SAXONY WOODS SECTION 3

4	6E	SE1/4 ~ 4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 18 PAGE 1 & 1A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Aug. 13, 1997 AT 3:48 PM
FILE NO. 2220485 FEE 43.20

John W. O'Brien BY: Bobbie Mullen
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 13th DAY OF AUGUST, 1997.

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

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	LONG CHORD	NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	1°-03'-56"	1300.00	24.18	24.18, S 4°14'40" W	16	89°-11'-07"	15.50	24.13	21.76, N 42°30'06" E
2	6°-10'-15"	1300.00	140.01	139.94, N 7°51'47" E	17	94°-40'-39"	15.50	25.61	22.80, S 49°19'37" E
3	88°-14'-09"	15.50	23.87	21.58, N 33°10'10" W	18	84°-52'-52"	15.50	22.96	20.92, S 41°44'09" W
4	8°-54'-06"	975.00	151.48	151.33, N 81°44'13" W	19	92°-52'-14"	15.50	25.12	22.46, N 46°28'12" W
5	6°-42'-59"	975.00	114.29	114.23, S 89°32'57" E	20	7°-28'-57"	1025.00	133.86	133.76, N 89°09'57" W
6	15°-37'-05"	1000.00	272.59	271.74, S 85°05'48" E	21	2°-30'-42"	350.00	15.34	15.34, S 1°38'59" E
7	8°-08'-08"	1025.00	145.54	145.42, S 81°21'14" E	22	0°-51'-53"	1050.00	15.85	15.85, N 2°28'23" W
8	88°-14'-09"	15.50	23.87	21.58, N 58°35'41" E	23	3°-18'-32	350.00	20.21	20.21, N 85°26'24" E
9	5°-17'-15"	1300.00	119.97	119.93, N 17°07'14" E					
10	0°-14'-11"	1300.00	5.36	5.36, N 19°52'57" E					
11	7°-17'-17"	1275.00	162.18	162.07, N 16°21'24" E					
12	9°-00'-02"	1275.00	200.29	200.08, N 8°12'44" E					
13	5°-57'-32"	1250.00	130.00	129.94, S 6°41'29" W					
14	6°-25'-02"	1250.00	140.00	139.93, S 12°52'46" W					
15	3°-54'45"	1250.00	85.36	85.34, S 18°02'40" W					

APPROVALS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4th DAY OF MARCH, 1997. (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

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 18th DAY OF February, 1997.

CHAIRMAN — SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 1st DAY OF August, 1997.

ENGINEER

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF THE SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 4.507 ACRES OF A TOTAL OF 4.507 ACRES AS CONVEYED TO HG DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 680, PG. 303.

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.

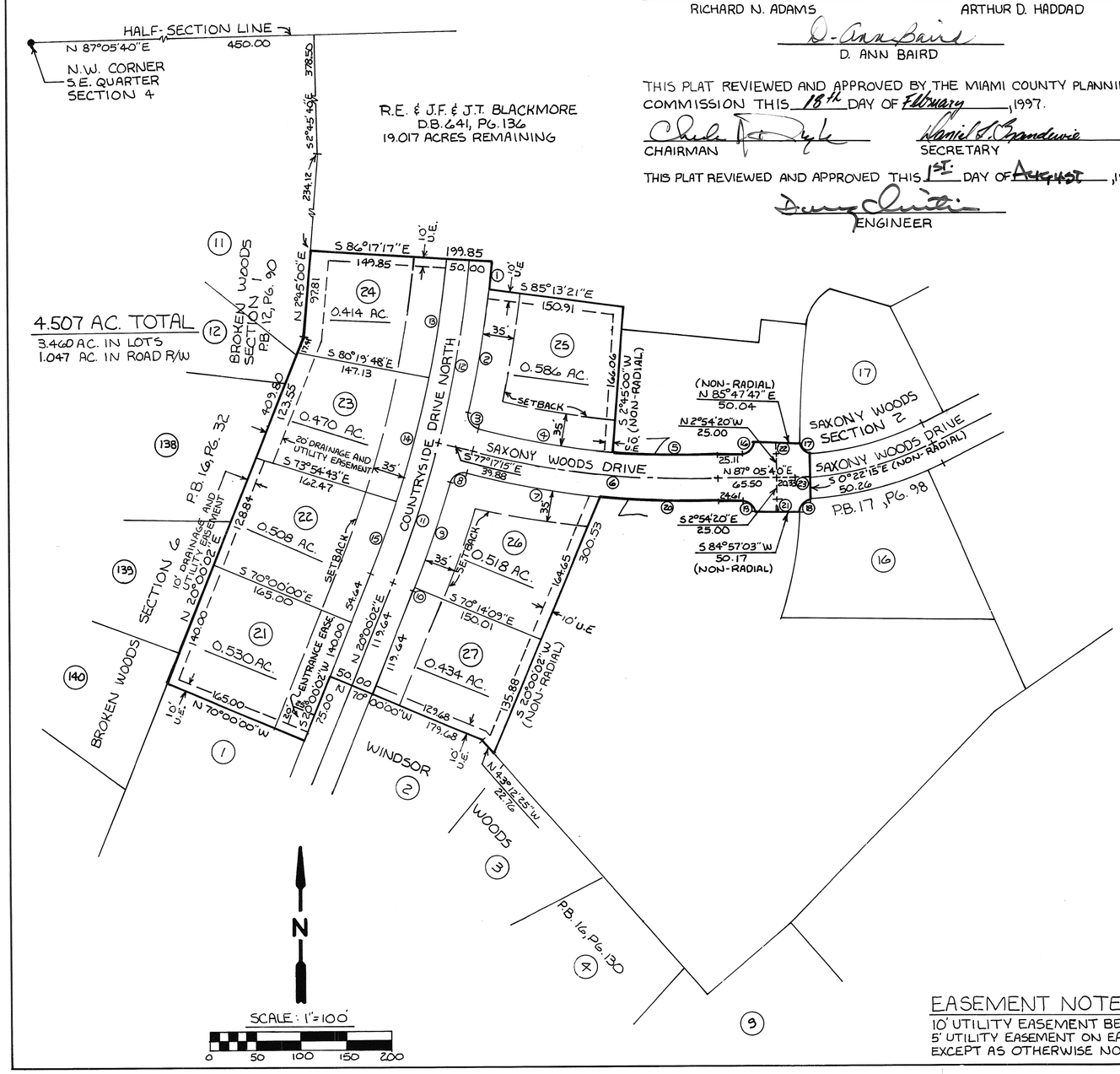
Robert E. Blackmore — ROBERT E. BLACKMORE, HG DEVELOPMENT, INC.
Sandra Boerger — WITNESS
Jean T. Blackmore — JEAN T. BLACKMORE, HG DEVELOPMENT, INC.
RONALD B. SCOTT, PRES & CEO
WITNESS
MARK A. DOUGLAS, VICE PRESIDENT

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 RONALD B. SCOTT, ITS PRES. & CEO AND BY MARK A. DOUGLAS, ITS VICE PRESIDENT WHICH EXECUTED THE FORGOING 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 30th DAY OF July, 1997.

NOTARY PUBLIC — MY COMMISSION EXPIRES



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 NOTED.

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.

COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 2-14-97
MICHAEL W. COZATT, PS #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 25996 — SHEET 1 OF 2

SAXONY WOODS SECTION 3

PLAT BOOK 18 PAGE 1-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 ON ANY LOT FOR THE SUPPORT OF ANY TELEVISION ANTENNA, RADIO ANTENNA OR SATELLITE DISH. NO SATELLITE DISH LARGER THAN 40" IN DIAMETER, C.B. 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 directly 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 not allowed without written permission from the Miami County Engineer. 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 APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION 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.
6. HG DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

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

Michael W. Cozatt 2-14-97
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 25896 — SHEET 2 OF 2

SAXONY WOODS SECTION 4

4	6E	SE¼ ~ 4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 18 PAGE 2+2a
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Aug. 13, 1997 AT 3:49 PM
FILE NO. 2220486 FEE 43.20

John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 13th DAY OF AUGUST, 1997.

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

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	LONG CHORD	NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	1°-21'-54"	1075.00	25.61	25.61, N 4° 26' 21" E	13	63°-19'-37"	60.00	66.32	62.99, S 38° 39' 20" E
2	5°-50'-52"	1075.00	109.72	109.67, S 0° 49' 58" W	14	63°-19'-37"	60.00	66.32	62.99, N 78° 01' 03" E
3	7°-09'-45"	1050.00	131.26	131.17, N 1° 32' 26" E	15	74°-09'-35"	60.00	77.66	72.35, N 9° 16' 27" E
4	7°-06'-35"	1025.00	127.19	127.11, S 1° 34' 01" W	16	10°-17'-38"	60.00	10.78	10.77, N 22° 39' 38" W
5	94°-40'-39"	15.50	25.61	22.80, S 49° 19' 37" E	17	34°-36'-24"	60.00	36.24	35.69, N 0° 12' 32" W
6	89°-11'-07"	15.50	24.13	21.76, S 42° 30' 06" W	18	92°-52'-14"	15.50	25.12	22.46, S 46° 28' 12" E
7	84°-52'-52"	15.50	22.96	20.92, S 41° 44' 09" W	19	7°-28'-57"	1025.00	133.86	133.76, S 89° 09' 57" E
8	17°-47'-57"	375.00	116.50	116.03, S 8° 11' 41" W	20	6°-42'-59"	975.00	114.29	114.23, N 89° 32' 57" W
9	17°-29'-18"	350.00	106.83	106.42, S 8° 21' 01" W					
10	17°-07'-45"	325.00	97.16	96.80, S 8° 31' 47" W					
11	44°-54'-01"	60.00	47.02	45.83, S 39° 32' 42" W					
12	68°-59'-14"	60.00	72.24	67.96, S 27° 30' 05" W					

EASEMENT NOTE:

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

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 18th DAY OF February, 1997.

CHAIRMAN — SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 1st DAY OF AUGUST, 1997.

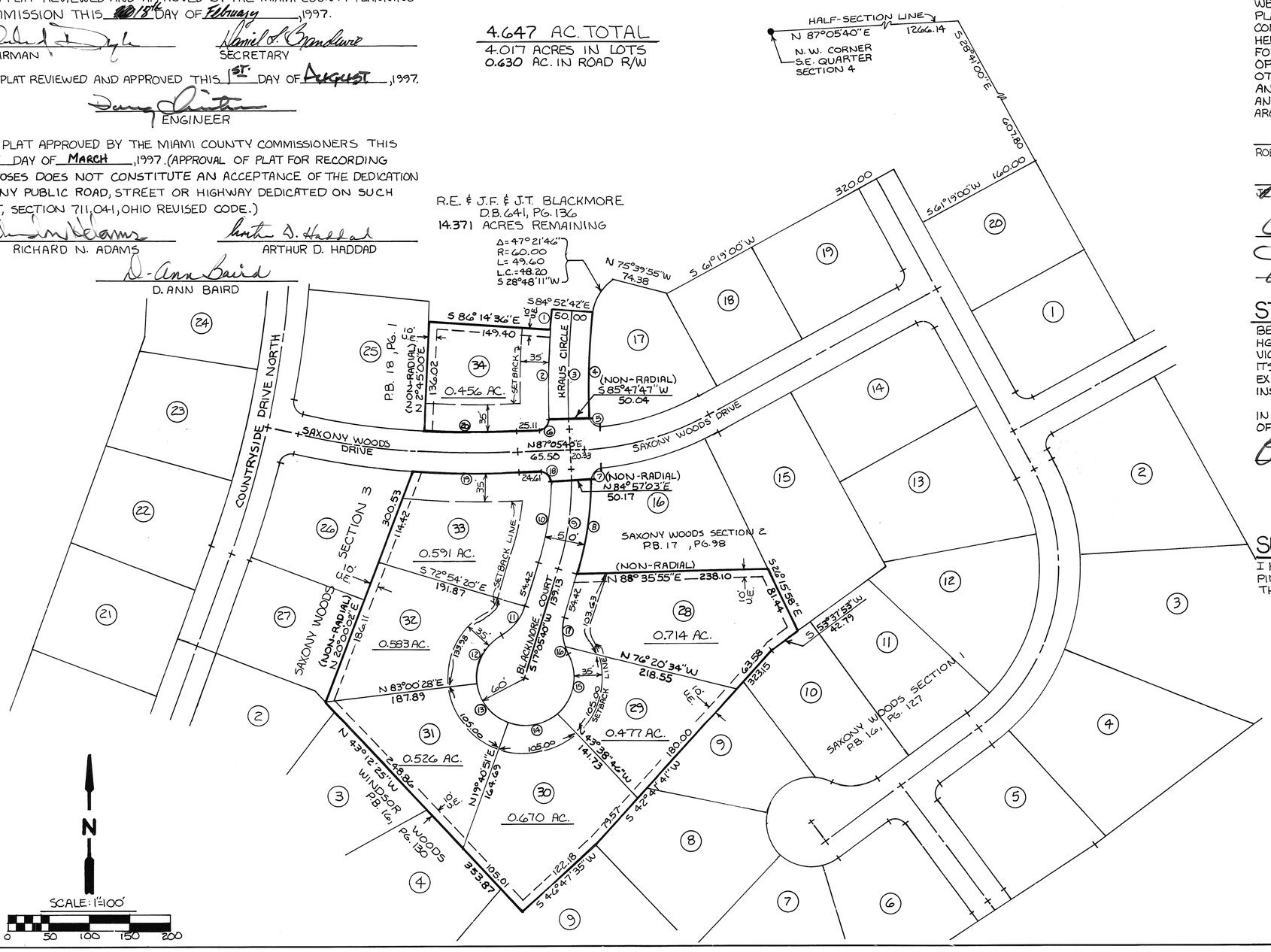
ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4th DAY OF MARCH, 1997. (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 — ARTHUR D. HADDAD

D. ANN BAIRD

4.647 AC. TOTAL
4.017 ACRES IN LOTS
0.630 AC. IN ROAD R/W



DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4 RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 4.647 ACRES OF A TOTAL OF 4.647 ACRES AS CONVEYED TO HG DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 680, PG. 303.

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. — WITNESS SANDRA BORROR

JEAN T. BLACKMORE, HG DEVELOPMENT, INC.

RONALD B. SCOTT, PRES., CEO — WITNESS RICHARD K. BENDER

MARK A. DOUGLAS, V.P.

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 RONALD B. SCOTT, ITS PRES. & CEO AND BY MARK A. DOUGLAS, ITS VICE PRESIDENT WHICH EXECUTED THE FOREGOING PLAT, WHO ACKOWLEDGED 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 30th DAY OF July, 1997.

RICHARD K. BENDER, Notary Public In and for the State of Ohio My Commission Expires May 16, 1999

NOTARY PUBLIC — MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN WITH IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, 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 2-14-97
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 25896 — SHEET 1 OF 2

SAXONY WOODS SECTION 4

PLAT BOOK 18 PAGE 2A
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.

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15. NO POLE, TOWER OR SUPPORT FOR SAME SHALL BE PERMITTED ON ANY LOT FOR THE SUPPORT OF ANY TELEVISION ANTENNA, RADIO ANTENNA OR SATELLITE DISH. NO SATELLITE DISH LARGER THAN 40" IN DIAMETER, C.B. 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 directly 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 not allowed without written permission from the Miami County Engineer. 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 APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION 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.
6. HG DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

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

Michael W. Cozatt 2-14-97
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 25996 — SHEET 2 OF 2

KENRIDGE SUBDIVISION, SECTION TWO
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.

Steven E. Bowersox 6-20-1997
STEVEN E. BOWERSOX, P.S. #7059 DATE

PLAT BOOK 18, PAGE 3
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29th DAY OF AUGUST, 1997, AT 11:45 A.M.
FILE No. 223369 FEE: $43.20

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

Beverly McDade Deputy
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 Pproviding INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: HAWK CONSTRUCTION, INC.

Roger Hawk Pres — Anthony V. Schwedes — Thomas L. Cornerstone
ROGER HAWK — WITNESS — WITNESS

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 **HAWK CONSTRUCTION, INC.**, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE 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 AUGUST, 1997.

Sharon S. Maurice NOTARY PUBLIC MY COMMISSION EXPIRES: AUGUST 21, 2000

SHARON S. MAURICE
THE STATE OF OHIO
AUGUST 21, 2000

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 8th DAY OF July, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

Michael A. Taylor — PRESIDENT
James C. Jennings — JAMES JENNINGS SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS 15th DAY OF July, 1997, THIS SUBDIVISION PLAT WAS APPROVED BY ~~ORDINANCE NO.~~ Resolution C-10901

William Cruse — WILLIAM CRUSE, MAYOR
Rebecca J. Cool — REBECCA J. COOL, CLERK OF COUNCIL

TRANSFERRED THIS 29th DAY OF Aug, 1997

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

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

1 OF 2

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:
06-20-97	seb	97564COV

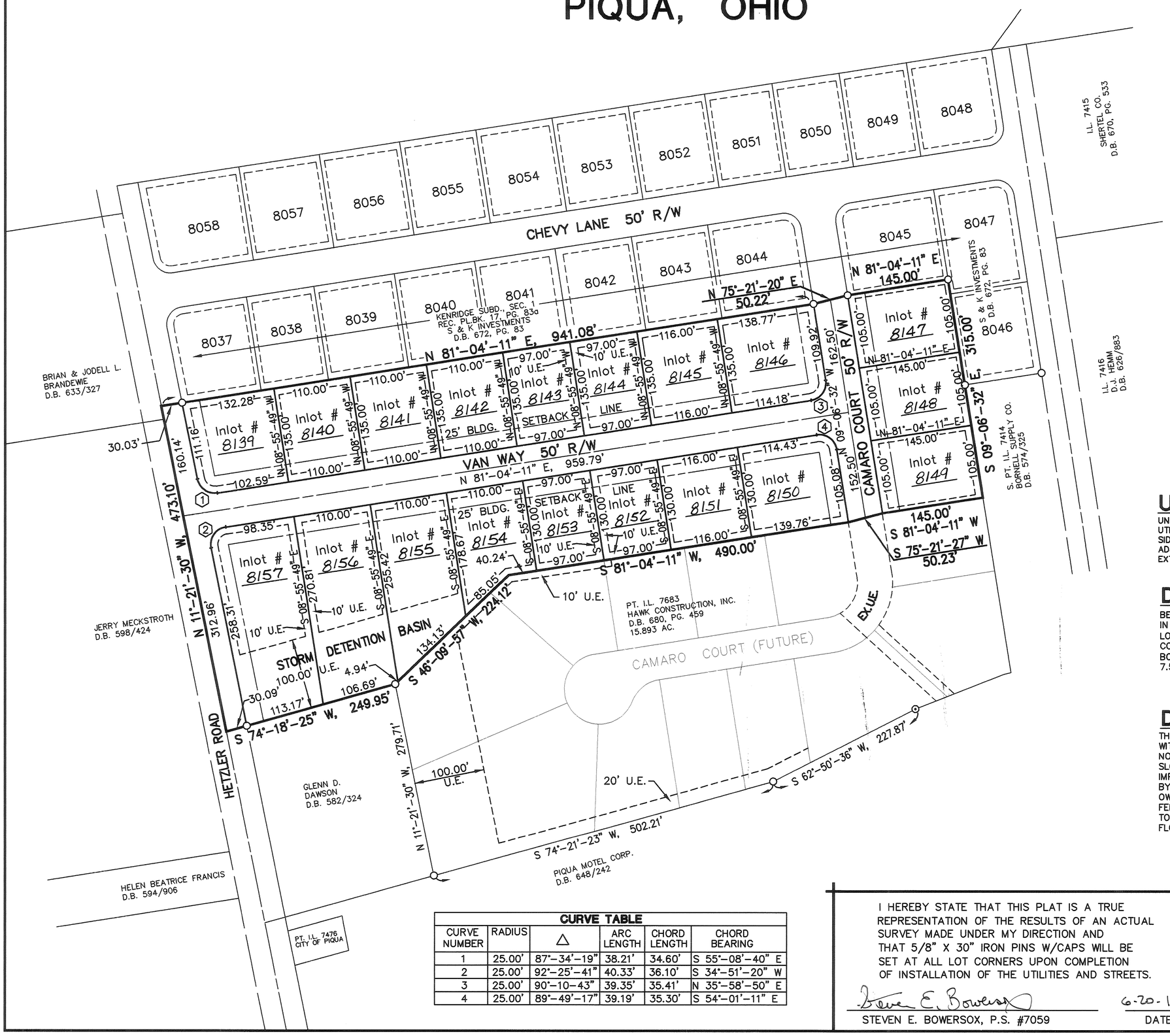
KENRIDGE SUBDIVISION
SECTION TWO
PART OF INLOT 7683
PIQUA, OHIO

PLAT BOOK 18, PAGE 3A
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

DEPUTY



SCALE 1" = 100'

0 50 100 200

THE BEARINGS USED HEREON ARE BASED ON REC. P.B. 17, PG.83a

LEGEND

- ○ IRON PIN FOUND
- ⊙ CONC. MONUMENT FOUND

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

HAWK CONSTRUCTION, INC.
1540 WINDRIDGE PLACE
TROY, OH 45373

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 9.268 ACRES OUT OF INLOT NUMBER 7683 IN THE CITY OF PIQUA, OHIO AS SHOWN ON THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 20, PAGE 20. SAID 9.268 ACRES BEING OBTAINED BY HAWK CONSTRUCTION, INC. BY A DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 680, PAGE 459, WITH 1.737 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAYS AND 7.531 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	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	25.00'	87°-34'-19"	38.21'	34.60'	S 55°-08'-40" E
2	25.00'	92°-25'-41"	40.33'	36.10'	S 34°-51'-20" W
3	25.00'	90°-10-43"	39.35'	35.41'	N 35°-58'-50" E
4	25.00'	89°-49'-17"	39.19'	35.30'	S 54°-01'-11" 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

6-20-1997
DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

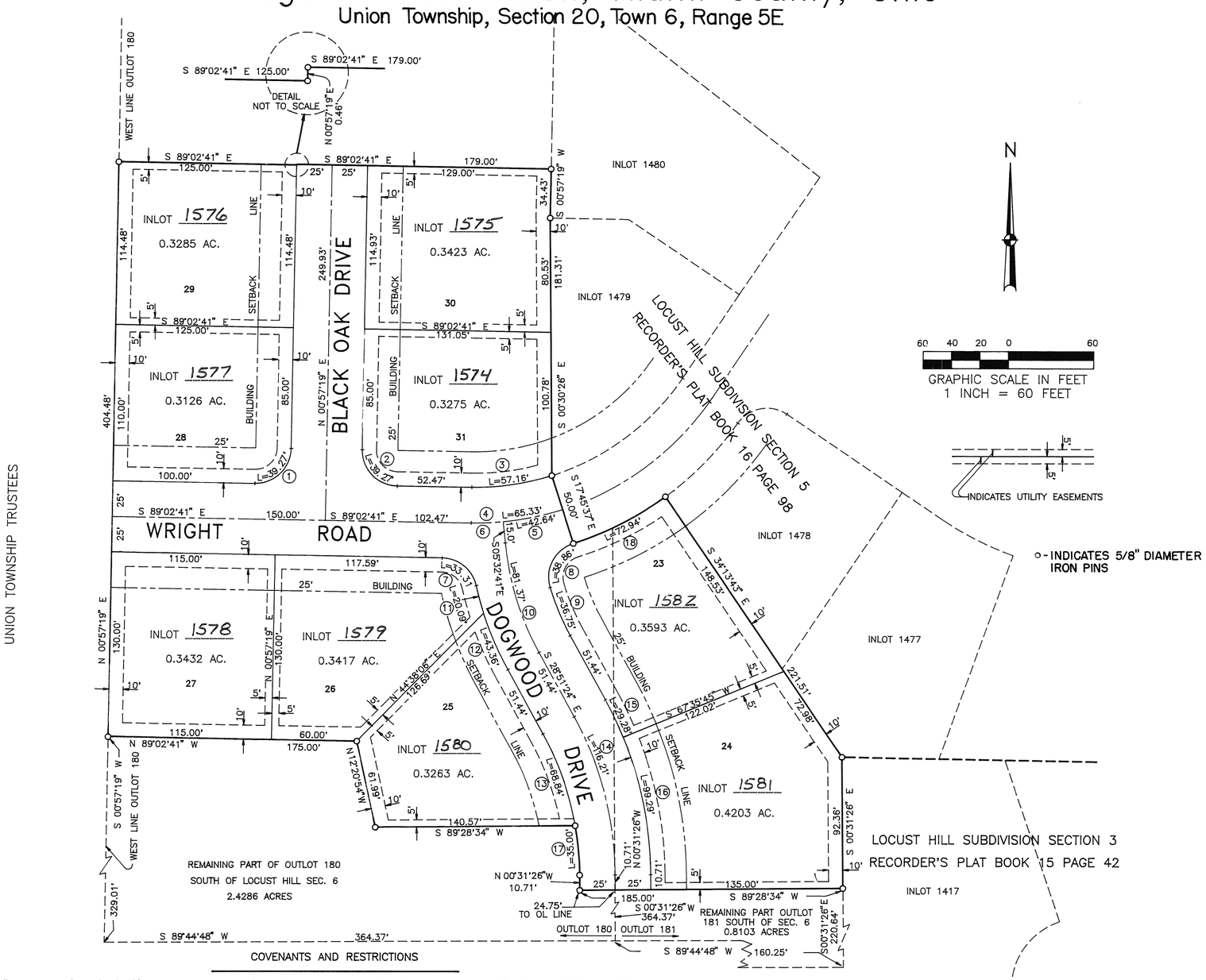
Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
Email: coec@bright.net

date:	drawn by:	job number:
06-20-97	seb	97564fin

Locust Hill Subdivision Section 6

Village of West Milton, Miami County, Ohio

Union Township, Section 20, Town 6, Range 5E



60 40 20 0 60
GRAPHIC SCALE IN FEET
1 INCH = 60 FEET

INDICATES UTILITY EASEMENTS

o - INDICATES 5/8" DIAMETER IRON PINS

Plat Book 18 Page 4
Miami County Recorder's Plat Records
Received for record this 4TH day of SEPTEMBER, 1997 at 1:25:47 P.M.
File No. 0223690 Fee $ 21.00

John W. O'Brien
John W. O'Brien, Recorder

By Bobbie Mueller
Deputy

Description

Being a subdivision containing a total of 4.0226 acres of which 0.9209 acres is dedicated as public streets and the remaining 3.1017 acres are in lots. Said subdivision is comprised of a part of outlot 180 (3.2749 ac.) and a part of outlot 181 (0.7477 ac.) and being all of a 4.0226 acre tract acquired by Zen Enterprises, Inc. by deed recorded in Deed Book 680 Page 871 .

Dedication

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

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

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

Witness as to both

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

Witness as to both

Zen Enterprises, Inc.
By Linda Ann Netzley, Secretary

State of Ohio, Miami County, ss:
Be it remembered that on this 22nd day of August, 1997, before me, the undersigned, a notary public in and for said County and State, personally came Zen Enterprises, Inc. by its President, Allen L. Netzley, and its Secretary, Linda Ann Netzley, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

Pauline J. Kimmel
Notary Public
My Commission Expires May 10-1999

Village of West Milton Planning Commission

This plat reviewed and approved by the Village of West Milton Planning Commission this 8th Day of SEPTEMBER, 1997.

Chairman - Acting

Secretary

Miami County Auditor

Transferred and inlot numbers assigned this 4th Day of SEPTEMBER, 1997.

CHRIS A. PEEPLES
Chris A. Peeples, Auditor

By Ann Williams
Deputy

SUBDIVIDER: ZEN ENTERPRISES, INC.
100 WATER STREET
WEST MILTON, OHIO 45383

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

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

STATE OF OHIO
PAUL EDWARD JOHNSON
6030
REGISTERED
SURVEYOR

COVENANTS AND RESTRICTIONS

1. The floor area of each dwelling structure, exclusive of basements, open porches, garages, carports or patios, shall not be less than 1750 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 1100 Sq. Ft. Living Area. All homes must be fully completed within nine months after construction has begun.
2. No building shall be located on any lot nearer to the front property line than the minimum setback distance as provided on the record plat.
3. No lot shall be used except for residential purposes and no lot shall be hereafter subdivided into additional residential lots.
4. No trailer, basement, campshack, garage, barn or other outbuildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
5. Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than two (2) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
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 reviewed and approved by the developer before any construction may begin.
7. No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
8. No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
9. No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets, may be kept, provided they are not kept, bred, or maintained for commercial purposes.
10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until January 1, 2016 at which time they shall be automatically extended for successive period of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
11. Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
12. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.
13. Any party purchasing a lot shall maintain the lot in a presentable manner to include, but not limited to, cutting of vegetation and keeping the lot free from debris and trash.

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	25.00'	90°00'00"	39.27'	35.36'	S 45°57'19" W
2	25.00'	90°00'00"	39.27'	35.36'	N 44°02'41" W
3	175.00'	18°42'56"	57.16'	56.91'	S 81°35'51" W
4	200.00'	18°42'56"	65.33'	65.04'	S 81°35'51" W
5	200.00'	12°12'56"	42.64'	42.56'	S 78°20'51" W
6	200.00'	06°30'00"	22.69'	22.68'	S 87°42'19" W
7	25.00'	76°20'39"	33.31'	30.90'	S 50°52'22" E
8	25.00'	89°03'51"	38.86'	35.07'	N 27°42'27" E
9	175.00'	12°01'56"	36.75'	36.68'	N 22°50'26" W
10	200.00'	23°18'42"	81.37'	80.81'	S 17°12'02" E
11	225.00'	05°06'53"	20.09'	20.08'	S 15°15'29" E
12	225.00'	11°02'28"	43.36'	43.29'	S 23°20'10" E
13	210.00'	18°47'00"	68.84'	68.54'	S 19°27'53" E
14	235.00'	28°19'58"	116.21'	115.03'	S 14°41'25" E
15	260.00'	06°27'09"	29.28'	29.26'	N 25°37'49" W
16	260.00'	21°52'49"	99.29'	98.69'	N 11°27'50" W
17	210.00'	09°32'58"	35.00'	34.96'	N 05°17'54" W
18	225.00'	18°34'30"	72.94'	72.63'	N 62°57'08" E

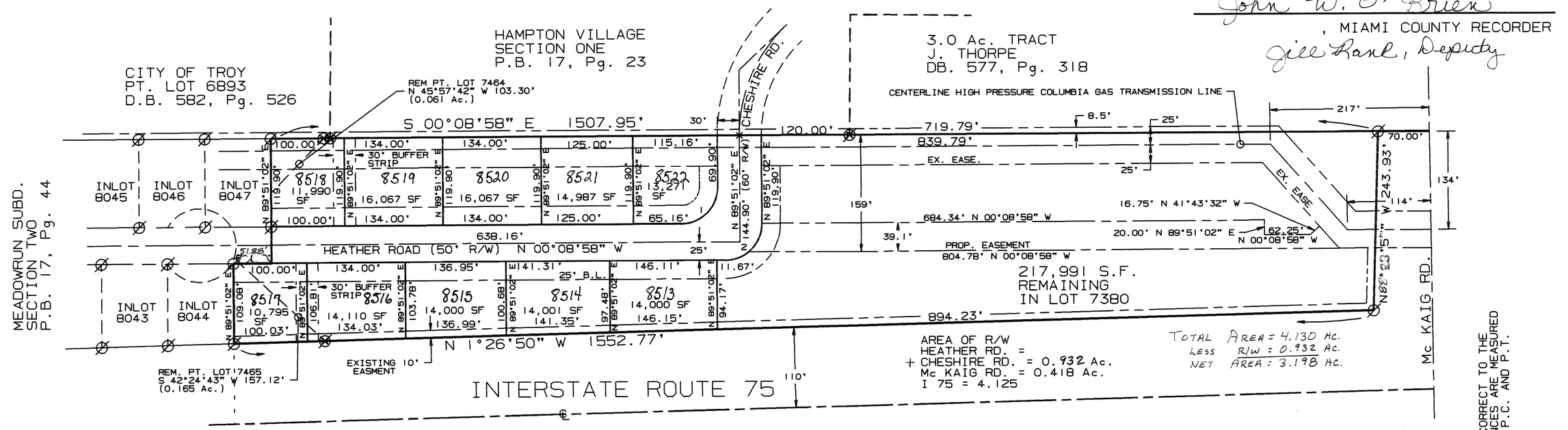
MEADOWRUN SUBDIVISION SECTION 3 – TROY, OHIO

BEING A SUBDIVISION OF PT. INLOT 7380 AND REMAINING PART OF INLOT 7464 AND 7465 ACQUIRED BY B & B RENTALS Ltd, AN OHIO L.L.C., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 678 PAGE 565 .

PLAT BOOK 18 ; PAGE 5
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF
SEPTEMBER , 1997 AT 9:43 A.M.

FILE NO. 0224343 FEE: 21.60

John W. O'Brien
, MIAMI COUNTY RECORDER
Gill Rank, Deputy



CURVE INFORMATION

CURVE 1 DATA	CURVE 2 DATA
RADIUS = 50.00'	RADIUS = 50.00'
ARC LENGTH = 78.53'	ARC LENGTH = 78.53'
DELTA = 90°00'00"	DELTA = 90°00'00"
CHORD = N 45°08'58" W 70.71'	CHORD = N 45°08'58" W 70.71'

NOTE:
1) OWNER OF THE REMAINING AREA OF INLOT 7380 SHALL MAINTAIN THE DETENTION AREA & STORM SEWER SYTEM WITHIN THE SAID REMAINING AREA.
2) THERE SHALL BE A 5' EASEMENT ON EACH SIDE OF EACH SIDE LOT LINE, AND A 10' EASEMENT ON THE FRONT AND BACK OF EACH LOT UNLESS NOTED OTHERWISE.

N

Ø = I. PIN FOUND

0 50 100 200

SCALE 1" = 100'

BEARINGS FROM ORIGINAL MEADOWRUN SUBD.

DEDICATION

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

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

OWNER: B & B RENTALS LTD.

Jeff Bruns — PARTNER
Mark A. Dues — PARTNER
Kyle Schwietzerman — WITNESS
Eric C. Thomas — WITNESS

STATE OF OHIO - COUNTY OF Darke S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE PARTNERS OF B & B RENTALS LTD., WHO CONSENTS TO THE EXECUTION OF THE FORGOING PLAT, WHO ACKNOWLEDGES THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PARTNERS IN BEHALF OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PARTNERS OF B & B RENTALS LTD.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT St. Henry , OHIO THIS 10 DAY OF June , 1997.

Kathleen S. Vorst NOTARY PUBLIC MY COMMISSION EXPIRES 2/13/00

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.

Chris Toth PRESIDENT Sue Knight SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF May 1996, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-13-97

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

TRANSFERRED THIS 15th DAY OF Sept 1997

Chris A. Peebles , MIAMI COUNTY AUDITOR
BY: Linda Pearson DEPUTY AUDITOR

STATE OF OHIO
ERIC C. THOMAS
7236
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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.

Eric C. Thomas
ERIC C. THOMAS, REGISTERED SURVEYOR #7236

MEADOWRUN SUBDIVISION TROY, OHIO		
B & B RENTALS		
THOMAS ENGINEERING AND SURVEYING 208 SOUTH CEDAR STREET COLDWATER, OHIO 45828 (419) 678-8098		
DATE 4-30-97	DRAWN BY: ECT CHECKED BY:	SHEET NO. 1 OF 2
	SCALE: 1" = 100'	

MEADOWRUN SUBDIVISION SECTION 3 – TROY, OHIO

PLAT BOOK 18 ; PAGE 5A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF
SEPTEMBER , 1997 AT 9:43 A.M.

FILE NO. 022434B FEE: 21.60

John H. O'Brien
, MIAMI COUNTY RECORDER
Jill Rank, Deputy

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. OUTBUILDINGS WILL BE PERMITTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS: A) ANY OUTBUILDING MUST BE PLACED ON A POURED CONCRETE FOOTING, FOUNDATION AND FLOOR; B) EXTERIOR FINISH MATERIAL MUST BE THE SAME AS OR COMPARABLE TO THAT ON THE LOWER OR MAIN LEVEL OF THE RESIDENCE BUILDING (E.G. BRICK, CEDARSIDING, ETC.); C) 300 SQUARE FEET MAXIMUM AREA; D) ONLY ONE OUTBUILDING PERMITTED PER LOT; E) USE OF THE OUTBUILDING SHALL BE LIMITED TO THAT OF A GARDEN HOUSE, STORAGE OF LAWN CARE EQUIPMENT AND SIMILAR USES AND SHALL NOT BE USED FOR STORAGE OF ANY CAR, BOAT, MOTOR HOME, CAMPER OR SIMILAR VEHICLE.

2. THE FLOOR AREAS OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, BASEMENTS, CAR PORTS OR PATIOS, SHALL NOT BE LESS THAN 1300 SQUARE FEET FOR A ONE STORY PLAN, NOT LESS THAN 1000 SQUARE FEET FIRST FLOOR TOTAL FOR OTHER THAN A ONE STORY PLAN. ALL HOUSES SHALL HAVE A MINIMUM TWO CAR ATTACHED OR BASEMENT GARAGE; AND ATTACHED GARAGE SHALL BE OF A MINIMUM SIZE OF 400 SQUARE FEET. CONSTRUCTION OF RESIDENCE STRUCTURE MUST BE FULLY COMPLETED WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION.

3. NO ABOVE GROUND SWIMMING OR WADING POOLS SHALL BE PERMITTED ON ANY LOT EXCEPT ONE WADING POOL NOT TO EXCEED 49 SQUARE FEET AND SHALL NOT EXCEED 16 INCHES IN HEIGHT.

4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE STREET PROPERTY LINE THAN THE 25 FOOT MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORDER PLAT OF THIS SUBDIVISION. ALL STRUCTURES SHALL HAVE A MINIMUM SIDE YARD CLEARANCE OF 5 FEET AND A MINIMUM TOTAL SIDE YARD SUM OF 10 FEET. ALL RESIDENTIAL STRUCTURES SHALL HAVE A 25 FOOT MINIMUM REAR YARD. ALL OF THE ABOVE REQUIREMENTS ARE AS DEFINED AND SPECIFIED BY CITY OF TROY ZONING REGULATIONS. NOTWITHSTANDING THE PROVISIONS OF THIS RESTRICTION. LOCATION OF THE RESIDENCE UPON THE LOT SHALL BE SUBJECT TO THE PROVISIONS OF COVENANT NUMBER 8, BELOW.

5. ALL HOMES SHALL HAVE A MINIMUM ROOF PITCH OF 5/12 AND SUBSTANTIAL FINISTRATION.

6. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.

7. NO TRAILER, BASEMENT, CAMPSHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY ON ANY LOT, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

8. ANY FENCE OR HEDGES WHICH MAY BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM SETBACK LINE. NO BARBED WIRE, WIRE FIELD FENCING OR CHAIN LINK FENCE OR SIMILAR TYPES OF FENCING WILL BE PERMITTED ON ANY LOT, EXCEPT EXISTING FIELD FENCE ALONG THE REAR OF ANY LOT WHICH WILL BE PERMITTED TO REMAIN.

9. THE FOUNDATION HEIGHT AND LOCATION OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL HOUSE PLANS INCLUDING EXTERIOR ELEVATIONS, COLOR SCHEMES AND LANDSCAPING SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER BEFORE THE COMMENCEMENT OF CONSTRUCTION. DEVELOPER MAY REQUIRE SOD OR OTHER EROSION PROTECTION AS A CONDITION OF APPROVAL.

10. NO NOXIOUS OR OFFENSIVE ACTIVITIES MAY BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE WHICH HEREON MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.

11. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE PERMITTED ON ANY PREMISES EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION.

12. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 3 SQUARE FEET OR ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE, UNLESS APPROVED BY DEVELOPER. B & B RENTALS LTD. SHALL BE EXEMPT FROM THIS COVENANT DURING THE PERIOD OF THE PLAT DEVELOPMENT AND LOT SALES.

13. NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THAT THEY ARE NOT KEPT, BRED OR RAISED FOR COMMERCIAL PURPOSES OR KEPT IN UNREASONABLE NUMBERS.

14. EXCEPT FOR DELIVERY, LOADING OR UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OR 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 OR THE RESIDENCE BUILDING. THIS COVENANT SHALL ALSO APPLY TO ALL TRUCKS AND TRACTOR TRAILERS OR ANY TYPE OVER 3/4 TON IN SIZE.

15. BUILDING CONTRACTORS SHALL BE REQUIRED TO EMPLOY THE USE OF DUMPSTERS OR SIMILAR DEBRIS STORAGE DEVICES DURING CONSTRUCTION OR SHALL PROMPTLY REMOVE ALL DEBRIS AND EXCESS MATERIAL DURING AND AT THE COMPLETION OF CONSTRUCTION.

16. ALL DRIVEWAYS MUST BE PAVED WITH ASPHALT OR CONCRETE SURFACE, SUCH PAVING TO BE COMPLETED WITHIN TWELVE MONTHS (12) FROM COMMENCEMENT OF CONSTRUCTION.

17. NO POLE, TOWER OR SUPPORT FOR SAME SHALL BE PERMITTED PER LOT FOR THE SUPPORT OF ANY TELEVISION ANTENNA OR SATELLITE DISH. NO HAM AMATEUR OR C.B. RADIO ANTENNA SHALL BE PERMITTED UNLESS APPROVED BY DEVELOPER.

18. SEPARATE POLES FOR BASKETBALL HOOPS WILL BE PERMITTED. NO BASKETBALL HOOP MAY BE ATTACHED TO ANY RESIDENCE STRUCTURE.

19. NO ABOVE OR BELOW GROUND STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE COLUMBIA GAS TRANSMISSION COMPANY EASEMENT.

20. THE RIGHT-OF-WAY OF THE COLUMBIA GAS TRANSMISSION COMPANY MAY BE PLANTED IN LAWN AND SMALL SHRUBS AND MAY BE USED FOR NORMAL AGRICULTURAL PURPOSES. NO OTHER PLANTING MAY BE MADE ON THE RIGHT-OF-WAY.

MEADOWRUN SUBDIVISION TROY, OHIO		
B & B RENTALS, INC. ST. HENRY, OHIO		
THOMAS ENGINEERING AND SURVEYING 208 SOUTH CEDAR STREET COLDWATER, OHIO 45828 (419) 678-8098		
DATE 4-15-97	DRAWN BY: TRACED BY: CHECKED BY: SCALE: NONE	SHEET NO. 2 OF 2

WEST STANFIELD INDUSTRIAL PARK - SEC. TWO

REPLAT OF PART OF INLOT 7274

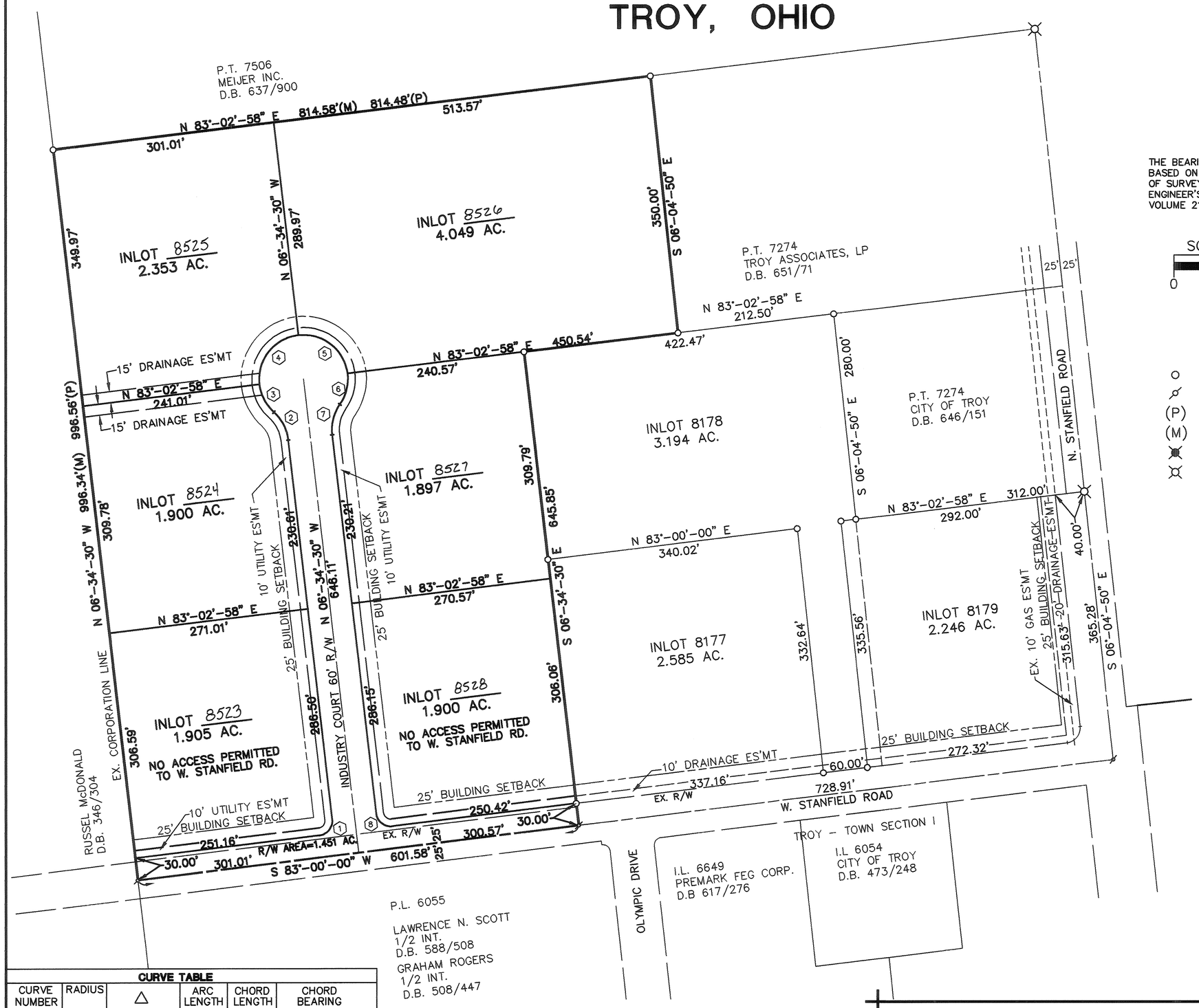
TROY, OHIO

PLAT BOOK 18, PAGE 6
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF SEPTEMBER, 1997, AT 11:04 AM.

FILE No. 0224901 FEE: $43.20

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

Bobbie Mueller
DEPUTY



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 15.455 ACRES OF INLOT 7274 IN THE CITY OF TROY, OHIO AS SHOWN IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 17, PAGE 84, SAID 15.455 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. 1.451 ACRES IS IN DEDICATED STREET RIGHT-OF-WAYS, AND 14.004 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.

INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR SUBMITTING FOR APPROVAL BY THE CITY, A STORM WATER MANAGEMENT PLAN PRIOR TO THE DEVELOPMENT OF THE SITE.

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	20'	89°-34'-30"	31.27'	28.18'	N 38°-12'-45" E
2	60'	41°-24'-35"	43.36'	42.43'	N 27°-16'-48" W
3	60'	41°-02'-03"	42.97'	42.06'	N 27°-28'-03" W
4	60'	90°-22'-32"	94.64'	85.13'	N 38°-14'-14" E
5	60'	89°-37'-20"	93.85'	84.57'	S 51°-45'-50" E
6	60'	41°-47'-14"	43.76'	42.80'	S 13°-56'-27" W
7	60'	41°-24'-35"	43.36'	42.43'	S 14°-07'-47" W
8	20'	90°-25'-30"	31.57'	28.39'	S 51°-47'-15" 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 5/14/97
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:
04-29-97	bhb	97590FNL

WEST STANFIELD INDUSTRIAL PARK - SEC. TWO

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 COVENANTS 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 FULLY DESCRIBED AS FOLLOW:

Beginning at a P.K. nail found at the southwest corner of said inlot 7274;

thence, North 06°–34'–30" West, 996.34 feet, along the east line of a tract of land owned by Russell McDonald as recorded in Deed Book 346, Page 304, to an iron pin found in the northwest corner of inlot 7274 and being also the southwest corner of a tract of land owned by Meijer Incorporated as recorded in Deed Book 637, Page 900;

thence, North 83°–02'–58" East, 814.58 feet, along the south line of the Meijer tract and the north line of inlot 7274 to an iron pin found in the northwest corner of a tract of land owned by Troy Associates, LP as recorded in Deed Book 651, Page 71;

thence, South 06°–04'–50" East, 350.00 feet, along the west line of the Troy Associates tract to an iron pin found in the north line of inlot 8178;

thence, South 83°–02'–58" West, 209.97 feet, along the north line of inlot 8178, to an iron pin found in the northwest corner of same;

thence, South 06°–34'–30" East, 645.85 feet, along the west line of inlots 8178 and 8177 to a P.K. nail found in the centerline of West Stanfield Road;

thence, South 83°–00'–00" West, 601.58 feet, along the centerline of West Stanfield Road, to the principal place of beginning.

Containing 15.455 acres more or less and being subject to all legal highways and easements of record.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor number 7100, based on a survey performed under his direction dated April 25, 1997 with the bearings used for same being based on those shown in Record of Lot Surveys Volume 21, Page 2.

Thomas L. Coverstone 5/14/97
THOMAS L. COVERSTONE, P.S. #7100 DATE

PLAT BOOK 18, PAGE 6A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF SEPTEMBER, 1997, AT 11:04 AM.
FILE No. 0224901 FEE: $43.00
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Bobbie Mueller
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. DEVELOPMENT INC.

Thomas E. Shoemaker	Teresa B. Hughes	Linda S. Piper
THOMAS E. SHOEMAKER, PRESIDENT	WITNESS	WITNESS
Emerson Wagner	Teresa B. Hughes	Kathy J. O'Marsh
EMERSON WAGNER, VICE–PRESIDENT	WITNESS	WITNESS
Richard L. Scott	Teresa B. Hughes	Kathy J. O'Marsh
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 24th DAY OF July, 1997.

Linda S. Piper NOTARY PUBLIC MY COMMISSION EXPIRES: 2-15-99

CITY OF TROY PLANNING COMMISSION

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.

Chuck Tipton PRESIDENT Sey Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF June, 1997, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-19-97.

Peter E. Jenkins Sarah L. Hastings Sey Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

TRANSFERRED THIS 25th DAY OF SEPTEMBER, 1997

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

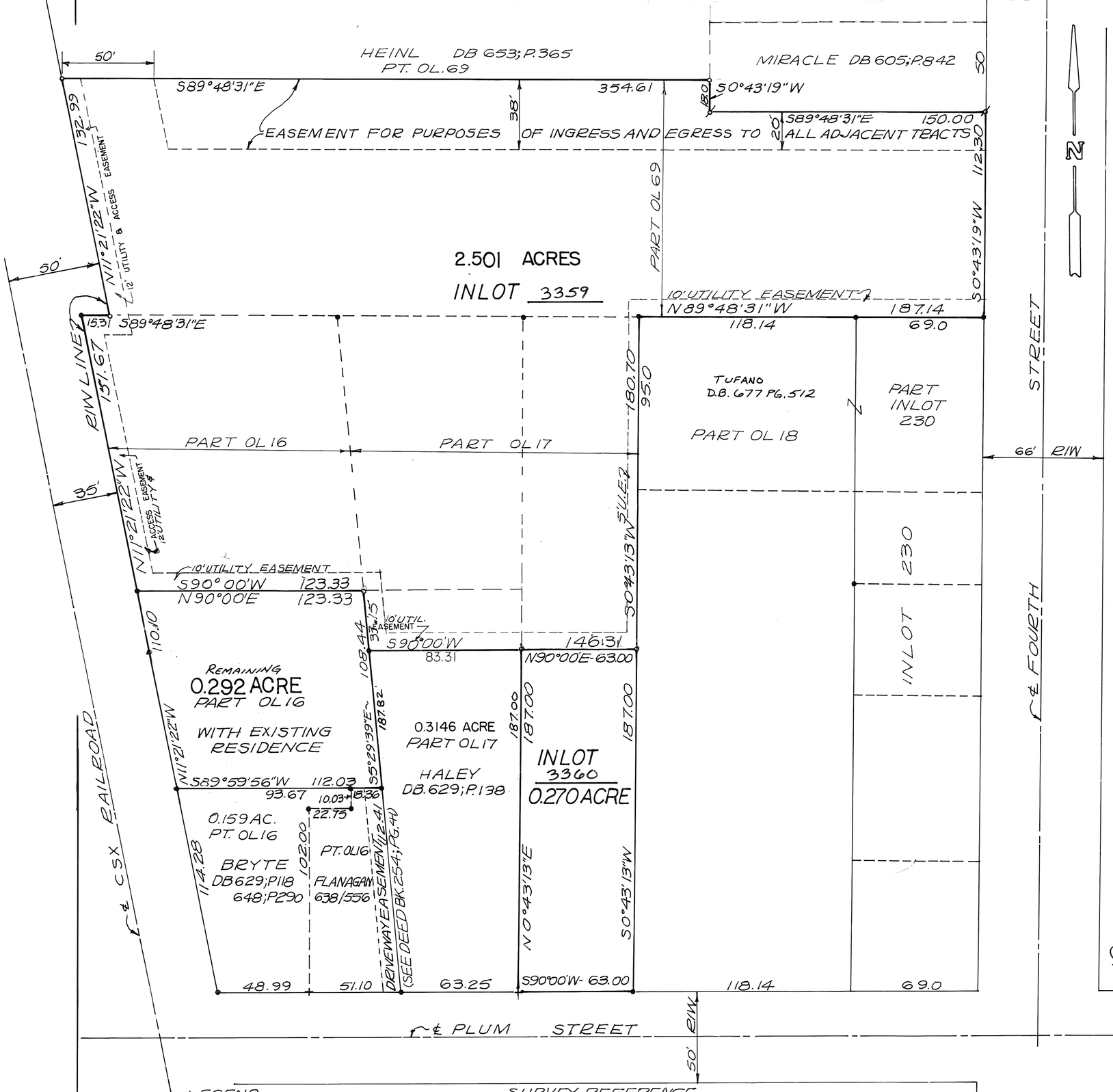
date:	drawn by:	job number:
04–29–97	bhb	97590FIN

DAKIN'S REPLAT

REPLAT OF 2.771 ACRES-BEING PARTS OF OUTLOTS 16, 17 AND 69 IN TIPP CITY, OHIO

PLAT BOOK 18 PAGE 7
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29TH DAY OF
SEPTEMBER, 1997, AT 3:27 P.M.
FILE NO. 0225097 FEE: $ 21.00

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Jill Rank
BY DEPUTY



BEING A REPLAT OF A TOTAL OF 2.771 ACRES IN TIPP CITY, OHIO, ACQUIRED BY ANDREA L. DAKIN BY THE FOLLOWING DEEDS WHICH ARE RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS: 0.3238 ACRE PART OF OUTLOT 17, ACQUIRED BY ANDREA L. DAKIN BY DEED BOOK 638, PAGE 837; 0.5324 ACRE PART OF OUTLOT 17 ACQUIRED BY ANDREA L. DAKIN BY DEED BOOK 680, PAGE 404; 0.74 1/2 ACRE PART OF OUTLOT 16, ACQUIRED BY ANDREA L. DAKIN BY DEED BOOK 648, PAGE 345 AND 1.433 ACRES, MORE OR LESS, OF PART OF OUTLOT 69, ACQUIRED BY ANDREA L. DAKIN BY DEED BOOK 594, PAGE 522, & 0.0645 AC. PART OF OUTLOT 17, BY DEED BOOK 674; PAGE 216.

0 25 50 100
GRAPHIC SCALE IN FEET
SCALE: 1"=40'

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

OWNERS:

Andrea B. Dakin — ANDREA L. DAKIN — WITNESS: Tom A. McGarry
Michael Dakin — MICHAEL DAKIN — WITNESS: Richard W. Klockner

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 6TH DAY OF AUGUST, 1997.
Richard W. Klockner — NOTARY PUBLIC — MY COMMISSION EXPIRES: [redacted] 2001

LIENHOLDERS: PEOPLES SAVINGS BANK OF TROY

Ronald B. Scott — RONALD B. SCOTT, PRESIDENT — WITNESS: Pamela J. Sollis
William B. Whidden — WILLIAM B. WHIDDEN, VICE PRESIDENT — WITNESS: Shelly A. Hoen

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT, PRESIDENT AND WILLIAM B. WHIDDEN, VICE PRESIDENT OF PEOPLES SAVINGS BANK OF TROY, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PRESIDENT AND VICE PRESIDENT AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT MIAMI Co. TROY, OHIO, THIS 7TH DAY OF AUGUST, 1997.
Ann T. Ullery — NOTARY PUBLIC — MY COMMISSION EXPIRES: ANN T. ULLERY, Notary Public In and for the State of Ohio My Commission Expires Mar. 5, 1998

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 11TH DAY OF APRIL, 1995, THIS REPLAT WAS REVIEWED AND APPROVED.
Phillip H. Wampler — CHAIRMAN — Nera Hufford — SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 29th DAY OF SEPTEMBER, 1997.
CHRIS A. PEEPLES — AUDITOR — Ann Williams — BY DEPUTY

LEGEND
- ∘ = IRON PIN SET (5/8"ϕ CAPPED)
- • = IRON PIN OR PIPE FOUND
- ϕ = P-K NAIL SET
- + = CROSS CUT IN CONCRETE

SURVEY REFERENCE
- LOT SURVEY VOL.8; PG.15 LOT SURVEY 21 PG.140
- " " VOL.10; PG.39
- " " VOL.19; PG.193
- " " VOL.20; PG.88 (BASIS OF BEARINGS)

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

DAKIN'S REPLAT REPLAT OF PARTS OF OUTLOTS 16, 17 AND 69 TIPP CITY, OHIO		
ANDREA L. & MICHAEL F. DAKIN TIPP CITY, 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.
20JAN. 1995	SCALE: 1" = 40'	1 OF 1

LITTLE PONDEROSA ESTATES SECTION 1

PT. 7837 INLOT — TROY CORPORATION

PLAT BOOK 18 PAGE 8
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED OCTOBER 2, 1997 AT 10:18 AM
FILE NO. 0225325 FEE $21.00
John W. O'Brien BY Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 2nd DAY OF October, 1997
Chris A. Peoples BY: Linda Pearson
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 28th DAY OF October, 1996. AND ON THE 23rd OF JULY, 1997.

Linda L. Blair — ACTING SECRETARY
Chuck Dale — CHAIRMAN

CITY OF TROY CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS 4th DAY OF November, 1996, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO. ORDINANCE NUMBER 0-47-96

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

CITY OF TROY ENGINEER

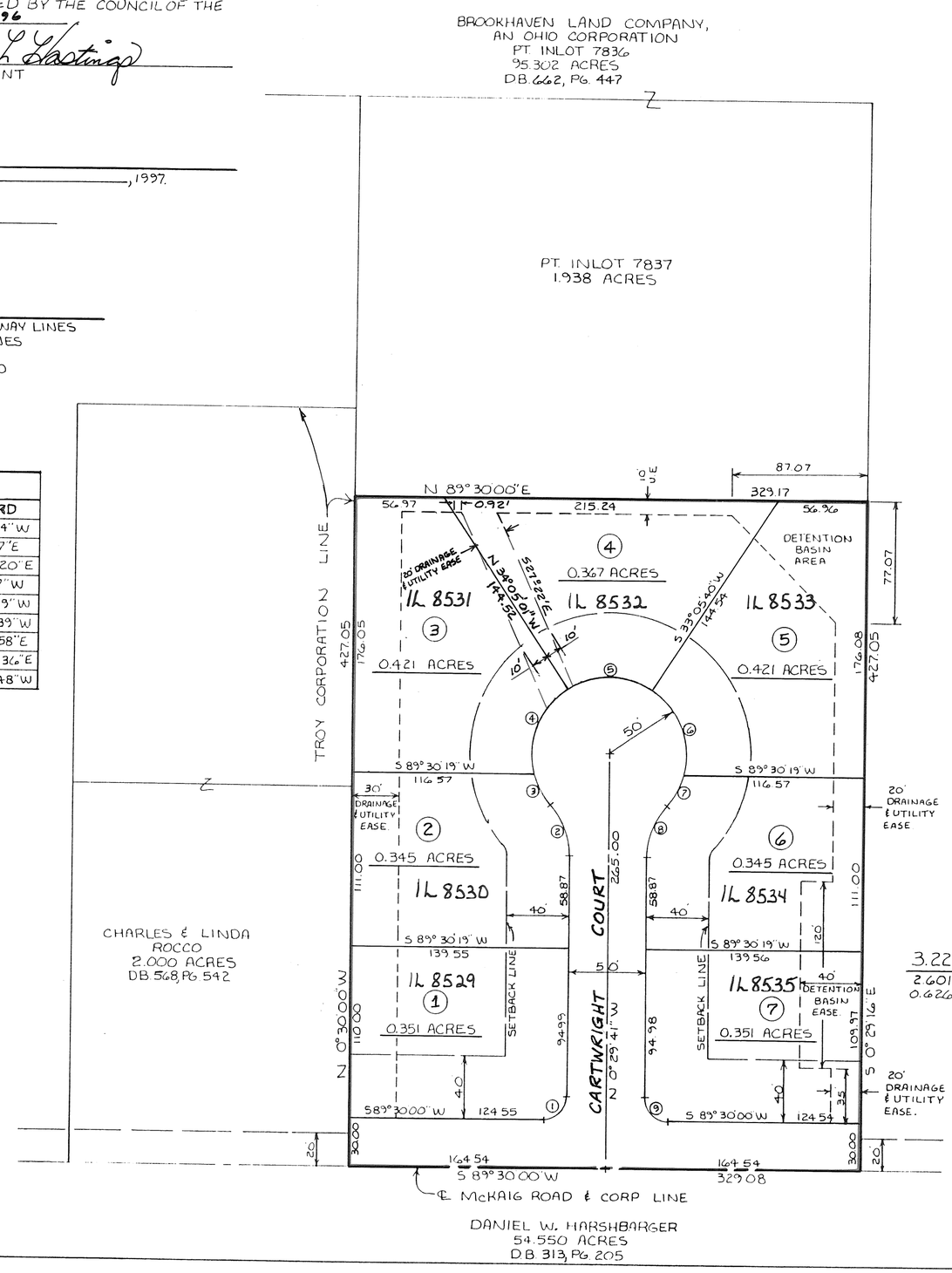
I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 1997.

ENGINEER

NOTES:

1. 10 UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES
   5' UTILITY EASEMENT ON EACH SIDE OF SIDE LOT LINES
   UNLESS OTHERWISE NOTED.
2. LOTS 1 & 7 SHALL HAVE NO RIGHT-OF-WAY ACCESS TO McKAIG ROAD.

CURVE DATA				
NO	DELTA	RADIUS	LENGTH	LONG CHORD
1	89° 59' 41"	15.00	23.56	21.21, S 44° 30' 04" W
2	41° 24' 35"	50.00	36.14	35.36, S 21° 11' 57" E
3	25° 07' 52"	50.00	21.93	21.76, S 29° 20' 20" E
4	72° 41' 23"	50.00	63.43	59.26, S 19° 34' 17" W
5	67° 10' 41"	50.00	58.62	55.32, S 89° 30' 19" W
6	72° 41' 23"	50.00	63.43	59.26, N 20° 33' 39" W
7	25° 07' 52"	50.00	21.93	21.76, N 28° 20' 58" E
8	41° 24' 35"	50.00	36.14	35.36, N 20° 12' 36" E
9	90° 00' 19"	15.00	23.56	21.21, N 45° 29' 48" W



DESCRIPTION

BEING A SUBDIVISION OF 3.227 ACRES, PART OF INLOT 7837 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS CONVEYED TO RICHARD J. MOSIER AND PATRICK FISHER, INC. BY DEED BOOK 680, PAGE 612 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND CONTAINING 2.601 ACRES IN LOTS AND 0.626 ACRES IN ROAD RIGHT-OF-WAY.

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 ARE 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 J. Mosier — RICHARD J. MOSIER
William Schultz — WITNESS WILLIAM SCHULTZ
Patrick Fisher, Pres — PATRICK FISHER, PRESIDENT, PATRICK FISHER INC.
William B. Whidden — WILLIAM B. WHIDDEN, SVP PEOPLES SAVINGS BANK OF TROY
Mark A. Douglas — WITNESS MARK A. DOUGLAS
Ronald B. Scott — RONALD B. SCOTT, PRES. & CEO 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

WHO 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 29th 2nd DAY OF June October, 1997.

Mark A. Douglas — NOTARY PUBLIC

MARK A. DOUGLAS, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 20, 2001

MY COMMISSION EXPIRES

3.227 ACRES TOTAL
2.601 ACRES IN LOTS
0.626 ACRES IN ROAD R/W

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

STATE OF OHIO — REGISTERED SURVEYOR

Michael W. Cozatt 10-03-96
MICHAEL W. COZATT, P.S. #6001

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

PLAT BOOK 18, PAGE 9
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

RECEIVED FOR RECORD THIS 2ND DAY OF OCTOBER, 1997 AT 11:53 A.M.
FILE NUMBER 0225336
FEE $21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Lola McCoy, Deputy

MIAMI COUNTY AUDITOR
I HEREBY APPROVE THIS PLAT AND HAVE THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 2nd DAY OF October, 1997.

Chris A. Gruber
MIAMI COUNTY AUDITOR

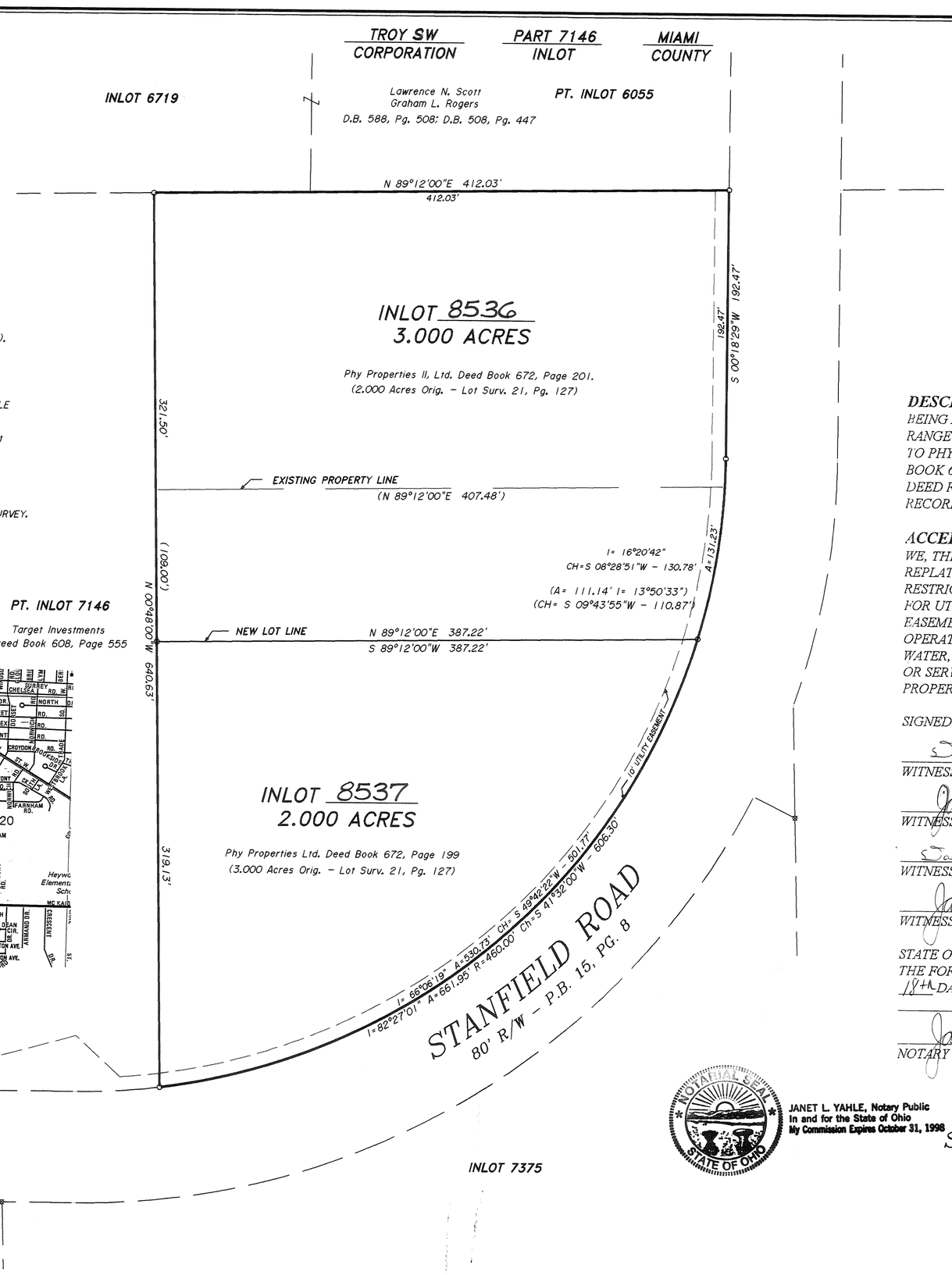
BY: Linda Pearson
DEPUTY COUNTY AUDITOR

Bearings based on the east line of Inlot 7375 as shown on Plat Book 15, Page 8.

North

Monument Legend

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



References:

Deed: Phy Properties Ltd. Deed Book 672, Page 199; Phy Properties II, Ltd. Deed Book 672, Page 201.
Tax Map: City of Troy SW Plat 142.
Plat: Point O'Woods, Section One, Plat Book 15, Page 7.
Survey: Lot Survey 18, Page 114; Lot Survey 21, Pg. 127.
Utilities: City of Troy Engineering Department.
Bench Mark: Existing Sanitary Sewer from Stanfield Road Construction Drawings (City of Troy Engineering Dept.).

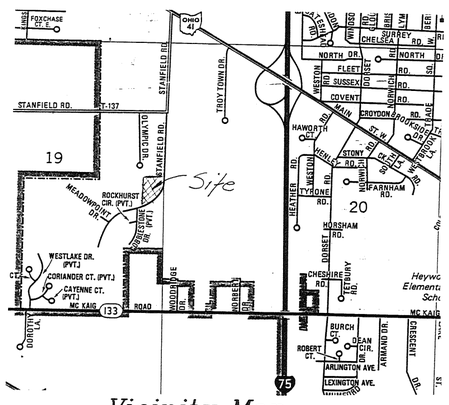
***Note:**

Survey performed from field evidence and information of public record. Easements shown hereon are as shown on Point O'Woods, Section One, Plat Book 15, Page 7, NO TITLE REPORT WAS SUPPLIED FOR THE PERFORMANCE OF THIS SURVEY. McDougall Associates is not responsible for any easements other than those shown hereon which may affect premises surveyed.

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.

PT. INLOT 7146
Target Investments
Deed Book 608, Page 555



Vicinity Map
No Scale

DESCRIPTION:

BEING A REPLAT OF 5.000 ACRES OF PART INLOT 7146, IN SECTION 19, TOWN 5, RANGE 6 EAST, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS CONVEYED TO PHY PROPERTIES, LTD. (3.000 AC. ORIG.) BY DEED RECORDED IN DEED BOOK 672, PAGE 199 AND TO PHY PROPERTIES II, LTD. (2.000 AC. ORIG.) BY DEED RECORDED IN DEED BOOK 672, PAGE 201, BOTH OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

ACCEPTANCE AND EASEMENT STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN REPLATTED, 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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

David N. Reed
WITNESS David N. Reed

Janet L. Yahle
WITNESS JANET L. YAHLE

OWNER: PHY PROPERTIES, LTD.
BY: Enrique Ellenbogen, President

David N. Reed
WITNESS David N. Reed

Janet L. Yahle
WITNESS JANET L. YAHLE

OWNER: PHY PROPERTIES II, LTD.
BY: Enrique Ellenbogen, President

STATE OF OHIO, SS:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18TH DAY OF September, 1997 BY ENRIQUE ELLENBOGEN AS OWNERS.

Janet L. Yahle
NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO
JANET L. YAHLE, Notary Public
In and for the State of Ohio
My Commission Expires October 31, 1998

STATE OF OHIO
KIRK PATTON DIEHL
7032
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION:

I HEREBY CERTIFY THAT 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
KIRK P. DIEHL, P.S. #7032

APPROVAL

APPROVED THIS 30TH DAY OF SEPTEMBER, 1997 BY THE CITY OF TROY PER T.C.O. CHAPTER 1113.011(B).

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

Record Plan of Replat

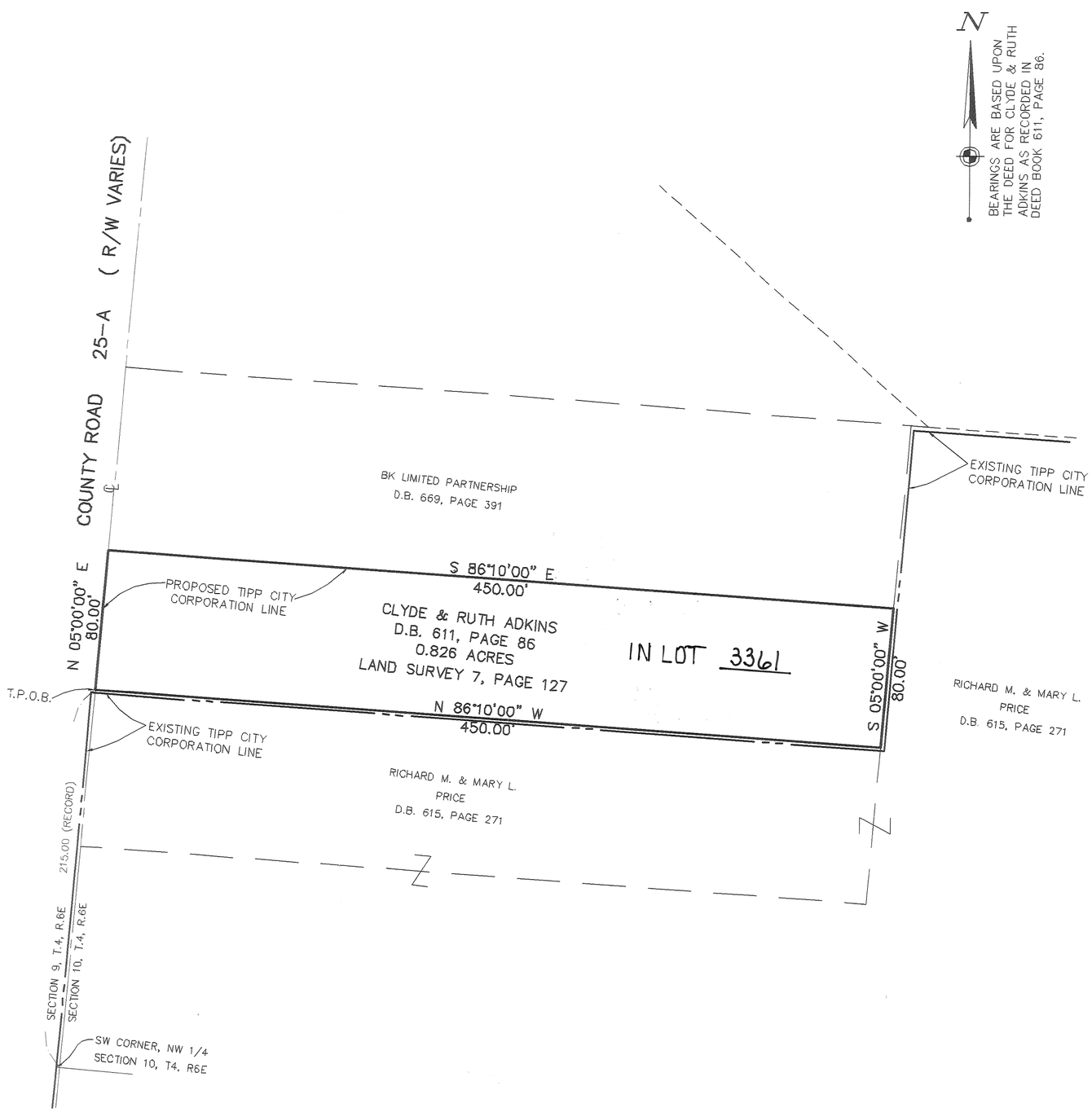
Part Inlot 7146

Section 19, Town 5, Range 6 East
City of Troy
Miami County, Ohio
Contains: 5.000 Acres

60 0 60 120 180
GRAPHIC SCALE – FEET

AUGUST 1997

McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(513) 847-2660
JOB #1707MC



PLAT BOOK 18, PAGE 10
MIAMI COUNTY RECORDERS PLAT RECORDS

RECEIVED THIS 14th DAY OF Oct., 1997
AT 1:16:03 P.M.
FILE NO. 225950

John W. O'Brien By: Bobbie Mueller. Deputy
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK _____, PAGE _____.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 16TH DAY OF APRIL, 1997.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 16TH DAY OF APRIL 1997

Richard N. Adams
Luther B. Hasbrook
D. Ann Baird

APPROVAL BY THE CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO THIS 21st DAY OF July, 1997

Geraynne A. Howard — PRESIDENT OF COUNCIL
Nova Hufford — CLERK OF COUNCIL
Carol Sue Cook — MAYOR
Robert E. Rogers — DIRECTOR OF LAW

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 14th DAY OF Oct. 1997

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

0 50 100 150 200
SCALE: 1"=50'
GRAPHIC SCALE IN FEET

THIS MAP WAS PREPARED FROM RECORD INFORMATION AND IS INTENDED FOR ANNEXATION PURPOSES ONLY.

STATE OF OHIO — WILLIAM P. FINKE 7144 — PROFESSIONAL SURVEYOR

WOOLPERT, LLP

William P. Finke — 1/23/1997
WILLIAM P. FINKE — DATE
OHIO REGISTERED SURVEYOR NO. 7144

DATE	REVISIONS
1/23/97	MIAMI COUNTY ENGINEER'S COMMENTS.

ANNEXATION
TO
THE CITY OF TIPP CITY, OHIO
CONTAINING 0.826 ACRES
LOCATED IN:
SECTION 10, TOWNSHIP 4, RANGE 6 EAST, MONROE TOWNSHIP
MIAMI COUNTY, OHIO

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402

DES. SSJ CONTRACT _____
DRT. TEM NO. 10-22244-02
CKD. WPF DATE JUNE 19, 1996
SHEET 1 OF 1

c:\ADKINS\22244anx.dwg - JAN 23, 1997 - 14:30:51

PLAT BOOK 18, PAGE 11
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 14th DAY OF
October, 1997 AT 2:19 P.M.
FILE NUMBER 0225959, FEE #64.80
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY
Gill Rank, Deputy

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

North

Monument Legend

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

*NOTE:
All easements shown hereon are 5 feet wide utility easements unless noted otherwise.

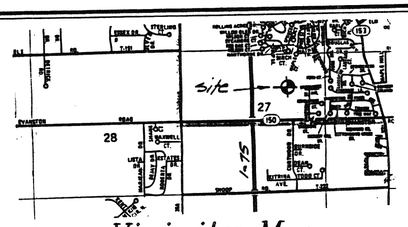
Indicates easement line

Indicates lot line

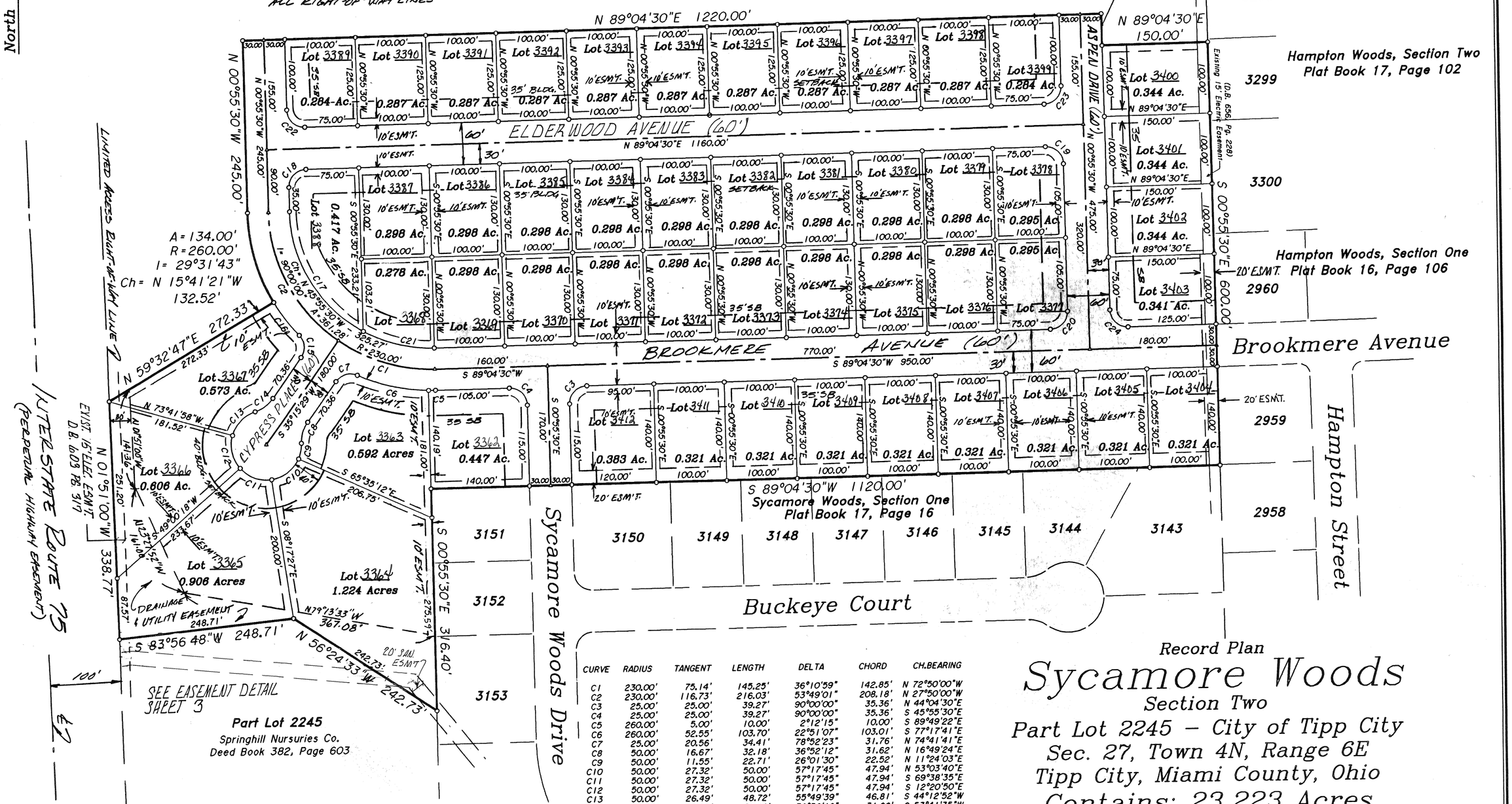
5' Utility easements located on each side of all interior lot lines
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINES

ALL FRONT BUILDING SETBACK DISTANCE IS 35' FROM RIGHT-OF-WAY LINE UNLESS NOTED OTHERWISE

Part Lot 2245
Springhill Nursuries Co.
Deed Book 382, Page 603



Vicinity Map
No Scale



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	230.00'	75.14'	145.25'	36°10'59"	142.85'	N 72°50'00"W
C2	230.00'	116.73'	216.03'	53°49'01"	208.18'	N 27°50'00"W
C3	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 44°04'30"E
C4	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 45°55'30"E
C5	260.00'	5.00'	10.00'	2°12'15"	10.00'	S 89°49'22"E
C6	260.00'	52.55'	103.70'	22°51'07"	103.01'	S 77°17'41"E
C7	25.00'	20.56'	34.41'	78°52'23"	31.76'	N 74°41'41"E
C8	50.00'	16.67'	32.18'	36°52'12"	31.62'	N 16°49'24"E
C9	50.00'	11.55'	22.71'	26°01'30"	22.52'	N 11°24'03"E
C10	50.00'	27.32'	50.00'	57°17'45"	47.94'	N 53°03'40"E
C11	50.00'	27.32'	50.00'	57°17'45"	47.94'	S 69°38'35"E
C12	50.00'	27.32'	50.00'	57°17'45"	47.94'	S 12°20'50"E
C13	50.00'	26.49'	48.72'	55°49'39"	46.81'	S 44°12'52"W
C14	50.00'	16.67'	32.18'	36°52'12"	31.62'	S 53°41'35"W
C15	25.00'	20.56'	34.41'	78°52'23"	31.76'	S 04°10'42"E
C16	260.00'	29.99'	59.72'	13°09'41"	59.59'	S 37°02'03"E
C17	200.00'	115.47'	209.44'	60°00'00"	200.00'	N 30°55'30"W
C18	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 44°04'30"E
C19	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 45°55'30"E
C20	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 44°04'30"W
C21	200.00'	53.59'	104.72'	30°00'00"	103.53'	N 75°55'30"W
C22	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 45°55'30"W
C23	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 44°04'30"W
C24	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 45°55'30"W

Record Plan

Sycamore Woods

Section Two

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

Contains: 23.223 Acres

(18.184 Acres in Lots – 5.039 Acres in R/W)

100 0 100 200 300
GRAPHIC SCALE – FEET

JUNE 1997

LOT 2245 ANNEXATION PLAT – P.B. 14, PG. 89

CERTIFICATION:

THE WITHIN PLAT IS A SUBDIVISION OF 23.223 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.

5.039 ACRES ARE IN STREETS; 18.184 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.

STATE OF OHIO
KIRK PATTON DIEHL 7032
REGISTERED PROFESSIONAL SURVEYOR

KIRK P. DIEHL, P.S. #7032

This Instrument Prepared By:
McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660
JOB #1141-RP2

SYCAMORE WOODS
SECTION TWO

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.

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 :

Kathi E. Jones
WITNESS AS TO 1 AND 2

Lori A. Kourtelis
WITNESS AS TO 1 AND 2

SPRING HILL NURSERIES CO.

John Lappegaard
JOHN LAPPEGAARD, PRESIDENT

Jon D. Elletson
JON D. ELLETSON, SECRETARY TREASURER

STATE OF ILLINOIS, COUNTY OF PEORIA, S.S.

BE IT REMEMBERED THAT ON THIS 22nd DAY OF August, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SPRING HILL NURSERIES CO., BY JOHN LAPPEGAARD, PRESIDENT AND JON D. ELLETSON, 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.

Helen Peters
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES: 4/9/2001

DATE: August 22, 1997
STATE OF ILLINOIS, COUNTY OF PEORIA, S.S.

JOHN LAPPEGAARD, 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.

John Lappegaard
JOHN LAPPEGAARD

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

Helen Peters
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES: 4/9/2001

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th DAY OF July, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

Charles Powder
CHAIRMAN

Neva Hufford
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 18th DAY OF AUGUST, 1997, THIS PLAT WAS APPROVED BY ORDINANCE NO. 23-97.

Lorayne A. Howard
PRESIDENT OF COUNCIL

Neva Hufford
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 14th DAY OF Oct, 1997.

Chris A. Peeples
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

PLAT BOOK 18, PAGE 11 A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF _____, 1997 AT
FILE NUMBER _____, FEE _____

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

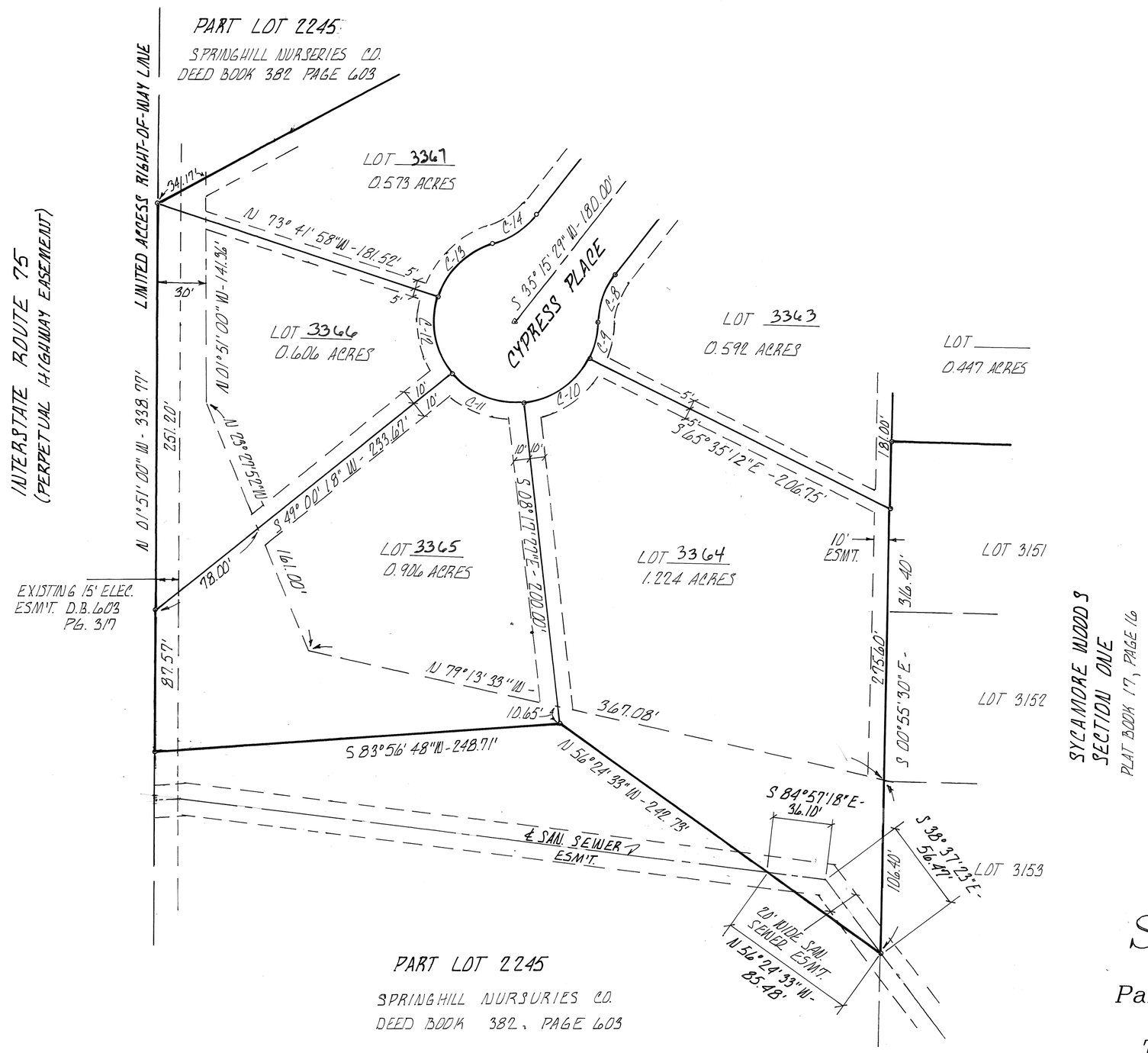
Record Plan

Sycamore Woods

Section TWO
Part Lot 2245 – City of Tipp City
Sec. 27, Town 4N, Range 6E
Tipp City, Miami County, Ohio
Contains: 23.223 Acres
18.184 ACRES IN LOTS 5.039 ACRES IN R/W

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
8529 Byers Rd.
Miamisburg, OH 45342
(937) 847-2660

JOB #1141-RP1



EASEMENT DETAIL

Record Plan

Sycamore Woods

Section Two

Part Lot 2245 – City of Tipp City

Sec. 27, Town 4N, Range 6E

Tipp City, Miami County, Ohio

Contains: 23.223 Acres

(18.184 Acres in Lots – 5.039 Acres in R/W)

This Instrument Prepared By:
McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660
JOB #1141

GRAPHIC SCALE 1"=50'
0 5 10 25 50

REPLAT OF LOT 2920 & PART OF LOT 2919

TROY OHIO

PLAT BOOK 18 PAGE 12

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

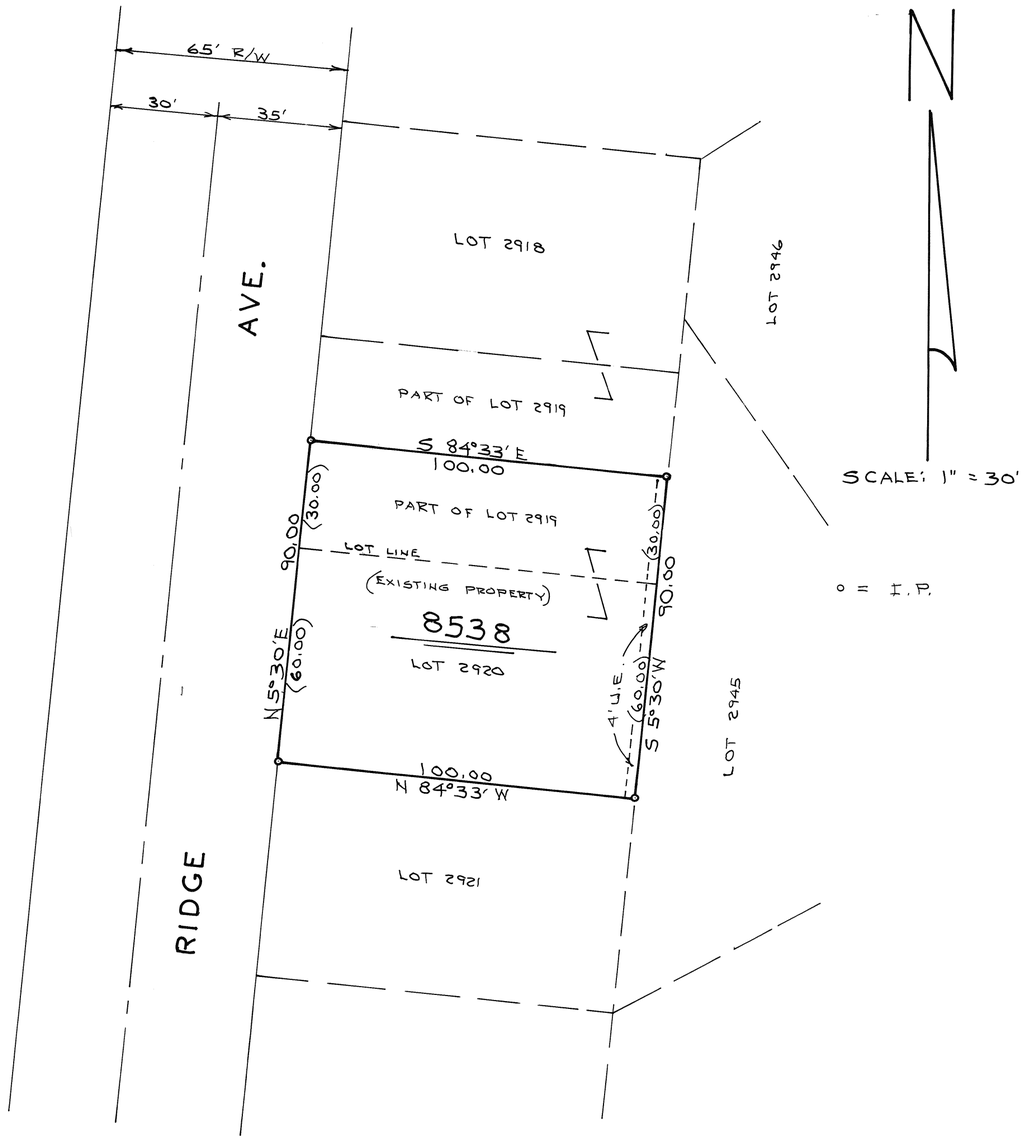
FILE NO. 0226097

RECEIVED FOR RECORD 3:14 PM

FEE: $21.60 Oct. 16, 1997

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Lola McCoy
DEP. COUNTY RECORDER



DESCRIPTION

Being a replat of Lot 2920 and part of Lot 2919 of Edgehill Subd. as recorded in Plat Book 4, Page 51, of the Miami County Plat Records.

OWNER'S CONSENT

I, the undersigned, being the sole owner and lien holder of the lands shown hereon, do hereby consent to the execution of this plat and do hereby dedicate the easements shown hereon to public use forever.

Daniel D. Turner
WITNESS

Wayne Stark
WITNESS

Lawrence D. McKenny
LAWRENCE D. McKENNY

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 13th day of Oct., 1997, before me, the undersigned, a notary public in and for said County and State, personally came Lawrence D. McKenny, who acknowledged the signing and execution of the foregoing replat 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: 3-27-2002
DATE

Daniel D. Turner
NOTARY PUBLIC

CITY ENGINEERING DEPT.

This replat reviewed and approved this 13TH day of OCTOBER, 1997.

Steven D. Leffel
PUBLIC WORKS DIRECTOR

MIAMI COUNTY AUDITOR

Approved and transferred this 16th day of October, 1997.

Chris A. Peeples
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEP. COUNTY AUDITOR

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

CERTIFICATION

I hereby certify this replat to be correct as shown hereon.

Daniel D. Turner
DANIEL D. TURNER

REPLAT OF LOT 2920 & PT. OF LOT 2919 FOR LAWRENCE D. McKENNY TROY - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE OCT. - 1997	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 281097	SCALE: 1" = 30'	

REPLAT OF PART OF OUTLOT 313

• PIQUA – OHIO •

PLAT BOOK 18 PAGE 13

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

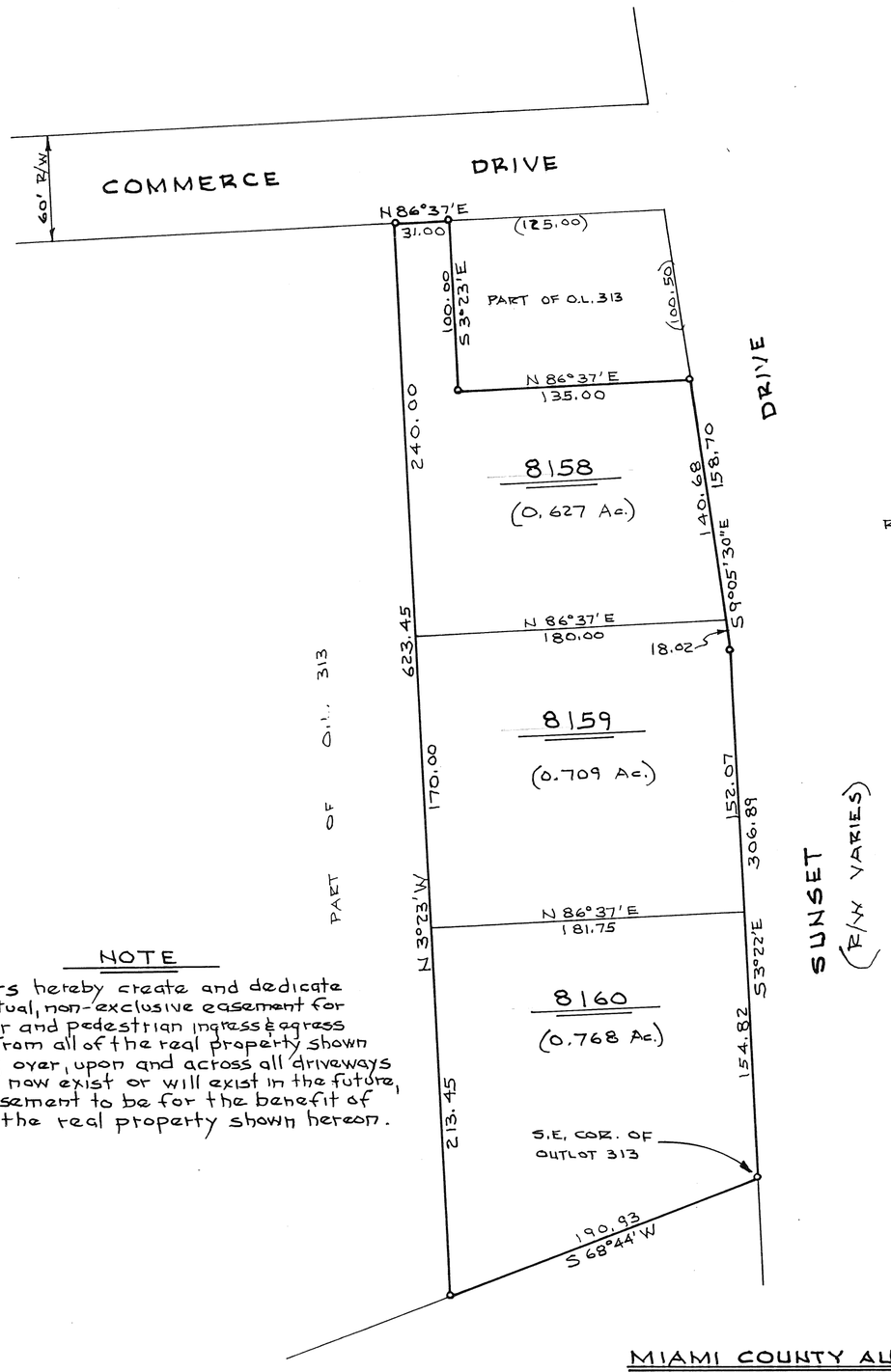
FILE NO. 0226914

RECEIVED FOR RECORD: 12:03 PM (TIME)

FEE: $21.60 Oct. 30, 1997 (DATE)

Lola M. McCoy
MIAMI COUNTY RECORDER

John W. O'Brien
DEP. COUNTY RECORDER



N

SCALE: 1" = 60'

REF.: LOT SURVEY VOL. 10, P. 150

NOTE

Owners hereby create and dedicate a perpetual, non-exclusive easement for vehicular and pedestrian ingress & egress to and from all of the real property shown hereon; over, upon and across all driveways as they now exist or will exist in the future, said easement to be for the benefit of all of the real property shown hereon.

DESCRIPTION

Being a replat of part of Outlot 313 in the City of Piqua, Ohio, as conveyed to Martin G. LeBoeuf by deed recorded in Deed Book 680, Page 209, 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.

Pamela A Stewart-Malott
Pamela A Stewart-Malott WITNESS

Nina F. Carmack
Nina F. Carmack WITNESS

Martin G. LeBoeuf
MARTIN G. LEBOEUF

CITFED MORTGAGE CORP. OF AMERICA

Pamela A Stewart-Malott
Pamela A Stewart-Malott WITNESS

Nina F. Carmack
Nina F Carmack WITNESS

Kay E. Sandusky
KAY E. SANDUSKY, VICE-PRES.

STATE OF OHIO, MONTGOMERY CO., ss:

Be it remembered that on this 23 day of October, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally came Martin G. LeBoeuf and Citfed Mortgage Corp. of America by its vice-pres. Kay E. Sandusky, 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.

NOTARIAL SEAL STATE OF OHIO

PAMELA A. STEWART-MALOTT, Notary Public
in and for the State of Ohio
My Commission Expires Jan. 31, 2001

My commission expires: DATE

Pamela A Stewart-Malott
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved this 10th day of June, 1997.

Michael A Taylor
CHAIRMAN

James C. Jones
SECRETARY

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, held this 16 day of June, 1997, this replat was approved by Resolution No. 10873.

MAYOR

Rebecca J. Cool
CLERK

MIAMI COUNTY AUDITOR

Approved and transferred this 30th day of October, 1997.

Chris A. Peeples
MIAMI COUNTY AUDITOR

Cheryl Beaver
DEP. COUNTY AUDITOR

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

CERTIFICATION

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 PART OF OUTLOT 313 FOR MARTIN G. LEBOEUF DAYTON-OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE MAY-1997	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 110597	SCALE: 1" = 60'	

WYNDHAM INDUSTRIAL PARK SECTION ONE

CITY OF PIQUA, MIAMI COUNTY, OHIO
A REPLAT OF PART OF INLOT 7887

PLAT BOOK 18 PAGE 14
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 10th DAY OF
NOVEMBER, 1997, AT 9:11 A.M.
FILE NO.: 0227593 FEE: $ 43.00

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

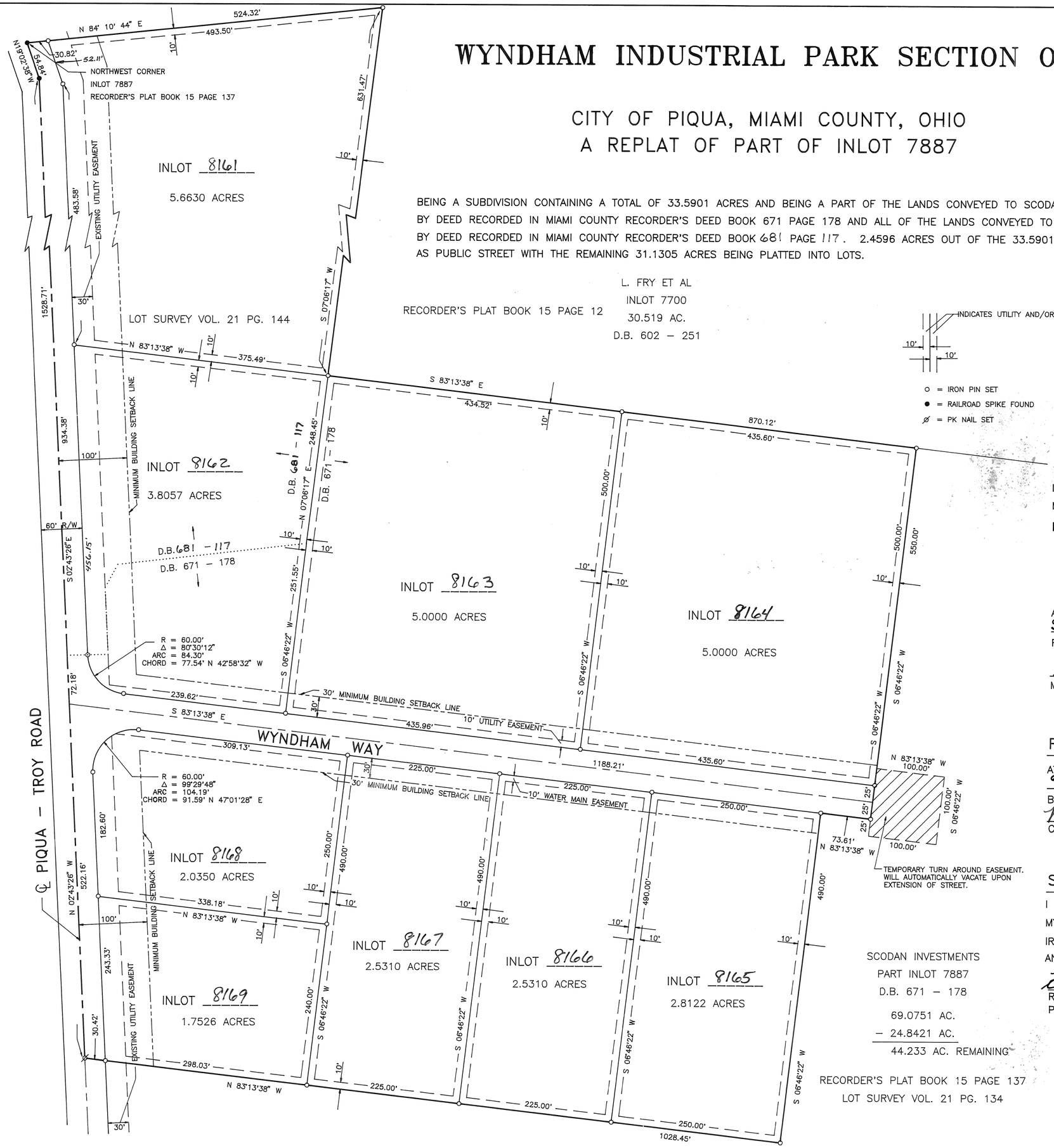
Bobbie Mueller
BY DEPUTY

BEING A SUBDIVISION CONTAINING A TOTAL OF 33.5901 ACRES AND BEING A PART OF THE LANDS CONVEYED TO SCODAN INVESTMENTS BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 671 PAGE 178 AND ALL OF THE LANDS CONVEYED TO SCODAN INVESTMENTS BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 681 PAGE 117. 2.4596 ACRES OUT OF THE 33.5901 ACRES IS DEDICATED AS PUBLIC STREET WITH THE REMAINING 31.1305 ACRES BEING PLATTED INTO LOTS.

