Witness

STATE OF OHIO, COUNTY OF MIAMI, SS

Before me, a Notary Public in and for said state and county personally appeared before me Frank Patrizio Jr., City Manager, City of Piqua Ohio who executed the foregoing dedication of street, and who acknowledge that they did sign this instrument, and that it is their free act and deed.

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

Rebecca J. Cool
Notary Public
My Commission Expires
on July 22, 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

Thomas R. Zechman — 3-3-97
Thomas R. Zechman P.S. # 7077 — Date

MIAMI COUNTY AUDITOR

Approved and transfered this 31 day of July, 1997

Chris A. Peeples — Lynda Pearson
Miami County Auditor — Deputy
Chris A. Peeples

CITY OF PIQUA COMMISSION

At a meeting of the Piqua, Ohio City Commission held this 20th day of January, 1997, this plat was approved by Ordinance No. 3-97

William Cruse — Rebecca J. Cool
Mayor: William Cruse — Clerk: Rebecca J. Cool

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the Piqua Planning Commission held this 10th day of December, 1996, this plat was approved by Resolution No. 27-96

Mark Spoltman — Michael Taylor
Mark Spoltman — Mike Taylor
Chairman — Vice-Chairman

Bearings based on the east line of Inlot 10 as shown on Survey Record 21, Page 43.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	20.00'	16.13'	27.15'	77°45'00"	25.11'	N 44°00'02"E

North

Monument Legend

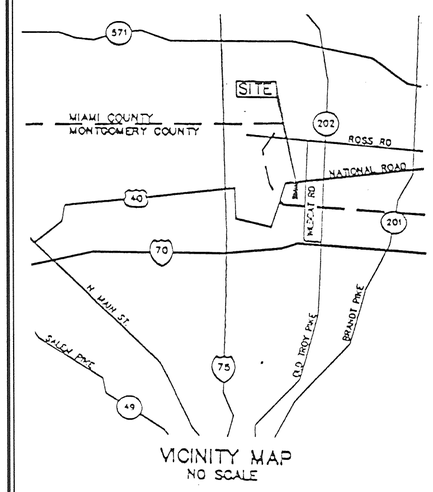
- ⊠ Indicates iron pin found
- ○ Indicates iron pin set
- ⊗ Indicates spike found
- △ Indicates spike set

SURVEY NOTES:

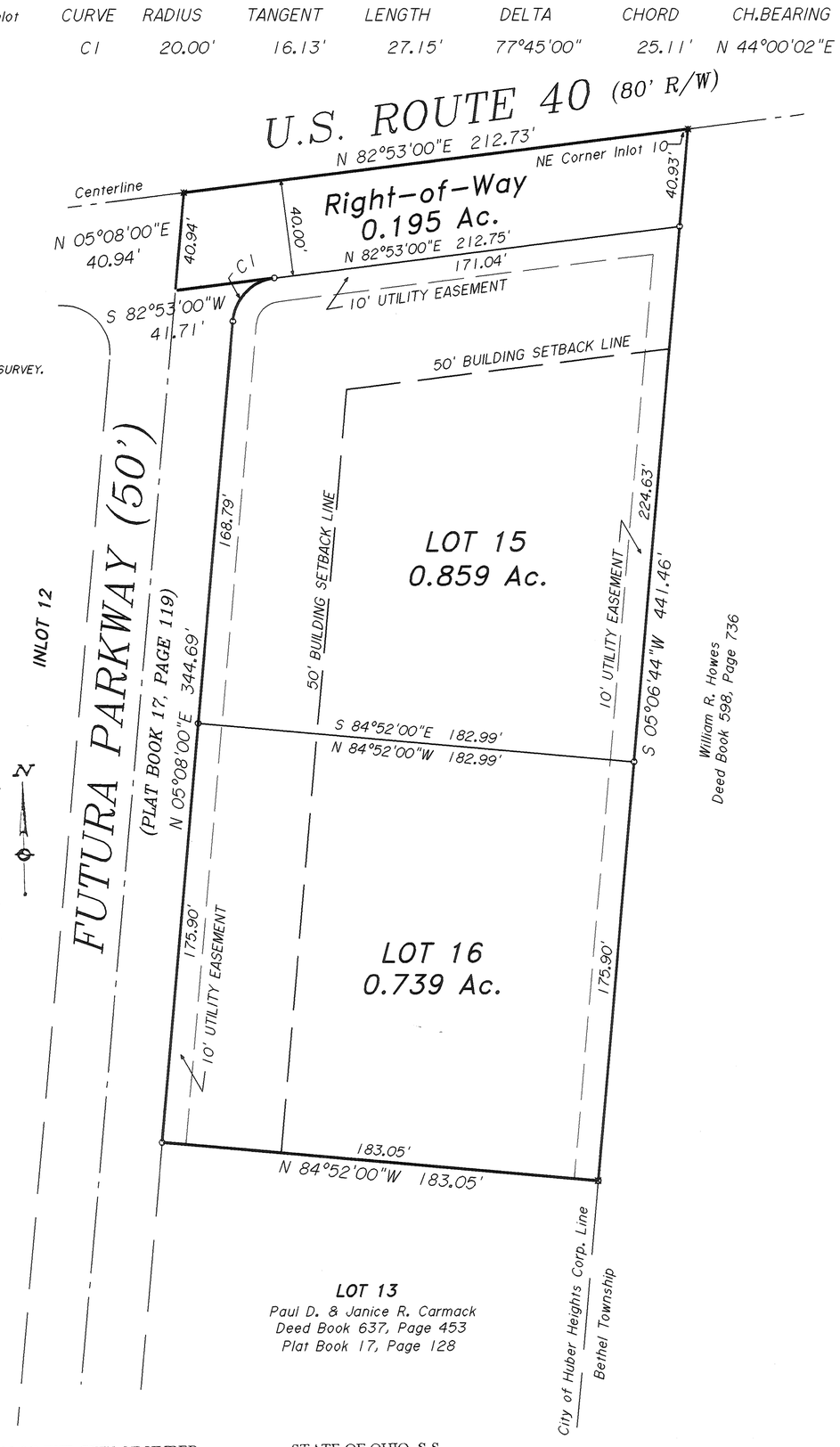
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McDOUGALL ASSOC"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