APPROVED AND TRANSFERRED THIS 10 TH DAY OF NOVEMBER, 1997.
CHRIS A. PEEPLES
AUDITOR

JoAnn Williams
BY DEPUTY

SEE D.B. 682-405 FOR DEVELOPMENT STANDARDS



SCODAN INVESTMENTS
PART INLOT 7887
D.B. 671 – 178

69.0751 AC.
– 24.8421 AC.
44.233 AC. REMAINING

RECORDER'S PLAT BOOK 15 PAGE 137
LOT SURVEY VOL. 21 PG. 134

IN ADDITION TO THE BUILDING SETBACK LINES SHOWN, THERE IS A 15 FOOT MINIMUM SIDE YARD SETBACK AND A 15 FOOT MINIMUM REAR SETBACK.

NOTE: FOR DEVELOPMENT STANDARDS, SEE DEED BOOK 682 PG. 405.

PIQUA CITY COMMISSION

AT A MEETING OF THE CITY OF PIQUA COMMISSION HELD THIS 15th DAY OF September, 1997. THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. C-10940.

William J. Cruse — MAYOR
Rebecca J. Cook — CLERK

PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA HELD THIS 9th DAY OF September, 1997, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. P.C. 28-97

Michael A. Taylor — CHAIRMAN
James C. Jones — SECRETARY

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 AND POINTS OF TANGENCY.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED PROFESSIONAL SURVEYOR

WYNDHAM INDUSTRIAL PARK SEC. 1
CITY OF PIQUA, MIAMI COUNTY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 PH.: (937) 339-5331

DATE	DRAWN BY: D.H.	SHEET NO.
26 AUG. 1997	CHECKED BY: R.W.K.	1 OF 2
	SCALE: 1" = 100'	

PLAT BOOK 18 PAGE 14A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

WYNDHAM INDUSTRIAL PARK SECTION ONE
CITY OF PIQUA, MIAMI COUNTY, OHIO

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 GASE, 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: SCODAN INVESTMENTS, L.L.C.

Russ D. Kimmel, Member — RUSS D. KIMMEL, MEMBER
Pam Barga — WITNESS Pam Barga

Randall S. Kimmel, Member — RANDALL S. KIMMEL, MEMBER
Alicia Kimmel — WITNESS Alicia Kimmel

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 SUCH 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 15th DAY OF October, 1997.

Jenny Kaiser — NOTARY PUBLIC Jenny Kaiser
June 29, 2000 — MY COMMISSION EXPIRES

LIENHOLDER: RK HYDRO-VAC, INC.

Russ D. Kimmel, Pres. — RUSS D. KIMMEL, PRESIDENT
Pam Barga — WITNESS Pam Barga

Randall S. Kimmel, Secretary — RANDALL S. KIMMEL, SECRETARY
Alicia Kimmel — WITNESS Alicia Kimmel

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RUSS D. KIMMEL, PRESIDENT AND RANDALL S. KIMMEL, SECRETARY OF RK HYDRO-VAC, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGH SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUEMENT 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 15th DAY OF October, 1997.

Jenny Kaiser — NOTARY Public Jenny Kaiser
June 29, 2000 — my commission Expires

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

Frank W. Wagner — FRANK W. WAGNER, VICE PRESIDENT
Pam Barga — WITNESS Pam Barga

C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT
Jenny Kaiser — 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 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 15th DAY OF October, 1997.

Jenny Kaiser — NOTARY PUBLIC Jenny Kaiser
June 29, 2000 — MY COMMISSION EXPIRES

WYNDHAM INDUSTRIAL PARK SEC. 1 CITY OF PIQUA, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH: (937) 339-5331		
DATE 26AUG 1997	DRAWN BY: CHECKED BY: RWK	SHEET NO. 2 OF 2

ANNEXATION TO THE VILLAGE OF WEST MILTON

6	5 E	20	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

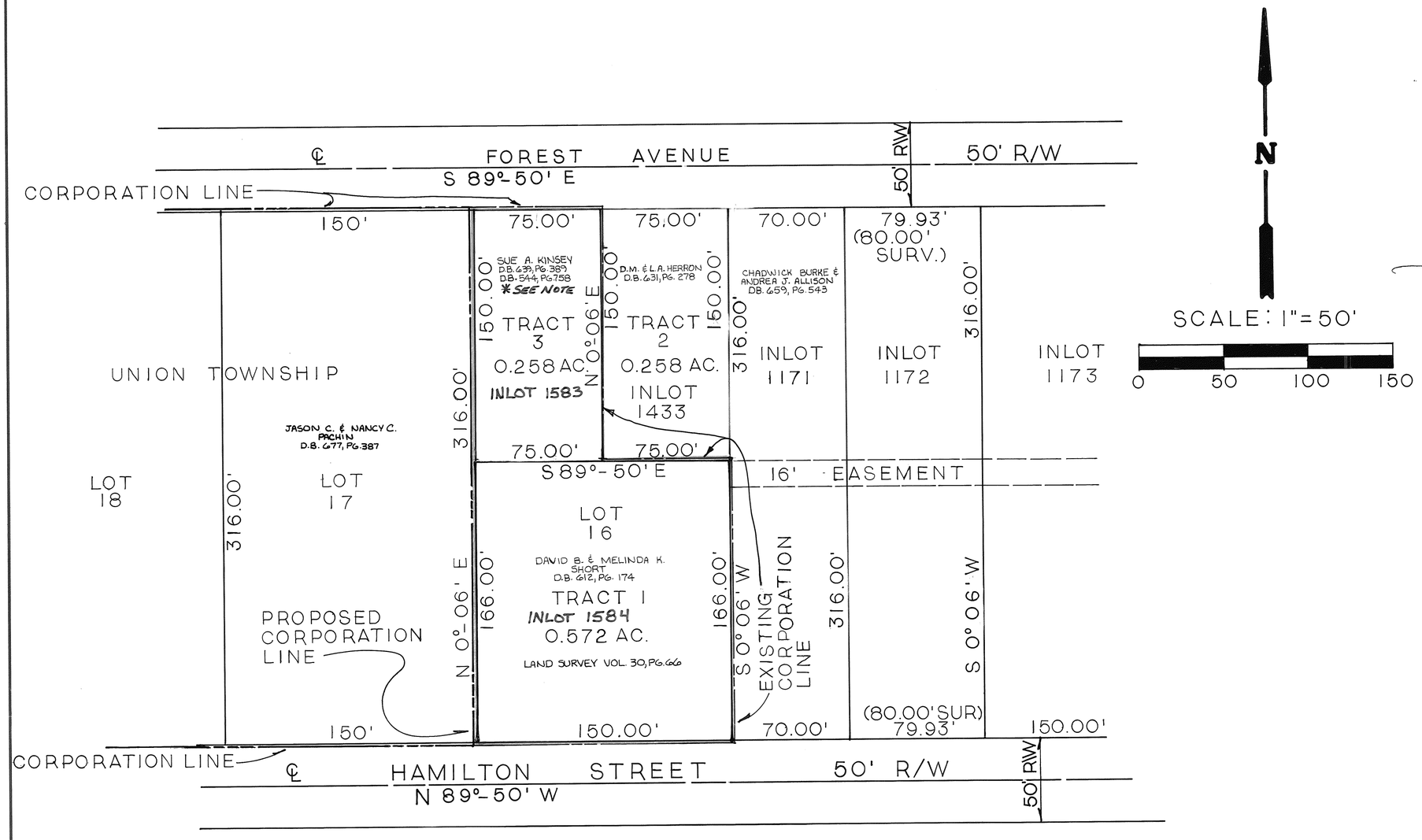
PLAT BOOK 18 PAGE 15
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED DECEMBER 8, 1997 AT 1:25:37 PM
FILE NO. 0229185 FEE $21.60

John W. O'Brien BY: Jill Kane
MIAMI CO. RECORDER DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS VOLUME 29, PAGE 463.

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 8TH DAY OF DECEMBER, 1997

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



APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 13TH DAY OF AUGUST, 1997

MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 5th DAY OF August, 1997 IN TROY, OHIO, THE ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

RICHARD N. ADAMS D. ANN BAIRD ARTHUR D. HADDAD

THIS ANNEXATION ACCEPTED BY THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO THIS 10TH DAY OF NOVEMBER, 1997 BY ORDINANCE NO. CM 97-36

PRESIDENT OF COUNCIL CLERK OF COUNCIL MAYOR

DESCRIPTION

BEING A TOTAL OF 0.830 ACRES IN THE NORTHEAST QUARTER OF SECTION 20, TOWN 6, RANGE 5E, UNION TOWNSHIP, MIAMI COUNTY, OHIO.

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

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

Michael W. Cozatt 5-04-97
MICHAEL W. COZATT P.S. NO. 6001

*NOTE:
OWNERSHIP IS NOW UNDER THE NAME OF HABITAT FOR HUMANITY OF MIAMI COUNTY, OHIO, INC.
SEE DEED BOOK 681 PAGE 485

D. VENTURA
DEPUTY ENGINEER
12-8-97

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO
PH. 937-339-2921 FAX 339-2921

REPLAT OF INLOTS 8193 & 8194, TROY, OHIO

VOLUME 18, PAGE 16
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11TH DAY OF
DECEMBER, 1997, AT 8:17 A.M.

FILE NO. 0229411 FEE: $21.00

John W. O'Brien
MIAMI COUNTY RECORDER

Jill Rank
DEPUTY RECORDER

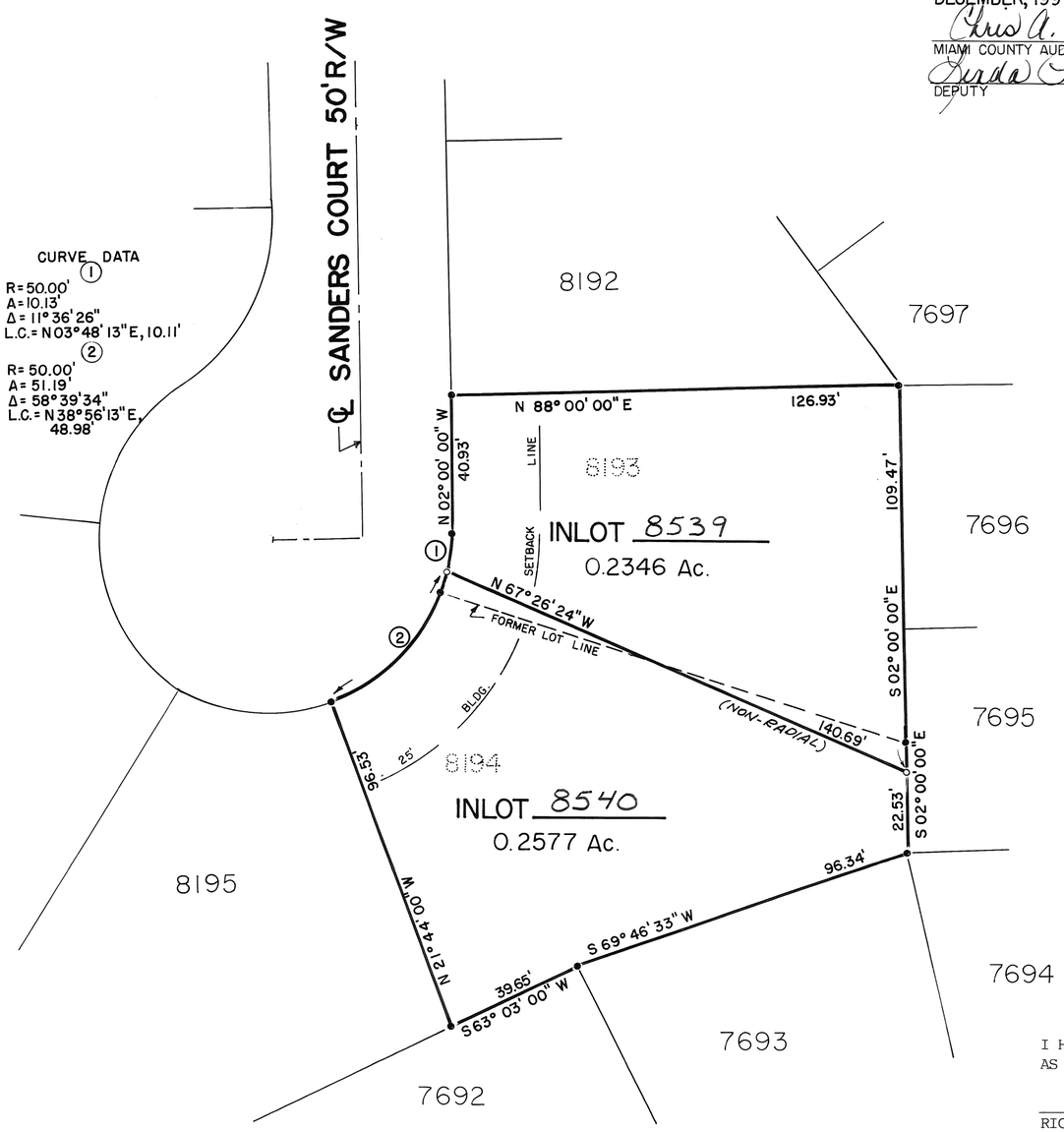
N

0 15' 30' 45' 60'
SCALE : 1" = 30'

LEGEND
○ IRON PIN SET
● IRON PIN FOUND

REFERENCE
RECORDERS PLAT 17 PG. 87

APPROVED AND TRANSFERRED THIS 11TH. DAY OF DECEMBER, 1997.
Chris A. Peeples
MIAMI COUNTY AUDITOR
Linda Gearson
DEPUTY



DESCRIPTION

BEING A REPLAT OF INLOTS 8193 & 8194 IN BROOK PARK NORTH SECTION 7 IN THE CITY OF TROY, OHIO, AS SHOWN IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 17, PAGE 87.

CONSENT TO REPLAT

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

OWNERS: PREMIER INVESTMENT CORP.

Shirley A. Sanders — SHIRLEY A. SANDERS / SECRETARY
Cathy J Morton — WITNESS
Charles Sanders — CHARLES I. SANDERS, EXEC. VICE PRESIDENT
Jeri A. Mayo — WITNESS

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

IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 20 DAY OF Nov., 1997.

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

LIENHOLDERS: THIRD SAVINGS & LOAN COMPANY

Scott A Gabriel — SCOTT A. GABRIEL, PRESIDENT
Cathy J Morton — WITNESS
Craig C. Bundschuh — CRAIG C. BUNDSCHUH, SR. VICE PRESIDENT
Jeri A. Mayo — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED SCOTT A. GABRIEL, PRESIDENT AND CRAIG C. BUNDSCHUH, SR. VICE PRESIDENT OF THIRD SAVINGS & LOAN COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, 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 20 DAY OF Nov., 1997.

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

REVIEWED AND APPROVED THIS 10TH DAY OF DECEMBER, 1997.
Steven D. Leffel
STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

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
5370
REGISTERED
PROFESSIONAL SURVEYOR

REPLAT OF INLOTS 8193 & 8194, TROY, OHIO		
PREMIER INVESTMENT CORP. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE: 11/10/97	DRAWN BY: TRACED BY: CHECKED BY: RWK SCALE: 1" = 30'	SHEET NO. 1/1

REPLAT OF PART OUTLOTS 228, 229, 230, 231, 380 & 381
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 17
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED DECEMBER 15, 1997 AT 3:36 P.M.
FILE NO. 0229659 FEE # 21.60
John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

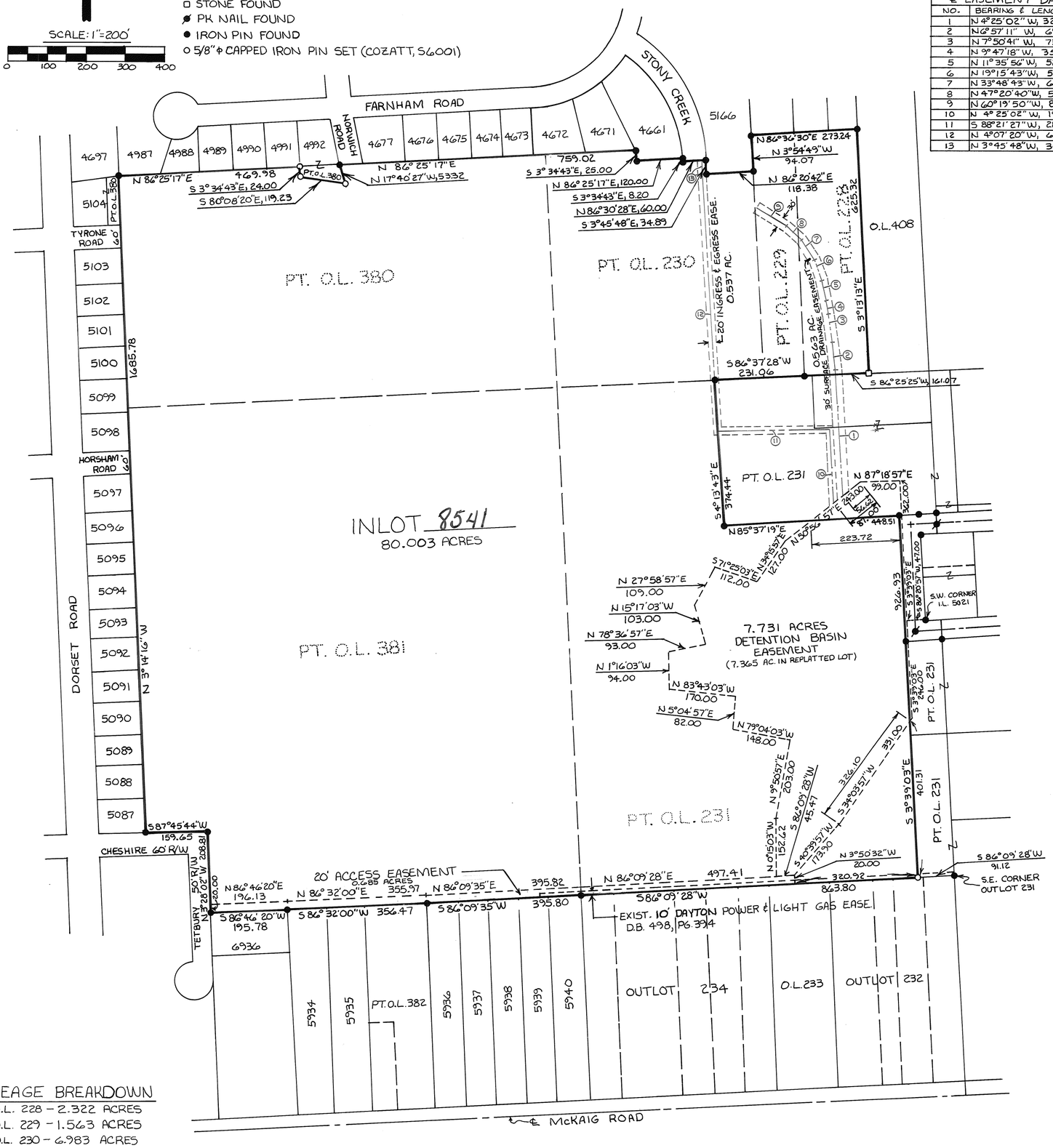
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 15th DAY OF Dec, 1997.
Chris A. Pepper BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

LEGEND

- □ STONE FOUND
- ✱ PK NAIL FOUND
- ● IRON PIN FOUND
- ○ 5/8" ϕ CAPPED IRON PIN SET (COZATT, S6001)

SCALE: 1" = 200'

℄ EASEMENT DATA	
NO.	BEARING & LENGTH
1	N 4°25'02"W, 324.67
2	N 6°57'11" W, 69.72
3	N 7°50'41" W, 73.82
4	N 9°47'18" W, 35.96
5	N 11°35'56" W, 52.80
6	N 19°15'43" W, 54.91
7	N 33°48'43" W, 62.10
8	N 47°20'40" W, 54.81
9	N 60°19'50" W, 88.74
10	N 4°25'02" W, 191.90
11	S 88°21'27" W, 281.88
12	N 4°07'20" W, 660.60
13	N 3°45'48" W, 34.92



ACREAGE BREAKDOWN

PT. O.L. 228 – 2.322 ACRES
PT. O.L. 229 – 1.563 ACRES
PT. O.L. 230 – 6.983 ACRES
PT. O.L. 231 – 21.813 ACRES
PT. O.L. 380 – 15.053 ACRES
PT. O.L. 381 – 32.269 ACRES

DESCRIPTION

BEING A REPLAT OF 80.097 ACRES, PART OF OUTLOTS 228, 229, 230, 231, 380 AND 381 IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS RESERVED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE AND RETENTION, GAS, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION 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.

HOBART PROPERTIES LIMITED, an Ohio limited liability company
By: William H. Hobart
Its: Manager WILLIAM H. HOBART

Cleda F. Chaney WITNESS (CLEDA CHANEY)
Stephen Intihar WITNESS (STEPHEN INTIHAR)

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED HOBART PROPERTIES LIMITED BY William H. Hobart ~~AND BY~~ its Manager, WHO ACKNOWLEDGED THAT ~~THEY~~ HE DID SIGN SUCH INSTRUMENT AND THAT THE SIGNING OF SUCH INSTRUMENT IS ~~THEIR~~ HIS 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 December, 1997.

Stephen Intihar
NOTARY PUBLIC

NOTARIAL SEAL — STEPHEN INTIHAR, ATTORNEY AT LAW, NOTARY PUBLIC, STATE OF OHIO — MY COMMISSION EXPIRES

APPROVAL BY THE CITY OF TROY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 4th DAY OF August, 1997, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NUMBER 0-24-97.

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 23 DAY OF July, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN
Sue D. Knight SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. IRON PINS SHALL BE SET AT ALL LOT CORNERS.

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

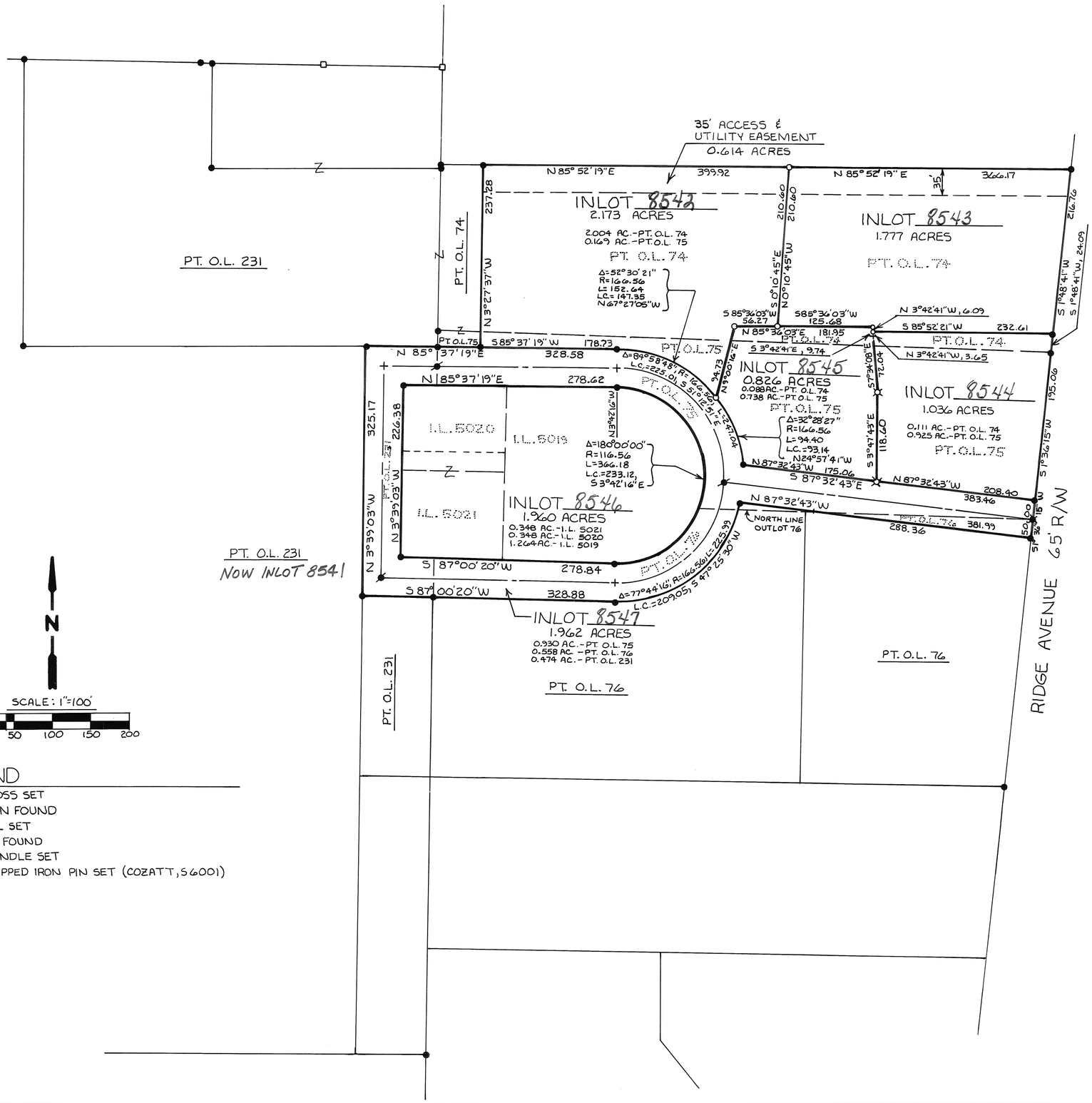
Michael W. Cozatt 6-13-97
MICHAEL W. COZATT P.S. 6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO
PH. 937-339-2921 FAX 339-2921
JOB NO. 34696

REPLAT OF PART OUTLOTS 74,75,76 & 231 AND INLOTS 5019,5020 & 5021 CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 18
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED DECEMBER 15, 1997 AT 3:37 P.M.
FILE NO. 0229660 FEE # 21.60
John W. O'Brien BY: Bobbie Muller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 15th DAY OF Dec, 1997
Chris A. Gephart BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY



LEGEND

+ CUT CROSS SET
● IRON PIN FOUND
PK NAIL SET
□ STONE FOUND
GIN SPINDLE SET
○ 5/8"ϕ CAPPED IRON PIN SET (COZATT, S6001)

DESCRIPTION

BEING A REPLAT OF PART OUTLOTS 74,75,76 & 231 AND INLOTS 5019,5020 & 5021 IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNER'S AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS RESERVED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE AND RETENTION, GAS, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION 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.

HOBART PROPERTIES LIMITED, an Ohio limited liability company

By: William H. Hobart
WILLIAM H. HOBART
Its: Manager

Cleda G. Chaney
WITNESS (CLEDA CHANEY)

Stephen Intihar
WITNESS (STEPHEN INTIHAR)

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED HOBART PROPERTIES LIMITED BY William H. Hobart ~~AND BY~~ its Manager, WHO ACKNOWLEDGED THAT ~~THEY~~ HE DID SIGN SUCH INSTRUMENT AND THAT THE SIGNING OF SUCH INSTRUMENT IS ~~THEIR~~ HIS 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 December, 1997.

Stephen Intihar
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
STEPHEN INTIHAR, ATTORNEY AT LAW
PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

APPROVAL BY THE CITY OF TROY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 4th DAY OF August, 1997, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NUMBER 0-25-97.

Peter E. Jenkins — MAYOR
Carol L. Hastings — PRESIDENT OF COUNCIL
Guy G. Knight — CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD ON THE 23rd DAY OF July, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

Chad A. Dale — CHAIRMAN
Guy G. Knight — SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTATION SHALL BE SET AS SHOWN AT ALL LOT CORNERS.

STATE OF OHIO
MICHAEL W. COZATT
6001
REGISTERED
SURVEYOR

Michael W. Cozatt 7-08-97
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. 34696

SWEET WOOD ESTATES

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

REPLAT OF PART OF BROKEN WOODS SECTION 7 P.B. 17, PG. 6

PLAT BOOK 18 PAGE 19
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED DECEMBER 19, 1997 AT 2:37 P.M.
FILE NO. 0229947 FEE $43.20
John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY
TRANSFERRED THIS 19th DAY OF Dec, 1997
Chris A. Peeples BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 16th DAY OF December, 1997.

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

THIS PLAT REVIEWED AND APPROVED THIS 17th DAY OF DECEMBER, 1997.

MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 18th DAY OF December, 1997. (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.)

Arthur D. Haddad — ARTHUR D. HADDAD
D. Ann Baird — D. ANN BAIRD
Richard N. Adams — RICHARD N. ADAMS

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

8.681 AC. TOTAL

ACREAGE DOES NOT INCLUDE STREETS. STREETS DEDICATED ON PRIOR PLAT.

NOTE:
SEE RESTRICTIVE COVENANTS ON SHEET 2 OF 2.

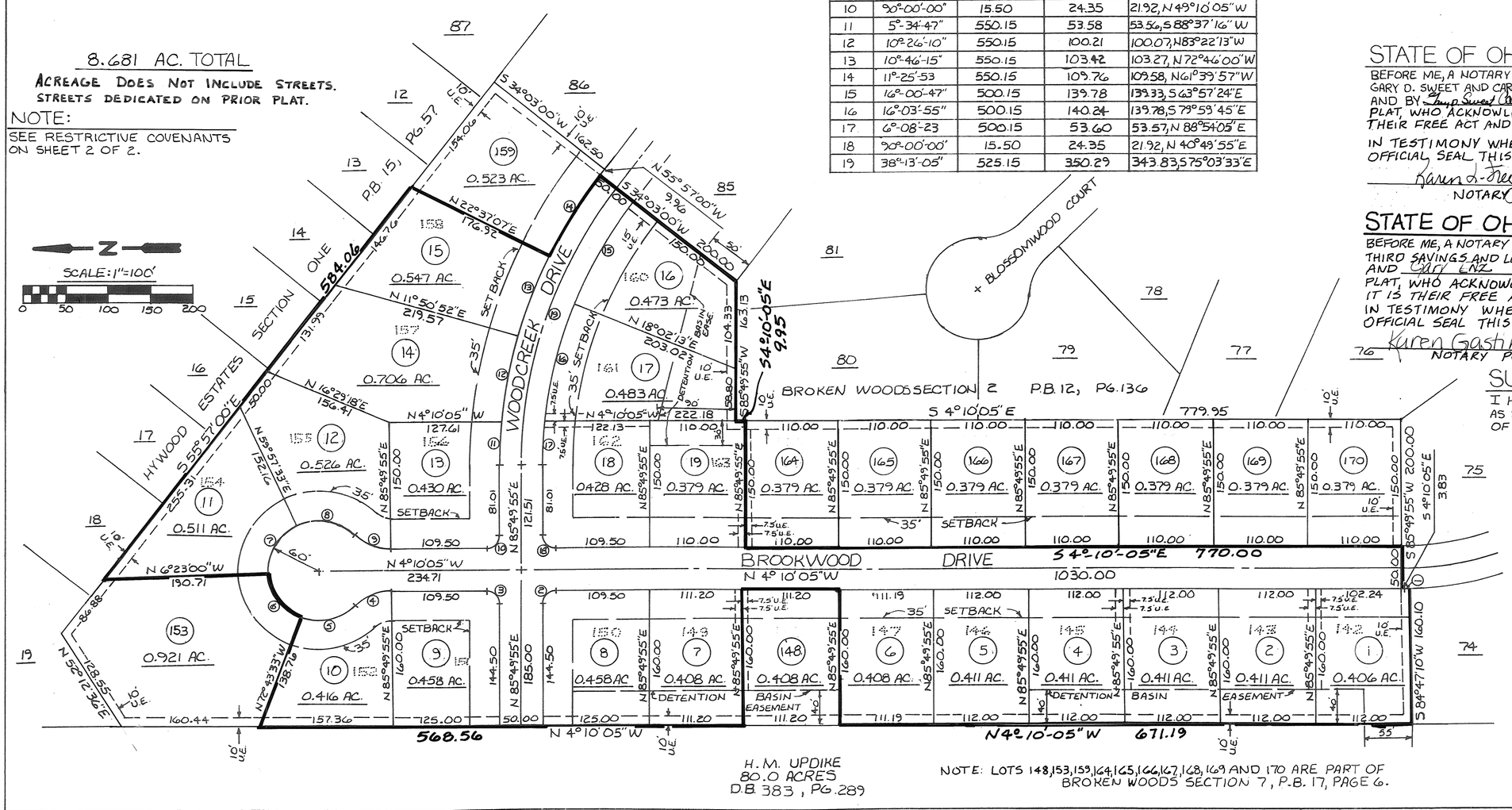
DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

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 1, 2, 3, 4, 7, 8, 16, 17 AND 19 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, S 63°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



NOTE: LOTS 148, 153, 159, 164, 165, 166, 167, 168, 169 AND 170 ARE PART OF BROKEN WOODS SECTION 7, P.B. 17, PAGE 6.

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 8.681 ACRES AS CONVEYED TO GARY AND CAROL SWEET BY DEED BOOK 659, PG. 289, D.B. 662, PG. 198 AND D.B. 664, PG. 103 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND RESTRICTIVE COVENANTS AND DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND TO THE DEDICATION OF ALL STREETS, UTILITY AND STORMWATER EASEMENTS SHOWN HEREON AND NOT HERETOFORE DEDICATED, TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, TELEPHONE, CABLE T.V. OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Gary D. Sweet owner
Carol A. Sweet owner
Star Bank
Annette M. Ryan, Third Sup.
Third Sup.

WITNESSES
Karen L. Fry
Valorie S. Berry-Wickliffe
Karen Gastineau
Kandi Shipman

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GARY D. SWEET AND CAROL A. SWEET & STAR BANK BY _____ ITS Loan Officer, AND BY _____ ITS OWNERS-DEVELOPERS, 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 10 DAY OF November, 1997.

Karen L. Fry — NOTARY PUBLIC
10-12-2000 — MY COMMISSION EXPIRES

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THIRD SAVINGS AND LOAN COMPANY. BY ANNETTE RYAN ITS Asst. V. President AND GARY LINZ ITS Sr. V. Pres. WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED, INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 10th DAY OF November, 1997.

Karen Gastineau — NOTARY PUBLIC
10-1-2002 — 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.

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

Michael W. Cozatt 11-10-97
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 12595 — SHEET 1 OF 2 SHEETS

SWEET WOOD ESTATES SUBDIVISION

PLAT BOOK 18 PAGE 19-A
MIAMI COUNTY RECORDER'S PLAT RECORDS

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

SWEET WOOD ESTATES SUBDIVISION

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. NO LOT SHALL BE SUBDIVIDED INTO PARCELS FOR CONSTRUCTION OF ADDITIONAL RESIDENCES.

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 2000 SQUARE FEET FOR A ONE STORY HOUSE NOR 2400 SQUARE FEET FOR A TWO STORY OR SPLIT-LEVEL DWELLING. WALK OUT BASEMENTS ARE CONSIDERED BASEMENTS. ALL RESIDENCES MUST HAVE AN ATTACHED GARAGE WITH SUFFICIENT SPACE TO ACCOMMODATE NOT LESS THAN TWO NOR MORE THAN FOUR CARS.

3. ALL DRIVEWAYS MUST BE CONCRETE.

4. SEPARATE POLES FOR BASKETBALL HOOPS ARE PERMITTED. NO BASKETBALL HOOP SHALL BE ATTACHED TO ANY RESIDENTIAL STRUCTURE.

5. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CONDUCTED UPON ANY LOT NOR SHALL ANY OWNER PERMIT ANY NUISANCE TO BE CONDUCTED ON ANY LOT.

6. NO SATELLITE DISHES OR ANTENNAE FOR THE TRANSMISSION OR RECEPTION OF RADIO OR TELEVISION SIGNALS OVER 18" IN DIAMETER SHALL BE PERMITTED. NO FREE-STANDING TELEVISION ANTENNAE SHALL BE PERMITTED, NOR SHALL HAM, AMATEUR OR C.B. RADIO ANTENNAE. NO OWNER SHALL ALLOW ANY RADIO OR TELEVISION SIGNALS OR OTHER FORM OF ELECTRO-MAGNETIC RADIATION TO ORIGINATE FROM ANY LOT WHICH MAY UNREASONABLY INTERFERE WITH RADIO OR TELEVISION RECEPTION ON ANY OTHER LOT.

7. 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. FENCING ENCLOSING SWIMMING POOLS SHALL MEET COUNTY REQUIREMENTS. ALL FENCING MUST BE COMPRISED OF NATURAL MATERIALS UNLESS THEY ARE PART OF AN ARCHITECTURAL DESIGN AND APPROVED BY THE DEVELOPER.

8. EXTERIOR MATERIALS OF ALL RESIDENCES SHALL BE OF AT LEAST 30% BRICK OR CEMENTITIOUS MATERIALS. NO LOG HOUSES, CONCRETE BLOCK, OR MODULAR HOMES ARE PERMITTED. ALL EXTERIOR SIDING MUST BE OF BRICK, STONE, OR NATURAL WOOD. ALL ROOFS MUST BE DARK TO MEDIUM DARK IN COLOR AND HAVE A MINIMUM PITCH OF 5/12. ANY FLASHING VISIBLE FROM THE EXTERIOR MUST BE PAINTED.

9. ALL ELECTRICAL LINES AND TELEPHONE LINES AND OTHER SIGNAL OR POWER TRANSMISSION LINES SHALL BE UNDERGROUND.

10. NO ABOVE GROUND SWIMMING OR WADING POOLS SHALL BE PERMITTED ON ANY LOT EXCEPT ONE WADING POOL NOT MORE THAN SIXTEEN INCHES IN HEIGHT AND FORTY-NINE SQUARE FEET IN AREA.

11. ALL YARDS MUST BE SODDED. A MINIMUM EXPENSE OF $1500.00 ADDITIONAL LANDSCAPING FOR TREES AND SHRUBBERY IS REQUIRED.

12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE MAINTAINED ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS PROVIDED THEY ARE NOT MAINTAINED OR BRED FOR ANY COMMERCIAL PURPOSE. NO ANIMALS SHALL BE MAINTAINED CLOSER TO THE STREET THAN THE BACK WALL OF THE RESIDENCE. NO ANIMALS SHALL BE PERMANENTLY HOUSED OUTSIDE. NO DOG RUNS SHALL BE PERMITTED.

13. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT 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 BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE PERIOD OF ACTIVE CONSTRUCTION OF THE RESIDENCE. THE DEVELOPER SHALL BE EXEMPT FROM THIS RESTRICTION DURING THE PERIOD OF PLAT DEVELOPMENT AND LOT SALES.

14. 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. DURING CONSTRUCTION, PORTABLE TOILET FACILITIES MUST BE PROVIDED BY THE CONTRACTOR. CONTRACTORS MUST PROMPTLY REMOVE ALL DEBRIS AND EXCESS MATERIAL DURING AND AT THE CONCLUSION OF CONSTRUCTION. NO BUILDING SHALL BE OCCUPIED UNTIL AN OCCUPANCY PERMIT HAS BEEN ISSUED.

15. NO CAMPERS, MOTOR HOMES, TRAILERS, TRUCKS OR BOATS, ETC., SHALL BE PARKED FOR LONGER THAN 48 HOURS. NO VEHICLE OF ANY TYPE, OTHER MACHINERY OR TRASH SHALL BE STORED PERMANENTLY ON THE PREMISES.

16. EACH RESIDENCE SHALL HAVE A PHOTOCELL OPERATED ELECTRIC POST LANTERN LOCATED NO MORE THAN TWENTY FEET FROM THE FRONT RIGHT-OF-WAY LINE.

17. NO PUMP OR PIPING DEVICE SHALL DISCHARGE SUMP PUMP EFFLUENT ONTO THE SURFACE WITHIN THE PUBLIC RIGHT-OF-WAY. ALL DISCHARGE PIPING SHALL BE CONNECTED TO THE STORM SEWER SYSTEM.

18. THESE CONDITIONS, LIMITATIONS AND RESTRICTIONS SET FORTH HEREIN SHALL BE CONSIDERED PART OF ANY CONTRACT, DEED, LEASE OR INSTRUMENT RELATING TO ANY LOT IN SWEET WOOD ESTATES SUBDIVISION, WITHOUT BEING INCORPORATED THEREIN, AND THE ACCEPTANCE OF ANY CONTRACT, DEED, LEASE OR INSTRUMENT RELATING THERETO 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 SWEET WOOD ESTATES SUBDIVISION.

19. 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 AT LEAST THREE-FOURTHS OF THE LOTS.

20. 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.

21. 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.

22. THE COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED 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 PERSONS CLAIMING UNDER SUCH LOT OWNERS UNTIL APRIL 1, 2016, AT WHICH TIME THESE COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS THEY ARE TERMINATED BY VOTE OF THE OWNERS OF AT LEAST THREE-FOURTHS OF THE LOTS WITHIN THE SUBDIVISION.

23. FINAL INTERPRETATION OF ANY COVENANTS, CONDITION OR RESTRICTION SHALL BE DETERMINED BY THE DEVELOPER OR HIS ASSIGNS AS LONG AS THE DEVELOPER OWNS ANY LOTS IN THE SUBDIVISION.

24. ALL BUILDING CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY MIAMI COUNTY IN ACCORDANCE WITH ESTABLISHED BUILDING REGULATIONS, AND ALL BUILDING PLANS ARE SUBJECT TO APPROVAL BY THE DEVELOPER.

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

Michael W. Cozatt 11-10-97
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 12595 — SHEET 2 OF 2

Martin Replat

Being a Replat of Lots #9, #10, & #11
Riverview Plat, Plat Book 4, Page 12
Frac. Section 16, Town 5, Range 6
Concord Township, Miami County, Ohio
for Jack L. & Diane Y. Martin

Plat Book 18 Page 20
Miami County Recorder's Record of Plats
Received for Record this 22nd Day of Dec., 1997, at 11:11:14 A.M.
File no.: 229987 Fee: $21.60

John W. O'Brien
Miami County Recorder

By Bobbie Mueller
Deputy

County Planning Commission
This Plat reviewed and approved by the Miami County Planning Commission this 16th day of December, 1997

Chairman

Secretary

Miami County Engineer
This Plat reviewed and approved by the Miami County Engineer this 17th day of December, 1997

Douglas L. Christian
Miami County Engineer

Miami County Auditor
Approved and transferred this 22 day of Dec, 1997

Chris A. Peeples
Miami County Auditor

by: Linda Pearson
Deputy Auditor

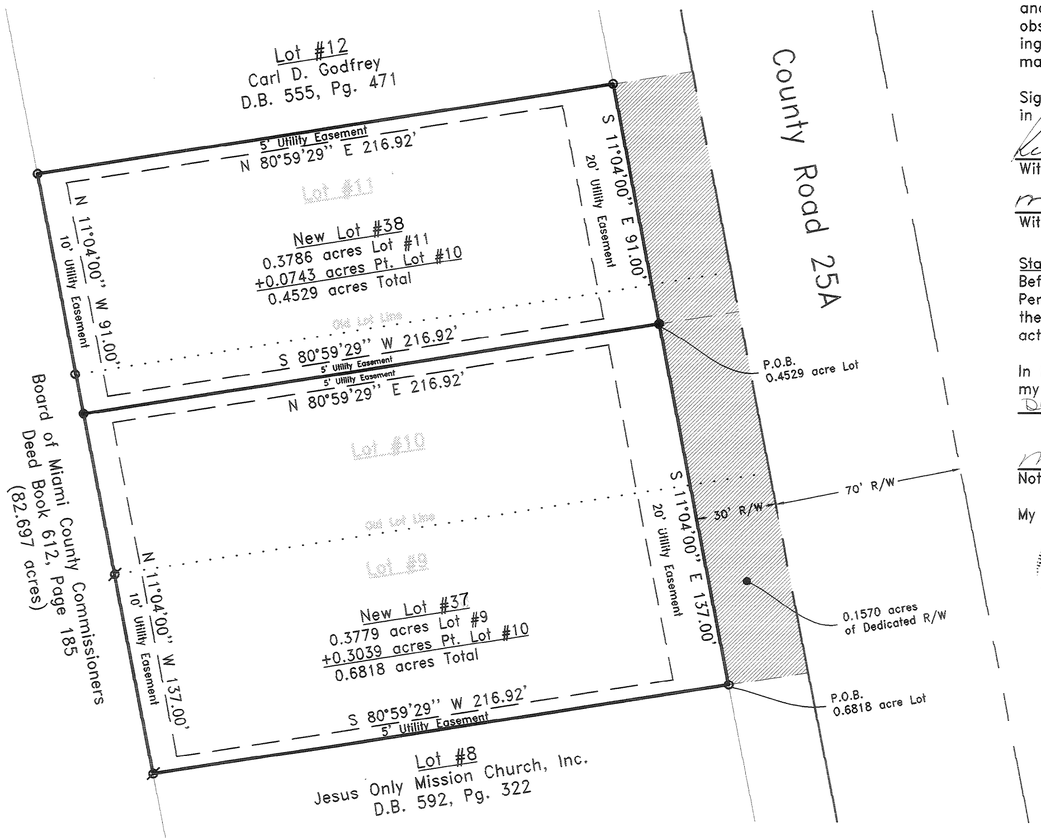
County Commissioners
This Plat approved by the Miami County Commissioners this 18th day of December, 1997. (Approval of this Plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedication on such plat, Section 711.041 Ohio Revised Code.)

Arthur D. Haddad

Richard N. Adams

D. Ann Baird

Easement Note:
20' utility easement behind all street right-of-way lines. 5' utility easements along all side lot lines and 10' utility easements along all rear lot lines, except as otherwise shown.



Dedication
We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and do hereby 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 tree 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.

Signed and acknowledged in the presence of:

Witness

Witness

Owner:
Jack L. & Diane Y. Martin

State of Ohio, County of Miami S.S.
Before me, a notary public in and for _____, Ohio, Personally appeared Jack L. and Diane Y. Martin who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio this 15th day of December, 1997.

Notary Public

My Commission Expires _____

MARY KATHERINE HUFFMAN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.

Signed and acknowledged in the presence of:

Witness

Witness

Lienholder:
Fifth Third Bank

State of Ohio, S.S.
The foregoing instrument was acknowledged before me on the 12 Day of Dec., 1997 by Fifth Third Bank as a lienholder.

BEVERLY CURTIN, Notary Public
In and For The State of Ohio
My Commission Expires April 29, 2001

Notary Public

State of Ohio, County of Miami S.S.
Before me, a notary public in and for Miami County, Ohio, Personally appeared Fifth Third Bank who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio this 12 day of December, 1997.

Notary Public

My Commission Expires Sept. 4, 2002

Maggie N. Flower, NOTARY PUBLIC
In And For The State Of Ohio
My Commission Expires Sept 4, 2002

NOTARIAL SEAL STATE OF OHIO

Description
Being a replat of Lots #9, 10, 11 of the Riverview Plat, P.B. 4, Pg. 12 containing 1.2917 acres conveyed to Jack L. & Diane Y. Martin by Deed recorded in D.B. 612, Pg. 77 of the Deed Records of Miami County, Ohio.

Area of this subdivision is comprised of 0.1570 acres in public streets and 1.1347 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.

EARNEST C. BOUTWELL, P.S.
OHIO PROFESSIONAL LAND SURVEYOR #7489

STATE OF OHIO
EARNEST C. BOUTWELL
S-7489
REGISTERED PROFESSIONAL SURVEYOR

40 0 40 80 120

Legend:
○ = Iron Pin (Found)
● = Iron Pin (Set)
⊘ = 1" Iron Pipe (Found)

References
Deeds: D.B. 555, Pg. 471
D.B. 592, Pg. 322
D.B. 612, Pg. 77
D.B. 612, Pg. 185

Land Surveys:
Vol. 22, Pg. 189
Vol. 37, Pg. 2

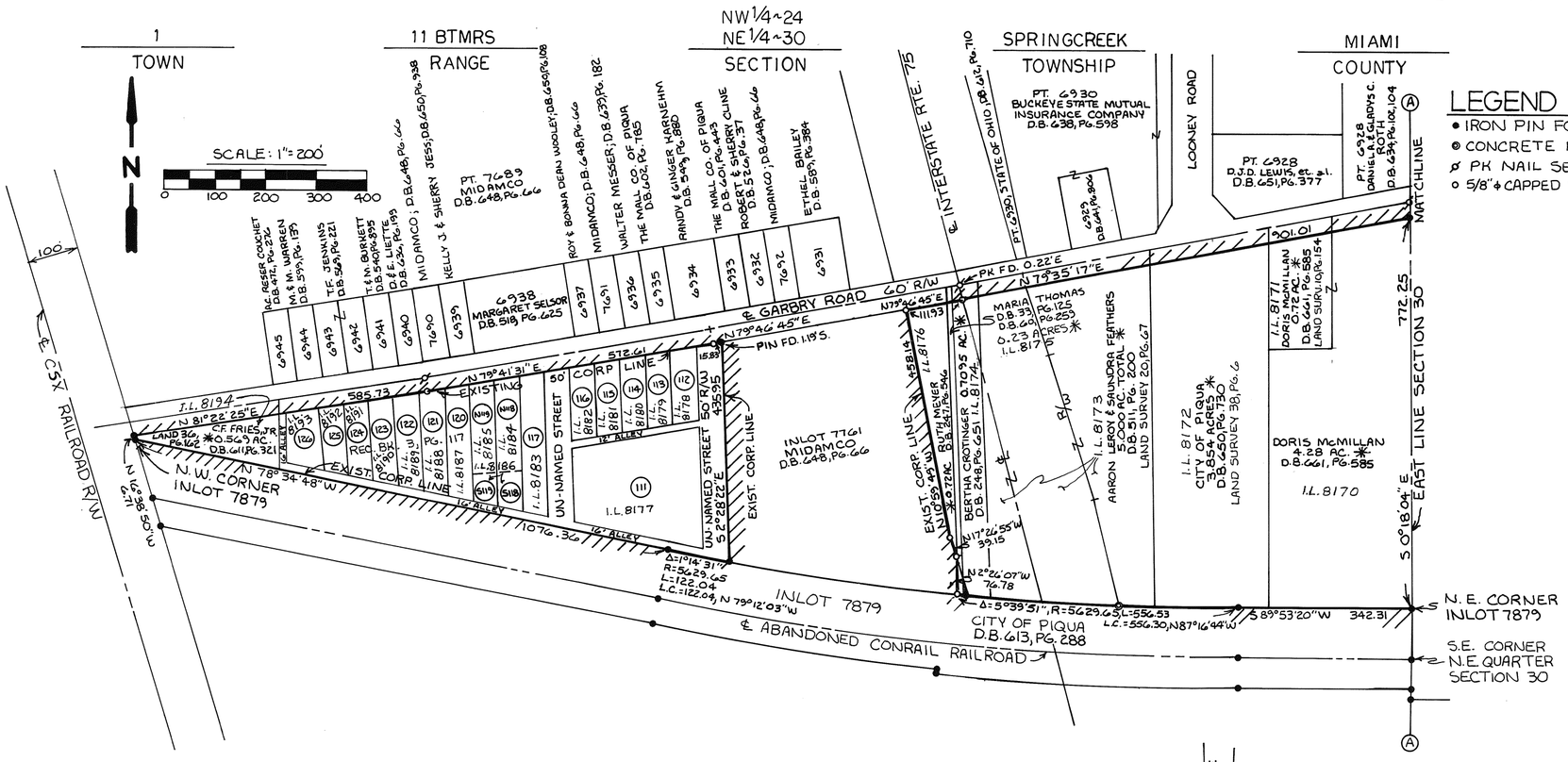
Subdivision Plats:
P.B. 4, Pg. 12
P.B. 17, Pg. 107

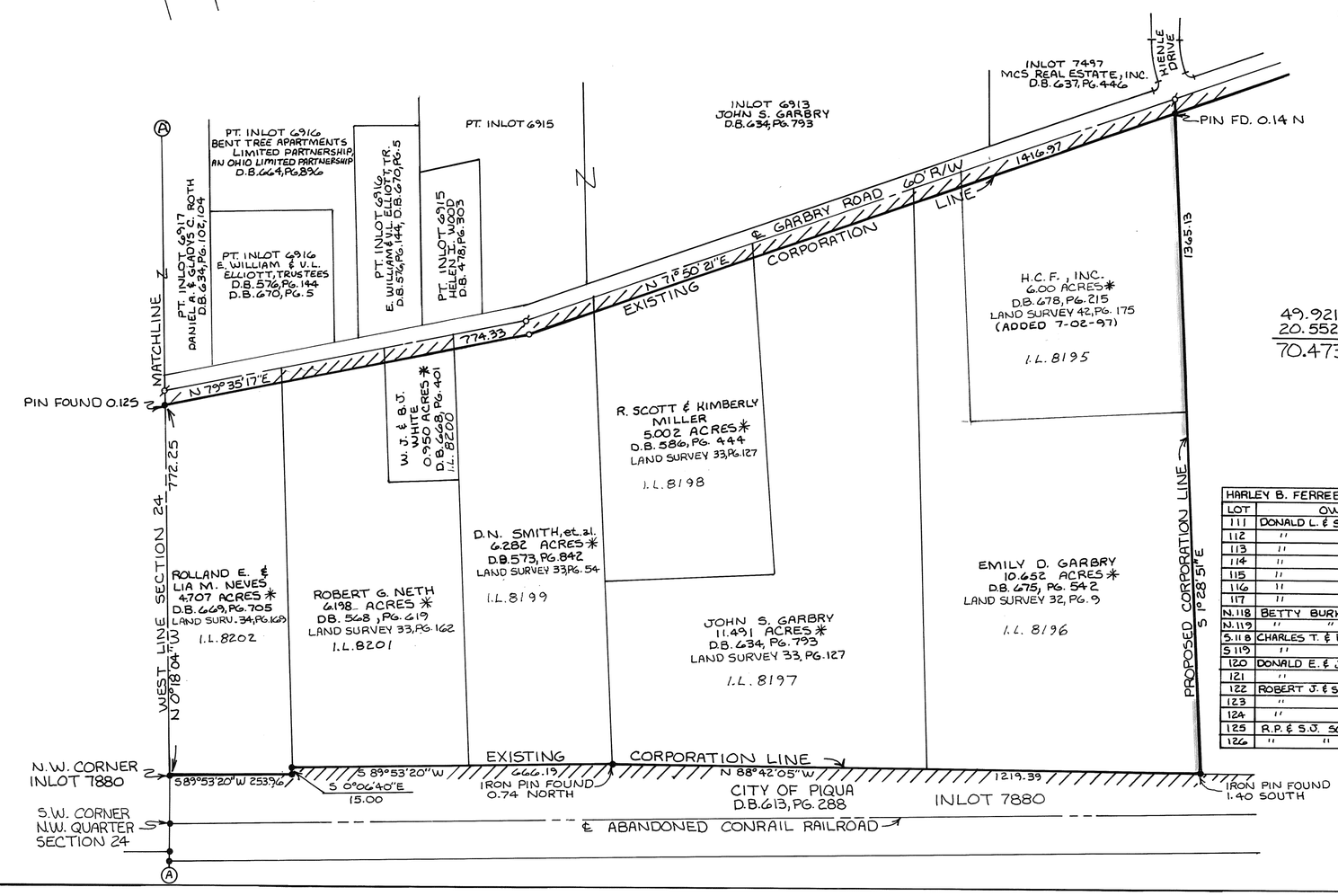
Basis of Bearing
Subdivision Plat
Plat Bk. 4, Pg.12

PREPARED BY
BOUTWELL & ASSOCIATES, INC.
7580 BRANDT PIKE, SUITE A
HUBER HEIGHTS, OHIO 45424
(937) 237-3036 FAX: 237-5473

SCALE	DATE	JOB #
1"=40'	12/11/97	97-453
DRAWN: CAD/CCD	CHECKED: ECB	

ANNEXATION TO THE CITY OF PIQUA





PLAT BOOK 18 PAGE 21
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED December 22, 1997 AT 11:36 AM
FILE NO. 0229990 FEE $ 21.60

John W. O'Brien BY: Beverly McDade
MIAMI CO. RECORDER DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS VOLUME 29 PAGE 496.

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 22nd DAY OF December, 1997

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

LEGEND

- • IRON PIN FOUND
- ◎ CONCRETE R/W MONUMENT
- ⌀ PK NAIL SET
- ○ 5/8"ϕ CAPPED IRON PIN SET (COZATT, S6001)

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 12TH DAY OF AUGUST 1997.

MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS ~~22ND~~ 10 DAY OF JULY, 1997 IN TROY, OHIO, THE ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

Richard N. Adams — D. Ann Baird — Arthur D. Haddad
RICHARD N. ADAMS — D. ANN BAIRD — ARTHUR D. HADDAD

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 20TH DAY OF October, 1997, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER 56-97.

William Cruse — Rebecca J. Cool
MAYOR — CLERK

DESCRIPTION

BEING A TOTAL OF 70.473 ACRES IN THE NORTHWEST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 30, TOWN 1, RANGE 11 BTMRS, SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO.

49.921 ACRES - SECTION 24
20.552 ACRES - SECTION 30
70.473 ACRES TOTAL

✳NOTE:

ACREAGE SHOWN INCLUDES AREA IN GARBRY ROAD HIGHWAY EASEMENT. PRIOR ANNEXATIONS ANNEXED THE AREA IN HIGHWAY EASEMENT TO THE CITY OF PIQUA AND THE AUDITOR'S OFFICE ASSIGNED NO INLOT NUMBERS TO THE AREA SOUTH OF THE CENTERLINE OF GARBRY ROAD. WHEN THE AUDITOR ASSIGNS INLOT NUMBERS TO THE PROPERTIES SHOWN ON THIS ANNEXATION, THE INLOT NUMBER WILL INCLUDE ANY PART OF THE PROPERTY THAT IS UNDER THE GARBRY ROAD HIGHWAY EASEMENT. THIS DOES NOT AFFECT LOT 111 THROUGH 126 IN THE HARLEY B. FERREE SUBDIVISION.

HARLEY B. FERREE SUBDIVISION			REC. BOOK 3, PAGE 117		
LOT	OWNER		ACRES	D.B./PG.	INLOT
111	DONALD L. & S.L. WHITAKER		1.59	563/894	8177
112	"	"	0.20	" "	8178
113	"	"	0.20	" "	8179
114	"	"	0.20	" "	8180
115	"	"	0.20	" "	8181
116	"	"	0.20	" "	8182
117	"	"	0.37	" "	8183
N.118	BETTY BURKETT		0.25	508/711	8184
N.119	"	"	0.24	" "	8185
S.118	CHARLES T. & BETTY M. BURKETT		0.085	" "	8186
S.119	"	"	0.069	" "	
120	DONALD E. & JEAN E. KISER		0.28	560/980	8187
121	"	"	0.26	668/739	8188
122	ROBERT J. & SUE ANN RECK		0.24	539/16	8189
123	"	"	0.22	" "	8190
124	"	"	0.20	" "	8191
125	R.P. & S.J. SCHAEFER		0.18	532/51	8192
126	"	"	0.23	" "	8193

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

Michael W. Cozatt 7-08-97
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 04797

ANNEXATION TO THE CITY OF PIQUA

8.5473 ACRES IN THE SOUTHEAST QUARTER OF SECTION 26, TOWN 1, RANGE 12, SPRINGCREEK TWP.

PLAT BOOK 18, PAGE 22
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2nd DAY OF January, 1998, AT 9:48 AM.

FILE NO.: 0230574 FEE: $ 21.60

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

BY: Gill Rank
DEPUTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED IN

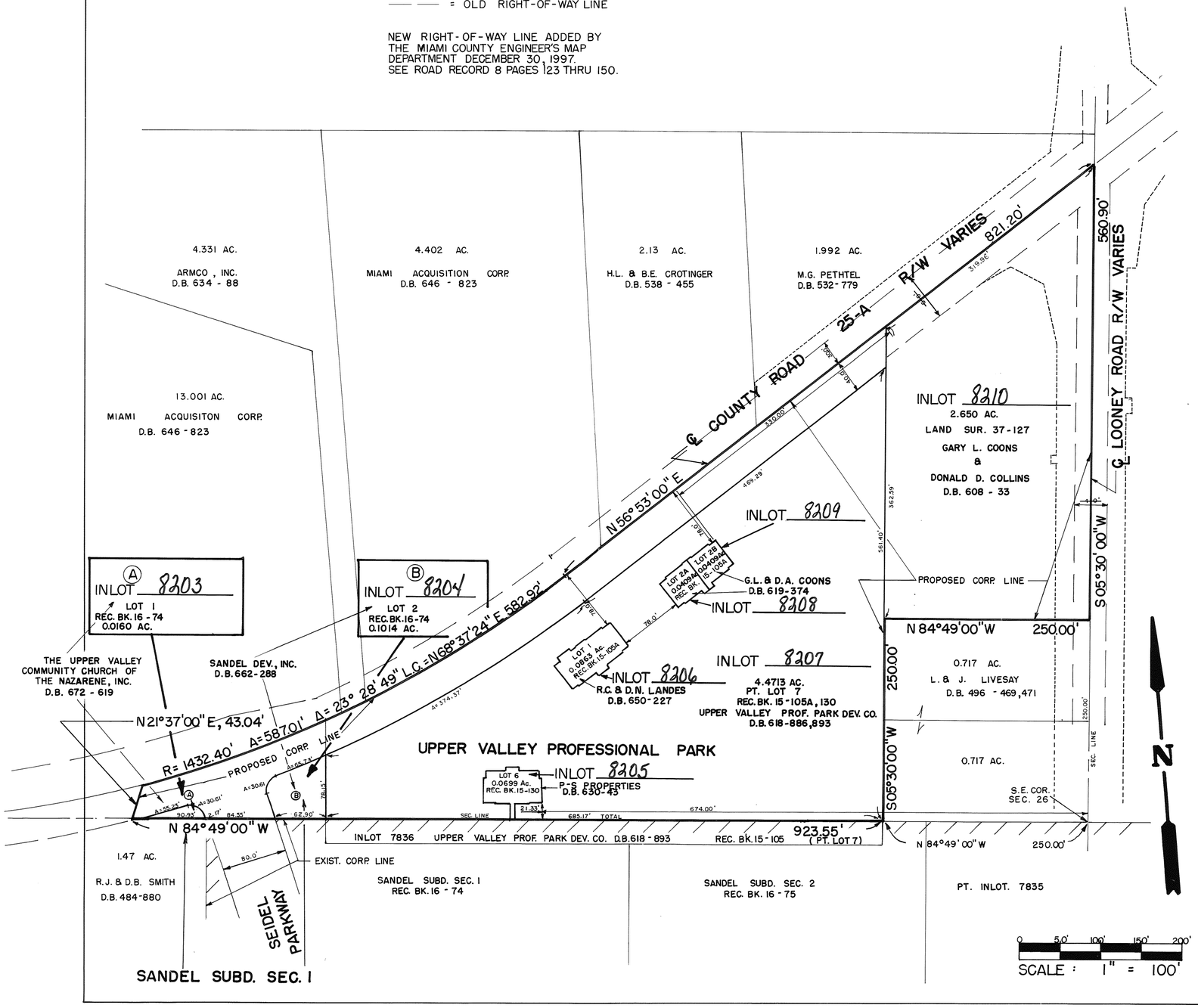
MISCELLANEOUS BOOK 29, PAGE 542.

MIAMI COUNTY RECORDER

--------- = NEW RIGHT-OF-WAY LINE

—— —— = OLD RIGHT-OF-WAY LINE

NEW RIGHT-OF-WAY LINE ADDED BY THE MIAMI COUNTY ENGINEER'S MAP DEPARTMENT DECEMBER 30, 1997. SEE ROAD RECORD 8 PAGES 123 THRU 150.



MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 12TH. DAY OF AUGUST, 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 28th DAY OF August, 1997.

D. Ann Baird
D. ANN BAIRD

RICHARD N. ADAMS

Arthur D. Haddad
ARTHUR D. HADDAD

CITY OF PIQUA

THIS ANNEXATION ACCEPTED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO THIS 17th DAY OF NOVEMBER, 1997 BY ORDINANCE NO. 59-97.

William J. Cruse
MAYOR: WILLIAM J. CRUSE

Rebecca J. Cool
CLERK: REBECCA J. COOL

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 3rd DAY OF Jan, 1998.

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

BY: Linda Pearson
DEPUTY AUDITOR

ANNEXATION OF 8.5473 ACRES - UPPER VALLEY PROFESSIONAL PARK & SANDEL SUBDIVISION		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 10 SEP 1996	DRAWN BY: DV TRACED BY: CHECKED BY: RWK	SHEET NO. 1 OF 1
	SCALE: 1" = 100'	

ANNEXATION TO THE VILLAGE OF BRADFORD

9 N	4 E	22 NW 1/4	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 18 PAGE 23
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE NO. 0230747
RECEIVED JAN. 6TH 1998 AT 3:24 PM
FEE #21.60

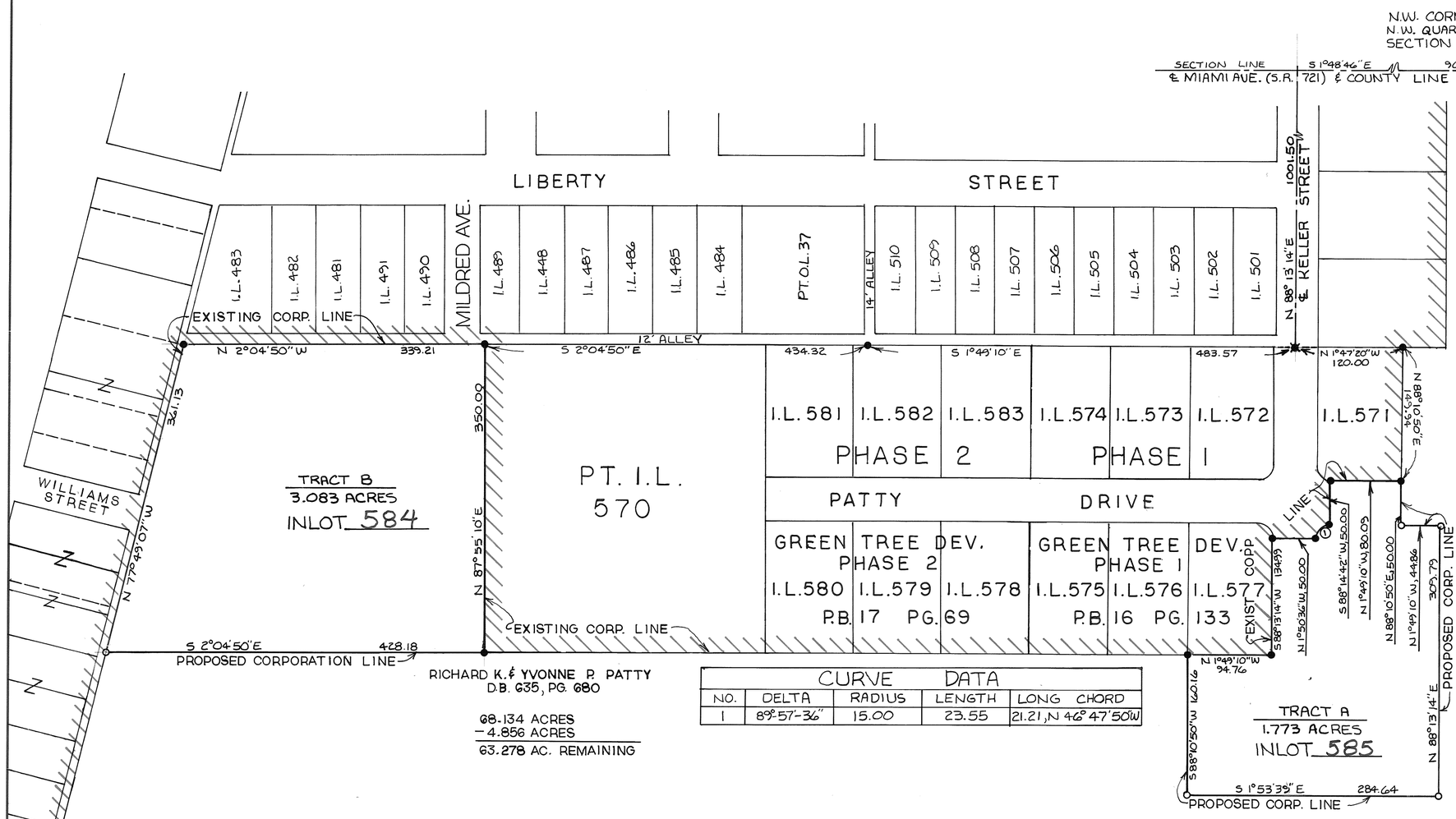
MIAMI COUNTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. VOL. 29 PG. 587

John H. O'Brien
MIAMI COUNTY RECORDER
Jill Rank, Deputy

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 6TH DAY OF JANUARY 1998

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
Jo Ann Williams
DEPUTY



SCALE: 1"=100'

0 25 50 75 100 200 300 400 500

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	89°57'36"	15.00	23.55	21.21, N 46°47'50"W

DESCRIPTION

BEING A TOTAL OF 4.856 ACRES IN THE NORTHWEST QUARTER OF SECTION 22, TOWN 9N, RANGE 4E, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY MY MIAMI COUNTY ENGINEER ON THIS 28TH DAY OF AUGUST, 1997.

Gary Christian
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 2ND DAY OF SEPTEMBER 1997, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

COMMISSIONER — Curtis D. Haddad, COMMISSIONER — D. Ann Baird, COMMISSIONER

APPROVALS

AT A MEETING OF THE VILLAGE COUNCIL OF BRADFORD, OHIO, HELD THIS 12th DAY OF December, 1997, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. O-97-06.

Dallas L. Wahl
MAYOR

PRESIDENT OF COUNCIL

Linda C. Brickstedt
CLERK OF COUNCIL

VILLAGE SOLICITOR

LEGEND

- ▫ MONUMENT BOX
- ○ IRON PIN OR PIPE FOUND
- ⌀ P.K. NAIL
- ✖ RAILROAD SPIKE FOUND
- ○ 5/8"ϕ CAPPED IRON PIN SET (COZATT, S6001)

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

Michael W. Cozatt 6-13-97
MICHAEL W. COZATT P.S. 6001 DATE

STATE OF OHIO MICHAEL W. COZATT 6001 REGISTERED SURVEYOR

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO
PH. 937-339-2921 FAX 339-2921
JOB NO. 14997

GREEN TREE DEVELOPMENT PHASE 3

BRADFORD CORPORATION

PT. 570 & PT 584 INLOT

PLAT BOOK 18 PAGE 24
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JANUARY 9, 1998 AT 3:21 P.M.
FILE NO. 0231011 FEE $ 43.20

John W. O'Brien BY Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 9th DAY OF JANUARY 1998.

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

APPROVALS

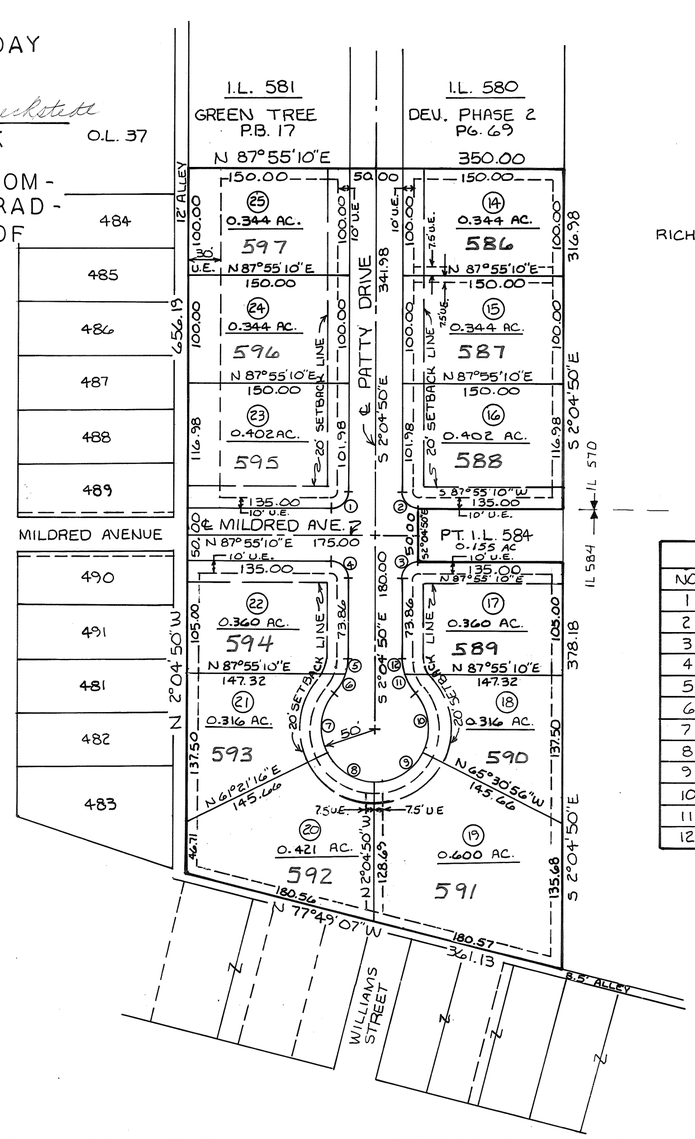
ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO, THIS 12th DAY OF December, 1997.

Dolly Y. Wright — MAYOR
Linda C. Beckstett — CLERK

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO, THIS 12 DAY OF December, 1997.

Thomas O. Moore
CHAIRMAN

5.475 ACRES TOTAL
4.553 ACRES IN LOTS
0.922 ACRES IN R/W



RICHARD K. & YVONNE R. PATTY
D.B. 635, PG. 680

N

SCALE : 1" = 100'
0 20 100 200 300

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	90°-00'-00"	15.00	23.56	21.21, S 42°55'10"W
2	90°-00'-00"	15.00	23.56	21.21, N 47°04'50"W
3	90°-00'-00"	15.00	23.56	21.21, N 42°55'10"E
4	90°-00'-00"	15.00	23.56	21.21, S 47°04'50"E
5	18°-50'-14"	50.00	16.44	16.37, S 7°20'18"W
6	22°-34'-21"	50.00	19.70	19.57, S 28°02'33"W
7	67°-58'-29"	50.00	59.32	55.90, S 5°20'30"W
8	63°-26'-06"	50.00	55.36	52.57, S 60°21'47"E
9	63°-26'-06"	50.00	55.36	52.57, N 56°12'07"E
10	67°-58'-29"	50.00	59.32	55.90, N 9°30'10"W
11	22°-34'-21"	50.00	19.70	19.57, N 32°12'15"W
12	18°-50'-14"	50.00	16.44	16.37, N 11°29'57"W

EASEMENT NOTE

5' ON EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.

DESCRIPTION

BEING A SUBDIVISION OF 5.475 ACRES INCLUDING 2.547 AC. OF PT. I.L. 570 AND 2.928 AC. OF PT. I.L. 584 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 LEINHOLDERS 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 OBSTUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PPOPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD K. AND YVONNE R. PATTY AND SECOND NATIONAL BANK, GREENVILLE, OHIO BY Gene A. Rismiller ITS Vice President, AND BY Ron McClung ITS Exec. Vice Pres., WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 7 DAY OF Jan 1998.

CORRIN A. BANKSON
Notary Public-State of Ohio
My Commission Expires Feb. 18, 2002

Corrin A. Bankson
NOTARY PUBLIC

MY COMMISSION EXPIRES

DEDICATION - SIGN OFF

Richard K. Patty
RICHARD K. PATTY

Corrin A. Bankson
WITNESS

Yvonne R. Patty
YVONNE R. PATTY

Gene A. Rismiller VP
SECOND NATIONAL BANK, GREENVILLE, OHIO

Kimberly A. Baker
WITNESS

Ronald McClung
SECOND NATIONAL BANK, GREENVILLE, OHIO

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 9-25-97
MICHAEL W. COZATT P.S. 6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES RD. TROY OHIO
PH. (937) 339-2921 FAX 339-2921

JOB NO. 15197 SHEET 1 OF 2

GREEN TREE DEVELOPMENT PHASE 3

PLAT BOOK 18 PAGE 24-A
MIAMI COUNTY RECORDER'S
PLAT RECORDS

BRADFORD CORPORATION

PT.570 PT 584
INLOT

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.

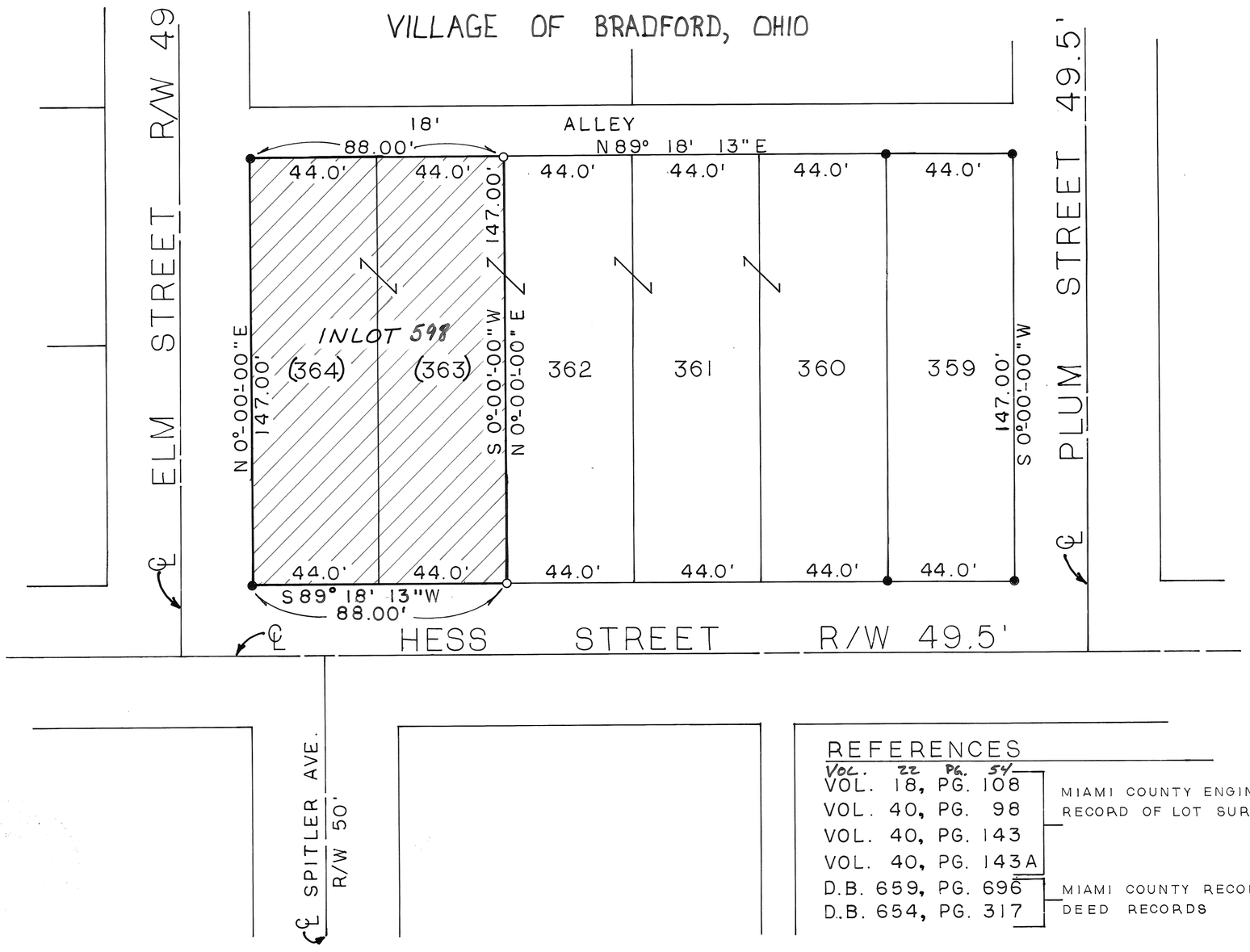
STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 9-25-97
MICHAEL W. COZATT P.S. 6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES RD. TROY, OHIO
PH.(937) 339-2921 FAX 339-2921
JOB NO. 15197 SHEET 2 OF 2

REPLAT OF INLOTS 363 & 364

VILLAGE OF BRADFORD, OHIO



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PLAT BOOK 18 PAGE 25
MIAMI COUNTY RECORDER'S PLAT RECORDS.
RECEIVED JANUARY 29, 1998, AT 10:27 AM.
FILE NO. 0231977 FEE $ 21.60

John W. O'Brien BY Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

TRANSFERRED THIS 29th DAY OF Jan 1998.

Chris A. Peeler BY Linda Pearson
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF 0.297 ACRES I.L. 363 AND I.L. 364 IN THE VILLAGE OF BRADFORD, MIAMI CO., OHIO.

SCALE : 1" = 30'

0 10 20 30 60 90 120

PLANNING AND ZONING COMMISSION

APPROVED BY THE VILLAGE OF BRADFORD PLANNING AND ZONING COMMISSION, THIS 9TH DAY OF SEPT. 1997.

Scott Reitzel acting — CHAIRMAN
Nolan Harrison — SECRETARY

VILLAGE OF BRADFORD - ADMINISTRATOR

Roger D. Cavan — BRADFORD VILLAGE ADMINISTRATOR
9-10-97 — DATE

REFERENCES

VOL. 22 PG. 54
VOL. 18, PG. 108
VOL. 40, PG. 98
VOL. 40, PG. 143
VOL. 40, PG. 143A
— MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

D.B. 659, PG. 696
D.B. 654, PG. 317
— MIAMI COUNTY RECORDER'S DEED RECORDS

REPLAT OF INLOTS 363 AND 364 FOR JOHN FRANTZ

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN S FRANTZ, AND VERSAILLES SAVINGS & LOAN CO BY DOUGLAS P. AHLERS ITS PRESIDENT, AND ITS _____, WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY AND AFFIXED MY OFFICAL SEAL THIS 31st DAY OF DECEMBER 1997.

Constance L. Winner — NOTARY PUBLIC

Constance L. Winner, Notary Public
State of Ohio
My Commission Expires May 13, 2002
MY COMMISSION EXPIRES

LEGEND

● IRON PIN FOUND
○ IRON PIN SET

DEDICATION

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

WITNESSES:

John S. Frantz — Saundra J. Mestemaker, Constance L. Winner

VERSAILLES SAVINGS + LOAN CO. — Saundra J. Mestemaker, Constance L. Winner
by Douglas P. Ahlers

STATE OF OHIO MICHAEL W. COZATT 6001 REGISTERED SURVEYOR

Michael W. Cozatt 9-08-97
MICHAEL W. COZATT P.S. 6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO
PH 937-339-2921 FAX 339-2921
JOB NO. 23197

REPLAT OF LOT 9 IN WINDSOR WOODS–CONCORD TOWNSHIP, SEC.4; T–4; R–6E MIAMI COUNTY, OHIO

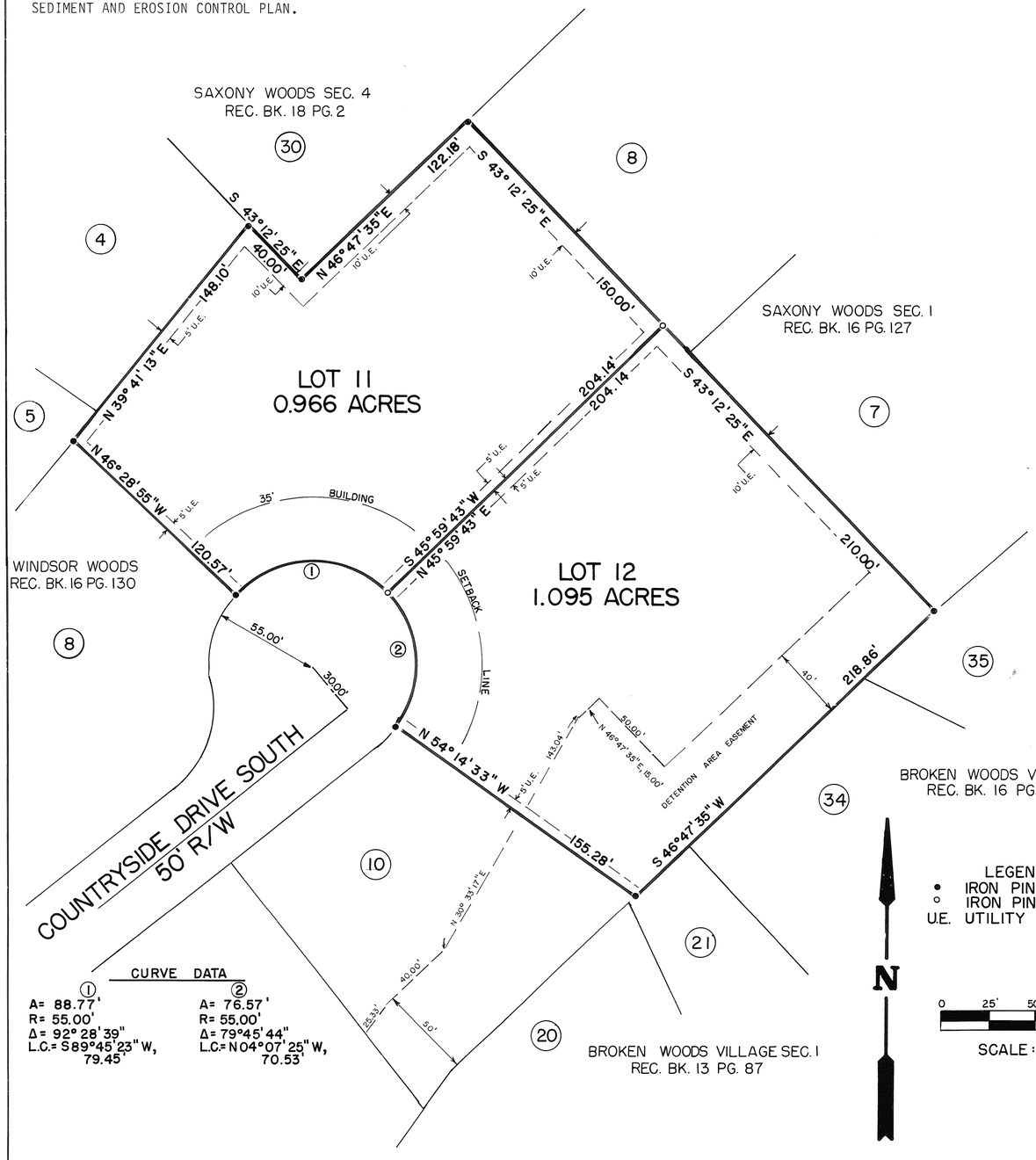
PLAT BOOK 18 PAGE 26
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11th DAY OF
FEBRUARY, 1998, AT 8:58 A.M.
FILE NO. 0232751 FEE: $ 43.20
John W. O'Brien
JOHN W. O'BRIEN, MAIMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

THE RESTRICTIVE COVENANTS FOR THIS REPLAT OF LOT 9 IN WINDSOR WOODS SHALL BE THE SAME AS THE RESTRICTIVE COVENANTS FOR WINDSOR WOODS AS SHOWN IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 130A.

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 AREA.
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 LOT 12 AGREE TO INDIVIDUALLY MAINTAIN AND REPAIR THE STORMWATER DETENTION FACILITIES (ACCORDING TO ITEM 1) IN A MANNER WHICH COMPLIES WITH THE SPECIFICATIONS AND APPROVAL OF THE MIAMI COUNTY ENGINEER.
4. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS 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

①	②
A= 88.77'	A= 76.57'
R= 55.00'	R= 55.00'
Δ= 92° 28' 39"	Δ= 79° 45' 44"
L.C.= S 89° 45' 23" W, 79.45'	L.C.= N 04° 07' 25" W, 70.53'

LEGEND
- • IRON PIN FOUND
- ○ IRON PIN SET
- U.E. UTILITY EASEMENT

N

0 25' 50' 75' 100'
SCALE: 1" = 50'

DESCRIPTION

BEING A REPLAT OF LOT 9, IN WINDSOR WOODS, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 130, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6 E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 2.061 ACRES AND ACQUIRED BY DAVID AND LINDA ARBOGAST BY DEED BOOK 677, PAGE 313 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

DEDICATION

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

OWNERS:

DAVID W. ARBOGAST — LINDA J. ARBOGAST — WITNESS — WITNESS

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO THIS 17 DAY OF Nov, 1997.

Susan R Perkins NOTARY PUBLIC — MY COMMISSION EXPIRES

SUSAN R. PERKINS, Notary Public In and for the State of Ohio My Commission Expires September 28, 1998

LIENHOLDERS: BANK ONE DAYTON, N.A.

JACK M. BOECKER, VICE PRESIDENT — WITNESS — WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JACK M. BOECKER, VICE PRESIDENT OF BANK ONE DAYTON, 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 THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH 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 Dayton, OHIO THIS 11th DAY OF November, 1997.

Cynthia L Scott (Scott) NOTARY PUBLIC — MY COMMISSION EXPIRES

CYNTHIA L. SCOTT, Notary Public In and for the State of Ohio My Commission Expires

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 16th DAY OF December, 1997, THIS REPLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS REPLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 18th DAY OF December, 1997.

D. ANN BAIRD — ARTHUR D. HADDAD — RICHARD N. ADAMS

MIAMI COUNTY ENGINEER

THIS REPLAT REVIEWED AND APPROVED THIS 17th DAY OF DECEMBER, 1997

DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR

TRANSFERRED THIS 11 DAY OF FEBRUARY, 1998.

CHRIS A PEEPLES
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Ann Williams
DEPUTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS ARE 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 LOT 9 - WINDSOR WOODS CONCORD TOWNSHIP - MIAMI COUNTY, OHIO		
DAVID W. & LINDA J. ARBOGAST TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: O.V. TRACED BY: CHECKED BY: RWK	SHEET NO.
6 NOV. 1997	SCALE: 1" = 50'	1 OF 2

REPLAT OF LOT 9 IN WINDSOR WOODS – CONCORD TOWNSHIP
SECTION 4 – TOWN 4 – RANGE 6 EAST – MIAMI COUNTY, OHIO

REPLAT OF LOT 9 – WINDSOR WOODS RESTRICTIVE COVENANTS

1. No lot in this subdivision shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling unit with attached garage or unattached carriage house of design and construction approved by the Developer. Any exterior alterations to an existing dwelling or other building must be approved in advance by the Developer.

2. A person or persons buying a lot for investment or for future building must keep the grass cut and maintain the lot in a presentable manner.

3. There shall be no trailers, campers, shack, barn or other outbuilding erected or parked on premises.

4. The floor area of each dwelling structure exclusive of finished basements, open porches, garages, or patios, shall not be less than 2500 square feet.

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

6. No trailers, basement, campers, shack, garage, barn or other outbuilding shall at any time be used as a temporary or permanent residence.

7. No fencing shall be permitted, except around approved in-ground swimming pools approved in detail by the Developer and which complies with the Miami County zoning code.

8. The location, grade, and house design of any residence to be constructed in this subdivision shall be shown on a plot plan and submitted to and approved by the developer prior to any construction. Architectural approval must be obtained in advance from the Developer.

9. No commercial trade or noxious and offensive activities shall be carried out upon any lot. Nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

10. No animals, livestock or poultry of any kind shall be raised on any lot in this subdivision except that dogs, cats, or other household pets may be kept providing they are not kept or bred for commercial purposes.

11. No satellite receiver dishes are permitted on any lot, either temporarily or permanently. No pole or tower antennae for television, ham radio, CB radio or other purpose are permitted.

12. These covenants are for the benefit of the lot owners, and are to run with the land and shall be binding on all parties claiming under them until July 1, 2015, at which time they shall automatically be extended for successive periods of 10 years each unless a vote of the then majority of the land owners agree to change said covenant.

13. The covenants shall be enforceable by injunction or otherwise by the Developer, her successors and assigns.

14. Personal Properties - No personal property, equipment or machinery, including semi tractor shall be kept or maintained on any lot other than that which is kept inside the garage area or storage building permitted hereunder. No boat, trailer or recreational vehicle shall be otherwise stored on any lot. Under no circumstances shall same be temporarily or otherwise used for any form of habitation purposes.

15. All construction on each lot shall be performed by competent contractors or subcontractors approved by the Developer.

16. All construction on each lot including subsequent maintenance, additions and remodeling shall be subject to approval by the Developer in accordance with Developer's Design Review Standards.

REPLAT OF LOT 9 - WINDSOR WOODS CONCORD TOWNSHIP - MIAMI COUNTY, OHIO		
DAVID W. & LINDA J. ARBOGAST TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: O.V. TRACED BY: CHECKED BY:	SHEET NO.
6 NOV. 1997	SCALE: 1" = 50'	2OF2

MIA-55-20.10
LOSTCREEK TOWNSHIP
MIAMI COUNTY

SECTIONS 1 & 7, TOWN 2, RANGE 11
ADDITIONAL HIGHWAY EASEMENTS
ALCONY-CONOVER ROAD & STATE ROUTE 55

PLAT BOOK 18 PAGE 27
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FEBRUARY 19, 1998 AT 9:35 A.
FILE NO. 0233205 FEE 0
John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

UTILITIES

DAYTON POWER & LIGHT
1300 EXPERIMENT FARM ROAD
TROY, OHIO 45373
ATTN. DWIGHT KECKLEY (ELECTRICITY)
ATTN. NORM CROMES (GAS)
(937) 339-2611

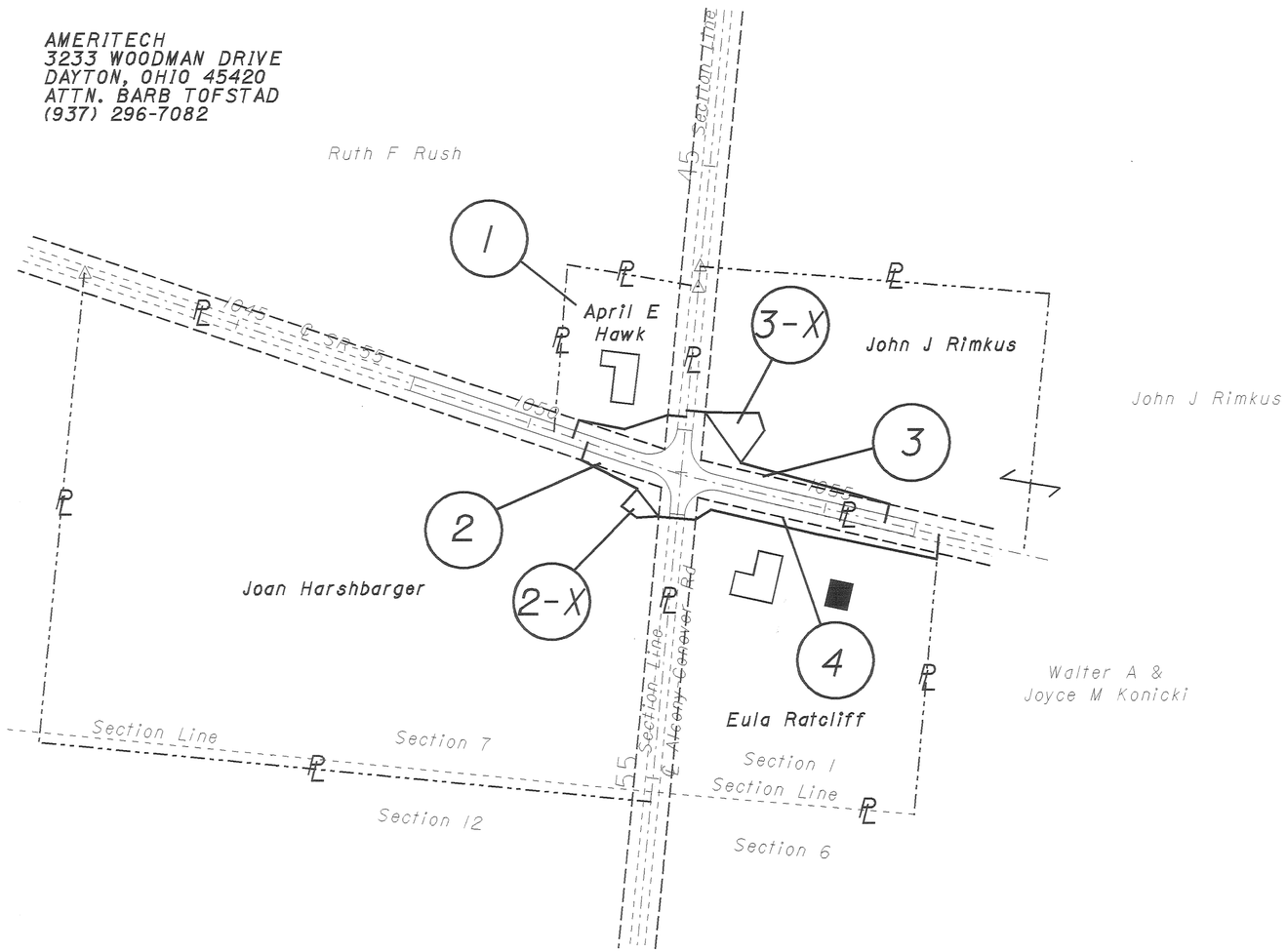
TIME-WARNER CABLE
1450 EXPERIMENT FARM ROAD
TROY, OHIO 45373
ATTN. STEVE SIMON
(937) 339-4770

PIONEER RURAL ELECTRIC
PO BOX 604
PIQUA, OHIO 45356
ATTN. JIM RUDD
(937) 773-2523

AMERITECH
3233 WOODMAN DRIVE
DAYTON, OHIO 45420
ATTN. BARB TOFSTAD
(937) 296-7082

Residential

Out Building



0 120 240 480
SCALE IN FEET

Date	Revision Description

Completion Date :

HORIZONTAL SCALE IN FEET 0 60 120 240

FEDERAL PROJECT NO.

STATE JOB NO.

PROPERTY MAP

MIA-55-20.10

1/5

19/23

TOTAL NUMBER OF :
4 OWNERSHIPS
0 TOTAL TAKES
0 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

PLAT BOOK 18 PAGE 27A

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	April E. Hawk	3	646	2	F10-030200	1.263	0.339	0.226	0.167	0.059	N	0.865		STATE		684	557
2	Joan Harshbarger	3	625	595	F10-030100	7.232	0.793	0.187	0.141	0.046	N		6.999	STATE		684	559
2-X								0.033	0.000	0.033	N			STATE	CHANNEL EASEMENT	684	561
3	John J. Rimkus	3-4	598	109	F10-016000	29.974	1.271	0.384	0.289	0.095	N	28.608		STATE		684	563
3-X								0.098	0.000	0.098	N			STATE	CHANNEL EASEMENT	684	565
4	Eula Ratcliff	3-4	642	364	F10-016500	4.780	0.633	0.455	0.322	0.133	N		4.014	STATE		684	567

NOTE: Under no circumstances are temporary easements acquired for the purpose of storage of materials or equipment by the contractor. Upon completion of the work required, the easement shall be vacated immediately.

REV.	DATE	DESCRIPTION

FEDERAL PROJECT NO.

PID NO.

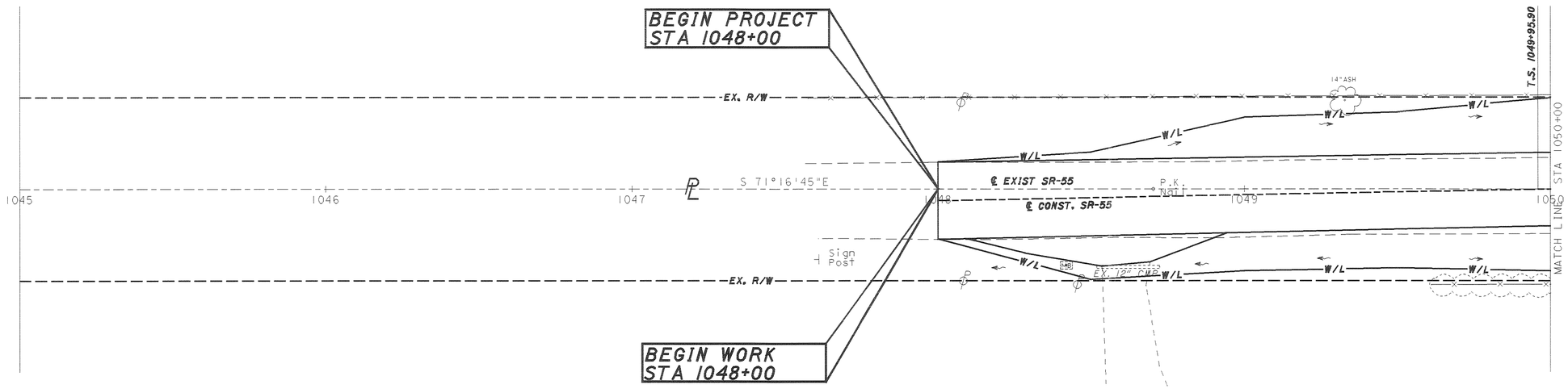
STATE JOB NO.

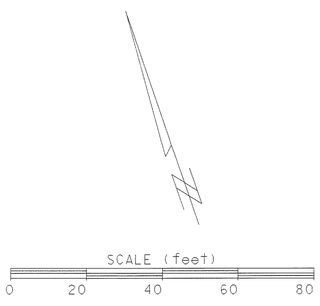
SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-55-20.10

i:\mini\design\MISALCW\rwsum.dgn 14:48:18
Last revision: 30MAY97

PLAT BOOK 18 PAGE 27B





NOTE: APRIL 4, 1989 O.D.O.T. SURVEY LISTS THE P.I. OF THE SR-55 CURVE AS STA 1063+72.39, WHICH AGREES WITH THE STRAIGHT LINE MILEAGE OF SR-55.