References:

Deed: R.L. Investments, Deed Book 666, Page 391
Tax Map: City of Huber Heights Book 1, Page 1.
Survey: Survey Record 21, Page 43.
Plat: Annexation to the City of Huber Heights, Plat Book 16, Page 79.



VICINITY MAP
NO SCALE



PLAT BOOK 17 PAGE 152

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 12th DAY OF Aug., 1997 AT 10:42A M.
FILE NO. 222359 FEE: $21.60
John W. O'Brien
MIAMI COUNTY RECORDER By: Bobbie Mueller deputy

APPROVED AND TRANSFERRED THIS 12th DAY OF August, 1997.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

Jo Ann Williams
DEPUTY AUDITOR

THE WITHIN PLAT IS A SUBDIVISION OF 1.793 ACRES, BEING A REPLAT OF PART OF INLOT 10 OF THE CITY OF HUBER HEIGHTS, RECORDED IN PLAT BOOK 16, PAGE 79 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO, SAID PART INLOT 10 BEING THE SAME AS CONVEYED TO R.L. INVESTMENTS, BY DEED RECORDED IN DEED BOOK 666, PAGE 391, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.
THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.

STATE OF OHIO
KIRK PATTON DIEHL
7032
REGISTERED
PROFESSIONAL SURVEYOR

BY: Kirk P. Diehl
KIRK P. DIEHL, P.S. #7032

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID REPLAT AND DO HEREBY DEDICATE THE STREET AND RESERVE THE EASEMENTS SHOWN ON SAID REPLAT TO THE PUBLIC USE FOREVER.
EASEMENTS SHOWN ON THE REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

WITNESS
Jodi Bowman
WITNESS

OWNER: PART INLOT 10
R.L. INVESTMENTS
Rodney S. Peters
BY: RODNEY PETERS

WITNESS
Jodi Bowman
WITNESS

OWNER: PART INLOT 10
R.L INVESTMENTS
Lowell L. Denlinger
BY: LOWELL DENLINGER

Record Plan

CATLOW COMMERCIAL PARK

Section Two

Being a Replat of Part Inlot 10
City of Huber Heights
SECTION 31 - TOWN 2 - RANGE 9 M.P.S.
Miami County, Ohio
Contains: 1.793 Acres

40 0 40 80 120
GRAPHIC SCALE - FEET

JUNE 1997

McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660
JOB #1788RP2

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO HELD THIS 22ND DAY OF July, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7 DAY OF July, 1997 BY RODNEY PETERS AND LOWELL DENLINGER OF R.L. INVESTMENTS AS OWNERS.

Jodi Bowman
NOTARY PUBLIC

JODI BOWMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 10-1-00