HORIZONTAL SCALE IN FEET
0 10 20 40

CALCULATED
CHECKED

RIGHT OF WAY PLAN
STA 1048+00 TO 1050+00

MIA-55-20.10

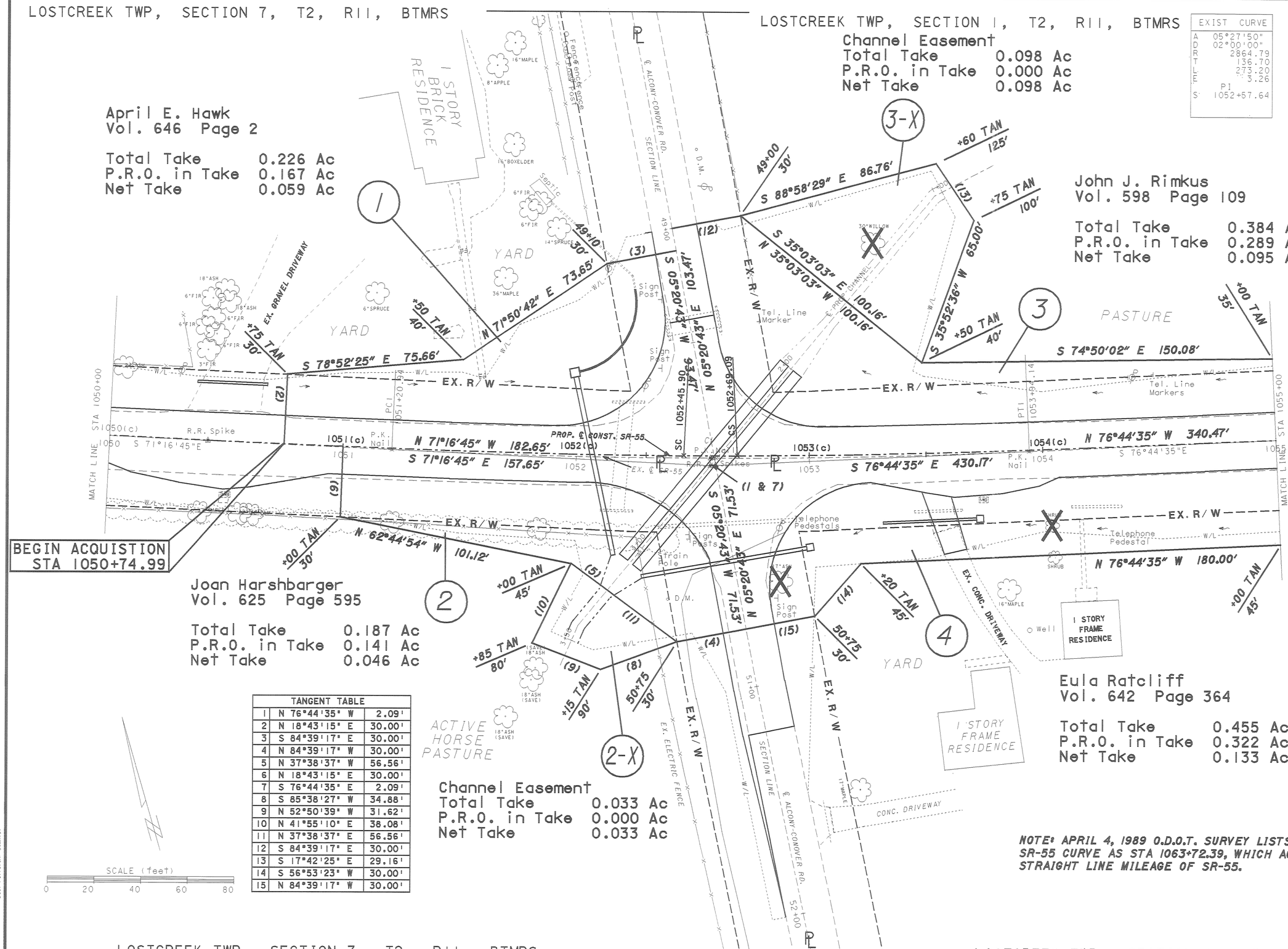
3/5

21/23

u:\mainf\design\dan502b\rw01.dgn 14JAN98
Last revision: 30MAY97

LOSTCREEK TWP, SECTION 7, T2, R11, BTMRS

LOSTCREEK TWP, SECTION 1, T2, R11, BTMRS



TANGENT TABLE		
1	N 76°44'35" W	2.09'
2	N 18°43'15" E	30.00'
3	S 84°39'17" E	30.00'
4	N 84°39'17" W	30.00'
5	N 37°38'37" W	56.56'
6	N 18°43'15" E	30.00'
7	S 76°44'35" E	2.09'
8	S 85°38'27" W	34.88'
9	N 52°50'39" W	31.62'
10	N 41°55'10" E	38.08'
11	N 37°38'37" E	56.56'
12	S 84°39'17" E	30.00'
13	S 17°42'25" E	29.16'
14	S 56°53'23" W	30.00'
15	N 84°39'17" W	30.00'

EXIST CURVE	
A	05°27'50"
D	02°00'00"
R	2864.79
T	136.70
L	273.20
E	3.26
	PI
S	1052+57.64

PROP CURVE DATA

Δ = 5° 27' 50"
R = 2864.79'
D = 2° 00' 00"
Ls = 250'
Os = 2° 30' 00"
P = 0.9075'
K = 124.99'
Xc = 249.95'
Yc = 3.64'
Ts = 261.74'
Es = 4.17'
Δc = 0° 27' 50"
Lc = 23.19'

HORIZONTAL SCALE IN FEET 0 10 20 40

CALCULATED CHECKED

RIGHT OF WAY PLAN
STA 1050+00 TO 1055+00

MIA-55-20.10

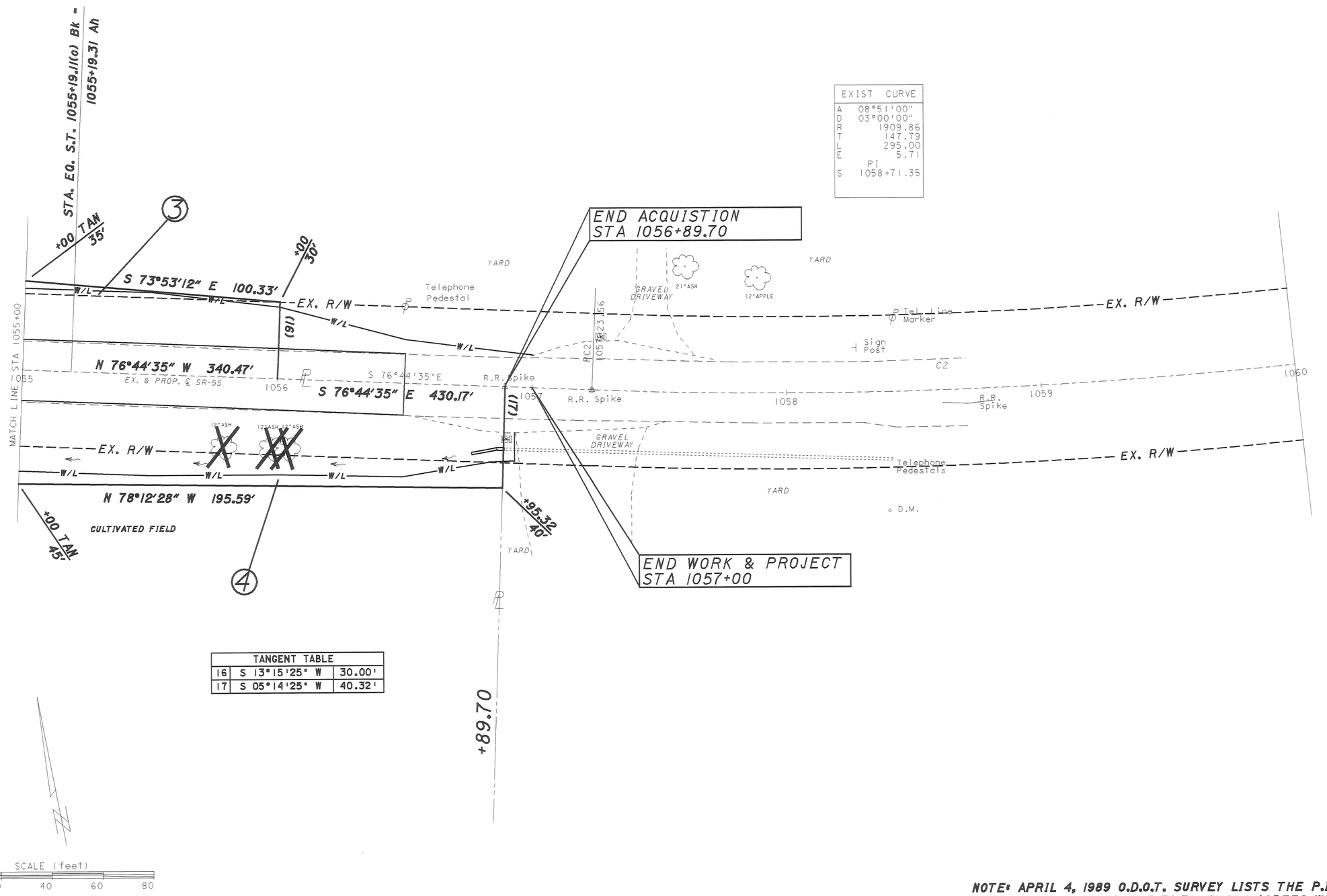
4/5

22/23

NOTE: APRIL 4, 1989 O.D.O.T. SURVEY LISTS THE P.I. OF THE SR-55 CURVE AS STA 1063+72.39, WHICH AGREES WITH THE STRAIGHT LINE MILEAGE OF SR-55.

LOSTCREEK TWP, SECTION 7, T2, R11, BTMRS

LOSTCREEK TWP, SECTION 1, T2, R11, BTMRS



TANGENT TABLE		
16	S 13°15'25" W	30.00'
17	S 05°14'25" W	40.32'

NOTE: APRIL 4, 1989 O.D.O.T. SURVEY LISTS THE P.I. OF THE SR-55 CURVE AS STA 1063+72.39, WHICH AGREES WITH THE STRAIGHT LINE MILEAGE OF SR-55.

HORIZONTAL SCALE IN FEET 0 10 20 40

CALCULATED

CHECKED

RIGHT OF WAY PLAN
STA 1055+00 TO 1057+00

MIA-55-20.10

5/5

23/23

r:/main1/design/dur502h/rw03.dgn 14JAN98
Lost revision 3JUN97

ANNEXATION TO THE CITY OF TIPP CITY

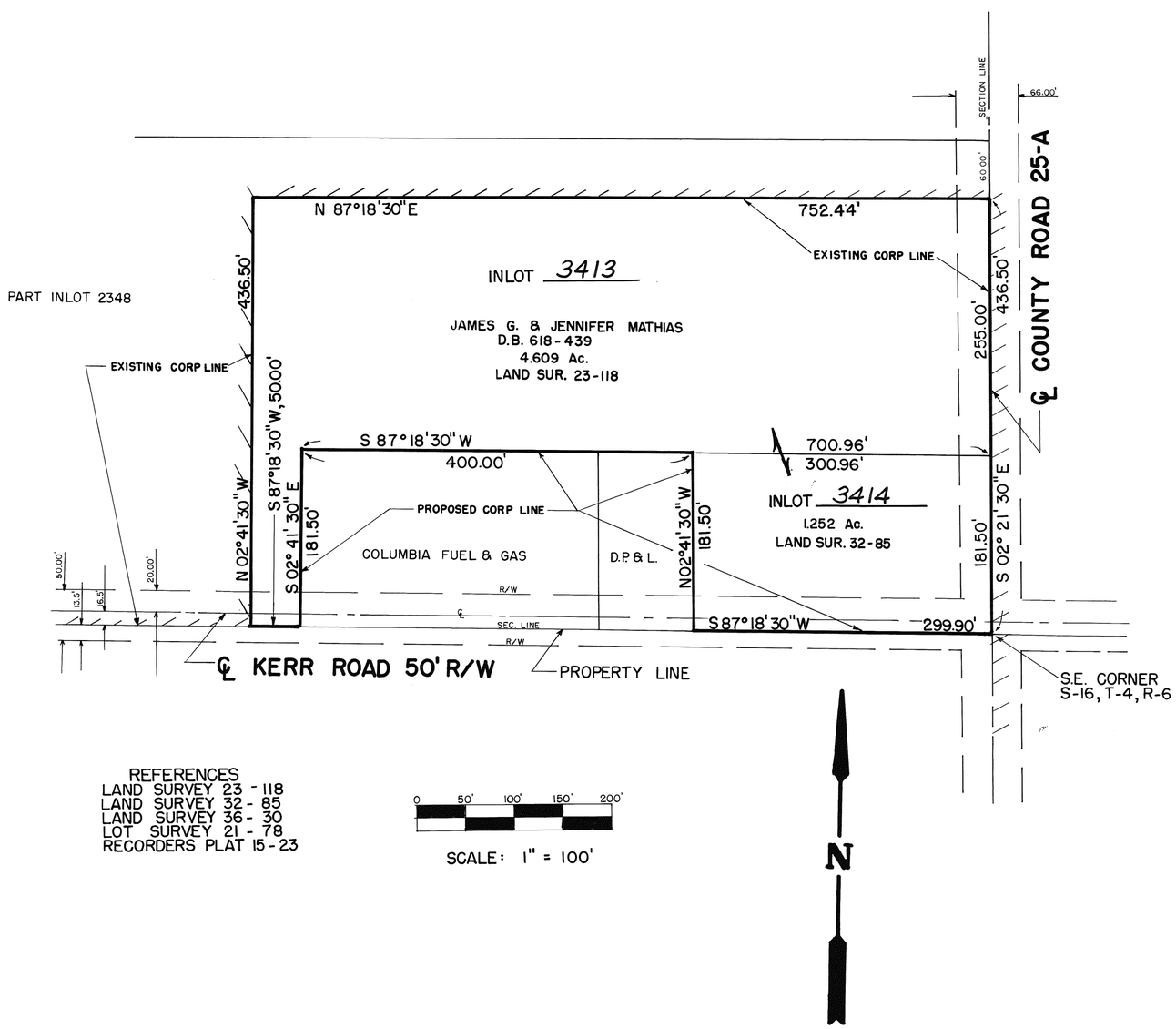
5.861 ACRES IN THE SOUTHEAST QUARTER OF SECTION 16, TOWN 4, RANGE 6, MONROE TOWNSHIP

PLAT BOOK 18 PAGE 28
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF Feb., 1998 AT 2:14 P.M.

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

BY: Bobbie Mueller
DEPUTY RECORDER
#0233646

ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 29, PAGE 656.



REFERENCES
LAND SURVEY 23 - 118
LAND SURVEY 32 - 85
LAND SURVEY 36 - 30
LOT SURVEY 21 - 78
RECORDERS PLAT 15 - 23

DESCRIPTION

BEING A TRACT OF LAND CONTAINING A TOTAL OF 5.861 ACRES IN THE SOUTHEAST QUARTER OF SECTION 16, TOWN 4, RANGE 6, EAST IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 7TH DAY OF JANUARY, 1998.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA REVIEWED AND APPROVED THIS 9TH DAY OF SEPTEMBER, 1997.

D. Ann Baird
D. ANN BAIRD, MIAMI COUNTY COMMISSIONER

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 1ST DAY OF DECEMBER, 1997, THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED.

Lorraine A. Howard
PRESIDENT OF COUNCIL

Nova Huffard
CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 25th DAY OF FEBRUARY, 1998.

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

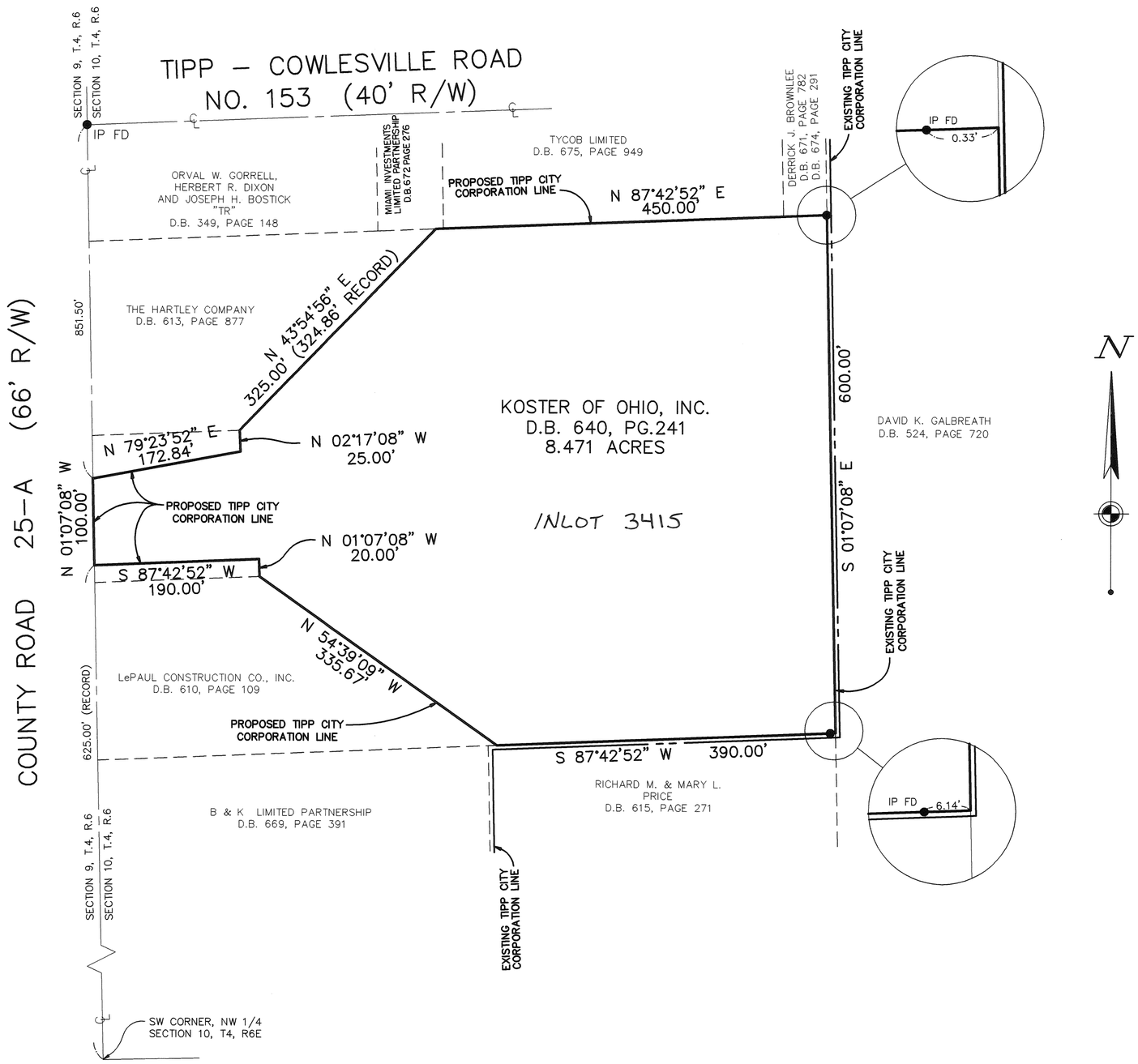
Jo Ann Williams
DEPUTY AUDITOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT BASED ON EXISTING RECORDS.

Richard W. Klockner
RICHARD W. KLOCKNER NO. 4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

ANNEXATION TO THE CITY OF TIPP CITY		
JAMES & JENNIFER MATHIAS		
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.
25 FEB. 1997	SCALE: 1" = 100'	1/1



PLAT BOOK 18, PAGE 29
MIAMI COUNTY RECORDERS PLAT RECORDS

RECEIVED THIS 4th DAY OF MARCH, 1998
AT 12:27 P.M.
FILE NO. 0234146 $21.60

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

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 29, PAGE 682.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 24TH DAY OF OCT, 1997.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 21ST DAY OF OCTOBER 1997

Richard W. Adams
Bruce D. Hasbrook
D. Ann Baird

APPROVAL BY THE CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO THIS 19th DAY OF JANUARY, 1998

Lorayne A. Howard — PRESIDENT OF COUNCIL
Nera Hafford — CLERK OF COUNCIL
Carol Sue Cook — MAYOR
Joseph S. Moore — DIRECTOR OF LAW

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 4th DAY OF MARCH 1998

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

0 100 200 300 400
SCALE: 1"=100'
GRAPHIC SCALE IN FEET

STATE OF OHIO WILLIAM P. FINKE 7144 REGISTERED PROFESSIONAL SURVEYOR

THIS MAP WAS PREPARED FROM A COMBINATION OF RECORD INFORMATION AND A FIELD SURVEY AND IS INTENDED FOR ANNEXATION PURPOSES ONLY.

WOOLPERT LLP

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

7/28/1997
DATE

DATE	REVISIONS
7/28/97	UPDATED PER MIAMI COUNTY RESEARCH

ANNEXATION

TO

THE CITY OF TIPP CITY, OHIO
CONTAINING 8.471 ACRES

LOCATED IN:

SECTION 10, TOWNSHIP 4, RANGE 6 EAST, MONROE TOWNSHIP
MIAMI COUNTY, OHIO

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

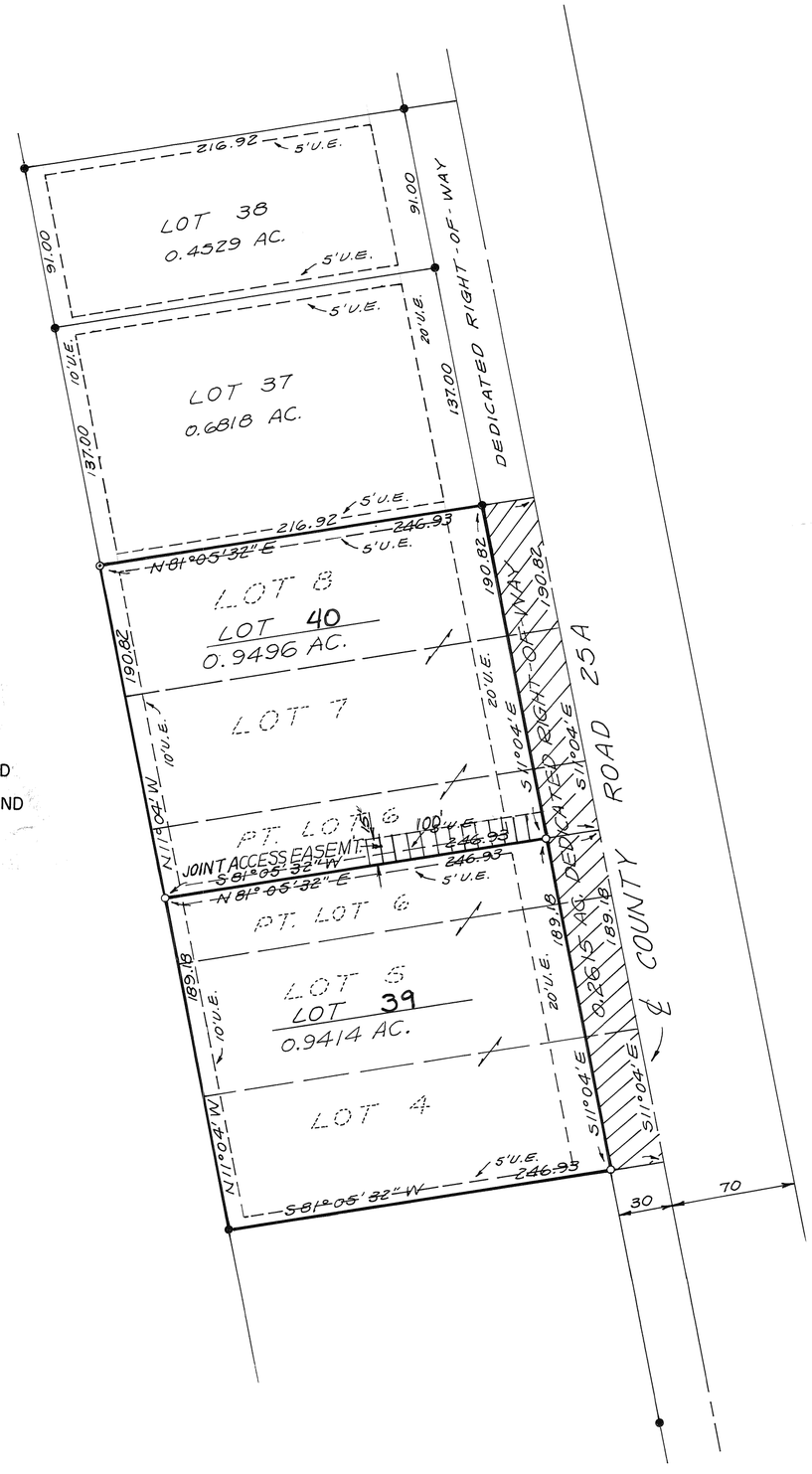
DES. LES CONTRACT
DRT. FCS NO. 10-11-018651-10
CKD. WPF DATE JAN 15, 1996
SHEET 1 OF 1

H:\NTB\SURVEY\186514ANX.dwg – JUL 28, 1997 – 15:49:60

REPLAT OF LOTS 4,5,6,7 & 8 IN RIVERVIEW PLAT– CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

BEING A REPLAT OF LOTS 4, 5, 6, 7 AND 8 IN RIVERVIEW PLAT IN FRACTIONAL SECTION 16, TOWN 5, RANGE 6 EAST IN CONCORD TOWNSHIP ACQUIRED BY JESUS ONLY MISSION CHURCH, INC., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 592, PAGE 322.

PLAT BOOK 18 PAGE 30
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4TH DAY OF
MARCH, 1998, AT 2:16 P.M.
FILE NO: 0234189 FEE: $ 21.60
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER



DEDICATION

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

OWNER: JESUS ONLY MISSION CHURCH, INC.

Donald G Carnes — REV. DONALD G. CARNES, PRESIDENT
Ruby E. Klockner — WITNESS
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFCRE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED REV. DONALD G. CARNES, PRESIDENT OF JESUS ONLY MISSION CHURCH, INC., THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, 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 23rd DAY OF JANUARY, 1998.

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 29, 2001

LIENHOLDER: STAR BANK, N.A.

Michael E. Pfeffenberger — MICHAEL E. PFEFFENBERGER, PRESIDENT
LoLynn G. Carver — WITNESS
Valerie S Berry-Hildebrandt — WITNESS
David J. Dippold — DAVID DIPPOLD, VICE PRESIDENT
LoLynn G. Carver — WITNESS
Valerie S Berry-Hildebrandt — WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MICHAEL E. PFEFFENBERGER, PRESIDENT AND DAVID DIPPOLD, VICE PRESIDENT OF STAR BANK, N.A., 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 23rd DAY OF JANUARY, 1998.

Karen L. Frey — NOTARY PUBLIC
MY COMMISSION EXPIRES

KAREN L. FREY
Notary Public, State of Ohio
My Commission Expires 10-12-200

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 17th DAY OF February, 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

Bruce Courey D.B. — CHAIRMAN
Dan Brandewie — SECRETARY

MIAMI COUNTY COMMISIONERS

THIS REPLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4th DAY OF MARCH, 1998.

D. Ann Baird — D. ANN BAIRD
Arthur D. Haddad — ARTHUR D. HADDAD
RICHARD N. ADAMS

MIAMI COUNTY ENGINEER

THIS REPLAT REVIEWED AND APPROVED THIS 4TH. DAY OF MARCH, 1998.

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

MIAMI COUNTY AUDITOR

TRANSFERRED THIS 4th DAY OF MARCH, 1998.

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

BY: Jo Ann Williams
DEPUTY AUDITOR

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

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

STATE OF OHIO
RICHARD WAYNE KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

REPLAT OF LOTS 4, 5, 6, 7 & 8 RIVERVIEW PLAT - CONCORD TOWNSHIP		
JESUS ONLY MISSION CHURCH, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 20 JAN 1998	DRAWN BY: JP TRACED BY: CHECKED BY: RWK	SHEET NO. 1 OF 1
	SCALE: 1" = 60'	

RECORD PLAN
KENSINGTON SECTION TWO

BEING A REPLAT OF INLOTS 8445 AND 8446 AS CREATED BY KENSINGTON SECTION ONE
RECORDED IN P.B. 17, PAGE 139
ALSO BEING PART OF INLOT 7164
SECTION 31, TOWN 5, RANGE 6 EAST, CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 2.425 ACRES
JANUARY, 1998

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

PLAT BOOK 18 PAGE 31
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0234407
RECEIVED MARCH 6th, 1998
AT 2:13 PM FEE $43.20
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Deputy Bobbie Mullen

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

Norma J. Richeson
WITNESS
Darlene Anne Tebbe
WITNESS

KENSINGTON LAND COMPANY

Jessica A. Minesinger
JESSICA A. MINESINGER, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 14th DAY OF Jan., 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JESSICA A MINESINGER, ITS VICE PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Sandra L. Mills
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10.24.2001

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

WITNESS,
Mich Stanlt
WITNESS,

MORTGAGEE:
MINSTER STATE BANK

Daniel J. Heitmeyer
DAN HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 12 DAY OF January, 1998, 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.

Mich Stanlt
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

DATE: January 14, 1998.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger
JESSICA A. MINESINGER

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

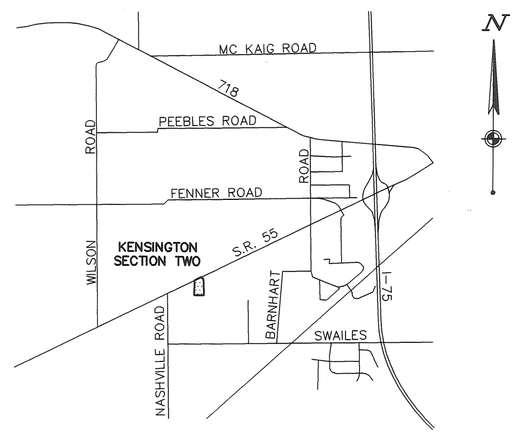
Sandra L. Mills
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10.24.2001

DESCRIPTION

BEING A SUBDIVISION CONTAINING 2.425 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.

COVENANTS AND RESTRICTIONS

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



VICINITY MAP
NTS

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 LLP

Paul F. Mac Callum — 1/12/98
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 2nd DAY OF Feb, 1998, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-9-98.

Peter E. Jenkins
MAYOR

William F. Lahrer
PRESIDENT OF COUNCIL

Suy D. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THE 19th DAY OF Jan, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Suy D. Knight
SECRETARY

TRANSFERRED ON THE 6th DAY OF MARCH, 1998.

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

J. Ann Williams
BY DEPUTY AUDITOR

C:\PAM\21763RP2.dwg – NOV 25, 1997 – 15:48:29

PLAT BOOK 18 PAGE 31 A

RECORD PLAN
KENSINGTON SECTION TWO

BEING A REPLAT OF INLOTS 8445 AND 8446 AS CREATED BY KENSINGTON SECTION ONE
RECORDED IN P.B. 17, PAGE 139
ALSO BEING PART OF INLOT 7164
SECTION 31, TOWN 5, RANGE 6 EAST, CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 2.425 ACRES
JANUARY, 1998

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

N

0 50 100 150 250

SCALE: 1"=50'
GRAPHIC SCALE IN FEET

AREA SUMMARY

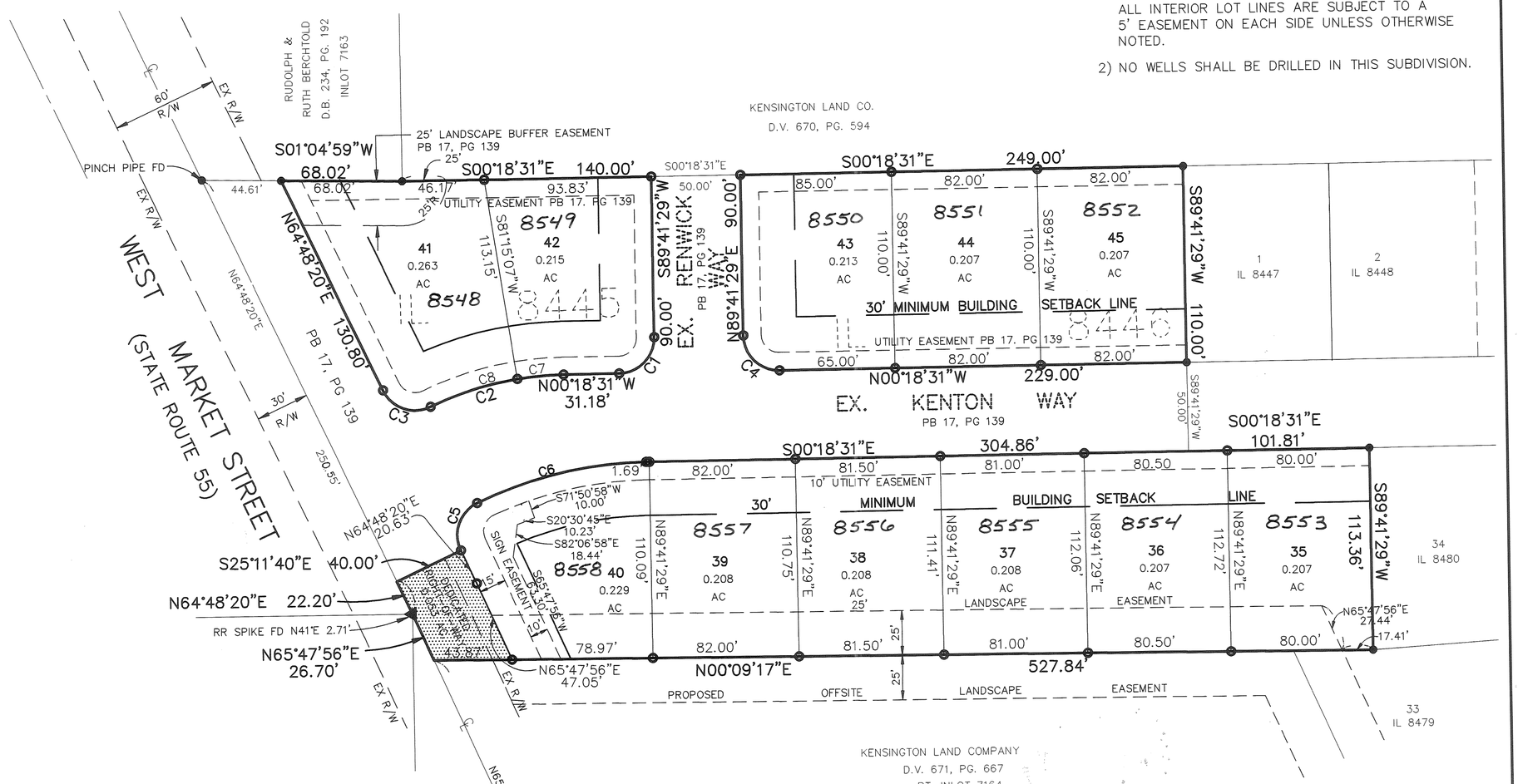
LOTS 35–40	1.267 ACRES
LOTS 41–42	0.478 ACRES
LOTS 43–45	0.627 ACRES
RIGHT–OF–WAY	0.053 ACRES
TOTAL	2.425 ACRES

RIGHT–OF–WAY

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.



CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N45°18'31"W	90°00'00"
C2	177.49'	77.62'	77.00'	N12°50'11"W	25°03'19"
C3	20.00'	31.48'	28.33'	N19°43'15"E	90°10'11"
C4	20.00'	31.42'	28.28'	N44°41'29"E	90°00'00"
C5	20.00'	31.36'	28.24'	N70°16'34"W	89°50'12"
C6	225.18'	98.45'	97.66'	S12°50'00"E	25°02'56"
C7	177.49'	26.14'	26.12'	N04°31'42"W	08°26'21"
C8	177.49'	51.47'	51.29'	N17°03'22"W	16°36'57"

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ⊓ CONCRETE MONUMENT SET
- NR NON–RADIAL

EASEMENT
LOT LINE

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21763.06.087

PLAT BOOK 18, PAGE 32
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROAD RECORD 8 PAGE 123

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
MIA-C.R.194-0.00
LOONEY ROAD
CITY OF PIQUA
SPRINGCREEK TOWNSHIP
MIAMI COUNTY

RIGHT-OF-WAY

CONVENTIONAL SIGNS

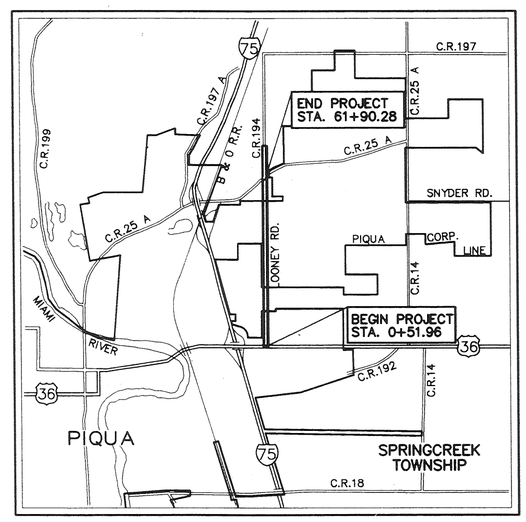
COUNTY LINE
TOWNSHIP LINE
SECTION LINE
CORPORATION LINE
FENCE LINE
CENTER LINE
TREES STUMPS (TO BE REMOVED)
UTILITY POLES: TELE POWER LIGHT
RIGHT-OF-WAY — R/W —
EXIST. RIGHT-OF-WAY — EXIST. R/W —
RAILROAD
GUARDRAIL (EXIST.) (PROP.)
CONSTRUCTION LIMITS — Const. Limits —

INDEX OF SHEETS

TITLE SHEET
CENTERLINE SURVEY PLAT 1
DETOUR MAPS 1A
PROPERTY MAP 2–3
UTILITY MAP 4–6
SUMMARY SHEET 7–12
DETAIL PLAN SHEETS
LOONEY ROAD 13–26
C.R. 25A 27–30
SHEET ADDED 1A

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL...1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

PLANS PREPARED BY
ERIKSSON ENGINEERING, LTD.
1523 Chesapeake Ave.
Columbus, Ohio 43212
Tel. (614)488-0731



LOCATION MAP

0 1/2 1
SCALE IN MILES

N

PROJECT LOCATION
FEDERAL
INTERSTATE
COUNTY & TOWNSHIP — C.R. 69
STREETS

RIGHT-OF-WAY PLANS — 0 20 SCALE IN FEET

PROJECT DESCRIPTION

IMPROVEMENT OF 1.163 MILES OF COUNTY ROAD 194, WIDENING FROM TWO LANES TO FOUR LANES.

SURFACE TRANSPORTATION PROGRAM
STATE JOB NO. 074500
P.I.D. 13908

ACQUIRING AGENCY : MIAMI COUNTY
CITY OF PIQUA

RECEIVED FOR RECORD THIS 10th DAY OF March, 1998, AT 8:10 A.M.
FILE NO: 0234553 FEE $ 0
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

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 NOT REQUIRE THE CLOSING TO TRAFFIC OF THE HIGHWAY AND THAT PROVISIONS FOR THE MAINTENANCE AND SAFETY OF TRAFFIC WILL BE SET FORTH ON THE PLANS AND ESTIMATES.

APPROVED
DATE 4-7-95 PUBLIC WORKS DIRECTOR, CITY OF PIQUA

APPROVED
DATE 4-7-95 MIAMI COUNTY ENGINEER

APPROVED
DATE ASSISTANT DEPUTY DIRECTOR, OFFICE OF REAL ESTATE ADMINISTRATION

APPROVED
DATE DIRECTOR, DEPARTMENT OF TRANSPORTATION

PLAT BOOK 18, PAGE 32 A

ROAD RECORD 8 PAGE 124

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	132/162	1/30

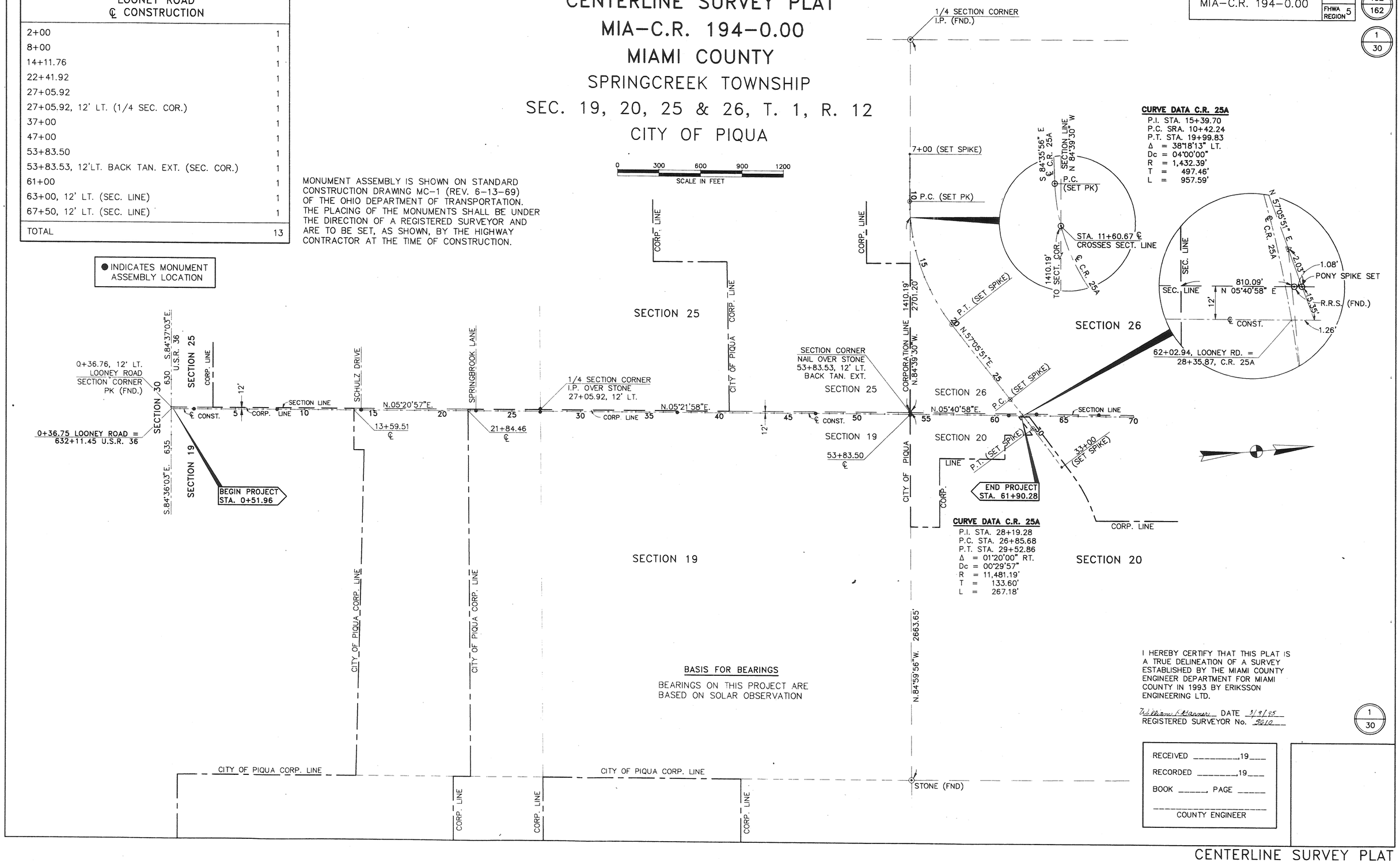
CENTERLINE SURVEY PLAT
MIA-C.R. 194-0.00
MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 19, 20, 25 & 26, T. 1, R. 12
CITY OF PIQUA

MONUMENT ASSEMBLY LOONEY ROAD ℄ CONSTRUCTION	
2+00	1
8+00	1
14+11.76	1
22+41.92	1
27+05.92	1
27+05.92, 12' LT. (1/4 SEC. COR.)	1
37+00	1
47+00	1
53+83.50	1
53+83.53, 12'LT. BACK TAN. EXT. (SEC. COR.)	1
61+00	1
63+00, 12' LT. (SEC. LINE)	1
67+50, 12' LT. (SEC. LINE)	1
TOTAL	13

MONUMENT ASSEMBLY IS 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.

● INDICATES MONUMENT ASSEMBLY LOCATION

0 300 600 900 1200
SCALE IN FEET



CURVE DATA C.R. 25A
P.I. STA. 15+39.70
P.C. SRA. 10+42.24
P.T. STA. 19+99.83
Δ = 38°18'13" LT.
Dc = 04°00'00"
R = 1,432.39'
T = 497.46'
L = 957.59'

CURVE DATA C.R. 25A
P.I. STA. 28+19.28
P.C. STA. 26+85.68
P.T. STA. 29+52.86
Δ = 01°20'00" RT.
Dc = 00°29'57"
R = 11,481.19'
T = 133.60'
L = 267.18'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY ESTABLISHED BY THE MIAMI COUNTY ENGINEER DEPARTMENT FOR MIAMI COUNTY IN 1993 BY ERIKSSON ENGINEERING LTD.

William R. Hanner DATE 3/9/95
REGISTERED SURVEYOR No. 5610

1/30

RECEIVED _____, 19___
RECORDED _____, 19___
BOOK _____, PAGE _____
_____
COUNTY ENGINEER

CENTERLINE SURVEY PLAT

PLAT BOOK 18, PAGE 32 B

PROPERTY MAP
MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, 20, 25 & 26, T.-6N, R.-6E

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5

134/162

2/30

ROAD RECORD 8 PAGE 125

PROPERTY OWNERS

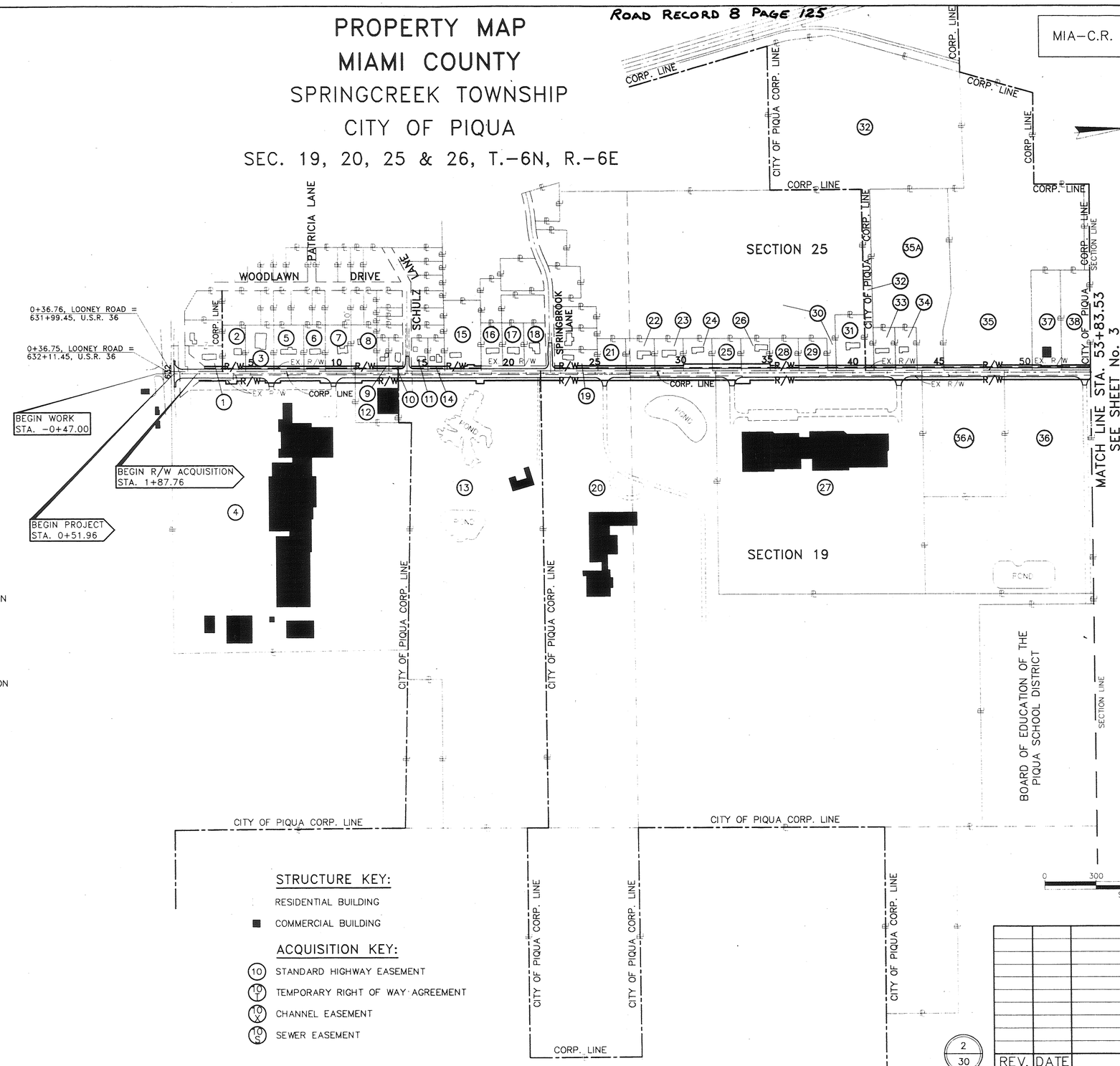
1. ROBERT L. STEPHAN
2. ROBERT R. BOWMAN & SHARON K. BOWMAN
3. HAROLD V. HUNT & JUANITA V. HUNT
4. I-75 ASSOCIATES A LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP
5. HAROLD V. HUNT, JR.
6. LEONARD L. JONES
7. RICHARD T. DENMAN & LINDA K. DENMAN
8. JUANITA V. MARRS, LARRY G. MARRS, LINDA C. ELLIOTT
9. DENISE R. KOLKER
10. ~~PAULINE L. STINE~~ JOHN L., JR. & JUDY C. CRUSE
11. WILLIAM L. HEATER & MARJORIE F. HEATER
12. KENNETH W. FLETCHER & DONALD C. WRIGHT, AN OHIO GERERAL PARTNERSHIP
13. EMILY D. GARBRY
14. DOROTHY M. HARDIN
15. RAY E. WOOLEY
16. MARY E. BATES
17. ROBERT W. BAYMAN & PHYLLIS J. BAYMAN
18. RAYMOND E. NICHOLS & PAIGE E. NICHOLS
19. LORETTA M. MILLET
20. BOARD OF TRUSTEES EDISON STATE GENERAL & TECHNICAL COLLEGE
21. UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION
22. ROY T. HUNT & BETTY L. HUNT
23. VICKI L. MAPLES
24. LLOYD A. SMITH, JR. & LISA A. SMITH
25. UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION
26. STEVEN LINDSLEY SCHULZ & JANE LOUISE SCHULZ
27. UPPER VALLEY JOINT VOCATIONAL SCHOOL DISTRICT
28. ELEANOR G. LOUGHLIN & JAMES E. SCHULZ
29. ELEANOR G. LOUGHLIN & JOSEPH S. LOUGHLIN
30. ELEANOR G. LOUGHLIN & JAMES E. SCHULZ
31. JAMES E. SCHULZ & PATRICIA A. SCHULZ
32. JOHN S. GARBRY
33. LEWIS E. MARRS & JOAN F. MARRS
34. RICHARD L. CALLISON & LYDIA K. CALLISON
35. WINSLOW D. SIEDEL & ELEANOR E. SIEDEL

35A. THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., TRUSTEE

36. THE FIFTH THIRD BANK OF WESTERN OHIO, NATIONAL ASSOCIATION

36A. BOARD OF EDUCATION OF THE UPPER VALLEY JOINT VOCATIONAL SCHOOL DISTRICT

37. ROBERT J. REDDELL
38. WINSLOW D. SIEDEL



STRUCTURE KEY:

RESIDENTIAL BUILDING

COMMERCIAL BUILDING

ACQUISITION KEY:

10 STANDARD HIGHWAY EASEMENT

10 T TEMPORARY RIGHT OF WAY AGREEMENT

10 X CHANNEL EASEMENT

10 S SEWER EASEMENT

2/30

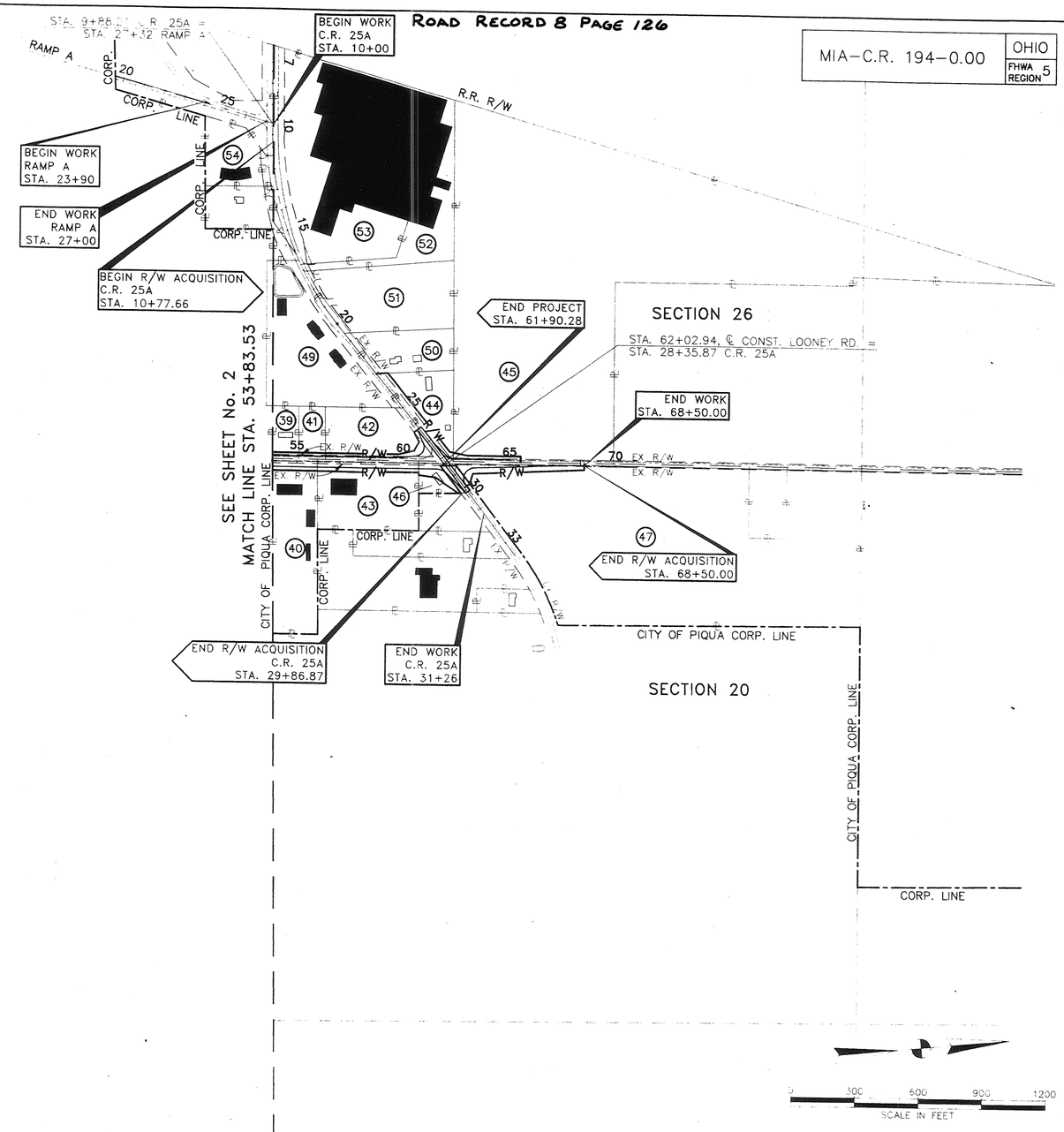
REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

PROPERTY MAP

PLAT BOOK 18, PAGE 32C

PROPERTY MAP
MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 20 & 26, T.-6N, R.-6E



PROPERTY OWNERS

39 LELAND LIVESAY & JOAN A. LIVESAY
40 STATE OF OHIO
41 LELAND LIVESAY, LELAND LIVESAY & JOAN A. LIVESAY & JOAN A. LIVESAY
42 GARY L. COONS & DONALD D. COLLINS
43 GENERAL CINEMA BEVERAGES OF SPRINGFIELD, INC.
44 MELVIN E. PETHTEL
45 ELEANOR H. BARD
46 BONNIE JO PAYNE
47 EMILY D. GARBRY
48 NOT USED
49 UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION
50 HAROLD L. CROTINGER & BARBARA E. CROTINGER
51 MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION
52 ARMCO, INC., AN OHIO CORPORATION
53 MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION
54 NEW HOPE CHURCH OF GOD, PIQUA

STRUCTURE KEY:

RESIDENTIAL BUILDING
COMMERCIAL BUILDING

ACQUISITION KEY:

10 STANDARD HIGHWAY EASEMENT
10 T TEMPORARY RIGHT OF WAY AGREEMENT
10 X CHANNEL EASEMENT
10 S SEWER EASEMENT

3
30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

PROPERTY MAP (CON'T.)

ROAD RECORD 8 PAGE 127

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 139/162 | 7/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1	ROBERT L. STEPHAN	13	633	128	N44-076269	0.892	0.404	0.074	0.049	0.025		0.463	–	LOCAL	HIGHWAY EASEMENT 542/371, COMMON PLEAS	685	106
															COURT – CASE No. 41111, PAR. No. 25		
															DP&L 417/30 *.002 Ac.		
2	ROBERT R. BOWMAN & SHARON K. BOWMAN	13	529	53	J27-054406	0.781	0.062	0.094	0.062	0.032		0.687	–		OBT 534/405 *.001 Ac., DP&L 417/24	685	109
2T		13						0.017	–	0.017					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
3	HAROLD V. HUNT & JUANITA V. HUNT	13,14	577	763	J27-054407	0.941	0.075	0.113	0.075	0.038	S	0.038	–		DP&L 417/19 SIGN TO BE REMOVED	685	427
3T		13,14						0.028	–	0.028					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
4	I-75 ASSOCIATES A LIMITED PARTNERSHIP,	13,14,15	601	592	N44-072721	40.000	4.234	1.032	0.326	0.706		–	35.060		HIGHWAY EASE. 543/280, 498/940, 400/152,	667	734
	AN OHIO LIMITED PARTNERSHIP														400/153, PIQUA 508/525 *0.489 Ac., OBT		
															534/863 0.115 Ac., DP&L 463/153 *.011 Ac., 557/706		
4X		13						0.041	–	0.041					TO CONSTRUCT & MAINTAIN DITCH	667	737
4T		13						0.060	–	0.060					GRADING & SEEDING	667	740
4T1		13,14						0.055	–	0.055					GRADING & SEEDING	667	743
4T2		14						0.045	–	0.045					TO CONSTRUCT DRIVEWAY	667	746
4T3		14,15						0.114	–	0.114					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	667	749
4T4		15						0.010	–	0.010					SEWER CONSTRUCTION	667	752
5	HAROLD V. HUNT, JR.	14	263/263	23/30	J27-054408	1.004	0.080	0.121	0.080	0.041		0.883	–		DP&L 417/23	685	112
5T		14						0.042	–	0.042					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
6	LEONARD L. JONES	14	338/632	263/519	J27-054409	0.717	0.057	0.086	0.057	0.029		0.631	–		DP&L 417/250	685	115
6T		14						0.026	–	0.026					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
7	RICHARD T. DENMAN & LINDA K. DENMAN	14,15	515	681	J27-054410	0.861	0.069	0.103	0.069	0.034		0.758	–		DP&L 417/27	685	118
7T		14						0.022	–	0.022					TO CONSTRUCT DRIVEWAY		
7T1		15						0.004	–	0.004					TO CONSTRUCT DRIVEWAY		
8	JUANITA V. MARRS, LARRY G. MARRS, LINDA C. ELLIOTT	15	335/503	485/627	J27-054411	0.861	0.069	0.103	0.069	0.034		0.758	–		PIQUA 461/297 *0.002 Ac., DP&L 417/249	685	121
8T		15						0.005	–	0.005					TO CONSTRUCT DRIVEWAY		
														LOCAL			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

7/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32E

ROAD RECORD 8 PAGE 128

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 140/162 | 8/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
9	DENISE R. KOLKER	15	622	81	J27-054412	0.342	0.039	0.059	0.039	0.020		0.283	–	LOCAL	DP&L 417/245	685	124
10	~~PAULINE L. STINE~~ JOHN L., JR. & JUDY C. CRUSE	15	~~272~~ 429	~~336~~ ~~429~~	J27-054413	0.261	0.030	0.045	0.030	0.015		0.216	–		DP&L 417/244	685	127
			659	11													
11	WILLIAM L. HEATER & MARJORIE F. HEATER	15,16	283	211	J27-054414	0.386	0.044	0.066	0.044	0.022		0.320	–		DP&L 417/20	685	130
12	KENNETH W. FLETCHER & DONALD C. WRIGHT,	15	582	478	N44-076921	1.722	0.115	0.327	0.115	0.212	S	–	1.395		OBT 534/860 *0.040 Ac., PIQUA 510/146 *0.172 Ac.,	DB 675	419
	AN OHIO GENERAL PARTNERSHIP														562/361 *0.172 Ac., SIGN TO BE REMOVED		
12T	KENNETH W. FLETCHER & DONALD C. WRIGHT	15						0.048	–	0.048					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	DB 675	416
13	EMILY D. GARBRY	15,16,17	634 635	800 296	J27-049100	5.681	0.379	1.060	0.379	0.681		–	4.621		OBT 534/860 *0.133 Ac., PIQUA 562/361	685	133
															*0.568, 510/146 *0.568 Ac., UPPER VALLEY		
															JVS 520/18 *0.040 Ac.		
13X		16						0.111	–	0.111					TO CONSTRUCT & MAINTAIN CHANNEL	685	136
13T		15,16						0.132	–	0.132					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
13T1		16,17						0.076	–	0.076					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
14	DOROTHY M. HARDIN	16	504	420	J27-054415	0.386	0.044	0.066	0.044	0.022		0.320	–			685	142
14T		16						0.025	–	0.025					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
15	ROY E. WOOLEY	16	564	120	J27-031400	2.190	0.097	0.153	0.097	0.056		2.037	–			685	148
15X		16						0.028	–	0.028					TO CONSTRUCT & MAINTAIN CHANNEL	685	145
15T		16						0.036	–	0.036					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
15T1		16						0.007	–	0.007					TO REMOVE STORM SEWER, GRADING & SEEDING		
16T	MARY E. BATES	16	488 500	735 104	J27-054511	0.717	–	0.034	–	0.034		0.717	–		TO CONSTRUCT DRIVEWAY, GRADING & SEEDING,		
															TO REMOVE STORM SEWER		
17T	ROBERT W. BAYMAN & PHYLLIS J. BAYMAN	16,17	568	374	J27-054510	0.717	–	0.028	–	0.028		0.717	–		TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
18T	RAYMOND E. NICHOLS & PAIGE E. NICHOLS	17	653	413	J27-054509	0.717	–	0.019	–	0.019		0.717	–	LOCAL	GRADING & SEEDING		

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

8/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32F

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

ROAD RECORD 8 PAGE 129

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 141/162 | 9/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
19	LORETTA M. MILLET	17,18	563 / 612	723 / 389	J27-054518	0.717	0.115	0.172	0.115	0.057		0.545	–	LOCAL		685	151
19T		17						0.020	–	0.020					TO CONSTRUCT 2 DRIVEWAYS, GRADING & SEEDING		
20	BOARD OF TRUSTEES EDISON STATE GENERAL & TECHNICAL COLLEGE	17,18,19	503	127	N44-250298	91.552	0.581	1.290	0.581	0.709		–	90.262		O.B.T. 534/853 *0.163 Ac., DP&L 518/251 *0.020 Ac., PIQUA 562/367 *0.587 Ac., 510/20 *0.587 Ac.	685	154
20T		17,18,19						0.499	–	0.499					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
21	UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION	18	650	619	J27-054519	0.719	0.077	0.115	0.077	0.038		0.604	–			685	160
22	ROY T. HUNT & BETTY L. HUNT	18	575	185	J27-054520	0.719	0.077	0.115	0.077	0.038		0.604	–			685	172
22T		18						0.014	–	0.014					TO CONSTRUCT DRIVEWAY		
23	VICKI L. MAPLES	18,19	588	765	J27-054521	0.719	0.077	0.115	0.077	0.038		0.604	–		PIQUA 589/730 *0.038 Ac.	685	175
23T		18,19						0.017	–	0.017					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
24	LLOYD A. SMITH, JR. & LISA A. SMITH	19	598	555	J27-054522	0.719	0.077	0.154	0.077	0.077		0.565	–			685	932
25	UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION	19	647	520	J27-054523	0.779	0.083	0.166	0.083	0.083		0.613	–			685	157
25T		19						0.005	–	0.005					GRADING & SEEDING		
26	STEVEN LINDSLEY SCHULZ & JANE LOUISE SCHULZ	19,20	491	723	J27-055060	0.719	0.077	0.154	0.077	0.077		0.565	–			685	178
26T		19,20						0.032	–	0.032					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
27	UPPER VALLEY JOINT VOCATIONAL SCHOOL DISTRICT	19,20,21	495	355	N44-250296	35.812	0.930	1.558	0.930	0.628		–	34.254		DP&L 501/593 *0.006 Ac., 506/465 *0.003 Ac., OBT 534/836 *0.193 Ac., PIQUA 562/363 *0.448 Ac., 509/92 *0.448 Ac., HIGHWAY EASE. 419/696	685	163
27T		19,20,21						0.605	–	0.605					TO CONSTRUCT 2 DRIVEWAYS, GRADING & SEEDING		
27S		20						0.012	–	0.012					TO CONSTRUCT & MAINTAIN SANITARY SEWER	685	166
														LOCAL			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

9/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32G

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

ROAD RECORD 8 PAGE 130

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 142/162 | 10/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
28	ELEANOR G. LOUGHLIN & JAMES E. SCHULZ	20	624	567	J27-055061	0.719	0.077	0.115	0.077	0.038		0.604	–	LOCAL			
28T		20						0.050	–	0.050					GRADING & SEEDING	685	181
29	ELEANOR G. LOUGHLIN & JOSEPH S. LOUGHLIN	20	501	505	J27-055062	0.719	0.077	0.115	0.077	0.038		0.604	–				
29T		20						0.050	–	0.050					GRADING & SEEDING	685	184
30	ELEANOR G. LOUGHLIN & JAMES E. SCHULZ	20	624	567	J27-031600	34.136	0.023	0.034	0.023	0.011		34.102	–				
30T		20						0.021	–	0.021					TO CONSTRUCT DRIVEWAY		
31	JAMES E. SCHULZ & PATRICIA A. SCHULZ	20,21	460	150	J27-055063	1.279	0.079	0.118	0.079	0.039		1.161	–				
31T		20,21						0.045	–	0.045					GRADING & SEEDING	685	187
32	JOHN S. GARBRY	~~21~~	552 ~~576~~	559 ~~204~~	N44-076863	28.315	7.500	0.014	0.010	0.004		20.811	–				
32T		21						0.007	–	0.007					TO CONSTRUCT DRIVEWAY	685	190
33	LEWIS E. MARRS & JOAN F. MARRS	21	344	51	N44-076865	0.717	0.057	0.086	0.057	0.029		0.631	–				
33T		21						0.032	–	0.032					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	685	193
34	RICHARD L. CALLISON & LYDIA K. CALLISON	21	544	19	N44-076867	0.717	0.057	0.086	0.057	0.029		0.631	–				
34T		21						0.024	–	0.024					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	685	929
35A	THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., TRUSTEE	21,22	647	872	N44-076870	4.208	0.071	0.107	0.071	0.036		4.101	–				
35A-T		21,22						0.029	–	0.029					GRADING & SEEDING	685	202
35	WINSLOW D. SIEDEL & ELEANOR G. SIEDEL	22,23	492	707	N44-076871	17.760	0.243	0.364	0.243	0.121		17.396	–				
35T		22,23						0.105	–	0.105					GRADING & SEEDING	685	196
36	THE FIFTH THIRD BANK OF WESTERN OHIO, NATIONAL ASSOCIATION	22,23	486 ~~631~~	455 ~~763~~	N44-250294	21.224	0.346	0.635	0.346	0.289	S	–	20.589		SIGN TO BE MOVED, HIGHWAY EASE. 419/696, PIQUA 562/370 *0.231 Ac., DP&L 564/188 *0.006 Ac., 509/716 *0.014 Ac., 509/203 *0.0.036 Ac., OBT 534/844 *0.080 Ac.	685	205
36T		22,23						0.186	–	0.186				LOCAL	TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

10/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32H

ROAD RECORD 8 PAGE 131

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 143/162 | 11/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
36A	BOARD OF EDUCATION OF THE UPPER VALLEY	21,22	629	84	N44-076879	8.082	0.330	0.605	0.330	0.275		–	7.477	LOCAL	OBT 534/844 *0.077 Ac., PIQUA 562/370 *0.220 Ac.	685	169
36AT	JOINT VOCATIONAL SCHOOL DISTRICT							0.094	–	0.094					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
37	ROBERT J. REDDEL	23	641	416	N44-076873	0.773	0.078	0.117	0.078	0.039		0.656	–			685	208
37T								0.020	–	0.020					GRADING & SEEDING		
38	WINSLOW D. SIEDEL	23	456	357	N44-076875	0.774	0.078	0.117	0.078	0.039		0.657	–		DP&L 516/64 *0.002 Ac., 605/772 *0.007 Ac., SEWER EASE. 602/849 *0.007 Ac., PIQUA 513/31 *0.007 Ac.	685	199
38T								0.039	–	0.039					GRADING & SEEDING		
39	LELAND LIVESAY & JOAN A. LIVESAY	23,24	399	375	J27-026700	0.717	0.057	0.086	0.057	0.029		0.631	–		DP&L 376/658 *0.011 Ac.	685	211
39T								0.022	–	0.022					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
40	STATE OF OHIO	23,24	373/379	284/604	J27-250015	3.903	–	0.171	–	0.171		–	3.732				
40T								0.066	–	0.066					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
41	LELAND LIVESAY, LELAND LIVESAY & JOAN A. LIVESAY & JOAN A. LIVESAY	24	496/496 485	469/471 173	J27-026610	0.717	0.057	0.086	0.057	0.029		0.631	–		DP&L 376/658 *0.011 Ac.	685	214
42	GARY L. COONS & DONALD D. COLLINS } COMMON PLEAS COURT CASE 95-373	24,25	608	33	J27-026600	2.650	0.449	0.572	0.364	0.208		1.993	–		DP&L 376/658 *0.046 Ac. COMMON PLEAS	670	309
42T	GARY L. COONS & DONALD D. COLLINS } COMMON PLEAS COURT CASE 95-373							0.072	–	0.072					GRADING & SEEDING COURT CASE NO. 95-373	670	309
43	GENERAL CINEMA BEVERAGES OF SPRINGFIELD, INC.	24,25	599	738	J27-046400	3.599	0.219	0.605	0.219	0.386	S	–	2.994		SIGN TO BE REMOVED, OBT 534/849 *0.052 Ac., 534/841 *0.024 Ac., PIQUA 405/306 *0.008 Ac.	685	218
43T								0.106	–	0.106					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	685	221
44	MELVIN G. PETHTEL	25,30	532	779	J27-026500	1.992	0.364	0.543	0.364	0.179		1.449	–			685	224
45	ELEANOR H. BARD	25,26	345	126	J27-025900	42.213	0.261	0.214	0.109	0.105		41.847		LOCAL		685	227

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

11/30

REV.	DATE	DESCRIPTION
1	2-95	REV. TAKE PARCELS 42, 42T, 44, 45

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32I

ROAD RECORD 8 PAGE 132

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 144/162 | 12/30

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
46WD	BONNIE JO PAYNE	25	467	464	J27-046000	0.489	0.043	0.259	0.043	0.216		–	0.230	LOCAL		664	142
46T.	BONNIE JO PAYNE							0.075	–	0.075	YES				TO REMOVE STRUCTURE	664	144
47	EMILY D. GARBRY	25,26	634 / 635	800 / 296	J27-045900	28.596	1.229	0.754	0.308	0.446		–	26.921			685	139
48	NOT USED																
49	UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION		618	891	J27-026650										NO TAKE		
50T	HAROLD L. CROTINGER & BARBARA E. CROTINGER	29,30	538	455	J27-026400	2.130		0.083	–	0.083					TO CONSTRUCT STORM SEWER		
51T	MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION	29	646	823	J27-026300	4.402		0.121	–	0.121	S				TO CONSTRUCT STORM SEWER, SIGN TO BE REMOVED		
52T	ARMCO, INC., AN OHIO CORPORATION	29	634	88	J27-026200	4.331		0.011	–	0.011					TO CONSTRUCT STORM SEWER		
53T	MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION	27,28,29	646	823	J27-026100	13.001		0.017	–	0.017					TO CONSTRUCT STORM SEWER		
53T1								0.046	–	0.046					TO CONSTRUCT STORM SEWER		
NO NUMBER								0.046	–	0.046					STORM SEWER EASEMENT	685	936
54T	NEW HOPE CHURCH OF GOD, PIQUA	27,28	601	491		1.750		0.041	–	0.041					TO CONSTRUCT STORM SEWER		
														LOCAL			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

12/30

REV.	DATE	DESCRIPTION
1	2-95	REVISED PARCELS 46WD, 46T, 47

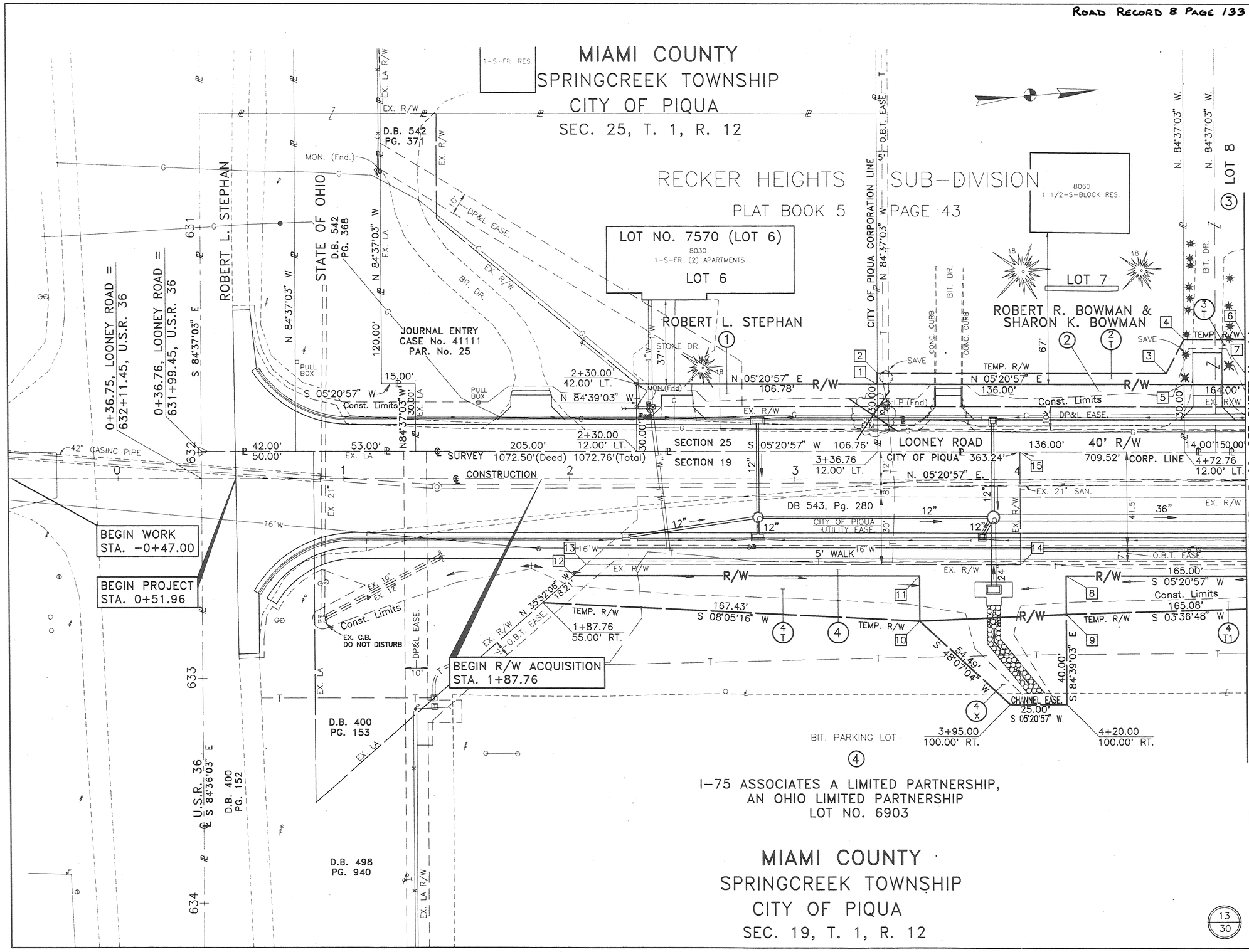
COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32J

ROAD RECORD 8 PAGE 133

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 145/162 | 13/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		2T		
1	3+36.78	42.00' LT.		
			N 84°37'03" W	5.00'
2	3+36.78	47.00' LT.		
			N 05°20'57" E	128.22'
3	4+65.00	47.00' LT.		
			N 57°12'33" W	16.90'
4	4+72.79	62.00' LT.		
			S 84°37'03" E	20.00'
5	4+72.78	42.00' LT.		
			S 05°20'57" W	136.00'
1	3+36.78	42.00' LT.		
		3 T		
4	4+72.79	62.00' LT.		
			N 05°20'57" E	27.21'
6	5+00.00	62.00' LT.		
			S 84°39'03" E	15.00'
7	5+00.00	47.00' LT.		
		4		
8	4+20.00	43.00' RT.		
			S 84°39'03" E	17.00'
9	4+20.00	60.00' RT.		
			S 02°42'24" W	65.07'
10	3+55.00	63.00' RT.		
			N 84°39'03" W	20.00'
11	3+55.00	43.00' RT.		
			S 05°20'57" W	153.54'
12	2+01.46	43.00' RT.		
			N 35°52'06" W	7.59'
13	2+07.17	38.00' RT.		
			N 05°20'57" E	192.83'
14	4+00.00	38.00' RT.		
			N 84°39'03" W	50.00'
15	4+00.00	12.00' LT.		

0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

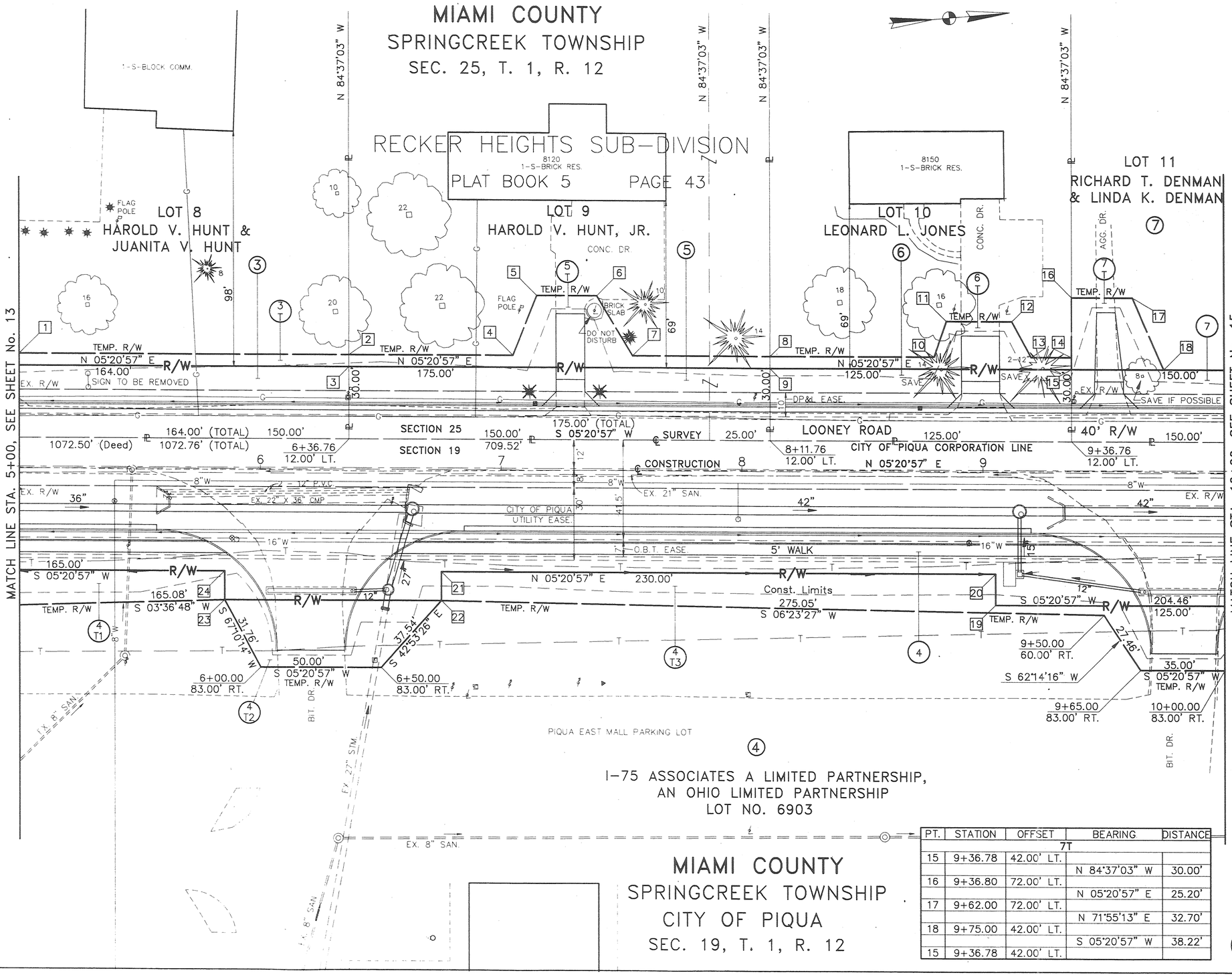
13/30

STA. 0+00 TO STA. 5+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32K

ROAD RECORD 8 PAGE 134

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	146/162	14/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		3T		
1	5+00.00	47.00' LT.		
			N 05°20'57" E	136.78'
2	6+36.78	47.00' LT.		
			S 84°37'03" E	5.00'
3	6+36.78	42.00' LT.		
		4		
19	9+05.00	56.00' RT.		
			N 84°39'03" W	13.00'
20	9+05.00	43.00' RT.		
			S 05°20'57" W	230.00'
21	6+75.00	43.00' RT.		
			S 84°39'03" E	12.00'
22	6+75.00	55.00' RT.		
			S 05°20'57" W	90.00'
23	5+85.00	55.00' RT.		
			N 84°39'03" W	12.00'
24	5+85.00	43.00' RT.		
		5T		
3	6+36.78	42.00' LT.		
			N 84°37'03" W	5.00'
2	6+36.78	47.00' LT.		
			N 05°20'57" E	68.22'
4	7+05.00	47.00' LT.		
			N 62°50'58" W	26.93'
5	7+15.00	72.00' LT.		
			N 05°20'57" E	25.00'
6	7+40.00	72.00' LT.		
			N 64°23'07" E	29.15'
7	7+55.00	47.00' LT.		
			N 05°20'57" E	56.78'
8	8+11.78	47.00' LT.		
			S 84°37'03" E	5.00'
9	8+11.78	42.00' LT.		
			S 05°20'57" W	175.00'
3	6+36.78	42.00' LT.		
		6T		
9	8+11.78	42.00' LT.		
			N 84°37'03" W	5.00'
8	8+11.78	47.00' LT.		
			N 05°20'57" E	68.22'
10	8+80.00	47.00' LT.		
			N 66°12'58" W	15.81'
11	8+85.00	62.00' LT.		
			N 05°20'57" E	27.00'
12	9+12.00	62.00' LT.		
			N 67°16'36" E	17.00'
13	9+20.00	47.00' LT.		
			N 05°20'57' E	16.78'
14	9+36.78	47.00' LT.		
			S 84°37'03" E	5.00'
15	9+36.78	42.00' LT.		
			S 05°20'57" W	125.00'
9	8+11.78	42.00' LT.		

0 20 40 60 80
SCALE IN FEET

PT.	STATION	OFFSET	BEARING	DISTANCE
		7T		
15	9+36.78	42.00' LT.		
			N 84°37'03" W	30.00'
16	9+36.80	72.00' LT.		
			N 05°20'57" E	25.20'
17	9+62.00	72.00' LT.		
			N 71°55'13" E	32.70'
18	9+75.00	42.00' LT.		
			S 05°20'57" W	38.22'
15	9+36.78	42.00' LT.		

14/30

REV.	DATE	DESCRIPTION

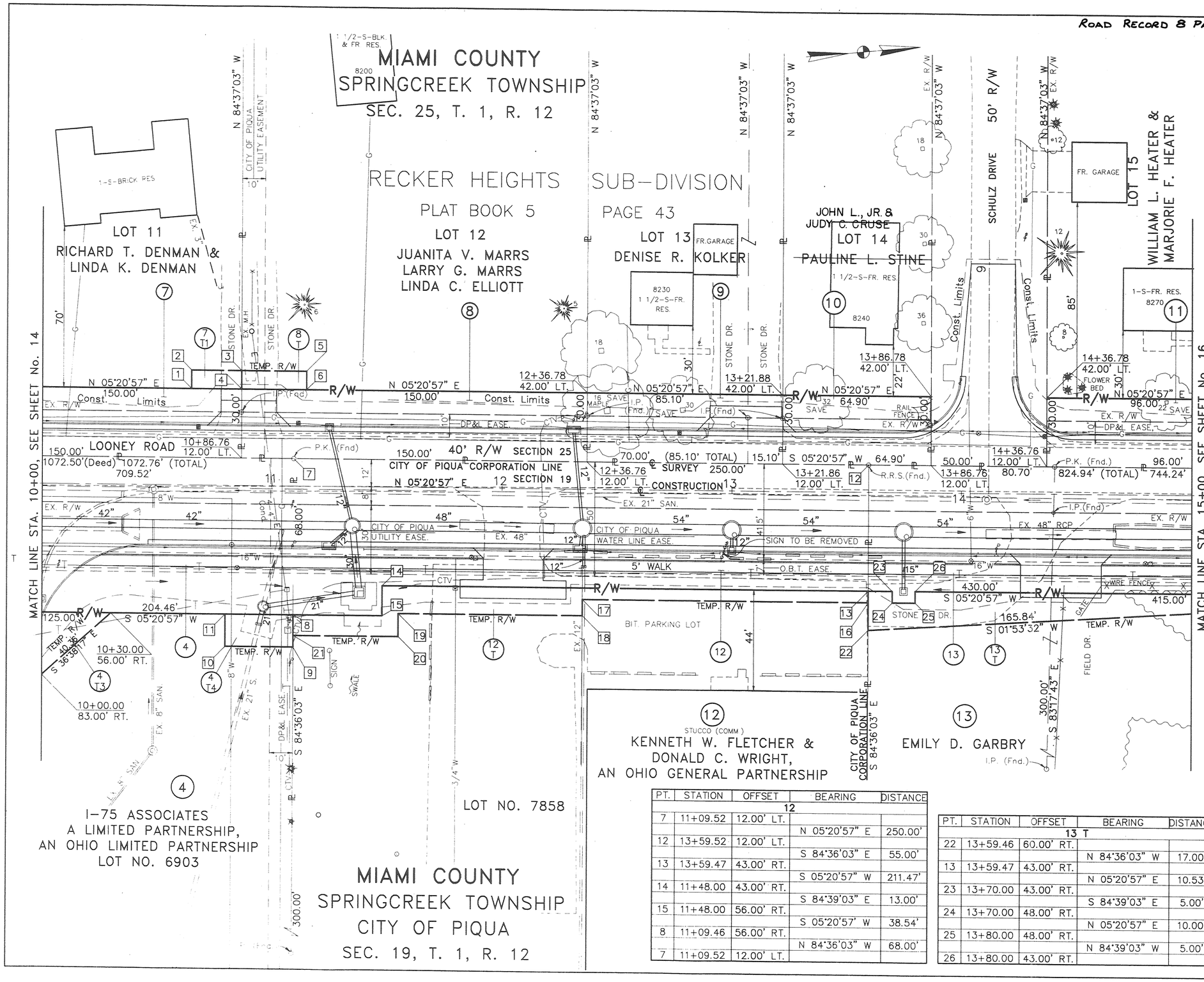
COMPLETION DATE: 3-13-95

STA. 5+00 TO STA. 10+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32L

ROAD RECORD 8 PAGE 135

MIA-C.R. 194-0.00	OHIO	FHWA REGION 5	147/162	15/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		4T4		
8	11+09.46	56.00' RT.		
			S 84°36'03" E	14.00'
9	11+09.45	70.00' RT.		
			S 05°20'57" W	29.45'
10	10+80.00	70.00' RT.		
			N 84°39'03" W	14.00'
11	10+80.00	56.00' RT.		
			N 05°20'57" E	29.46'
8	11+09.46	56.00' RT.		
		7T1		
1	10+65.00	42.00' LT.		
			N 84°39'03" W	8.00'
2	10+65.00	50.00' LT.		
			N 05°20'57" E	21.78'
3	10+86.78	50.00' LT.		
			S 84°37'03" E	8.00'
4	10+86.78	42.00' LT.		
			S 05°20'57" W	21.78'
1	10+65.00	42.00' LT.		
		8T		
4	10+86.78	42.00' LT.		
			N 84°37'03" W	8.00'
3	10+86.78	50.00' LT.		
			N 05°20'57" E	28.22'
5	11+15.00	50.00' LT.		
			S 84°39'03" E	8.00'
6	11+15.00	42.00' LT.		
			S 05°20'57" W	28.22'
4	10+86.78	42.00' LT.		
		12T		
8	11+09.46	56.00' RT.		
			N 05°20'57" E	38.54'
15	11+48.00	56.00' RT.		
			N 84°39'03" W	13.00'
14	11+48.00	43.00' RT.		
			N 05°20'57" E	211.47'
13	13+59.47	43.00' RT.		
			S 84°36'03" E	5.00'
16	13+59.47	48.00' RT.		
			S 05°20'57" W	124.47'
17	12+35.00	48.00' RT.		
			S 84°39'03" E	7.00'
18	12+35.00	55.00' RT.		
			S 05°20'57" W	80.00'
19	11+55.00	55.00' RT.		
			S 84°39'03" E	10.00'
20	11+55.00	65.00' RT.		
			S 05°20'57" W	45.55'
21	11+09.45	65.00' RT.		
			N 84°36'03" W	9.00'
8	11+09.46	56.00' RT.		

0 20 40 60 80
SCALE IN FEET

PT.	STATION	OFFSET	BEARING	DISTANCE
		12		
7	11+09.52	12.00' LT.		
			N 05°20'57" E	250.00'
12	13+59.52	12.00' LT.		
			S 84°36'03" E	55.00'
13	13+59.47	43.00' RT.		
			S 05°20'57" W	211.47'
14	11+48.00	43.00' RT.		
			S 84°39'03" E	13.00'
15	11+48.00	56.00' RT.		
			S 05°20'57" W	38.54'
8	11+09.46	56.00' RT.		
			N 84°36'03" W	68.00'
7	11+09.52	12.00' LT.		

PT.	STATION	OFFSET	BEARING	DISTANCE
		13 T		
22	13+59.46	60.00' RT.		
			N 84°36'03" W	17.00'
13	13+59.47	43.00' RT.		
			N 05°20'57" E	10.53'
23	13+70.00	43.00' RT.		
			S 84°39'03" E	5.00'
24	13+70.00	48.00' RT.		
			N 05°20'57" E	10.00'
25	13+80.00	48.00' RT.		
			N 84°39'03" W	5.00'
26	13+80.00	43.00' RT.		

15/30

REV.	DATE	DESCRIPTION
1	2-95	PARCEL 13, REVISED DRIVE WIDTH TO 35'

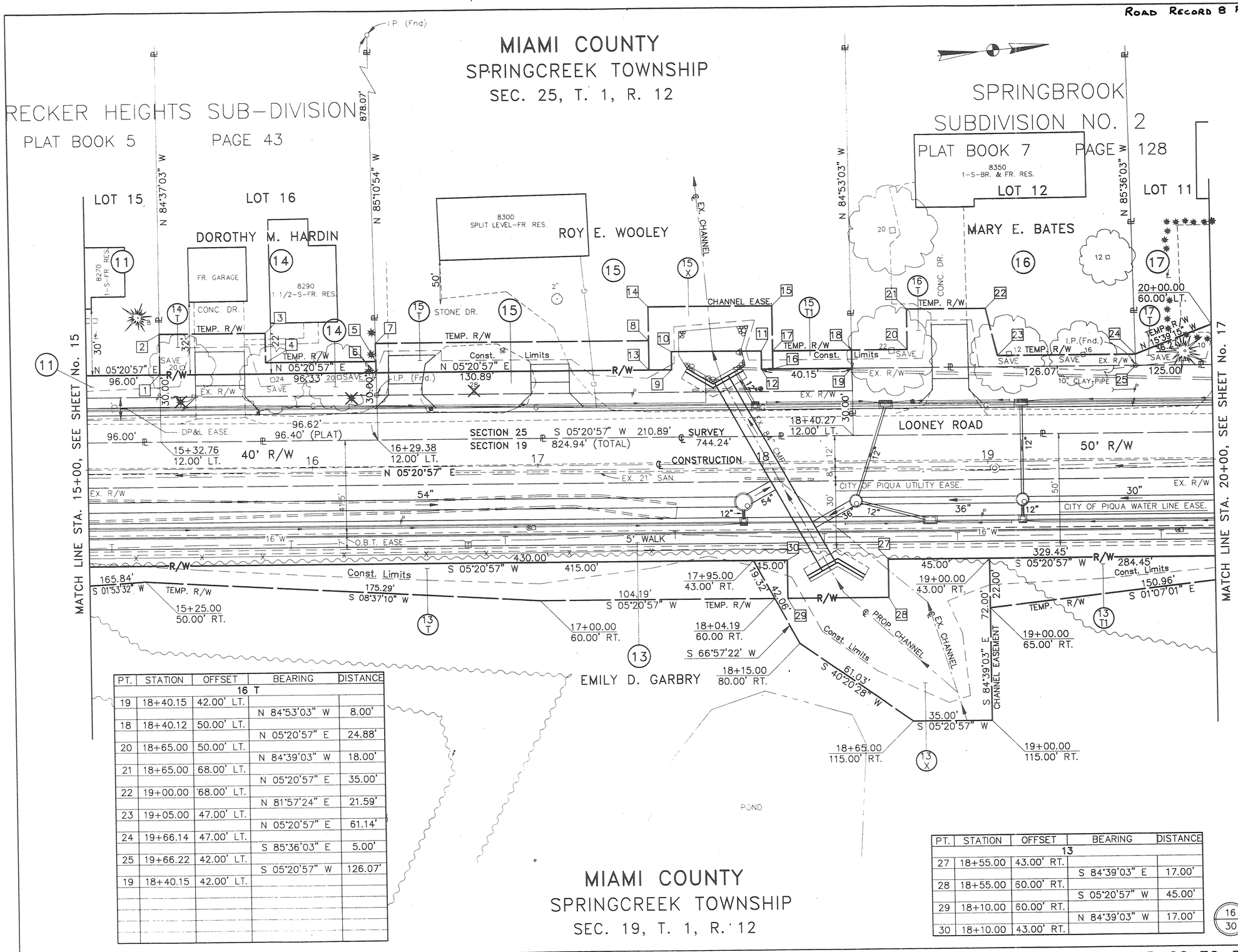
COMPLETION DATE: 3-13-95

STA. 10+00 TO STA. 15+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 M

ROAD RECORD 8 PAGE 136

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	148/162	16/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		14 T		
1	15+32.78	42.00' LT.		
			N 84°37'03" W	18.00'
2	15+32.79	60.00' LT.		
			N 05°20'57" E	47.21'
3	15+80.00	60.00' LT.		
			S 84°39'03" E	13.00'
4	15+80.00	47.00' LT.		
			N 05°20'57" E	49.06'
5	16+29.06	47.00' LT.		
			S 85°10'54" E	5.00'
6	16+29.11	42.00' LT.		
			S 05°20'57" W	96.33'
1	15+32.78	42.00' LT.		
		15		
9	17+60.00	42.00' LT.		
			N 84°39'03" W	8.00'
10	17+60.00	50.00' LT.		
			N 05°20'57" E	40.00'
11	18+00.00	50.00' LT.		
			S 84°39'03" E	8.00'
12	18+00.00	42.00' LT.		
		15 T		
6	16+29.11	42.00' LT.		
			N 85°10'54" W	13.00'
7	16+28.99	55.00' LT.		
			N 05°20'57" E	121.01'
8	17+50.00	55.00' LT.		
			S 84°39'03" E	13.00'
13	17+50.00	42.00' LT.		
			S 05°20'57" W	120.89'
6	16+29.11	42.00' LT.		
		15 T1		
16	18+05.00	42.00' LT.		
			N 84°39'03" W	8.00'
17	18+05.00	50.00' LT.		
			N 05°20'57" E	35.12'
18	18+40.12	50.00' LT.		
			S 84°53'03" E	8.00'
19	18+40.15	42.00' LT.		
			S 05°20'57" W	35.15'
16	18+05.00	42.00' LT.		
		15 X		
9	17+60.00	42.00' LT.		
			S 05°20'57" W	10.00'
13	17+50.00	42.00' LT.		
			N 84°39'03" W	28.00'
14	17+50.00	70.00' LT.		
			N 05°20'57" E	55.00'
15	18+05.00	70.00' LT.		
			S 84°39'03" E	28.00'
16	18+05.00	42.00' LT.		
			S 05°20'57" W	5.00'
12	18+00.00	42.00' LT.		

0 20 40 60 80
SCALE IN FEET

PT.	STATION	OFFSET	BEARING	DISTANCE
		16 T		
19	18+40.15	42.00' LT.		
			N 84°53'03" W	8.00'
18	18+40.12	50.00' LT.		
			N 05°20'57" E	24.88'
20	18+65.00	50.00' LT.		
			N 84°39'03" W	18.00'
21	18+65.00	68.00' LT.		
			N 05°20'57" E	35.00'
22	19+00.00	68.00' LT.		
			N 81°57'24" E	21.59'
23	19+05.00	47.00' LT.		
			N 05°20'57" E	61.14'
24	19+66.14	47.00' LT.		
			S 85°36'03" E	5.00'
25	19+66.22	42.00' LT.		
			S 05°20'57" W	126.07'
19	18+40.15	42.00' LT.		

PT.	STATION	OFFSET	BEARING	DISTANCE
		13		
27	18+55.00	43.00' RT.		
			S 84°39'03" E	17.00'
28	18+55.00	60.00' RT.		
			S 05°20'57" W	45.00'
29	18+10.00	60.00' RT.		
			N 84°39'03" W	17.00'
30	18+10.00	43.00' RT.		

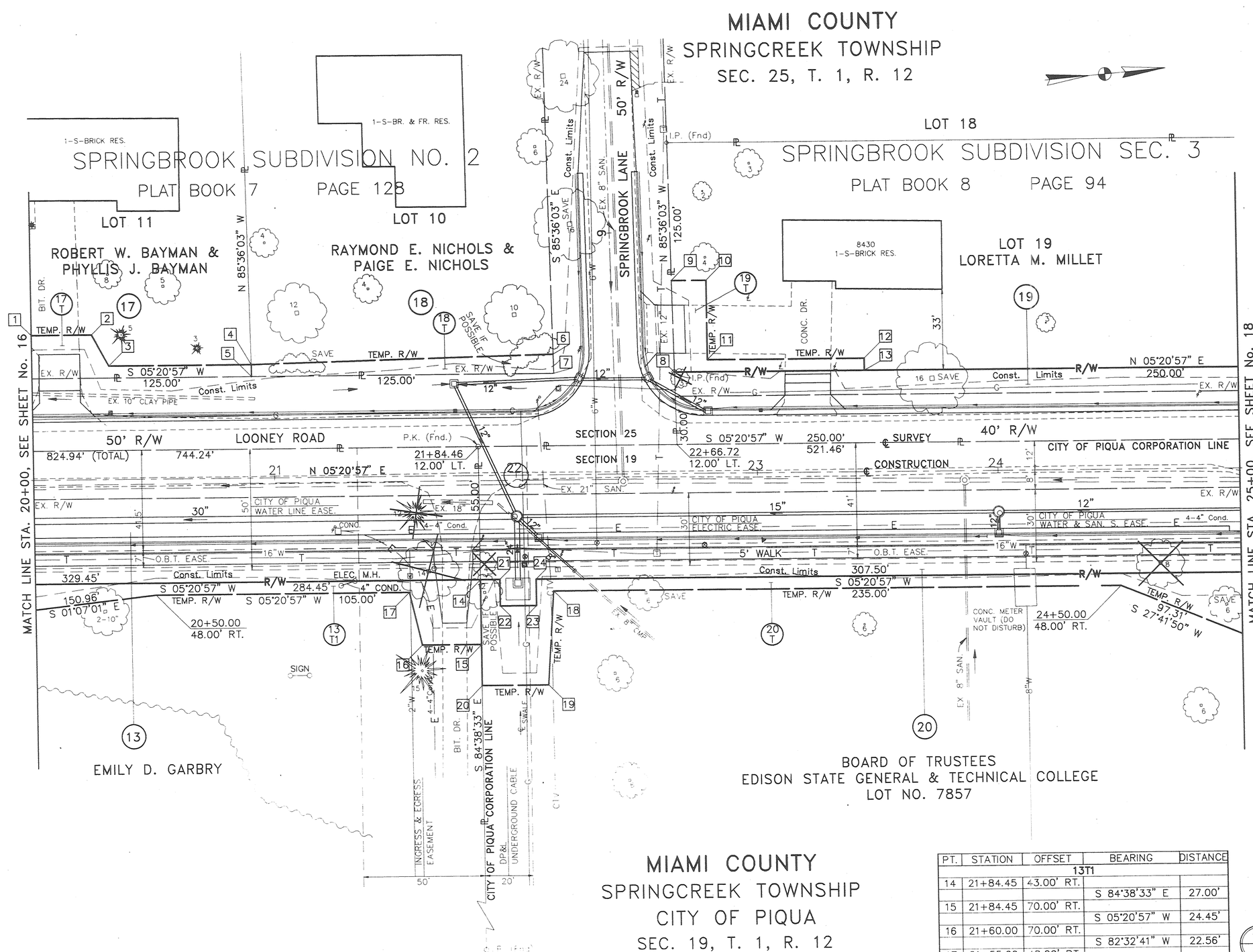
16/30

REV.	DATE	DESCRIPTION

PLAT BOOK 18, PAGE 32N

ROAD RECORD 8 PAGE 137

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	149/162	17/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		17T		
1	20+00.00	60.00' LT.		
			N 05°20'57" E	25.00'
2	20+25.00	60.00' LT.		
			N 67°02'54" E	14.76'
3	20+32.00	47.00' LT.		
			N 05°20'57" E	59.14'
4	20+91.14	47.00' LT.		
			S 85°36'03" E	5.00'
5	20+91.22	42.00' LT.		
		18T		
5	20+91.22	42.00' LT.		
			N 85°36'03" W	5.00'
4	20+91.14	47.00' LT.		
			N 03°58'25" E	124.99'
6	22+16.09	50.00' LT.		
			S 85°36'03" E	8.00'
7	22+16.22	42.00' LT.		
			S 05°20'57" W	125.00'
5	20+91.22	42.00' LT.		
		19T		
8	22+66.22	42.00' LT.		
			N 85°36'03" W	38.01'
9	22+65.59	80.00' LT.		
			N 05°20'57" E	14.41'
10	22+80.00	80.00' LT.		
			S 84°39'03" E	33.00'
11	22+80.00	47.00' LT.		
			N 05°20'57" E	65.00'
12	23+45.00	47.00' LT.		
			S 84°39'03" E	5.00'
13	23+45.00	42.00' LT.		
			S 05°20'57" W	78.78'
8	22+66.22	42.00' LT.		
		20T		
18	22+15.00	48.00' RT.		
			S 80°15'08" E	39.12'
19	22+12.00	87.00' RT.		
			S 05°20'57" W	27.55'
20	21+84.45	87.00' RT.		
			N 84°38'33" W	44.00'
14	21+84.45	43.00' RT.		
			N 05°20'57" E	8.05'
21	21+92.50	43.00' RT.		
			S 84°39'03" E	11.00'
22	21+92.50	54.00' RT.		
			N 05°20'57" E	15.00'
23	22+07.50	54.00' RT.		
			N 84°39'03" W	11.00'
24	22+07.50	43.00' RT.		

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

PT.	STATION	OFFSET	BEARING	DISTANCE
		13T1		
14	21+84.45	43.00' RT.		
			S 84°38'33" E	27.00'
15	21+84.45	70.00' RT.		
			S 05°20'57" W	24.45'
16	21+60.00	70.00' RT.		
			S 82°32'41" W	22.56'
17	21+55.00	48.00' RT.		

REV.	DATE	DESCRIPTION
1	2-95	PARCEL 13, REVISED DRIVE WIDTH TO 16'

COMPLETION DATE: 3-13-95

17/30

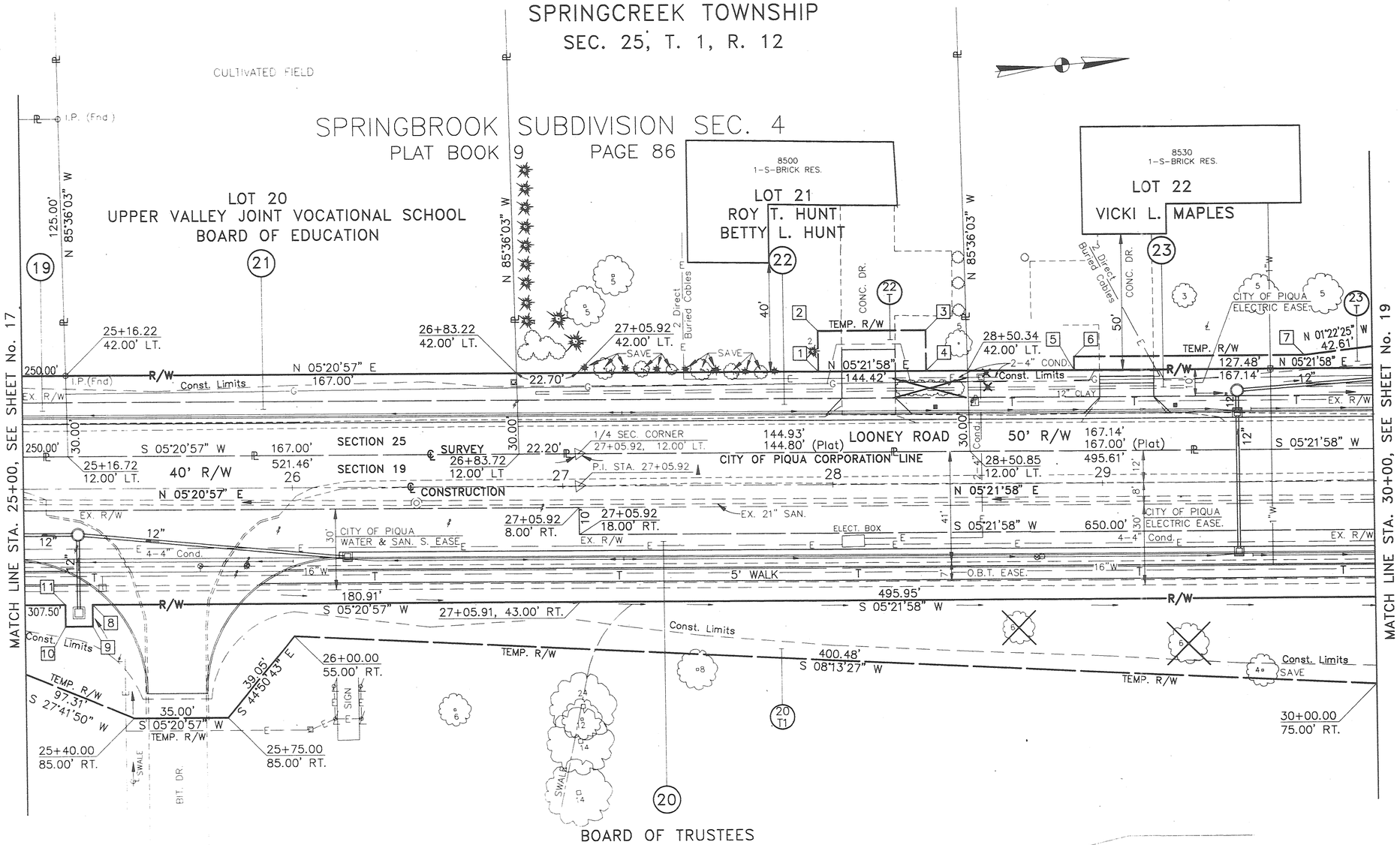
STA. 20+00 TO STA. 25+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 320

ROAD RECORD 8 PAGE 138

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	150/162	18/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 25, T. 1, R. 12



BOARD OF TRUSTEES
EDISON STATE GENERAL & TECHNICAL COLLEGE
LOT NO. 7857

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

PT.	STATION	OFFSET	BEARING	DISTANCE
		20		
8	25+25.00	43.00' RT.		
			S 84°39'03" E	8.00'
9	25+25.00	51.00' RT.		
			S 05°20'57" W	10.00'
10	25+15.00	51.00' RT.		
			N 84°39'03" W	8.00'
11	25+15.00	43.00' RT.		
		22 T		
1	27+95.00	42.00' LT.		
			N 84°38'02" W	15.00'
2	27+95.00	57.00' LT.		
			N 05°21'58" E	40.00'
3	28+35.00	57.00' LT.		
			S 84°38'02" E	15.00'
4	28+35.00	42.00' LT.		
			S 05°21'58" W	40.00'
1	27+95.00	42.00' LT.		
		23T		
5	28+90.00	42.00' LT.		
			N 84°38'02" W	5.00'
6	28+90.00	47.00' LT.		
			N 05°21'58" E	85.00'
7	29+75.00	47.00' LT.		

0 20 40 60 80
SCALE IN FEET

18/30

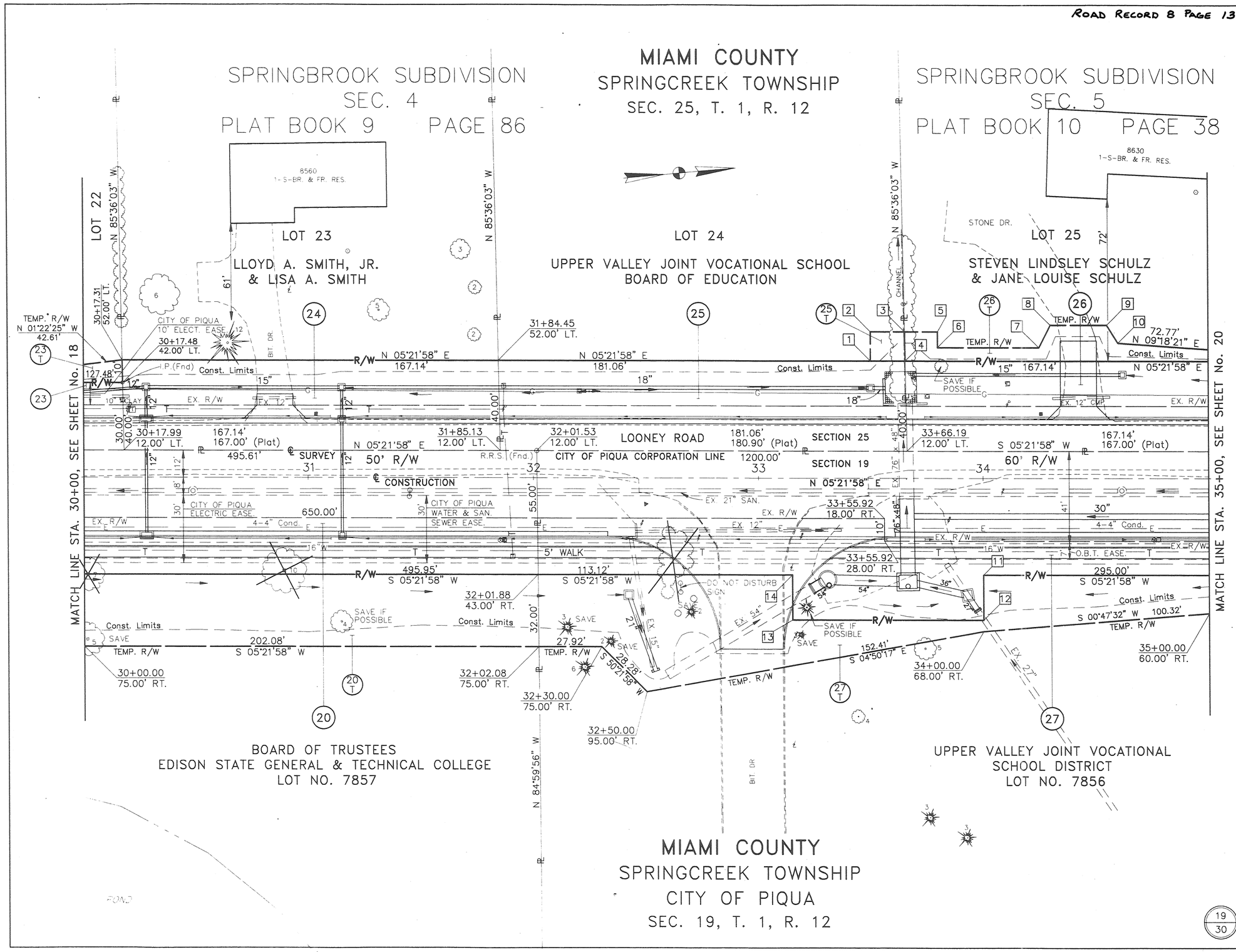
REV.	DATE	DESCRIPTION
COMPLETION DATE:		3-13-95

STA. 25+00 TO STA 30+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 P

ROAD RECORD 8 PAGE 139

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	151/162	19/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		25 T		
1	33+50.00	52.00' LT.		
			N 84°38'02" W	13.00'
2	33+50.00	65.00' LT.		
			N 05°21'58" E	15.29'
3	33+65.29	65.00' LT.		
			S 85°36'03" E	13.00'
4	33+65.51	52.00' LT.		
			S 05°21'58" W	15.51'
1	33+50.00	52.00' LT.		
		26 T		
4	33+65.51	52.00' LT.		
			N 85°36'03" W	13.00'
3	33+65.29	65.00' LT.		
			N 05°21'58" E	14.71'
5	33+80.00	65.00' LT.		
			S 84°38'02" E	7.00'
6	33+80.00	58.00' LT.		
			N 05°21'58" E	45.00'
7	34+25.00	58.00' LT.		
			N 58°04'08" W	11.18'
8	34+30.00	68.00' LT.		
			N 05°21'58" E	25.00'
9	34+55.00	68.00' LT.		
			N 63°21'38" E	9.43'
10	34+60.00	60.00' LT.		
		27		
11	34+00.00	43.00' RT.		
			S 84°38'02" E	20.00'
12	34+00.00	63.00' RT.		
			S 05°21'58" W	85.00'
13	33+15.00	63.00' RT.		
			N 84°38'02" W	20.00'
14	33+15.00	43.00' RT.		

0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION
COMPLETION DATE:		3-13-95

19/30

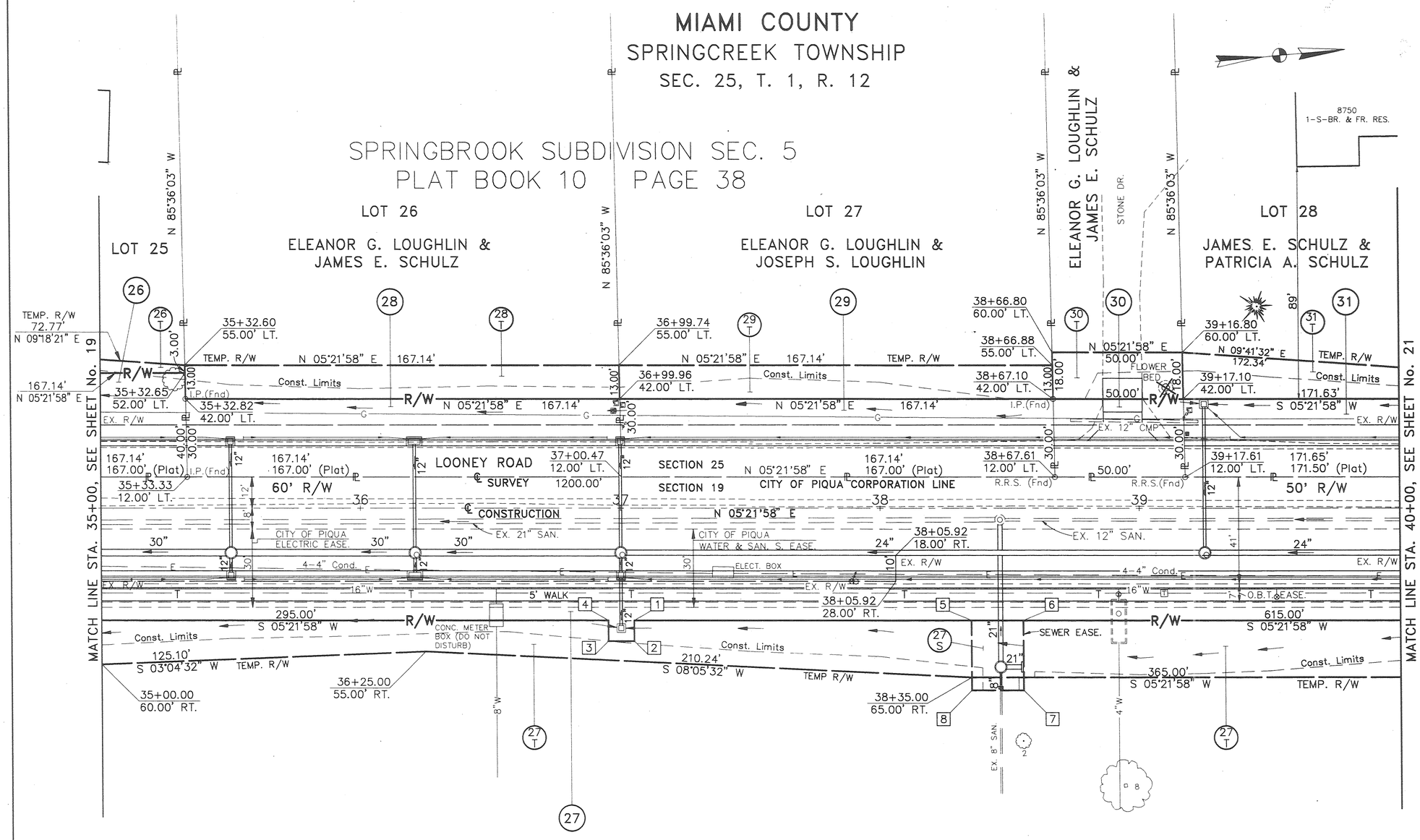
STA. 30+00 TO STA. 35+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32Q

ROAD RECORD 8 PAGE 140

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 152/162 | 20/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 25, T. 1, R. 12



PT.	STATION	OFFSET	BEARING	DISTANCE
		27		
1	37+05.00	43.00' RT.		
			S 84°38'02" E	8.00'
2	37+05.00	51.00' RT.		
			S 05°21'58" W	10.00'
3	36+95.00	51.00' RT.		
			N 84°38'02" W	8.00'
4	36+95.00	43.00' RT.		
		27 S		
5	38+35.00	43.00' RT.		
			N 05°21'58" E	20.00'
6	38+55.00	43.00' RT.		
			S 84°38'02" E	27.00'
7	38+55.00	70.00' RT.		
			S 05°21'58" W	20.00'
8	38+35.00	70.00' RT.		
			N 84°38'02" W	27.00'
5	38+35.00	43.00' RT.		

0 20 40 60 80
SCALE IN FEET

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

20/30

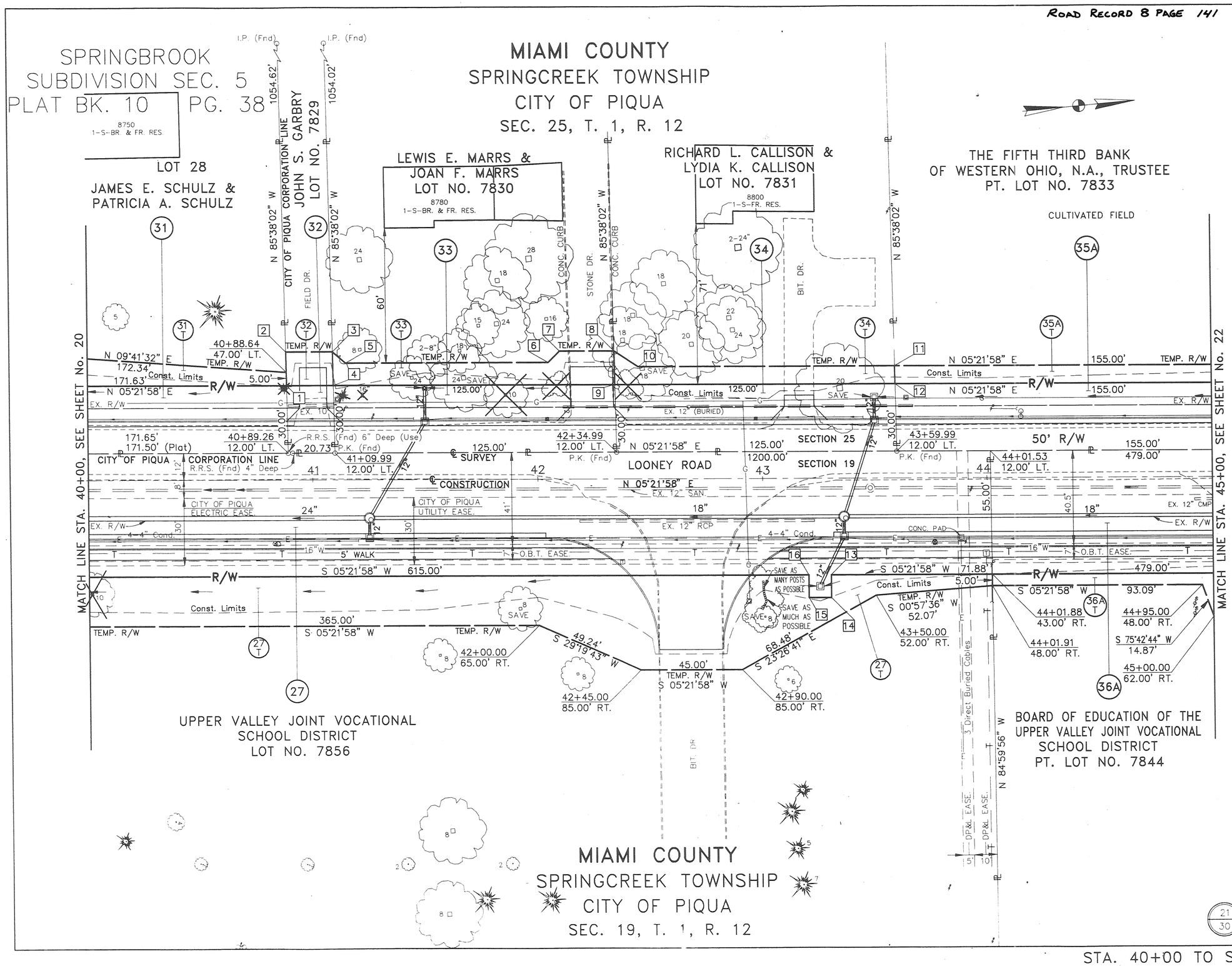
REV.	DATE	DESCRIPTION
COMPLETION DATE:	3-13-95	

STA. 35+00 TO STA 40+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 R

ROAD RECORD 8 PAGE 141

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	153/162	21/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		32 T		
1	40+88.73	42.00' LT.		
			N 85°38'02" W	15.00'
2	40+88.47	57.00' LT.		
			N 05°21'58" E	20.73'
3	41+09.20	57.00' LT.		
			S 85°38'02" E	15.00'
4	41+09.46	42.00' LT.		
			S 05°21'58" W	20.73'
1	40+88.73	42.00' LT.		
		33 T		
4	41+09.46	42.00' LT.		
			N 85°38'02" W	15.00'
3	41+09.20	57.00' LT.		
			N 46°07'54" E	7.66'
5	41+15.00	52.00' LT.		
			N 05°21'58" E	90.00'
6	42+05.00	52.00' LT.		
			N 39°38'02" W	7.07'
7	42+10.00	57.00' LT.		
			N 05°21'58" E	24.20'
8	42+34.20	57.00' LT.		
			S 85°38'02" E	15.00'
9	42+34.46	42.00' LT.		
			S 05°21'58" W	125.00'
4	41+09.46	42.00' LT.		
		34 T		
9	42+34.46	42.00' LT.		
			N 85°38'02" W	15.00'
8	42+34.20	57.00' LT.		
			N 38°18'58" E	12.87'
10	42+45.00	50.00' LT.		
			N 05°21'58" E	114.32'
11	43+59.32	50.00' LT.		
			S 85°38'02" E	8.00'
12	43+59.46	42.00' LT.		
			S 05°21'58" W	125.00'
9	42+34.46	42.00' LT.		
		27		
13	43+30.00	43.00' RT.		
			S 84°38'02" E	10.00'
14	43+30.00	53.00' RT.		
			S 05°21'58" W	10.00'
15	43+20.00	53.00' RT.		
			N 84°38'02" W	10.00'
16	43+20.00	43.00' RT.		

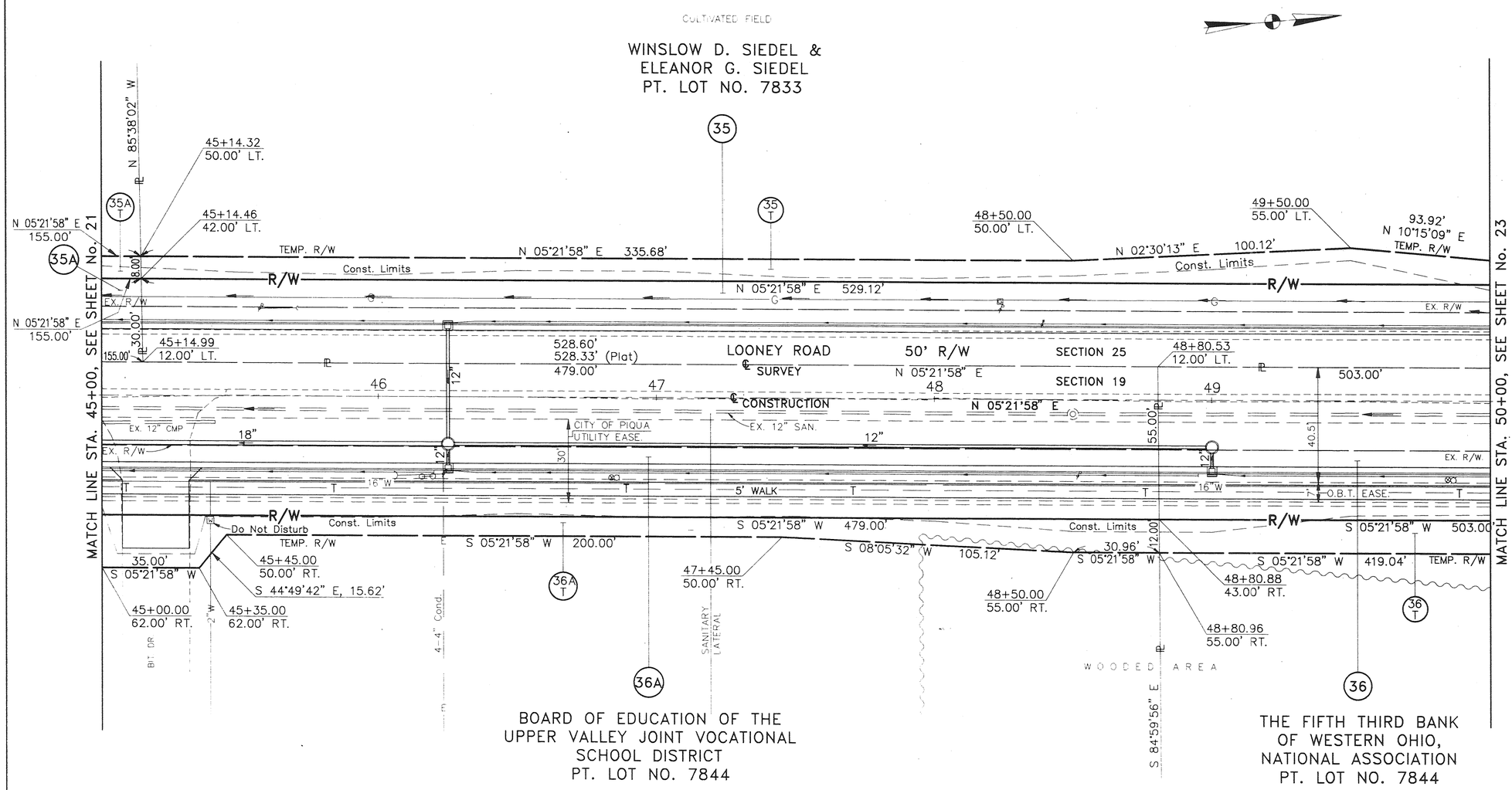
REV.	DATE	DESCRIPTION

PLAT BOOK 18, PAGE 325

ROAD RECORD 8 PAGE 142

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	154/162	22/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 25, T. 1, R. 12



BOARD OF EDUCATION OF THE
UPPER VALLEY JOINT VOCATIONAL
SCHOOL DISTRICT
PT. LOT NO. 7844

THE FIFTH THIRD BANK
OF WESTERN OHIO,
NATIONAL ASSOCIATION
PT. LOT NO. 7844

PT.	STATION	OFFSET	BEARING	DISTANCE

0 20 40 60 80
SCALE IN FEET

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

22/30

REV.	DATE	DESCRIPTION

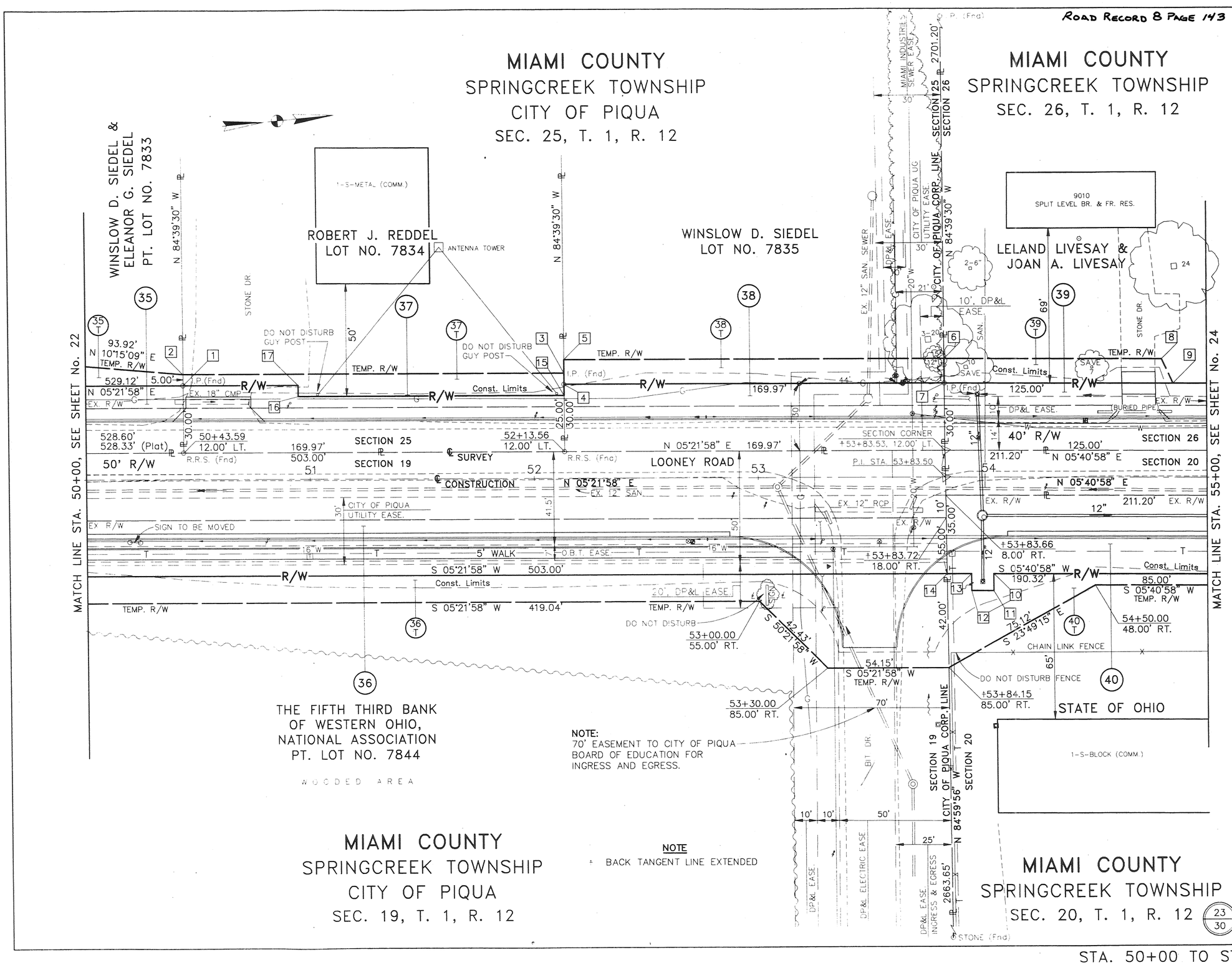
COMPLETION DATE: 3-13-95

STA. 45+00 TO STA 50+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32T

ROAD RECORD 8 PAGE 143

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 155/162 | 23/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		37T		
1	50+43.58	42.00' LT.		
			N 84°39'30" W	5.00'
2	50+43.58	47.00' LT.		
			N 05°21'58" E	169.97'
3	52+13.55	47.00' LT.		
			S 84°39'30" E	10.00'
15	52+13.56	37.00' LT.		
			S 05°21'58" W	118.56'
16	50+95.00	37.00' LT.		
			N 84°38'02" W	5.00'
17	50+95.00	42.00' LT.		
			S 05°21'58" W	51.42'
1	50+43.58	42.00' LT.		
		38 T		
4	52+13.55	42.00' LT.		
			N 84°39'30" W	10.00'
5	52+13.54	52.00' LT.		
			N 05°21'58" E	169.97'
6	+53+83.51	52.00' LT.		
			S 84°39'30" E	10.00'
7	+53+83.52	42.00' LT.		
			S 05°21'58" W	169.97'
4	52+13.55	42.00' LT.		
		39 T		
7	+53+83.52	42.00' LT.		
			N 84°39'30" W	10.00'
6	+53+83.51	52.00' LT.		
			N 05°40'58" E	96.77'
8	54+80.00	52.00' LT.		
			N 69°07'04" E	11.18'
9	54+85.00	42.00' LT.		
			S 05°40'58" W	101.71'
7	+53+83.52	42.00' LT.		
		40		
10	54+05.00	43.00' RT.		
			S 84°19'02" E	7.50'
11	54+05.00	50.50' RT.		
			S 05°40'58" W	10.00'
12	53+95.00	50.50' RT.		
			N 84°19'02" W	7.50'
13	53+95.00	43.00' RT.		
			S 05°40'58" W	10.88'
14	+53+83.88	43.00' RT.		

REV.	DATE	DESCRIPTION
1	1-10-95	ADDED 70' EASEMENT TO PIQUA BD. OF ED.
2	1-10-95	PARCEL 39, REVISED DRIVE WIDTH TO 15'

COMPLETION DATE: 3-13-95

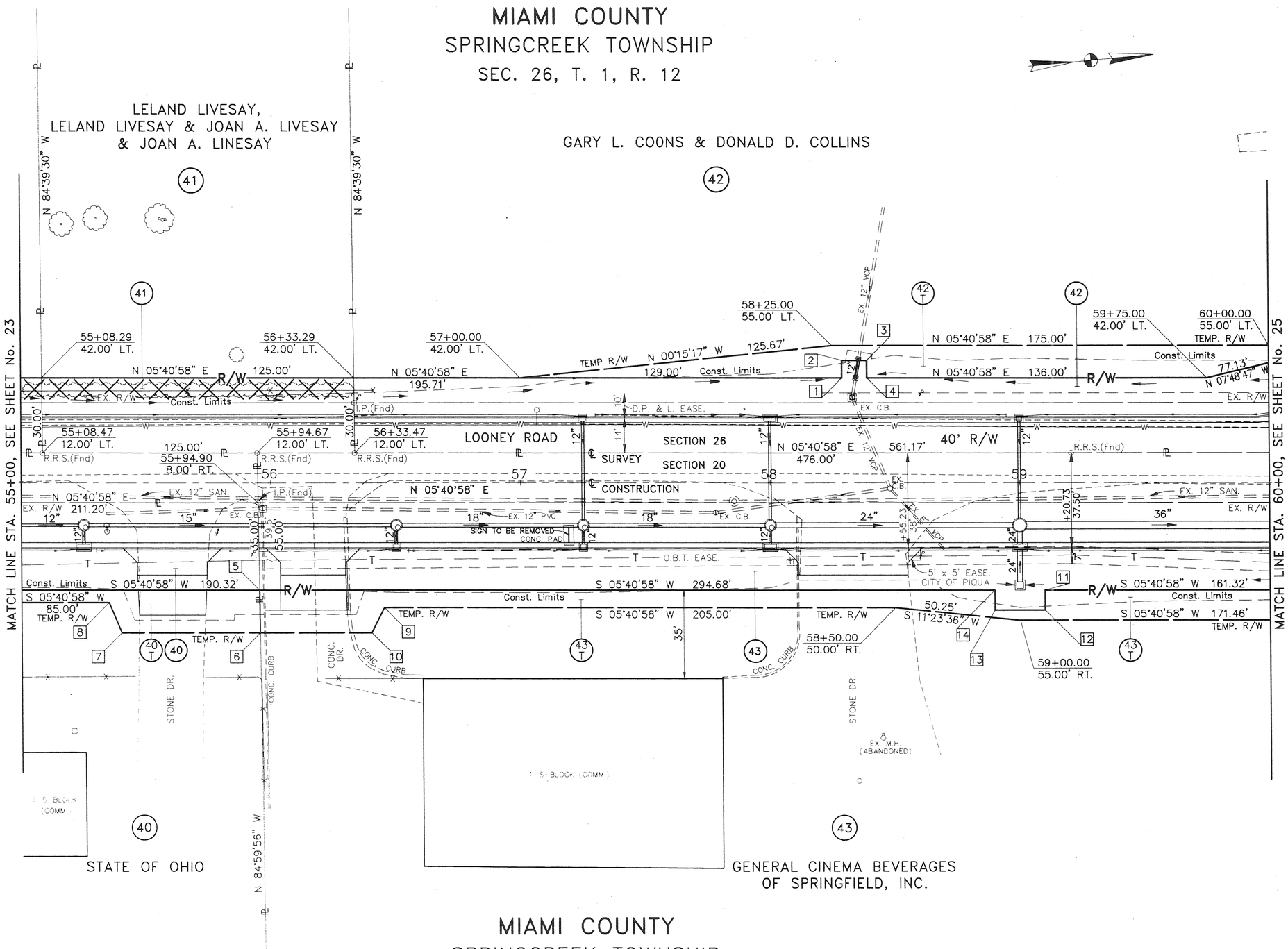
STA. 50+00 TO STA. 55+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 U

ROAD RECORD 8 PAGE 144

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	156/162	24/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12



PT.	STATION	OFFSET	BEARING	DISTANCE
		42		
1	58+29.00	42.00' LT.		
			N 84°19'02" W	7.00'
2	58+29.00	49.00' LT.		
			N 05°40'58" E	10.00'
3	58+39.00	49.00' LT.		
			S 84°19'02" E	7.00'
4	58+39.00	42.00' LT.		
		40 T		
5	55+95.32	43.00' RT.		
			S 84°59'56" E	17.00'
6	55+95.52	60.00' RT.		
			S 05°40'58" W	55.52'
7	55+40.00	60.00' RT.		
			S 73°03'47" W	13.00'
8	55+35.00	48.00' RT.		
		43 T		
9	56+45.00	50.00' RT.		
			S 57°45'08" E	11.18'
10	56+40.00	60.00' RT.		
			S 05°40'58" W	44.48'
6	55+95.52	60.00' RT.		
			N 84°59'56" W	17.00'
5	55+95.32	43.00' RT		
		43		
11	59+10.00	43.00' RT.		
			S 84°19'02" E	8.00'
12	59+10.00	51.00' RT.		
			S 05°40'58" W	20.00'
13	58+90.00	51.00' RT.		
			N 84°19'02" W	8.00'
14	58+90.00	43.00' RT.		

0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION
1	2-95	REVISED R/W PARCEL 42

COMPLETION DATE: 3-13-95

24/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 20, T. 1, R. 12

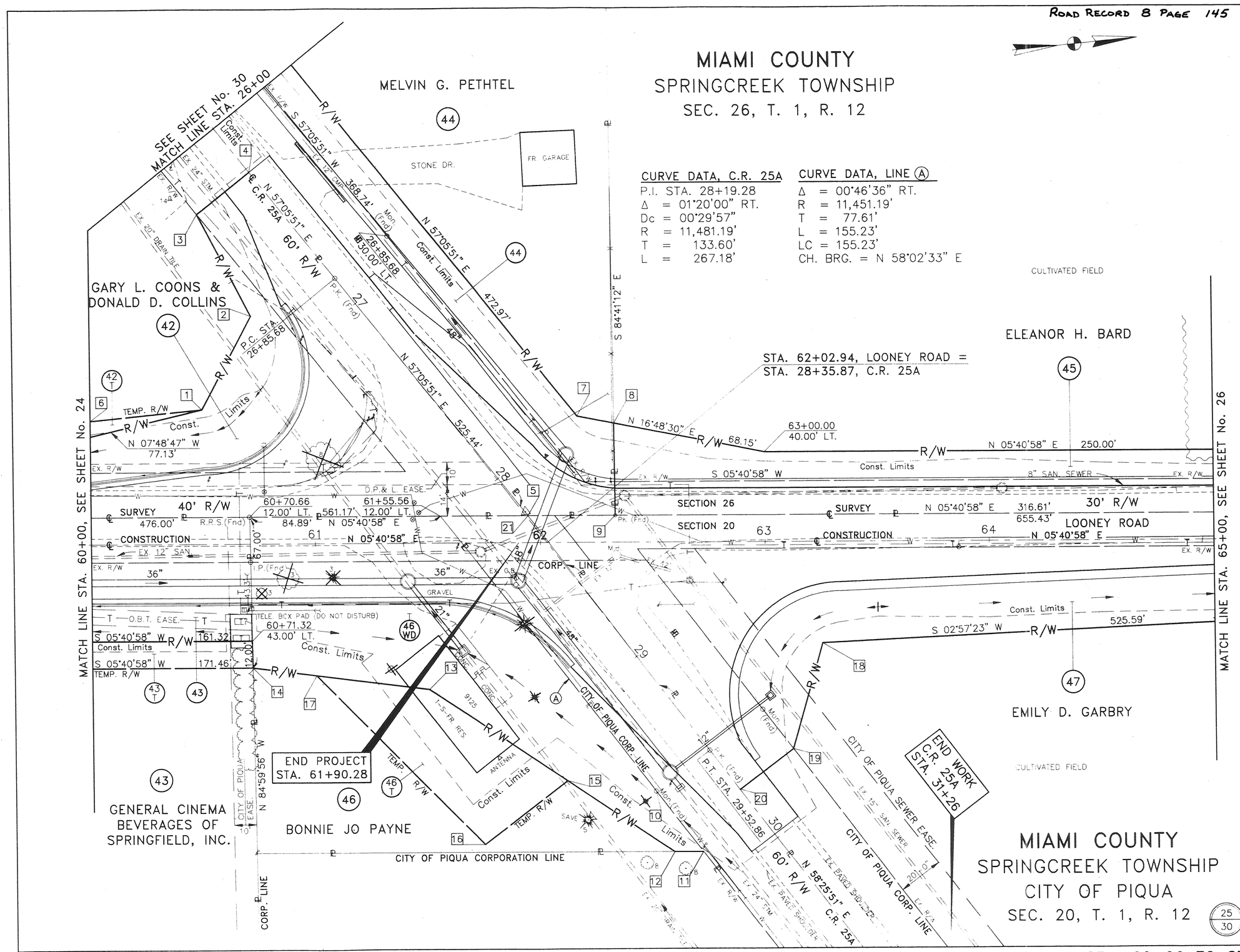
STA. 55+00 TO STA 60+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32V

ROAD RECORD 8 PAGE 145

MIA-C.R. 194-0.00	OHIO	FHWA REGION 5	157/162	25/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12



CURVE DATA, C.R. 25A

P.I. STA. 28+19.28
Δ = 01°20'00" RT.
Dc = 00°29'57"
R = 11,481.19'
T = 133.60'
L = 267.18'

CURVE DATA, LINE (A)

Δ = 00°46'36" RT.
R = 11,451.19'
T = 77.61'
L = 155.23'
LC = 155.23'
CH. BRG. = N 58°02'33" E

PT.	STATION	OFFSET	BEARING	DISTANCE
		42		
1	60+50.00	60.00' LT.		
			N 56°12'56" W	46.95'
2	26+75.00	40.00' RT.		
			S 68°24'27" W	50.99'
3	26+25.00	30.00' RT.		
			N 32°54'09" W	30.00'
4	26+25.00	℄		
			N 57°05'51" E	196.30'
5	61+94.63	12.00' LT.		
		42T		
6	60+00.00	55.00' LT.		
			N 00°01'40" W	50.25'
1	60+50.00	60.00' LT.		
		44		
7	28+00.00	45.57' LT.		
			N 16°48'30" E	16.64'
8	62+33.13	53.15' LT.		
			S 84°41'12" E	41.15'
9	62+33.39	12.00' LT.		
			S 05°40'58" W	38.77'
5	61+94.63	12.00' LT.		
		46		
10	29+52.86	30.00' RT.		
			N 58°25'51"E	34.01'
11	29+86.87	30.00' RT.		
			S 05°40'58" W	12.56'
12	29+79.27	40.00' RT.		
			S 39°38'32" W	130.66'
13	61+50.00	65.00' RT.		
			S 12°56'19" W	79.18'
14	60+71.46	55.00' RT.		
		46T		
17	61+00.00	58.63' RT.		
			N 12°56'19" E	50.40'
13	61+50.00	65.00' RT.		
			N 39°38'32" E	73.49'
15	29+25.00	58.38' RT.		
			S 31°42'30" E	46.62'
16	29+25.00	105.00' RT.		
			S 51°22'37" W	105.82'
17	61+00.00	58.63' RT.		
		47		
18	63+25.00	45.00' RT.		
			S 68°22'34" E	49.11'
19	29+75.00	30.00' LT.		
			S 31°34'09" E	30.00'
20	29+75.00	℄		
			S 58°25'51" W	153.75'
21	61+94.57	12.00' LT.		

0 20 40 60 80
SCALE IN FEET

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 20, T. 1, R. 12

25/30

REV.	DATE	DESCRIPTION
1	2-95	REVISED R/W PARCELS 42, 44, 46, & 47
2	2-95	ADDED PARCEL 45

COMPLETION DATE: 3-13-95

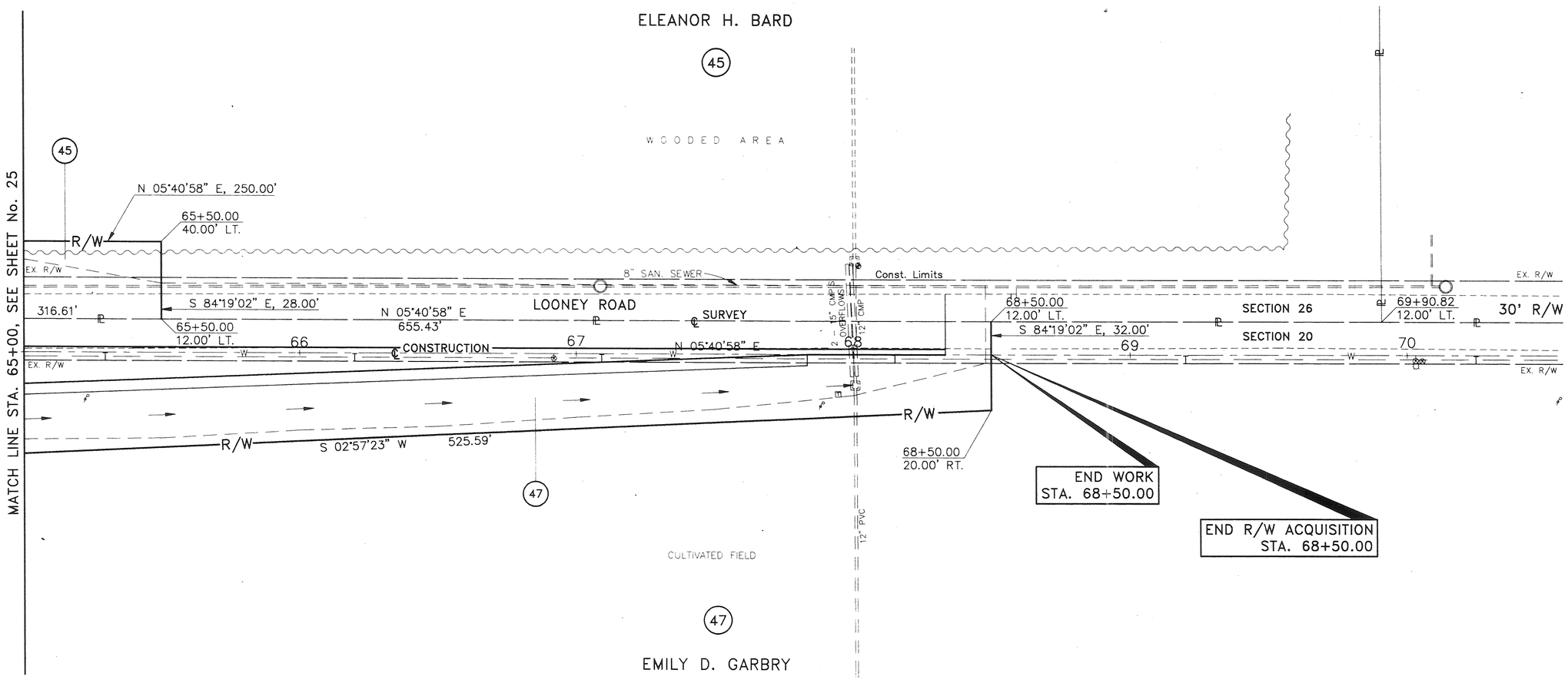
STA. 60+00 TO STA 65+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32W

ROAD RECORD 8 PAGE 146

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	158/162	26/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12



0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION
1	2-95	REVISED R/W PARCEL 47
2	2-95	ADDED PARCEL 45

COMPLETION DATE: 3-13-95

26/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 20, T. 1, R. 12

STA. 65+00 TO STA 70+00, LOONEY ROAD, R/W

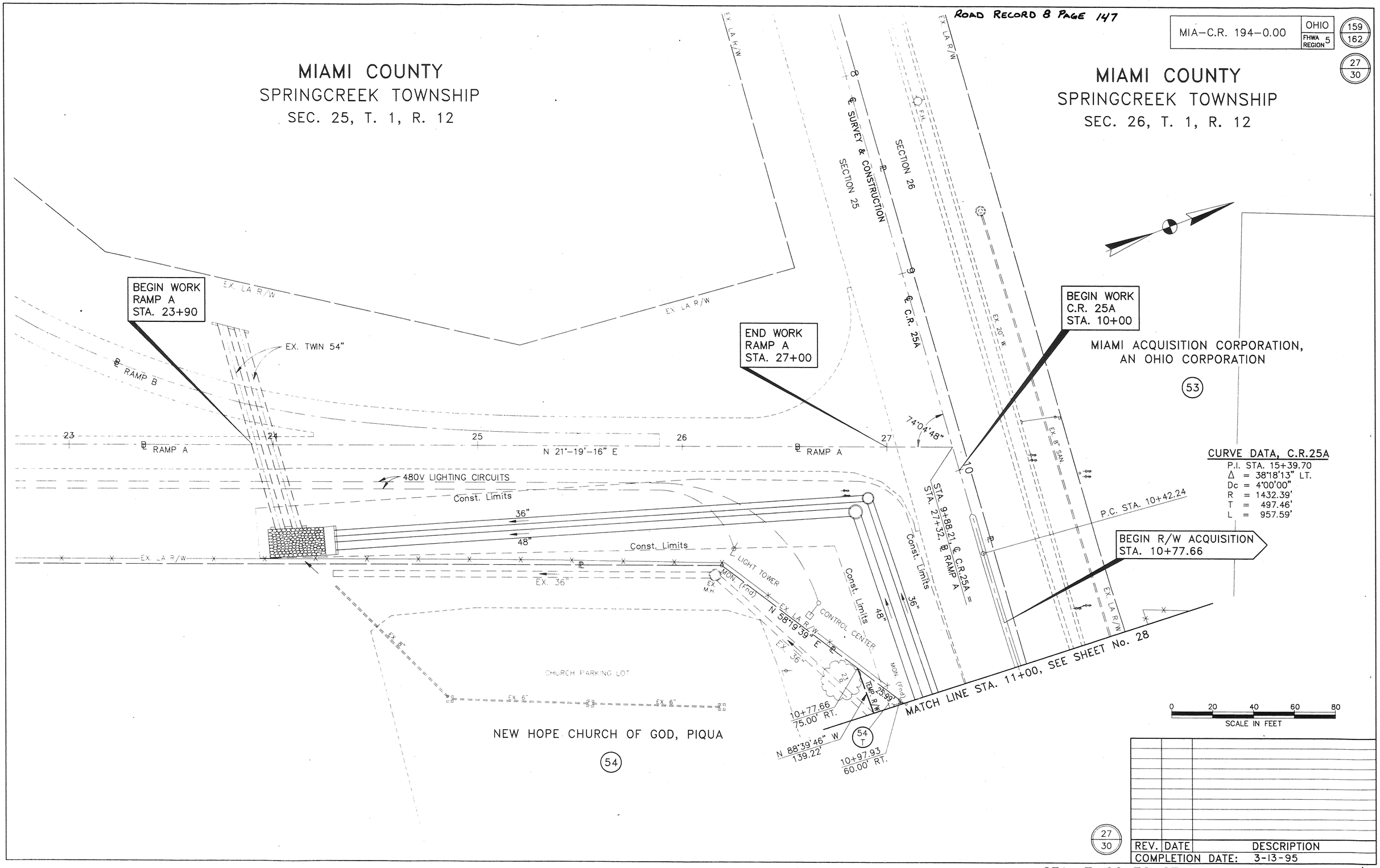
PLAT BOOK 18, PAGE 32X

ROAD RECORD 8 PAGE 147

MIA-C.R. 194-0.00	OHIO	FHWA REGION 5

159/162

27/30



27/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

STA. 7+00 TO STA 11+00, C.R. 25A, R/W

PLAT BOOK 18, PAGE 32Y

ROAD RECORD 8 PAGE 148

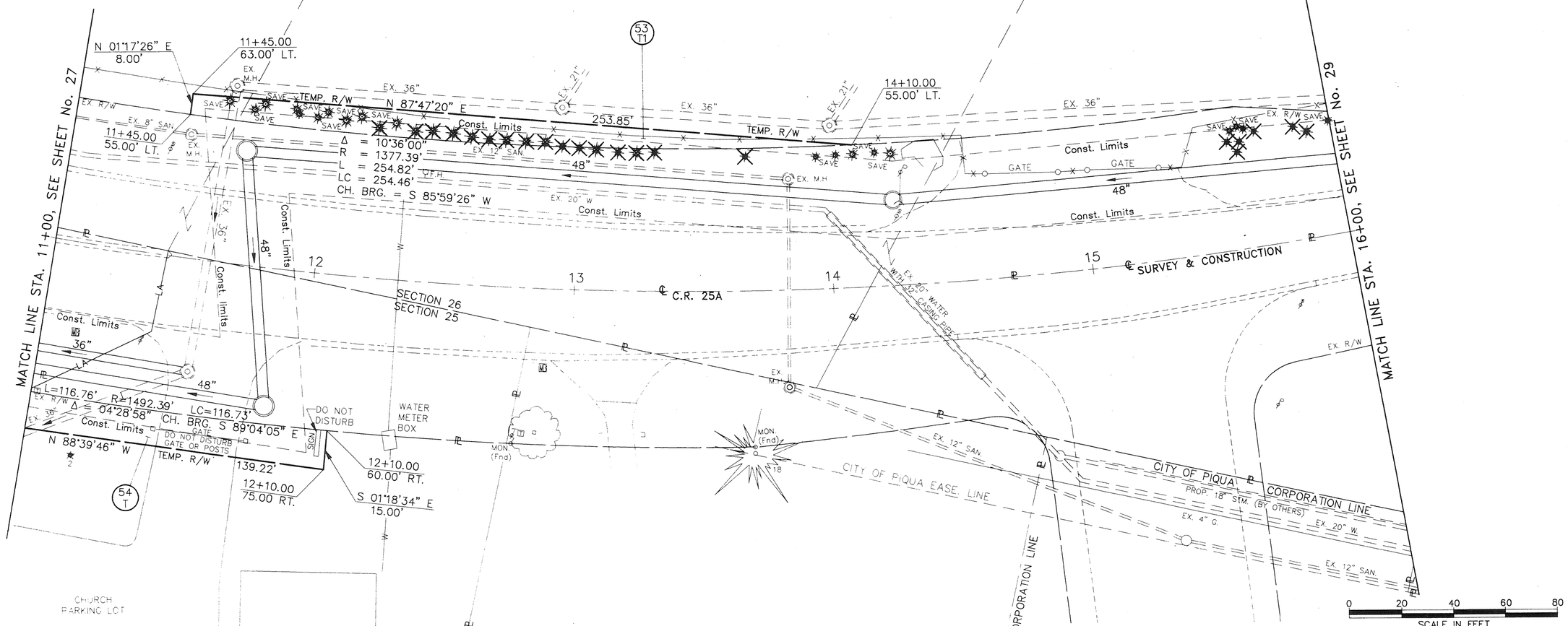
MIA-C.R. 194-0.00	OHIO	160/162
	FHWA REGION 5	28/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12

CURVE DATA, C.R.25A
P.I. STA. 15+39.70
Δ = 38°18'13" LT.
Dc = 4°00'00"
R = 1432.39'
T = 497.46'
L = 957.59'

MIAMI ACQUISITION CORPORATION,
AN OHIO CORPORATION

(53)



NEW HOPE CHURCH OF GOD, PIQUA

(54)

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 25, T. 1, R. 12

(28/30)

REV.	DATE	DESCRIPTION

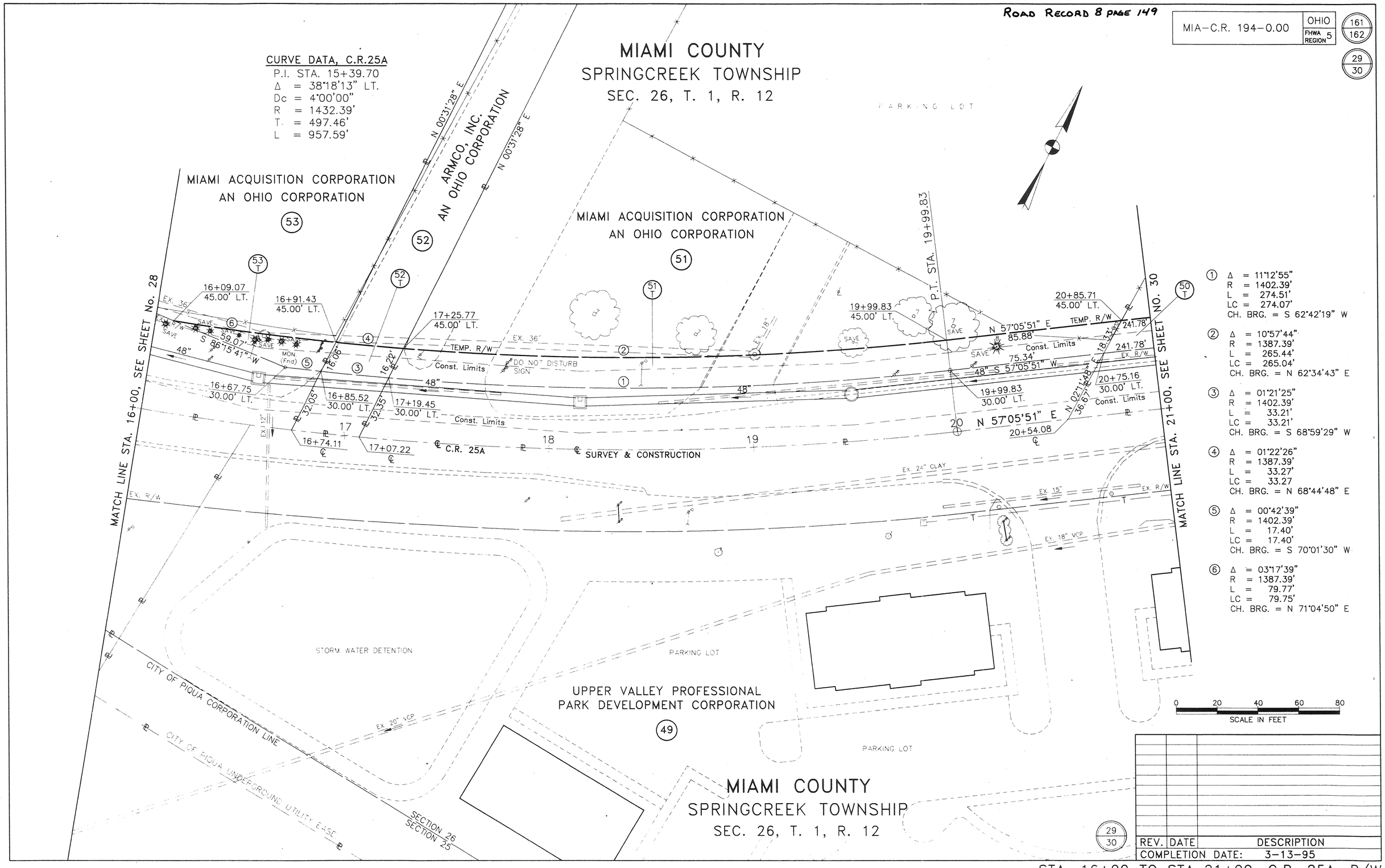
COMPLETION DATE: 3-13-95

STA. 11+00 TO STA 16+00, C.R. 25A, R/W

PLAT BOOK 18, PAGE 327

ROAD RECORD 8 PAGE 149

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 161/162 | 29/30



① Δ = 11°12'55"
R = 1402.39'
L = 274.51'
LC = 274.07'
CH. BRG. = S 62°42'19" W

② Δ = 10°57'44"
R = 1387.39'
L = 265.44'
LC = 265.04'
CH. BRG. = N 62°34'43" E

③ Δ = 01°21'25"
R = 1402.39'
L = 33.21'
LC = 33.21'
CH. BRG. = S 68°59'29" W

④ Δ = 01°22'26"
R = 1387.39'
L = 33.27'
LC = 33.27
CH. BRG. = N 68°44'48" E

⑤ Δ = 00°42'39"
R = 1402.39'
L = 17.40'
LC = 17.40'
CH. BRG. = S 70°01'30" W

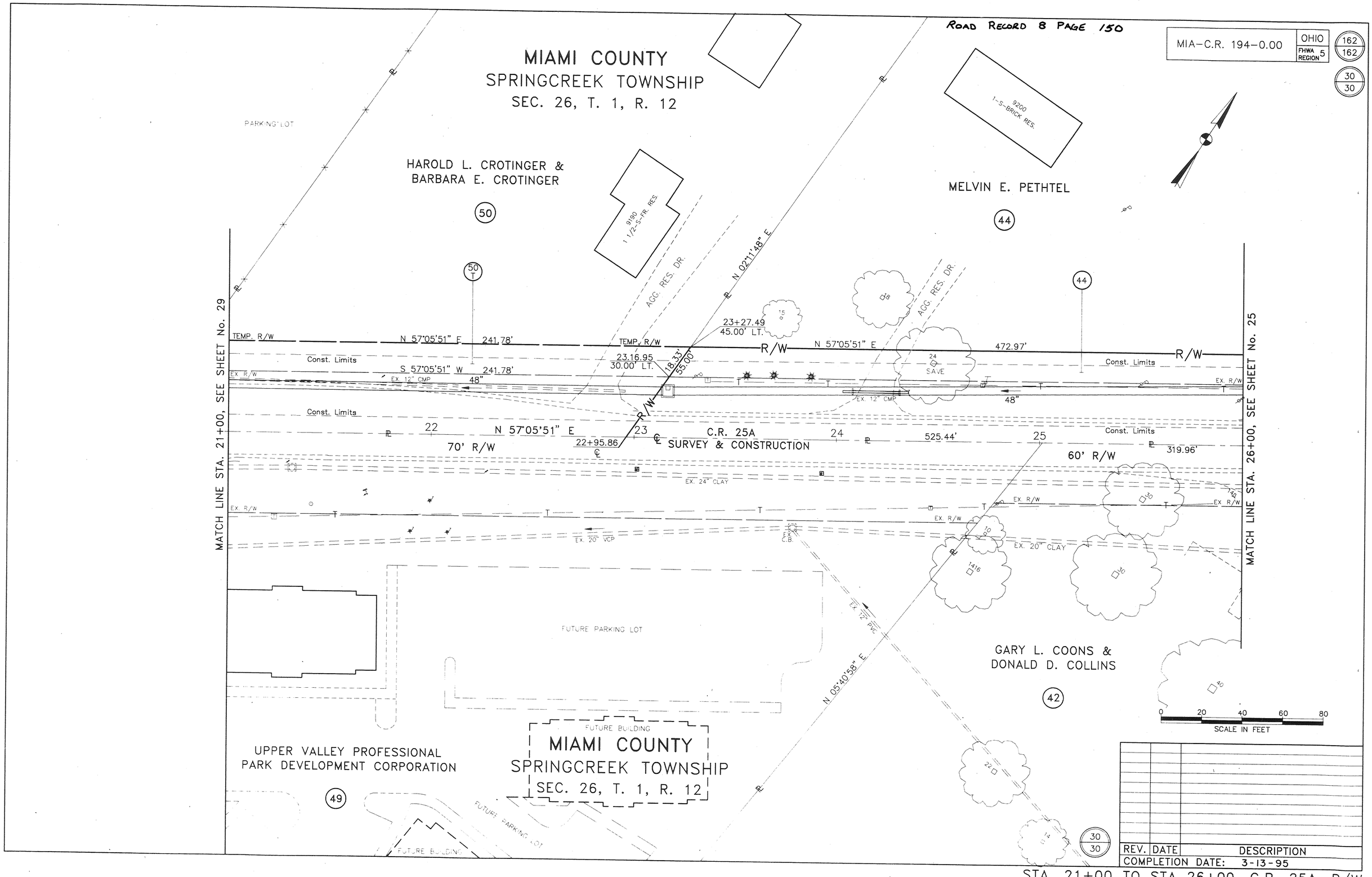
⑥ Δ = 03°17'39"
R = 1387.39'
L = 79.77'
LC = 79.75'
CH. BRG. = N 71°04'50" E

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

STA. 16+00 TO STA 21+00, C.R. 25A, R/W

PLAT BOOK 18, PAGE 32AA



STA. 21+00 TO STA 26+00, C.R. 25A, R/W

PLAT BOOK 18, PAGE 32
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROAD RECORD 8 PAGE 123

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
MIA-C.R.194-0.00
LOONEY ROAD
CITY OF PIQUA
SPRINGCREEK TOWNSHIP
MIAMI COUNTY

RIGHT-OF-WAY

CONVENTIONAL SIGNS

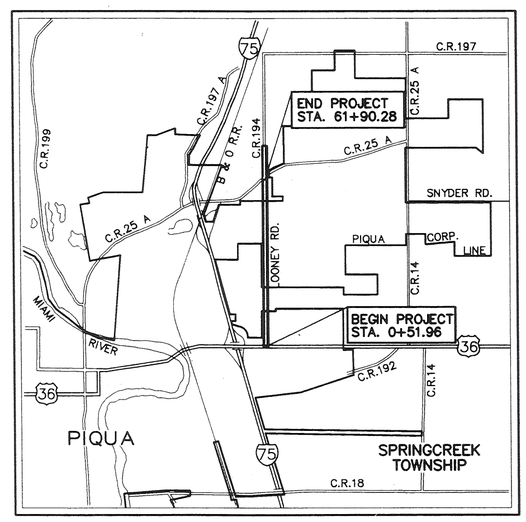
COUNTY LINE
TOWNSHIP LINE
SECTION LINE
CORPORATION LINE
FENCE LINE
CENTER LINE
TREES STUMPS (TO BE REMOVED)
UTILITY POLES: TELE POWER LIGHT
RIGHT-OF-WAY — R/W —
EXIST. RIGHT-OF-WAY — EXIST. R/W —
RAILROAD
GUARDRAIL (EXIST.) (PROP.)
CONSTRUCTION LIMITS — Const. Limits —

INDEX OF SHEETS

TITLE SHEET
CENTERLINE SURVEY PLAT 1
DETOUR MAPS 1A
PROPERTY MAP 2–3
UTILITY MAP 4–6
SUMMARY SHEET 7–12
DETAIL PLAN SHEETS
LOONEY ROAD 13–26
C.R. 25A 27–30
SHEET ADDED 1A

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL...1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

PLANS PREPARED BY
ERIKSSON ENGINEERING, LTD.
1523 Chesapeake Ave.
Columbus, Ohio 43212
Tel. (614)488-0731



LOCATION MAP

0 1/2 1
SCALE IN MILES

N

PROJECT LOCATION
FEDERAL
INTERSTATE
COUNTY & TOWNSHIP — C.R. 69
STREETS

RIGHT-OF-WAY PLANS — 0 20 SCALE IN FEET

PROJECT DESCRIPTION

IMPROVEMENT OF 1.163 MILES OF COUNTY ROAD 194, WIDENING FROM TWO LANES TO FOUR LANES.

SURFACE TRANSPORTATION PROGRAM
STATE JOB NO. 074500
P.I.D. 13908

ACQUIRING AGENCY : MIAMI COUNTY
CITY OF PIQUA

RECEIVED FOR RECORD THIS 10th DAY OF March, 1998, AT 8:10 A.M.
FILE NO: 0234553 FEE $ 0
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

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 NOT REQUIRE THE CLOSING TO TRAFFIC OF THE HIGHWAY AND THAT PROVISIONS FOR THE MAINTENANCE AND SAFETY OF TRAFFIC WILL BE SET FORTH ON THE PLANS AND ESTIMATES.

APPROVED
DATE 4-7-95 PUBLIC WORKS DIRECTOR, CITY OF PIQUA

APPROVED
DATE 4-7-95 MIAMI COUNTY ENGINEER

APPROVED
DATE ASSISTANT DEPUTY DIRECTOR, OFFICE OF REAL ESTATE ADMINISTRATION

APPROVED
DATE DIRECTOR, DEPARTMENT OF TRANSPORTATION

PLAT BOOK 18, PAGE 32 A

ROAD RECORD 8 PAGE 124

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	132/162	1/30

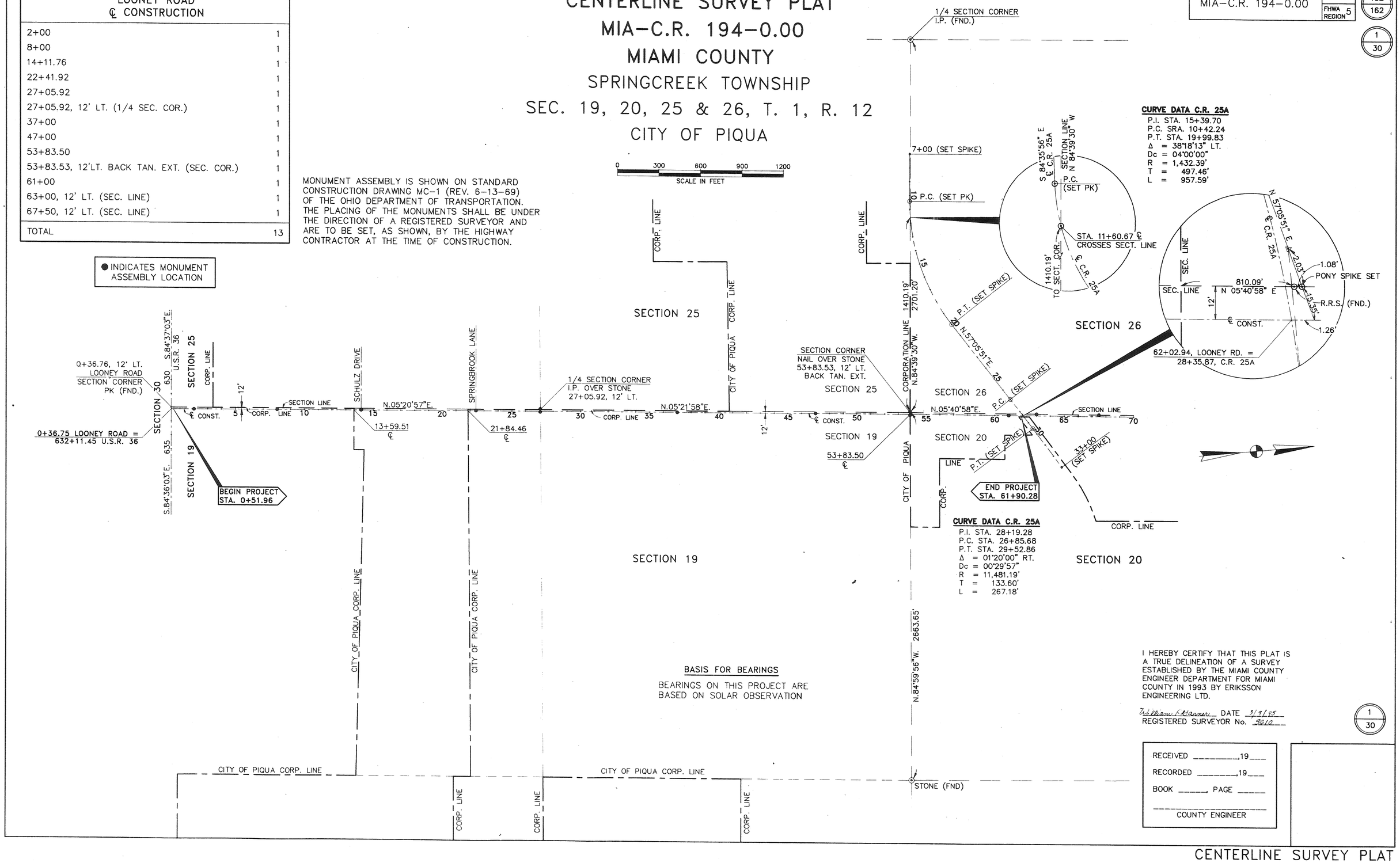
CENTERLINE SURVEY PLAT
MIA-C.R. 194-0.00
MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 19, 20, 25 & 26, T. 1, R. 12
CITY OF PIQUA

MONUMENT ASSEMBLY LOONEY ROAD ℄ CONSTRUCTION	
2+00	1
8+00	1
14+11.76	1
22+41.92	1
27+05.92	1
27+05.92, 12' LT. (1/4 SEC. COR.)	1
37+00	1
47+00	1
53+83.50	1
53+83.53, 12'LT. BACK TAN. EXT. (SEC. COR.)	1
61+00	1
63+00, 12' LT. (SEC. LINE)	1
67+50, 12' LT. (SEC. LINE)	1
TOTAL	13

MONUMENT ASSEMBLY IS 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.

● INDICATES MONUMENT ASSEMBLY LOCATION

0 300 600 900 1200
SCALE IN FEET



CURVE DATA C.R. 25A
P.I. STA. 15+39.70
P.C. SRA. 10+42.24
P.T. STA. 19+99.83
Δ = 38°18'13" LT.
Dc = 04°00'00"
R = 1,432.39'
T = 497.46'
L = 957.59'

CURVE DATA C.R. 25A
P.I. STA. 28+19.28
P.C. STA. 26+85.68
P.T. STA. 29+52.86
Δ = 01°20'00" RT.
Dc = 00°29'57"
R = 11,481.19'
T = 133.60'
L = 267.18'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY ESTABLISHED BY THE MIAMI COUNTY ENGINEER DEPARTMENT FOR MIAMI COUNTY IN 1993 BY ERIKSSON ENGINEERING LTD.

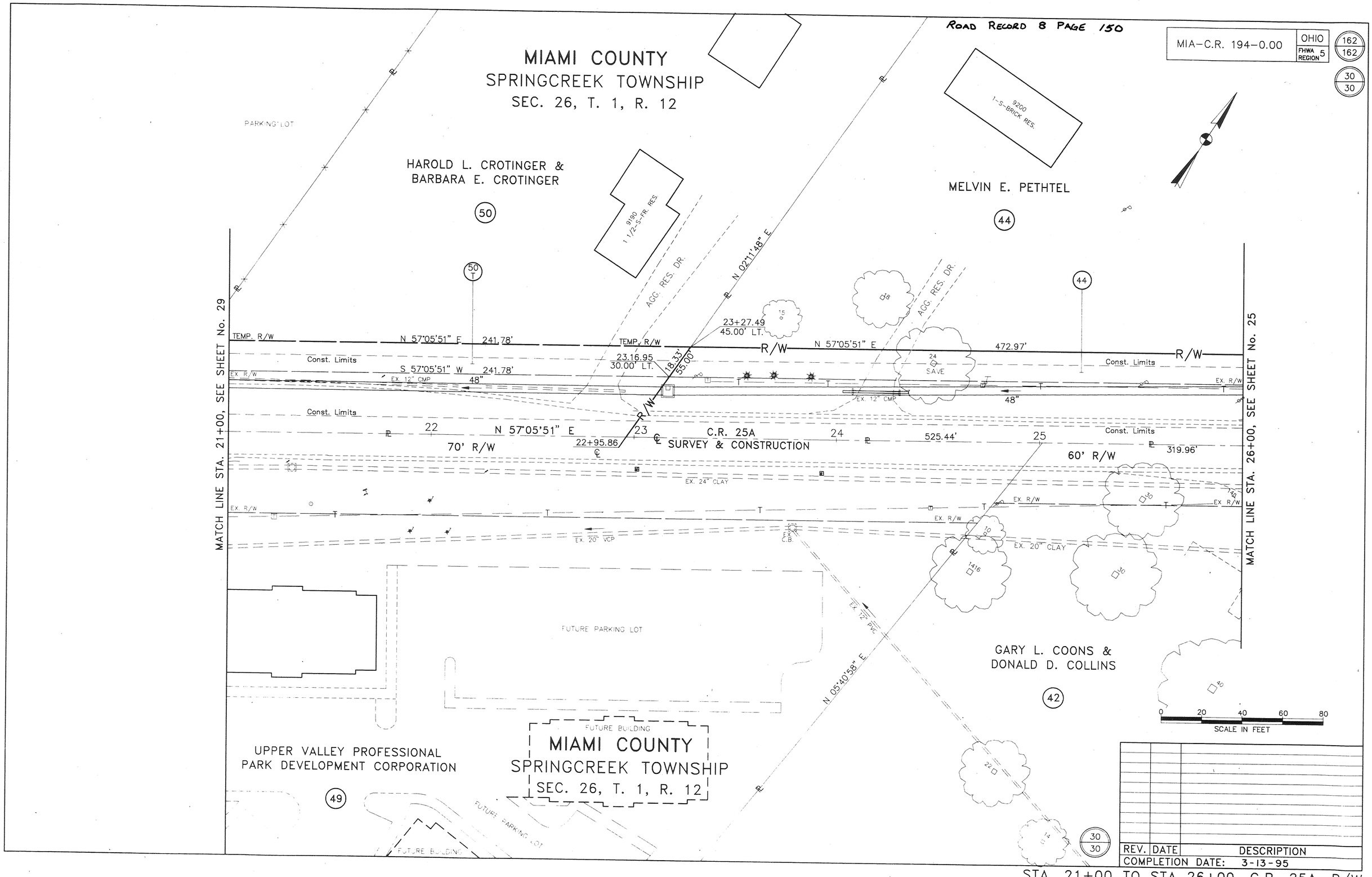
William R. Hanner DATE 3/9/95
REGISTERED SURVEYOR No. 5610

1/30

RECEIVED _____, 19___
RECORDED _____, 19___
BOOK _____, PAGE _____
_____
COUNTY ENGINEER

CENTERLINE SURVEY PLAT

PLAT BOOK 18, PAGE 32AA



STA. 21+00 TO STA 26+00, C.R. 25A, R/W

PLAT BOOK 18, PAGE 32 B

PROPERTY MAP
MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, 20, 25 & 26, T.-6N, R.-6E

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5

134/162

2/30

ROAD RECORD 8 PAGE 125

PROPERTY OWNERS

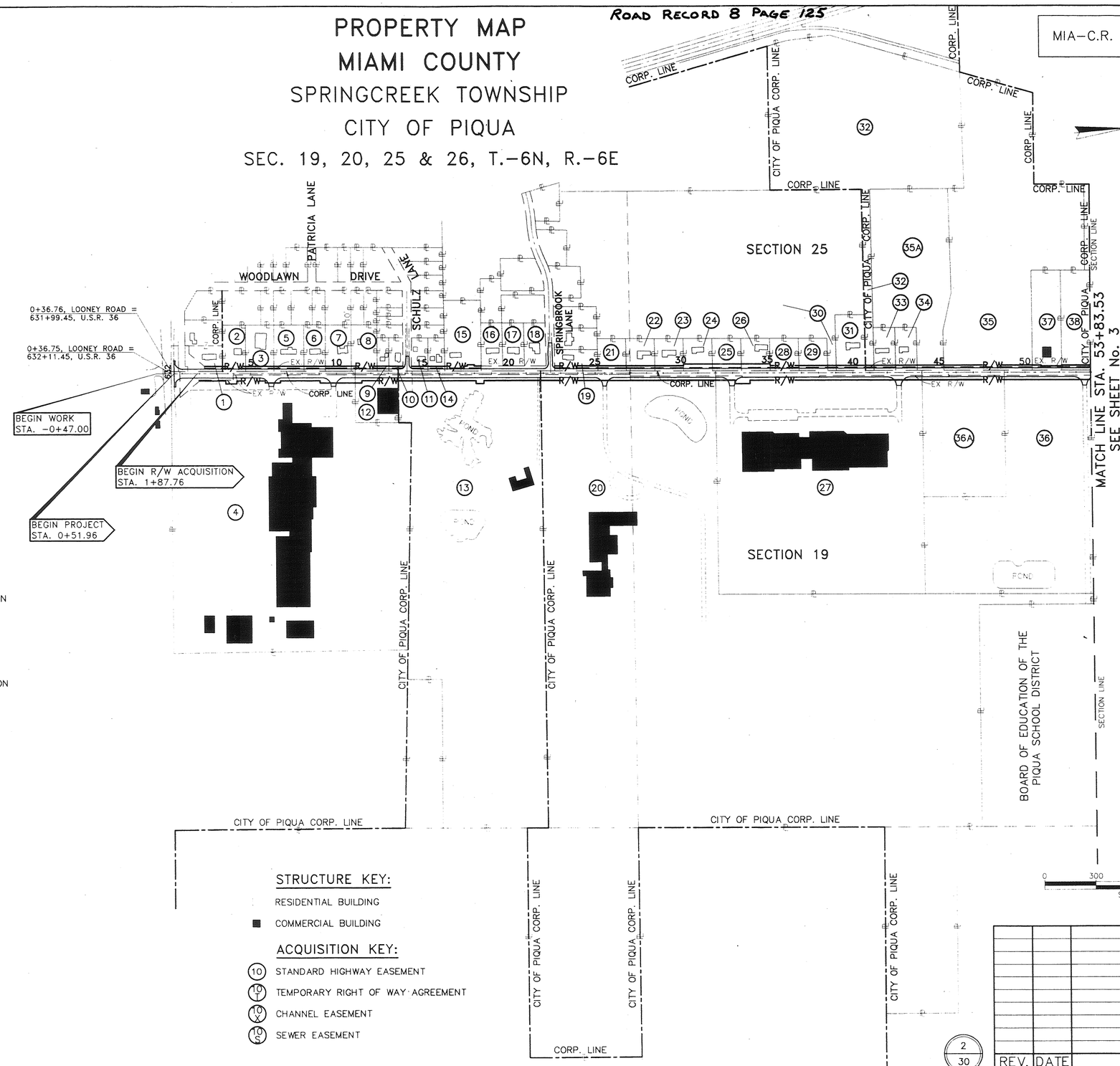
1. ROBERT L. STEPHAN
2. ROBERT R. BOWMAN & SHARON K. BOWMAN
3. HAROLD V. HUNT & JUANITA V. HUNT
4. I-75 ASSOCIATES A LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP
5. HAROLD V. HUNT, JR.
6. LEONARD L. JONES
7. RICHARD T. DENMAN & LINDA K. DENMAN
8. JUANITA V. MARRS, LARRY G. MARRS, LINDA C. ELLIOTT
9. DENISE R. KOLKER
10. ~~PAULINE L. STINE~~ JOHN L., JR. & JUDY C. CRUSE
11. WILLIAM L. HEATER & MARJORIE F. HEATER
12. KENNETH W. FLETCHER & DONALD C. WRIGHT, AN OHIO GERERAL PARTNERSHIP
13. EMILY D. GARBRY
14. DOROTHY M. HARDIN
15. RAY E. WOOLEY
16. MARY E. BATES
17. ROBERT W. BAYMAN & PHYLLIS J. BAYMAN
18. RAYMOND E. NICHOLS & PAIGE E. NICHOLS
19. LORETTA M. MILLET
20. BOARD OF TRUSTEES EDISON STATE GENERAL & TECHNICAL COLLEGE
21. UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION
22. ROY T. HUNT & BETTY L. HUNT
23. VICKI L. MAPLES
24. LLOYD A. SMITH, JR. & LISA A. SMITH
25. UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION
26. STEVEN LINDSLEY SCHULZ & JANE LOUISE SCHULZ
27. UPPER VALLEY JOINT VOCATIONAL SCHOOL DISTRICT
28. ELEANOR G. LOUGHLIN & JAMES E. SCHULZ
29. ELEANOR G. LOUGHLIN & JOSEPH S. LOUGHLIN
30. ELEANOR G. LOUGHLIN & JAMES E. SCHULZ
31. JAMES E. SCHULZ & PATRICIA A. SCHULZ
32. JOHN S. GARBRY
33. LEWIS E. MARRS & JOAN F. MARRS
34. RICHARD L. CALLISON & LYDIA K. CALLISON
35. WINSLOW D. SIEDEL & ELEANOR E. SIEDEL

35A. THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., TRUSTEE

36. THE FIFTH THIRD BANK OF WESTERN OHIO, NATIONAL ASSOCIATION

36A. BOARD OF EDUCATION OF THE UPPER VALLEY JOINT VOCATIONAL SCHOOL DISTRICT

37. ROBERT J. REDDELL
38. WINSLOW D. SIEDEL



STRUCTURE KEY:

RESIDENTIAL BUILDING

COMMERCIAL BUILDING

ACQUISITION KEY:

10 STANDARD HIGHWAY EASEMENT

10 T TEMPORARY RIGHT OF WAY AGREEMENT

10 X CHANNEL EASEMENT

10 S SEWER EASEMENT

2/30

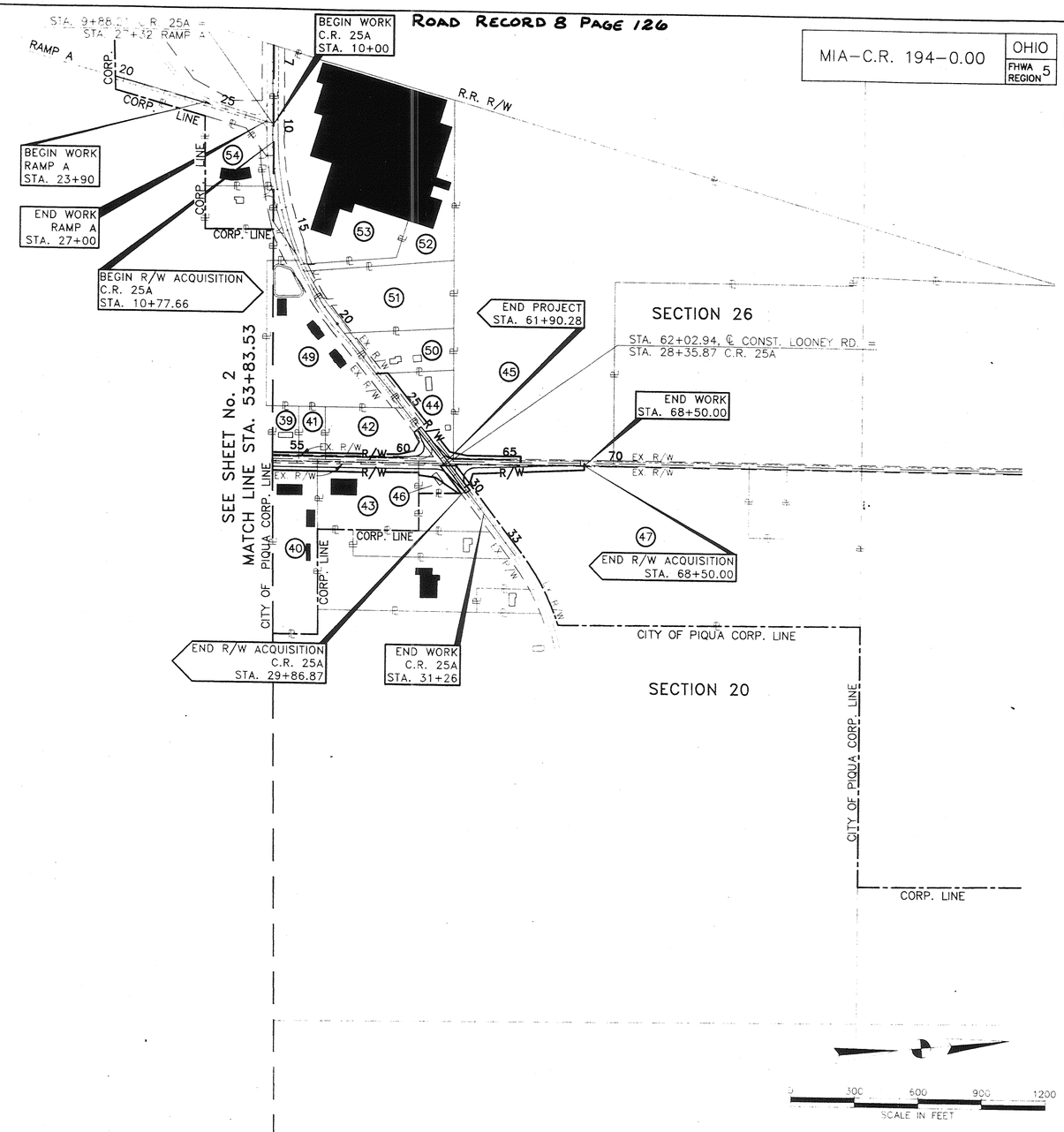
REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

PROPERTY MAP

PLAT BOOK 18, PAGE 32C

PROPERTY MAP
MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 20 & 26, T.-6N, R.-6E



PROPERTY OWNERS

39 LELAND LIVESAY & JOAN A. LIVESAY
40 STATE OF OHIO
41 LELAND LIVESAY, LELAND LIVESAY & JOAN A. LIVESAY & JOAN A. LIVESAY
42 GARY L. COONS & DONALD D. COLLINS
43 GENERAL CINEMA BEVERAGES OF SPRINGFIELD, INC.
44 MELVIN E. PETHTEL
45 ELEANOR H. BARD
46 BONNIE JO PAYNE
47 EMILY D. GARBRY
48 NOT USED
49 UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION
50 HAROLD L. CROTINGER & BARBARA E. CROTINGER
51 MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION
52 ARMCO, INC., AN OHIO CORPORATION
53 MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION
54 NEW HOPE CHURCH OF GOD, PIQUA

STRUCTURE KEY:

RESIDENTIAL BUILDING
COMMERCIAL BUILDING

ACQUISITION KEY:

10 STANDARD HIGHWAY EASEMENT
10 T TEMPORARY RIGHT OF WAY AGREEMENT
10 X CHANNEL EASEMENT
10 S SEWER EASEMENT

3
30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

PROPERTY MAP (CON'T.)

ROAD RECORD 8 PAGE 127

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 139/162 | 7/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1	ROBERT L. STEPHAN	13	633	128	N44-076269	0.892	0.404	0.074	0.049	0.025		0.463	–	LOCAL	HIGHWAY EASEMENT 542/371, COMMON PLEAS	685	106
															COURT – CASE No. 41111, PAR. No. 25		
															DP&L 417/30 *.002 Ac.		
2	ROBERT R. BOWMAN & SHARON K. BOWMAN	13	529	53	J27-054406	0.781	0.062	0.094	0.062	0.032		0.687	–		OBT 534/405 *.001 Ac., DP&L 417/24	685	109
2T		13						0.017	–	0.017					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
3	HAROLD V. HUNT & JUANITA V. HUNT	13,14	577	763	J27-054407	0.941	0.075	0.113	0.075	0.038	S	0.038	–		DP&L 417/19 SIGN TO BE REMOVED	685	427
3T		13,14						0.028	–	0.028					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
4	I-75 ASSOCIATES A LIMITED PARTNERSHIP,	13,14,15	601	592	N44-072721	40.000	4.234	1.032	0.326	0.706		–	35.060		HIGHWAY EASE. 543/280, 498/940, 400/152,	667	734
	AN OHIO LIMITED PARTNERSHIP														400/153, PIQUA 508/525 *0.489 Ac., OBT		
															534/863 0.115 Ac., DP&L 463/153 *.011 Ac., 557/706		
4X		13						0.041	–	0.041					TO CONSTRUCT & MAINTAIN DITCH	667	737
4T		13						0.060	–	0.060					GRADING & SEEDING	667	740
4T1		13,14						0.055	–	0.055					GRADING & SEEDING	667	743
4T2		14						0.045	–	0.045					TO CONSTRUCT DRIVEWAY	667	746
4T3		14,15						0.114	–	0.114					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	667	749
4T4		15						0.010	–	0.010					SEWER CONSTRUCTION	667	752
5	HAROLD V. HUNT, JR.	14	263/263	23/30	J27-054408	1.004	0.080	0.121	0.080	0.041		0.883	–		DP&L 417/23	685	112
5T		14						0.042	–	0.042					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
6	LEONARD L. JONES	14	338/632	263/519	J27-054409	0.717	0.057	0.086	0.057	0.029		0.631	–		DP&L 417/250	685	115
6T		14						0.026	–	0.026					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
7	RICHARD T. DENMAN & LINDA K. DENMAN	14,15	515	681	J27-054410	0.861	0.069	0.103	0.069	0.034		0.758	–		DP&L 417/27	685	118
7T		14						0.022	–	0.022					TO CONSTRUCT DRIVEWAY		
7T1		15						0.004	–	0.004					TO CONSTRUCT DRIVEWAY		
8	JUANITA V. MARRS, LARRY G. MARRS, LINDA C. ELLIOTT	15	335/503	485/627	J27-054411	0.861	0.069	0.103	0.069	0.034		0.758	–		PIQUA 461/297 *0.002 Ac., DP&L 417/249	685	121
8T		15						0.005	–	0.005					TO CONSTRUCT DRIVEWAY		
														LOCAL			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

7/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32E

ROAD RECORD 8 PAGE 128

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 140/162 | 8/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
9	DENISE R. KOLKER	15	622	81	J27-054412	0.342	0.039	0.059	0.039	0.020		0.283	–	LOCAL	DP&L 417/245	685	124
10	~~PAULINE L. STINE~~ JOHN L., JR. & JUDY C. CRUSE	15	~~272~~ 429	~~336~~ ~~429~~	J27-054413	0.261	0.030	0.045	0.030	0.015		0.216	–		DP&L 417/244	685	127
			659	11													
11	WILLIAM L. HEATER & MARJORIE F. HEATER	15,16	283	211	J27-054414	0.386	0.044	0.066	0.044	0.022		0.320	–		DP&L 417/20	685	130
12	KENNETH W. FLETCHER & DONALD C. WRIGHT,	15	582	478	N44-076921	1.722	0.115	0.327	0.115	0.212	S	–	1.395		OBT 534/860 *0.040 Ac., PIQUA 510/146 *0.172 Ac.,	DB 675	419
	AN OHIO GENERAL PARTNERSHIP														562/361 *0.172 Ac., SIGN TO BE REMOVED		
12T	KENNETH W. FLETCHER & DONALD C. WRIGHT	15						0.048	–	0.048					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	DB 675	416
13	EMILY D. GARBRY	15,16,17	634 635	800 296	J27-049100	5.681	0.379	1.060	0.379	0.681		–	4.621		OBT 534/860 *0.133 Ac., PIQUA 562/361	685	133
															*0.568, 510/146 *0.568 Ac., UPPER VALLEY		
															JVS 520/18 *0.040 Ac.		
13X		16						0.111	–	0.111					TO CONSTRUCT & MAINTAIN CHANNEL	685	136
13T		15,16						0.132	–	0.132					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
13T1		16,17						0.076	–	0.076					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
14	DOROTHY M. HARDIN	16	504	420	J27-054415	0.386	0.044	0.066	0.044	0.022		0.320	–			685	142
14T		16						0.025	–	0.025					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
15	ROY E. WOOLEY	16	564	120	J27-031400	2.190	0.097	0.153	0.097	0.056		2.037	–			685	148
15X		16						0.028	–	0.028					TO CONSTRUCT & MAINTAIN CHANNEL	685	145
15T		16						0.036	–	0.036					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
15T1		16						0.007	–	0.007					TO REMOVE STORM SEWER, GRADING & SEEDING		
16T	MARY E. BATES	16	488 500	735 104	J27-054511	0.717	–	0.034	–	0.034		0.717	–		TO CONSTRUCT DRIVEWAY, GRADING & SEEDING,		
															TO REMOVE STORM SEWER		
17T	ROBERT W. BAYMAN & PHYLLIS J. BAYMAN	16,17	568	374	J27-054510	0.717	–	0.028	–	0.028		0.717	–		TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
18T	RAYMOND E. NICHOLS & PAIGE E. NICHOLS	17	653	413	J27-054509	0.717	–	0.019	–	0.019		0.717	–	LOCAL	GRADING & SEEDING		

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* UTILITY EASEMENT OVERLAP

8/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32F

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

ROAD RECORD 8 PAGE 129

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 141/162 | 9/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
19	LORETTA M. MILLET	17,18	563 / 612	723 / 389	J27-054518	0.717	0.115	0.172	0.115	0.057		0.545	–	LOCAL		685	151
19T		17						0.020	–	0.020					TO CONSTRUCT 2 DRIVEWAYS, GRADING & SEEDING		
20	BOARD OF TRUSTEES EDISON STATE GENERAL & TECHNICAL COLLEGE	17,18,19	503	127	N44-250298	91.552	0.581	1.290	0.581	0.709		–	90.262		O.B.T. 534/853 *0.163 Ac., DP&L 518/251 *0.020 Ac., PIQUA 562/367 *0.587 Ac., 510/20 *0.587 Ac.	685	154
20T		17,18,19						0.499	–	0.499					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
21	UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION	18	650	619	J27-054519	0.719	0.077	0.115	0.077	0.038		0.604	–			685	160
22	ROY T. HUNT & BETTY L. HUNT	18	575	185	J27-054520	0.719	0.077	0.115	0.077	0.038		0.604	–			685	172
22T		18						0.014	–	0.014					TO CONSTRUCT DRIVEWAY		
23	VICKI L. MAPLES	18,19	588	765	J27-054521	0.719	0.077	0.115	0.077	0.038		0.604	–		PIQUA 589/730 *0.038 Ac.	685	175
23T		18,19						0.017	–	0.017					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
24	LLOYD A. SMITH, JR. & LISA A. SMITH	19	598	555	J27-054522	0.719	0.077	0.154	0.077	0.077		0.565	–			685	932
25	UPPER VALLEY JOINT VOCATIONAL SCHOOL BOARD OF EDUCATION	19	647	520	J27-054523	0.779	0.083	0.166	0.083	0.083		0.613	–			685	157
25T		19						0.005	–	0.005					GRADING & SEEDING		
26	STEVEN LINDSLEY SCHULZ & JANE LOUISE SCHULZ	19,20	491	723	J27-055060	0.719	0.077	0.154	0.077	0.077		0.565	–			685	178
26T		19,20						0.032	–	0.032					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
27	UPPER VALLEY JOINT VOCATIONAL SCHOOL DISTRICT	19,20,21	495	355	N44-250296	35.812	0.930	1.558	0.930	0.628		–	34.254		DP&L 501/593 *0.006 Ac., 506/465 *0.003 Ac., OBT 534/836 *0.193 Ac., PIQUA 562/363 *0.448 Ac., 509/92 *0.448 Ac., HIGHWAY EASE. 419/696	685	163
27T		19,20,21						0.605	–	0.605					TO CONSTRUCT 2 DRIVEWAYS, GRADING & SEEDING		
27S		20						0.012	–	0.012					TO CONSTRUCT & MAINTAIN SANITARY SEWER	685	166
														LOCAL			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURAL REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONCTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

* UTILITY EASEMENT OVERLAP

9/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32G

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

ROAD RECORD 8 PAGE 130

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 142/162 | 10/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
28	ELEANOR G. LOUGHLIN & JAMES E. SCHULZ	20	624	567	J27-055061	0.719	0.077	0.115	0.077	0.038		0.604	–	LOCAL			
28T		20						0.050	–	0.050					GRADING & SEEDING	685	181
29	ELEANOR G. LOUGHLIN & JOSEPH S. LOUGHLIN	20	501	505	J27-055062	0.719	0.077	0.115	0.077	0.038		0.604	–				
29T		20						0.050	–	0.050					GRADING & SEEDING	685	184
30	ELEANOR G. LOUGHLIN & JAMES E. SCHULZ	20	624	567	J27-031600	34.136	0.023	0.034	0.023	0.011		34.102	–				
30T		20						0.021	–	0.021					TO CONSTRUCT DRIVEWAY		
31	JAMES E. SCHULZ & PATRICIA A. SCHULZ	20,21	460	150	J27-055063	1.279	0.079	0.118	0.079	0.039		1.161	–				
31T		20,21						0.045	–	0.045					GRADING & SEEDING	685	187
32	JOHN S. GARBRY	~~21~~	552 ~~576~~	559 ~~204~~	N44-076863	28.315	7.500	0.014	0.010	0.004		20.811	–				
32T		21						0.007	–	0.007					TO CONSTRUCT DRIVEWAY	685	190
33	LEWIS E. MARRS & JOAN F. MARRS	21	344	51	N44-076865	0.717	0.057	0.086	0.057	0.029		0.631	–				
33T		21						0.032	–	0.032					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	685	193
34	RICHARD L. CALLISON & LYDIA K. CALLISON	21	544	19	N44-076867	0.717	0.057	0.086	0.057	0.029		0.631	–				
34T		21						0.024	–	0.024					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	685	929
35A	THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., TRUSTEE	21,22	647	872	N44-076870	4.208	0.071	0.107	0.071	0.036		4.101	–				
35A-T		21,22						0.029	–	0.029					GRADING & SEEDING	685	202
35	WINSLOW D. SIEDEL & ELEANOR G. SIEDEL	22,23	492	707	N44-076871	17.760	0.243	0.364	0.243	0.121		17.396	–				
35T		22,23						0.105	–	0.105					GRADING & SEEDING	685	196
36	THE FIFTH THIRD BANK OF WESTERN OHIO, NATIONAL ASSOCIATION	22,23	486 ~~631~~	455 ~~763~~	N44-250294	21.224	0.346	0.635	0.346	0.289	S	–	20.589		SIGN TO BE MOVED, HIGHWAY EASE. 419/696, PIQUA 562/370 *0.231 Ac., DP&L 564/188 *0.006 Ac., 509/716 *0.014 Ac., 509/203 *0.0.036 Ac., OBT 534/844 *0.080 Ac.	685	205
36T		22,23						0.186	–	0.186				LOCAL	TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		

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* UTILITY EASEMENT OVERLAP

10/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32H

ROAD RECORD 8 PAGE 131

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 143/162 | 11/30

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
36A	BOARD OF EDUCATION OF THE UPPER VALLEY	21,22	629	84	N44-076879	8.082	0.330	0.605	0.330	0.275		–	7.477	LOCAL	OBT 534/844 *0.077 Ac., PIQUA 562/370 *0.220 Ac.	685	169
36AT	JOINT VOCATIONAL SCHOOL DISTRICT							0.094	–	0.094					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
37	ROBERT J. REDDEL	23	641	416	N44-076873	0.773	0.078	0.117	0.078	0.039		0.656	–			685	208
37T								0.020	–	0.020					GRADING & SEEDING		
38	WINSLOW D. SIEDEL	23	456	357	N44-076875	0.774	0.078	0.117	0.078	0.039		0.657	–		DP&L 516/64 *0.002 Ac., 605/772 *0.007 Ac., SEWER EASE. 602/849 *0.007 Ac., PIQUA 513/31 *0.007 Ac.	685	199
38T								0.039	–	0.039					GRADING & SEEDING		
39	LELAND LIVESAY & JOAN A. LIVESAY	23,24	399	375	J27-026700	0.717	0.057	0.086	0.057	0.029		0.631	–		DP&L 376/658 *0.011 Ac.	685	211
39T								0.022	–	0.022					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
40	STATE OF OHIO	23,24	373/379	284/604	J27-250015	3.903	–	0.171	–	0.171		–	3.732				
40T								0.066	–	0.066					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING		
41	LELAND LIVESAY, LELAND LIVESAY & JOAN A. LIVESAY & JOAN A. LIVESAY	24	496/496 485	469/471 173	J27-026610	0.717	0.057	0.086	0.057	0.029		0.631	–		DP&L 376/658 *0.011 Ac.	685	214
42	GARY L. COONS & DONALD D. COLLINS } COMMON PLEAS COURT CASE 95-373	24,25	608	33	J27-026600	2.650	0.449	0.572	0.364	0.208		1.993	–		DP&L 376/658 *0.046 Ac. COMMON PLEAS	670	309
42T	GARY L. COONS & DONALD D. COLLINS } COMMON PLEAS COURT CASE 95-373							0.072	–	0.072					GRADING & SEEDING COURT CASE NO. 95-373	670	309
43	GENERAL CINEMA BEVERAGES OF SPRINGFIELD, INC.	24,25	599	738	J27-046400	3.599	0.219	0.605	0.219	0.386	S	–	2.994		SIGN TO BE REMOVED, OBT 534/849 *0.052 Ac., 534/841 *0.024 Ac., PIQUA 405/306 *0.008 Ac.	685	218
43T								0.106	–	0.106					TO CONSTRUCT DRIVEWAY, GRADING & SEEDING	685	221
44	MELVIN G. PETHTEL	25,30	532	779	J27-026500	1.992	0.364	0.543	0.364	0.179		1.449	–			685	224
45	ELEANOR H. BARD	25,26	345	126	J27-025900	42.213	0.261	0.214	0.109	0.105		41.847		LOCAL		685	227

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* UTILITY EASEMENT OVERLAP

11/30

REV.	DATE	DESCRIPTION
1	2-95	REV. TAKE PARCELS 42, 42T, 44, 45

COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32I

ROAD RECORD 8 PAGE 132

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 144/162 | 12/30

TOTAL NUMBER OF
54 OWNERSHIPS
0 TOTAL TAKES
6 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR PARCEL NO.	RECORD AREA(Ac.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRU-CTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
46WD	BONNIE JO PAYNE	25	467	464	J27-046000	0.489	0.043	0.259	0.043	0.216		–	0.230	LOCAL		664	142
46T.	BONNIE JO PAYNE							0.075	–	0.075	YES				TO REMOVE STRUCTURE	664	144
47	EMILY D. GARBRY	25,26	634 / 635	800 / 296	J27-045900	28.596	1.229	0.754	0.308	0.446		–	26.921			685	139
48	NOT USED																
49	UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION		618	891	J27-026650										NO TAKE		
50T	HAROLD L. CROTINGER & BARBARA E. CROTINGER	29,30	538	455	J27-026400	2.130		0.083	–	0.083					TO CONSTRUCT STORM SEWER		
51T	MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION	29	646	823	J27-026300	4.402		0.121	–	0.121	S				TO CONSTRUCT STORM SEWER, SIGN TO BE REMOVED		
52T	ARMCO, INC., AN OHIO CORPORATION	29	634	88	J27-026200	4.331		0.011	–	0.011					TO CONSTRUCT STORM SEWER		
53T	MIAMI ACQUISITION CORPORATION, AN OHIO CORPORATION	27,28,29	646	823	J27-026100	13.001		0.017	–	0.017					TO CONSTRUCT STORM SEWER		
53T1								0.046	–	0.046					TO CONSTRUCT STORM SEWER		
NO NUMBER								0.046	–	0.046					STORM SEWER EASEMENT	685	936
54T	NEW HOPE CHURCH OF GOD, PIQUA	27,28	601	491		1.750		0.041	–	0.041					TO CONSTRUCT STORM SEWER		
														LOCAL			

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* UTILITY EASEMENT OVERLAP

12/30

REV.	DATE	DESCRIPTION
1	2-95	REVISED PARCELS 46WD, 46T, 47

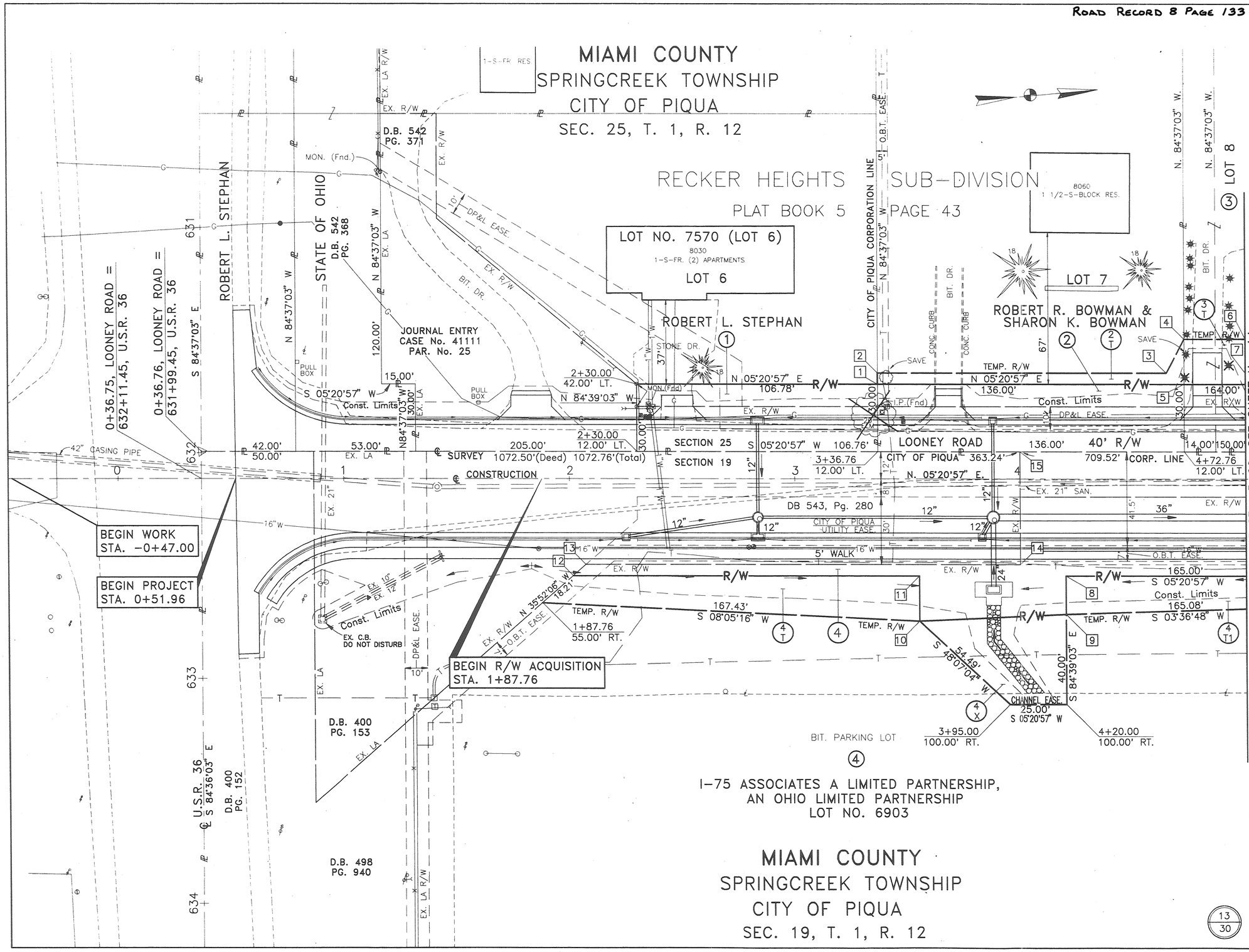
COMPLETION DATE: 3-13-95

R/W SUMMARY

PLAT BOOK 18, PAGE 32J

ROAD RECORD 8 PAGE 133

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 145/162 | 13/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		2T		
1	3+36.78	42.00' LT.		
			N 84°37'03" W	5.00'
2	3+36.78	47.00' LT.		
			N 05°20'57" E	128.22'
3	4+65.00	47.00' LT.		
			N 57°12'33" W	16.90'
4	4+72.79	62.00' LT.		
			S 84°37'03" E	20.00'
5	4+72.78	42.00' LT.		
			S 05°20'57" W	136.00'
1	3+36.78	42.00' LT.		
		3 T		
4	4+72.79	62.00' LT.		
			N 05°20'57" E	27.21'
6	5+00.00	62.00' LT.		
			S 84°39'03" E	15.00'
7	5+00.00	47.00' LT.		
		4		
8	4+20.00	43.00' RT.		
			S 84°39'03" E	17.00'
9	4+20.00	60.00' RT.		
			S 02°42'24" W	65.07'
10	3+55.00	63.00' RT.		
			N 84°39'03" W	20.00'
11	3+55.00	43.00' RT.		
			S 05°20'57" W	153.54'
12	2+01.46	43.00' RT.		
			N 35°52'06" W	7.59'
13	2+07.17	38.00' RT.		
			N 05°20'57" E	192.83'
14	4+00.00	38.00' RT.		
			N 84°39'03" W	50.00'
15	4+00.00	12.00' LT.		

0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

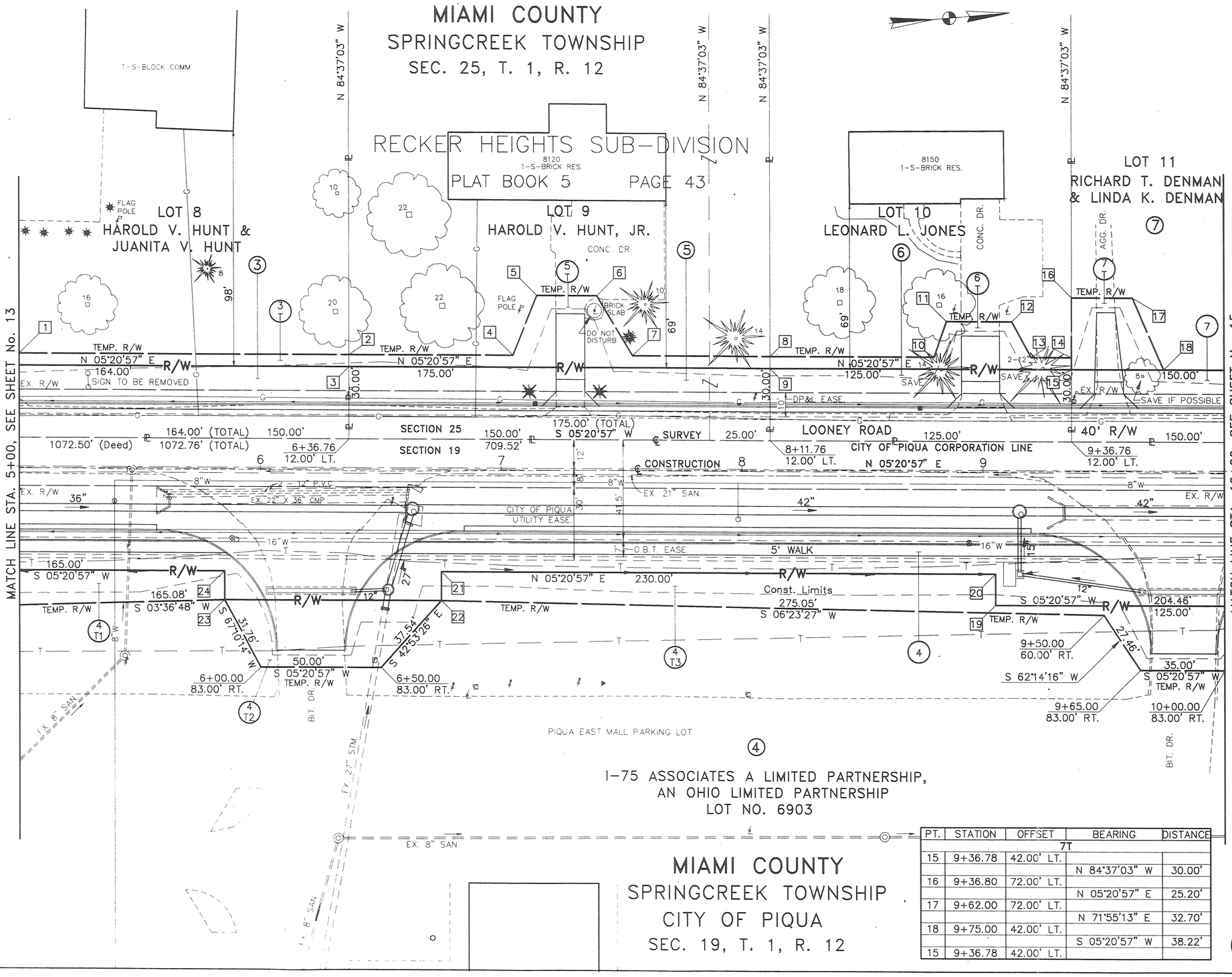
13/30

STA. 0+00 TO STA. 5+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32K

ROAD RECORD 8 PAGE 134

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	146/162	14/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		3T		
1	5+00.00	47.00' LT.		
			N 05°20'57" E	136.78'
2	6+36.78	47.00' LT.		
			S 84°37'03" E	5.00'
3	6+36.78	42.00' LT.		
		4		
19	9+05.00	56.00' RT.		
			N 84°39'03" W	13.00'
20	9+05.00	43.00' RT.		
			S 05°20'57" W	230.00'
21	6+75.00	43.00' RT.		
			S 84°39'03" E	12.00'
22	6+75.00	55.00' RT.		
			S 05°20'57" W	90.00'
23	5+85.00	55.00' RT.		
			N 84°39'03" W	12.00'
24	5+85.00	43.00' RT.		
		5T		
3	6+36.78	42.00' LT.		
			N 84°37'03" W	5.00'
2	6+36.78	47.00' LT.		
			N 05°20'57" E	68.22'
4	7+05.00	47.00' LT.		
			N 62°50'58" W	26.93'
5	7+15.00	72.00' LT.		
			N 05°20'57" E	25.00'
6	7+40.00	72.00' LT.		
			N 64°23'07" E	29.15'
7	7+55.00	47.00' LT.		
			N 05°20'57" E	56.78'
8	8+11.78	47.00' LT.		
			S 84°37'03" E	5.00'
9	8+11.78	42.00' LT.		
			S 05°20'57" W	175.00'
3	6+36.78	42.00' LT.		
		6T		
9	8+11.78	42.00' LT.		
			N 84°37'03" W	5.00'
8	8+11.78	47.00' LT.		
			N 05°20'57" E	68.22'
10	8+80.00	47.00' LT.		
			N 66°12'58" W	15.81'
11	8+85.00	62.00' LT.		
			N 05°20'57" E	27.00'
12	9+12.00	62.00' LT.		
			N 67°16'36" E	17.00'
13	9+20.00	47.00' LT.		
			N 05°20'57' E	16.78'
14	9+36.78	47.00' LT.		
			S 84°37'03" E	5.00'
15	9+36.78	42.00' LT.		
			S 05°20'57" W	125.00'
9	8+11.78	42.00' LT.		

0 20 40 60 80
SCALE IN FEET

PT.	STATION	OFFSET	BEARING	DISTANCE
		7T		
15	9+36.78	42.00' LT.		
			N 84°37'03" W	30.00'
16	9+36.80	72.00' LT.		
			N 05°20'57" E	25.20'
17	9+62.00	72.00' LT.		
			N 71°55'13" E	32.70'
18	9+75.00	42.00' LT.		
			S 05°20'57" W	38.22'
15	9+36.78	42.00' LT.		

14/30

REV.	DATE	DESCRIPTION

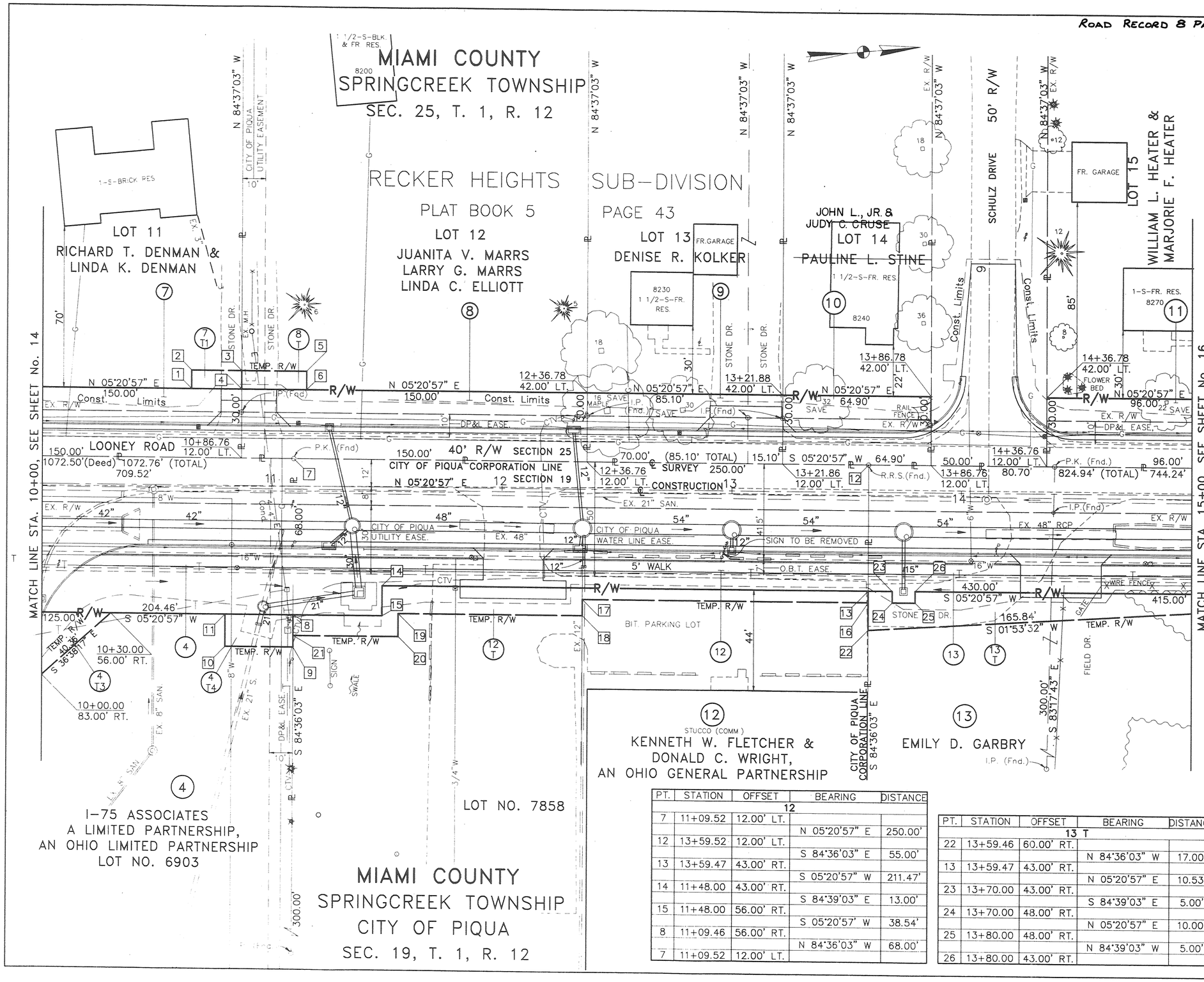
COMPLETION DATE: 3-13-95

STA. 5+00 TO STA. 10+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32L

ROAD RECORD 8 PAGE 135

MIA-C.R. 194-0.00	OHIO	FHWA REGION 5	147/162	15/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		4T4		
8	11+09.46	56.00' RT.		
			S 84°36'03" E	14.00'
9	11+09.45	70.00' RT.		
			S 05°20'57" W	29.45'
10	10+80.00	70.00' RT.		
			N 84°39'03" W	14.00'
11	10+80.00	56.00' RT.		
			N 05°20'57" E	29.46'
8	11+09.46	56.00' RT.		
		7T1		
1	10+65.00	42.00' LT.		
			N 84°39'03" W	8.00'
2	10+65.00	50.00' LT.		
			N 05°20'57" E	21.78'
3	10+86.78	50.00' LT.		
			S 84°37'03" E	8.00'
4	10+86.78	42.00' LT.		
			S 05°20'57" W	21.78'
1	10+65.00	42.00' LT.		
		8T		
4	10+86.78	42.00' LT.		
			N 84°37'03" W	8.00'
3	10+86.78	50.00' LT.		
			N 05°20'57" E	28.22'
5	11+15.00	50.00' LT.		
			S 84°39'03" E	8.00'
6	11+15.00	42.00' LT.		
			S 05°20'57" W	28.22'
4	10+86.78	42.00' LT.		
		12T		
8	11+09.46	56.00' RT.		
			N 05°20'57" E	38.54'
15	11+48.00	56.00' RT.		
			N 84°39'03" W	13.00'
14	11+48.00	43.00' RT.		
			N 05°20'57" E	211.47'
13	13+59.47	43.00' RT.		
			S 84°36'03" E	5.00'
16	13+59.47	48.00' RT.		
			S 05°20'57" W	124.47'
17	12+35.00	48.00' RT.		
			S 84°39'03" E	7.00'
18	12+35.00	55.00' RT.		
			S 05°20'57" W	80.00'
19	11+55.00	55.00' RT.		
			S 84°39'03" E	10.00'
20	11+55.00	65.00' RT.		
			S 05°20'57" W	45.55'
21	11+09.45	65.00' RT.		
			N 84°36'03" W	9.00'
8	11+09.46	56.00' RT.		

0 20 40 60 80
SCALE IN FEET

PT.	STATION	OFFSET	BEARING	DISTANCE
		12		
7	11+09.52	12.00' LT.		
			N 05°20'57" E	250.00'
12	13+59.52	12.00' LT.		
			S 84°36'03" E	55.00'
13	13+59.47	43.00' RT.		
			S 05°20'57" W	211.47'
14	11+48.00	43.00' RT.		
			S 84°39'03" E	13.00'
15	11+48.00	56.00' RT.		
			S 05°20'57" W	38.54'
8	11+09.46	56.00' RT.		
			N 84°36'03" W	68.00'
7	11+09.52	12.00' LT.		

PT.	STATION	OFFSET	BEARING	DISTANCE
		13 T		
22	13+59.46	60.00' RT.		
			N 84°36'03" W	17.00'
13	13+59.47	43.00' RT.		
			N 05°20'57" E	10.53'
23	13+70.00	43.00' RT.		
			S 84°39'03" E	5.00'
24	13+70.00	48.00' RT.		
			N 05°20'57" E	10.00'
25	13+80.00	48.00' RT.		
			N 84°39'03" W	5.00'
26	13+80.00	43.00' RT.		

15/30

REV.	DATE	DESCRIPTION
1	2-95	PARCEL 13, REVISED DRIVE WIDTH TO 35'

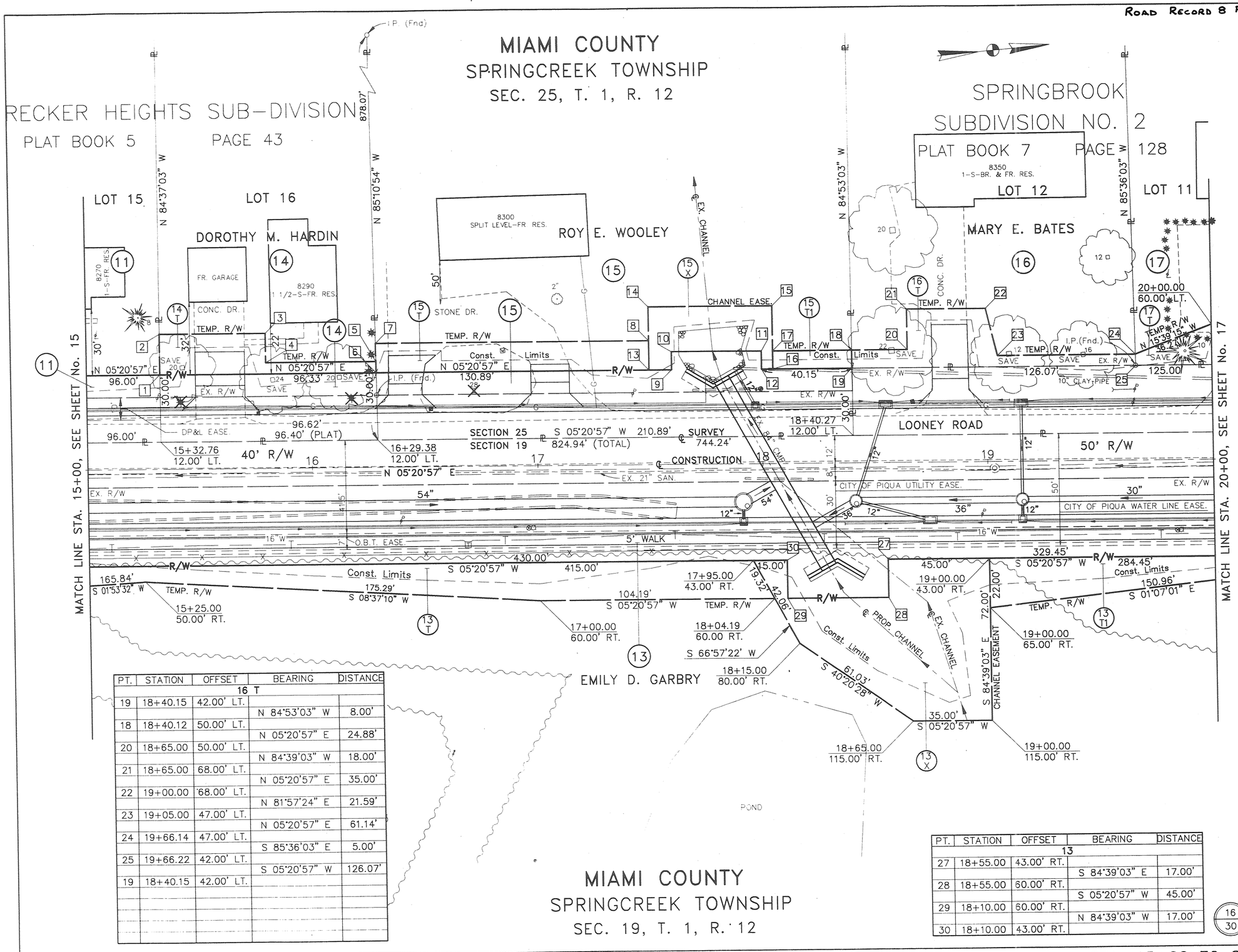
COMPLETION DATE: 3-13-95

STA. 10+00 TO STA. 15+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 M

ROAD RECORD 8 PAGE 136

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	148/162	16/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		14 T		
1	15+32.78	42.00' LT.		
			N 84°37'03" W	18.00'
2	15+32.79	60.00' LT.		
			N 05°20'57" E	47.21'
3	15+80.00	60.00' LT.		
			S 84°39'03" E	13.00'
4	15+80.00	47.00' LT.		
			N 05°20'57" E	49.06'
5	16+29.06	47.00' LT.		
			S 85°10'54" E	5.00'
6	16+29.11	42.00' LT.		
			S 05°20'57" W	96.33'
1	15+32.78	42.00' LT.		
		15		
9	17+60.00	42.00' LT.		
			N 84°39'03" W	8.00'
10	17+60.00	50.00' LT.		
			N 05°20'57" E	40.00'
11	18+00.00	50.00' LT.		
			S 84°39'03" E	8.00'
12	18+00.00	42.00' LT.		
		15 T		
6	16+29.11	42.00' LT.		
			N 85°10'54" W	13.00'
7	16+28.99	55.00' LT.		
			N 05°20'57" E	121.01'
8	17+50.00	55.00' LT.		
			S 84°39'03" E	13.00'
13	17+50.00	42.00' LT.		
			S 05°20'57" W	120.89'
6	16+29.11	42.00' LT.		
		15 T1		
16	18+05.00	42.00' LT.		
			N 84°39'03" W	8.00'
17	18+05.00	50.00' LT.		
			N 05°20'57" E	35.12'
18	18+40.12	50.00' LT.		
			S 84°53'03" E	8.00'
19	18+40.15	42.00' LT.		
			S 05°20'57" W	35.15'
16	18+05.00	42.00' LT.		
		15 X		
9	17+60.00	42.00' LT.		
			S 05°20'57" W	10.00'
13	17+50.00	42.00' LT.		
			N 84°39'03" W	28.00'
14	17+50.00	70.00' LT.		
			N 05°20'57" E	55.00'
15	18+05.00	70.00' LT.		
			S 84°39'03" E	28.00'
16	18+05.00	42.00' LT.		
			S 05°20'57" W	5.00'
12	18+00.00	42.00' LT.		

0 20 40 60 80
SCALE IN FEET

PT.	STATION	OFFSET	BEARING	DISTANCE
		16 T		
19	18+40.15	42.00' LT.		
			N 84°53'03" W	8.00'
18	18+40.12	50.00' LT.		
			N 05°20'57" E	24.88'
20	18+65.00	50.00' LT.		
			N 84°39'03" W	18.00'
21	18+65.00	68.00' LT.		
			N 05°20'57" E	35.00'
22	19+00.00	68.00' LT.		
			N 81°57'24" E	21.59'
23	19+05.00	47.00' LT.		
			N 05°20'57" E	61.14'
24	19+66.14	47.00' LT.		
			S 85°36'03" E	5.00'
25	19+66.22	42.00' LT.		
			S 05°20'57" W	126.07'
19	18+40.15	42.00' LT.		

PT.	STATION	OFFSET	BEARING	DISTANCE
		13		
27	18+55.00	43.00' RT.		
			S 84°39'03" E	17.00'
28	18+55.00	60.00' RT.		
			S 05°20'57" W	45.00'
29	18+10.00	60.00' RT.		
			N 84°39'03" W	17.00'
30	18+10.00	43.00' RT.		

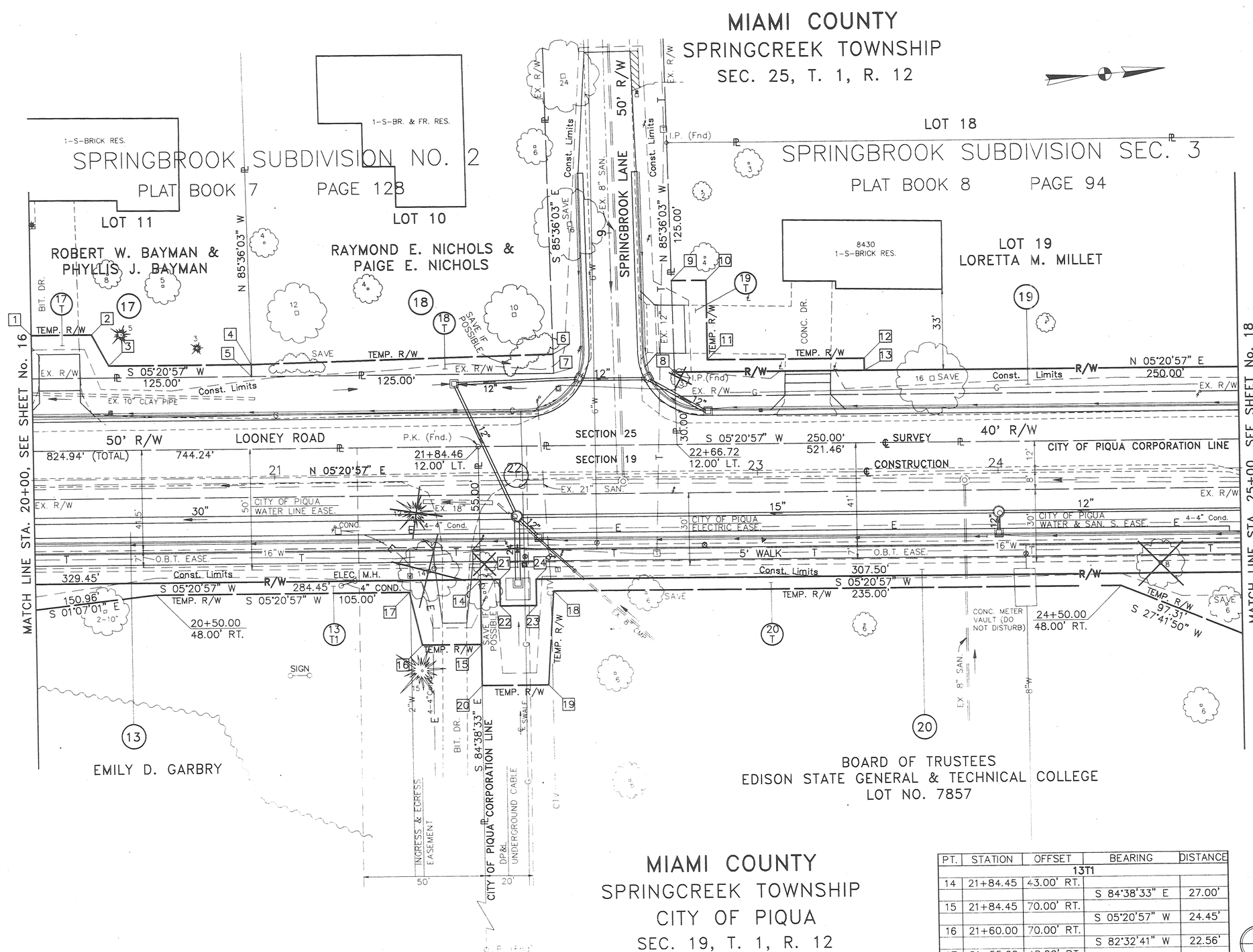
16/30

REV.	DATE	DESCRIPTION

PLAT BOOK 18, PAGE 32N

ROAD RECORD 8 PAGE 137

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	149/162	17/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		17T		
1	20+00.00	60.00' LT.		
			N 05°20'57" E	25.00'
2	20+25.00	60.00' LT.		
			N 67°02'54" E	14.76'
3	20+32.00	47.00' LT.		
			N 05°20'57" E	59.14'
4	20+91.14	47.00' LT.		
			S 85°36'03" E	5.00'
5	20+91.22	42.00' LT.		
		18T		
5	20+91.22	42.00' LT.		
			N 85°36'03" W	5.00'
4	20+91.14	47.00' LT.		
			N 03°58'25" E	124.99'
6	22+16.09	50.00' LT.		
			S 85°36'03" E	8.00'
7	22+16.22	42.00' LT.		
			S 05°20'57" W	125.00'
5	20+91.22	42.00' LT.		
		19T		
8	22+66.22	42.00' LT.		
			N 85°36'03" W	38.01'
9	22+65.59	80.00' LT.		
			N 05°20'57" E	14.41'
10	22+80.00	80.00' LT.		
			S 84°39'03" E	33.00'
11	22+80.00	47.00' LT.		
			N 05°20'57" E	65.00'
12	23+45.00	47.00' LT.		
			S 84°39'03" E	5.00'
13	23+45.00	42.00' LT.		
			S 05°20'57" W	78.78'
8	22+66.22	42.00' LT.		
		20T		
18	22+15.00	48.00' RT.		
			S 80°15'08" E	39.12'
19	22+12.00	87.00' RT.		
			S 05°20'57" W	27.55'
20	21+84.45	87.00' RT.		
			N 84°38'33" W	44.00'
14	21+84.45	43.00' RT.		
			N 05°20'57" E	8.05'
21	21+92.50	43.00' RT.		
			S 84°39'03" E	11.00'
22	21+92.50	54.00' RT.		
			N 05°20'57" E	15.00'
23	22+07.50	54.00' RT.		
			N 84°39'03" W	11.00'
24	22+07.50	43.00' RT.		

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

PT.	STATION	OFFSET	BEARING	DISTANCE
		13T1		
14	21+84.45	43.00' RT.		
			S 84°38'33" E	27.00'
15	21+84.45	70.00' RT.		
			S 05°20'57" W	24.45'
16	21+60.00	70.00' RT.		
			S 82°32'41" W	22.56'
17	21+55.00	48.00' RT.		

REV.	DATE	DESCRIPTION
1	2-95	PARCEL 13, REVISED DRIVE WIDTH TO 16'

COMPLETION DATE: 3-13-95

17/30

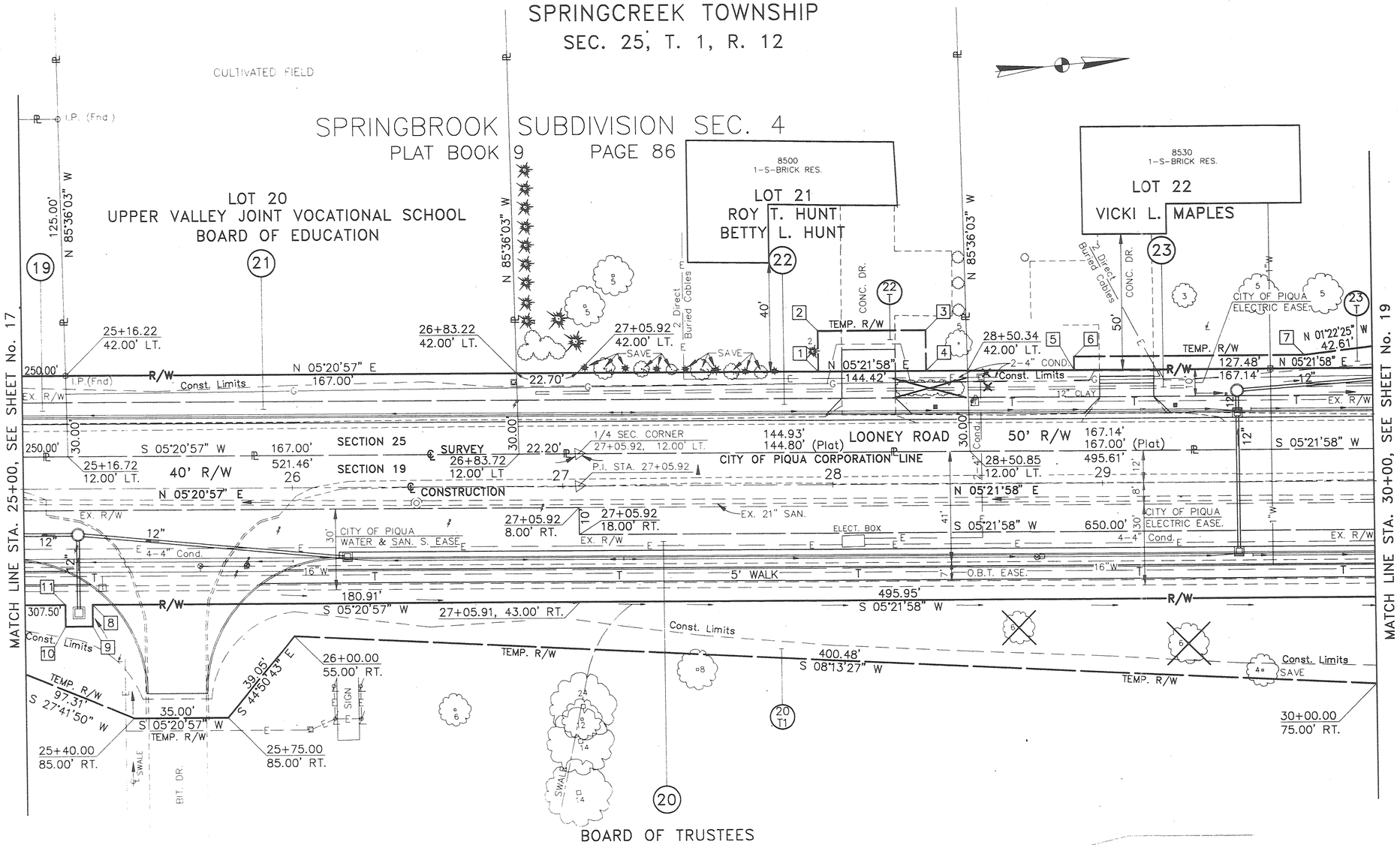
STA. 20+00 TO STA. 25+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 320

ROAD RECORD 8 PAGE 138

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	150/162	18/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 25, T. 1, R. 12



BOARD OF TRUSTEES
EDISON STATE GENERAL & TECHNICAL COLLEGE
LOT NO. 7857

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

PT.	STATION	OFFSET	BEARING	DISTANCE
		20		
8	25+25.00	43.00' RT.		
			S 84°39'03" E	8.00'
9	25+25.00	51.00' RT.		
			S 05°20'57" W	10.00'
10	25+15.00	51.00' RT.		
			N 84°39'03" W	8.00'
11	25+15.00	43.00' RT.		
		22 T		
1	27+95.00	42.00' LT.		
			N 84°38'02" W	15.00'
2	27+95.00	57.00' LT.		
			N 05°21'58" E	40.00'
3	28+35.00	57.00' LT.		
			S 84°38'02" E	15.00'
4	28+35.00	42.00' LT.		
			S 05°21'58" W	40.00'
1	27+95.00	42.00' LT.		
		23T		
5	28+90.00	42.00' LT.		
			N 84°38'02" W	5.00'
6	28+90.00	47.00' LT.		
			N 05°21'58" E	85.00'
7	29+75.00	47.00' LT.		

0 20 40 60 80
SCALE IN FEET

18/30

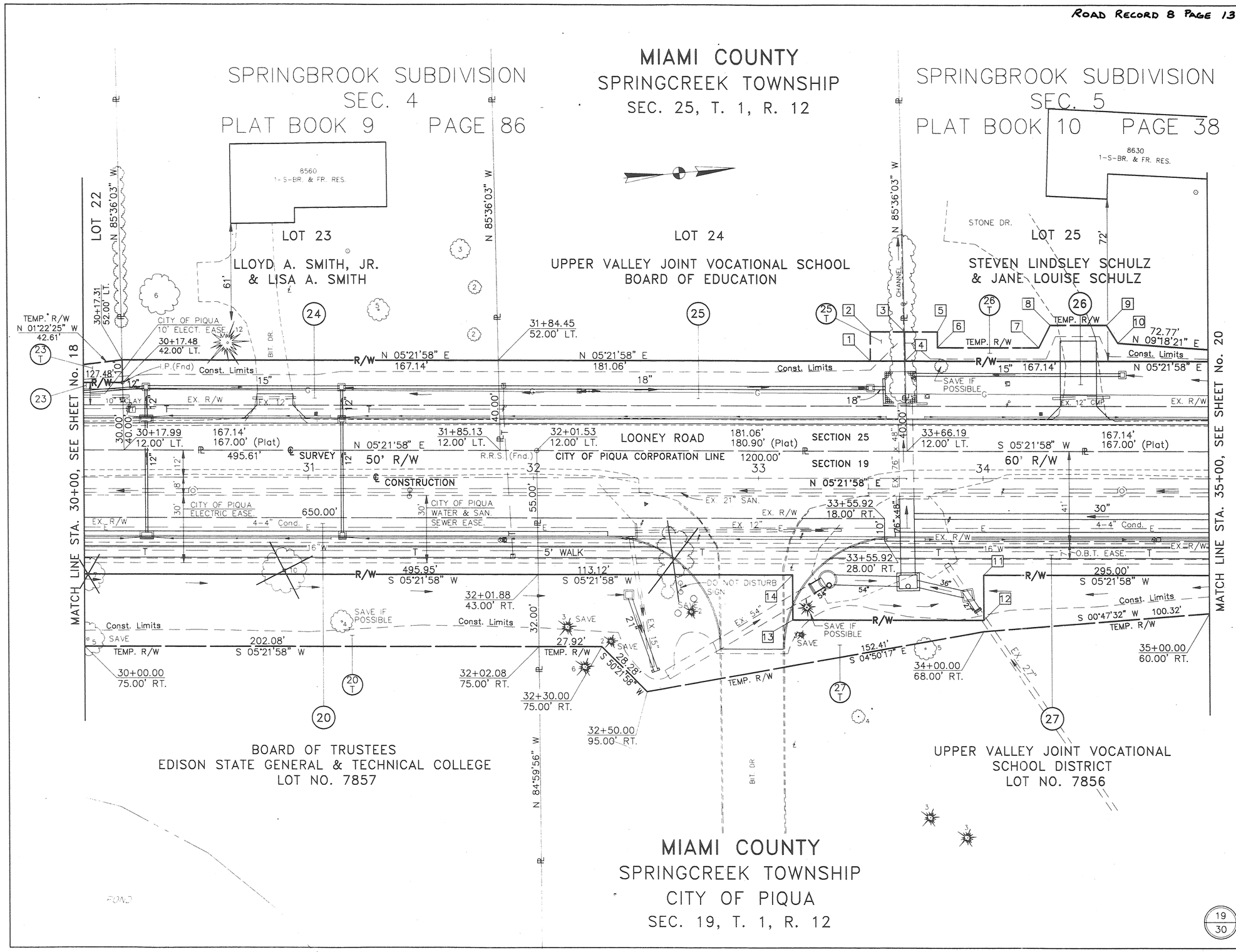
REV.	DATE	DESCRIPTION
COMPLETION DATE:		3-13-95

STA. 25+00 TO STA 30+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 P

ROAD RECORD 8 PAGE 139

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	151/162	19/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		25 T		
1	33+50.00	52.00' LT.		
			N 84°38'02" W	13.00'
2	33+50.00	65.00' LT.		
			N 05°21'58" E	15.29'
3	33+65.29	65.00' LT.		
			S 85°36'03" E	13.00'
4	33+65.51	52.00' LT.		
			S 05°21'58" W	15.51'
1	33+50.00	52.00' LT.		
		26 T		
4	33+65.51	52.00' LT.		
			N 85°36'03" W	13.00'
3	33+65.29	65.00' LT.		
			N 05°21'58" E	14.71'
5	33+80.00	65.00' LT.		
			S 84°38'02" E	7.00'
6	33+80.00	58.00' LT.		
			N 05°21'58" E	45.00'
7	34+25.00	58.00' LT.		
			N 58°04'08" W	11.18'
8	34+30.00	68.00' LT.		
			N 05°21'58" E	25.00'
9	34+55.00	68.00' LT.		
			N 63°21'38" E	9.43'
10	34+60.00	60.00' LT.		
		27		
11	34+00.00	43.00' RT.		
			S 84°38'02" E	20.00'
12	34+00.00	63.00' RT.		
			S 05°21'58" W	85.00'
13	33+15.00	63.00' RT.		
			N 84°38'02" W	20.00'
14	33+15.00	43.00' RT.		

0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION
COMPLETION DATE:		3-13-95

19/30

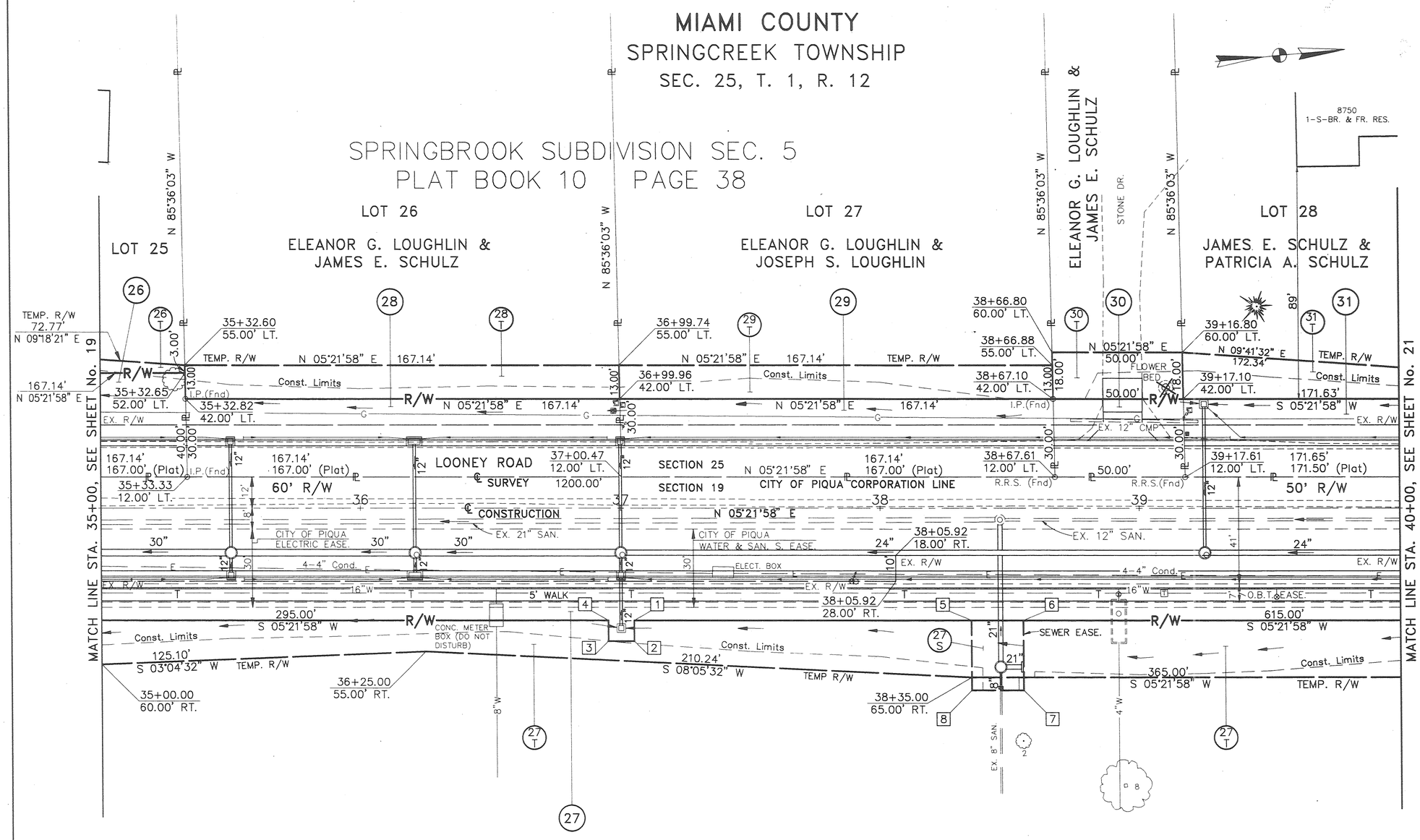
STA. 30+00 TO STA. 35+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32Q

ROAD RECORD 8 PAGE 140

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 152/162 | 20/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 25, T. 1, R. 12



PT.	STATION	OFFSET	BEARING	DISTANCE
		27		
1	37+05.00	43.00' RT.		
			S 84°38'02" E	8.00'
2	37+05.00	51.00' RT.		
			S 05°21'58" W	10.00'
3	36+95.00	51.00' RT.		
			N 84°38'02" W	8.00'
4	36+95.00	43.00' RT.		
		27 S		
5	38+35.00	43.00' RT.		
			N 05°21'58" E	20.00'
6	38+55.00	43.00' RT.		
			S 84°38'02" E	27.00'
7	38+55.00	70.00' RT.		
			S 05°21'58" W	20.00'
8	38+35.00	70.00' RT.		
			N 84°38'02" W	27.00'
5	38+35.00	43.00' RT.		

0 20 40 60 80
SCALE IN FEET

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

20/30

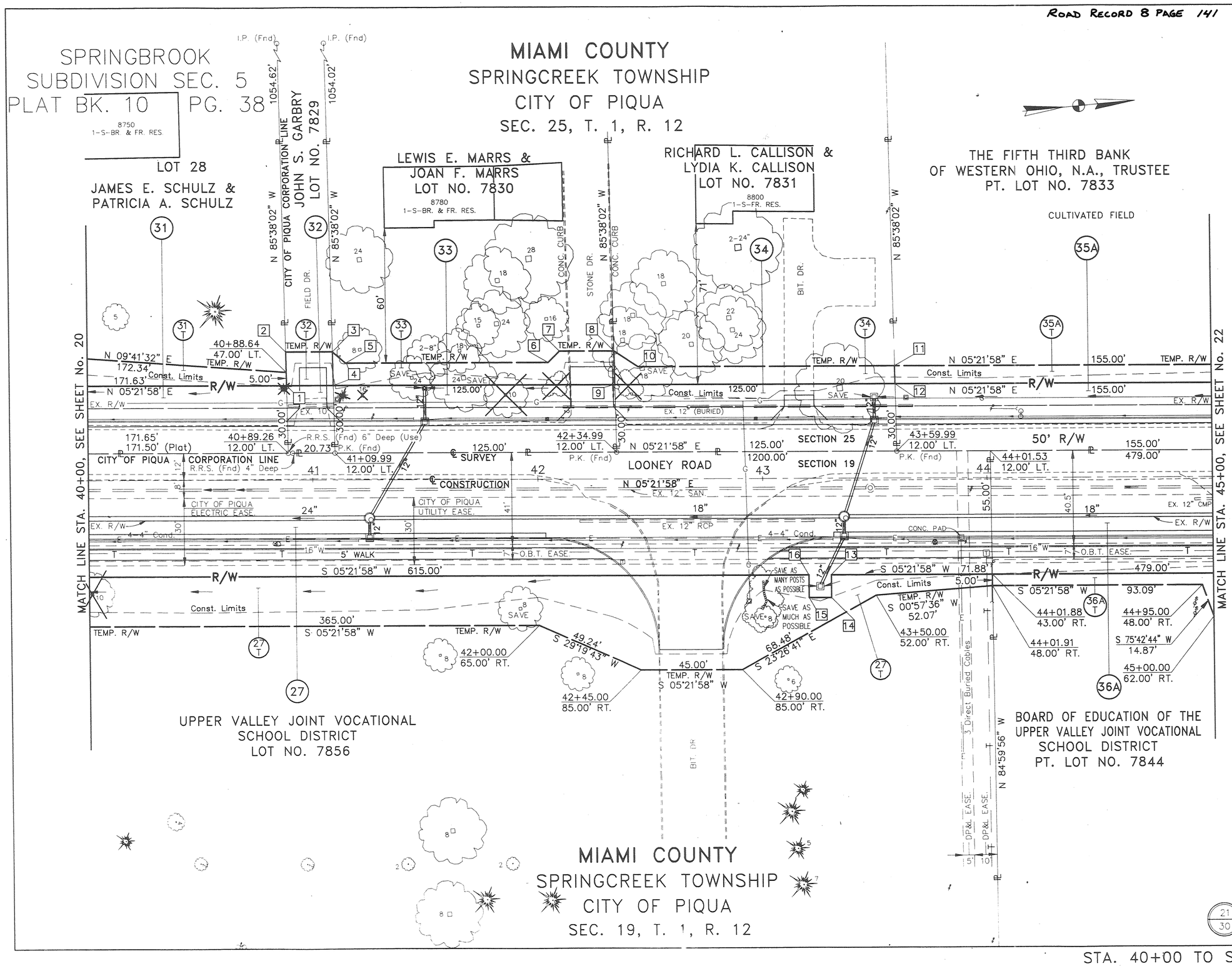
REV.	DATE	DESCRIPTION
COMPLETION DATE:	3-13-95	

STA. 35+00 TO STA 40+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 R

ROAD RECORD 8 PAGE 141

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	153/162	21/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		32 T		
1	40+88.73	42.00' LT.		
			N 85°38'02" W	15.00'
2	40+88.47	57.00' LT.		
			N 05°21'58" E	20.73'
3	41+09.20	57.00' LT.		
			S 85°38'02" E	15.00'
4	41+09.46	42.00' LT.		
			S 05°21'58" W	20.73'
1	40+88.73	42.00' LT.		
		33 T		
4	41+09.46	42.00' LT.		
			N 85°38'02" W	15.00'
3	41+09.20	57.00' LT.		
			N 46°07'54" E	7.66'
5	41+15.00	52.00' LT.		
			N 05°21'58" E	90.00'
6	42+05.00	52.00' LT.		
			N 39°38'02" W	7.07'
7	42+10.00	57.00' LT.		
			N 05°21'58" E	24.20'
8	42+34.20	57.00' LT.		
			S 85°38'02" E	15.00'
9	42+34.46	42.00' LT.		
			S 05°21'58" W	125.00'
4	41+09.46	42.00' LT.		
		34 T		
9	42+34.46	42.00' LT.		
			N 85°38'02" W	15.00'
8	42+34.20	57.00' LT.		
			N 38°18'58" E	12.87'
10	42+45.00	50.00' LT.		
			N 05°21'58" E	114.32'
11	43+59.32	50.00' LT.		
			S 85°38'02" E	8.00'
12	43+59.46	42.00' LT.		
			S 05°21'58" W	125.00'
9	42+34.46	42.00' LT.		
		27		
13	43+30.00	43.00' RT.		
			S 84°38'02" E	10.00'
14	43+30.00	53.00' RT.		
			S 05°21'58" W	10.00'
15	43+20.00	53.00' RT.		
			N 84°38'02" W	10.00'
16	43+20.00	43.00' RT.		

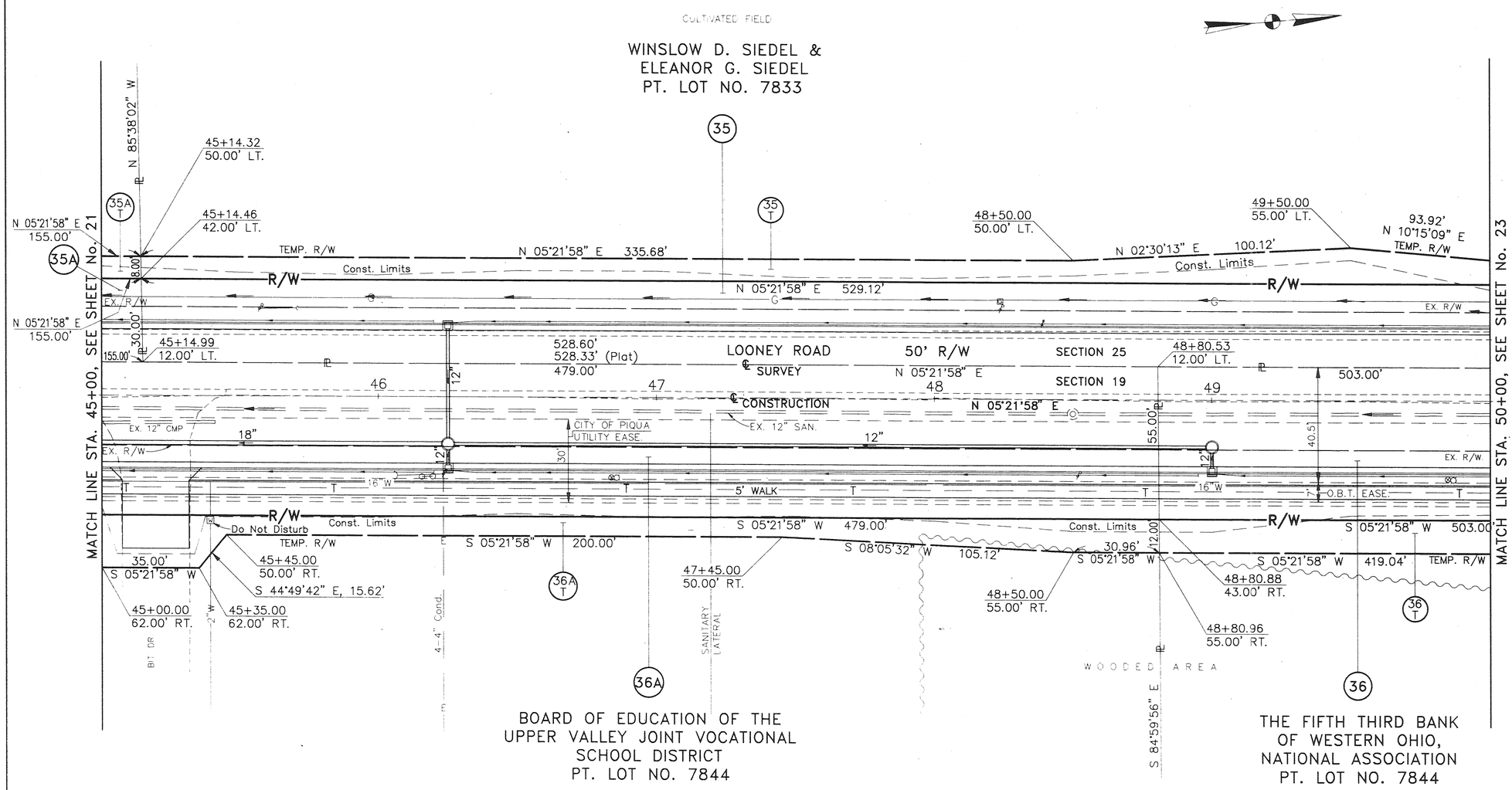
REV.	DATE	DESCRIPTION

PLAT BOOK 18, PAGE 325

ROAD RECORD 8 PAGE 142

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	154/162	22/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 25, T. 1, R. 12



BOARD OF EDUCATION OF THE
UPPER VALLEY JOINT VOCATIONAL
SCHOOL DISTRICT
PT. LOT NO. 7844

THE FIFTH THIRD BANK
OF WESTERN OHIO,
NATIONAL ASSOCIATION
PT. LOT NO. 7844

PT.	STATION	OFFSET	BEARING	DISTANCE

0 20 40 60 80
SCALE IN FEET

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 19, T. 1, R. 12

22/30

REV.	DATE	DESCRIPTION

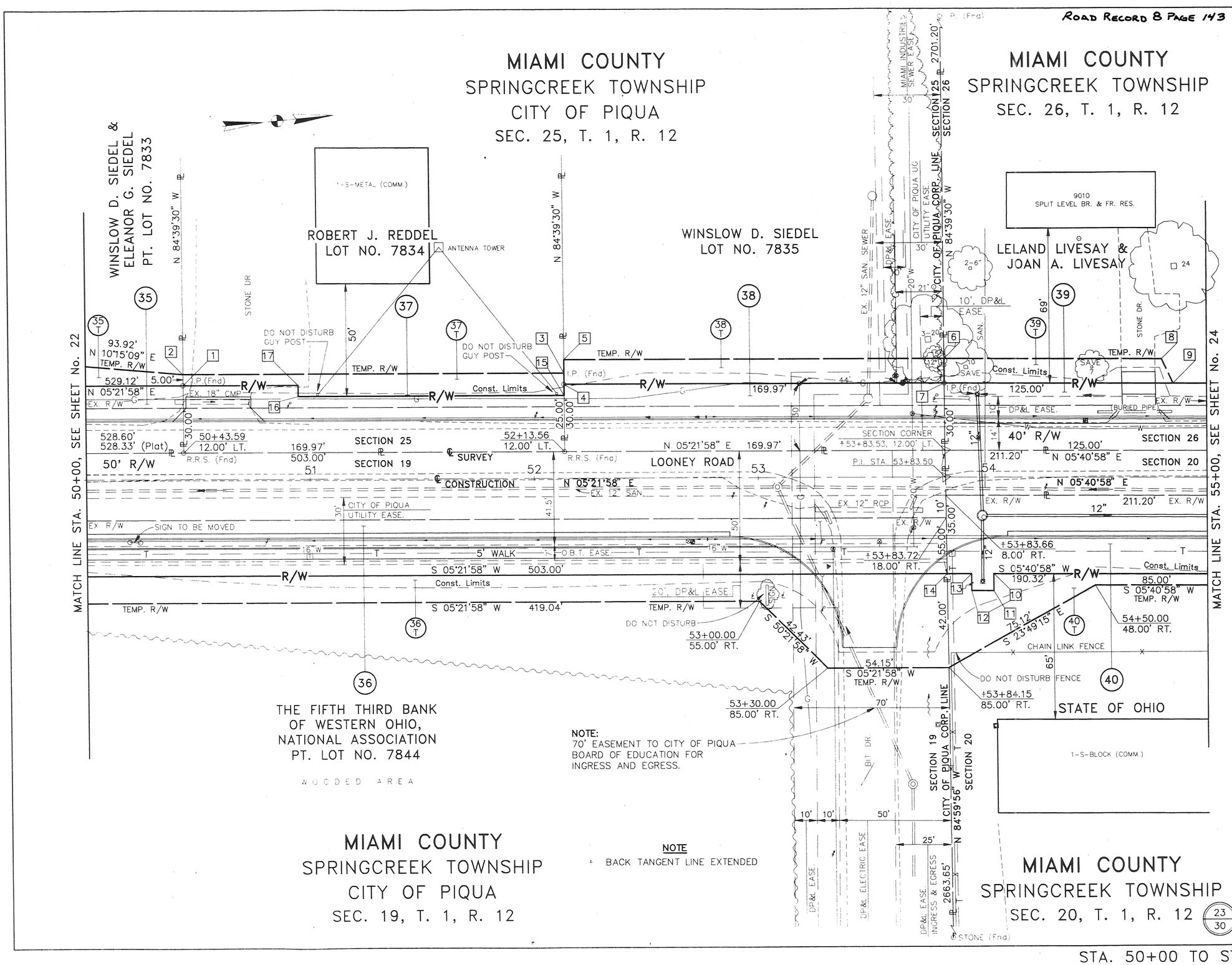
COMPLETION DATE: 3-13-95

STA. 45+00 TO STA 50+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32T

ROAD RECORD 8 PAGE 143

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 155/162 | 23/30



PT.	STATION	OFFSET	BEARING	DISTANCE
		37T		
1	50+43.58	42.00' LT.		
			N 84°39'30" W	5.00'
2	50+43.58	47.00' LT.		
			N 05°21'58" E	169.97'
3	52+13.55	47.00' LT.		
			S 84°39'30" E	10.00'
15	52+13.56	37.00' LT.		
			S 05°21'58" W	118.56'
16	50+95.00	37.00' LT.		
			N 84°38'02" W	5.00'
17	50+95.00	42.00' LT.		
			S 05°21'58" W	51.42'
1	50+43.58	42.00' LT.		
		38 T		
4	52+13.55	42.00' LT.		
			N 84°39'30" W	10.00'
5	52+13.54	52.00' LT.		
			N 05°21'58" E	169.97'
6	+53+83.51	52.00' LT.		
			S 84°39'30" E	10.00'
7	+53+83.52	42.00' LT.		
			S 05°21'58" W	169.97'
4	52+13.55	42.00' LT.		
		39 T		
7	+53+83.52	42.00' LT.		
			N 84°39'30" W	10.00'
6	+53+83.51	52.00' LT.		
			N 05°40'58" E	96.77'
8	54+80.00	52.00' LT.		
			N 69°07'04" E	11.18'
9	54+85.00	42.00' LT.		
			S 05°40'58" W	101.71'
7	+53+83.52	42.00' LT.		
		40		
10	54+05.00	43.00' RT.		
			S 84°19'02" E	7.50'
11	54+05.00	50.50' RT.		
			S 05°40'58" W	10.00'
12	53+95.00	50.50' RT.		
			N 84°19'02" W	7.50'
13	53+95.00	43.00' RT.		
			S 05°40'58" W	10.88'
14	+53+83.88	43.00' RT.		

REV.	DATE	DESCRIPTION
1	1-10-95	ADDED 70' EASEMENT TO PIQUA BD. OF ED.
2	1-10-95	PARCEL 39, REVISED DRIVE WIDTH TO 15'

COMPLETION DATE: 3-13-95

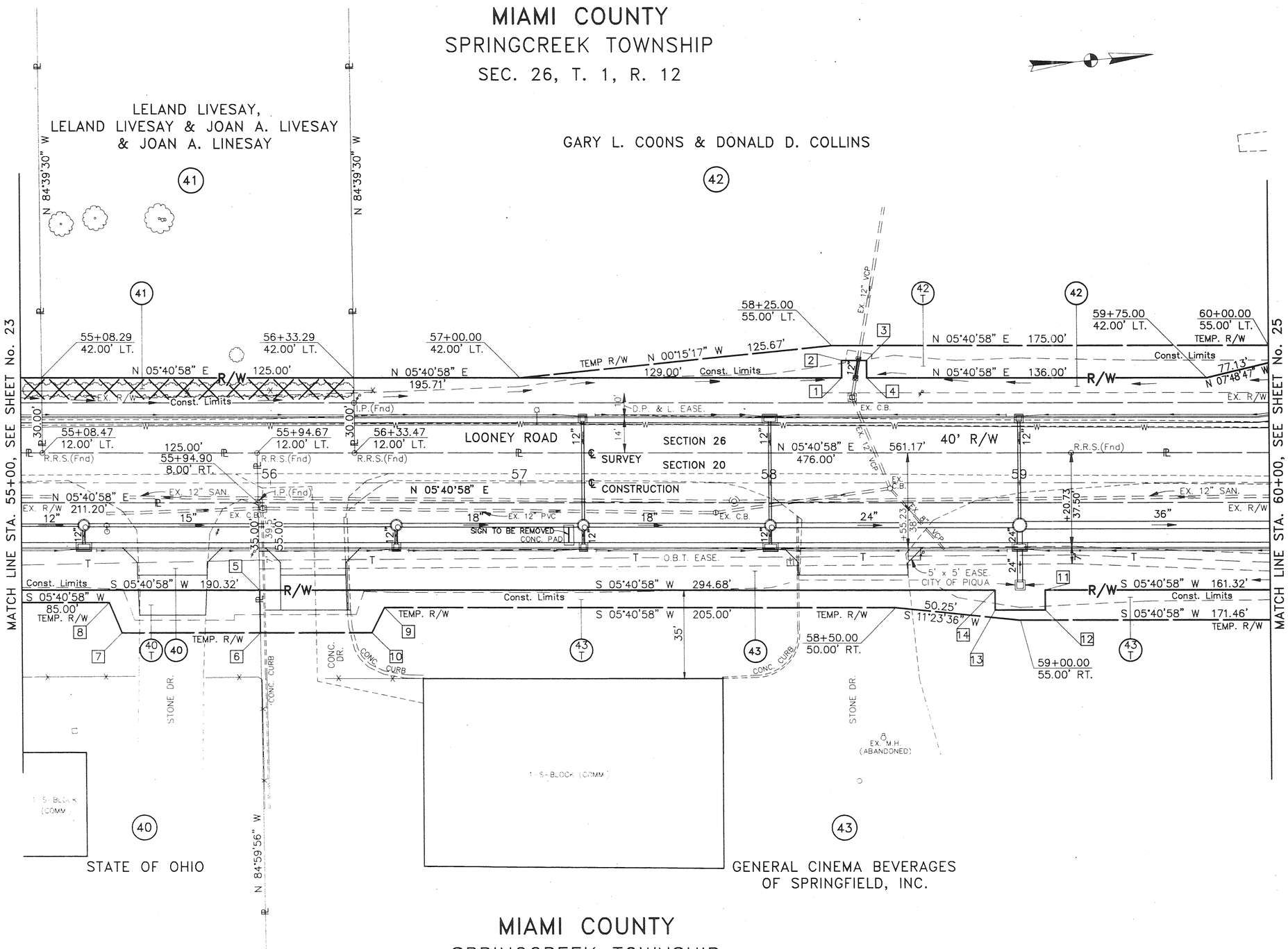
STA. 50+00 TO STA. 55+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32 U

ROAD RECORD 8 PAGE 144

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	156/162	24/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12



PT.	STATION	OFFSET	BEARING	DISTANCE
		42		
1	58+29.00	42.00' LT.		
			N 84°19'02" W	7.00'
2	58+29.00	49.00' LT.		
			N 05°40'58" E	10.00'
3	58+39.00	49.00' LT.		
			S 84°19'02" E	7.00'
4	58+39.00	42.00' LT.		
		40 T		
5	55+95.32	43.00' RT.		
			S 84°59'56" E	17.00'
6	55+95.52	60.00' RT.		
			S 05°40'58" W	55.52'
7	55+40.00	60.00' RT.		
			S 73°03'47" W	13.00'
8	55+35.00	48.00' RT.		
		43 T		
9	56+45.00	50.00' RT.		
			S 57°45'08" E	11.18'
10	56+40.00	60.00' RT.		
			S 05°40'58" W	44.48'
6	55+95.52	60.00' RT.		
			N 84°59'56" W	17.00'
5	55+95.32	43.00' RT		
		43		
11	59+10.00	43.00' RT.		
			S 84°19'02" E	8.00'
12	59+10.00	51.00' RT.		
			S 05°40'58" W	20.00'
13	58+90.00	51.00' RT.		
			N 84°19'02" W	8.00'
14	58+90.00	43.00' RT.		

0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION
1	2-95	REVISED R/W PARCEL 42

COMPLETION DATE: 3-13-95

24/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 20, T. 1, R. 12

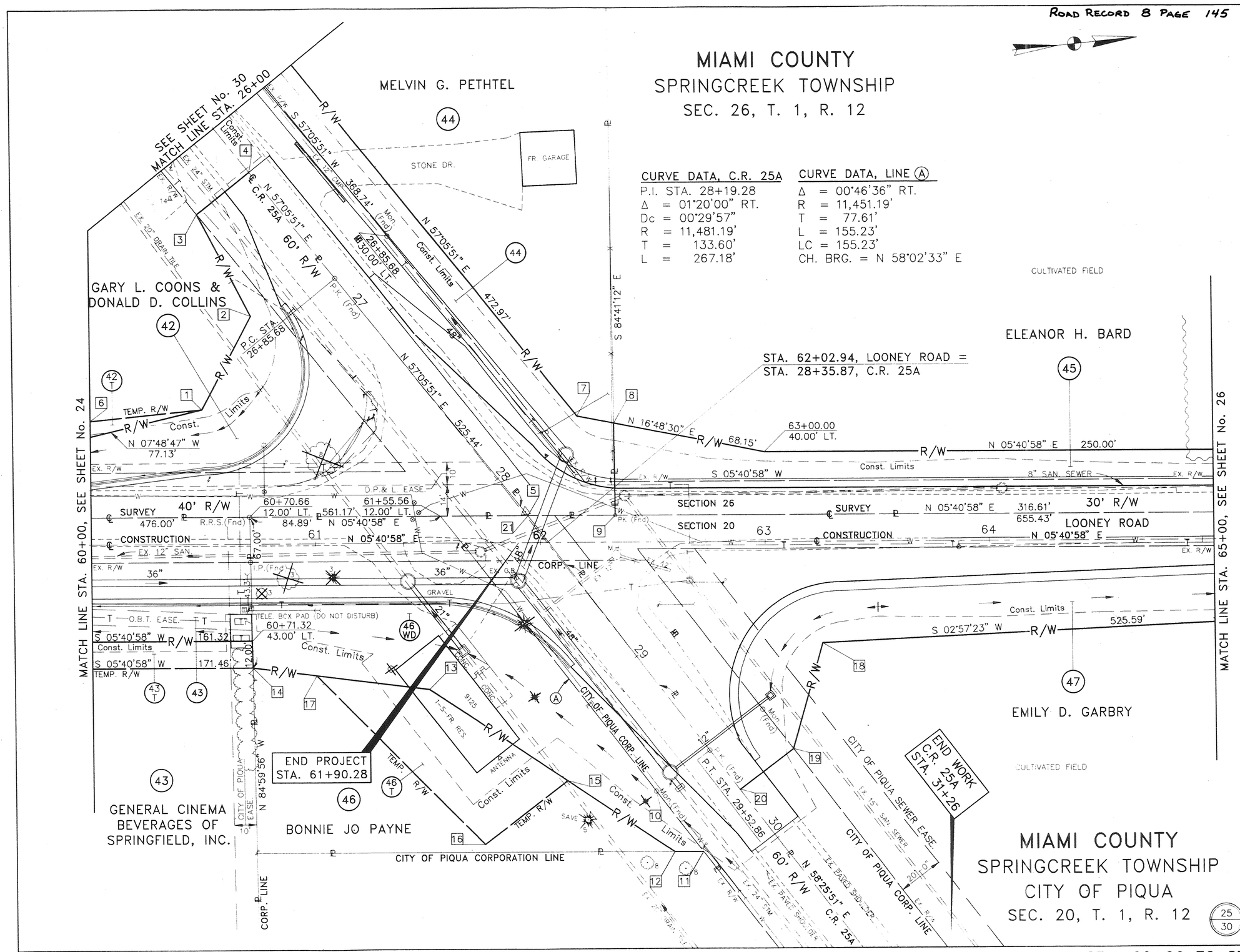
STA. 55+00 TO STA 60+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32V

ROAD RECORD 8 PAGE 145

MIA-C.R. 194-0.00	OHIO	FHWA REGION 5	157/162	25/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12



CURVE DATA, C.R. 25A

P.I. STA. 28+19.28
Δ = 01°20'00" RT.
Dc = 00°29'57"
R = 11,481.19'
T = 133.60'
L = 267.18'

CURVE DATA, LINE (A)

Δ = 00°46'36" RT.
R = 11,451.19'
T = 77.61'
L = 155.23'
LC = 155.23'
CH. BRG. = N 58°02'33" E

PT.	STATION	OFFSET	BEARING	DISTANCE
		42		
1	60+50.00	60.00' LT.		
			N 56°12'56" W	46.95'
2	26+75.00	40.00' RT.		
			S 68°24'27" W	50.99'
3	26+25.00	30.00' RT.		
			N 32°54'09" W	30.00'
4	26+25.00	℄		
			N 57°05'51" E	196.30'
5	61+94.63	12.00' LT.		
		42T		
6	60+00.00	55.00' LT.		
			N 00°01'40" W	50.25'
1	60+50.00	60.00' LT.		
		44		
7	28+00.00	45.57' LT.		
			N 16°48'30" E	16.64'
8	62+33.13	53.15' LT.		
			S 84°41'12" E	41.15'
9	62+33.39	12.00' LT.		
			S 05°40'58" W	38.77'
5	61+94.63	12.00' LT.		
		46		
10	29+52.86	30.00' RT.		
			N 58°25'51"E	34.01'
11	29+86.87	30.00' RT.		
			S 05°40'58" W	12.56'
12	29+79.27	40.00' RT.		
			S 39°38'32" W	130.66'
13	61+50.00	65.00' RT.		
			S 12°56'19" W	79.18'
14	60+71.46	55.00' RT.		
		46T		
17	61+00.00	58.63' RT.		
			N 12°56'19" E	50.40'
13	61+50.00	65.00' RT.		
			N 39°38'32" E	73.49'
15	29+25.00	58.38' RT.		
			S 31°42'30" E	46.62'
16	29+25.00	105.00' RT.		
			S 51°22'37" W	105.82'
17	61+00.00	58.63' RT.		
		47		
18	63+25.00	45.00' RT.		
			S 68°22'34" E	49.11'
19	29+75.00	30.00' LT.		
			S 31°34'09" E	30.00'
20	29+75.00	℄		
			S 58°25'51" W	153.75'
21	61+94.57	12.00' LT.		

0 20 40 60 80
SCALE IN FEET

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 20, T. 1, R. 12

25/30

REV.	DATE	DESCRIPTION
1	2-95	REVISED R/W PARCELS 42, 44, 46, & 47
2	2-95	ADDED PARCEL 45

COMPLETION DATE: 3-13-95

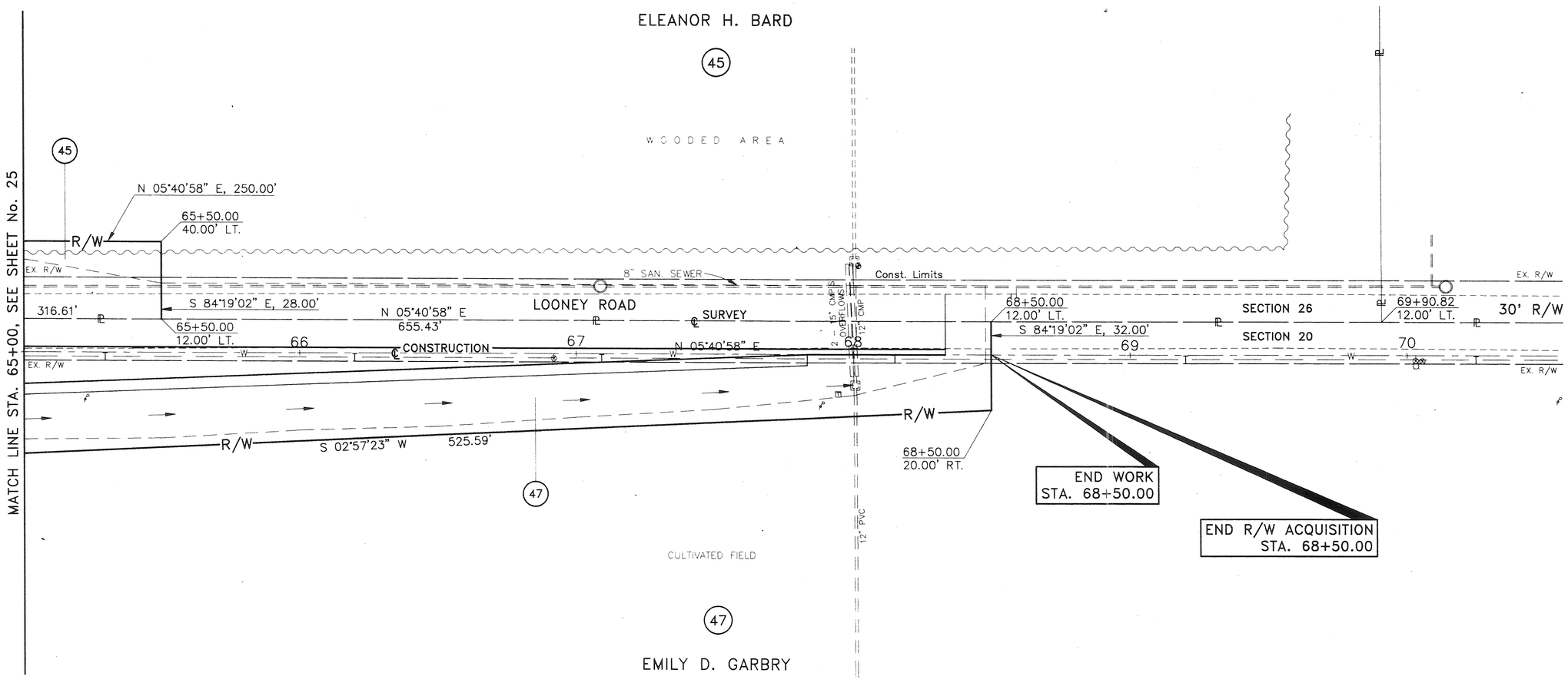
STA. 60+00 TO STA 65+00, LOONEY ROAD, R/W

PLAT BOOK 18, PAGE 32W

ROAD RECORD 8 PAGE 146

MIA-C.R. 194-0.00	OHIO FHWA REGION 5	158/162	26/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12



0 20 40 60 80
SCALE IN FEET

REV.	DATE	DESCRIPTION
1	2-95	REVISED R/W PARCEL 47
2	2-95	ADDED PARCEL 45

COMPLETION DATE: 3-13-95

26/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 20, T. 1, R. 12

STA. 65+00 TO STA 70+00, LOONEY ROAD, R/W

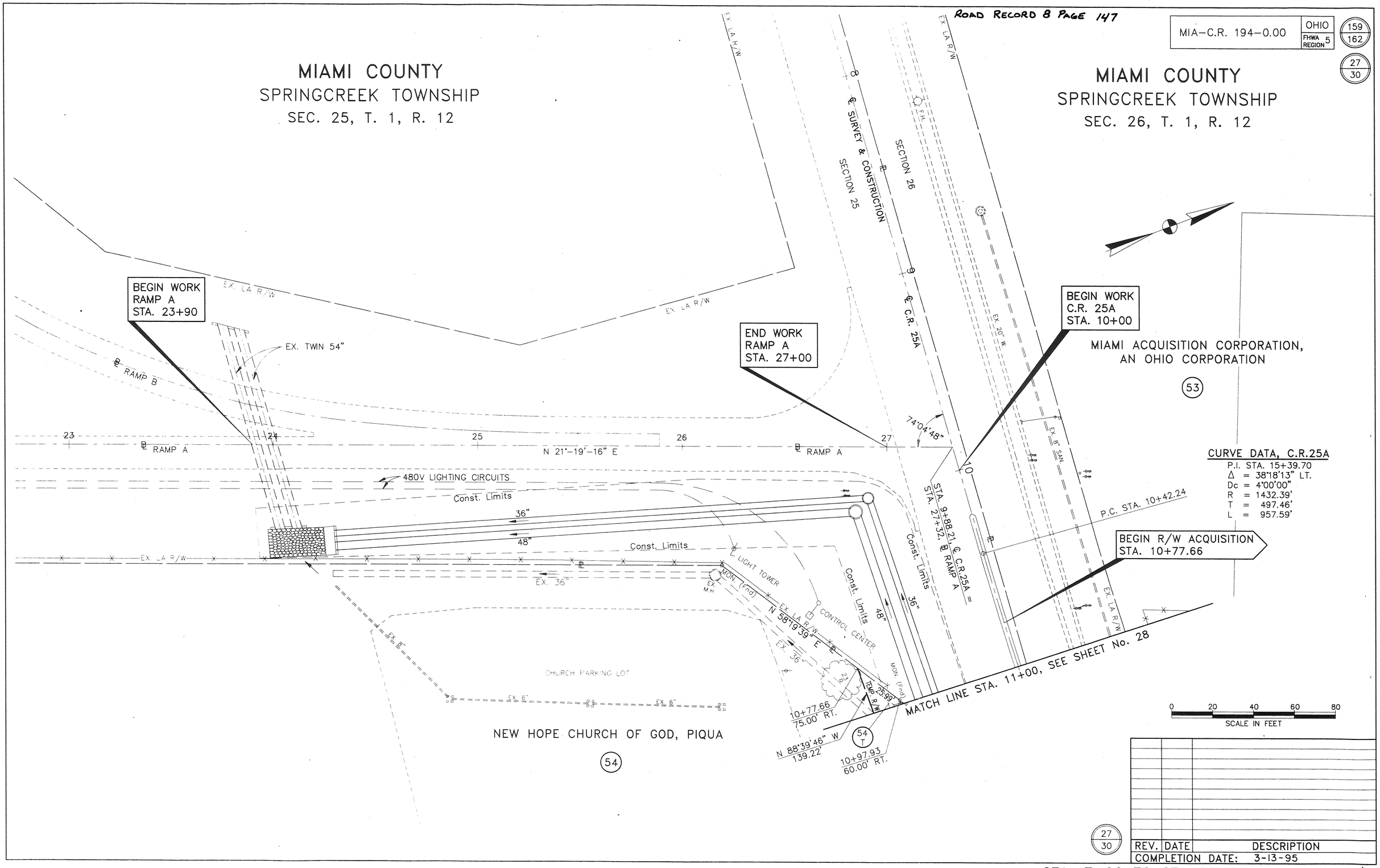
PLAT BOOK 18, PAGE 32X

ROAD RECORD 8 PAGE 147

MIA-C.R. 194-0.00	OHIO	FHWA REGION 5

159/162

27/30



27/30

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

STA. 7+00 TO STA 11+00, C.R. 25A, R/W

PLAT BOOK 18, PAGE 32Y

ROAD RECORD 8 PAGE 148

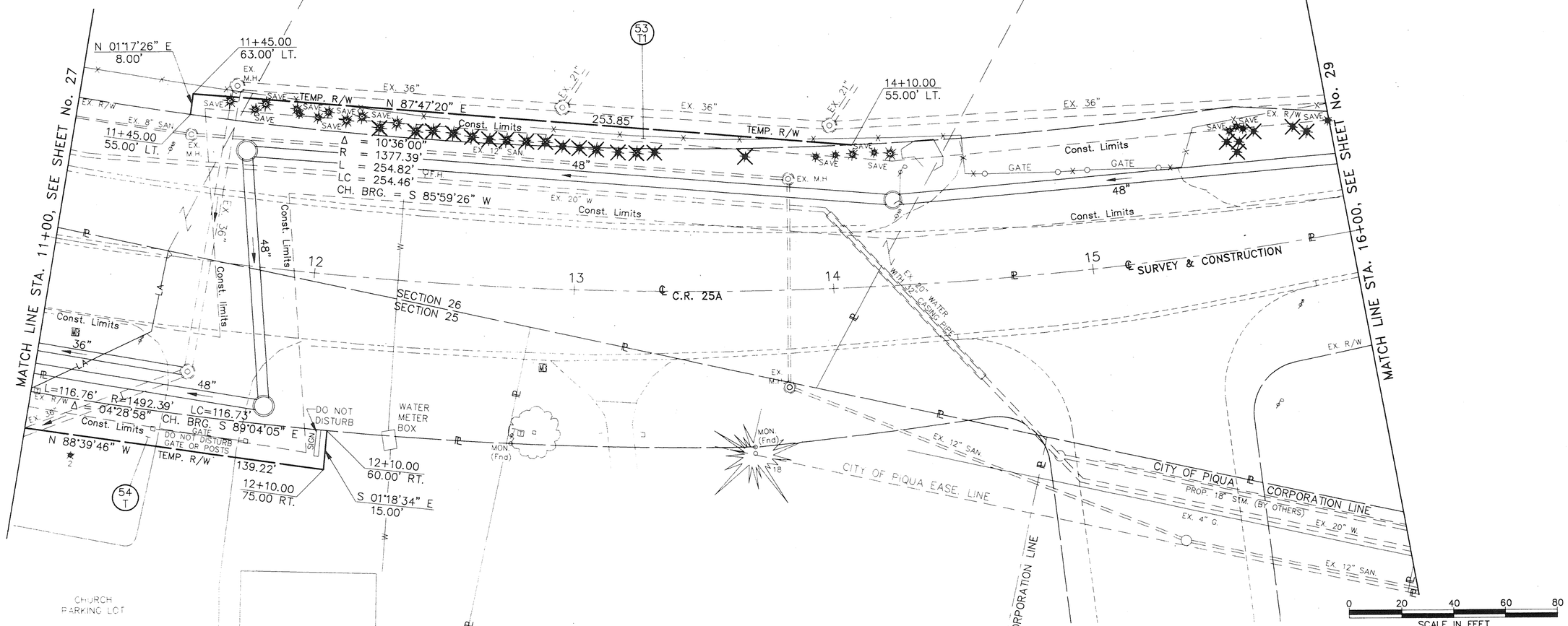
MIA-C.R. 194-0.00	OHIO	160/162
	FHWA REGION 5	28/30

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
SEC. 26, T. 1, R. 12

CURVE DATA, C.R.25A
P.I. STA. 15+39.70
Δ = 38°18'13" LT.
Dc = 4°00'00"
R = 1432.39'
T = 497.46'
L = 957.59'

MIAMI ACQUISITION CORPORATION,
AN OHIO CORPORATION

(53)



NEW HOPE CHURCH OF GOD, PIQUA

(54)

MIAMI COUNTY
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
SEC. 25, T. 1, R. 12

(28/30)

REV.	DATE	DESCRIPTION

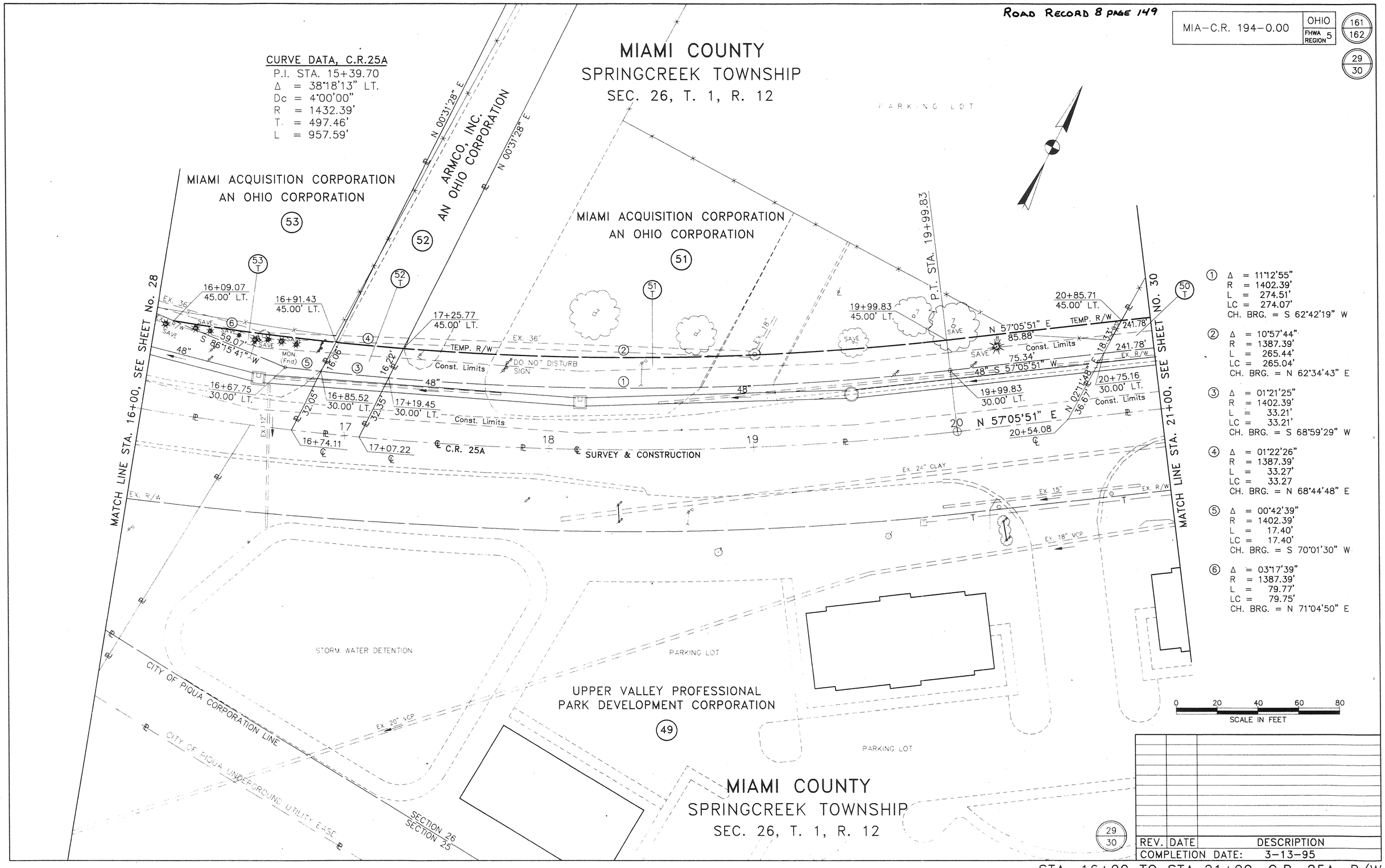
COMPLETION DATE: 3-13-95

STA. 11+00 TO STA 16+00, C.R. 25A, R/W

PLAT BOOK 18, PAGE 327

ROAD RECORD 8 PAGE 149

MIA-C.R. 194-0.00 | OHIO | FHWA REGION 5 | 161/162 | 29/30



① Δ = 11°12'55"
R = 1402.39'
L = 274.51'
LC = 274.07'
CH. BRG. = S 62°42'19" W

② Δ = 10°57'44"
R = 1387.39'
L = 265.44'
LC = 265.04'
CH. BRG. = N 62°34'43" E

③ Δ = 01°21'25"
R = 1402.39'
L = 33.21'
LC = 33.21'
CH. BRG. = S 68°59'29" W

④ Δ = 01°22'26"
R = 1387.39'
L = 33.27'
LC = 33.27
CH. BRG. = N 68°44'48" E

⑤ Δ = 00°42'39"
R = 1402.39'
L = 17.40'
LC = 17.40'
CH. BRG. = S 70°01'30" W

⑥ Δ = 03°17'39"
R = 1387.39'
L = 79.77'
LC = 79.75'
CH. BRG. = N 71°04'50" E

REV.	DATE	DESCRIPTION

COMPLETION DATE: 3-13-95

STA. 16+00 TO STA 21+00, C.R. 25A, R/W

ALLEY VACATION

TROY
CORPORATION

S.E.
SECTION

PART 110
OUTLOT

PLAT BOOK 18 PAGE 33
MIAMI COUNTY RECORDER'S PLAT RECORD
RECEIVED FOR RECORD THIS 13TH DAY OF
MARCH 1998 AT 1:01:46 PM
FILE NO. 0234980 FEE $21.60

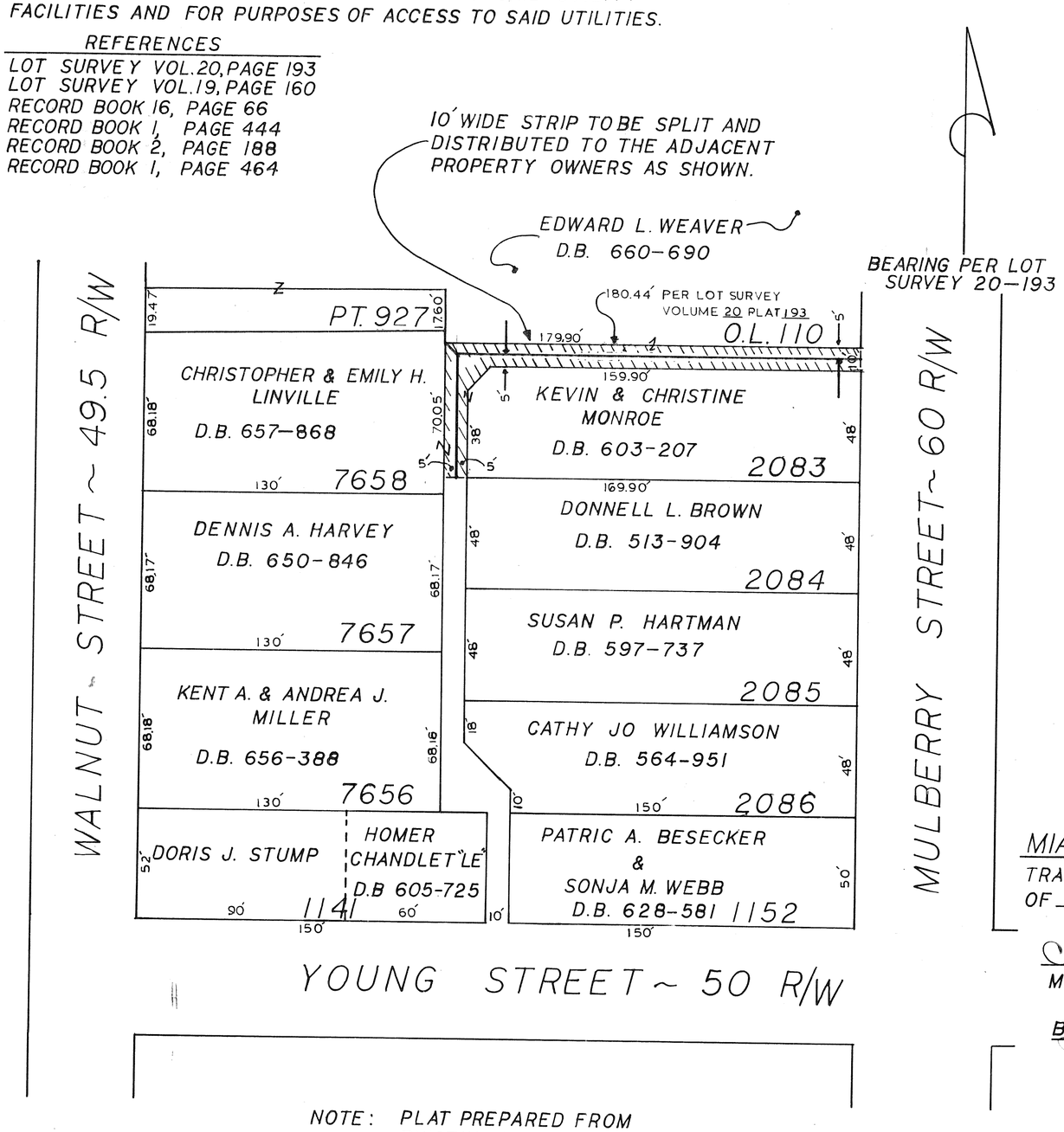
John W. O'Brien
MIAMI COUNTY RECORDER

BY: Bobbie Mueller
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.

REFERENCES
LOT SURVEY VOL.20, PAGE 193
LOT SURVEY VOL.19, PAGE 160
RECORD BOOK 16, PAGE 66
RECORD BOOK 1, PAGE 444
RECORD BOOK 2, PAGE 188
RECORD BOOK 1, PAGE 464

SCALE: 1" = 40'
0 40 80 120
NORTH



APPROVAL BY PLANNING COMMISSION
THE VACATION OF THE 10' WIDE ALLEY SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY THIS 14th DAY OF January, 1998.

CHAIRMAN

SECRETARY

APPROVAL BY CITY COUNCIL
SHADED AREA OF THE 10' WIDE ALLEY VACATED BY ORDINANCE NO. 0-5-98
PASSED THIS 2nd DAY OF February 1998.

Peter E. Jenkins
MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

MIAMI COUNTY AUDITOR
TRANSFERRED THIS 13th DAY OF MARCH 1998.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford 12-9-97
NEIL E. TEAFORD
REGISTERED SURVEYOR
NO. 7724

PREPARED BY: LES ROGERS
CITY OF TROY
ENGINEERING

NOTE: PLAT PREPARED FROM EXISTING RECORDS NO FIELD WORK PREFORMED.

DEDICATION OF EASEMENT

FOR PUBLIC STREET

COVINGTON AVENUE

PART OF OUTLOT 117, 82 & 83

CITY OF PIQUA, MIAMI COUNTY, OHIO

CONTAINING 0.1425 ACRES

MAGNETIC

GRAPHIC SCALE

50 0 25 50 100 200

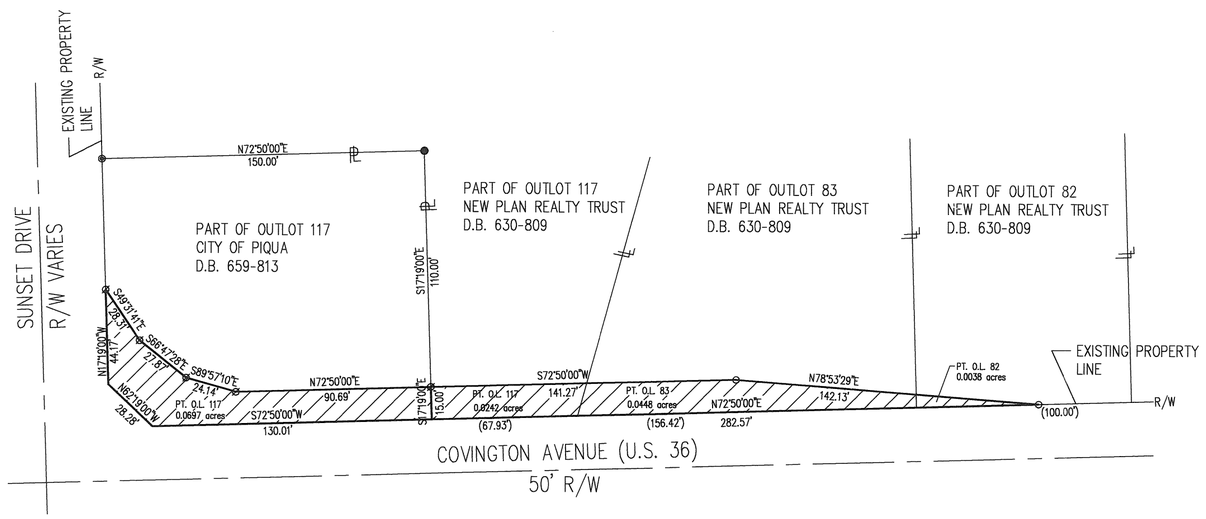
(IN FEET)
1 inch = 50 ft.

PLAT BOOK 18 PAGE 34
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS
RECEIVED FOR RECORD 09:34 AM
THIS 18 DAY OF March 1998
FILE NO. 0235268 FEE $21.00
John W. O'Brien
MIAMI COUNTY RECORDER: JOHN W. O'BRIEN
BY: Bobbie Mueller

APPROVED AND TRANSFERRED THIS 18th DAY OF MARCH, 1998.
CHRIS A. PEEPLES AUDITOR
LeAnn Williams
BY DEPUTY

DESCRIPTION:

Situate in the City of Piqua, County of Miami, State of Ohio, and being a part of Outlot 117, 82 and 83 as recorded in Deed Book 659, Page 813 and in Deed Book 630, Page 809 of the Miami County Deed Records. Proposed Dedication of Easement containing a total of 0.1425 acres.



LEGEND

- PK NAIL FOUND
- PK NAIL SET
- IRON PIN FOUND
- IRON PIN SET

STATE OF OHIO, COUNTY OF MIAMI, SS:
Be it remembered that on this 12th day of February 1997, before me, a Notary Public in and for said County and State, personally appeared Frank Patrizio, Jr., City Manager, City of Piqua, Ohio owner of said property 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 above written.

My Commission Expires: March 1, 2001

Cecelia D. Stoler
NOTARY PUBLIC
CECELIA D. STOLER
Notary Public, State of Ohio
My Commission Expires March 1, 2001

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to the dedication of easement for public street use as shown hereon to public use forever.

Rebecca J. Cool
Witness Rebecca J. Cool

Frank Patrizio Jr.
Frank Patrizio, Jr.
City Manager

James C. Jennings
Witness James C. Jennings

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to the dedication of easement for public street use as shown hereon, and further described in the easement dated August 26,1997, and recorded in Miami County, Ohio on Sept. 19,1997, in Deed Book 681, Page 217 of the Miami County Deed Records.

Dolores Cecere
Witness DOLORES CECERE

Steven Siegel
Title: Secretary
New Plan Realty Trust

Joyce N. Bowers
Witness Joyce N. Bowers

STATE OF NEW YORK, COUNTY OF Westchester, SS:
Be it remembered that on this 30th day of December, 1997, before me, a Notary Public in and for said County and State, personally appeared Steven Siegel, representing Owner of said property 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 above written.

My Commission Expires: Oct. 24, 1998

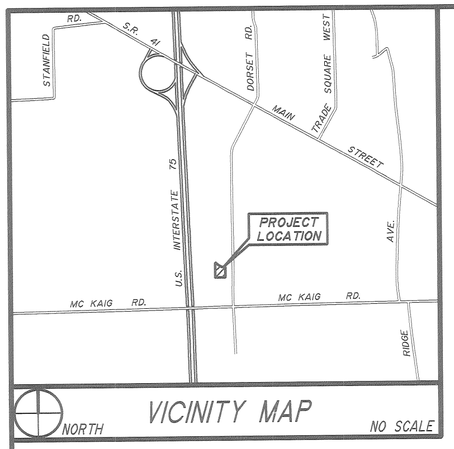
Richard Pogostin
NOTARY PUBLIC

STATE OF OHIO
JAMES C. JENNINGS
7898
REGISTERED
PROFESSIONAL SURVEYOR

SURVEYOR'S STATEMENT
I hereby certify this plat to be a true and correct survey as shown, with monuments set at all corners as indicated.

James C. Jennings
James C. Jennings, P.S. OHIO REGISTERED SURVEYOR #7898

October 27, 1997
DATE



0.9627 ACRES RECORD PLAN OF:

HAMPTON VILLAGE

SECTION TWO

BEING A REPLAT OF LOTS NUMBERED 7919 & 7920

LOCATED IN:

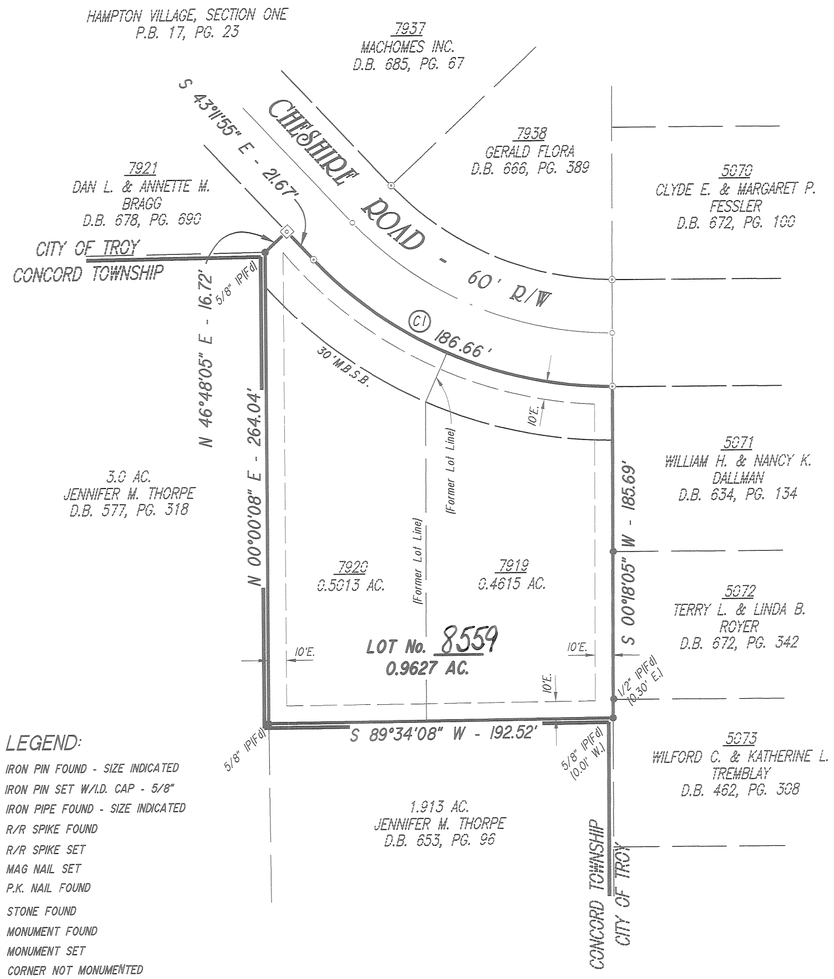
SECTION 20, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO

SCALE: 1"=60'
MARCH 1998

BEARING BASIS
PER HAMPTON VILLAGE, SECTION ONE
AS RECORDED IN PLAT BOOK 17, PAGE 23

CURVE DATA:

(C1) Δ= 46°30'00"
R= 230.00'
A= 186.66'
T= 98.82'
Chd= S 66°26'55" E
181.58'



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

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.

WITNESS AS-TO-BOTH:

Roger Gimiatt
Name

Elizabeth A Norner
Name

OWNER: Charles E. Brush, Mary E. Brush
Husband & Wife

Charles E Brush
By: Charles E. Brush

Mary E Brush
By: Mary E. Brush

STATE OF OHIO, ss:

Be it remembered that on this 18th day of March, 1998 before me, the undersigned, a Notary Public in and for State of Ohio, personally came Charles E. & Mary E. Brush, as Husband & Wife, 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.

Elizabeth A Norner
Notary Public in and for State of Ohio
My commission expires: Oct 1, 2000

NOTARIAL SEAL
STATE OF OHIO

STATE OF OHIO, ss:

Charles E. Brush, 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.

Charles E Brush
By: Charles E. Brush

3/18/98
Date

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

Elizabeth A Norner
Notary Public in and for State of Ohio
My commission expires: Oct 1, 2000

NOTARIAL SEAL
STATE OF OHIO

CONSENT OF MORTGAGEE:

Signed and Acknowledged
in the presence of:

Name

Karen L. Rettig
Name

BY MORTGAGEE:
Third Savings Bank

Dean Brewer
By: Dean Brewer
Assistant Vice-President

STATE OF OHIO, ss:

Be it remembered that on this 18 day of March, 1998 before me, the undersigned, a Notary Public in and for State of Ohio, personally came the Third Savings Bank by Dean Brewer, Assistant Vice-President, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Karen L. Rettig
Notary Public in and for State of Ohio
My commission expires: 9-11-02

NOTARIAL SEAL
STATE OF OHIO

PLAT BOOK 18, PAGE 35
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 18 DAY
OF March, 1998 AT 12 00 P.M.
FILE NUMBER 0235284
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 18th DAY OF March, 1998.

Chris A. Peeples
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY COUNTY AUDITOR

DESCRIPTION:

The within plat is a subdivision of 0.9627 acres and being a replat of Inlots No. 7919 and 7920 of the consecutive lot numbers of the City of Troy, Miami County, Ohio as recorded in Plat Book 17 Page 23 and as heretofore conveyed to Charles E. & Mary E. Brush by deeds recorded in Deed Book 684, Page 604 & Deed Book 681, Page 827 of the Deed Records of Miami County, Ohio.

PROTECTIVE COVENANTS AND RESTRICTIONS:

Protective Covenants and Restrictions applicable to Hampton Village, Section One as recorded in Plat Book 17, Pages 23 & 23A shall apply in all respects to this replat as if recited and re-written hereon as part of this instrument.

APPROVALS:

TROY PUBLIC WORKS 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~~ WORKS Director and City Engineer on the 18TH day of MARCH, 1998.

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

MIAMI COUNTY AUDITOR:

Approved and transferred this ____ day of _____, 1998.

By: _____ _____
Miami County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATION:

I, Michael L. Oxner, being a Registered Professional Land Surveyor, licensed in compliance with the State of Ohio, do hereby certify that this plat correctly represents a survey completed under my direction and control during March 1998, 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 SURVEYOR

PREPARED BY: JOB No. 98027

PROFESSIONAL ASSOCIATES INC.
ENGINEERS, PLANNERS & SURVEYORS
217 MARKET ST. BROOKVILLE, OH 833-2369

COBBLESTONE POINTE EIGHT

PLANNED UNIT DEVELOPMENT PT. INLOT 7372

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 36
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED MARCH 19, 1998 AT
FILE NO. 0235400 FEE $43.20
John W. O'Brien BY: Jill Lank
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 19th DAY OF MARCH, 1998.
CHRIS A. PEEPLES BY: Jo Ann Williams
MIAMI CO. AUDITOR DEPUTY

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.

APPROVALS

CITY OF TROY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO ON THIS 28th DAY OF January, 1998.

Sue D. Knight — SECRETARY
Chuck [illegible] — CHAIRMAN

CITY OF TROY ENGINEER

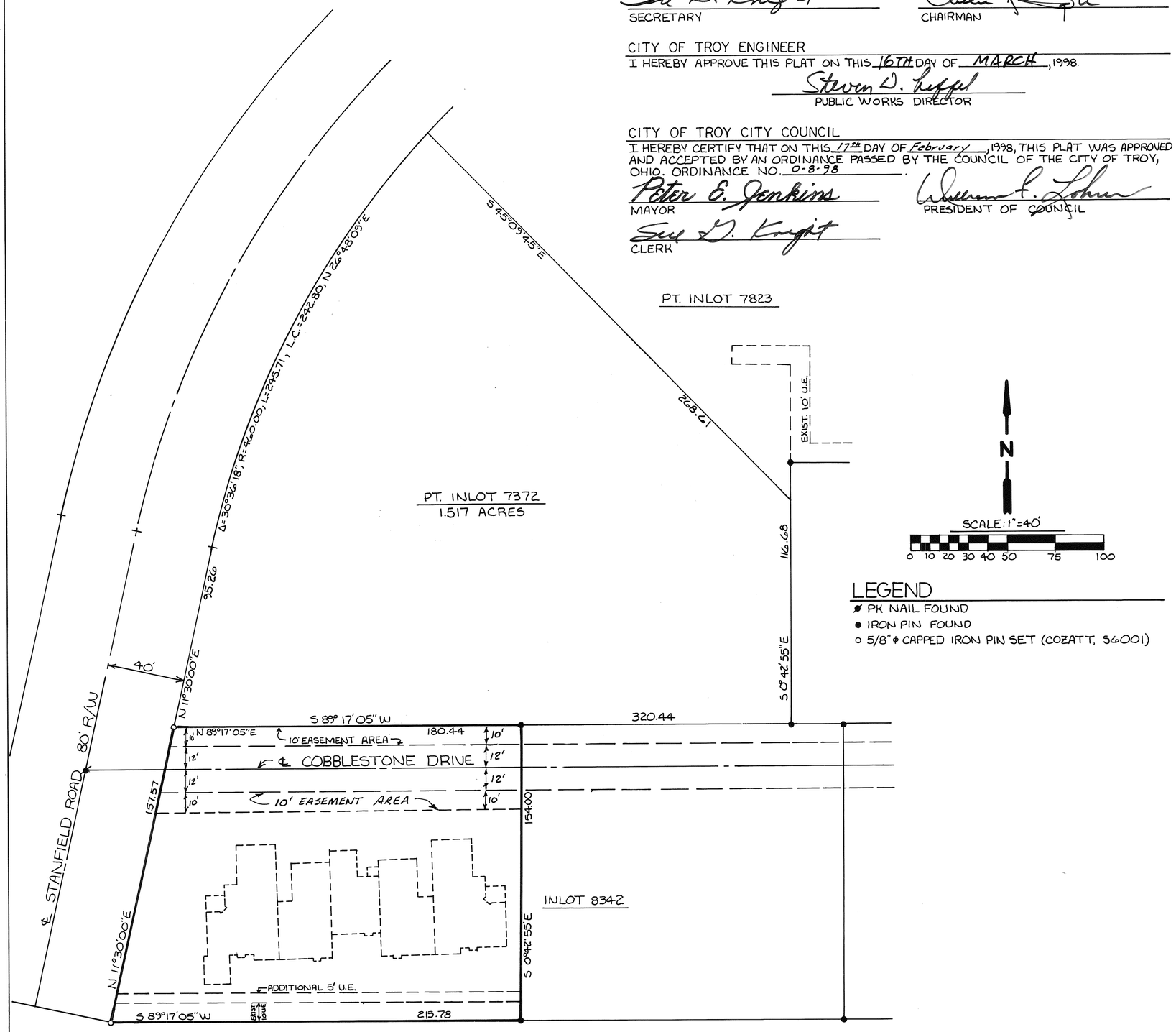
I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF MARCH, 1998.

Steven D. Leffel
PUBLIC WORKS DIRECTOR

CITY OF TROY CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS 17th DAY OF February, 1998, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO. ORDINANCE NO. 0-8-98.

Peter E. Jenkins — MAYOR
Wayne F. Lohner — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK



LEGEND

- ⊗ PK NAIL FOUND
- ● IRON PIN FOUND
- ○ 5/8" ϕ CAPPED IRON PIN SET (COZATT, S6001)

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF PT. INLOT 7372 OF POINT-OF-WOODS SECTION 2, RECORDED IN P.B. 15, PG. 7, PLAT RECORDS OF MIAMI COUNTY, OHIO, IN THE CITY OF TROY AS DEEDED TO NEWNAM ENTERPRISES, INC. BY DEED RECORDED IN D.B. 655, PG. 562 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING A TOTAL OF 0.697 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.

Pamela S. Ashman — WITNESS AS TO 1 AND 2
Wayne A. Newnam — 1. WAYNE A. NEWNAM
Dale E. Blake — 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 13 DAY OF MARCH, 1998, 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 ABOVE.

Dale E. Blake — NOTARY PUBLIC
6-8-2000 — MY COMMISSION EXPIRES

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PEOPLES SAVINGS BANK OF TROY.

Dale E. Blake — WITNESS
[illegible] — PRESIDENT
Richard K. Bender — WITNESS
Marie A. Douglas — VICE PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 13 DAY OF MARCH, 1998, 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.

Dale E. Blake — NOTARY PUBLIC
6-8-2000 — 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.

NOTARIAL SEAL STATE OF OHIO

Michael W. Cozatt 1-05-98
MICHAEL W. COZATT, P.S. #6001

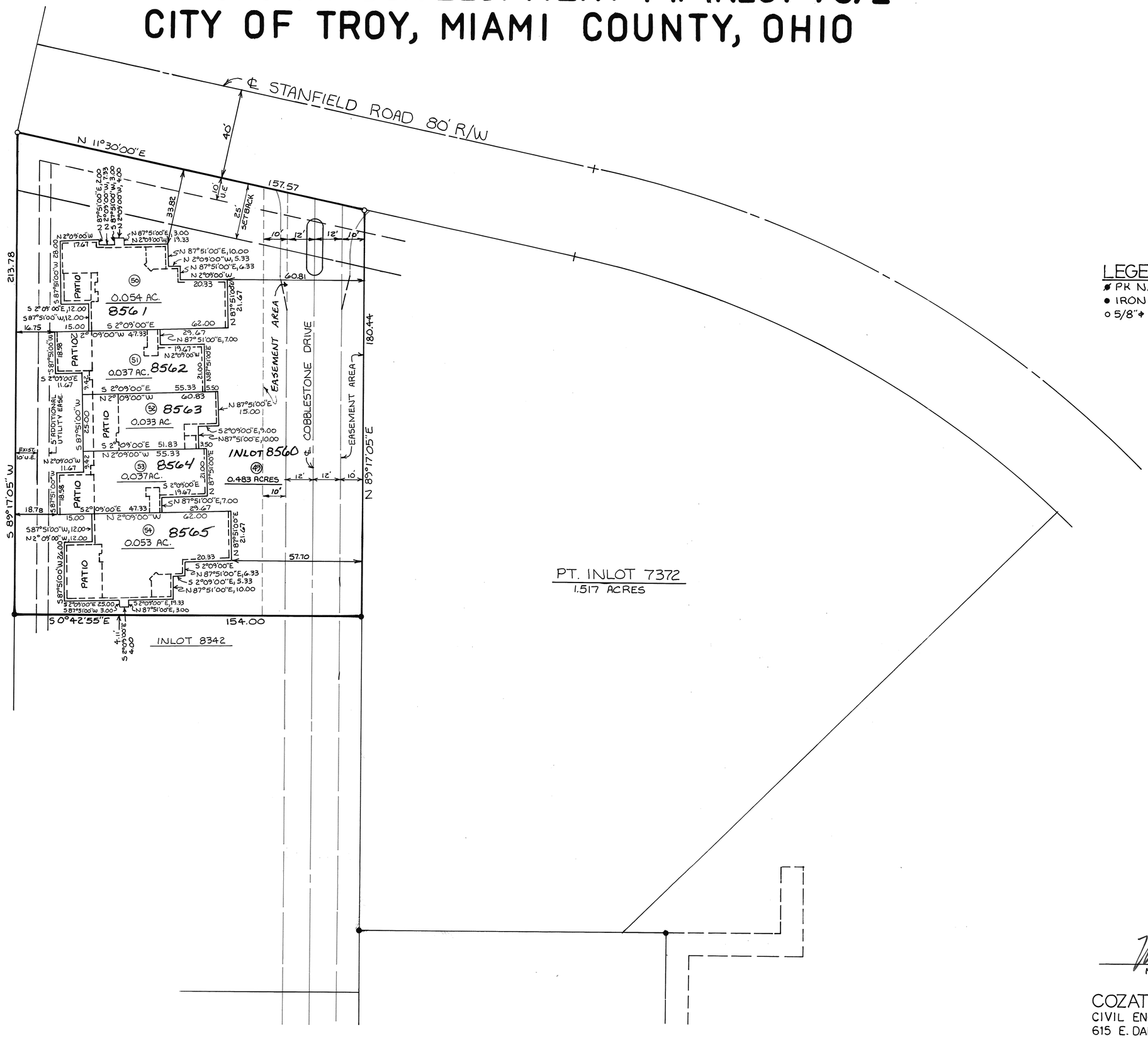
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 07897 — SHEET 1 OF 2

COBBLESTONE POINTE EIGHT

PLANNED UNIT DEVELOPMENT PT. INLOT 7372

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 36 A



Z

SCALE: 1" = 30'

0 10 20 30 45 60

LEGEND

- ✱ PK NAIL FOUND
- ● IRON PIN FOUND
- ○ 5/8"ϕ CAPPED IRON PIN SET (COZATT, S6001)

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

Michael W. Cozatt 1-05-98

MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY

CIVIL ENGINEER — LAND SURVEYOR

615 E. DAKOTA ST. — TROY, OHIO

JOB NO. 07897 — SHEET 2 OF 2

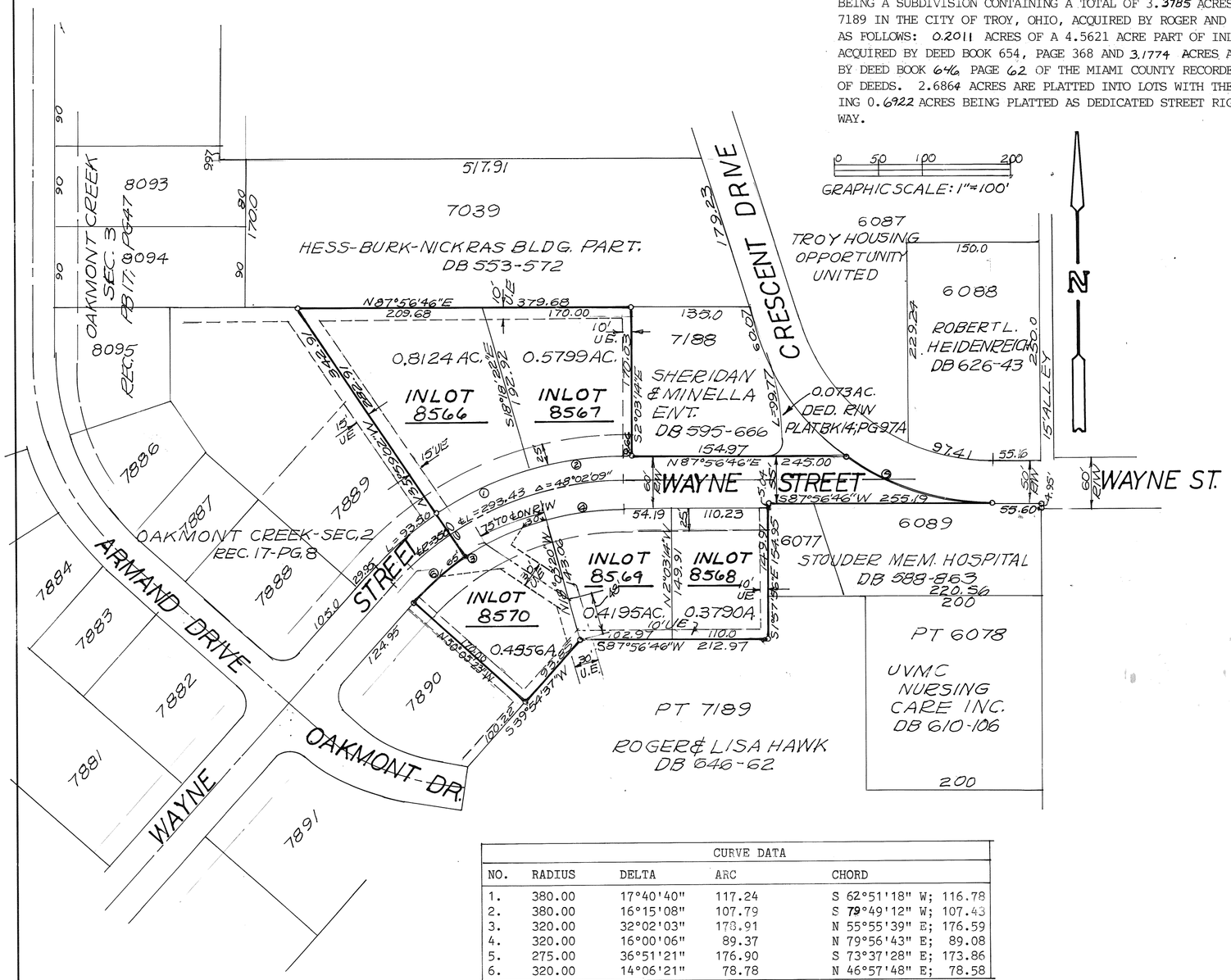
OAKMONT CREEK SUBDIVISION – SECTION FOUR – TROY, OHIO

PLAT BOOK 18 PAGE 37
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF
MARCH, 1998, AT 11:50 A.M.
FILE NO. 0235894 FEE: $21.00

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

BY: Beverly McDade Deputy
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 3.3785 ACRES OF INLOT 7189 IN THE CITY OF TROY, OHIO, ACQUIRED BY ROGER AND LISA HAWK AS FOLLOWS: 0.2011 ACRES OF A 4.5621 ACRE PART OF INLOT 7189, ACQUIRED BY DEED BOOK 654, PAGE 368 AND 3.1774 ACRES ACQUIRED BY DEED BOOK 646, PAGE 62 OF THE MIAMI COUNTY RECORDERS RECORD OF DEEDS. 2.6864 ACRES ARE PLATTED INTO LOTS WITH THE REMAINING 0.6922 ACRES BEING PLATTED AS DEDICATED STREET RIGHT-OF-WAY.



CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD
1.	380.00	17°40'40"	117.24	S 62°51'18" W; 116.78
2.	380.00	16°15'08"	107.79	S 79°49'12" W; 107.43
3.	320.00	32°02'03"	178.91	N 55°55'39" E; 176.59
4.	320.00	16°00'06"	89.37	N 79°56'43" E; 89.08
5.	275.00	36°51'21"	176.90	S 73°37'28" E; 173.86
6.	320.00	14°06'21"	78.78	N 46°57'48" E; 78.58

DEDICATION

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

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

OWNERS: ROGER & LISA HAWK

Roger Hawk — ROGER HAWK — WITNESS Rebecca Branson

Lisa Hawk — LISA HAWK — WITNESS Jenny Brading

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 EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 14th DAY OF JANUARY, 1998.

Rebecca L. Branson — NOTARY PUBLIC — MY COMMISSION EXPIRES 10/13/02
Rebecca L. Branson

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

Frank W. Wagner II — FRANK W. WAGNER, II, VICE PRESIDENT — WITNESS Rebecca Branson

C. Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT — WITNESS Jenny Brading

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 THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY AUTHORIETY 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 JANUARY, 1998.

Rebecca L. Branson — NOTARY PUBLIC — MY COMMISSION 10/13/02
Rebecca L. Branson

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF October, 1997, THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF February, 1998, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-9-98.

Peter E. Jenkins — MAYOR — PRESIDENT OF COUNCIL — CLERK OF COUNCIL

TRANSFERRED THIS 25th DAY OF MARCH, 1998.

Chris A. Peebles — CHRIS A. PEEBLES, 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 CORNER, P.C. AND P.T. POINTS.

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER — 4370 — REGISTERED SURVEYOR

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 AND 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 FOUR
TROY, OHIO

ROGER & LISA HAWK
TROY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (937) 339-5331

DATE	DRAWN BY: / TRACED BY: / CHECKED BY:	SHEET NO.
13 OCT 1997	SCALE: 1" = 100'	1 OF 1

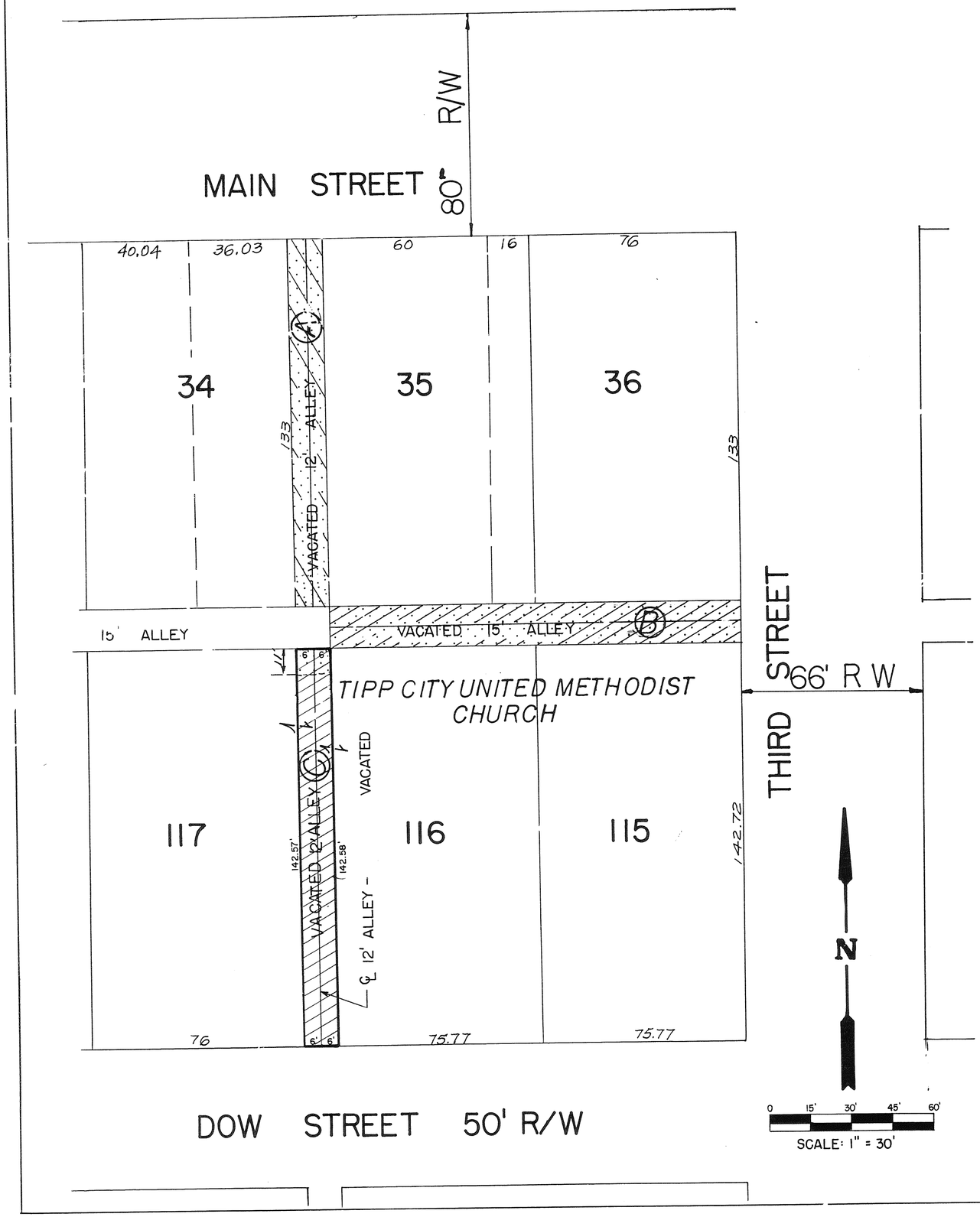
VACATION PLAT OF PARTS OF ALLEYS

ADJACENT TO INLOTS 34, 35, 36, 115, 116, & 117, CITY OF TIPP CITY, OHIO

PLAT BOOK 18 PAGE 38
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30th DAY OF
March, 1998, AT 1:25P.M.
FILE NO: 0236269 FEE: $21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 13TH DAY OF DECEMBER, 1983, THIS ALLEY VACATION WAS APPROVED (ALLEY "A" & ALLEY "B").

Charles Powder — 3/10/98 — Neva Hufford — 3/10/98
CHAIRMAN — DATE — SECRETARY — DATE

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 9TH DAY OF JANUARY, 1984, THIS ALLEY VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 1-84.

Carol Sue Cook — 3/16/98 — Lorraine A. Howard — 3/16/98
MAYOR — DATE — PRESIDENT OF COUNCIL — DATE

Neva Hufford — 3/10/98
CLERK OF COUNCIL — DATE

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 12TH DAY OF AUGUST, 1997, THIS ALLEY VACATION WAS APPROVED (ALLEY "C").

Charles Powder — 3/10/98 — Neva Hufford — 3/10/98
CHAIRMAN — DATE — SECRETARY — DATE

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 20TH DAY OF OCTOBER, 1997, THIS ALLEY VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 29-97.

Carol Sue Cook — 3/16/98 — Lorraine A. Howard — 3/16/98
MAYOR — DATE — PRESIDENT OF COUNCIL — DATE

Neva Hufford — 3/10/98
CLERK OF COUNCIL — DATE

TRANSFERRED THIS 30th DAY OF MARCH, 1998.

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

THIS ALLEY VACATION PLAT BASED ON MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 22, PAGE 364 AND DEED BOOK 24, PAGE 293.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

INDICATES AREAS OF VACATED ALLEYS TO BE RESERVED FOR PUBLIC UTILITIES

VACATION PLAT OF PARTS OF ALLEYS ADJACENT TO INLOTS 34, 35, 36, 115, 116 & 117 TIPP CITY, OHIO		
TIPP CITY UNITED METHODIST CHURCH & SHIRLEY SPENCER TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE: 2 MAR 1998	DRAWN BY: DV TRACED BY: CHECKED BY: RWK SCALE: 1" = 30'	SHEET NO. 1 OF 1

REPLAT OF INLOTS 1900-1904, CITY OF TROY
N.E. SECTION, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 39
MIAMI RECORDER'S PLAT RECORDS
RECEIVED APRIL 8, 1998 AT 10:44 A
FILE NO. 0237065 FEE $21.40
John W. O'Brien BY: Jill Kent
MIAMI COUNTY RECORDER DEPUTY
TRANSFERRED THIS 8TH DAY OF APRIL, 1998.
CHRIS A. PEEPLES BY: John Williams
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

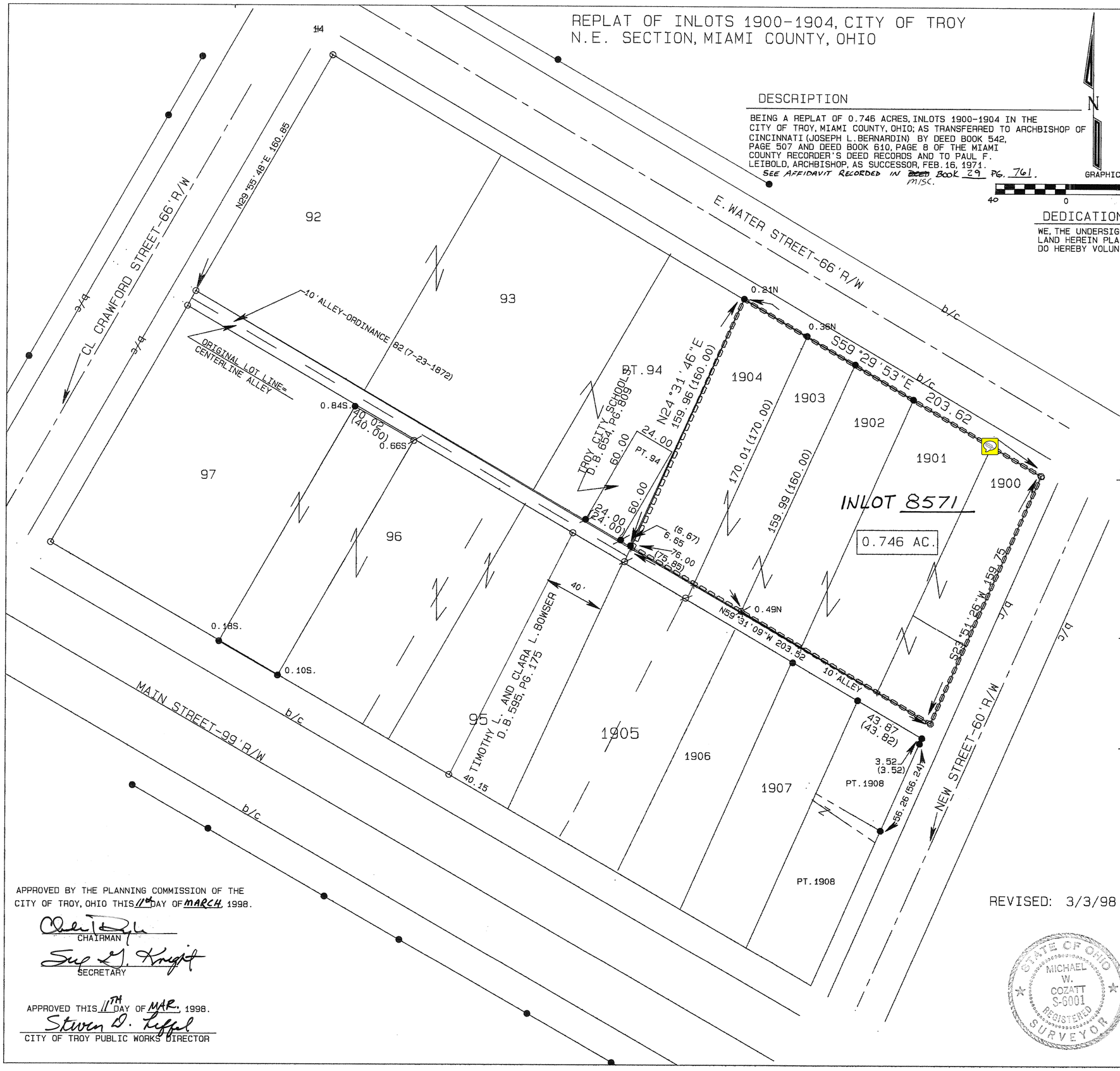
BEING A REPLAT OF 0.746 ACRES, INLOTS 1900-1904 IN THE CITY OF TROY, MIAMI COUNTY, OHIO; AS TRANSFERRED TO ARCHBISHOP OF CINCINNATI (JOSEPH L. BERNARDIN) BY DEED BOOK 542, PAGE 507 AND DEED BOOK 610, PAGE 8 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND TO PAUL F. LEIBOLD, ARCHBISHOP, AS SUCCESSOR, FEB. 16, 1971.
SEE AFFIDAVIT RECORDED IN ~~DEED~~ MISC. BOOK 29 PG. 761.

GRAPHIC SCALE 1"=40'
40 0 40 80 120

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.

Paul E. Pierce — Linda C. Courtney WITNESS
Howard Bergquist WITNESS



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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFIXED MY OFFICIAL SEAL THIS 12TH DAY OF MARCH 1998.
Barbara A. Wolfe 11-4-2001
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGEND

- ● IRON PIN OR PIPE FOUND
- ⊘ P.K. NAIL SET
- ● P.K. NAIL FOUND
- ● RAILROAD SPIKE FOUND
- ○ 5/8" DIA. CAPPED PIN SET (COZATT-S6001)
- ⊗ GIN SPINDLE SET
- ( ) RECORD DISTANCE

REFERENCES

VOL.	PAGE	
6	33	MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
7	190	
19	114	
20	83	
20	133	
20	134	
21	9	
22	10	
2	161	MIAMI RECORDER'S PLAT RECORDS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO THIS 11TH DAY OF MARCH, 1998.
CHAIRMAN
Sue G. Knight
SECRETARY

APPROVED THIS 11TH DAY OF MAR. 1998.
Steven D. Leffel
CITY OF TROY PUBLIC WORKS DIRECTOR

REVISED: 3/3/98 BY DC

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

SURVEYOR'S STATEMENT:
I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH CAPPED IRON PINS SET AT ALL LOT CORNERS.
Michael W. Cozatt 2-28-98
MICHAEL W. COZATT
STATE OF OHIO
PROFESSIONAL SURVEYOR#6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES RD. TROY, OHIO 45373
PHONE AND FAX# (937) 339-2921

FILE: STPATS.PRO	SHEET 1/1	DWG. NO.
DRAWN: DC	CHECKED: MC	JOB NO. 18797

PLAT BOOK 18, PAGE 40
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 8TH DAY
OF APRIL, 1998 AT 2:34 PM.
FILE No. 0237110 FEE: $21.00

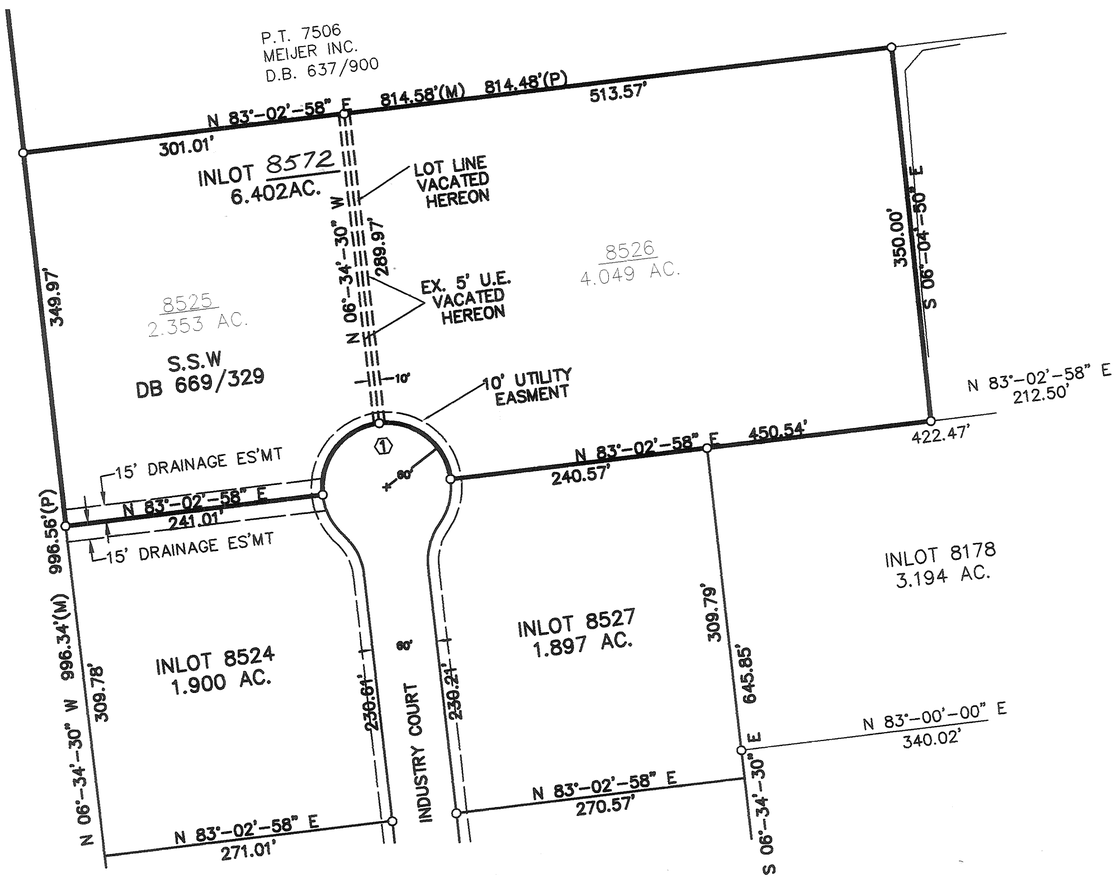
John O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

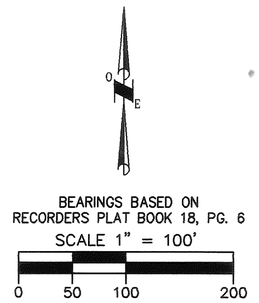
Jill Rank
DEPUTY

ISHMAEL PLAT
INLOT 8572

BEING A REPLAT OF LOTS 8525 AND 8526 IN WEST STANFIELD INDUSTRIAL PARK SEC. TWO

CITY OF TROY, MIAMI CO., OHIO





LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ◎ IRON PIPE FOUND

NOTES:
1.) THE UTILITY EASEMENTS AS SHOWN IN RECORDERS PLAT BOOK 18, PAGE 6 SHALL REMAIN AS ORIGINALLY PLATTED, UNLESS OTHERWISE SHOWN.
2.) THE RESTRICTIVE COVENANTS AS SHOWN IN P.B. 18, PG. 6A SHALL GOVERN THE LOTS REPLATTED HEREON.

VACATION/DEDICATION

WE THE OWNERS OF LOTS PLATTED HEREON REQUEST VACATION OF THE LOT LINES AND UTILITY EASEMENTS AS INDICATED HEREON AND DO REPLAT SAME INTO THE LOTS AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE PROPOSED UTILITY EASEMENTS.

Larry R. Ishmael — 4/2/98 — [signature]
LARRY R. ISHMAEL — DATE — WITNESS
D.B. _____ PG. _____

4-2-98 — Lori Werling
DATE — WITNESS

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	60.00'	180-00-00	188.49'	120.00'	N 83°-02'-58" E

TRANSFERRED THIS 8TH DAY OF APR., 1998
CHRIS A. PEEPLES BY: Jo Ann Williams
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

CITY OF TROY PUBLIC WORKS DIRECTOR

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 7TH DAY OF APRIL 1998

APPROVAL Steven D. Leffel
STEVEN D. LEFFEL P.E., P.S.

UTILITY COMPANY ACKNOWLEDGMENT

WE THE UNDERSIGNED UTILITY COMPANIES HEREBY ACKNOWLEDGE THE VACATION OF THE UTILITY EASEMENTS AS INDICATED HEREON.

Jim Pipes — TELEPHONE, GENERAL TELEPHONE CO.
Michael Crow — ELECTRIC, D.P.& L.
Tom Hall 4-6-98 — CABLE TV, WARNER CABLE
Peta M. Leslie — GAS, D.P.& L.

ACKNOWLEDGE

STATE OF OHIO, Shelby COUNTY, SS
BE IT REMEMBERED THAT ON THIS 2nd DAY OF April, 1998, BEFORE ME, A NOTARY PUBLIC IN Shelby 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 2nd DAY OF April, 1998.
MY COMMISSION EXPIRES 3-19-00.

Cindy A. Naseman
NOTARY PUBLIC
CINDY A. NASEMAN
THE STATE OF OHIO
MARCH 19, 2000

UTILITY EASMENT

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

Thomas L. Coverstone — 4/02/98
THOMAS L. COVERSTONE, P.S. #7100 — DATE

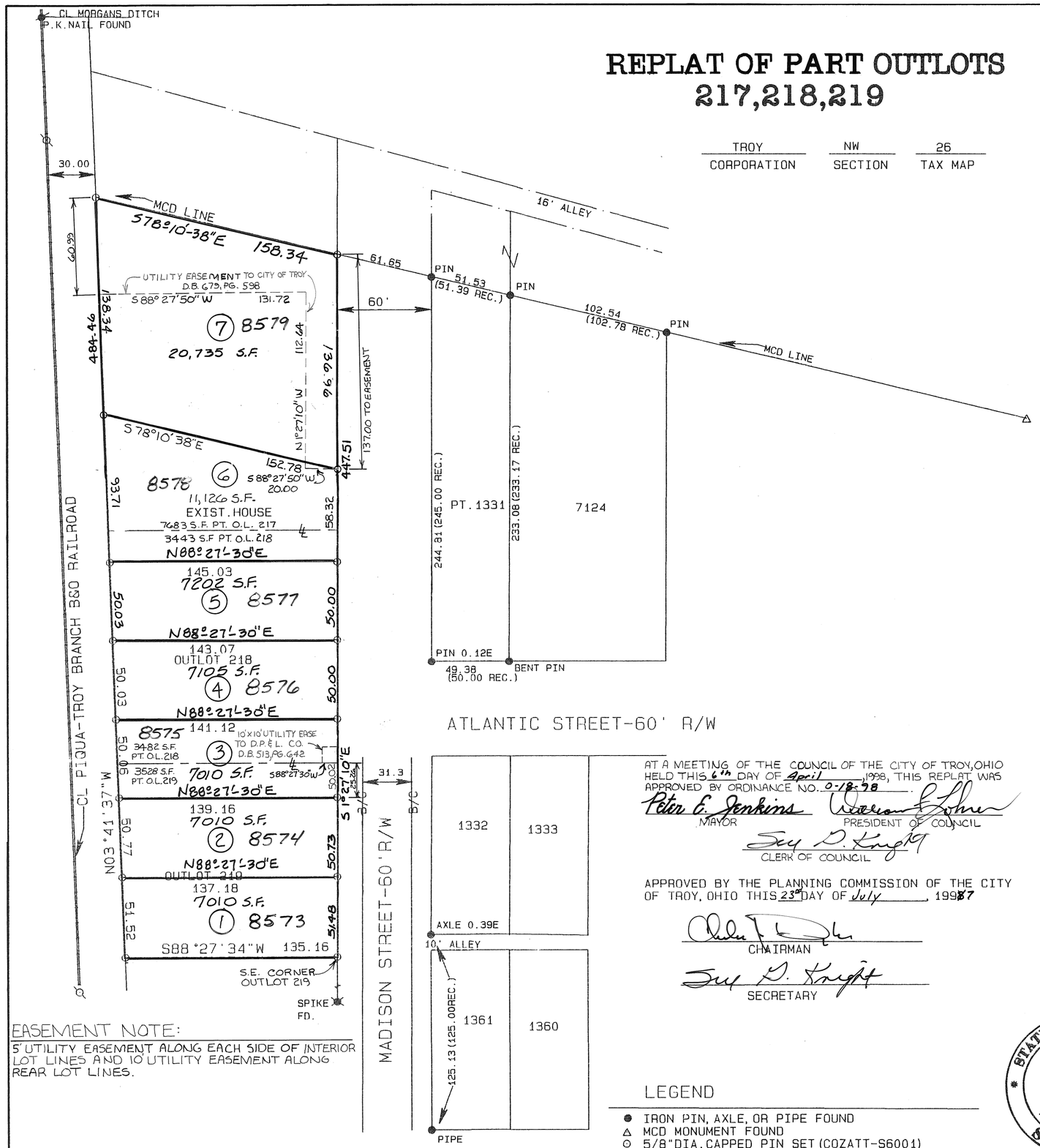
STATE OF OHIO
THOMAS L. COVERSTONE 7100
REGISTERED PROFESSIONAL SURVEYOR

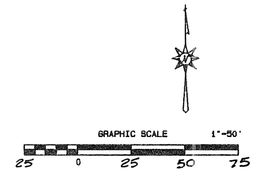
CHOICE ONE ENGINEERING
113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
Email: coec@bright.net

date:	drawn by:	job number:
4/2/98	DSM	MIA TRO 9801

REPLAT OF PART OUTLOTS 217,218,219

TROY	NW	26
CORPORATION	SECTION	TAX MAP





PLAT BOOK 18 PAGE 41
MIAMI RECORDER'S PLAT RECORDS
RECEIVED May 7, 1998 AT 3:04 PM
FILE NO. 023993 82 FEE $ 21.60

John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

TRANSFERRED THIS 7th DAY OF MAY, 1998.

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

DESCRIPTION

BEING A REPLAT OF 1.543 ACRES, PART OUTLOTS 217,218 AND 219 IN THE CITY OF TROY, MIAMI COUNTY, OHIO. CONTAINING 0.653 AC. IN PT. O.L. 217, 0.487 AC. IN PT. O.L. 218 AND 0.403 AC. IN PT. O.L. 219, AS CONVEYED TO BESSIE STEWART BY DEED RECORDED IN D.B. 640, PAGE 682 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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 DEDICATED 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 TELEVISION OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES AND 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

William E. Smith — Connie D. Patton
William E. Smith — WITNESS
Bessie Stewart — Linda E. Cook
Bessie Stewart — WITNESS

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 6th DAY OF April, 1998, THIS REPLAT WAS APPROVED BY ORDINANCE NO. 0-18-98.

Peter E. Jenkins — MAYOR
William Lohner — PRESIDENT OF COUNCIL
Suy D. Knight — CLERK OF COUNCIL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO THIS 23rd DAY OF July, 1997

CHAIRMAN
Suy D. Knight — SECRETARY

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BESSIE STEWART AND NATIONAL CITY BANK BY William E. Smith, ITS Vice President AND BY NA, ITS NA TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS REPLAT AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF April, 1998.

Linda E. Cook — NOTARY PUBLIC
1-2-1999 — MY COMMISSION EXPIRES
LINDA E. COOK, Notary Public In and for the State of Ohio My Commission Expires Jan. 2, 1999

EASEMENT NOTE:

5' UTILITY EASEMENT ALONG EACH SIDE OF INTERIOR LOT LINES AND 10' UTILITY EASEMENT ALONG REAR LOT LINES.

LEGEND

- ● IRON PIN, AXLE, OR PIPE FOUND
- △ MCD MONUMENT FOUND
- ○ 5/8" DIA. CAPPED PIN SET (COZATT-S6001)
- ⊘ P.K. NAIL SET

REFERENCES

VOL. 6, PAGE 131 - MIAMI CO. ENG. REC. OF LOT SURVEYS
PLAT BOOK 14, PAGE 18 - MIAMI CO. REC. PLAT RECORDS
PLAT BOOK 7, PAGE 108
PLAT BOOK 7, PAGE 109

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

SURVEYOR'S STATEMENT

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

Michael W. Cozatt 10-18-96
MICHAEL W. COZATT
PROFESSIONAL SURVEYOR 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
PHONE AND FAX# (513) 339-2921

DRAWN: DC	CHECKED: MC	JOB NO. 24896	FILE: LEE.PRO LEE2.PRO

REPLAT OF LOTS 2 & 3, SAXONY WOODS SECTION 1

4	6E	SE1/4 ~ 4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 18 PAGE 42
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 5-21, 1998 AT 10:31 AM
FILE NO. 240458 FEE 21.60
John O'Brien BY: Bonnie McDade
MIAMI CO. RECORDER DEPUTY

TRANSFERRED THIS 21st DAY OF May, 1998
Chris A. Pepper BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 21st DAY OF April, 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

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

THIS REPLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS ____ DAY OF _____, 1998.

D. Ann Baird — D. ANN BAIRD
Arthur D. Haddad — ARTHUR D. HADDAD
Richard W. Adams — RICHARD W. ADAMS

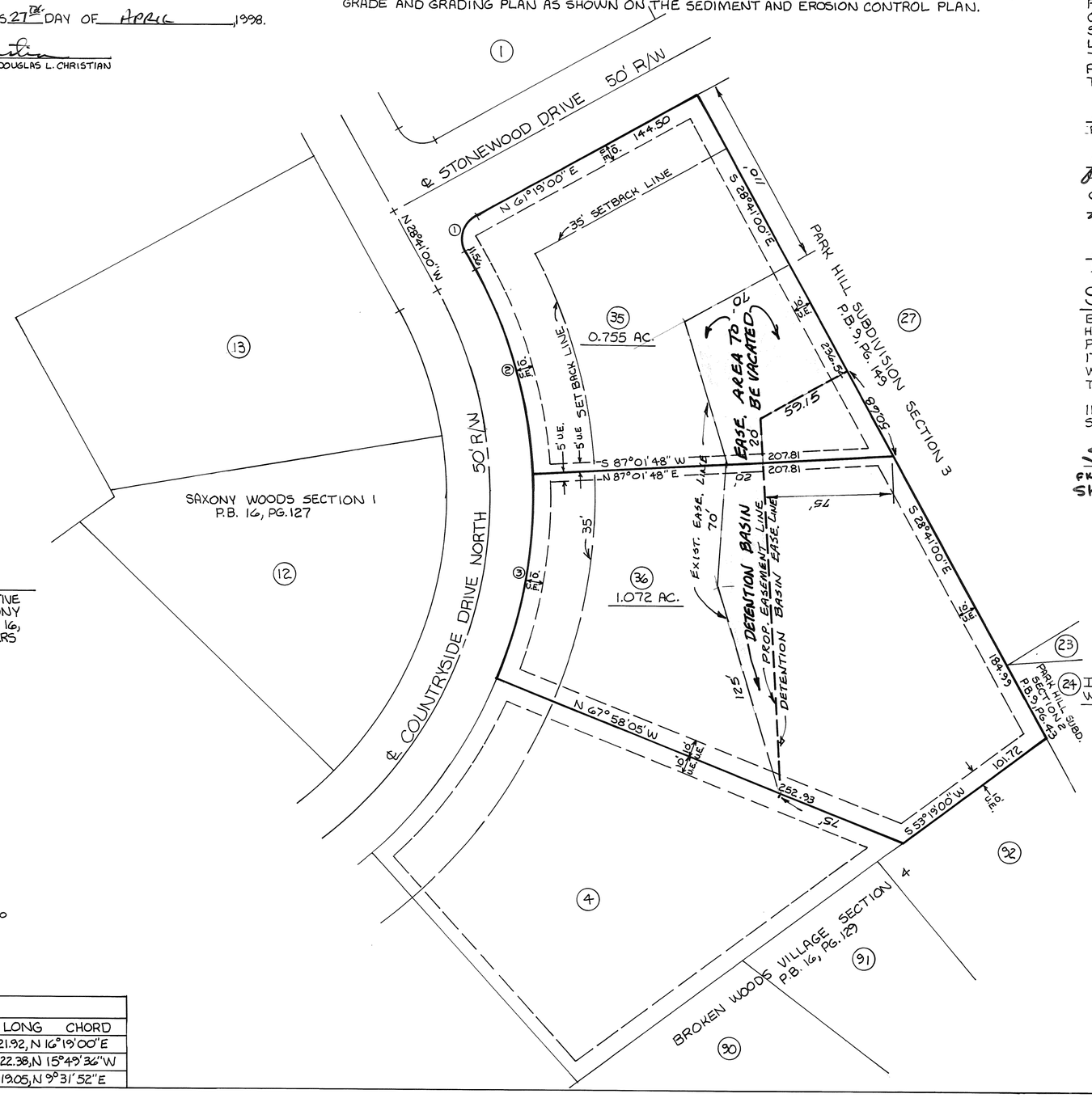
THIS REPLAT REVIEWED AND APPROVED THIS 27th DAY OF April, 1998.

Doug Christian — MIAMI COUNTY ENGINEER - DOUGLAS L. CHRISTIAN

DETENTION BASIN & STORMWATER COVENANTS & RESTRICTIONS

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

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER DETENTION AREAS.
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORMWATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PG. 585, MIAMI COUNTY RECORDERS RECORDS.
3. THE GRANTEES OF LOTS 34 AND 35 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 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.



DESCRIPTION

BEING A REPLAT OF LOTS 2 AND 3 IN SAXONY WOODS SECTION 1, PB. 16, PG. 127, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. AS DEEDED TO HG DEVELOPMENT, INC. BY DEED BOOK 653, PAGE 755 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING 1.827 ACRES.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINGE, 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 — ROBERT E. BLACKMORE HG DEVELOPMENT INC.
William B. Whitelaw — WITNESS
Jean T. Blackmore HG Development I — JEAN T. BLACKMORE HG DEVELOPMENT INC.
Mark A. Douglas — MARK A. DOUGLAS, VICE PRES., PEOPLES Savings Bank
Shelly A. Ryan — WITNESS
Ronald B. Scott — RONALD B. SCOTT, PRES., PEOPLES Savings Bank

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 Mark A. Douglas, ITS Vice President AND BY Ronald B. Scott, ITS President, WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 17th DAY OF April, 1998.

Shelly A. Ryan — NOTARY PUBLIC
FKA Shelly A. Almansky
8-13-98 — MY COMMISSION EXPIRES

NOTE:

THIS REPLAT IS SUBJECT TO THE "PROTECTIVE COVENANTS AND RESTRICTIONS" FOR SAXONY WOODS SECTION 1 AS FOUND IN PLAT BOOK 16, PAGE 127A OF THE MIAMI COUNTY RECORDERS PLAT RECORDS.

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

N

SCALE: 1" = 50'
0 10 20 30 40 50 75 100

CURVE DATA				
NO	DELTA	RADIUS	LENGTH	LONG CHORD
1	90°-00'-00"	15.50	24.35	21.92, N 16°19'00" E
2	25°-42'-28"	275.00	123.42	122.38, N 15°49'36" W
3	25°-00'-07"	275.00	120.00	119.05, N 9°31'52" E

Michael W. Cozatt 3-27-98
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. 0599B

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

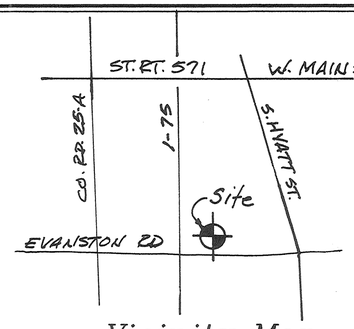
Legend

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

***Note:**

ALL EASEMENTS SHOWN HEREON ARE AS RECORDED ON SPRING HILL, SECTION ONE, PLAT BOOK 17, PAGES 16-16A UNLESS NOTED OTHERWISE.

North



Vicinity Map

No Scale

COUNTY AUDITOR

TRANSFERRED ON THIS 27th DAY OF May, 1998.

Linda Pearson — DEPUTY

Eric A. Publes — COUNTY AUDITOR

PLAT BOOK 18, PAGE 43
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF MAY, 1998 AT 2:03 PM
FILE NUMBER 0240810, FEE 21.60

John W. O'Brien
JOHN O'BRIEN, RECORDER, MIAMI COUNTY
BY DEPUTY Bobbie Mueller

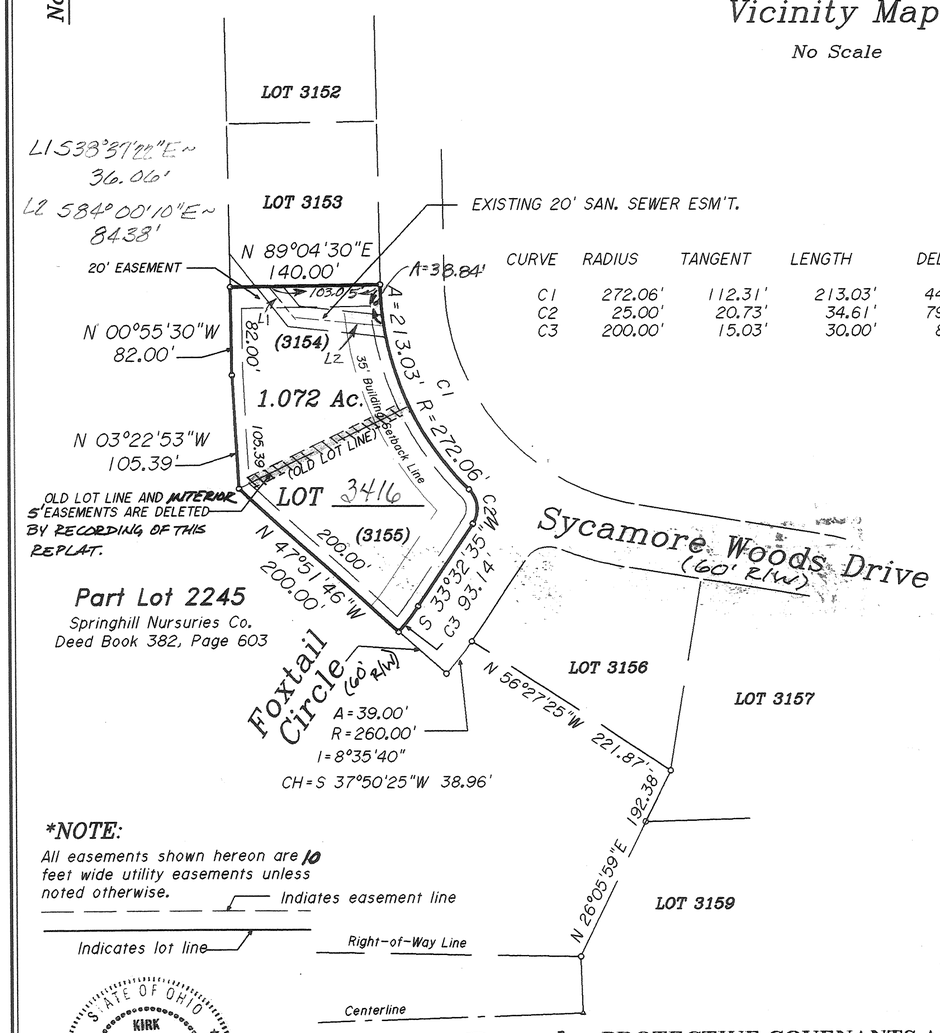
APPROVALS AND RECORDING

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 14th DAY OF April, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

Charles Pawelec — CHAIRMAN
Nera Hafford — SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 4th DAY OF MAY, 1998.

Carol Sue Cook — VICE PRESIDENT OF COUNCIL
Nera Hafford — CLERK OF COUNCIL



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	272.06'	112.31'	213.03'	44°51'45"	207.63'	S 23°21'22"E
C2	25.00'	20.73'	34.61'	79°19'49"	31.92'	S 06°07'20"E
C3	200.00'	15.03'	30.00'	8°35'40"	29.97'	S 37°50'25"W

***NOTE:**

All easements shown hereon are 10 feet wide utility easements unless noted otherwise.

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

ACKNOWLEDGMENT

STATE OF , S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23RD DAY OF MARCH, 1998 BY SPRING HILL NURSURIES CO. BY JOHN LAPPEGAARD, PRESIDENT, AND JON D. ELLETSON, SECRETARY- TREASURER AS OWNER.

Helen R Munk — NOTARY PUBLIC

DATE: 23 MARCH, 1998
STATE OF ILLINOIS S.S.

JOHN LAPPEGAARD, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

John Lappegaard — JOHN LAPPEGAARD

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

Helen R Munk — NOTARY PUBLIC

Melinda M. Cuikshank 5-26-98
State of Ohio
Notary Public
My commission expires Nov. 4, 1998

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, RESERVE THE EASEMENTS TO THE PUBLIC USE FOREVER. ANY "PUBLIC EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PREVIOUS OWNER: SPRING HILL NURSURIES CO.

Kathie E. Jonson — WITNESS:
Julie Meher — WITNESS:
John Lappegaard — JOHN LAPPEGAARD, PRESIDENT

Kathie E. Jonson — WITNESS:
Julie Meher — WITNESS:
Jon D Elletson — JON D. ELLETSON, SECRETARY-TREASURER

CURRENT OWNERS

Kelli L. Simon — WITNESS
David W. Grim — DAVID W. GRIM

Lisa R. Hiler — WITNESS
Kelly J. Grim — KELLY J. GRIM

Record Plan of Replat

Sycamore Woods

Section One

Being a Replat of Lots 3154 & 3155
Sec. 27, Town 4N, Range 6E
Tipp City, Miami County, Ohio
Contains: 1.072 Acres
SYCAMORE WOODS, SECTION ONE - P.B.17, PGS.16-16A

PROTECTIVE COVENANTS AND RESTRICTIONS:

THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR SYCAMORE WOODS, SECTION ONE, RECORDED IN PLAT BOOK 17, PAGES 16-16A SHALL REMAIN IN EFFECT FOR THE REPLAT OF SYCAMORE WOODS, SECTION ONE, LOTS 3154 & 3155.

Lender: Peoples Savings Bank

Dick E. Blackmore — WITNESS: DAVID E. BLACKMORE
Ronald B. Scott — RONALD B. SCOTT, PRESIDENT
Sandra Borror — WITNESS: SANDRA BORROR
Mark A. Douglas — MARK A. DOUGLAS, VICE PRESIDENT

Acknowledgement
STATE OF Ohio, County OF Miami
The foregoing instrument was acknowledged before me by Ronald B. Scott, President AND MARK A. Douglas, Vice President OF Peoples Savings Bank this 21st Day of May 1998.
Dick E. Blackmore — NOTARY

DAVID E. BLACKMORE, Notary Public in and for the State of Ohio
My Commission Expires June 8, 2000

NOTARIAL SEAL — STATE OF OHIO

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.

CERTIFICATION:

THE WITHIN PLAT IS A SUBDIVISION OF 1.072 ACRES BEING A REPLAT OF LOTS 3154 AND 3155 OF SYCAMORE WOODS, SECTION ONE, RECORDED IN PLAT BOOK 17, PAGES 16-16A, SAID LOTS ARE PART OF THE 108.700 ACRE TRACT CONVEYED TO SPRING HILL NURSURIES, CO. BY DEED RECORDED IN DEED BOOK 382 PAGE 603 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO

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, P.S. #7032

100 0 100 200 300
GRAPHIC SCALE - FEET 1" = 100' MARCH 1998

This Instrument Prepared By:
McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660

JOB #1141S1RP

OWL DRUG PLAT

VILLAGE OF WEST MILTON
MIAMI COUNTY, OHIO
SECTION 28, TOWN 6, RANGE 5E
PART OUTLOT 157 & PART INLOT 1352

BEING A SUBDIVISION CONTAINING A TOTAL OF 5.780 ACRES ACQUIRED BY RICHARD J. & VICKIE JANE MOSIER AND MONTY R. & JUDITH M. FOGLE BY DEED BOOK 686, PAGE 243 (3.176 ACRES) AND BY MCCALL & COLES ENTERPRISES, AN OHIO GENERAL PARTNERSHIP BY DEED BOOK 663, PAGE 477 (2.604 ACRES).

5.780 ACRES ARE PLATTED IN LOTS AND 0.000 ACRES BEING DEDICATED STREET RIGHT OF WAY.

N

Scale: 1" = 80'

SURVEY REFERENCES
Rec. Bk. 11, Pg. 54
Rec. Bk. 12, Pg. 133*
Rec. Bk. 16, Pg. 28
Lot Sur. 11, Pg. 50
Lot Sur. 18, Pg. 197

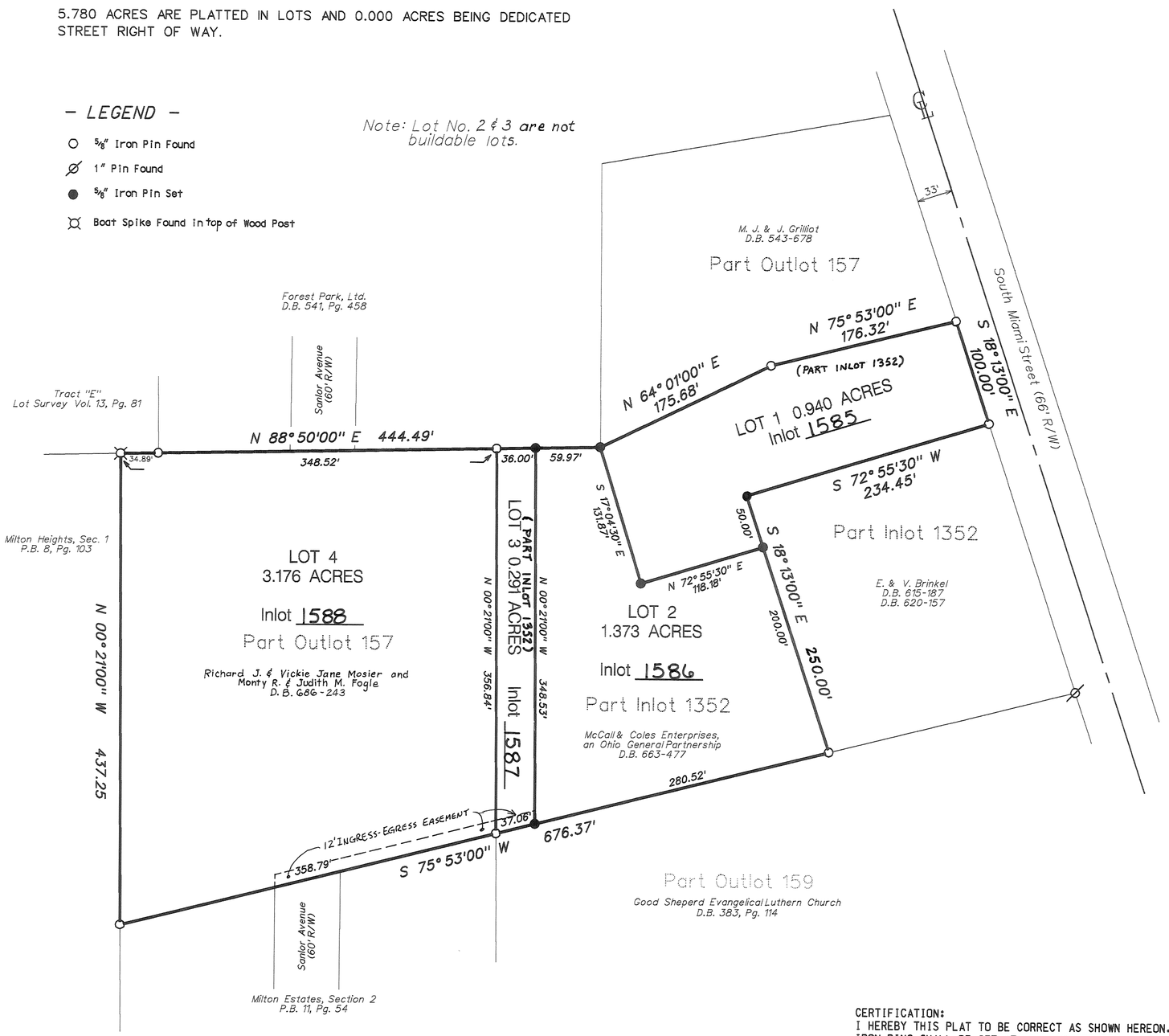
* Basis of Bearing

PLAT BOOK 18 PAGE 44
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8TH DAY OF JUNE, 1998, AT 8:56:27 A.M.
FILE NO. 0241624 FEE: $ 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY: DEPUTY Bobbie Mueller

— LEGEND —

- ○ 5/8" Iron Pin Found
- ⌀ 1" Pin Found
- ● 5/8" Iron Pin Set
- Boat Spike Found in top of Wood Post

Note: Lot No. 2 & 3 are not buildable lots.



0 40 80 120 160 240 320
Graphic Scale

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 THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS AS TO 1 & 2 SCOTT P. VAGEDES
WITNESS AS TO 1 & 2 BRADLEY C. VATH

1. RICHARD J. MOSIER
2. VICKIE J. MOSIER

WITNESS AS TO 3 & 4
WITNESS AS TO 3 & 4

3. MONTY R. FOGLE
4. JUDITH M. FOGLE

WITNESS AS TO 5 & 6
WITNESS AS TO 5 & 6

McCALL AND COLES ENTERPRISES,
AN OHIO GENERAL PARTNERSHIP

5. MARK S. MCCALL
6. JOHN S. COLES

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 3rd DAY OF June 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME RICHARD J. MOSIER, VICKIE J. MOSIER, MONTY R. FOGLE, JUDITH M. FOGLE, MARK S. McCALL AND JOHN S. COLES, TO ME KNOWN AND 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 AFFIXED MY OFFICIAL NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: 12-22-99

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO HELD THIS 3rd DAY OF JUNE, 1998 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN
SECRETARY

TRANSFERRED AND NUMBERED TO DESIGNATE INLOTS THIS 8th DAY OF June 1998.

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
DEPUTY AUDITOR

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 ALONG THE ARC.

PAUL P. HUELSKAMP PROFESSIONAL SURVEYOR NO. 7814

STATE OF OHIO
PAUL P. HUELSKAMP
7814
PROFESSIONAL SURVEYOR

Surveyor:
PAUL P. HUELSKAMP
Civil Engineering and Land Surveying
1120 E. Main Street
Troy, Ohio 45373
(937) 339-3477

THIS INSTRUMENT PREPARED BY:

Scott Engineering, Inc.
Civil Engineering Services
P.O. Box 7038
2828 West Riverview Avenue
Dayton, Ohio 45407
937-278-0755 • Fax 937-278-0755

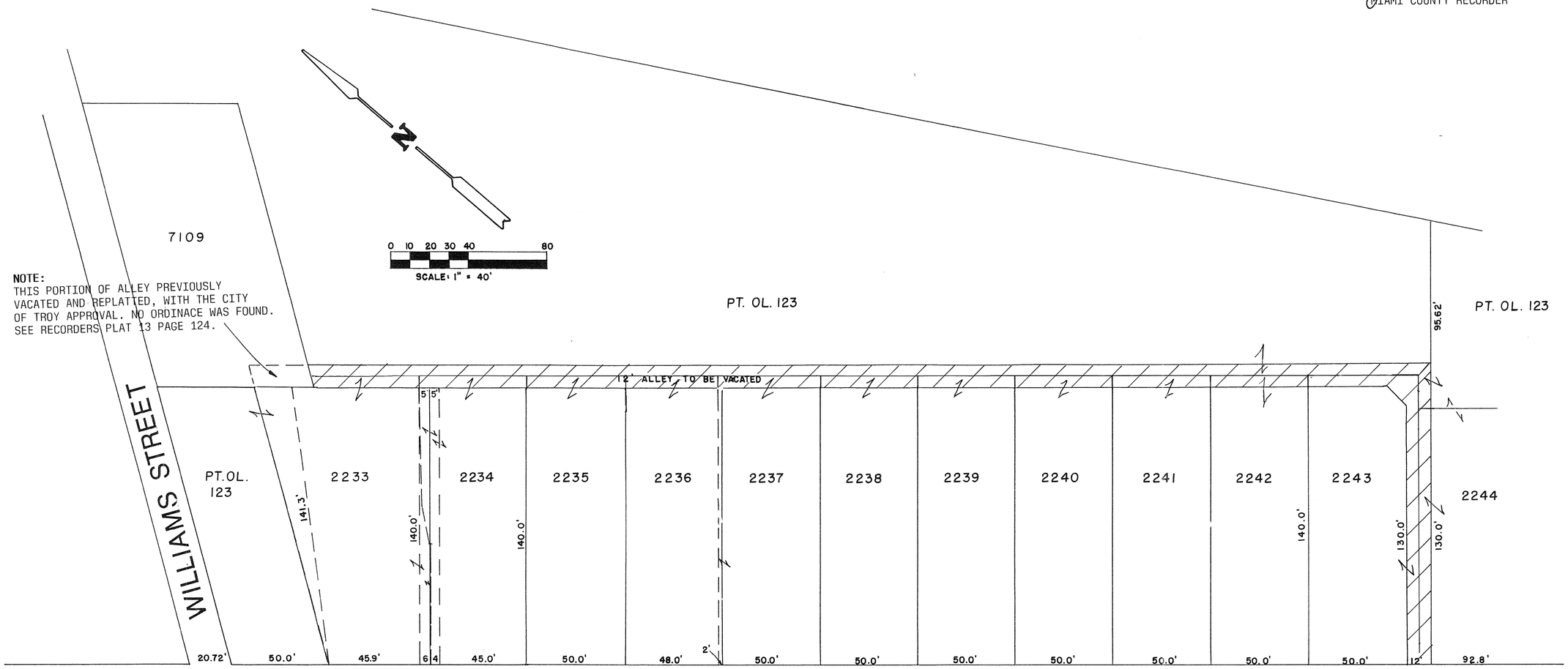
98-01 May 27, 1998

G:\CAD files\98\9801SANL\9812RP.cg Jun. 02, 1998 11:56:59 Copyright Scott Engineering, 1998

ALLEY VACATION

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 45
MIAMI COUNTY RECORDER PLAT RECORDS
RECIEVED THIS 9th DAY OF JUNE, 1998 AT 11:25 AM
FILE NUMBER 0241783 FEE $21.60
John V. O'Brien BY Beverly McDade
MIAMI COUNTY RECORDER DEPUTY RECORDER



MAIN STREET

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF July, 1994, THIS ALLEY VACATION WAS APPROVED.

PRESIDENT SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd OF October, 1994, THIS VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NUMBER 0-27-94

Peter E. Jenkins MAYOR
Carol L. Hastings PRESIDENT OF COUNCIL

Sue D. Knight CLERK OF COUNCIL

TRANSFERRED THIS 9th DAY OF June, 1998.

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

THIS ALLEY VACATION PLAT BASED ON RECORDERS PLAT 2 PAGE 201.

RICHARD W. KLOCKNER PROFESSIONAL SURVEYOR #4370

STATE OF OHIO RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

ALLEY VACATION		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE	DRAWN BY: DV	SHEET
2DEC 1995	CHECKED BY: RWK	1 OF 1
	SCALE: 1" = 40'	

REPLAT OF INLOTS 1235 AND 1236 IN TROY, OHIO

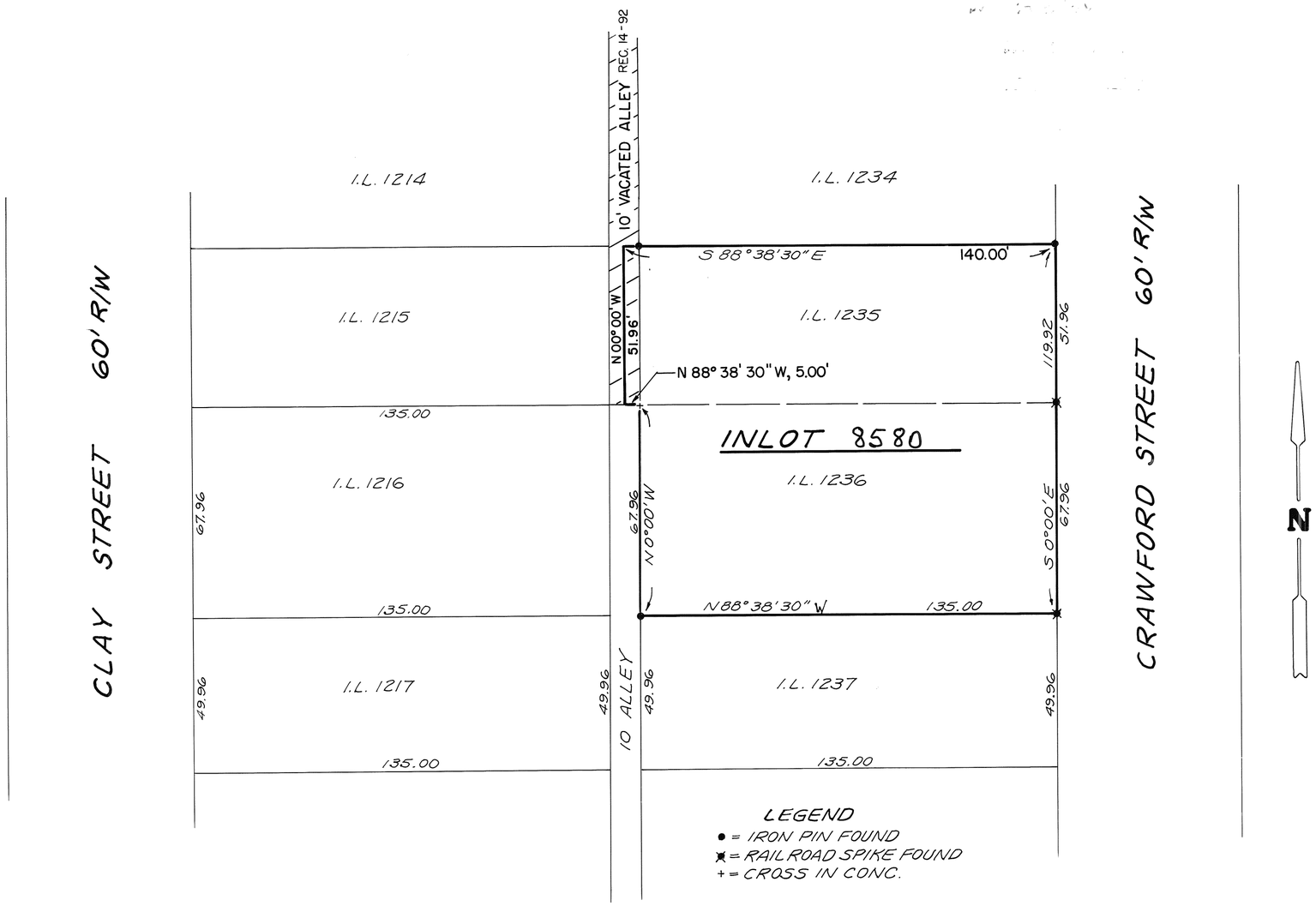
ALSO, PART OF A VACATED ALLEY

PLAT BOOK 18 PAGE 46
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 9th DAY OF June, 1998, AT 12:07:03 P.M.

FILE NO. 0241786 FEE: $ 21.60

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

Bobbie Mueller
DEPUTY RECORDER



DESCRIPTION

BEING A REPLAT OF INLOT 1235 AND INLOT 1236 IN THE CITY OF TROY, MIAMI COUNTY, OHIO. SAID LOTS WERE ACQUIRED BY PARKER A. BEHM AS SHOWN IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 647, PAGE 299 AND BOOK 657, PAGE 400. ALSO, PART OF A VACATED ALLEY SHOWN ON REC. PLAT 14 PG. 92, ORD. NO. 0-19-87.

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

OWNERS:

PARKER A. BEHM — WITNESS: Ruby E. Klockner

JANE A. BEHM (DOWER) — WITNESS: Richard W. Klockner

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 22ND DAY OF DECEMBER, 1994.

Richard W. Klockner — MY COMMISSION EXPIRES

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

NOTARY PUBLIC

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24th DAY OF Dec, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

TRANSFERRED THIS 9 DAY OF June, 1998.

Chris A. Peeples — BY: Linda J. Zimmerman

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR — DEPUTY AUDITOR

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

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

REPLAT OF INLOTS 1235 & 1236 TROY, OHIO		
PARKER BEHM TROY, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) 339-5331		
DATE: 11 DEC. 1994	DRAWN BY: JP TRACED BY: CHECKED BY: Rwk	SHEET NO. 1 OF 1
	SCALE: 1" = 30'	

MAGATO REPLAT

REPLAT OF INLOTS 523, 524, 525, & PART INLOT 526, WEST MILTON, OHIO

PLAT BOOK 18 PAGE 47
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF June, 1998, AT 1:28 P.M.
FILE NO: 0242296 FEE: $ 21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOTS 523, 524, 525 AND PART OF INLOT 526, STILL ACRES SUBDIVISION, WEST MILTON, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 4, PAGES 47 AND 80. ACQUIRED BY DEED BOOK 578, PAGE 402.

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: DALE J. MAGATO AND CAROL E. MAGATO

Dale J. Magato — DALE J. MAGATO — Ron Coate — WITNESS — Michael J. Hyde — WITNESS

Carol E. Magato — CAROL E. MAGATO — Ron Coate — WITNESS — Michael J. Hyde — 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 Miami Co., OHIO, THIS 14th DAY OF May, 1998.

Michael J. Hyde — NOTARY PUBLIC — MY COMMISSION EXPIRES: May 15 1998

MICHAEL J. HYDE, NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires MAY 15, 1998

LIENHOLDER: RESOURCE BANCSHARES MORTGAGE GROUP, INC.

Zann Nichols-Dunham — ZANN NICHOLS/DUNHAM, ASST. VICE PRESIDENT — Joyce Byrd — WITNESS JOYCE BYRD — Leslie B. Manter — WITNESS LESLIE B. MANTER

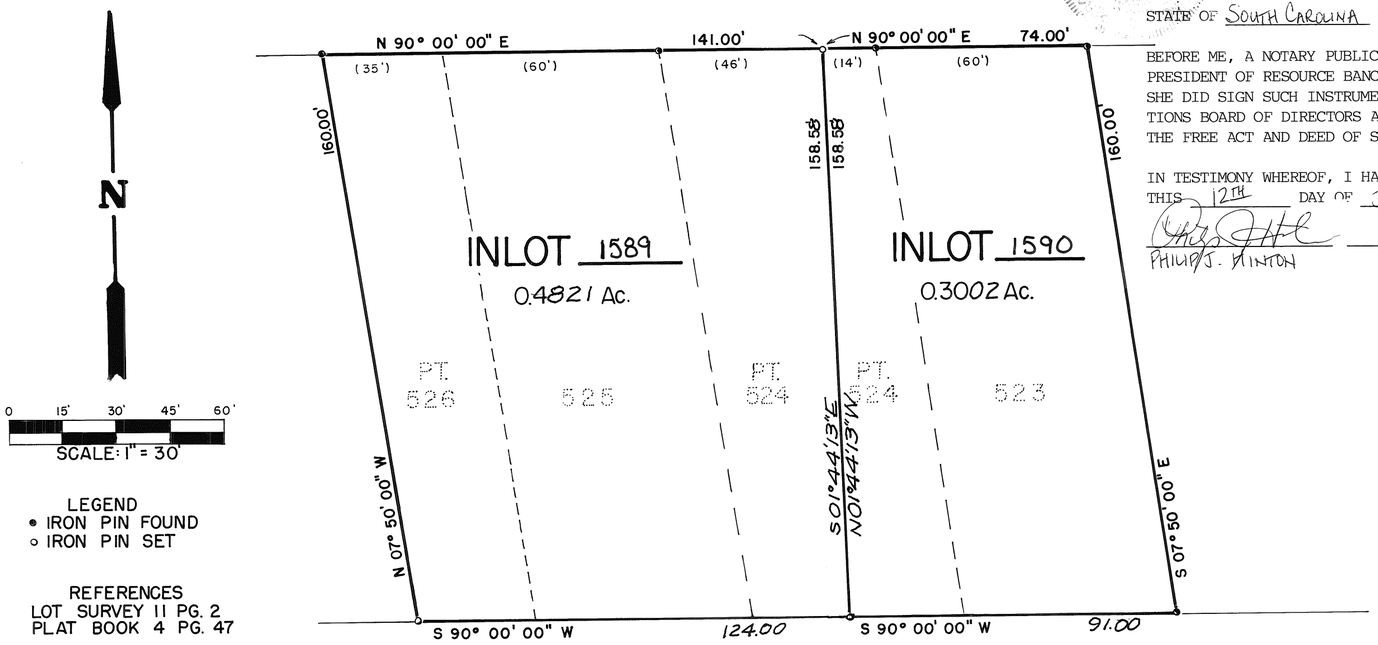
STATE OF SOUTH CAROLINA - COUNTY OF RICHLAND S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF SOUTH CAROLINA, PERSONALLY APPEARED ZANN NICHOLS/DUNHAM, ASST. VICE PRESIDENT OF RESOURCE BANCSHARES MORTGAGE GROUP, INC., THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AS SUCH ASST. VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED AS SUCH ASST. 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 Resource Bancshares Mortgage Group, Inc (RBMG), Columbia, SC, THIS 12th DAY OF June, 1998.

Philip J. Hinton — NOTARY PUBLIC — MY COMMISSION EXPIRES: September 29, 2007

NOTARY PUBLIC SOUTH CAROLINA



LEGEND
- • IRON PIN FOUND
- ○ IRON PIN SET

REFERENCES
LOT SURVEY 11 PG. 2
PLAT BOOK 4 PG. 47

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS 6 DAY OF MAY, 1998.

William J. Brun — CHAIRMAN — SECRETARY Bill Netzley

TRANSFERRED THIS 16th DAY OF JUNE, 1998.

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

BY: Ann Williams
DEPUTY AUDITOR

REPLAT OF INLOTS 523, 524, 525 AND PART OF INLOT 526 STILL ACRES SUBDIVISION WEST MILTON, OHIO		
DALE J. AND CAROL E. MAGATO WEST MILTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 5MAY98	DRAWN BY: DV TRACED BY: CHECKED BY: Rwk SCALE: 1" = 30'	SHEET NO. 1 OF 1

RECORD PLAN
HAMPTON WOODS
REPLAT OF INLOTS 3269, 3270 AND 3271

(ALSO BEING KNOWN AS LOTS 37, 38 AND 39
OF HAMPTON WOODS, SECTION 2)

LOCATED IN:

SECTION 27, TOWN 4 NORTH, RANGE 6 EAST
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 1.704 ACRES
MARCH 1998

PLAT BOOK 18 PAGE 48
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0242374
RECEIVED 6-17 ,1998
AT 10:39AM FEE $21.60
John W. O'Brien
MIAMI COUNTY RECORDER
Carol Plummer
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

Sarah M. Asher
WITNESS

OWNER:
HAMPTON WOODS, INC.

Judith L. Tomb, V.P.
JUDITH L. TOMB, VICE-PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 13th DAY OF April ,1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAMPTON WOODS, INC. BY JUDY L. TOMB, ITS VICE-PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

WITNESS Jeremy M. Tomb
Jessica A. Minesinger
WITNESS

OWNERS:

Ronald Salyer
RONALD SALYER
Linda Salyer
LINDA SALYER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 14th DAY OF April ,1998, BEFORE ME, THE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RONALD & LINDA SALYER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO 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. Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Emma D. Fairchild
WITNESS
Jessica A. Minesinger
WITNESS

OWNERS:

Ronald Craycraft
RONALD CRAYCRAFT
Beth P. Craycraft
BETH CRAYCRAFT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 13th DAY OF April ,1998, BEFORE ME, THE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RONALD AND BETH CRAYCRAFT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO 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. Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1998

DATE April 13 ,1998.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDY L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Judy L. Tomb
JUDY L. 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

0 50 100 150 200
SCALE: 1"=50'
GRAPHIC SCALE IN FEET

APPROVALS

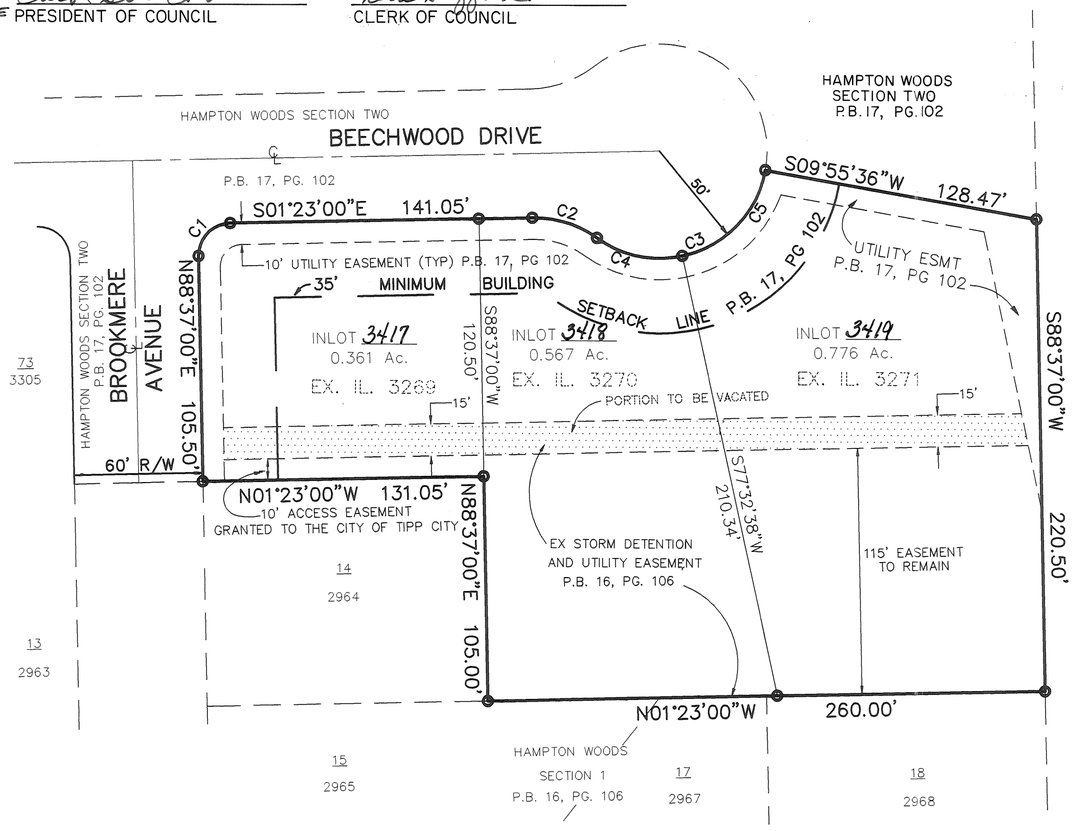
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 4th DAY OF MAY , 1998, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 18-98 .

Carol Sue Cook
VICE PRESIDENT OF COUNCIL

Vera Hufford
CLERK OF COUNCIL

NOTE

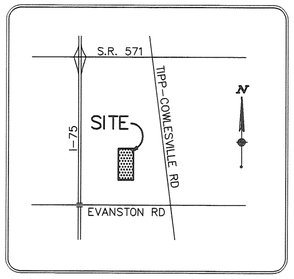
FOR COVENANTS AND RESTRICTIONS SEE THE "DECLARATION OF SUBDIVISION-ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROJECT KNOWN AS HAMPTON WOODS SUBDIVISION" AS RECORDED IN DEED BOOK 647, PAGE 598.



LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- STORM DETENTION AND UTILITY EASEMENT TO BE VACATED WITH PLAT
- IL. TIPP CITY INLOT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	23.56	15.00	21.21'	S46°23'00"E	90°00'00"
C2	32.18	50.00	31.62'	S17°03'06"W	36°52'12"
C3	100.85	50.00	84.60'	S22°17'36"E	115°33'36"



VICINITY MAP
NO SCALE

DESCRIPTION:

BEING A REPLAT OF LOTS 37, 38 AND 39 OF HAMPTON WOODS, SECTION 2, ALSO KNOWN AS CITY OF TIPP CITY INLOTS 3269, 3270 AND 3271 RESPECTIVELY, AS RECORDED IN PLAT BOOK 17, PAGE 102 AND BEING A PART OF A TRACT OF LAND CONVEYED TO HAMPTON WOODS, INC. AS RECORDED IN DEED 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 BYTHE 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 ANYEASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 14th DAY OF APRIL , 1998, THIS PLAT WAS REVIEWED AND APPROVED.

Charles Powder
CHAIRMAN

Vera Hufford
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 17th DAY OF June , 1998.

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 LLP

Paul F. MacCallum
PAUL F. MACCALLUM
OHIO PROFESSIONAL SURVEYOR NO. 7561

4/9/98
DATE

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED
PROFESSIONAL SURVEYOR

22982.06.087

SHEET 1 OF 1

C:\1AMY\22061rp2.dwg – APR 09, 1998 – 09:17:59

COUNTY ROAD NO. 25A

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 9, TOWN 4, RANGE 6
CITY OF TIPP CITY
PART INLOT 3344

* VACATION OF EXISTING PERPETUAL HIGHWAY EASEMENTS PARCEL No. 66 VAC. (COMBINED)

VOLUME 18, PAGE 49

MIAMI COUNTY RECORDER'S PLAT RECORDS

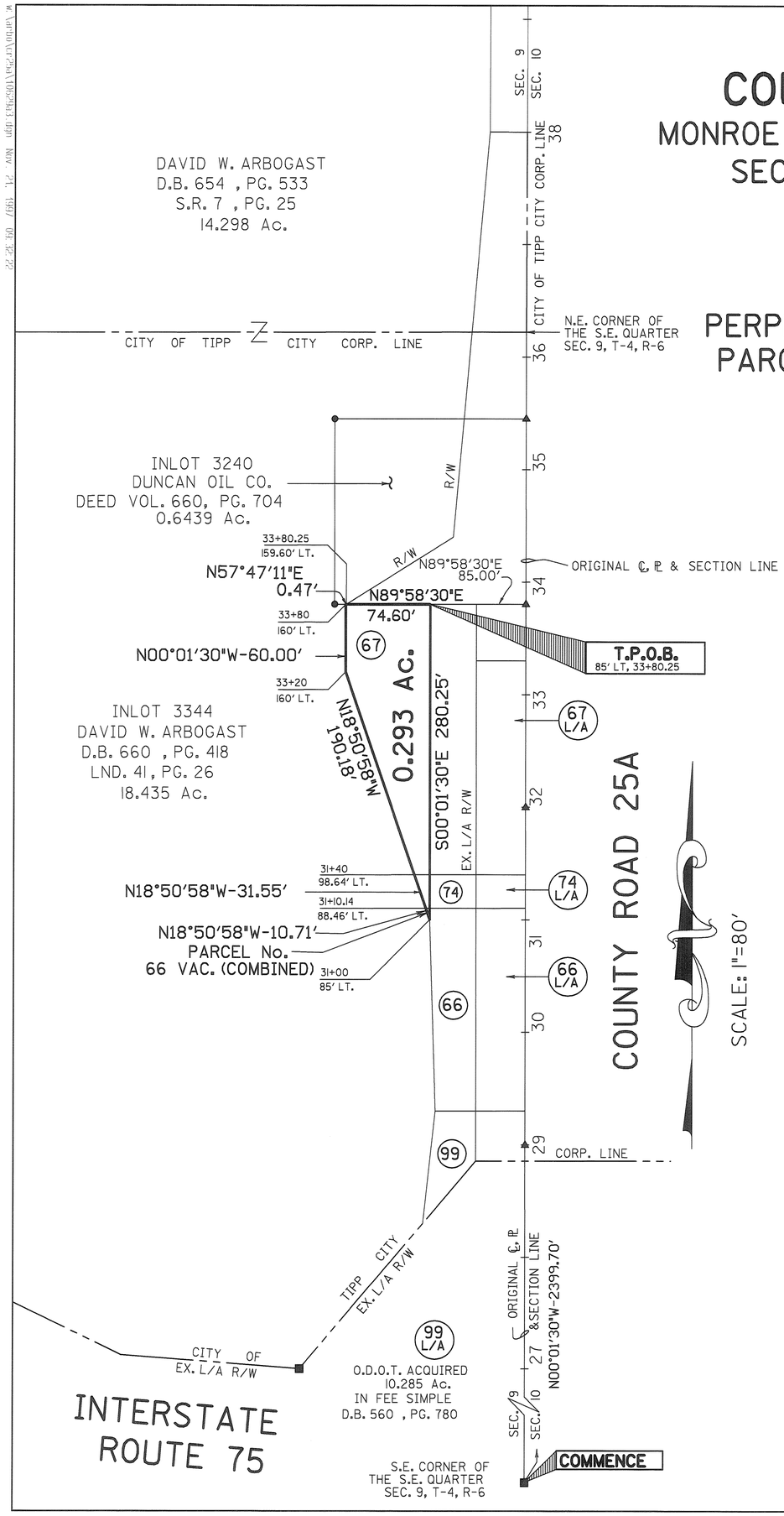
ROAD RECORD VOLUME _____, PAGE _____

RECEIVED FOR RECORD THIS 22ND DAY OF JUNE, 1998, AT 10:39:56 .M.

FILE NUMBER 0242627 FEE $21.60

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

Bobbie Mueller
(BY DEPUTY RECORDER)



LEGEND

- ■ CONC. MONUMENT FOUND
- • IRON PIN FOUND
- ▲ P.K. NAIL FOUND

* VACATION IS IN FAVOR OF UNDERLYING FEE OWNER DAVID W. ARBOGAST
SEE D.B. 687 PG. 691

SURVEY REFERENCES

LAND SURVEY VOL. 9, PG. 144
LAND SURVEY VOL. 9, PG. 176
LAND SURVEY VOL. 9, PG. 181
LAND SURVEY VOL. 14, PG. 162
LAND SURVEY VOL. 40, PG. 134

DEED/COURT CASE REFERENCES

D.B. 332 PG. 131
COMMON PLEAS COURT CASE #36,767
COMMON PLEAS COURT CASE #36,835

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

John J. Beals
JOHN J. BEALS
OHIO REGISTERED SURVEYOR NO. 5312

STATE OF OHIO
JOHN J. BEALS
5312
REGISTERED SURVEYOR

REVIEWED BY THE MIAMI COUNTY AUDITOR
22nd DAY OF June, 1998.

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

TIPP CITY APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 12TH DAY OF AUGUST, 1997, THIS VACATION OF EXISTING PERPETUAL HIGHWAY EASEMENT WAS REVIEWED AND APPROVED.

Charles R. Powder
CHARLES R. POWDER, CHAIRMAN

Neva Hufford
NEVA HUFFORD, SECRETARY

COUNTY ROAD NO. 25A
PARTIAL VACATION OF EXISTING PERPETUAL HIGHWAY EASEMENTS
MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 9, TOWN 4, RANGE 6

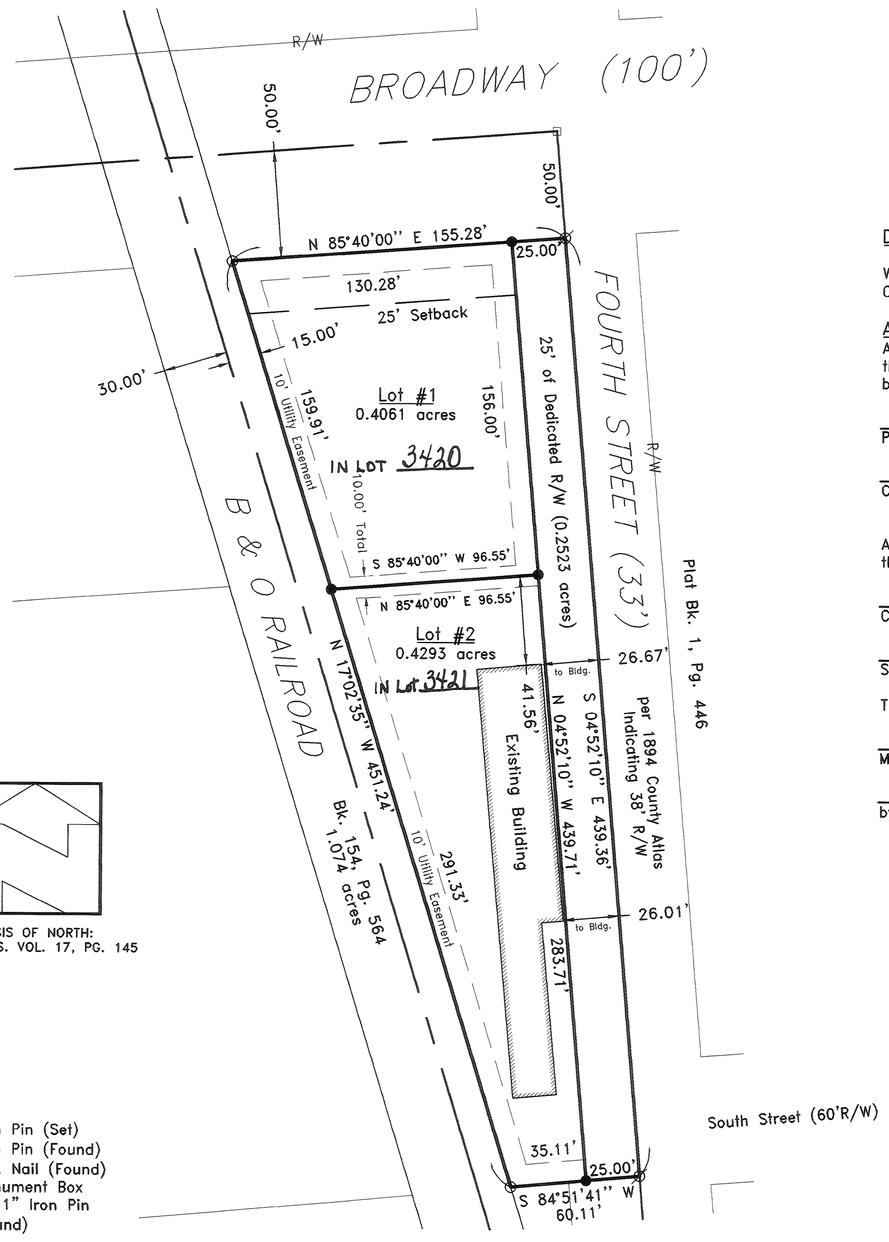
Des. T.W.H.	LJB engineers architects	LOCKWOOD, JONES AND BEALS INC. DAYTON OFFICE 3166 RESEARCH BOULEVARD DAYTON, OHIO 45432-2848 TEL: (513) 258-5595 FAX: (513) 258-5105	Scale: 1"=80'
Dr. T.W.H.			Project 10629 AI
Ck. J.J.B.			
Date: 10/7/97			Sht. 1 of 1

Plat Book 18 Page 50
Miami County Recorder's
Plat Records
File No. 024473
Received 7-13-1998, 1998
at 11:52 AM Fee $21.60

John W. O'Brien
Miami County Recorder
Carol Pleiman, Deputy

Record Plan
Watson Plat

Located in:
Pt. O.L. #32
Section 23, Town 4N, Range 6E
City of Tipp City, Miami County, Ohio
Containing 1.0877 acres



BASIS OF NORTH:
M.C.E.R.L.S. VOL. 17, PG. 145

Legend:
- ● = Iron Pin (Set)
- ○ = Iron Pin (Found)
- ⌀ = P.K. Nail (Found)
- ⊡ = Monument Box w/ 1" Iron Pin (Found)

References:
Deeds: Bk. 453, Pg. 129
Bk. 685, Pg. 657

Plat Bk. 1, Pg. 446

Lot Surveys:
Vol. 13, Pg. 148
Vol. 17, Pg.145
Vol. 22, Pg. 112

Ohio Department of Transportation
MIA – Broadway Avenue
June 10, 1996
Prepared by Worl & Associates

50 0 50 100 150
Scale 1" = 50'

Description
Being a subdivision containing 1.0877 acres, as conveyed to Steve Watson, by deed recorded in Deed Book 685, Page 657 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 6th day of July, 1998. This Plat was reviewed and approved by ordinance no. _____

Larayne A Howard
President of Council

Neva Hafford
Clerk of Council

At a meeting of the Planning Board of the City of Tipp City, Ohio, held this 9th day of June, 1998, this Plat was reviewed and approved.

Charles Powder
Chairman

Neva Hafford
Secretary

This Plat was reviewed and approved this 13th day of July, 1998.

Chris A. Peeples
Miami County Auditor

Linda Pearson
by Deputy

Dedication
We the undersigned, being all the owners of the lands herein subdived do hereby voluntary 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 from the property for said purposes, and are to be maintained as such forever.

Signed and Acknowledged in the presence of

Witness

Witness

Owners:

Stephen R. Watson
Stephen R. Watson

Sally A. Watson
Sally A. Watson

State of Ohio, County of Montgomery, SS
Be it remembered that on this 8 day of May, 1998, before me, the undersigned, a notary public in and for said county and state, personally came Stephen R. Watson and Sally A. Watson 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.

Maggie A. Flower
Notary Public in and for State of Ohio
My commission expires: Sept 4, 2002

NOTARIAL SEAL STATE OF OHIO

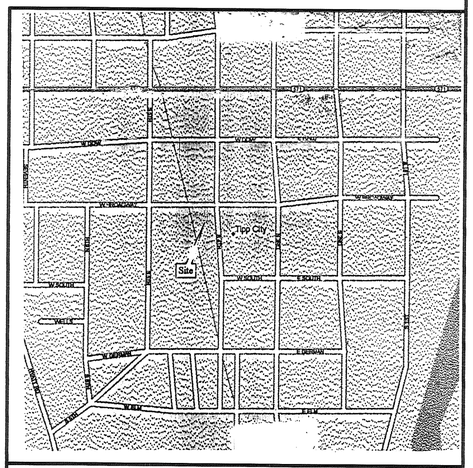
Acreage

Lot #1	0.4061	acres
Lot #2	0.4293	acres
R/W	0.2523	acres
Total	1.0877	acres

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.

Earnest C. Boutwell
EARNEST C. BOUTWELL, P.S.
OHIO PROFESSIONAL LAND SURVEYOR #7489

STATE OF OHIO
EARNEST C. BOUTWELL
S-7489
REGISTERED
PROFESSIONAL SURVEYOR



Vicinity Map
(Not to Scale)

PREPARED BY
BOUTWELL & ASSOCIATES, INC.
7580 BRANDT PIKE, SUITE A
HUBER HEIGHTS, OHIO 45424
(937) 237-3036 FAX: 237-5473

SCALE 1"=50'	DATE 5/4/98	JOB # 98-563-1
DRAWN: CAD/CCD	CHECKED: ECB	

MOSIER PLAT

VILLAGE OF WEST MILTON
MIAMI COUNTY, OHIO
SECTION 28, TOWN 6, RANGE 5E
INLOT 1587 & INLOT 1588

BEING A REPLAT OF LOTS 3 AND 4 OF THE OWL DRUG PLAT CONTAINING A TOTAL OF 3.468 ACRES ACQUIRED BY
KENNETH W. & TAMMY J. MYERS, TRUSTEES BY DEED BOOK 687, PAGE 617 AND
RICHARD J. & VICKI JANE MOSIER BY DEED BOOK 686, PAGE 243 AND
RICHARD J. & VICKI JANE MOSIER AND
KENNETH W. & TAMMY J. MYERS, TRUSTEES BY DEED BOOK 688, PAGE 144

2.920 ACRES ARE PLATTED IN LOTS AND
0.548 ACRES BEING DEDICATED STREET RIGHT OF WAY.

- CURVE DATA -

Curve No.	Radius	Length	Delta	Chord
1	400.00'	25.01'	3°34'59"	N 1°53'30" E - 25.01'
2	400.00'	22.80'	3°15'59"	N 2°03'00" E - 22.80'
3	430.00'	26.89'	3°34'59"	S 1°53'30" W - 26.89'
4	370.00'	19.39'	3°00'12"	S 2°10'54" W - 19.39'
5	370.00'	1.70'	0°15'48"	S 0°32'54" W - 1.70'
6	370.00'	23.14'	3°34'59"	N 1°53'30" E - 23.13'
7	430.00'	24.51'	3°15'59"	N 2°03'00" E - 24.51'

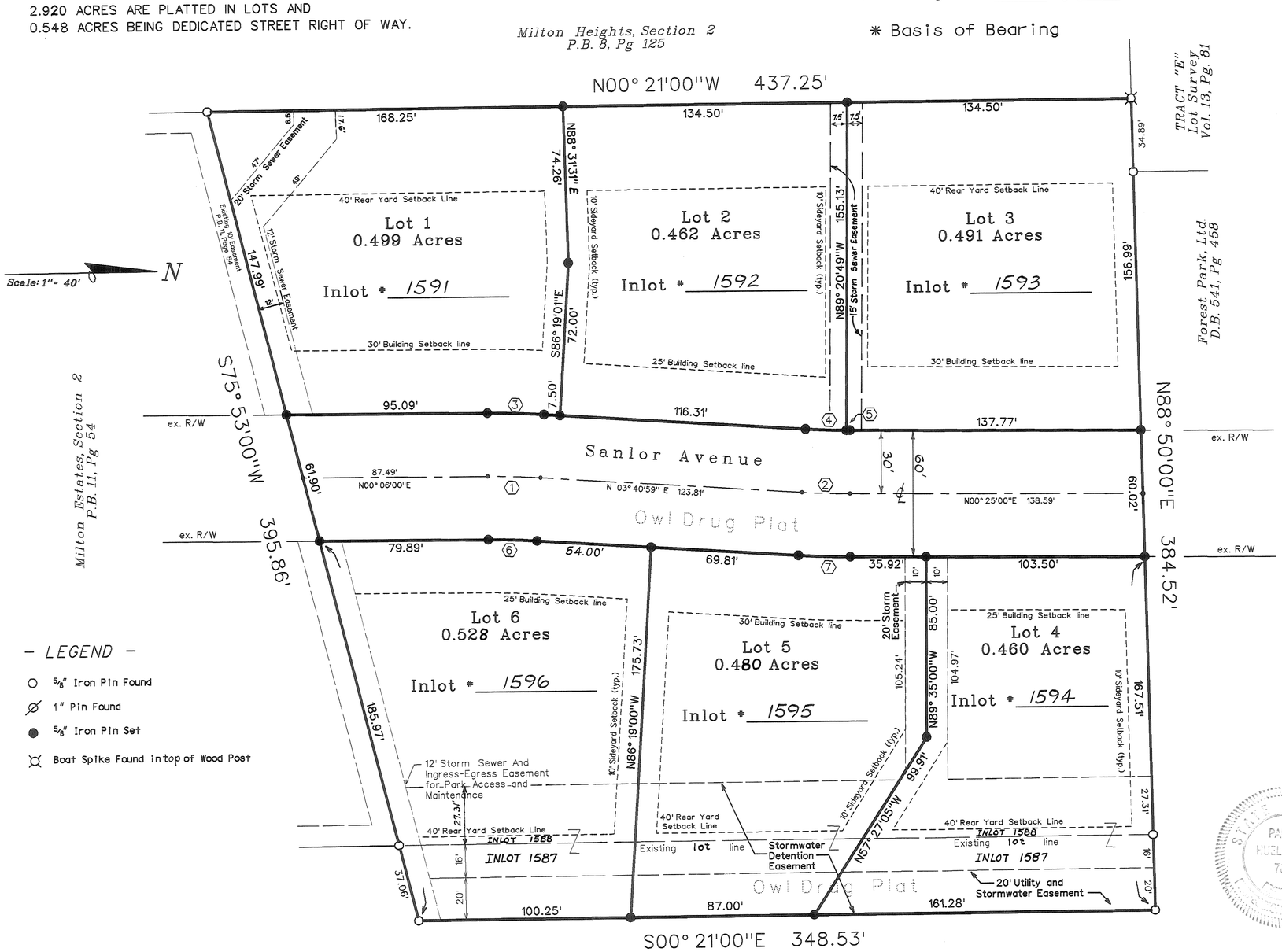
NOTE:
IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND TEN FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES AND EXTERIOR PLAT LINES.

PLAT BOOK 18 PAGE 51
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF JULY, 1998, AT 9:53 A.M.
FILE NO. 0244251 FEE: $ 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
BY: DEPUTY

SURVEY REFERENCES

Rec. Bk. 11, Pg. 54
Rec. Bk. 12, Pg. 133*
Rec. Bk. 16, Pg. 28
Land Sur. 11, Pg. 50
Lot Sur. 18, Pg. 197
Owl Drug Plat 18 Pg. 44

* Basis of Bearing



- LEGEND -

- ○ 5/8" Iron Pin Found
- ⌀ 1" Pin Found
- ● 5/8" Iron Pin Set
- ⌘ Boat Spike Found in top of Wood Post

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:

Scott P. Vageder
WITNESS AS TO 1 & 2 SCOTT P. VAGEDES

Bradley C. Vath
WITNESS AS TO 1 & 2 BRADLEY C. VATH

Scott P. Vageder
WITNESS AS TO 3 & 4

Bradley C. Vath
WITNESS AS TO 3 & 4

Richard J. Mosier
1. RICHARD J. MOSIER

Vickie J. Mosier
2. VICKIE J. MOSIER

Kenneth W. Myers
3. KENNETH MYERS

Tammy Myers
4. TAMMY MYERS

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 3rd DAY OF June 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME RICHARD J. MOSIER, VICKIE J. MOSIER, KENNETH MYERS AND TAMMY MYERS, TO ME KNOWN AND 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 AFFIXED MY OFFICIAL NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Samuel Bertolo
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: 12-22-99

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO HELD THIS 3rd DAY OF June, 1998 THIS PLAT WAS REVIEWED AND APPROVED.

Bill O'Brien
CHAIRMAN

Bill Notfly
SECRETARY

TRANSFERRED AND NUMBERED TO DESIGNATE INLOTS THIS 14 DAY OF July 1998.

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

Linda Zimmerman
DEPUTY AUDITOR

STATE OF OHIO
PAUL P. HUELSKAMP
7014
PROFESSIONAL SURVEYOR

CERTIFICATION:
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 ALONG THE ARC.

Paul P. Huelskamp
PAUL P. HUELSKAMP PROFESSIONAL SURVEYOR NO. 7814

John Coles and Mark McCall
Owl Drug Plat
P.B. 18 Pg. 44

Subdivider:
RICK MOSIER & KENNETH MEYER
3591 Ginghamsburg Frederick Road
Tipp City, Ohio 45371
(937) 698-7288

Surveyor:
PAUL P. HUELSKAMP
Civil Engineering and Land Surveying
1120 E. Main Street
Troy, Ohio 45373
(937) 339-3477

THIS INSTRUMENT PREPARED BY:
Scott Engineering, Inc.
Civil Engineering Services
P.O. Box 7038
2828 West Riverview Avenue
Dayton, Ohio 45407

98-01

JUNE 2, 1998
Sheet 1 of 2

G3:CAD files:98:9801SANL:9801RP.cg Jun. 02, 1998 12:06:07 Copyright Scott Engineering, 1998

PLAT BOOK 18 PAGE 51 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF
JULY, 1998, AT 9:53 A.M.

FILE NO. 0244251 FEE: $ —

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
BY: DEPUTY

COVENANTS & RESTRICTIONS

1. The livable floor area of each dwelling unit, exclusive of open porches, garages, carports or patios shall not be less than 920 square feet per unit.

2. No building shall be located on any lot nearer the front property line than the minimum setback distance as provided in the Zoning Code, but lots 1,3 & 5 shall have 30' setback.

3. No trailer, basement, 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.

4. 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. No fence, hedges, etc. shall be placed between lots 4 and 5 or 2 and 3.

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

6. No structure of a temporary character may be permitted on any premises except during active period of building construction.

7. 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.

8. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until January 1, 2018 at which time they shall automatically be extended for successive periods of ten years, unless by a vote of the majority of the then lot owners it is agreed to change said covenants.

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

10. These covenants shall be enforceable by injunction or otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.

11. Any party purchasing a lot shall maintain the lot in a presentable manner to include, but not limited to, cutting of vegetation and keeping the lot free from debris and trash.

12. All building units shall have full paved concrete driveway surfaces, no asphalt, gravel or dirt shall be permitted.

13. No satellite dishes or antennas for the transmission or reception of radio or television signals over 36" shall be permitted.

14. Exterior of all buildings shall be brick. Gables, soffits, facias and other trim may be vinyl or aluminum clad. No log houses, concrete block or modular buildings will be permitted. Adjacent buildings shall have different brick color.

15. No campers, mobile homes, trailers or trucks larger than ¾ ton shall be parked for longer than 48 hours.

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

17. The owners of lots 4, 5, & 6 shall be responsible to mow grass on and maintain the stormwater detention area on their respective lots, if they fail to do so, the Village of West Milton will maintain the areas and bill and/or assess the property owners.

18. If a buyer, developer, or owner of any lot installs a sump pump, it shall be required that their sump pump drain be connected 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 the land, the subdivider, the developer, and the Municipality of West Milton.

19. The Developer shall bond and install landscape screening trees along the east property line as part of the construction of this Mosier Plat.

THIS INSTRUMENT PREPARED BY:

Scott Engineering, Inc.
Civil Engineering Services
P.O. Box 7038
2828 West Riverview Avenue
Dayton, Ohio 45407

98-01

JUNE 2, 1998
Sheet 2 of 2

G:\CAD files\98\9801SANL\9801RP.cg Jun. 02, 1998 12:23:42 Copyright Scott Engineering, 1998

REPLAT OF PART INLOT 74
VILLAGE OF WEST MILTON, OHIO

PLAT BOOK 18 PAGE 52
MIAMI COUNTY RECORDS PLAT RECORDS
RECEIVED July 20, 1998 AT 11:10 AM
FILE NO. 0244725 FEE $21.60

John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

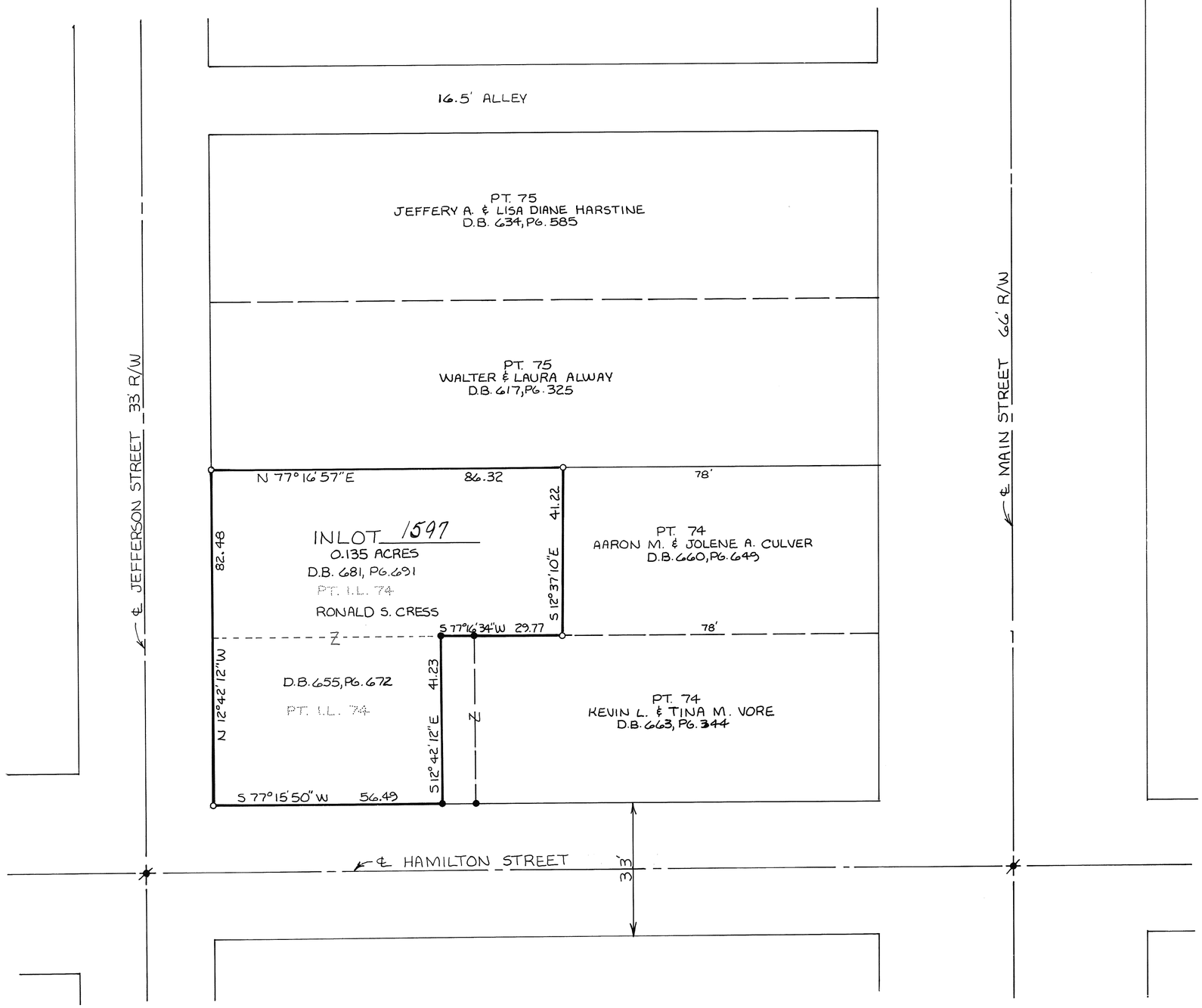
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 20th DAY OF July, 1998
Chris A. Peoples BY: Brada Pearson
MIAMI CO. AUDITOR DEPUTY

LEGEND

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

N

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



DESCRIPTION

BEING A REPLAT OF PART INLOT 74, VILLAGE OF WEST MILTON, OHIO AS DEEDED TO RONALD S. CRESS BY DEED BOOK 655, PAGE 672 AND DEED BOOK 681, PAGE 691 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND CONTAINING ACRES.

DEDICATION

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

Ronald S. Cress
RONALD S. CRESS

Robert C. Shuntar
WITNESS

Tina M. Browning
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD S. CRESS, WHICH EXECUTED THE FORGOING 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 9th DAY OF July, 1998.

Robert C. Shuntar
NOTARY PUBLIC Attorney

- NONE -
MY COMMISSION EXPIRES

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 1 DAY OF JULY, 1998 THIS REPLAT WAS REVIEWED AND APPROVED.

Bill O'Brien
CHAIRMAN

Bill Nolley
SECRETARY

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS REPLAT 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

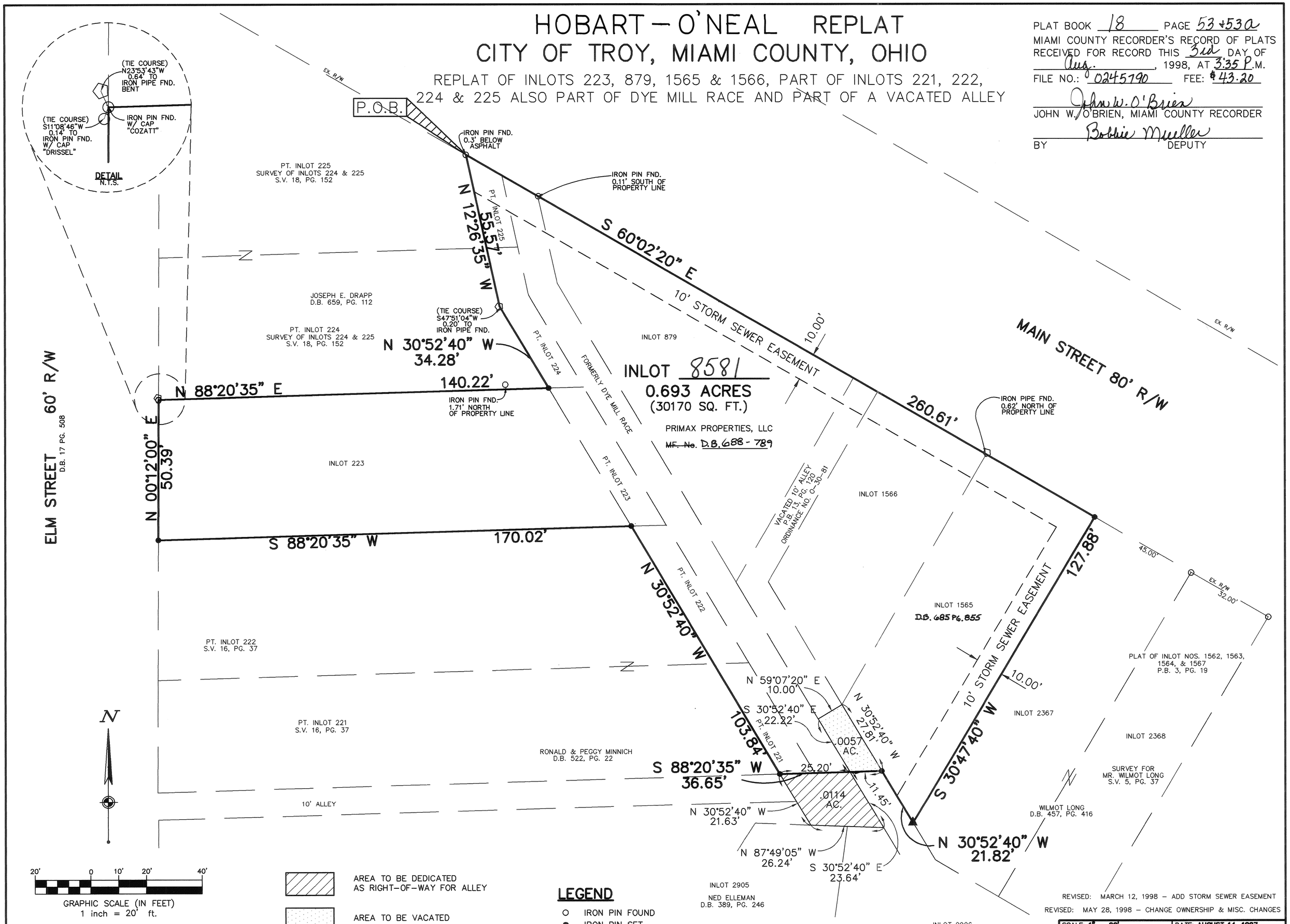
Michael W. Cozatt 6/25/98
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 05698

HOBART – O'NEAL REPLAT
CITY OF TROY, MIAMI COUNTY, OHIO

REPLAT OF INLOTS 223, 879, 1565 & 1566, PART OF INLOTS 221, 222, 224 & 225 ALSO PART OF DYE MILL RACE AND PART OF A VACATED ALLEY

PLAT BOOK 18 PAGE 53 + 53a
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3rd DAY OF Aug., 1998, AT 3:35 P.M.
FILE NO.: 0245790 FEE: $43.20
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Bobbie Mueller DEPUTY



REVISED: MARCH 12, 1998 – ADD STORM SEWER EASEMENT
REVISED: MAY 28, 1998 – CHANGE OWNERSHIP & MISC. CHANGES

SCALE: 1" = 20'		DATE: AUGUST 14, 1997
DESIGN JC	CESO PROFESSIONAL ENGINEERS REGISTERED LAND SURVEYORS 7725 PARAGON ROAD, DAYTON, OHIO 45459 (937) 435-8584 FAX (937) 435-3307	JOB NO. 2232
DRAWN JSC		SHEET NO.
CHKED DCO		2 OF 2

W:\R\ADVANCE\TROY\2232REP.DWG.dwg – MAY 29, 1998 – 08:50:41

HOBART – O'NEAL REPLAT
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 53A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3RD DAY OF
AUG, 1998, AT 3:35P.M.
FILE NO.: 0245790 FEE: $43.00

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY DEPUTY

DESCRIPTION OF
0.693 ACRES
MIAMI COUNTY, OHIO
January 30, 1997(revised May28, 1998) * AND D.B. 685-855

Situated in the City of Troy, Miami County, Ohio and being all of the land conveyed to Primax Property, LLC as recorded in ~~Microfiche No.~~ D.B. 685-789 * (all references to deeds, plats, etc. refer to the Miami County Recorder's Office, unless noted otherwise) being Inlots 223, 879, 1565 and 1566, part of Inlots 221, 222, 224 and 225 also part of a ten foot vacated alley and part of Dye Mill Race and being more particularly described as follows:

Beginning at an iron pin found 0.3 feet below asphalt in the south right–of–way line of Main Street (80' R/W), being the northeast corner of Pt. Inlot 225 as recorded on Plat No. 6 of the City of Troy and being the northeast corner of the land conveyed to Joseph E. Drapp by deed recorded in Deed Book 659, Page 112;

thence along said right–of–way, S60°02'20"E, 260.61 feet to an iron pin set at the northwest corner of Inlot 2367, being the land conveyed to Wilmot Long as recorded in Deed Book 457, Page 416;

thence departing said south line, along the west line of said Inlot 2367, S30°47'40"W, 127.88 feet to an iron pin set in the east line of a ten foot (10') alley;

thence along said east line, N30°52'40"W, 21.82 feet to an iron pin set on said east line, at the southeast corner of an area of said alley to be vacated;

thence along the south line of said area to be vacated and along the south line of Inlot 221, ~~N87°49'05"W~~ S88°20'35"W, 36.65 feet to an iron pin set at the southeast corner of the land conveyed to Ronald and Peggy Minnich by deed recorded in Deed Book 522, Page 22, being on said south line and on the west line of the former Dye Mill Race;

thence along the east line of said Minnich tract and said west line of former Dye Mill Race, N30°52'40"W, 103.84 feet to an iron pin set at the northeast corner of said Minnich tract, being the northeast corner of Pt. Inlot 222 as shown on said Plat No. 6;

thence along said north line of said Pt. Inlot 222 and Minnich tract, S88°20'35"W, 170.02 feet to an iron pin set in the east right–of–way of Elm Street (60' R/W);

thence along said east right–of–way line, N00°12'00"E, 50.39 feet to an iron pin with cap (Cozatt) found at the southwest corner of Pt. Inlot 224, being the land conveyed to land conveyed to Joseph E. Drapp by deed recorded in Deed Book 659, Page 112, witness a bent iron pipe found N23°53'43"W, 0.64 feet therefrom and also witness an iron pin with cap (Drissel) found S11°08'46"W, 0.14 feet therefrom;

thence departing said east line, along the south line of Pt. Inlot 224, N88°20'35"E, 140.22 feet to an iron pin set at the southeast corner of said Pt. Inlot, being in the west line of said Dye Mill Race;

thence along the east line of Pt. Inlot 224, N30°52'40"W, 34.28 feet, witness an iron pipe found S47°51'04"W, 0.20 feet therefrom;

thence along the east line of said Pt. Inlots 224 and 225, N12°26'35"W, 55.57 feet to the POINT OF BEGINNING, containing 0.693 acres (30170 sq. ft.), subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

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 AND TO THE DEDICATION OF THAT PORTION OF AN ALLEY AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

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.

PRIMAX PROPERTY, LLC

ITS: MANAGER

WITNESS

WITNESS

STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG,
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF ~~OHIO,~~ N.C. PERSONALLY APPEARED WILLIAM G. SEYMOUR OF PRIMAX PROPERTIES LLC, BEING ITS MANAGER WHO ACKNOWLEDGED THAT HE/SHE DID SIGN SUCH INSTRUMENT AND THAT THE SIGNING OF SUCH INSTRUMENT IS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT CHARLOTTE, NC ~~, OHIO~~ THIS 9th DAY OF JUNE, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/18/99

APPROVAL BY THE CITY OF TROY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 27th DAY OF August 1998, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT

SECRETARY

MIAMI COUNTY AUDITOR

TRANSFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 3rd DAY OF August, 1998.

CHRIS A. PEEPLES,
MIAMI COUNTY AUDITOR

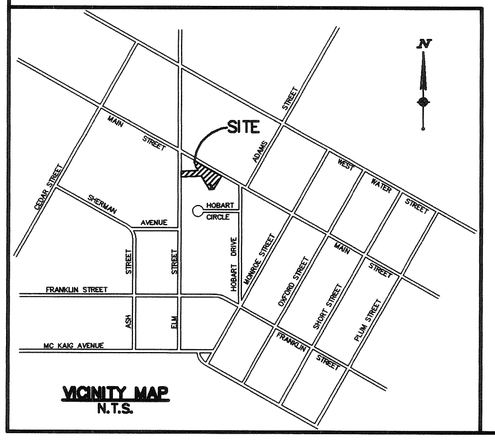
BY: DEPUTY AUDITOR

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF November, 1998, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-39-97.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL



VICINITY MAP
N.T.S.

NOTES:

1) THE BASIS OF BEARINGS IS THE PLAT OF SURVEY OF INLOTS 879 AND 1566 FOR HOBART BROTHERS COMPANY AS RECORDED IN SURVEY VOLUME 16, PAGE 34 IN THE MIAMI COUNTY ENGINEERS OFFICE.

2) DEED BOOK 522, PAGE 22 CONVEYS ALL OF INLOTS 221 & 222 TO RONALD & PEGGY MINNICH, ADDITIONAL RESEARCH OF TITLE CHAINS WOULD BE REQUIRED TO DETERMINE IF TITLES OVERLAP.

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 HAVE BE SET AT LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY.

DAVID C. OAKES
OHIO PROFESSIONAL SURVEYOR NO. S–7047

STATE OF OHIO
DAVID C. OAKES
S-7047
REGISTERED
PROFESSIONAL SURVEYOR

SCALE: 1" = 20'		DATE: AUGUST 12, 1997
DESIGN JC	CESO PROFESSIONAL ENGINEERS REGISTERED LAND SURVEYORS 7725 PARAGON ROAD, DAYTON, OHIO 45459 (937) 435–8584 FAX (937) 435–3307	JOB NO. 2232
DRAWN JSC		SHEET NO.
CHKED DCO		1 OF 2

R:\ADVANCE\TROY\2232REP2.DWG.dwg – AUG 12, 1997 – 13:14:45

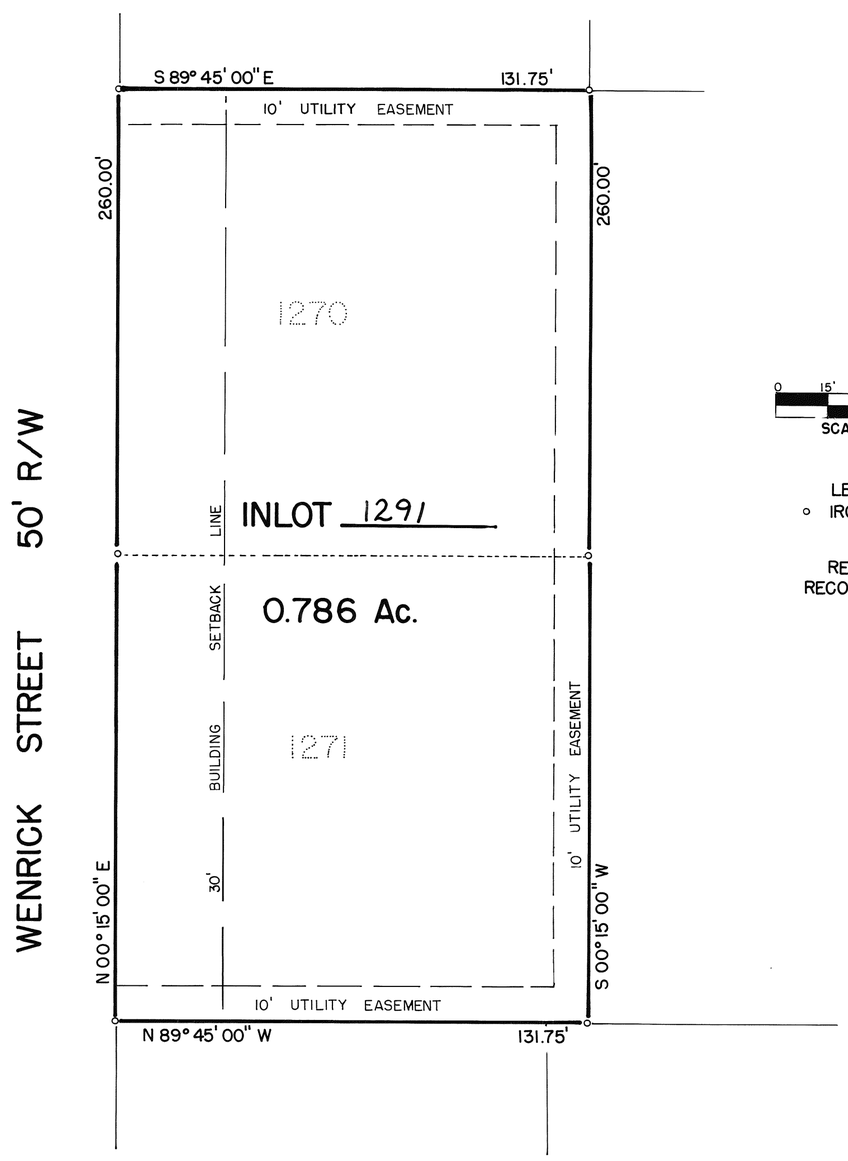
REPLAT OF INLOTS 1270 AND 1271

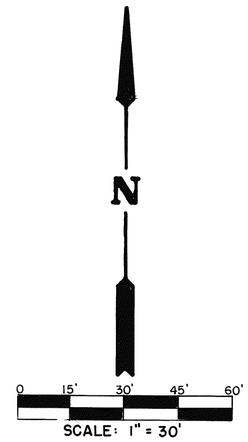
VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

VOLUME 18 PAGE 54
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECIEVED FOR RECORD THIS 4th
DAY OF AUGUST, 1998, AT 3:09 P.M.
FILE NO. 0245962 FEE: $21.60

John W. O'Brien
MIAMI COUNTY RECORDER

Jill Rank
BY DEPUTY





LEGEND
○ IRON PIN FOUND

REFERENCE
RECORD PLAT 16 PG.17

DESCRIPTION

BEING A REPLAT OF INLOTS 1270 & 1271, VILLAGE OF COVINGTON, AS ACQUIRED BY ANNE M. VANDERHORST BY DEED BOOK 682 PAGE 958.

CONSENT TO REPLAT

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

Anne M. Vanderhorst — ANNE M. VANDERHORST
Susan Felger — WITNESS

Ronald C. Vanderhorst — RONALD C. VANDERHORST
Robin D. Smith — 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 OFFICAL SEAL AT Covington, OHIO, THIS 4th DAY OF August, 1998.

Susan Felger
NOTARY PUBLIC

SUSAN FELGER, Notary Public
in and for the State of Ohio
My Commission Expires March 20, 2001

APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 3rd DAY OF August, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

Lowell Yingst — CHAIRMAN
R. Scott Tobias — SECRETARY

APPROVED AND TRANSFERRED THIS 4th DAY OF AUGUST, 1998.

Chris A. Pepper — MIAMI COUNTY AUDITOR
Linda S. Zimmerman — BY DEPUTY

CERTIFICATION

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

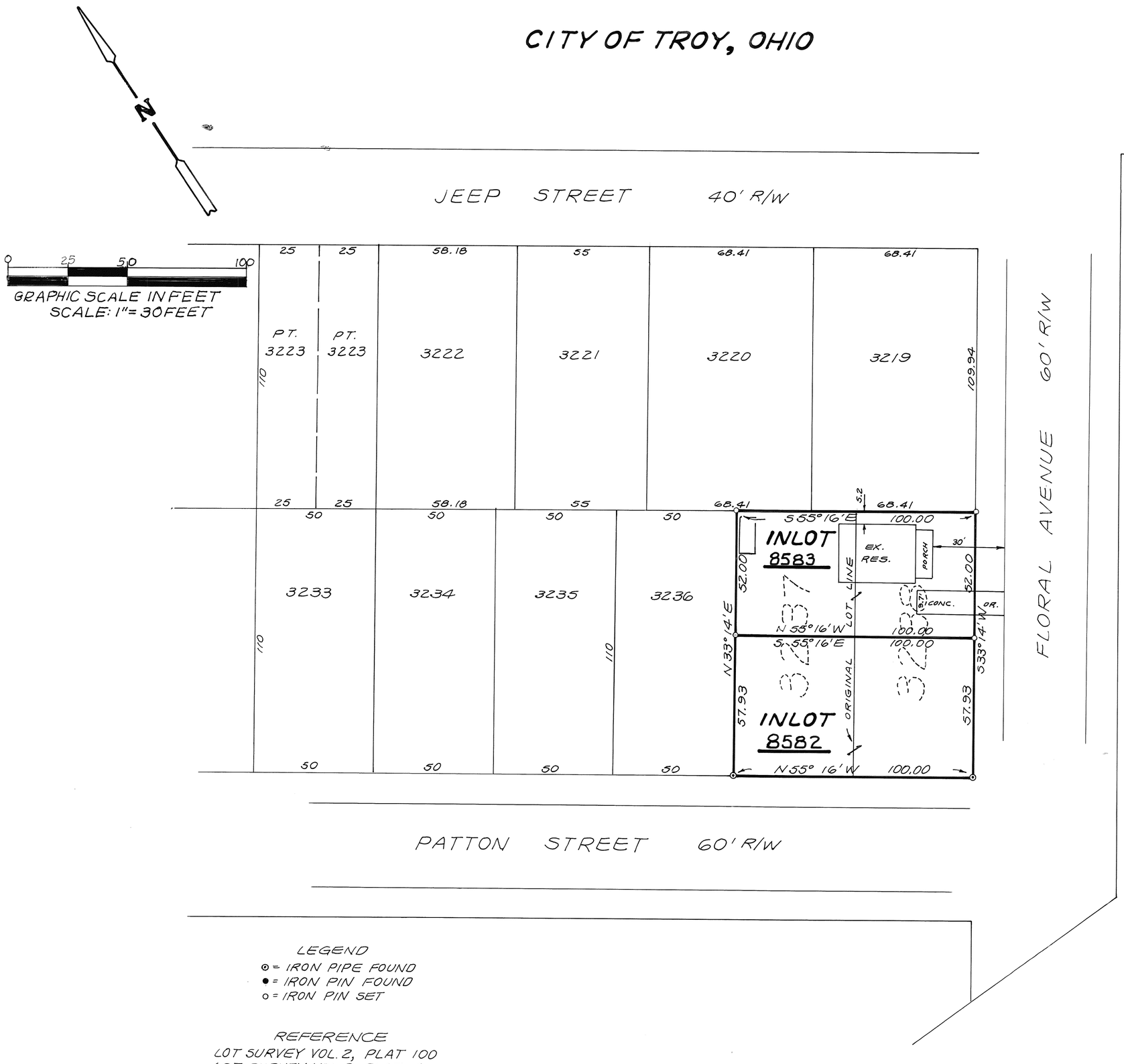
PLAT BOOK 18 PAGE 55
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13th DAY OF Aug, 1998, AT 2:52 P.M.
FILE NO: 0246860 FEE: $ 21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER

REPLAT OF INLOTS 3237 & 3238

CITY OF TROY, OHIO



LEGEND
⊙ = IRON PIPE FOUND
● = IRON PIN FOUND
○ = IRON PIN SET

REFERENCE
LOT SURVEY VOL. 2, PLAT 100
LOT SURVEY VOL. 3, PLAT 4

DESCRIPTION
BEING A REPLAT OF INLOTS 3237 and 3238 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, ACQUIRED BY TROY CONCERN, INC. BY DEED. BOOK 687, PAGES 133 AND 134.

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

OWNER: TROY CONCERN, INC.

ROBERT ROEDIGER, PRESIDENT — WITNESS: Ruby E. Klockner

SUSAN HILLBRAND, VICE-PRESIDENT — WITNESS: Christina L. Shea

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 3rd DAY OF AUGUST 1998.

Richard W. Klockner
NOTARY PUBLIC — MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 28, 2001
STATE OF OHIO

CITY OF TROY
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12th DAY OF August, 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY: Suzy D. Knight

MIAMI COUNTY AUDITOR
TRANSFERRED THIS 13th DAY OF AUGUST, 1998.

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

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

REPLAT OF INLOTS 3237 & 3238 TROY, OHIO		
TROY CONCERN, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO.
1 JULY 1998	SCALE: 1" = 30'	1 OF 1

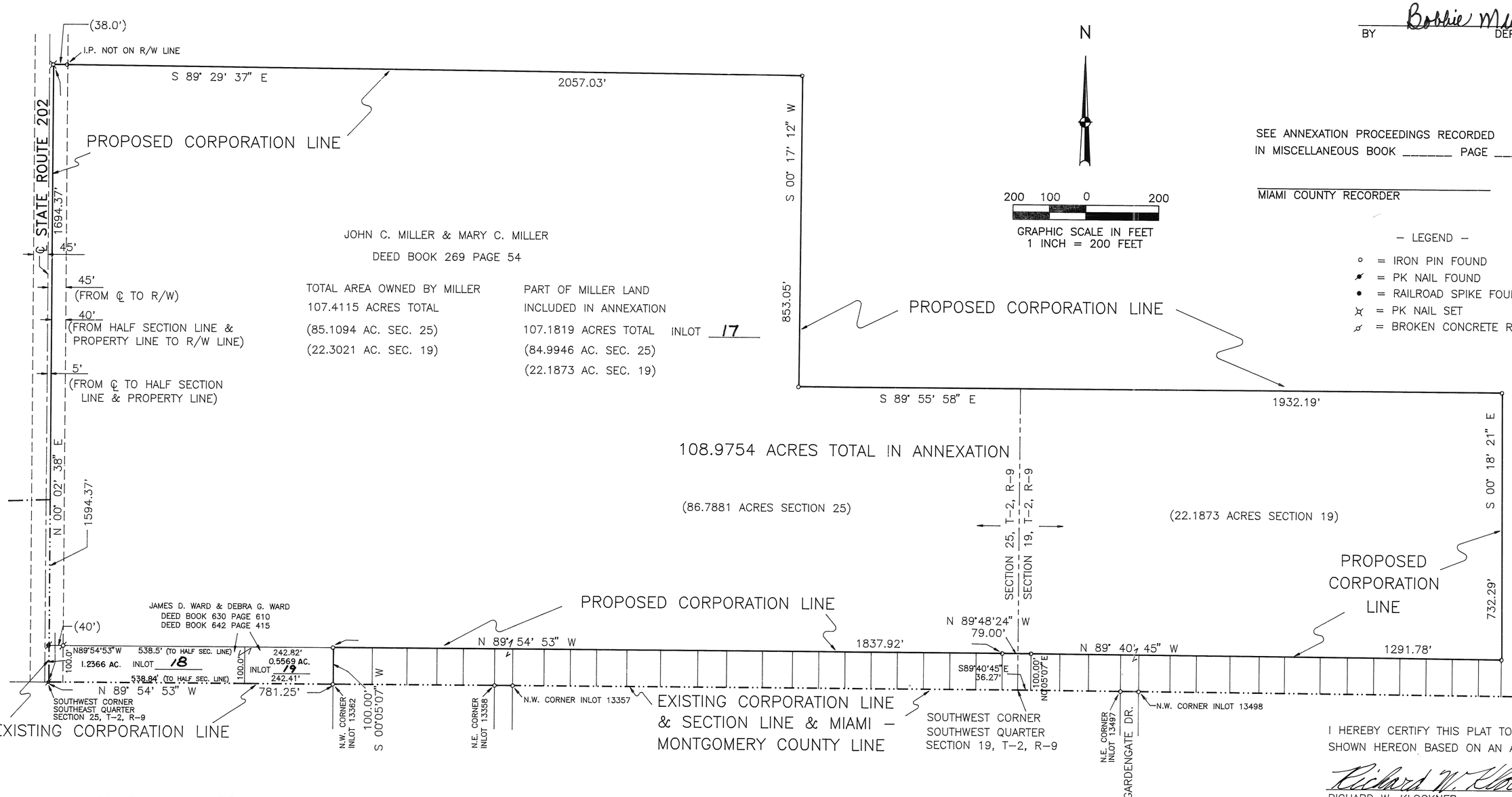
ANNEXATION TO THE CITY OF HUBER HEIGHTS, OHIO

86.7881 ACRES IN THE SOUTHEAST QUARTER OF SECTION 25, TOWN 2, RANGE 9
22.1873 ACRES IN THE SOUTHWEST QUARTER OF SECTION 19, TOWN 2, RANGE 9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 56
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF Aug., 1998, AT 2:11 P.M.
FILE NO.: 0247607 FEE: $21.60

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
BY DEPUTY



SEE ANNEXATION PROCEEDINGS RECORDED
IN MISCELLANEOUS BOOK _____ PAGE _____

MIAMI COUNTY RECORDER

– LEGEND –

- ∘ = IRON PIN FOUND
- ✗ = PK NAIL FOUND
- • = RAILROAD SPIKE FOUND
- ⊗ = PK NAIL SET
- ⊘ = BROKEN CONCRETE R/W MON. FOUND

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

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

MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 9th DAY OF JUNE, 1998.

Doug Christian
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

COUNTY COMMISSIONERS

APPROVAL ORDERED BY:
2nd. DISTRICT COURT OF APPEALS
CASE NUMBER 97-CA-35

Arthur D. Haddad
ARTHUR D. HADDAD

Richard N. Adams
RICHARD N. ADAMS

D. Ann Baird
D. ANN BAIRD

CITY OF HUBER HEIGHTS

THIS ANNEXATION ACCEPTED AND APRROVED BY THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO THIS 24TH DAY OF AUGUST, 1998 BY ORDINANCE NO. 98-O-1067

Jack Hemsley
MAYOR

Margaret Sherman
CLERK

COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 25th DAY OF AUGUST, 1998.

CHRIS A. PEEPLES
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

ANNEXATION OF 108.9754 ACRES FROM BETHEL TOWNSHIP, MIAMI COUNTY, OHIO TO THE CITY OF HUBER HEIGHTS, 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: DH	SHEET NO.
DECEMBER 2, 1995	CHECKED BY: RWK	1 OF 1
	SCALE: 1" = 200'	

REPLAT OF LOTS 7977, 7980, 7981, 8005 & 8010

• PIQUA – OHIO •

PLAT BOOK 18 PAGE 57

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

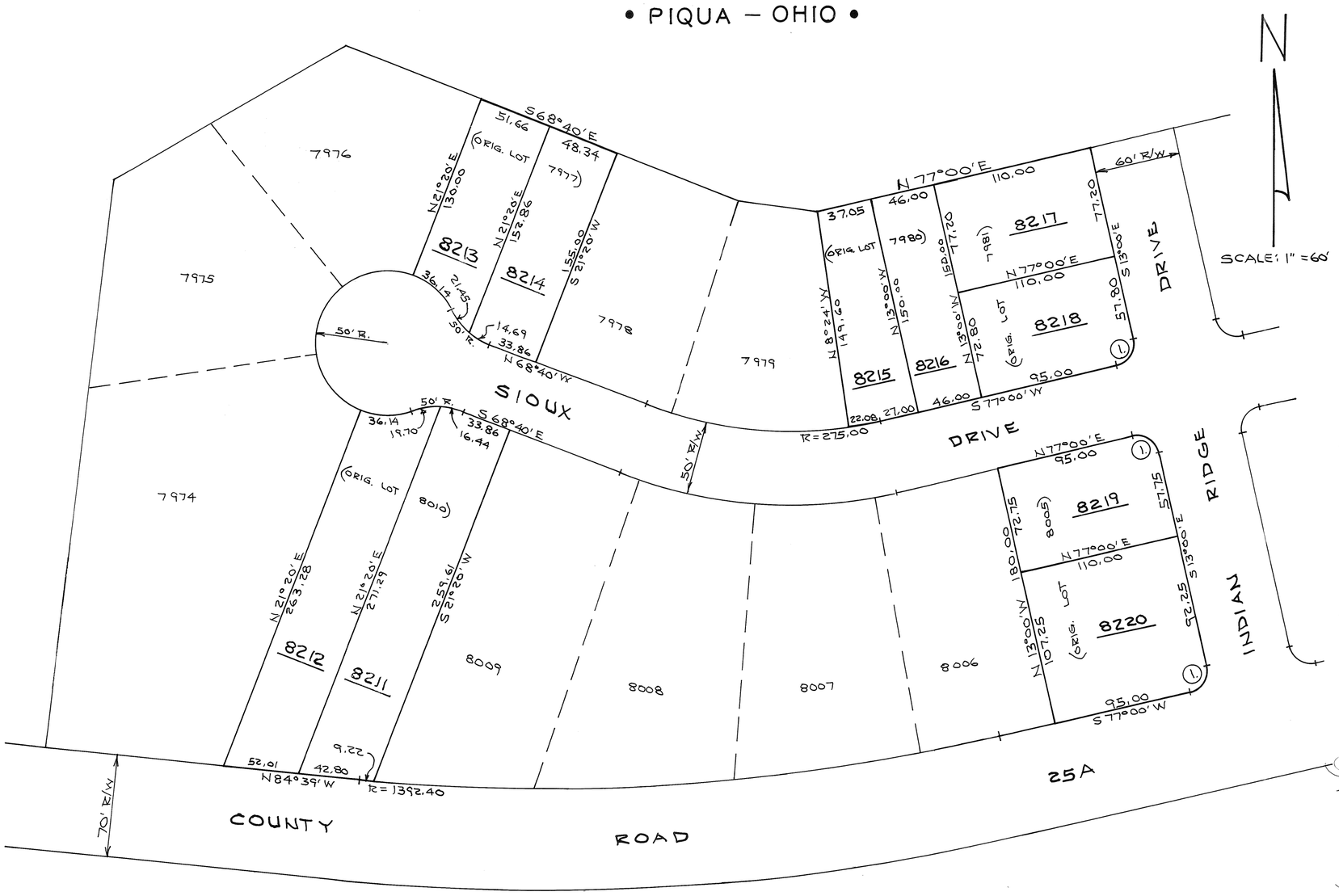
FILE NO. 0248128

RECEIVED FOR RECORD 9:56 AM
TIME

FEE: $21.60 SEPT. 1, 1998
DATE

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
DEP. COUNTY RECORDER



DESCRIPTION

Being a replat of Lots 7977, 7980, 7981, 8005 & 8010 of Indian Ridge - Sec. 1 plat as recorded in Plat Book 17, Page 26, of the Miami County Plat Records.

OWNERS' CONSENT

We, the undersigned, being all of the owners and lien holders of the lots shown hereon, do hereby consent to the execution of this replat.

Michelle Shaulett
WITNESS
Nancy L. Thornburg
WITNESS
LOT 7977 — Carolyn S. Goad
CAROLYN S. GOAD

Michelle Shaulett
WITNESS
Nancy L. Thornburg
WITNESS
LOT 7980 — William J. Merz
WILLIAM J. MERZ
Ruth A. Merz-Johnson
RUTH A. MERZ-JOHNSON

Susan Hauer Cook
WITNESS
Nancy L. Thornburg
WITNESS
LOT 7981 — Curtis R. Goad
CURTIS R. GOAD

Susan Hauer Cook
WITNESS
Nancy L. Thornburg
WITNESS
LOT 8005 — Timothy L. Goad
TIMOTHY L. GOAD
Deborah G. Goad
DEBORAH G. GOAD

Susan Hauer Cook
WITNESS
Nancy L. Thornburg
WITNESS
LOT 8010 — Rick Goad
RICK GOAD
Jackie Goad
JACKIE GOAD

FIFTH THIRD BANK OF WESTERN OHIO

Susan K. Bell
WITNESS
Nancy L. Thornburg
WITNESS
Ronald T. Senci SVP
RONALD T. SENCI, SR. V.P.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it rembered that on this 11th day of December, 1997, before me, the undersigned, a notary public in and said County and State, personally Carolyn S. Goad, William J. Merz, Ruth A. Merz-Johnson, Curtis R. Goad, Timothy L. Goad, Deborah G. Goad, Rick Goad, Jackie Goad and Fifth Third Bank of Western Ohio by its Senior V.P. Ronald T. Senci, 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 notorial seal on the day date above written.

My commission expires 9-20-98 (DATE) Nancy L. Thornburg (NOTARY PUBLIC)

PIQUA PLANNING COMMISSION

This plat reviewed and approved this 9th day of December, 1997.

James C. Jr. — SECRETARY
Michael A. Taylor — CHAIRMAN

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, held this 5th day of January, 1998, this plat was approved by Resolution No. C-10999

MAYOR
Rebecca J. Cool — CLERK

NOTE

All min. bldg. setback lines, protective covenants and easements as shown or noted on the original plat of Indian Ridge - Sec. 1 (Plat Book 17, Page 26) are to remain in full force and effect for the five (5) lots replatted hereon.

CURVE DATA

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

NOTE

These lots are for duplex living units. All exterior repairs, maintenance or replacement work shall be of like kind materials and quality as currently exists. Any joint repair or replacement work affecting the entire building shall be agreed upon by the owners of each half of the duplex.

MIAMI COUNTY AUDITOR

This replat approved and transferred this 1st day of Sept, 1998.

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

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

CERTIFICATION

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

Daniel D. Turner

REPLAT OF FIVE LOTS FOR CAROLYN S. GOAD, et al PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE OCT. - 1997	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 291097	SCALE: 1" = 60'	

REPLAT OF LOTS 7974 - 7976, 7978, 7979 & 8006 - 8009

• PIOUA — OHIO •

PLAT BOOK 18 PAGE 58

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

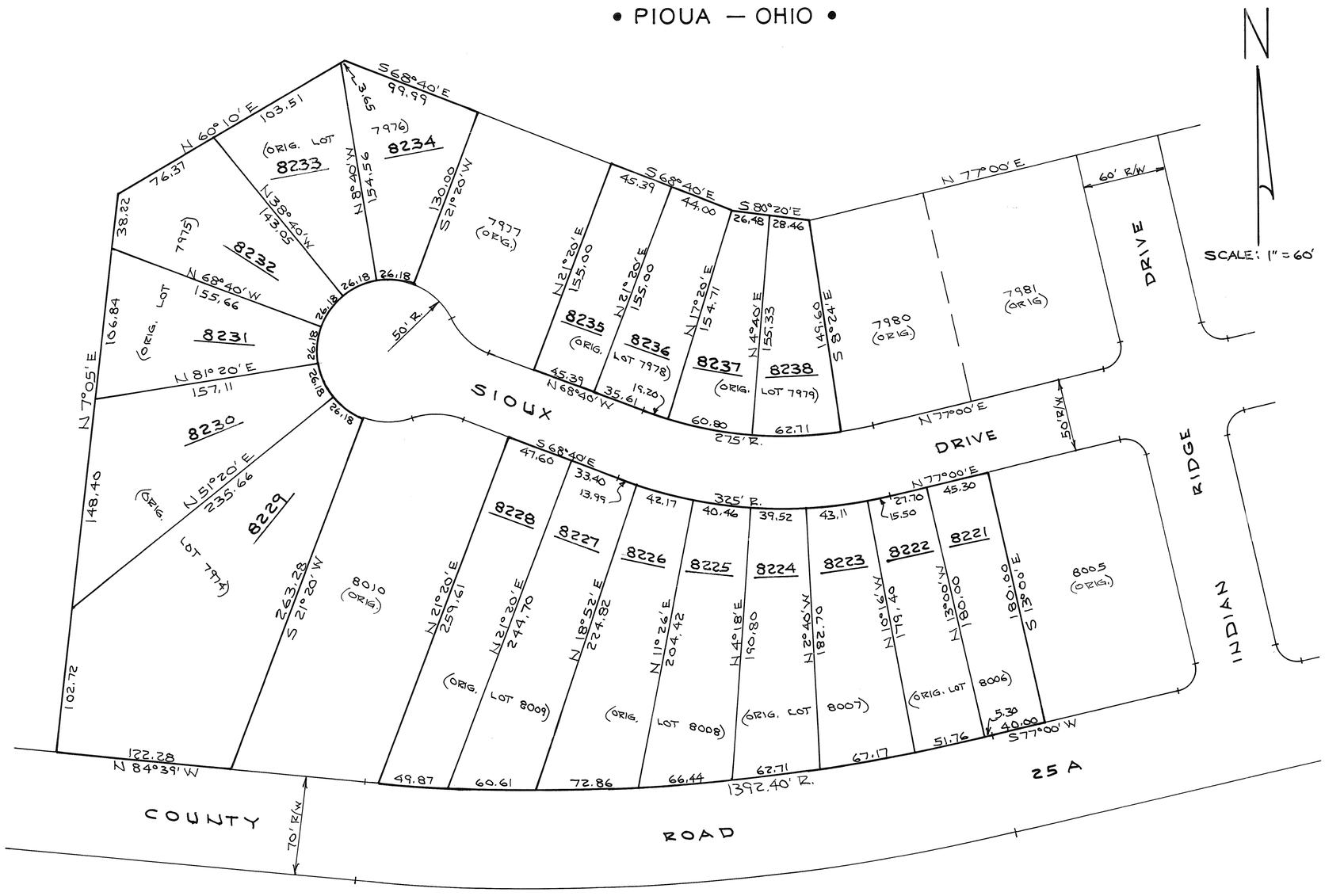
FILE NO. 0248130

RECEIVED FOR RECORD: 9:57 AM (TIME)

FEE: $21.60 Sept. 1, 1998 (DATE)

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
DEP. COUNTY RECORDER



DESCRIPTION

Being a replat of Lots 7974 - 7976, 7978, 7979, and 8006 - 8009 of Indian Ridge - Sec. 1 plat, as recorded in Plat Book 17, Page 26, of the Miami County Plat Records.

OWNERS' CONSENT

We, the undersigned, being all of the owners and lien holders of the lots shown hereon, do hereby consent to the execution of this replat.

(LOTS 7974, 7978, 7979, 8006 THRU 8009)

Daniel D. Turner — WITNESS
Doris J. Teeters — DORIS J. TEETERS

Wayne Stone — WITNESS
Dorwin P. Teeters — DORWIN P. TEETERS

Daniel D. Turner — WITNESS
MONNIN CONSTRUCTION, INC.
Roger E. Monnin, Pres. — ROGER E. MONNIN, PRES.
(LOTS 7975 & 7976)

Wayne Stone — WITNESS

STATE OF OHIO, MIAMI COUNTY, ss:

Be it rembered that on this 10th day of March, 1998, before me, the undersigned, a notary public in and for said County and State, personally came Doris J. Teeters and Dorwin P. Teeters, and Monnin Construction, Inc. by its pres, Roger E. Monnin, 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 hand and notarial seal on the day and date above written.

My commission expires: 3-27-02 (DATE) Daniel D. Turner (NOTARY PUBLIC)

NOTE

All min. bldg. setback lines, protective covenants, and easements as shown or noted on the original plat of Indian Ridge - Sec. 1 (Plat Book 17, Page 26) shall remain in full force and effect for the nine (9) lots replatted hereon.

These lots are for duplex living units. All exterior repairs, maintenance or replacement work shall be of like kind materials and quality as currently exists. Any joint repair or replacement work affecting the entire building shall be agreed upon by the owners of each half of the duplex.

PIQUA PLANNING COMMISSION

This plat reviewed and approved this 10th day of March, 1998.

James C. Jeffrey — SECRETARY
Michael A. Taylor — CHAIRMAN

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, held this 6th day of April, 1998, this plat was approved by Resolution No. C-11063

MAYOR
Rebecca J. Lool — CLERK

MIAMI COUNTY AUDITOR

This replat approved and transferred this 1st day of Sept, 1998.

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

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

CERTIFICATION

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

Daniel D. Turner

REPLAT OF NINE LOTS FOR DORIS & DORWIN TEETERS MONNIN CONSTRUCTION, INC.		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE JAN. - 1998	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 60'	

REPLAT OF LOTS 25 & 26 & PART OF SECTION 13

VILLAGE OF CLAYTON (UNINCORPORATED)

• TOWN 9 • RANGE 4 • SECTION 13 • NEWBERRY TOWNSHIP •

• MIAMI COUNTY — OHIO •

PLAT BOOK 18 PAGE 59

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

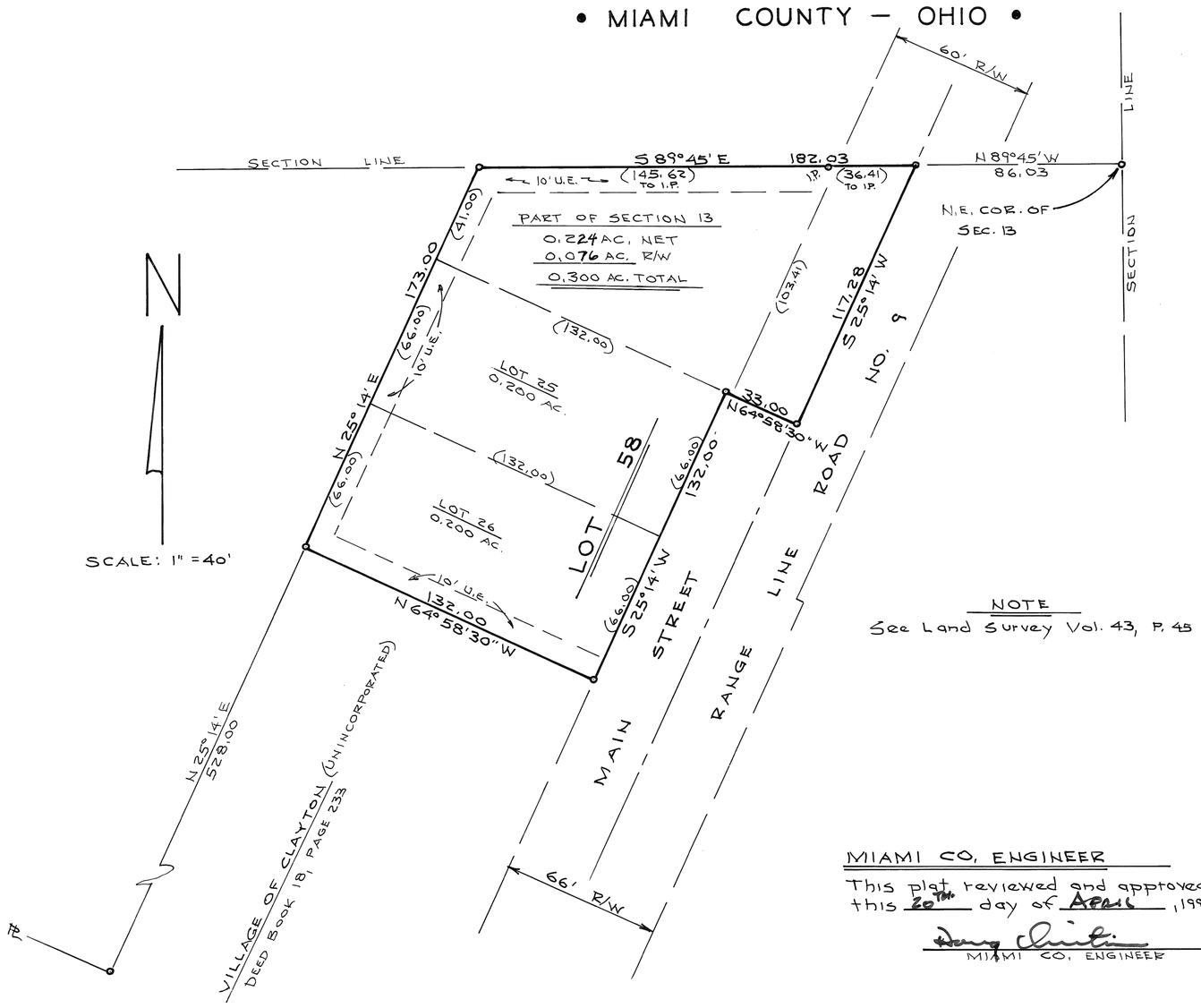
FILE NO. 0248131

RECEIVED FOR RECORD: 9:58 AM (TIME)

FEE: $21.60 SEPT. 1, 1998 (DATE)

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Bobbie Mueller
DEP. COUNTY RECORDER



NOTE

See Land Survey Vol. 43, P. 45

DESCRIPTION

Being a replat of Lots 25 & 26 in the unincorporated Village of Clayton and a part of Section 13, Town 9, Range 4, in Newberry Twp. Miami Co., Ohio, as conveyed to Jerry L. Elliott and Cathy S. Elliott by deed recorded in Vol. 681, Pg. 147, of the Miami Co. 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.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of sewer, water, electric, gas, telephone or other utility lines and services, and for the express 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. We further agree that any use of improvements made on this land shall be in conformity with all existing and valid zoning, platting, health or other lawful rules and regulations including the application of off-street parking and loading requirements of Miami Co., Ohio, for the benefit of themselves and all other subsequent owners and assigns taking title from, under and through the undersigned.

Daniel D. Turner
WITNESS

Wayne Stam
WITNESS

Jerry L. Elliott
JERRY L. ELLIOTT

Cathy S. Elliott
CATHY S. ELLIOTT

AKA Kathy S. Elliott
KATHY S. ELLIOTT

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 8th day of APRIL, 1998, before me, a notary public in and for said County and State, personally came Jerry L. Elliott and Cathy S. Elliott (AKA Kathy S. Elliott), both of whom acknowledge that they sign such instrument and that such instrument is their free act and deed for the said purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and notorial seal on the day and date above written.

My commission expires: May 27 2002 (DATE)

Daniel D. Turner
NOTARY PUBLIC

MIAMI CO. ENGINEER

This plat reviewed and approved this 20th day of April, 1998.

Henry Christian
MIAMI CO. ENGINEER

MIAMI CO. AUDITOR

Approved and transferred this 1st day of Sept, 1998.

Chris A. Pepper
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEP. COUNTY AUDITOR

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 21st day of April, 1998.

Bruce R. Lowry
CHAIRMAN

Daniel A. Brandewie
SECRETARY

MIAMI COUNTY COMMISSIONERS

Approved this 14th day of MAY, 1998

Curtis D. Haddad

D. Ann Reid

Richard N. Adams

CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision March 30, 1998. Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

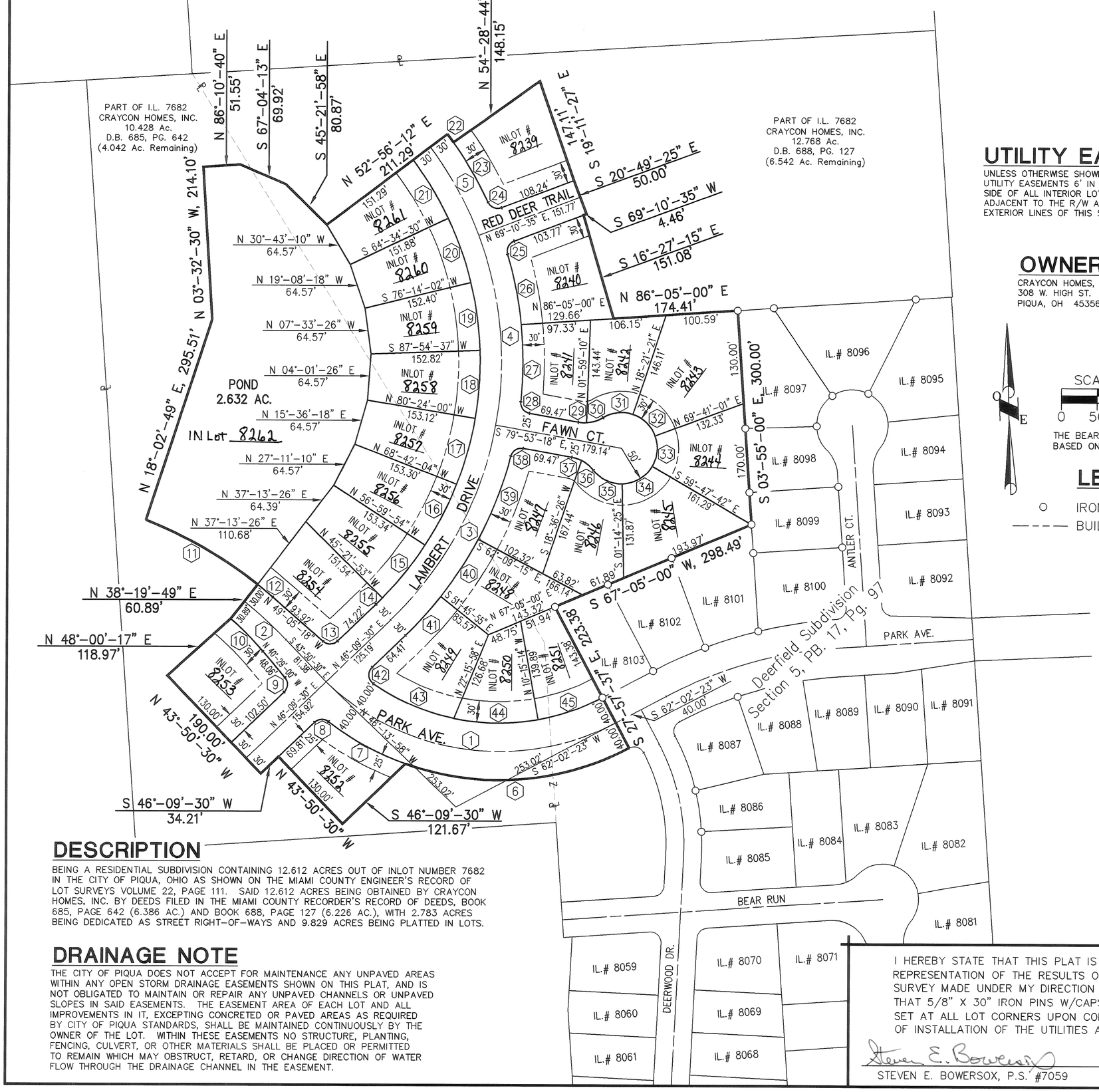
REPLAT OF THREE PARCELS FOR JERRY & CATHY ELLIOTT TROY - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE MAR.-1998	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 070398	SCALE: 1" = 40'	

DEERFIELD SUBDIVISION, SECTION 6
PIQUA, OHIO

PLAT BOOK 18, PAGE 60
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1 DAY OF Sept., 1998, AT 1:21 p.M.
FILE No. 0248143 FEE: $43.20

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

Carol Pleiman
DEPUTY



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 6' ALONG THE EXTERIOR LINES OF THIS SUBDIVISION.

OWNER

CRAYCON HOMES, INC.
308 W. HIGH ST.
PIQUA, OH 45356

SCALE 1" = 100'
0 50 100 200

THE BEARINGS USED HEREON ARE BASED ON REC. P.B. 17, PG. 97

LEGEND

○ IRON PIN FOUND
— — — — BUILDING SETBACK LINE

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	350.00'	71°-43'-39"	438.16'	410.10'	S 82°-05'-48" E
2	580.00'	07°-49'-41"	79.24'	79.18'	S 47°-45'-20" E
3	500.00'	36°-02'-48"	314.57'	309.40'	N 28°-08'-06" E
4	500.00'	30°-56'-07"	269.96'	266.69'	N 05°-21'-22" W
5	500.00'	16°-14'-22"	141.72'	141.24'	N 28°-56'-37" W
6	390.00'	47°-31'-21"	323.48'	314.28'	S 85°-48'-04" W
7	390.00'	18°-08'-00"	123.43'	122.92'	N 61°-22'-16" W
8	15.00'	81°-32'-14"	21.35'	19.59'	S 86°-55'-37" W
9	15.00'	86°-38'-30"	22.68'	20.58'	N 02°-50'-15" E
10	400.00'	09°-11'-21"	64.15'	64.08'	N 45°-04'-40" W
11	610.00'	17°-03'-40"	181.64'	180.97'	N 60°-12'-00" W
12	610.00'	02°-34'-53"	27.48'	27.48'	S 50°-22'-44" E
13	15.00'	84°-45'-12"	22.19'	20.22'	N 88°-32'-06" E
14	470.00'	01°-31'-23"	12.49'	12.49'	N 45°-23'-49" E
15	470.00'	11°-38'-01"	95.43'	95.27'	N 38°-49'-07" E
16	470.00'	11°-42'-10"	96.00'	95.83'	N 27°-09'-01" E
17	470.00'	11°-41'-56"	95.97'	95.80'	N 15°-26'-58" E
18	470.00'	11°-41'-23"	95.89'	95.73'	N 03°-45'-19" E
19	470.00'	11°-40'-35"	95.78'	95.62'	N 07°-55'-40" W
20	470.00'	11°-39'-32"	95.64'	95.47'	N 19°-35'-44" W
21	470.00'	11°-38'-18"	95.47'	95.31'	N 31°-14'-39" W
22	530.00'	01°-32'-32"	14.27'	14.27'	S 36°-17'-32" E
23	530.00'	10°-29'-18"	97.02'	96.88'	S 30°-16'-37" E
24	15.00'	85°-47'-28"	22.46'	20.42'	S 67°-55'-42" E
25	15.00'	85°-47'-28"	22.46'	20.42'	S 26°-16'-51" W
26	530.00'	10°-52'-33"	100.60'	100.45'	S 11°-10'-37" E
27	530.00'	11°-38'-30"	107.69'	107.50'	S 00°-04'-55" W
28	15.00'	85°-47'-28"	22.46'	20.42'	S 36°-59'-35" E
29	50.00'	13°-21'-35"	11.66'	11.63'	S 86°-34'-06" E
30	50.00'	28°-03'-00"	24.48'	24.23'	N 72°-43'-37" E
31	50.00'	49°-39'-14"	43.33'	41.99'	N 83°-31'-44" E
32	50.00'	51°-19'-40"	44.79'	43.31'	S 45°-58'-49" E
33	50.00'	50°-31'-17"	44.09'	42.67'	S 04°-56'-40" W
34	50.00'	58°-33'-17"	51.10'	48.90'	S 59°-28'-57" W
35	50.00'	52°-45'-41"	46.04'	44.43'	N 64°-51'-34" W
36	50.00'	25°-08'-29"	21.94'	21.76'	N 51°-02'-58" W
37	50.00'	16°-16'-06"	14.20'	14.15'	N 71°-45'-16" W
38	15.00'	85°-47'-28"	22.46'	20.42'	S 57°-12'-58" W
39	530.00'	13°-31'-32"	125.11'	124.82'	S 21°-05'-00" W
40	530.00'	10°-23'-19"	96.10'	95.97'	S 33°-02'-25" W
41	530.00'	07°-55'-25"	73.30'	73.24'	S 42°-11'-47" W
42	15.00'	101°-39'-23"	26.61'	23.26'	N 04°-40'-12" W
43	310.00'	22°-50'-53"	123.62'	122.80'	S 66°-55'-20" E
44	310.00'	21°-54'-28"	118.53'	117.81'	S 89°-18'-00" E
45	310.00'	17°-42'-23"	95.80'	95.42'	N 70°-53'-35" E

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 12.612 ACRES OUT OF INLOT NUMBER 7682 IN THE CITY OF PIQUA, OHIO AS SHOWN ON THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 22, PAGE 111. SAID 12.612 ACRES BEING OBTAINED BY CRAYCON HOMES, INC. BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 685, PAGE 642 (6.386 AC.) AND BOOK 688, PAGE 127 (6.226 AC.), WITH 2.783 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAYS AND 9.829 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.

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

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

8-31-98
DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED
PROFESSIONAL SURVEYOR

SHEET 1 OF 2

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:
07-21-97	seb	97563fin

PLAT BOOK 18, PAGE 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1 DAY OF Sept., 1998, AT 11:26 A.M.
FILE No. 0248143 FEE: $43.20

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

Carol Pleiman
DEPUTY

DEERFIELD SUBDIVISION, SECTION 6
PIQUA, OHIO

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANYTHING OTHER THAN RESIDENTIAL PURPOSES. ALL BUILDINGS SHALL CONFORM TO THE SPECIFICATIONS AND PLANS APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. AND SHALL NOT BE ALTERED WITHOUT APPROVAL OF SAID COMMITTEE. ALL GARAGES AND/OR ADDITIONS SHALL BE ATTACHED TO THE HOUSE.

2. THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. SHALL APPROVE THE DESIGN AND LOCATION OF ALL STRUCTURES PRIOR TO THE CONSTRUCTION THEREOF. PLANS MUST BE SUBMITTED IN A TIMELY FASHION.

3. LOTS BOUGHT FOR INVESTMENT OR FUTURE BUILDING MUST BE MAINTAINED ON A REGULAR BASIS, i.e., GRASS MUST BE CUT, SNOW REMOVED FROM THE WALKS, SHRUBS AND/OR TREES MAINTAINED. IF THIS IS NOT DONE IN A TIMELY FASHION BY THE OWNER, IT WILL BECOME THE RESPONSIBILITY OF CRAYCON HOMES, INC., WHICH CORPORATION WILL BILL THE OWNER FOR ANY MAINTENANCE.

4. VEHICLES:
   - A.) NO PARKED AND/OR INOPERABLE CARS, TRUCKS, BOATS, TRAILERS, CAMPERS, VANS, RV's, TENTS OR OTHERS SHALL BE PARKED ON THE STREET, DRIVE, YARD, OR LOT EXCEPT IN AN ENCLOSED GARAGE.
   - B.) NO TRUCK OF ANY SIZE GREATER THAN A PICK-UP TRUCK SHALL BE PERMITTED TO PARKED IN THE SUBDIVISION.
   - C.) NO VEHICLES MAY BE REPAIRED EXCEPT IN AN ENCLOSED GARAGE.

5. NO ANTENNAS OR SATELLITE DISHES GREATER THAN 20" IN DIAMETER SHALL BE EXPOSED.

6. INGROUND POOLS AND BATH HOUSES MAY NOT BE BUILT WITHOUT PRIOR APPROVAL OF DESIGN AND PLACEMENT BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. NO ABOVE GROUND SWIMMING POOLS SHALL BE PERMITTED ON ANY LOT EXCEPT ONE WADING POOL, NOT TO EXCEED 50 SQ. FT. AND SHALL NOT EXCEED 16" IN HEIGHT.

7. THE FLOOR AREA OF ANY DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE STORY PLAN DESIGN; A ONE AND ONE-HALF STORY OR TWO STORY DESIGN SHALL HAVE A MINIMUM OF 1700 SQUARE FEET; AND A SPLIT LEVEL DESIGN SHALL HAVE A MINIMUM OF 1800 SQUARE FEET. THE DEVELOPER RESERVES THE RIGHT TO REQUIRE MORE THAN THE MINIMUM SQUARE FOOTAGES.

8. FENCES:
   - A.) WOOD FENCES SHALL BE PERMITTED.
   - B.) NO CHAIN LINK OR METAL FENCING SHALL BE PERMITTED.
   - C.) NO FENCES SHALL BE CONSTRUCTED WITHIN THE UTILITY EASEMENTS.
   - D.) FENCES SHALL NOT BE ERECTED NEARER TO THE STREET THAN THE FRONT CORNER OF THE HOUSE.

9. NO TRAILERS, GARAGES OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.

10. OUTBUILDINGS:
   - A.) OUTBUILDINGS SHALL BE PERMITTED UP TO 100 SQUARE FEET.
   - B.) OUTBUILDINGS SHALL BE NO MORE THAN 20 FEET FROM THE PRIMARY STRUCTURE.
   - C.) OUTBUILDINGS SHALL BE IN LINE WITH THE PRIMARY STRUCTURE IN REAR YARD.
   - D.) DESIGN AND COMPOSITION OF THE OUTBUILDINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC.

11. NO COMMERCIAL TRADE SHALL BE CARRIED ON AT ANY RESIDENCE.

12. ANIMALS:
   - A.) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE KEPT, BRED OR RAISED ON ANY LOT IN THIS SUBDIVISION. EXCEPT DOGS OR CATS OR OTHER HOUSEHOLD PETS WHICH ARE CONSIDERED TRADITIONAL.
   - B.) NO ANIMALS OF ANY TYPE SHALL BE KEPT OR BRED FOR ANY TYPE OF COMMERCIAL PURPOSES.
   - C.) NO MORE THAN TWO DOGS MAY BE KEPT ON ANY LOT.

13. THERE SHALL BE AT LEAST ONE 3½" DECIDUOUS TREE PLANTED IN THE FRONT YARD AT THE TIME OF CONSTRUCTION.

14. NO SIGN, NOTICE, ADVERTISEMENT OR ILLUMINATION SHALL BE INSCRIBED OR EXPOSED ON OR AT ANY WINDOW OR ANY PART OF THE SUBDIVISION, WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.

15. THESE COVENANTS SHALL RUN WITH THE LAND (DEERFIELD SECTION 6) AND SHALL BE BINDING TO ALL PARTIES CLAIMING UNDER THEM UNTIL THE YEAR 2020, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OR LOT OWNERS, IT IS AGREED TO CHANGE THE COVENANTS.

16. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

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

DEDICATION

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

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

OWNERS: CRAYCON HOMES, INC.

Mimi A. Crawford
MIMI A. CRAWFORD, PRESIDENT

Rebecca Brumbaugh
WITNESS

DAVID CRAWFORD, VICE PRESIDENT

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 CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF SAID CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 17 DAY OF August, 199.

Rebecca Brumbaugh NOTARY PUBLIC MY COMMISSION EXPIRES: ~~My Commission Expires May 11, 2001~~

REBECCA BRUMBAUGH
NOTARY PUBLIC, STATE OF OHIO

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 12 DAY OF August, 1997, THIS PLAT WAS REVIEWED AND APPROVED.

Michael A. Taylor
Michael Taylor, PRESIDENT

James C. Jennings
James Jennings, SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS 18 DAY OF August, 1997, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. C-10922.

William Cruse
WILLIAM CRUSE, MAYOR

Rebecca J. Cool
REBECCA J. COOL, CLERK OF COUNCIL

TRANSFERRED THIS 1st DAY OF Sept, 1998

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

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

7-21-1997
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:
07-21-97	seb	97563cov

PRINCE PLAT

PLAT BOOK 18 PAGE 62
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2ND DAY OF
SEPTEMBER, 1998 AT 8:50 A.M.
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Jill Rank
DEPUTY RECORDER
FILE # 0248220 FEE $ 21.60

BEING A SUBDIVISION CONTAINING A TOTAL OF 11.869 ACRES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWN 4, RANGE 6 EAST, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING A PART OF THE TRACT ACQUIRED BY STANLEY J. & VIRGINIA R. PRINCE BY DEED BOOK 528, PAGE 240. 11.665 ACRES ARE PLATTED INTO LOTS WITH THE REMAINING 0.204 ACRES BEING PLATTED AS DEDICATED STREET RIGHT-OF-WAY.

THIS PLAT REVIEWED AND APPROVED THIS 16TH DAY OF JULY, 1998.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION, HELD THIS 21ST DAY OF July, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

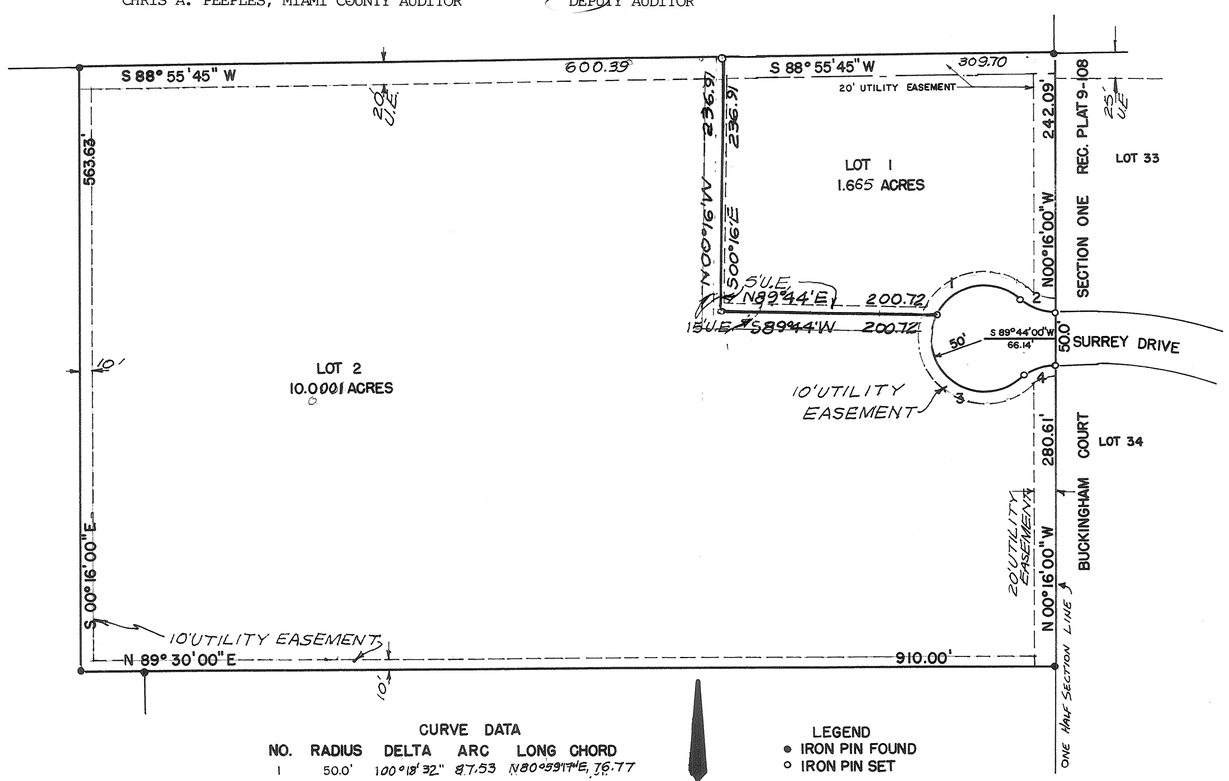
Bruce R Lowry — CHAIRMAN
Daniel R. Brandewie — SECRETARY

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 1ST DAY OF September, 1998.

Charles D. Hubbard — MIAMI COUNTY COMMISSIONER
D. Ann Baird — MIAMI COUNTY COMMISSIONER
Richard W. Adams — MIAMI COUNTY COMMISSIONER

TRANSFERRED THIS 2ND DAY OF SEPTEMBER, 1998.

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



CURVE DATA

NO.	RADIUS	DELTA	ARC	LONG CHORD
1	50.0'	100°18'32"	87.53	N80°59'17"E, 76.77
2	50.0'	41°24'35"	36.14'	S69°33'43"E, 35.36'
3	50.0'	162°30'25"	141.81	N50°25'17"W, 98.84
4	50.0'	41°24'35"	36.14'	S69°01'43"W, 35.36'

LEGEND
● IRON PIN FOUND
○ IRON PIN SET

REFERENCES
RECORDERS PLAT 9-108
LAND SURVEY 36-76

N

0 50' 100' 200'
SCALE: 1" = 100'

I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNER, 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: STANLEY J. & VIRGINIA R. PRINCE

Stanley J. Prince — STANLEY J. PRINCE AKA STANLEY JACK PRINCE
Ruby E. Klockner — WITNESS
Virginia R. Prince — VIRGINIA R. PRINCE
Brenda J. 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 EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 18TH DAY OF NOVEMBER, 1996.

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 22, 2001

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

Frank W. Wagner II — FRANK W. WAGNER, II, VICE PRESIDENT
Rebecca L. Branson — WITNESS Rebecca L. Branson
C Russell Badgett — C. RUSSELL BADGETT, VICE PRESIDENT
Jenny Brading — WITNESS Jenny Brading

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 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 4th DAY OF August, 1998.

Rebecca L. Branson — NOTARY PUBLIC
Oct. 13 2002 — MY COMMISSION EXPIRES

APPROVED
Subject to Zoning Approval
By: Jeff Koehl
Date: 12/6/96
Miami Co. Regional Planning Commission

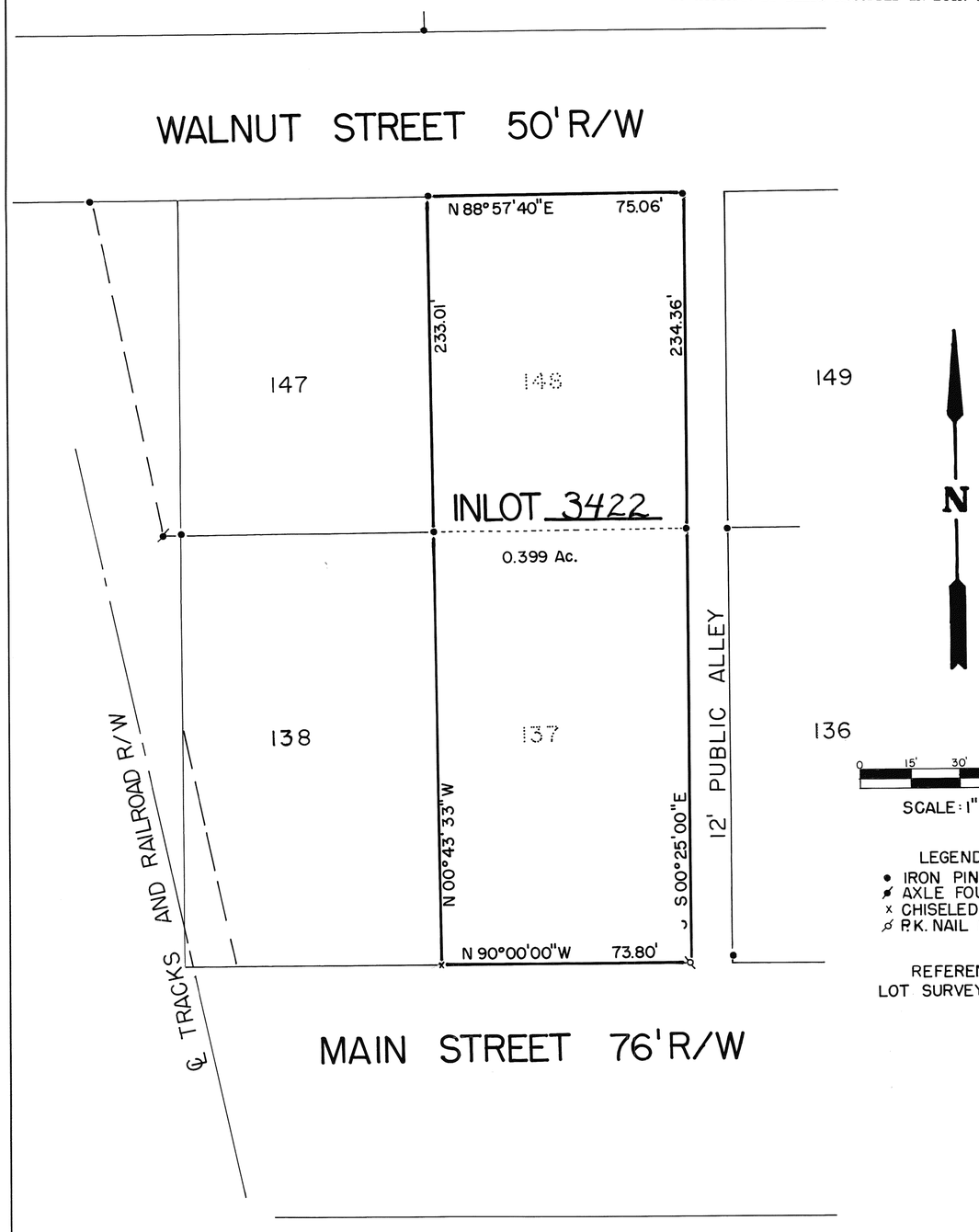
NOTARIAL SEAL

PRINCE PLAT TIPP CITY, OHIO		
STANLEY J. & VIRGINIA R. PRINCE TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: DAVJR TRACED BY: CHECKED BY: RWK	SHEET NO.
5 SEP 1996	SCALE: 1" = 100'	1 OF 1

HUFFMAN REPLAT - TIPP CITY, OHIO

PLAT BOOK 18 PAGE 63
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 10TH DAY OF
SEPTEMBER, 1998, AT 3:24 P.M.
FILE NO: 0248813 FEE: $21.00
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

BEING A REPLAT OF INLOTS 137 AND 148 IN TIPP CITY, OHIO, AS SHOWN ON MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS BOOK 22, PAGE 53, ACQUIRED BY MICHAEL H. HUFFMAN AND KAREN L. HUFFMAN BY DEEDS RECORDED IN BOOK 686, PAGE 413 AND BOOK 651, PAGE 168.



LEGEND
- ● IRON PIN FOUND
- AXLE FOUND
- x CHISELED NOTCH FOUND
- PK. NAIL FOUND

REFERENCE
LOT SURVEY 22 PG. 53

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

OWNERS: MICHAEL H. & KAREN L. HUFFMAN

MICHAEL H. HUFFMAN — WITNESS

KAREN L. HUFFMAN — 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 CLINGTON, OHIO, THIS 7TH DAY OF August, 1998.

NOTARY PUBLIC — MY COMMISSION EXPIRES

LESLEY G. YOUNG
NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 8th DAY OF September, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

APPROVED AND TRANSFERRED THIS 10th DAY OF SEPTEMBER, 1998.

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR — BY: 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, PROFESSIONAL SURVEYOR #4370

STATE OF OHIO — RICHARD W. KLOCKNER — PROFESSIONAL SURVEYOR

REPLAT OF INLOTS 137 AND 148 TIPP CITY, OHIO		
MICHAEL H. & KAREN L. HUFFMAN TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 20 AUG. 1998	DRAWN BY: D.V. TRACED BY: CHECK BY: RWK SCALE: 1" = 30'	SHEET NO. 1 OF 1

RECORD PLAN
KENSINGTON
SECTION THREE

LOCATED IN:
PART OF INLOT 8441
SECTION 31, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 10.644 ACRES
APRIL, 1998

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

PLAT BOOK 18 PAGE 64
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0249479
RECEIVED SEPT. 21, 1998
AT 8:42 A FEE $43.00
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 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

Judy DeLaet
WITNESS

Rita Geoffrey
WITNESS

KENSINGTON LAND COMPANY

Jessica A. Minesinger
JESSICA A. MINESINGER, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 26 DAY OF Aug., 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JESSICA A. MINESINGER, ITS VICE PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Judy DeLaet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Nov 3, 2002

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Judy DeLaet
WITNESS,

Rita Geoffrey
WITNESS,

MORTGAGEE:
MINSTER STATE BANK

Daniel F. Heitmeyer
DAN HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 26th DAY OF Aug., 1998, 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.

Judy DeLaet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Nov. 3, 2002

DATE August 26, 1998.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger
JESSICA A. MINESINGER

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

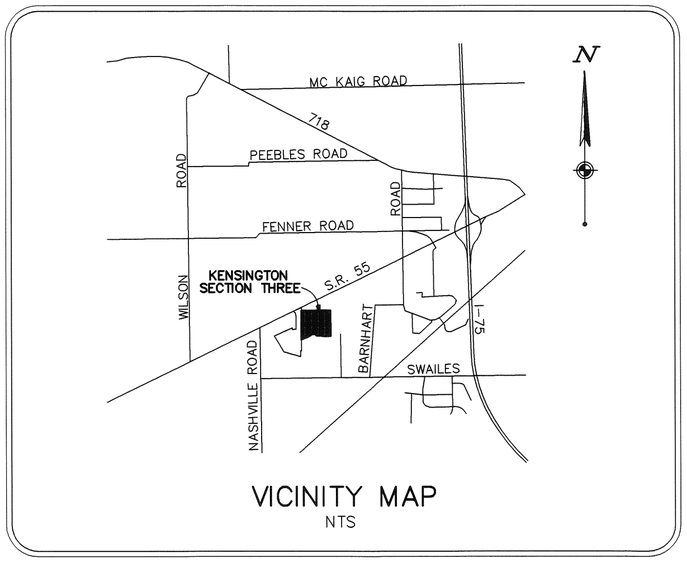
Judy DeLaet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Nov. 3, 2002

DESCRIPTION

BEING A SUBDIVISION CONTAINING 10.644 ACRES, OF A 39.664 ACRE TRACT, CONVEYED TO KENSINGTON LAND COMPANY BY DEED RECORDED IN DEED BOOK 670, PAGE 594 OF THE MIAMI COUNTY RECORDS.

COVENANTS AND RESTRICTIONS

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



VICINITY MAP
NTS

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 — 8/26/98
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 17th DAY OF August, 1998, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-27-98.

Peter E. Jenkins
MAYOR

William F. Lohner
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 22nd DAY OF July, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

Charles Tatman
CHAIRMAN

Sue D. Knight
SECRETARY

TRANSFERRED ON THE 21 DAY OF SEPT., 1998.

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

Linda Zimmerman
BY DEPUTY AUDITOR

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PLAT BOOK 18 PAGE 64 A

RECORD PLAN
KENSINGTON
SECTION THREE

LOCATED IN:
PART OF INLOT 8441
SECTION 31, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 10.644 ACRES
APRIL, 1998

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

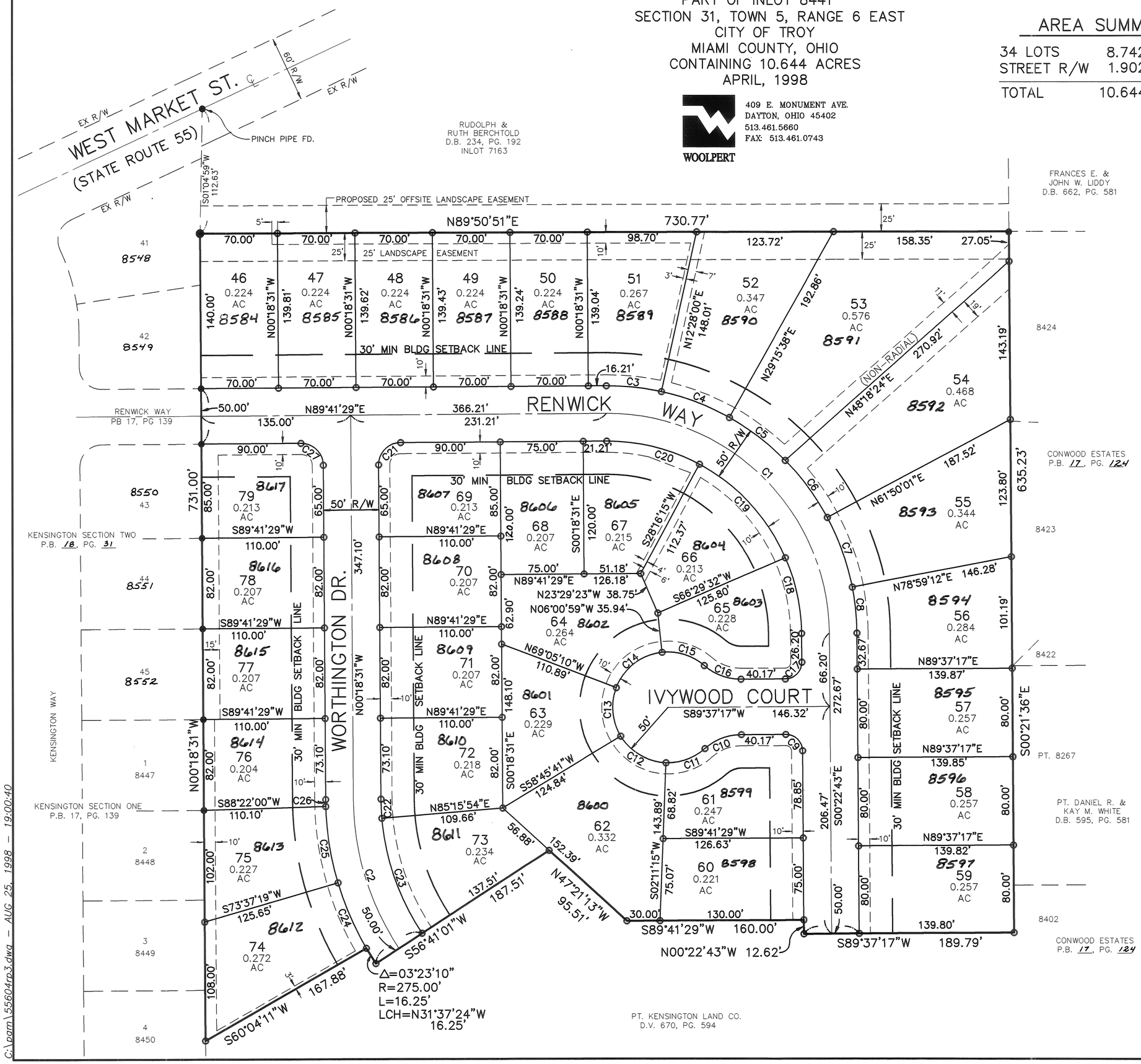
AREA SUMMARY

34 LOTS	8.742 ACRES
STREET R/W	1.902 ACRES
TOTAL	10.644 ACRES

N

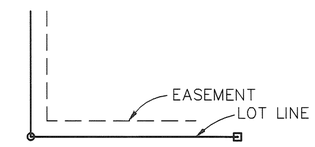
0 60 120 180 240

SCALE: 1"=60'
GRAPHIC SCALE IN FEET



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.

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	313.92'	282.67'	N45°20'37"W	89°55'48"
C2	250.00'	144.02'	142.04'	S16°48'45"E	33°00'28"
C3	225.00'	50.17'	50.07'	N83°55'16"W	12°46'31"
C4	225.00'	65.95'	65.71'	N69°08'11"W	16°47'38"
C5	225.00'	63.75'	63.54'	N52°37'21"W	16°14'02"
C6	225.00'	64.16'	63.95'	N36°20'10"W	16°20'21"
C7	225.00'	67.36'	67.11'	N19°35'23"W	17°09'11"
C8	225.00'	41.76'	41.70'	N05°41'45"W	10°38'05"
C9	15.00'	23.56'	21.21'	N45°22'43"W	90°00'00"
C10	50.00'	36.14'	35.36'	S68°55'00"W	41°24'35"
C11	50.00'	38.38'	37.44'	N70°11'58"E	43°58'32"
C12	50.00'	49.37'	47.39'	S59°31'32"E	56°34'27"
C13	50.00'	45.51'	43.96'	S05°09'44"E	52°09'09"
C14	50.00'	55.04'	52.30'	S52°26'56"W	63°04'11"
C15	50.00'	41.06'	39.91'	S72°29'33"E	47°02'50"
C16	50.00'	36.14'	35.36'	S69°40'26"E	41°24'35"
C17	15.00'	23.56'	21.21'	N44°37'17"E	90°00'00"
C18	175.00'	70.64'	70.16'	N11°56'34"W	23°07'43"
C19	175.00'	116.74'	114.59'	N42°37'02"W	38°13'13"
C20	175.00'	87.30'	86.39'	N76°01'05"W	28°34'52"
C21	20.00'	31.42'	28.28'	S44°41'29"W	90°00'00"
C22	225.00'	17.38'	17.38'	S02°31'18"E	04°25'34"
C23	225.00'	112.24'	111.08'	S19°01'32"E	28°34'54"
C24	275.00'	65.05'	64.89'	S23°09'15"E	13°33'08"
C25	275.00'	70.77'	70.58'	S09°00'20"E	14°44'42"
C26	275.00'	6.36'	6.36'	S00°58'15"E	01°19'28"
C27	20.00'	31.42'	28.28'	N45°18'31"W	90°00'00"

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RECORD PLAN
KENSINGTON SECTION FOUR

LOCATED IN:
PART OF INLOT 8441
SECTION 31, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 13.499 ACRES
AUGUST, 1998

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

PLAT BOOK 18 PAGE 65
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0249480
RECEIVED SEPT. 21, 1998
AT 8:43 A 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 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

Judy DeLaet
WITNESS

Rita Gepfrey
WITNESS

KENSINGTON LAND COMPANY

Jessica A. Minesinger
JESSICA A. MINESINGER, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 26 DAY OF August, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JESSICA A. MINESINGER, ITS VICE PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Judy DeLaet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Nov 3, 2002

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Judy DeLaet
WITNESS,

Rita Gepfrey
WITNESS,

MORTGAGEE:
MINSTER STATE BANK

Daniel F. Heitmeyer
DAN HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 26 DAY OF Aug, 1998, 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.

Judy DeLaet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Nov. 3, 2002

DATE August 26, 1998.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger
JESSICA A. MINESINGER

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

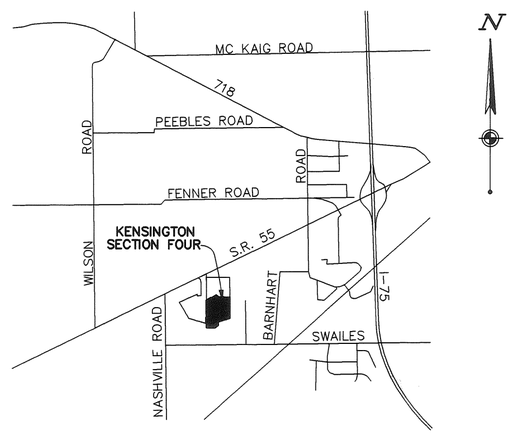
Judy DeLaet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Nov 3, 2002

DESCRIPTION

BEING A SUBDIVISION CONTAINING 13.499 ACRES, OF A 39.664 ACRE TRACT, CONVEYED TO KENSINGTON LAND COMPANY BY DEED RECORDED IN DEED BOOK 670, PAGE 594 OF THE MIAMI COUNTY RECORDS.

COVENANTS AND RESTRICTIONS

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



VICINITY MAP
NTS

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 — 8/26/98
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 17th DAY OF August, 1998, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-27-98.

Peter E. Jenkins
MAYOR

William F. Lohner
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 22nd DAY OF July, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

Charles T. Lagos
CHAIRMAN

Sue D. Knight
SECRETARY

TRANSFERRED ON THE 21 DAY OF SEPT., 1998.

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

Linda Zimmerman
BY DEPUTY AUDITOR

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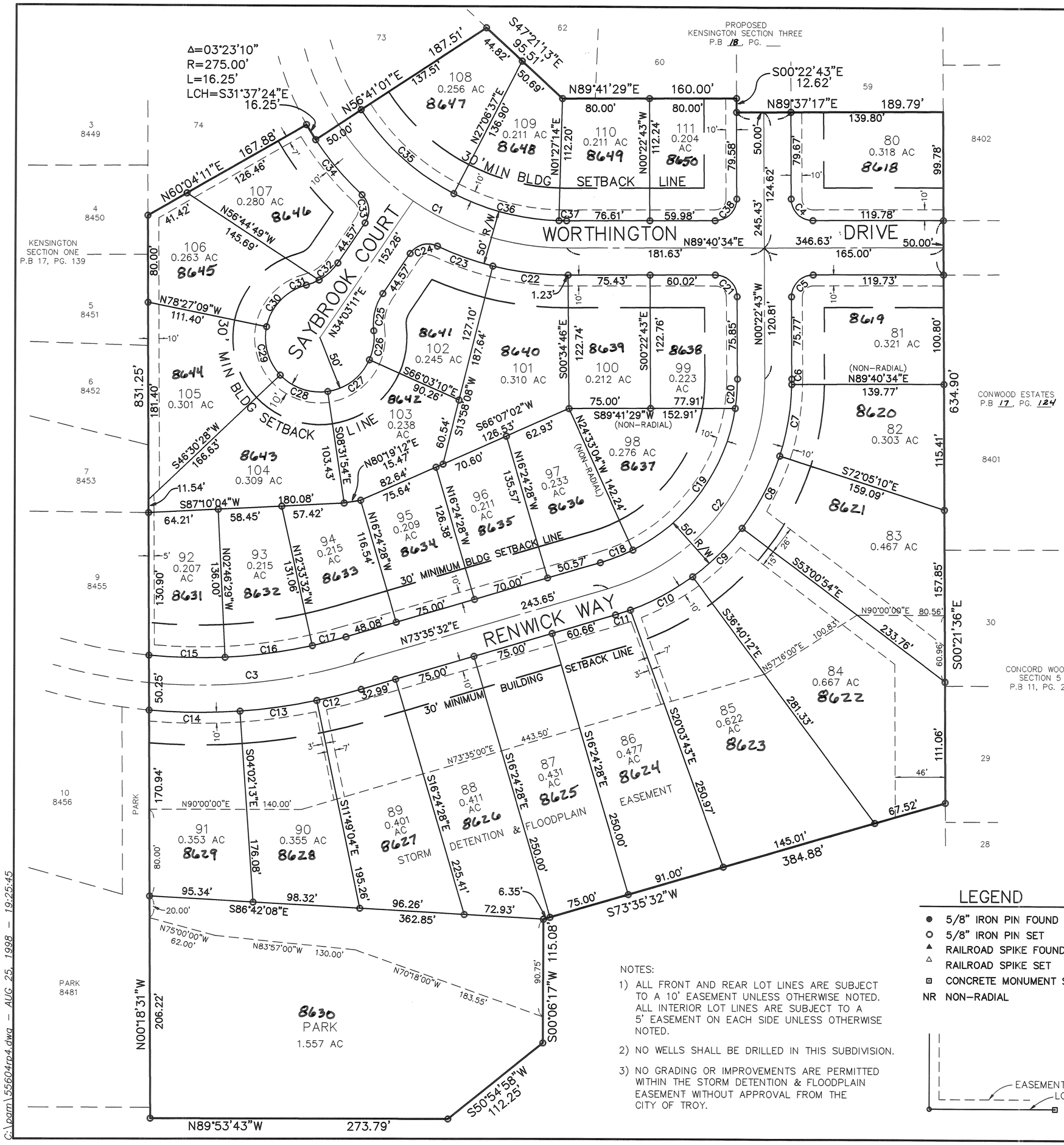


RECORD PLAN
KENSINGTON SECTION FOUR

LOCATED IN:
PART OF INLOT 8441
SECTION 31, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 13.499 ACRES
AUGUST, 1998

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

AREA SUMMARY

32 LOTS	9.955 ACRES
PARK	1.557 ACRES
STREET R/W	1.987 ACRES
TOTAL	13.499 ACRES

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	248.74'	238.61'	S61°49'13"E	57°00'27"
C2	200.00'	258.21'	240.64'	N36°36'25"E	73°58'15"
C3	500.00'	190.14'	188.99'	N84°29'10"E	21°47'16"
C4	20.00'	31.40'	28.27'	S45°21'05"E	89°56'43"
C5	20.00'	31.44'	28.30'	S44°38'55"W	90°03'17"
C6	225.00'	5.01'	5.01'	N00°15'35"E	01°16'35"
C7	225.00'	66.82'	66.58'	N09°24'21"E	17°00'58"
C8	225.00'	74.89'	74.55'	N27°26'58"E	19°04'16"
C9	225.00'	64.19'	63.97'	N45°09'27"E	16°20'42"
C10	225.00'	65.22'	64.99'	N61°38'03"E	16°36'29"
C11	225.00'	14.35'	14.35'	N71°45'55"E	03°39'15"
C12	525.00'	42.06'	42.05'	N75°53'14"E	04°35'23"
C13	525.00'	71.30'	71.24'	N82°04'22"E	07°46'52"
C14	525.00'	83.80'	83.71'	S89°27'51"E	09°08'43"
C15	475.00'	70.10'	70.03'	S88°32'49"E	08°27'19"
C16	475.00'	81.11'	81.02'	N82°20'00"E	09°47'03"
C17	475.00'	31.91'	31.90'	N75°31'00"E	03°50'56"
C18	175.00'	32.16'	32.12'	N68°19'38"E	10°31'48"
C19	175.00'	166.71'	160.48'	N35°46'16"E	54°34'57"
C20	175.00'	27.06'	27.03'	N04°03'02"E	08°51'30"
C21	20.00'	31.40'	28.27'	N45°21'05"W	89°56'43"
C22	275.00'	68.60'	68.42'	S83°10'39"E	14°17'34"
C23	275.00'	54.28'	54.20'	S70°22'34"E	11°18'36"
C24	20.00'	28.35'	26.04'	S74°39'58"W	81°13'33"
C25	50.00'	36.14'	35.36'	S13°20'54"W	41°24'34"
C26	50.00'	27.32'	26.98'	N08°17'43"E	31°18'13"
C27	50.00'	50.20'	48.12'	N52°42'28"E	57°31'16"
C28	50.00'	48.03'	46.21'	S71°00'43"E	55°02'22"
C29	50.00'	48.03'	46.21'	S15°58'20"E	55°02'23"
C30	50.00'	55.77'	52.93'	S43°30'18"W	63°54'55"
C31	50.00'	12.65'	12.62'	N68°12'48"E	14°29'55"
C32	50.00'	23.48'	23.27'	N47°30'31"E	26°54'39"
C33	20.00'	28.35'	26.04'	N06°33'35"W	81°13'33"
C34	275.00'	82.76'	82.45'	S38°33'05"E	17°14'33"
C35	225.00'	116.13'	114.85'	S48°06'11"E	29°34'24"
C36	225.00'	100.75'	99.91'	S75°43'05"E	25°39'23"
C37	225.00'	6.98'	6.98'	S89°26'06"E	01°46'40"
C38	20.00'	31.44'	28.30'	N44°38'53"E	90°03'22"

LEGEND

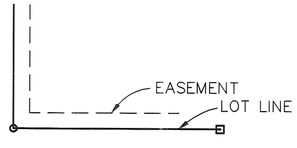
- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ⊡ CONCRETE MONUMENT SET
- NR NON-RADIAL

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.

3) NO GRADING OR IMPROVEMENTS ARE PERMITTED WITHIN THE STORM DETENTION & FLOODPLAIN EASEMENT WITHOUT APPROVAL FROM THE CITY OF TROY.



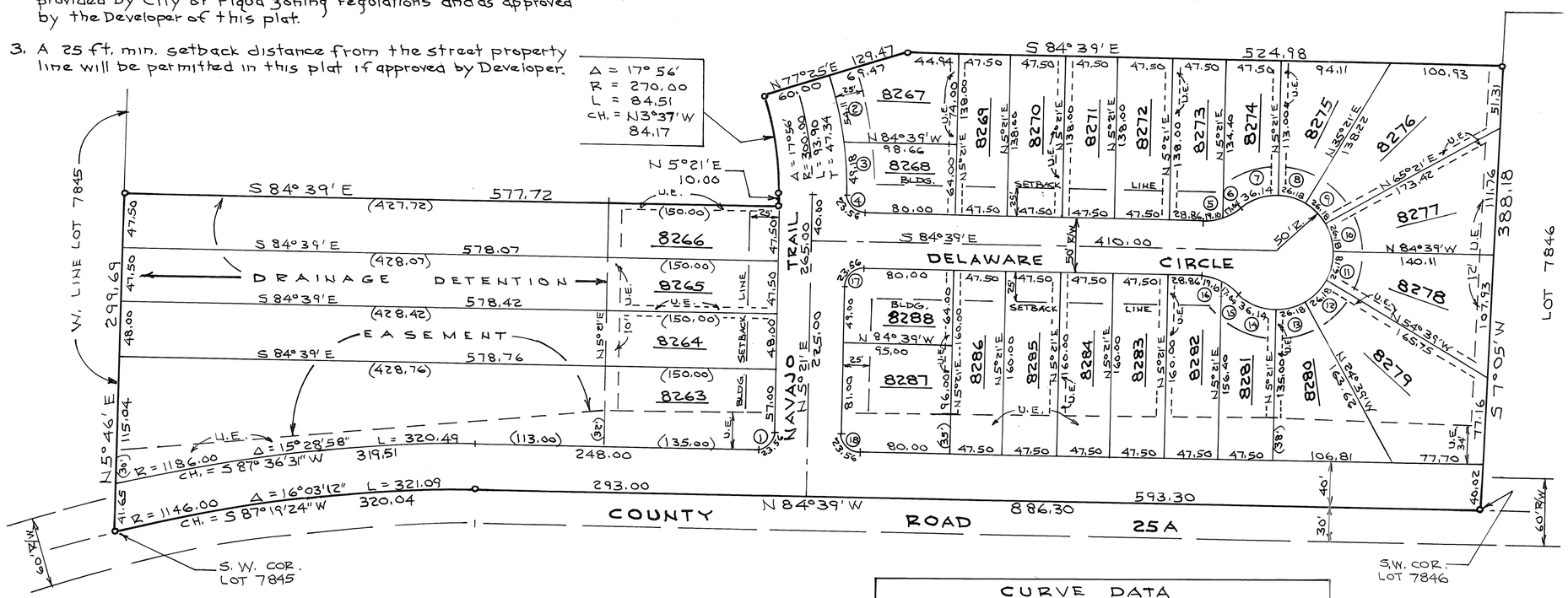
INDIAN RIDGE — SECTION TWO

PART OF LOT 7845 PIQUA - OHIO

LOTS = 7.778 Ac.
STREETS = 1.285 Ac.
TOTAL = 9.063 Ac.

SCALE: 1" = 80'

PLAT BOOK 18, PAGE 66
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.
FILE NO. 0250033
RECEIVED FOR RECORD: 11:36 AM (TIME)
FEE: $21.60 SEPT. 28, 1998 (DATE)
John W. O'Brien — MIAMI COUNTY RECORDER
BY: Carol Pleiman — DEPUTY COUNTY RECORDER



NOTE

Protective covenants for this plat shall be the same as those for Indian Ridge - Sec. 1, as recorded in Vol. 17, Pg. 26A, of the Miami Co. Plat Records, EXCEPT the following alterations and additions to Covenants No. 1, 2 & 3:

1. Two family and multi-family buildings will be permitted on these lots as provided by City of Piqua zoning regulations.
2. The min. floor area of the multi-family bldgs. shall be as provided by City of Piqua zoning regulations and as approved by the Developer of this plat.
3. A 25 ft. min. setback distance from the street property line will be permitted in this plat if approved by Developer.

MIAMI COUNTY AUDITOR

Approved and transferred this 28th day of September, 1998.

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

NOTE

There is a six ft. (6') utility easement along each side of interior lot lines as shown, along the rear lot line of each lot, and a 10' U.E. along & adjacent to all street R/W lines, except as shown otherwise hereon.

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

DESCRIPTION

Being a subdivision of 9.063 Acres of part of Lot 7845 as conveyed to D & M Construction, Inc. by deed recorded in Vol. 690, Pg. 186 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 and 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.

Daniel D. Turner — WITNESS
Wayne Stoner — WITNESS

D. & M CONSTRUCTION, INC.
Kenneth Miller — KENNETH MILLER, PRES.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 28th day of SEPT., 1998, before me, the undersigned, a notary public in and for said County and State, personally came D & M Construction, Inc., by its president Kenneth Miller, who acknowledged the signing and execution of the forgoing 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 MAR. 27, 2002 (DATE)
Daniel D. Turner — NOTARY PUBLIC

CURVE DATA

CURVE NO.	RADIUS	Δ	CHORD	
1	15.00	90°00'	S 50° 21' W	21.21
2	330.00	9°23'40"	N 7°53'10" W	54.05
3	330.00	8° 32' 20"	N 1° 04' 50" E	49.13
4	15.00	90°00'	N 39° 39' W	21.21
5	50.00	21° 53' 20"	S 84° 24' 20" W	18.99
6	50.00	19° 31' 10"	S 63° 42' 05" W	16.95
7	50.00	41° 24' 30"	S 74° 38' 45" W	35.35
8	50.00	30°00'	N 69° 39' W	25.88
9	50.00	30°00'	N 39° 39' W	25.88
10	50.00	30°00'	N 9° 39' W	25.88
11	50.00	30°00'	N 20° 21' E	25.88
12	50.00	30°00'	N 50° 21' E	25.88
13	50.00	30°00'	N 80° 21' E	25.88
14	50.00	41° 24' 30"	S 63° 56' 45" E	35.35
15	50.00	19° 31' 10"	S 53° 00' 05" E	16.95
16	50.00	21° 53' 20"	S 73° 42' 20" E	18.99
17	15.00	90°00'	N 50° 21' E	21.21
18	15.00	90°00'	N 39° 39' W	21.21

PIQUA PLANNING COMMISSION

This plat reviewed and approved this 10th day of March, 1998.

Michael A. Taylor — CHAIRMAN
James C. [illegible] — SECRETARY

PIQUA CITY COMMISSION

At a meeting of Piqua City Commission held this 6th day of April, 1998, this plat was approved by Resolution No. C-11064

[illegible] — MAYOR
Rebecca J. Rool — 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 lot corners.

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

INDIAN RIDGE - SECTION 2 FOR D & M CONSTRUCTION, INC. TIPP CITY - OHIO	
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •	
DATE JAN. - 1998	DRAWN BY: D.T. CHECKED BY: D.T.
FILE NO. 020197	SCALE: 1" = 80'
SHEET NO. 1/1	

BOYD REPLAT - WEST FREDERICK, OHIO

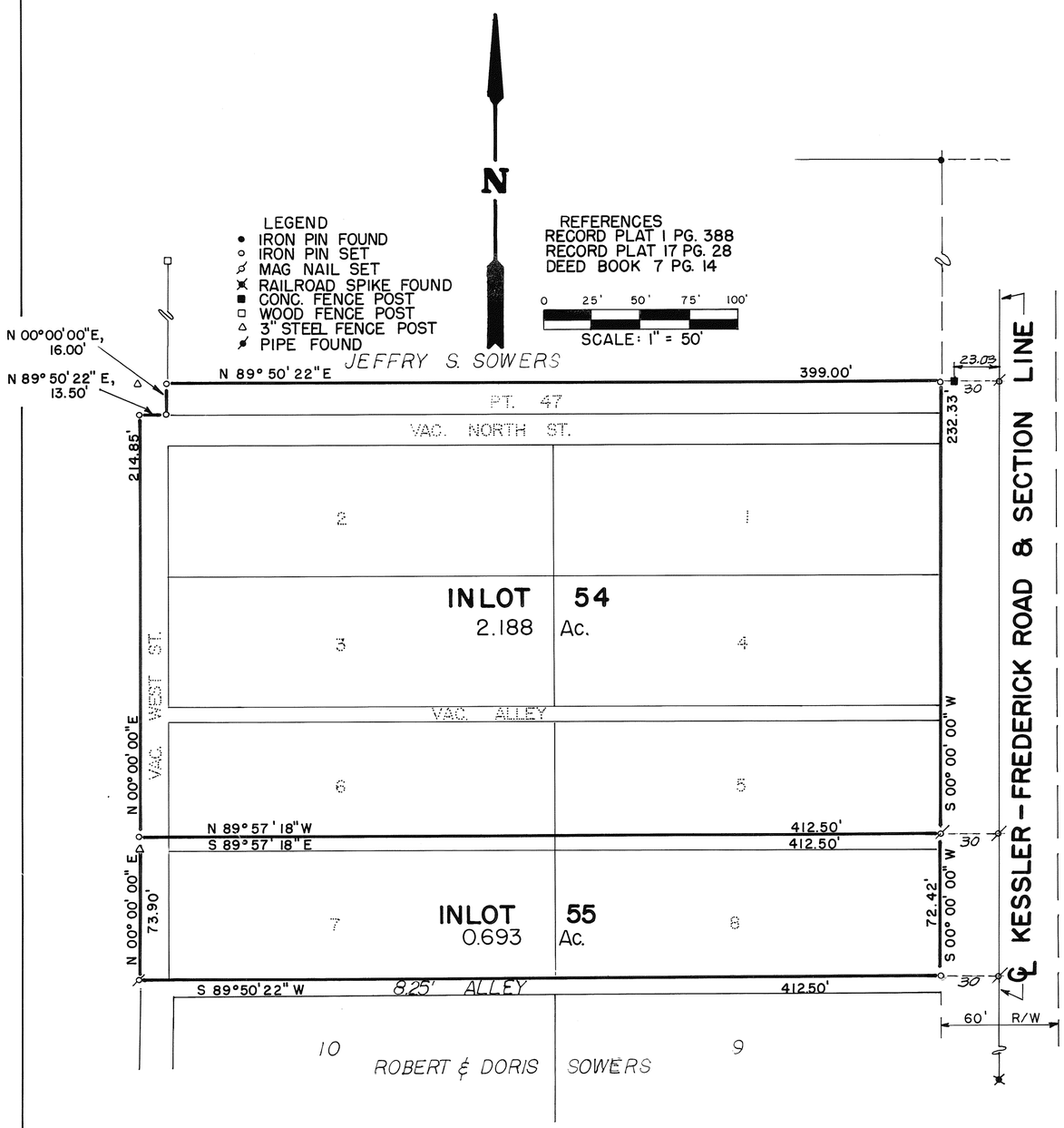
SECTION 35 - TOWN 6 - RANGE 5E UNION TOWNHIP - MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 67
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13TH DAY OF OCTOBER, 1998, AT 3:10 P.M.

FILE NO. 0251262 FEE: $21.60

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Bobbie Mueller
DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND PART OF LOT 47 AND VACATED ALLEY AND VACATED NORTH AND WEST STREETS LOCATED IN WEST FREDERICK, SECTION 35, TOWN 6, RANGE 5, UNION TOWNSHIP, MIAMI COUNTY, OHIO.

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: LARRY E. BOYD AND STEPHEN R. BOYD

Larry E. Boyd — LARRY E. BOYD
Ruby E. Klockner — WITNESS
Richard W. Klockner — WITNESS

Stephen R. Boyd — STEPHEN R. BOYD
Ruby E. Klockner — WITNESS
Richard W. Klockner — WITNESS

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

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 23RD DAY OF JANUARY, 1998.

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 28, 2001

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION HELD THIS 19 DAY OF May, 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

CHAIRMAN
Daniel L. Brandewie — SECRETARY

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS, HELD THIS 13th DAY OF October, 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

COMMISSIONER
D. Ann Baird — COMMISSIONER

COMMISSIONER

THIS REPLAT REVIEWED AND APPROVED THIS 13th DAY OF October, 1998.

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

THIS REPLAT REVIEWED AND APPROVED THIS 9th DAY OF OCTOBER, 1998.

MIAMI COUNTY ENGINEER

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT AS SHOWN HEREON IN ACCORDANCE WITH DATA COMPILED FROM THE ORIGINAL PLAT OF FREDERICK, WHICH IS RECORDED IN MIAMI COUNTY RECORDER'S DEED RECORD BOOK 7, PAGE 14 DATED OCTOBER 23, 1828 AND THE RECORDER'S PLAT RECORD BOOK 1, PAGE 388, AND AN ACTUAL FIELD SURVEY OF THIS AREA.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER 4370
REGISTERED PROFESSIONAL SURVEYOR

BOYD REPLAT WEST FREDERICK, OHIO		
LARRY E. BOYD AND STEPHEN R. BOYD WEST FREDERICK, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DATE: TRACED BY: DV CHECKED BY: RWK	SHEET NO.
24 NOV 1997	SCALE: 1" = 50'	1 OF 1

ANNEXATION TO THE VILLAGE OF LAURA

5.060 ACRES IN THE NORTHEAST QUARTER OF SECTION 3, TOWN 7, RANGE 4,
UNION TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 18 PAGE 68
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
FILE NO. 0251475 FEE: $21.60
RECEIVED FOR RECORD THIS
15th DAY OF OCTOBER, 1998,
AT 2:41 P.M.

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

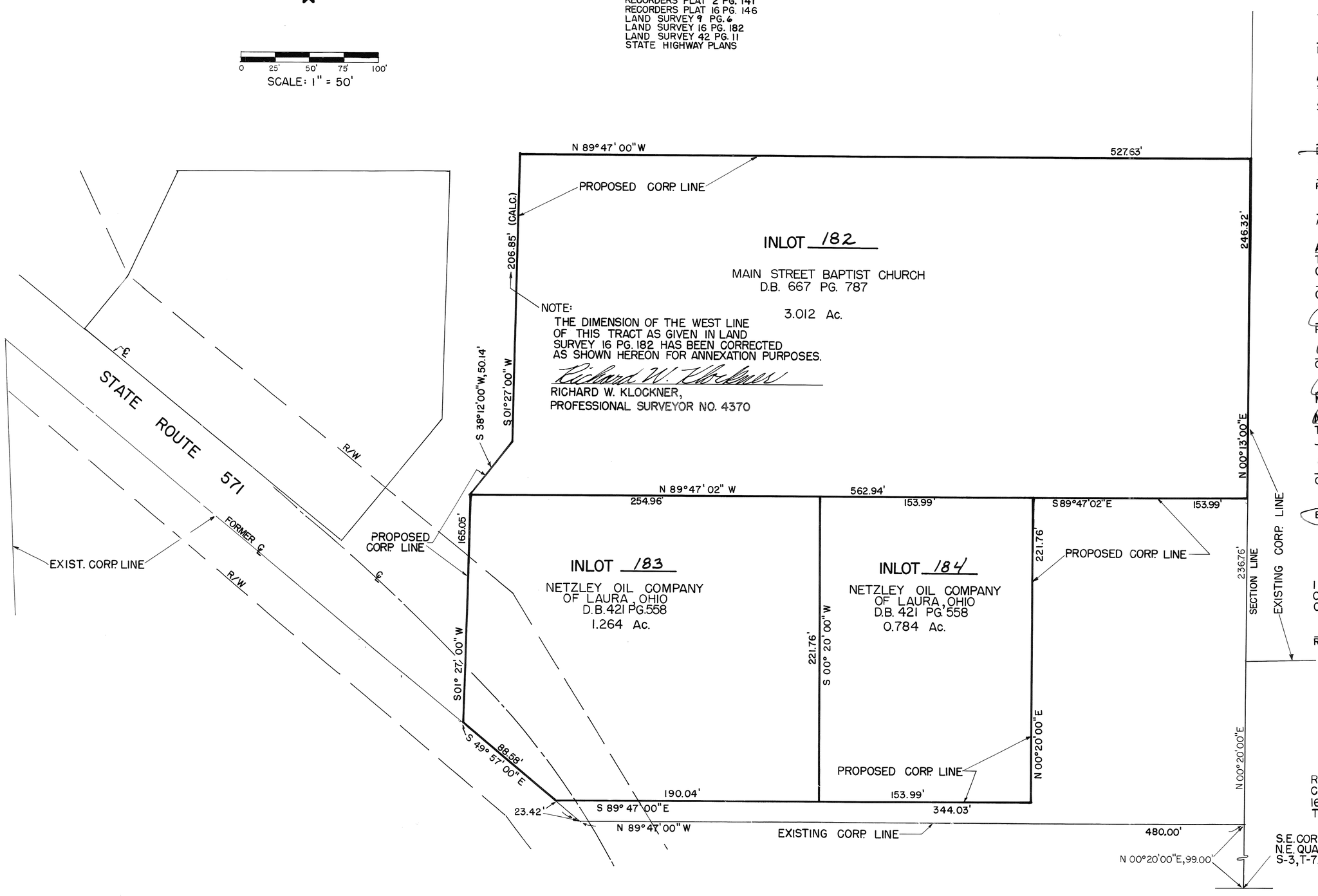
Bobbie Mueller
BY DEPUTY

ANNEXATION PROCEEDINGS
RECORDED IN MISC. BK.____ PG.____

N

0 25' 50' 75' 100'
SCALE: 1" = 50'

REFERENCES
RECORDERS PLAT 2 PG. 141
RECORDERS PLAT 16 PG. 146
LAND SURVEY 9 PG. 6
LAND SURVEY 16 PG. 182
LAND SURVEY 42 PG. 11
STATE HIGHWAY PLANS



APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 16th DAY OF April, 1998

Douglas Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 19th DAY OF MAY, 1998.

D. Ann Baird
D. ANN BAIRD, COMMISSIONER

Richard N. Adams
RICHARD N. ADAMS, COMMISSIONER

Arthur D. Haddad
ARTHUR D. HADDAD, COMMISSIONER

APPROVAL BY THE VILLAGE OF LAURA
THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF LAURA, OHIO, THIS 11 DAY OF May, 1998, BY ORDINANCE NO. 5-98A.

Jayne Brame
PRESIDENT OF COUNCIL

Cindy A. Fields
CLERK OF COUNCIL

Jayne Brame
MAYOR

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 15th DAY OF OCTOBER, 1998.

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

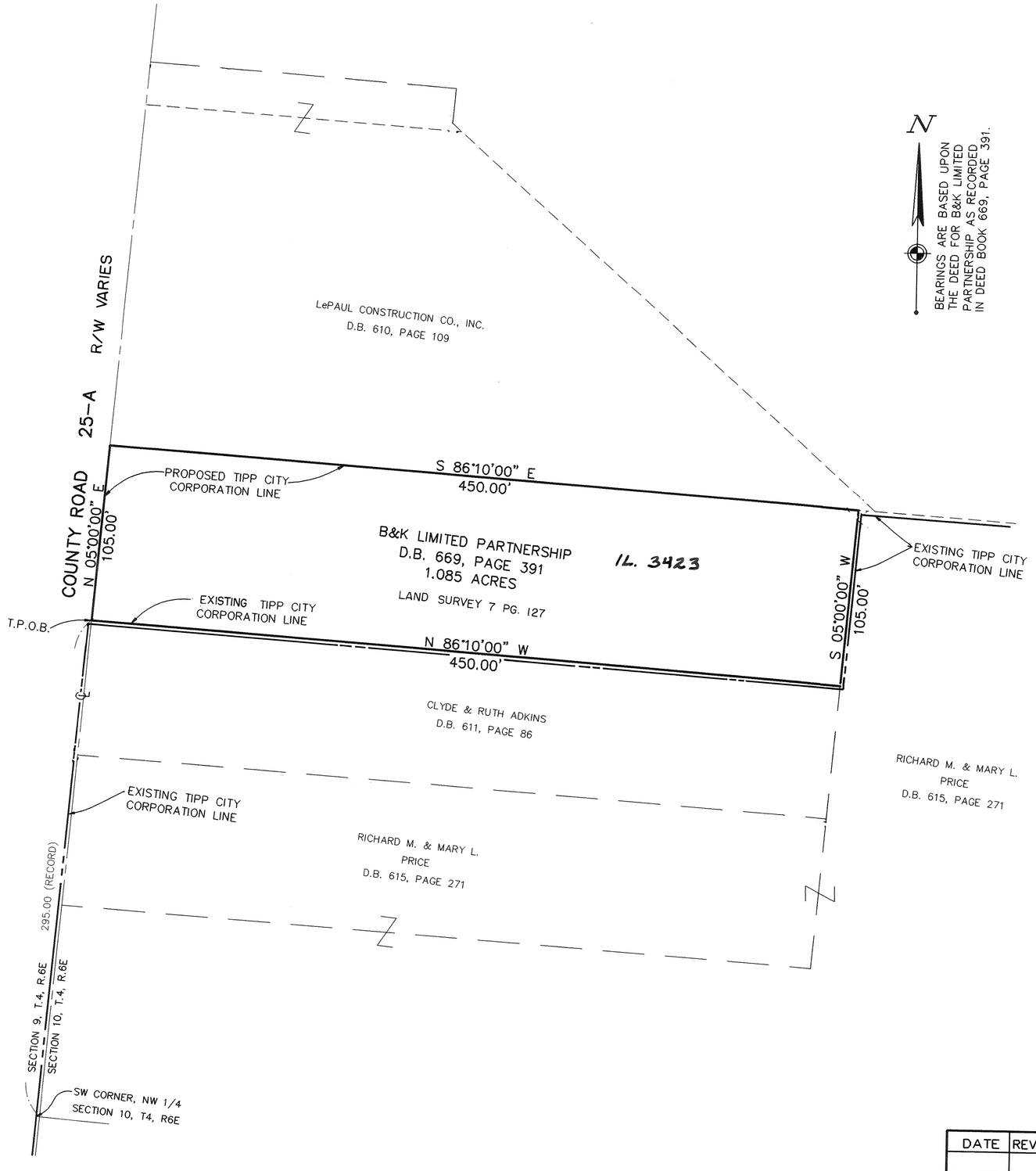
JoAnn Williams
BY DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT, BASED ON RECORDED SURVEYS AND CALCULATIONS.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER 4370
REGISTERED PROFESSIONAL SURVEYOR

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 (937) 339-5331



0 50 100 150 200

SCALE: 1"=50'
GRAPHIC SCALE IN FEET

PLAT BOOK 18, PAGE 69
MIAMI COUNTY RECORDERS PLAT RECORDS

RECEIVED THIS 20th DAY OF OCT., 1998
AT 9:36 A.M.
FILE NO. 0251736 FEE: $21.00

John W. O'Brien By: Bobbie Mueller, deputy
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK _____, PAGE _____.

APPROVAL BY MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 15th DAY OF APRIL, 1998

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

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 9th DAY OF APRIL, 1998

Ruth A. Haddad
D. Ann Baird
Richard M. Flamm

APPROVAL BY THE CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO THIS 20th DAY OF July, 1998

Lorraine A. Howard — PRESIDENT OF COUNCIL
Nera Hufford — CLERK OF COUNCIL
Carol Sue Cook — MAYOR
Joseph P. Moore — DIRECTOR OF LAW

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 30th DAY OF Oct. 1998

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

THIS MAP WAS PREPARED FROM RECORD INFORMATION AND IS INTENDED FOR ANNEXATION PURPOSES ONLY.

STATE OF OHIO
WILLIAM P. FINKE
7144
REGISTERED
PROFESSIONAL SURVEYOR

WOOLPERT

William P. Finke 11/27/1996
WILLIAM P. FINKE — DATE
OHIO REGISTERED SURVEYOR NO. 7144

DATE	REVISIONS

ANNEXATION
TO
THE CITY OF TIPP CITY, OHIO
CONTAINING 1.085 ACRES
LOCATED IN:
SECTION 10, TOWNSHIP 4, RANGE 6 EAST, MONROE TOWNSHIP
MIAMI COUNTY, OHIO

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402

DES SSJ CONTRACT _____
DRT SSJ NO. 10-22612-06
CKD WPF DATE NOV. 26, 1996
SHEET 1 OF 1

VOLUME 18 PAGE 70
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECIEVED FOR RECORD THIS
28th DAY OF OCTOBER 1998,
AT 3:10 P.M. FEE $21.00
FILE NO. 0252485
John W. O'Brien
JOHN W. O'BRIEN RECORDER
Jill Rank
DEPUTY

WEAVER REPLAT

CITY OF TROY, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF INLOT 924, PART OF INLOT 925 (ACQUIRED BY DEED BOOK 540 PAGE 890), INLOTS 2087 AND 2088 (ACQUIRED BY DEED BOOK 533 PAGE 431), A PART OF A VACATED ALLEY (ACQUIRED BY ORDINANCE 0-22-77, CITY OF TROY), AND A PART OF OUTLOT 110 (ACQUIRED BY DEED BOOK 691 PAGE 61), OWNED BY TROY PLUMBING-HEATING & AIR CONDITIONING SERVICES* ALSO, BEING A REPLAT OF PART OF INLOT 925 (ACQUIRED BY DEED BOOK 691 PAGE 63), INLOT 926 AND OUTLOT 110, PART OF INLOT 927, AND A PART OF VACATED MAPLE STREET (ACQUIRED BY DEED BOOK 660 PAGE 690), OWNED BY EDWARD L. WEAVER. ALSO PART OF A VACATED ALLEY ACQUIRED BY PLAT BOOK 18 PG. 33

* AKA TROY PLUMBING-HEATING & AIR CONDITIONING SERVICES, INC. AKA TROY PLUMBING, HEATING & AIR CONDITIONING, INC.

DEDICATION

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

Edward L. Weaver — EDWARD L. WEAVER
Ruby E. Klockner — WITNESS
Elizabeth Weaver — (DOWER)
Kristina K. Fields — WITNESS
Douglas Weaver Rosebat — TROY PLUMBING-HEATING & AIR CONDITIONING, 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 SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 20TH DAY OF JULY, 1996

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
State of Ohio
My Commission Expires October 20, 2001

CITY OF TROY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF Oct, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

MIAMI COUNTY AUDITOR

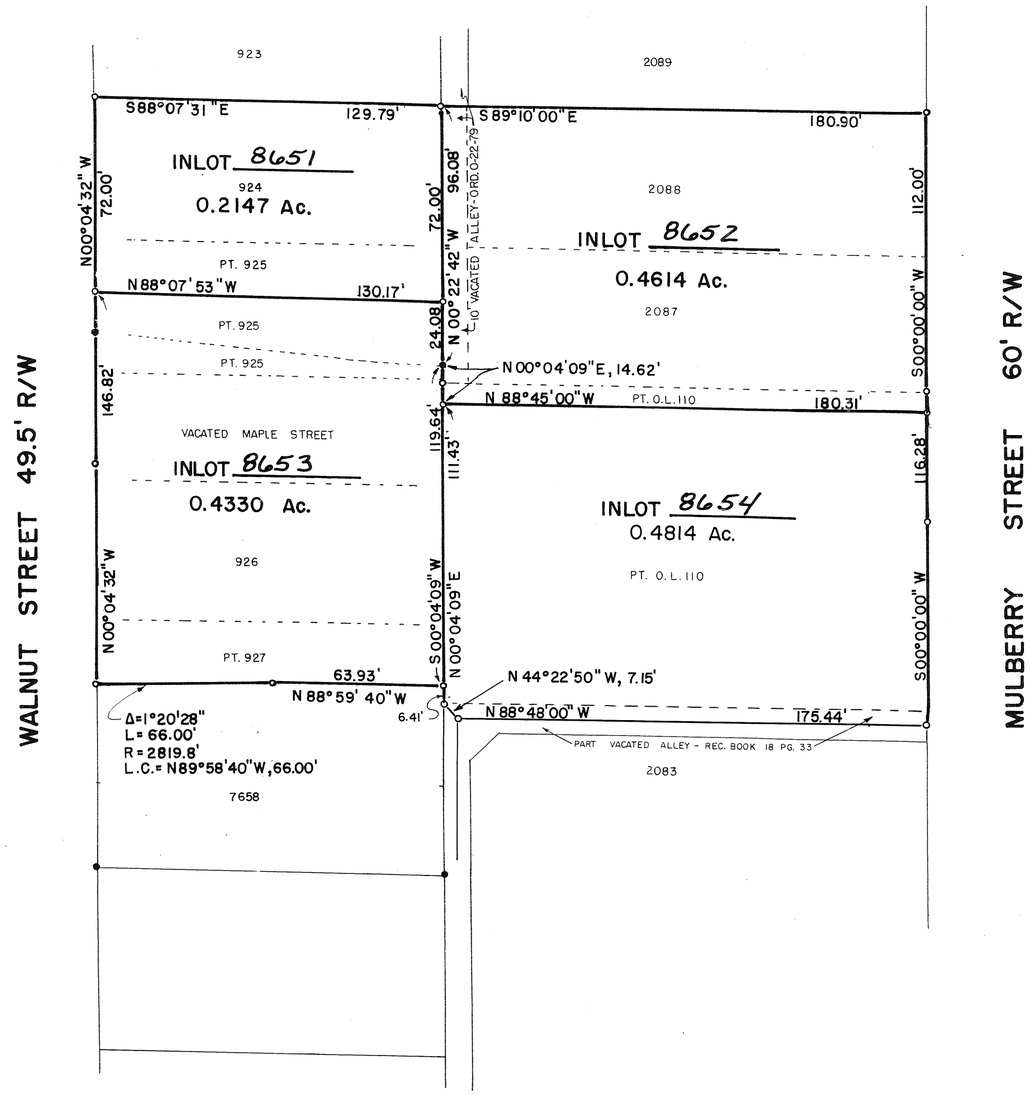
TRANSFERRED THIS 28th DAY OF OCT., 1998.

CHRIS A. PEEPLES — CHRIS A PEEPLES, AUDITOR
Jo Ann Williams — DEPUTY AUDITOR

CERTIFICATION

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

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

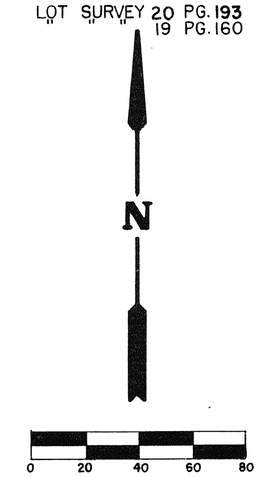


LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ✱ PIPE FOUND

REFERENCES

LOT SURVEY 20 PG. 193
" " 19 PG. 160



SCALE: 1" = 40'
DATE: MAY 6, 1996

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

REPLAT FOR TROY PLUMBING-HEATING & AIR CONDITIONING AND EDWARD L. WEAVER OF TROY, OHIO.

Richard W. Klockner

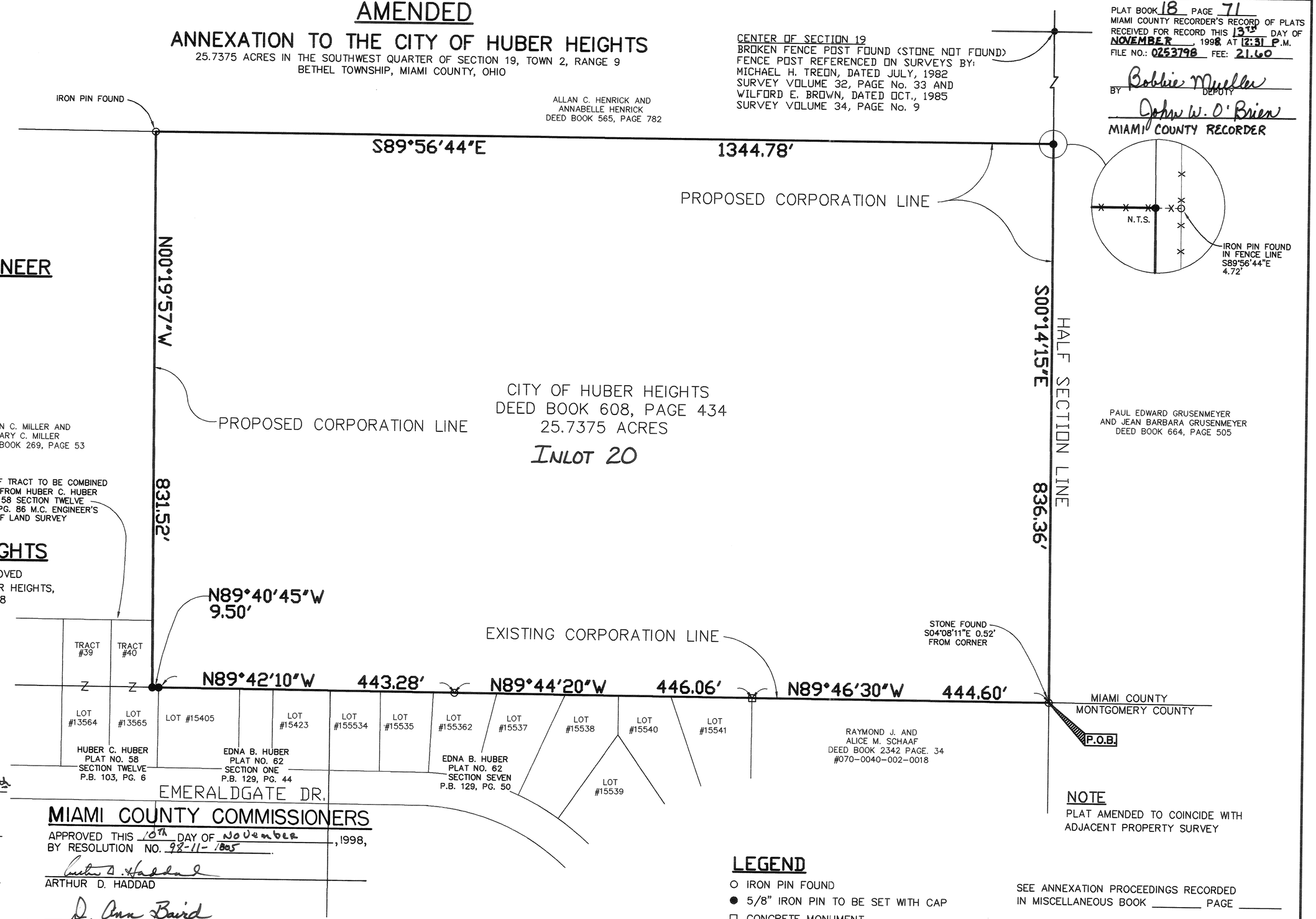
PROFESSIONAL SURVEYOR NO. 4370
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 (513)-339-5331

AMENDED

ANNEXATION TO THE CITY OF HUBER HEIGHTS

25.7375 ACRES IN THE SOUTHWEST QUARTER OF SECTION 19, TOWN 2, RANGE 9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 71
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13TH DAY OF NOVEMBER, 1998 AT 12:31 P.M.
FILE NO.: 0253798 FEE: 21.60
BY Bobbie Mueller DEPUTY
John W. O'Brien
MIAMI COUNTY RECORDER



MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED
BY THE MIAMI COUNTY ENGINEER
THIS 12TH DAY OF NOVEMBER 1998

Douglas L. Christian
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

CITY OF HUBER HEIGHTS

THIS ANNEXATION ACCEPTED AND APPROVED
BY THE COUNCIL OF THE CITY OF HUBER HEIGHTS,
OHIO THIS 22nd DAY OF June 1998
BY ORDINANCE NO. 98-O-1056

Jack Hemsley
MAYOR

Margaret Stivers
CLERK

COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 13th
DAY OF Nov, 1998

CHRIS A. PEEPLES
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY AUDITOR

MIAMI COUNTY COMMISSIONERS

APPROVED THIS 10TH DAY OF November, 1998,
BY RESOLUTION NO. 98-11-1805

Arthur D. Haddad
ARTHUR D. HADDAD

D. Ann Baird
D. ANN BAIRD

Richard N. Adams
RICHARD N. ADAMS

NOTE

PLAT AMENDED TO COINCIDE WITH
ADJACENT PROPERTY SURVEY

LEGEND

- ○ IRON PIN FOUND
- ● 5/8" IRON PIN TO BE SET WITH CAP
- □ CONCRETE MONUMENT

SEE ANNEXATION PROCEEDINGS RECORDED
IN MISCELLANEOUS BOOK _____ PAGE _____

MIAMI COUNTY RECORDER

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

David R. Barnhart
DAVID R. BARNHART
PROFESSIONAL SURVEYOR NO. S7646

STATE OF OHIO
DAVID R. BARNHART
S7646
REGISTERED
PROFESSIONAL SURVEYOR

NOTE:
BASIS OF BEARING THE NORTH LINE OF
EDNA B. HUBER PLAT NO. 62 SECTION SEVEN
AS RECORDED IN PLAT BOOK 129, PAGE 50
IN THE MONTGOMERY COUNTY RECORDER'S OFFICE

100' 0 50' 100' 200'
GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

REVISIONS

BY	DATE	DESCRIPTION
DRB	7-07-98	MISC. REVISIONS
DRB	9-10-98	ADD REF. TO CTR. OF SECTION & BRG. AT SW COR. OF PROP.
DRB	10-28-98	REVISE NORTH PROP. LINE

ANNEXATION TO THE CITY OF HUBER HEIGHTS

25.7375 ACRES FROM BETHEL TOWNSHIP, MIAMI COUNTY, OHIO
TO THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO

CITY OF HUBER HEIGHTS — MIAMI COUNTY, OHIO

SCALE: 1" = 100' | DATE: JULY 6, 1998

DESIGN DRB
DRAWN RAB
CHKED DRB

CESO
PROFESSIONAL ENGINEERS
REGISTERED LAND SURVEYORS
7725 PARAGON ROAD, DAYTON, OHIO 45459
(937) 435-8584 FAX (937) 435-3307

JOB NO. 2524
SHEET NO. 1 OF 1

R:\2524\DEEDS.DWG.dwg – OCT 27, 1998 – 17:56:31

ANNEXATION PLAT
TO THE VILLAGE OF WEST MILTON
TOTAL AREA = 66.922 ACRES

Rec. BK. 18-72

17 & 20	6	5
SECTION	TOWN	RANGE
UNION	MIAMI	OHIO
CIVIL TOWNSHIP	COUNTY	STATE

PLAT BOOK 18 PAGE 72 MIAMI COUNTY
RECORDER'S RECORD OF PLAT RECEIVED FOR RECORD THIS 16TH DAY OF NOVEMBER 1998 AT 2:16 P.M.

FILE NO. 0253932 FEE $21.60

John W. O'Brien By: Bobbie Mueller, deputy
MIAMI COUNTY RECORDER

APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 28TH DAY OF JULY, 1998.

MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 28th DAY OF July, 1998.

D. Ann Baird
Richard W. Adams

APPROVAL BY THE VILLAGE OF WEST MILTON, OHIO
THIS ANNEXATION ACCEPTED BY THE COUNCIL OF THE VILLAGE OF WEST MILTON ,OHIO THIS 10th DAY OF NOVEMBER, 1998 BY ORDINACE NO. CM-98-37

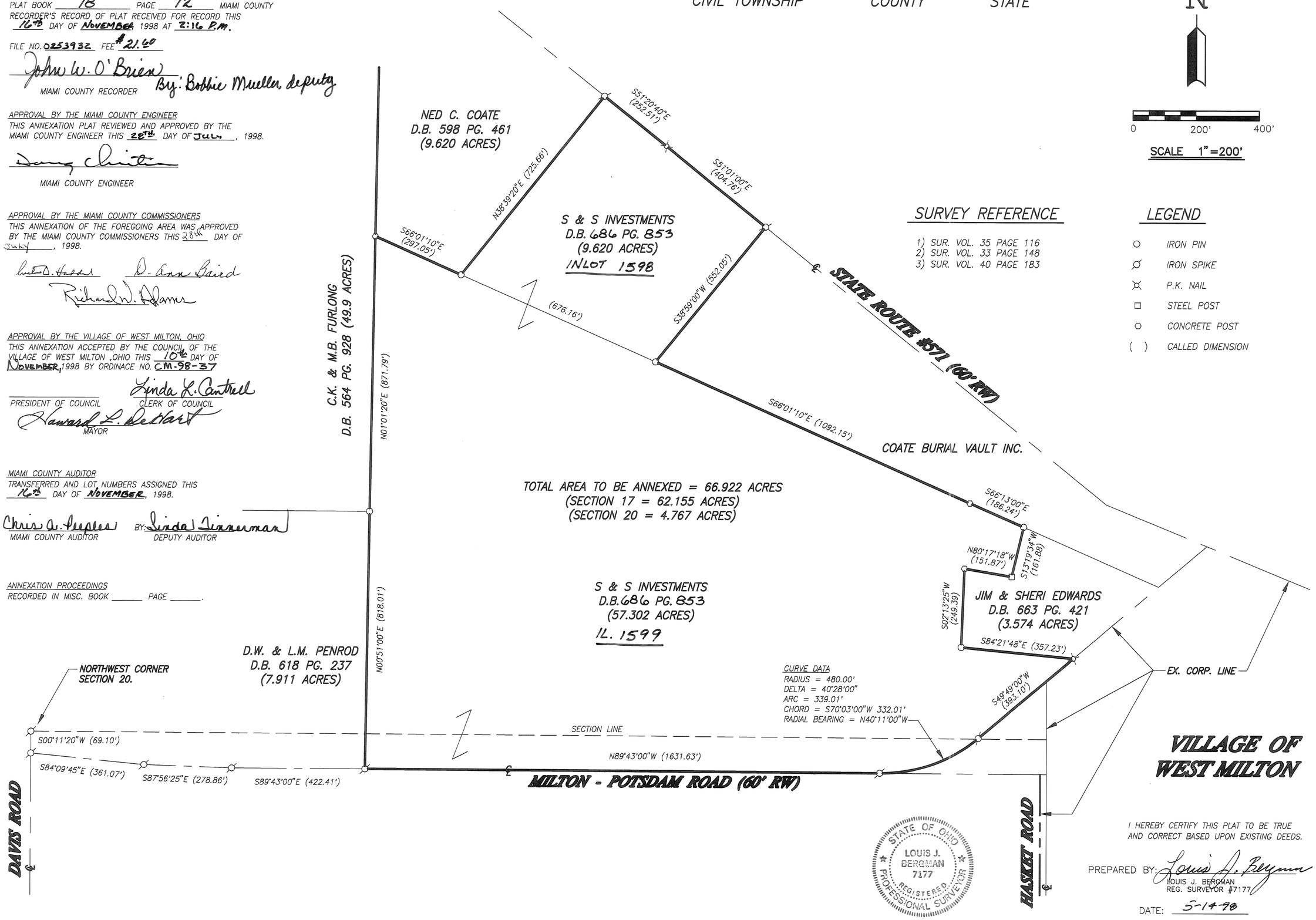
Linda L. Cantrell
PRESIDENT OF COUNCIL — CLERK OF COUNCIL

Howard L. Dettart
MAYOR

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 16th DAY OF NOVEMBER, 1998.

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

ANNEXATION PROCEEDINGS
RECORDED IN MISC. BOOK _____ PAGE _____.



SURVEY REFERENCE

1) SUR. VOL. 35 PAGE 116
2) SUR. VOL. 33 PAGE 148
3) SUR. VOL. 40 PAGE 183

LEGEND

- ○ IRON PIN
- ⌀ IRON SPIKE
- ⌘ P.K. NAIL
- □ STEEL POST
- ○ CONCRETE POST
- ( ) CALLED DIMENSION

STATE OF OHIO — LOUIS J. BERGMAN 7177 — REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT BASED UPON EXISTING DEEDS.

PREPARED BY: Louis J. Bergman
LOUIS J. BERGMAN
REG. SURVEYOR #7177

DATE: 5-14-98

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

ANNEXATION PLAT 66.922 ACRES
JESS CONSTRUCTION
WEST MILTON OHIO

REVISIONS: 5-14-98 REVISED AS PER VILLAGE OF WEST MILTON.

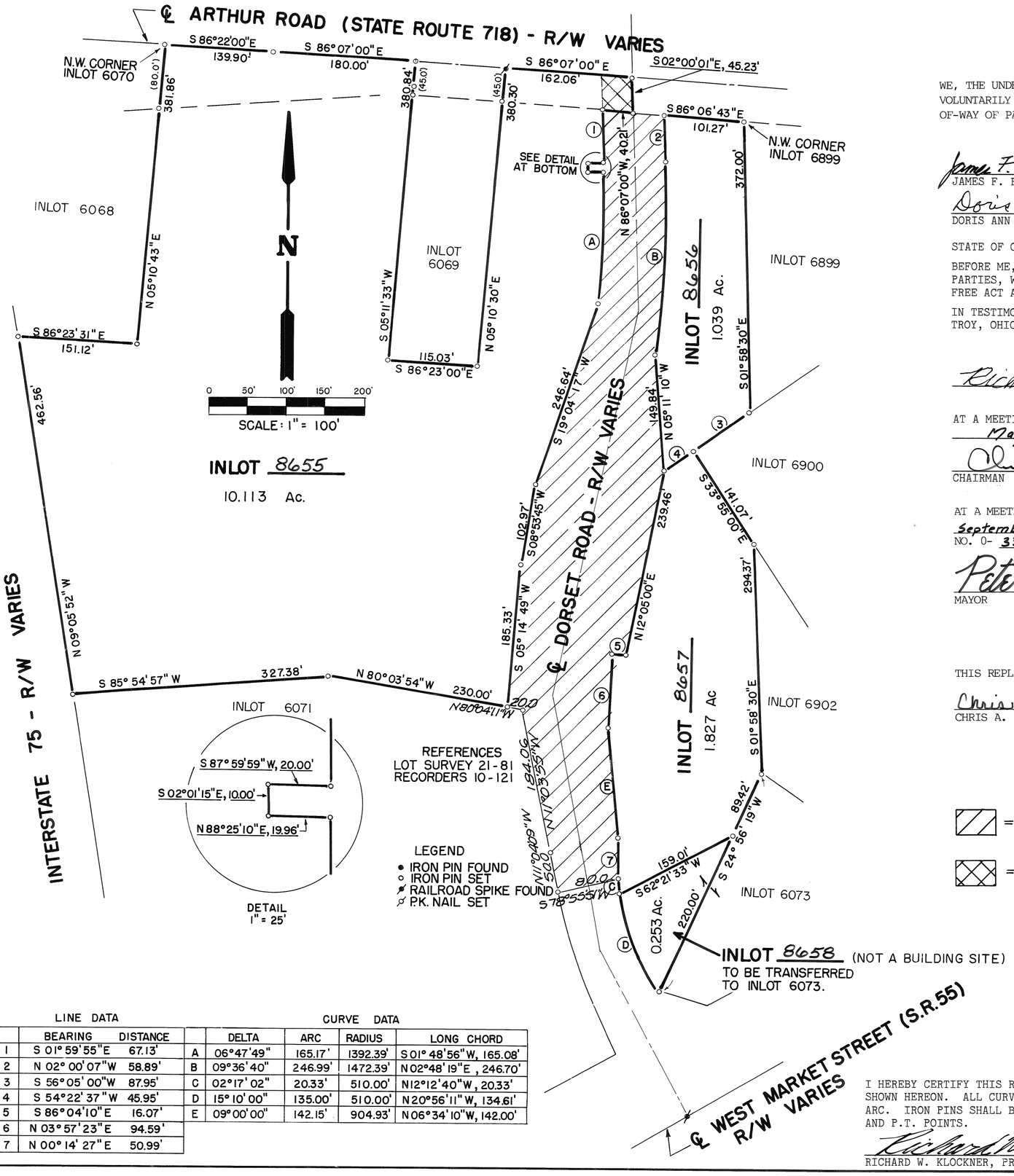
DATE: 5-14-98
DRAWN: L.J.B.
CHECKED: R.T.M.
JOB NO. WM16040798
DRAWING NO. 1C1765

UNION TOWNSHIP 6-5-17 & 20 66.922 ACRES

ALBERT KRAUS REPLAT – TROY, OHIO

PLAT BOOK 18 PAGE 73
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17th DAY OF
NOVEMBER, 1998, AT 8:30 A.M.
FILE NO: 0253964 FEE: $ 21.00
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

BEING A REPLAT OF PART OF INLOT 6070, TROY, OHIO, AS SHOWN ON THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 10, PAGE 121 B, CONTAINING A TOTAL OF 15.7828 ACRES. 13.2320 ACRE PART OF INLOT 6070 WAS ACQUIRED BY JAMES F. BLACKMORE BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 585, PAGE 790, AND 2.5508 ACRE PART OF INLOT 6070 WAS ACQUIRED BY THE CITY OF TROY, OHIO, BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 660, PAGE 713.



WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND TO THE DEDICATION OF THE RIGHT-OF-WAY OF PART OF ARTHUR ROAD (STATE ROUTE 718) TO THE PUBLIC USE FOREVER.

James F. Blackmore
JAMES F. BLACKMORE (OWNER)

Doris Ann Blackmore
DORIS ANN BLACKMORE (DOWER)

WITNESS: Ruby E. Klockner

WITNESS: Christina L. Fields

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 MAY, 1998.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL — RICHARD W. KLOCKNER, Notary Public and for the State of Ohio — My Commission Expires October 28, 2001

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF May, 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Suzy D. Knight
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF September, 1998, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0- 33-98.

Peter E. Jenkins
MAYOR

William F. Lohner
PRESIDENT OF COUNCIL

Suzy D. Knight
CLERK OF COUNCIL

THIS REPLAT APPROVED AND TRANSFERRED THIS 17th DAY OF NOVEMBER, 1998.

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

BY: Linda Zimmerman
DEPUTY AUDITOR

= AREA DEDICATED AS ROAD RIGHT-OF-WAY BY CITY.

= AREA DEDICATED AS ROAD RIGHT-OF-WAY BY BLACKMORE.

LINE DATA

	BEARING	DISTANCE
1	S 01°59'55"E	67.13'
2	N 02°00'07"W	58.89'
3	S 56°05'00"W	87.95'
4	S 54°22'37"W	45.95'
5	S 86°04'10"E	16.07'
6	N 03°57'23"E	94.59'
7	N 00°14'27"E	50.99'

CURVE DATA

	DELTA	ARC	RADIUS	LONG CHORD
A	06°47'49"	165.17'	1392.39'	S 01°48'56"W, 165.08'
B	09°36'40"	246.99'	1472.39'	N 02°48'19"E, 246.70'
C	02°17'02"	20.33'	510.00'	N 12°12'40"W, 20.33'
D	15°10'00"	135.00'	510.00'	N 20°56'11"W, 134.61'
E	09°00'00"	142.15'	904.93'	N 06°34'10"W, 142.00'

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

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.

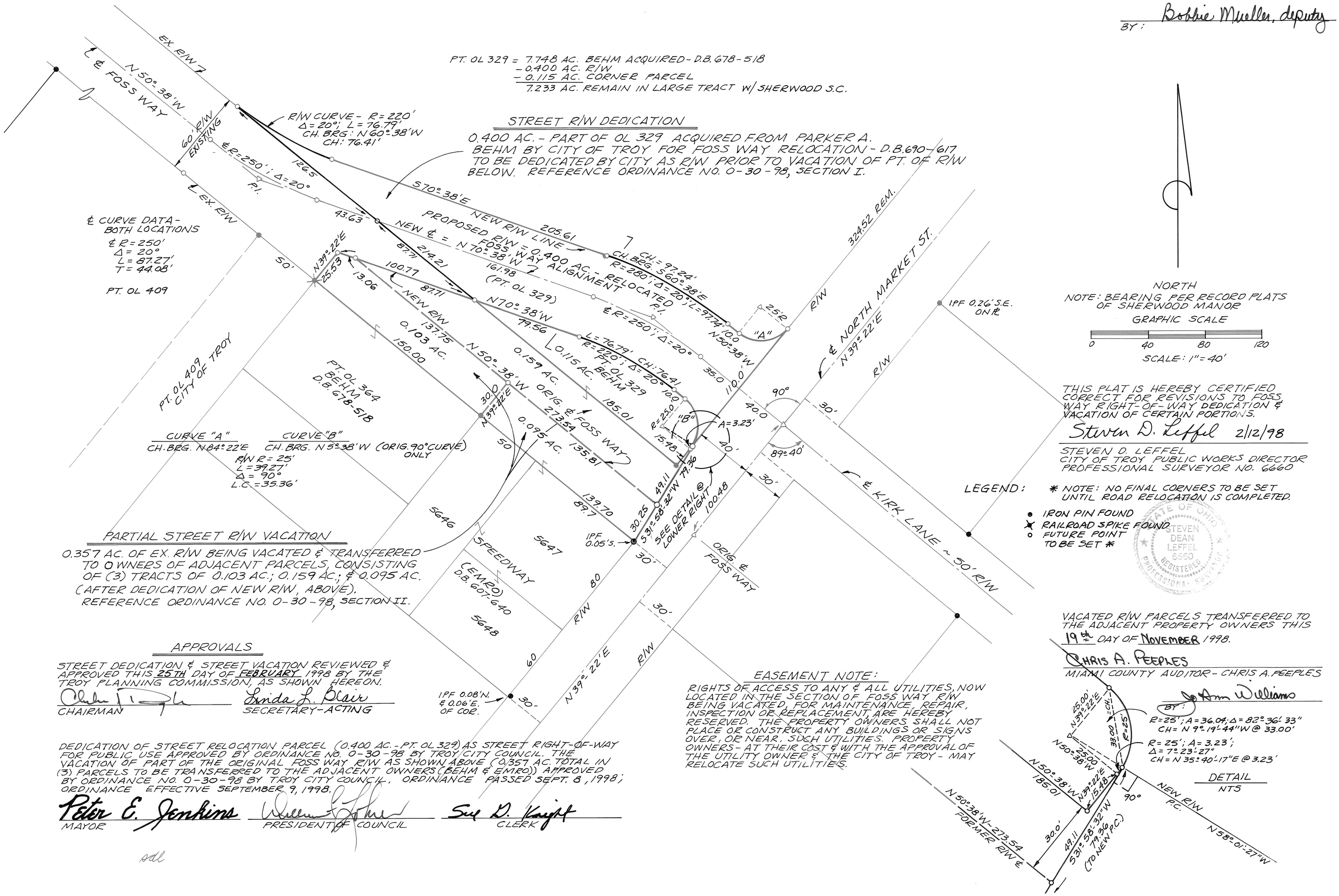
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

ALBERT KRAUS REPLAT TROY, OHIO		
JAMES F. & DORIS ANN BLACKMORE TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: D.V. TRACED BY: CHECKED BY: RWK	SHEET NO.
5 MAY 1998	SCALE: 1" = 100'	1 OF 1

DEDICATION OF RELOCATED FOSS WAY RIGHT-OF-WAY & PARTIAL VACATION OF EXISTING FOSS WAY R/W

CITY OF TROY, MIAMI COUNTY, OHIO - PT. OL 329

VOLUME 18 PAGE 74
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECEIVED THIS 19th DAY OF
Nov. 1998 FOR FILING,
AT 1:25:27 P.M.
FILE NO. 0254286 FEE # 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Bobbie Mueller, deputy



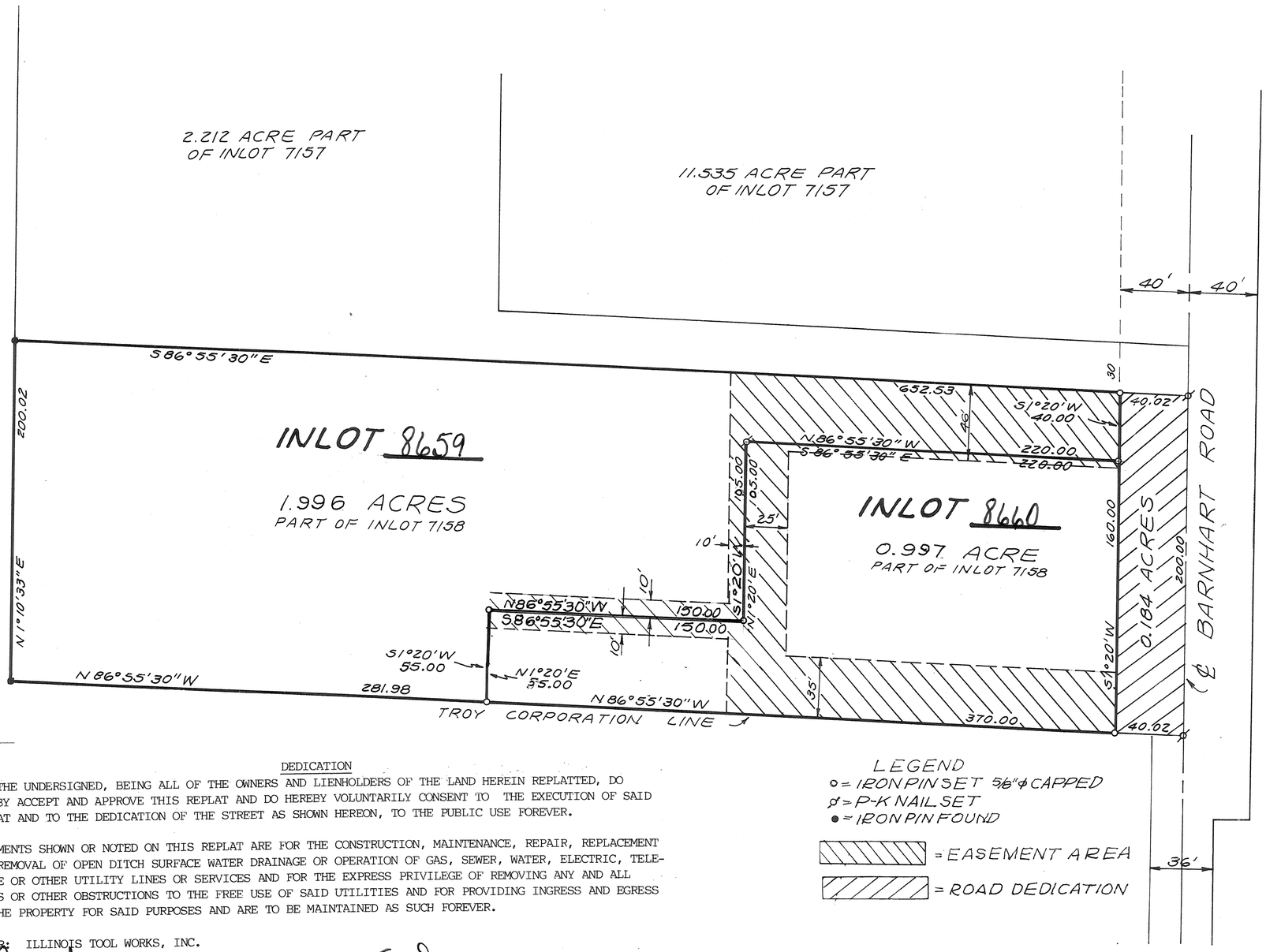
sdl

ITW - MILLER REPLAT
INLOT 7158, TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2ND DAY OF
DECEMBER, 1998, AT 12:52 P.M.
FILE NO: 0255138 FEE: $ 21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER



DESCRIPTION

BEING A REPLAT OF INLOT 7158 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 3.177 ACRES, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 59. INLOT 7158 ACQUIRED BY CREATIVE AUTOMATION, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 576, PAGE 134, ALSO SHOWN ON AFFIDAVIT FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 690, PAGE 523, WHICH ATTESTS TO THE FOLLOWING:

CREATIVE AUTOMATION, INC., AN OHIO CORPORATION, WAS ACQUIRED BY THE MILLER GROUP, LTD., A WISCONSIN CORPORATION IN AUGUST, 1989.

THE MILLER GROUP, LTD. WAS ACQUIRED BY ILLINOIS TOOL WORKS, INC., ON MARCH 24, 1993.

THE ASSETS OF MILLER GROUP, LTD. WERE DISTRIBUTED TO MILLER ELECTRIC MFG. CO. MILLER ELECTRIC MFG. CO. BECAME A WHOLLY-OWNED SUBSIDIARY OF ILLINOIS TOOL WORKS, INC. ON DECEMBER 31, 1995 DUE TO THE MERGER.

2.993 ACRES IS DIVIDED INTO LOTS AND 0.184 ACRES IS DEDICATED AS BARNHART ROAD RIGHT-OF-WAY.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND TO THE DEDICATION OF THE STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS 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.

OWNER: ILLINOIS TOOL WORKS, INC.

ALLAN C. SUTHERLAND, SENIOR VICE PRESIDENT

WITNESS

WITNESS

STATE OF ILLINOIS - COUNTY OF COOK S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF ILLINOIS, PERSONALLY APPEARED ALLAN C. SUTHERLAND, SENIOR VICE PRESIDENT OF ILLINOIS TOOL WORKS, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH SENIOR 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 Glenview ILLINOIS, THIS 13th DAY OF October, 1998.

Judith C. Banach NOTARY PUBLIC MY COMMISSION EXPIRES 10/09/2000

OFFICIAL SEAL
JUDITH C BANACH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/09/00

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF OCT, 1998, 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 November, 1998, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-36-98.

Peter E. Jenkins — MAYOR
PRESIDENT OF COUNCIL
Suzy D. Knight — CLERK OF COUNCIL

THIS REPLAT APPROVED AND TRANSFERRED THIS 2nd DAY OF December, 1998.

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

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

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

STATE OF OHIO
RICHARD W. KLOCKNER
4370
PROFESSIONAL SURVEYOR

ITW-MILLER REPLAT INLOT 7158 - TROY, OHIO		
ILLINOIS TOOL WORKS, INC. GLENVIEW, ILLINOIS		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE: 4SEP 1998	DRAWN BY: JP TRACED BY: CHECKED BY: RWK SCALE: 1" = 50'	SHEET NO. 1 OF 1

SAXONY WOODS SECTION 5

4	6E	SE1/4 ~ 4	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 18 PAGE 76
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Dec. 7, 1998 AT 3:47 PM
FILE NO. 0255606 FEE $ 43.20

John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER'S DEPUTY

APPROVED AND TRANSFERRED THIS 7th DAY OF December, 1998.

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

APPROVALS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 3RD DAY OF December, 1998. (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
D. Ann Baird — D. ANN BAIRD
Arthur D. Haddad — ARTHUR D. HADDAD

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 25th DAY OF August, 1998.

Ben R. Lowry — CHAIRMAN
Daniel L. Brandewie — SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 2ND DAY OF NOVEMBER, 1998.

Doug Christian — MIAMI COUNTY ENGINEER

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	1°-03'-56"	1300.00	24.18	24.18, N 4°14'40"E
2	2°-01'-39"	1300.00	46.00	46.00, N 3°45'49"E
3	0°-57'-43"	1275.00	21.41	21.41, N 3°13'51"E
4	0°-57'-43"	1250.00	20.99	20.99, S 3°13'51"W
5	26°-01'-55"	60.00	27.26	27.03, S 10°15'58"E
6	18°-52'-06"	60.00	19.76	19.67, S 32°43'00"E
7	79°-45'03"	60.00	83.52	76.93, S 2°16'30"E
8	60°-18'-41"	60.00	63.16	60.28, S 67°45'22"W
9	34°04'-59"	60.00	35.69	35.17, N 65°02'48"W
10	44°-54'-02	60.00	47.02	45.83, N 70°27'18"W
11	3°-35'-29"	250.00	15.67	15.67, S 88°53'22"W
12	5°-26'-06"	250.00	23.72	23.71, S 86°35'48"E
13	9°-01'-35"	225.00	35.45	35.41, S 88°23'33"E
14	9°-01'-35"	200.00	31.51	31.48, S 88°23'33"E
15	84°-20'-40"	50.00	73.60	67.14, N 44°55'20"E
16	84°-20'40"	75.00	110.41	100.71, N 44°55'20"E

N

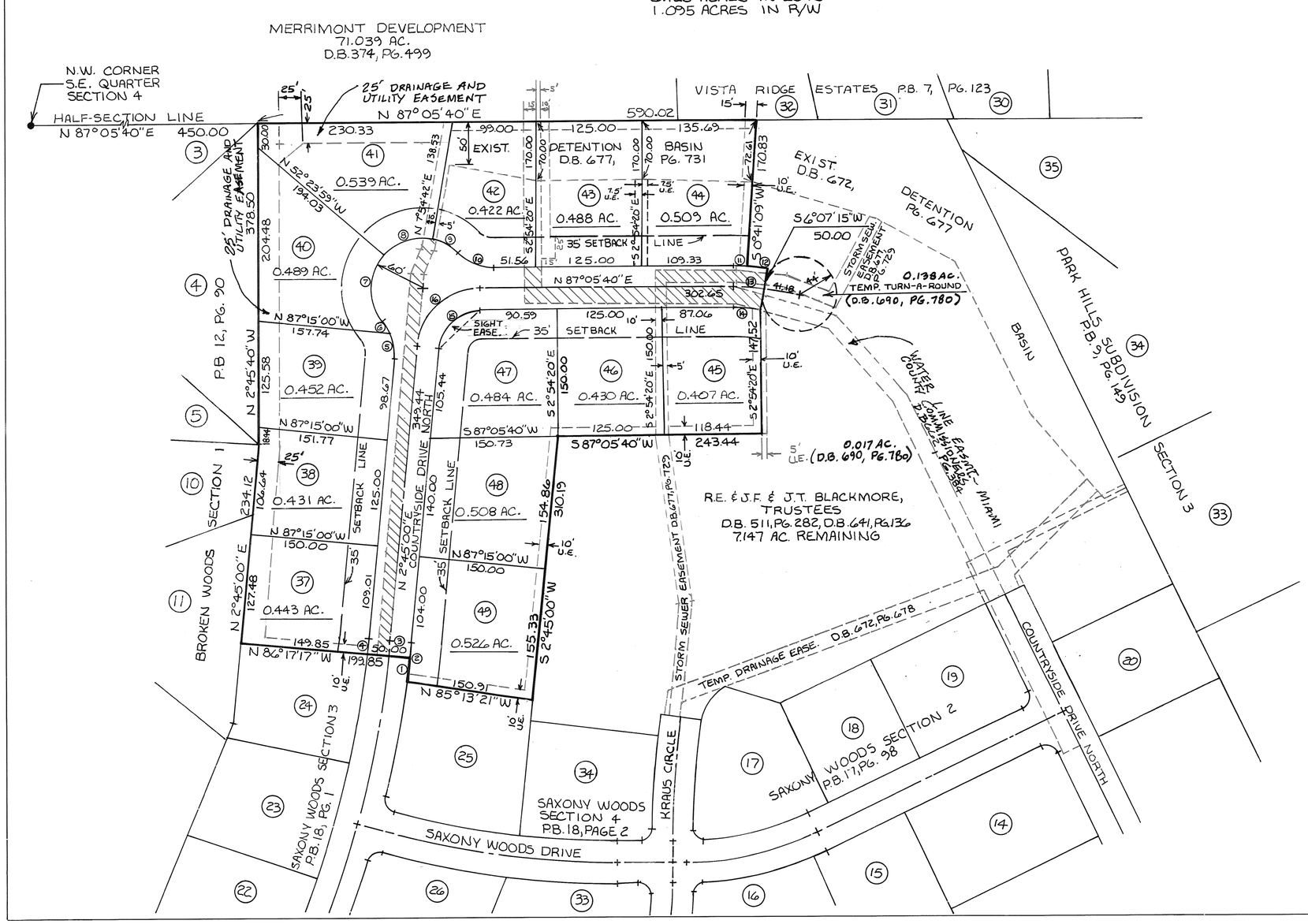
SCALE: 1" = 100'
0 50 100 150 200

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.

DENOTES PORTION OF EXISTING EASEMENT TO BE VACATED BY THIS PLAT.

PAGE 2- RESTRICTIVE COVENANTS

7.223 ACRES TOTAL
6.128 ACRES IN LOTS
1.095 ACRES IN R/W



DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 7.223 ACRES OF A TOTAL OF 7.223 ACRES AS CONVEYED TO HG DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 690, PAGE 784.

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. Ashman — WITNESS PAMELA S. ASHMAN

Jean T. Blackmore HG Development, Inc. — JEAN T. BLACKMORE, HG DEVELOPMENT, INC.

Mark A. Douglas V.P. — MARK A. DOUGLAS, V.P. PEOPLES SAVINGS BANK
William B. Whidden — WITNESS

Ronald B. Scott — RONALD B. SCOTT, PRESIDENT PEOPLES SAVINGS BANK

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 MARK A. DOUGLAS, ITS VICE PRESIDENT AND BY RONALD B. SCOTT, ITS PRESIDENT WHICH EXECUTED THE FORGOING 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 9TH DAY OF OCTOBER, 1998.

Pamela S. Ashman — NOTARY PUBLIC
April, 03, 2003 — 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 S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 7-21-98
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. 16098 — SHEET 1 OF 2

SAXONY WOODS SECTION 5

PLAT BOOK 18 PAGE 76 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 ON ANY LOT FOR THE SUPPORT OF ANY TELEVISION ANTENNA, RADIO ANTENNA OR SATELLITE DISH. NO SATELLITE DISH LARGER THAN 40" IN DIAMETER, C.B. 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 directly 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 not allowed without written permission from the Miami County Engineer. 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 APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION 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.
6. HG DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

FINISH FLOOR ELEVATION RESTRICTION

MIAMI COUNTY SANITARY ENGINEER REQUIRES THAT THE FINISHED BASEMENT FLOOR ELEVATION FOR LOTS 38 THROUGH 47 SHALL BE 847.00 OR HIGHER FOR SANITARY SEWER LATERAL GRAVITY FLOW.

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

Michael W. Cozatt 7/21/98
MICHAEL W. COZATT, P.S. #6001

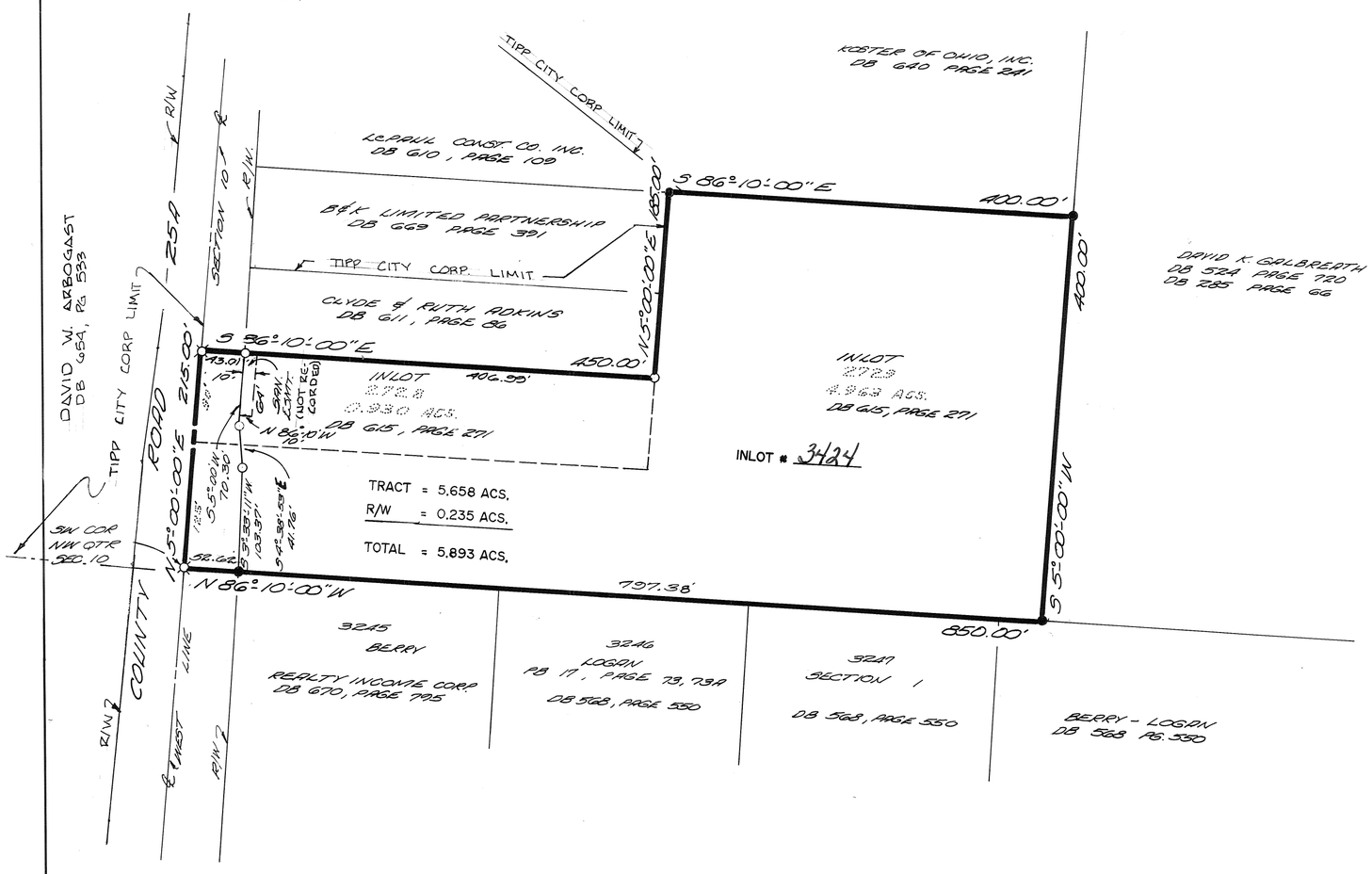
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
615 E. DAKOTA ST. — TROY, OHIO
JOB NO. 16098 — SHEET 2 OF 2

PLAT BOOK 18 PAGE 77
MIAMI COUNTY RECORDERS RECORD OF PLATS.
RECEIVED FOR RECORD THIS 15th DAY OF Dec. 1998, AT 12:36 P.M.
FILE No 0256217 FEE: $ 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
BY DEPUTY

PRICE SUBDIVISION

1 LOT ~ 5.893 ACRES

FRACTIONAL SECTION 10, TOWN 4, RANGE 6 EAST
CITY OF TIPP CITY, MIAMI COUNTY, OHIO
(BEING A REPLAT OF INLOT # 2728 & INLOT # 2729)



DESCRIPTION:

THE WITHIN PLAT IS LOCATED IN THE FRACTIONAL SECTION 10, TOWN 4, RANGE 6 EAST, TIPP CITY, MIAMI COUNTY, OHIO. BEING ALL OF THE LAND CONVEYED TO THE R&M PRICE SECOND FAMILY LIMITED PARTNERSHIP BY DEED IN DEED BOOK 685 PAGE 603, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. AND CONTAINS 5.893 ACRES, WITH 0.235 ACRES CONTAINED IN COUNTY ROAD 25-A RIGHT-OF-WAY AND 5.658 ACRES CONTAINED IN INLOT 3424. MEASUREMENTS ARE CERTIFIED CORRECT, ALL MONUMENTS ARE SET AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC.

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

DEDICATION:

WE THE UNDERSIGNED BEING ALL THE OWNERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.
EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REMOVAL OF WATER LINES, STORM SEWERS, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE SWALES OR OTHER 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 ARE TO BE MAINTAINED AS SUCH FOREVER.
ALL ROADWAYS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

Richard M. Price — RICHARD M. PRICE
Witness — WITNESS
Witness — WITNESS
Mary L. Price — MARY L. PRICE
Witness — WITNESS
Witness — WITNESS

LIENHOLDERS: NONE

STATE OF OHIO SS.
BE IT REMEMBERED THAT ON THIS 29 DAY OF October 1998 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME RICHARD M. PRICE AND MARY L. PRICE WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1999

STATE OF OHIO SS.
RICHARD M. PRICE BEING DULY SWORN THIS 29 DAY OF October 1998 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

RICHARD M. PRICE

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 16, 1999

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 7TH DAY OF December 1998, THE RIGHT-OF-WAY DEDICATION WAS REVIEWED AND ACCEPTED.

Carol Sue Cook — MAYOR
Nova Hufford — CLERK OF COUNCIL
Lorraine A. Howard - Pres. of Council

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 10th DAY OF NOVEMBER 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

David R. Cook — VICE-CHAIRMAN
Nova Hufford — SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 15th DAY OF Dec, 1998

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

BEARINGS WERE MADE TO AGREE WITH DEED, DEED BOOK 615 PAGE 271, OF THE MIAMI COUNTY DEED RECORDS.

THIS INSTRUMENT PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO

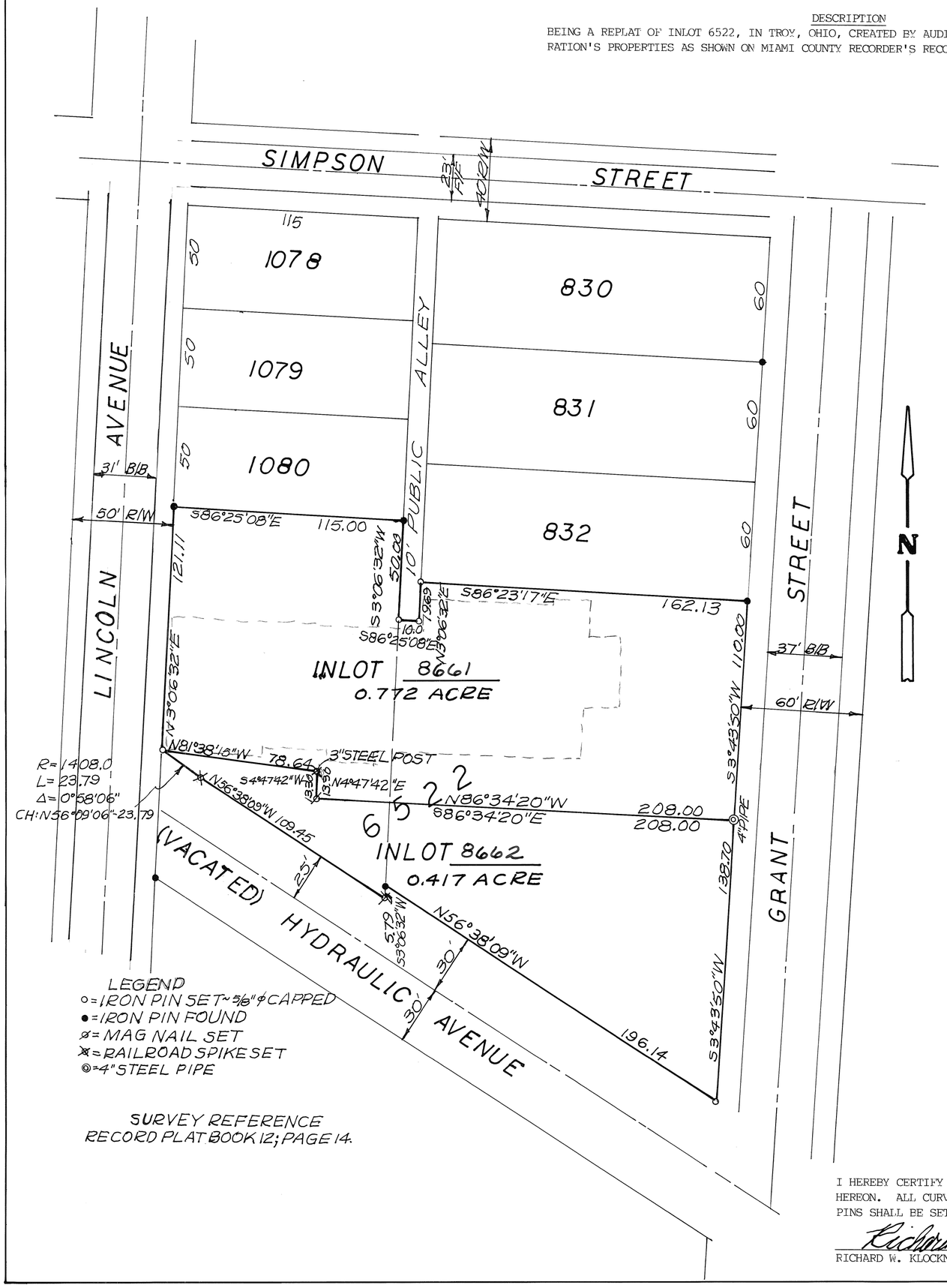
REPLAT OF INLOT 6522 - TROY, OHIO

PLAT BOOK 18 PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF
DECEMBER, 1998, AT 8:51 A.M.
FILE NO. 0256283 FEE: $ 21.00

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOT 6522, IN TROY, OHIO, CREATED BY AUDITOR'S REPLAT OF HOBART CORPORATION'S PROPERTIES AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 14.



SURVEY REFERENCE
RECORD PLAT BOOK 12; PAGE 14.

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

OWNER: HOBART CORPORATION

James S. Wilcox
JAMES S. WILCOX, VICE-PRESIDENT-FINANCE

Helen C. Rozniak
WITNESS

Phyllis a Braun
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JAMES S. WILCOX, VICE-PRESIDENT-FINANCE, OF HOBART CORPORATION, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH VICE-PRESIDENT, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH VICE-PRESIDENT, AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 4TH DAY OF DECEMBER, 1998.

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

THIS PLAT REVIEWED AND APPROVED BY THE CITY OF TROY PUBLIC WORKS DIRECTOR THIS 14TH DAY OF DECEMBER, 1998.

Steven D. Leffler
PUBLIC WORKS DIRECTOR
CITY OF TROY, OHIO

TRANSFERRED THIS 16th DAY OF DECEMBER, 1998.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Zimmerman
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 CORNER, P.C. AND P.T. POINTS.

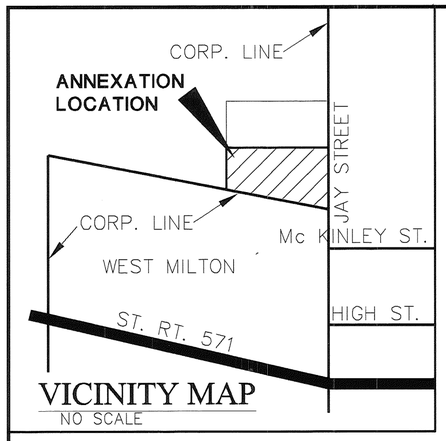
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

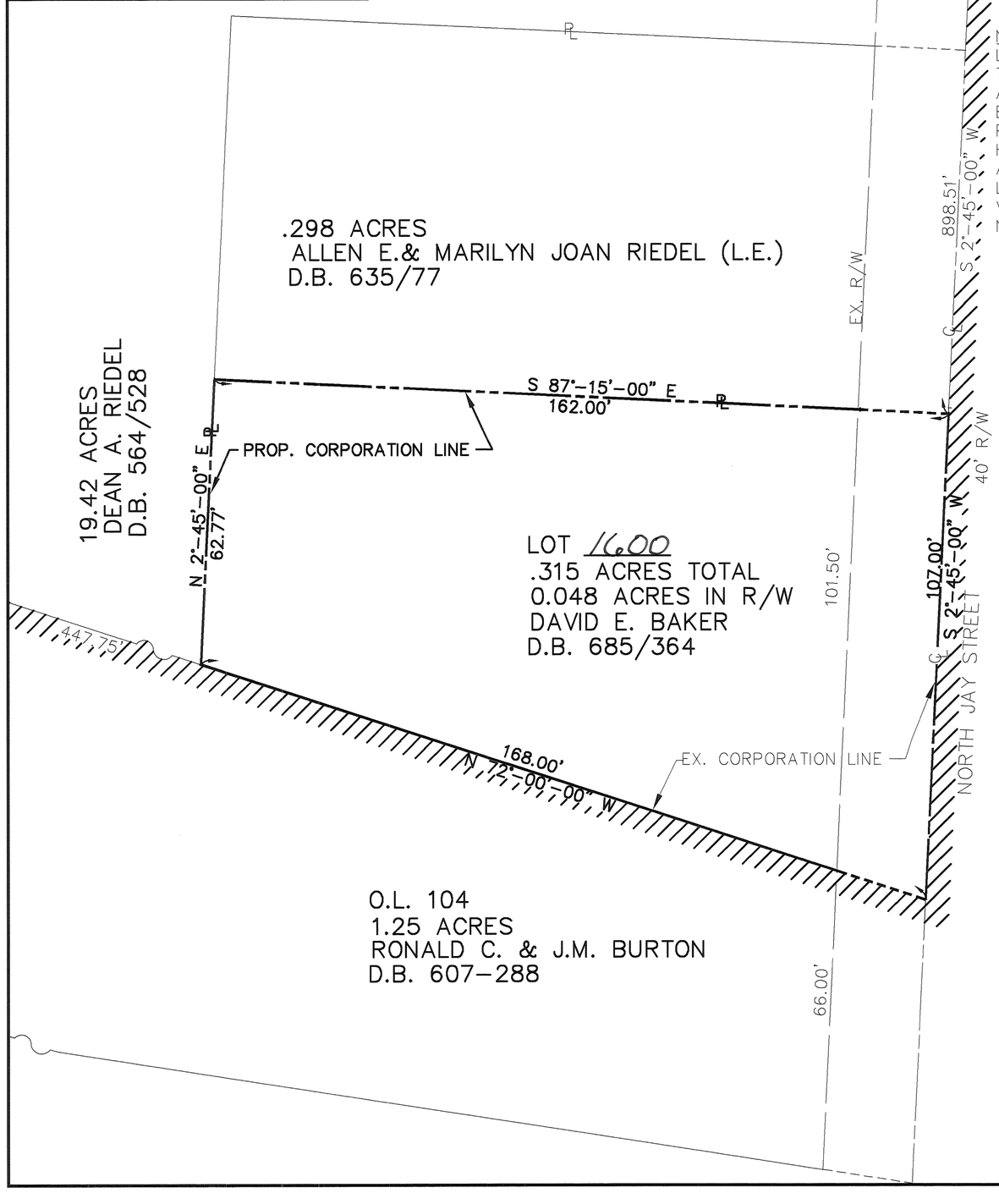
REPLAT OF INLOT 6522 - TROY, OHIO		
HOBART CORPORATION TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE: 3 DEC 98	DRAWN BY: TRACED BY: RWK CHECKED BY: SCALE: 1" = 40'	SHEET NO. 1 OF 1

ANNEXATION TO THE VILLAGE OF WEST MILTON, OHIO

.315	17	6	5	UNION	MIAMI,OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY



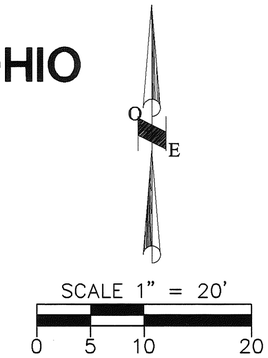
VICINITY MAP
NO SCALE



SURVEY REFERENCE

LAND SURVEY VOL. 35, PAGE 99
LAND SURVEY VOL. 15, PAGE 15

NOTE : USING THE ANGLES FROM LAND SURVEY VOLUME 15, PAGE 15 THE CLOSURE WOULD BE TOLERABLE AND WOULD INDICATE ERROR IN THE BEARING SHOWN ON THE EAST AND WEST PROPERTY LINES . THE BEARING WAS HELD ON THE SOUTH LINE, AND INTERIOR ANGLES HELD AS SHOWN ON THE SURVEY, LAND SURVEY VOLUMES 35, PAGE 99, VERIFIES THE 90°INTERIOR ANGLES ON THE NORTH LINE.



BASIS OF BEARING LAND SURVEY VOLUME 15, PAGE 15

PLAT BOOK 18, PAGE 79
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY
OF DEC., 1998 AT 1:13 PM
FILE NUMBER 02566339
FEE: $ 21.60

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

Bobbie Mueller
BY DEPUTY

DESCRIPTION

BEING A TRACT OF LAND CONTAINING .315 ACRES, LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 17, TOWN 6, RANGE 5, UNION TOWNSHIP.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 1ST DAY OF SEPTEMBER, 1998.

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

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 1ST DAY OF September, 1998.

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

D. Ann Baird
D. ANN BAIRD, MIAMI COUNTY COMMISSIONER

Richard N. Adams
RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

APPROVAL BY VILLAGE OF WEST MILTON

AT A MEETING OF COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO HELD THIS 8TH DAY OF DECEMBER, 1998, THIS PLAT WAS APPROVED BY ORDINANCE No. CM-98-41

Howard L. DeHart
MAYOR

PRESIDENT OF COUNCIL

Linda L. Cantrell
CLERK OF COUNCIL

THIS ANNEXATION PLAT APPROVED AND TRANSFERED THIS 16TH DAY OF DEC., 1998.

Chris A. Peeples
CHRIS A PEEPLES, MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY

I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE TERRITORY TO BE ANNEXED AS PREPARED FROM EXISTING RECORDS.

Thomas L. Coverstone — 6/04/1998
THOMAS L. COVERSTONE, P.S. #7100 — DATE

STATE OF OHIO
THOMAS L. COVERSTONE 7100
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
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:
5/1/98	DSM	MIWM9801ANX

ANNEXATION TO THE CITY OF TROY

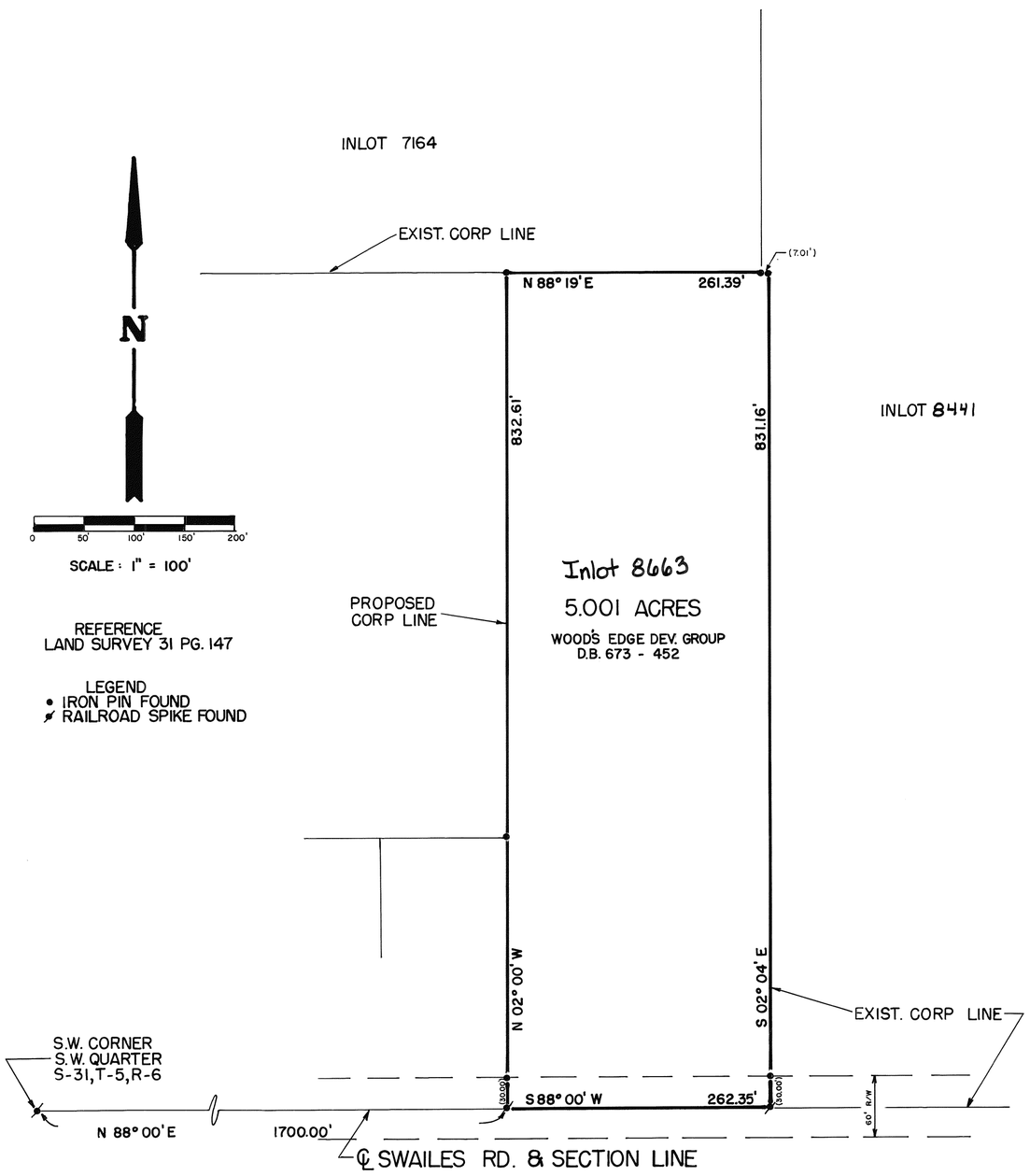
5.001 ACRES IN THE S.W. QUARTER OF SECTION 31, TOWN 5, RANGE 6, CONCORD TOWNSHIP

PLAT BOOK 18 PAGE 80
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 21st DAY OF
December, 1998, AT 3:31 P.M.
FILE NO. 0256792 FEE: $ 21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS
BOOK 30, PAGE 204.



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 WOOD'S EDGE DEVELOPMENT GROUP BY DEED RECORDED IN VOLUME 673, PAGE 452, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 5TH DAY OF JANUARY, 1998, 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 8th DAY OF April, 1998, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. O-17-98.

Peter E. Jenkins
PETER E. JENKINS, MAYOR

William F. Lohrer
WILLIAM F. LOHRER, 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 30th DAY OF DECEMBER, 1997, THIS ANNEXATION WAS APPROVED.

D. Ann Baird
D. ANN BAIRD, MIAMI COUNTY COMMISSIONER

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

Richard N. Adams
RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 21st DAY OF DECEMBER, 1998.

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

BY Jo Ann Williams
DEPUTY AUDITOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT BASED ON EXISTING RECORDS.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER 4370
REGISTERED PROFESSIONAL SURVEYOR

ANNEXATION OF 5.001 ACRES IN SECTION 31, CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO		
WOOD'S EDGE DEVELOPMENT GROUP TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: D.V. TRACED BY: CHECKED BY: RWK	SHEET NO.
28 FEB 1997	SCALE: 1" = 100'	1 OF 1

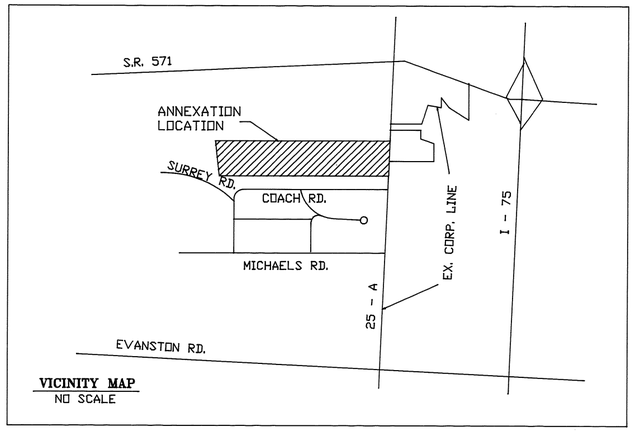
ANNEXATION TO THE CITY OF TIPP CITY, OHIO

PLAT BOOK 18 PAGE 81
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 23rd DAY
OF Dec., 1998 AT 1:48 PM
FILE NUMBER 025 7056
FEE: $ 21.60

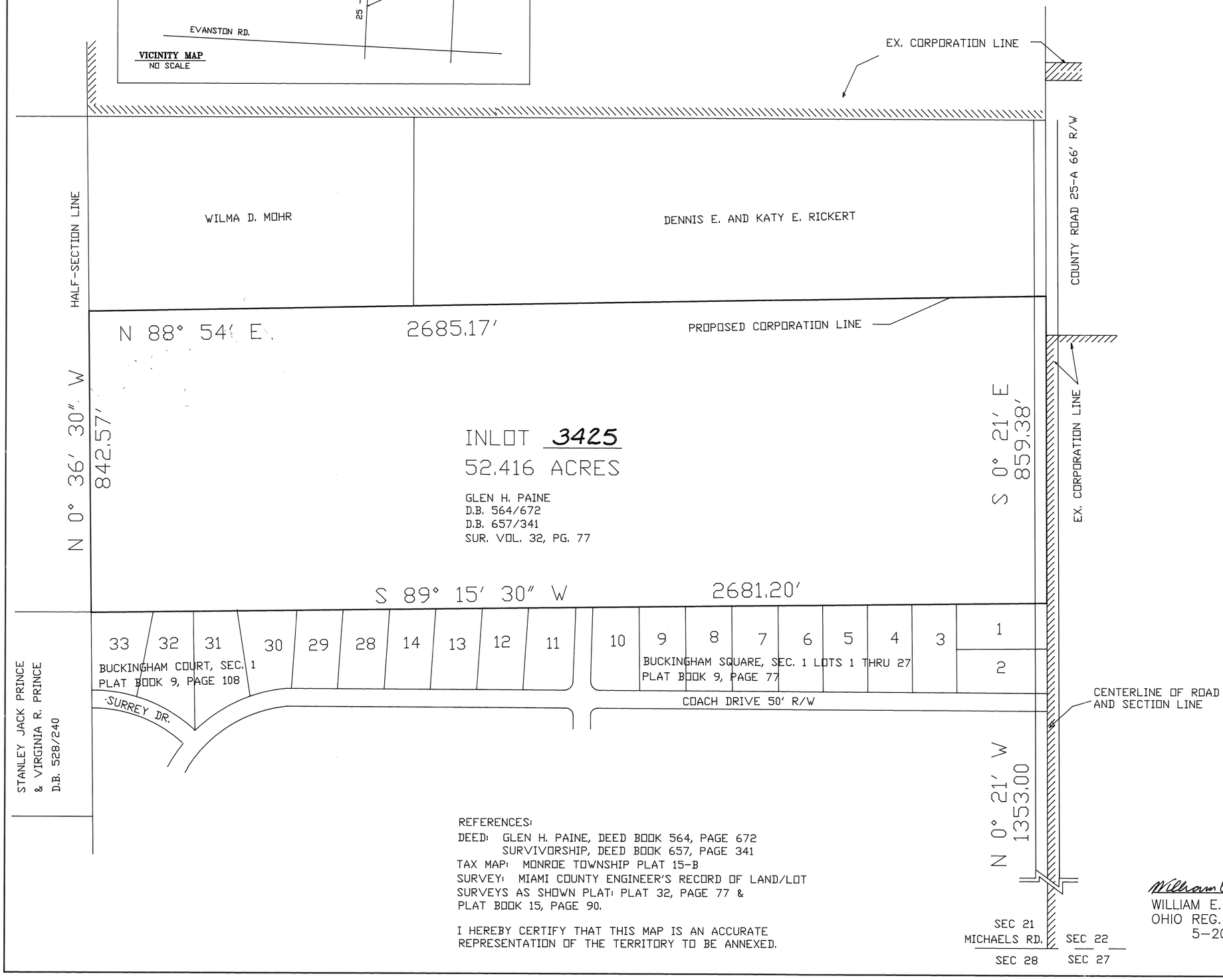
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

Bobbie Mueller
BY DEPUTY

52.416	S.E. QTR. 21	4	6	MONROE	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY



VICINITY MAP
NO SCALE



DESCRIPTION

BEING A TRACT OF LAND CONTAINING 52.416 ACRES, LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 21, TOWN 4, RANGE 6, MONROE TOWNSHIP.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 24th DAY OF August, 1998

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 20th DAY OF August, 1998

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

D. Ann Baird
D. ANN BAIRD, MIAMI COUNTY COMMISSIONER

Richard N. Adams
RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 16th DAY OF NOV., 1998, THIS PLAT WAS APPROVED BY ORDINANCE NO. 30-98

Lorraine A. Howard
PRESIDENT OF COUNCIL

Neva Hufford
NEVA HUFFORD, CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 23rd DAY OF DEC., 1998.

CHRIS A. PEEPLES
CHRIS A PEEPLES, MIAMI COUNTY AUDITOR

Jo Ann Williams
BY DEPUTY

REFERENCES:
DEED: GLEN H. PAINE, DEED BOOK 564, PAGE 672
SURVIVORSHIP, DEED BOOK 657, PAGE 341
TAX MAP: MONROE TOWNSHIP PLAT 15-B
SURVEY: MIAMI COUNTY ENGINEER'S RECORD OF LAND/LOT SURVEYS AS SHOWN PLAT: PLAT 32, PAGE 77 & PLAT BOOK 15, PAGE 90.

I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE TERRITORY TO BE ANNEXED.

0 10 20 40

STATE OF OHIO
WILLIAM E. LANDIS
S-6142
REGISTERED SURVEYOR

William E. Landis
WILLIAM E. LANDIS, P.S.
OHIO REG. NO. S 6142
5-20-1998

LANDIS ENGINEERING

5-20-1998

/410/ANNEX

COBBLESTONE POINTE NINE

PLANNED UNIT DEVELOPMENT PT. I.L. 7372 & PT. I.L. 7823

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 82
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 1-5-99, 1998 AT 11:13 AM
FILE NO. 0257794 FEE 43.20

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

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS 5 DAY OF Jan., 1998.9

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

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.

APPROVALS

CITY OF TROY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO ON THIS 28th DAY OF October, 1998.

Sue D. Knight — SECRETARY
[signature] — CHAIRMAN

CITY OF TROY CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS 16th DAY OF November, 1998, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO ORDINANCE NO. 0-38-98.

Peter E. Jenkins — MAYOR
William F. Fisher — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF PT. INLOT 7372 OF POINT-OF-WOODS SECTION 2, RECORDED IN P.B. 15, PG. 7 AND PT. INLOT 7823 OF COBBLESTONE POINTE FIVE RECORDED IN P.B. 16, PG. 119, PLAT RECORD OF MIAMI COUNTY, OHIO, IN THE CITY OF TROY AS DEEDED TO NEWNAM ENTERPRISES, INC. BY DEED RECORDED IN D.B. 655, PG. 562 AND D.B. 689, PG. 06 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING A TOTAL OF 0.657 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 SHOWN ON THE WITHIN PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Pamela S. Ashman — WITNESS AS TO 1 AND 2
Wayne A. Newnam — 1. WAYNE A. NEWNAM
Mark A. Douglas — 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 23rd DAY OF SEPTEMBER, 1998, 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 ABOVE.

Mark A. Douglas — NOTARY PUBLIC
10-20-2001 — MY COMMISSION EXPIRES

NOTARIAL SEAL STATE OF OHIO

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PEOPLES SAVINGS BANK OF TROY

Pamela S. Ashman — WITNESS
[signature] — PRESIDENT
Mark A. Douglas — WITNESS
William B. Schneider — SR. VICE PRESIDENT

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

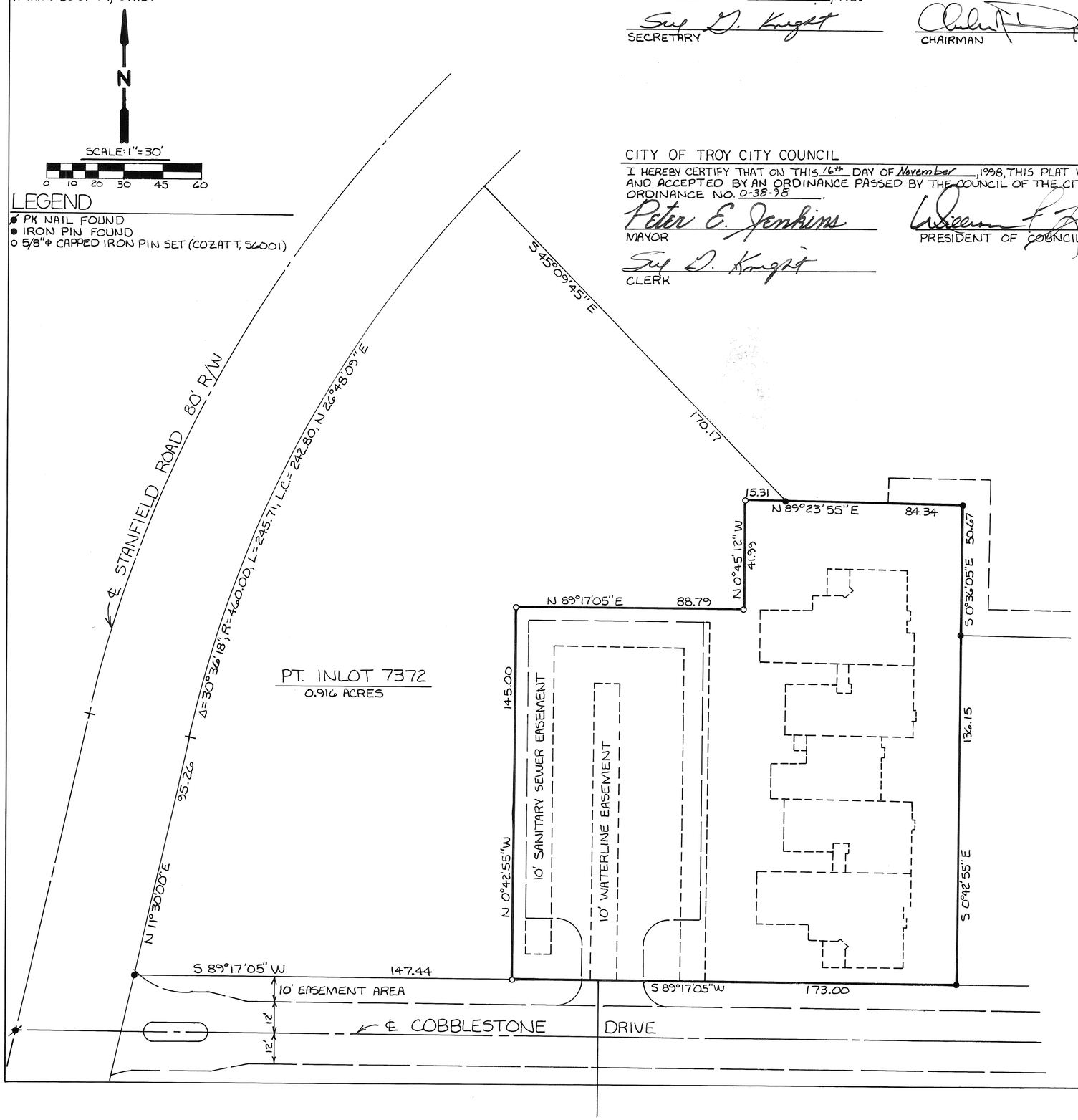
BE IT REMEMBERED THAT ON THIS 23rd DAY OF SEPTEMBER, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PEOPLES SAVINGS BANK OF TROY BY ITS PRESIDENT AND VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Mark A. Douglas — NOTARY PUBLIC
10-20-2001 — MY COMMISSION EXPIRES

NOTARIAL SEAL STATE OF OHIO

LEGEND

- ⊘ PK NAIL FOUND
- ● IRON PIN FOUND
- ○ 5/8"Φ CAPPED IRON PIN SET (COZATT, S6001)



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 S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 9-15-98
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. 19998

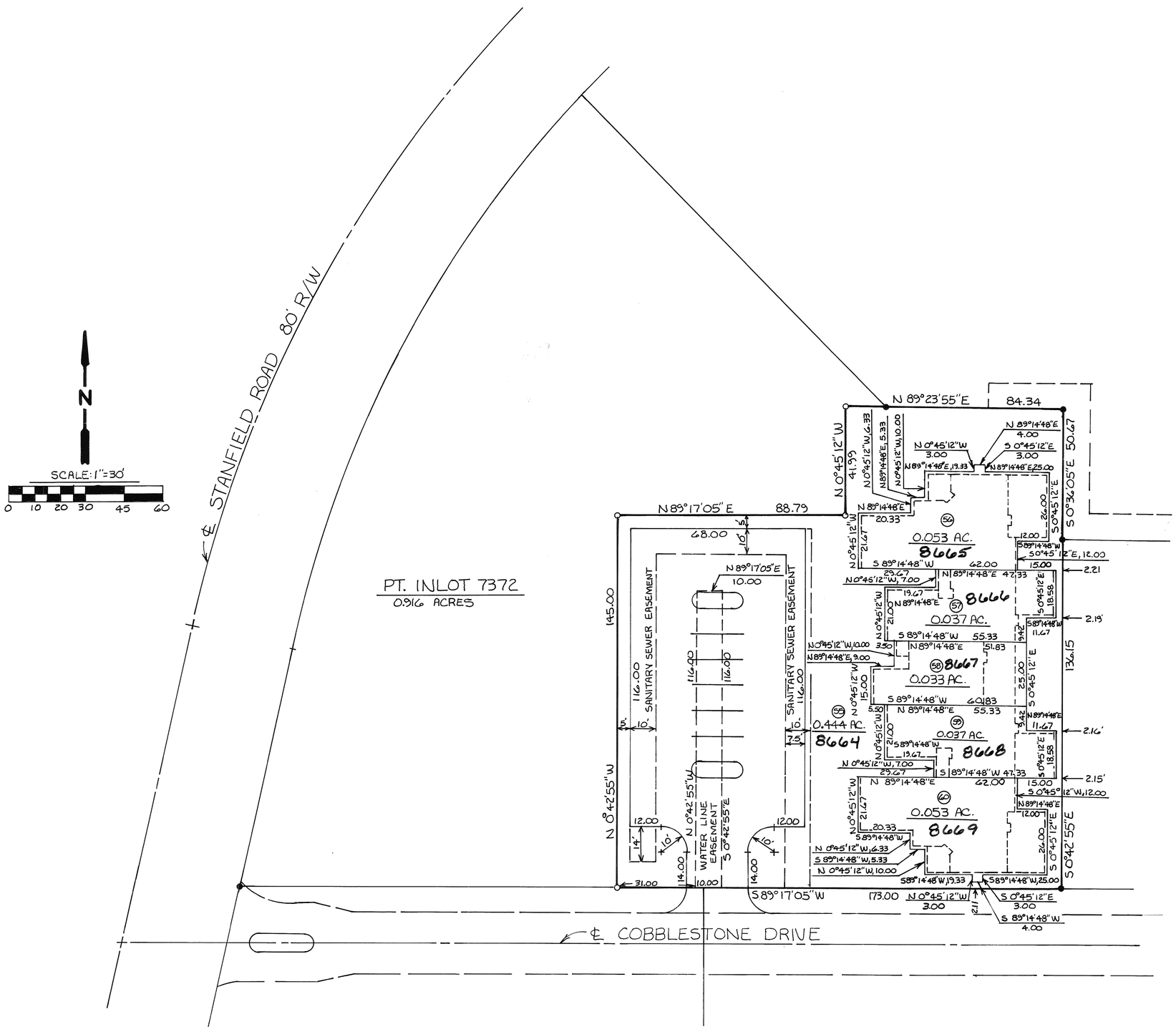
COBBLESTONE POINTE NINE

PLANNED UNIT DEVELOPMENT PT. I.L. 7372 & PT. I.L. 7823

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 82A

LEGEND
- ⌀ PK NAIL FOUND
- ● IRON PIN FOUND
- ○ 5/8"ϕ CAPPED IRON PIN SET (COZATT, S6001)



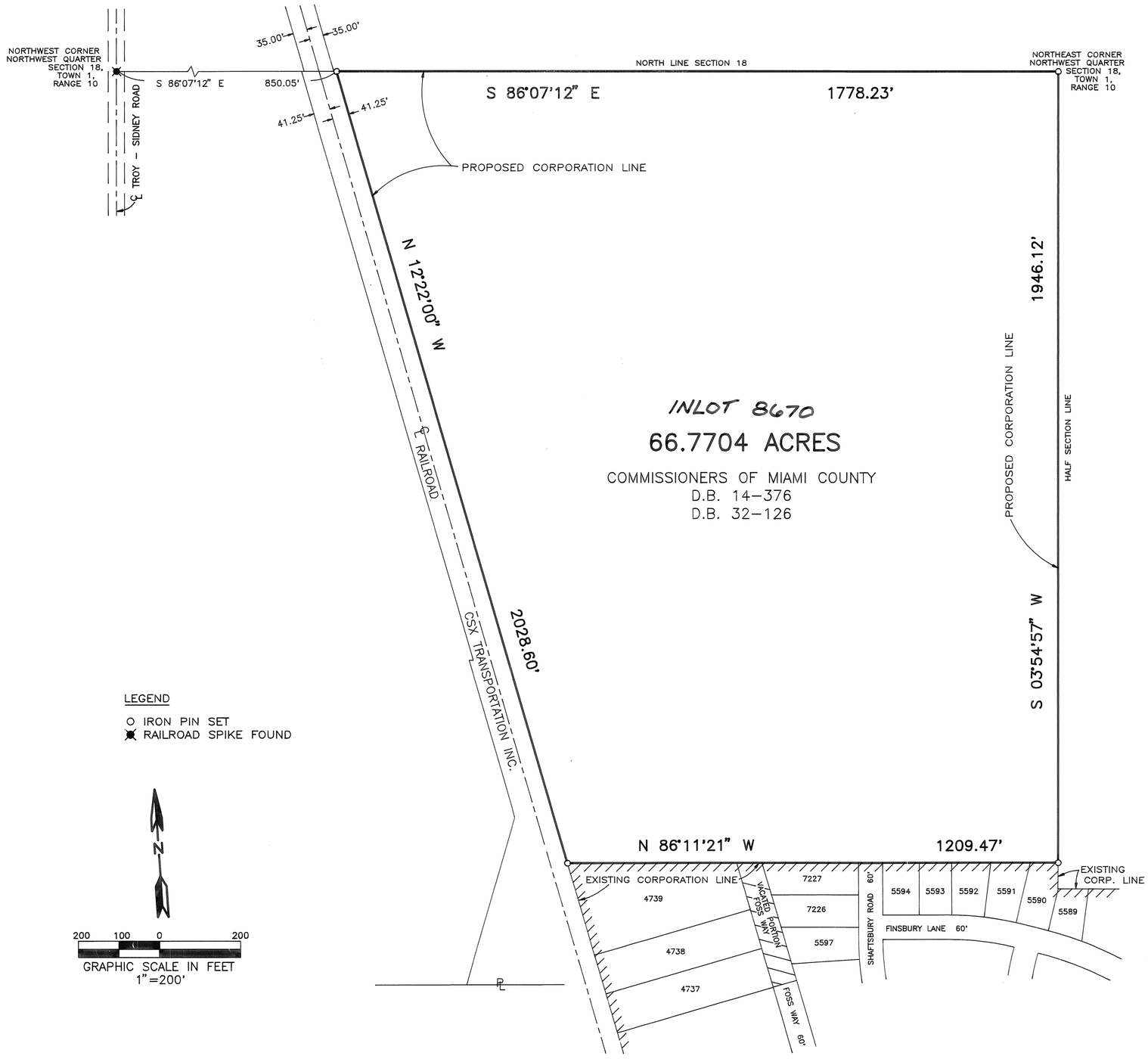
Michael W. Cozatt 9-15-98
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. 19998 — SHEET 2 OF 2

ANNEXATION TO THE CITY OF TROY, MIAMI COUNTY, OHIO

18 NW 1/4	1	10	STAUNTON	MIAMI
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY

PLAT BOOK 18 PAGE 83
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 6TH DAY
OF JANUARY, 1999 AT 12:23 P.M.
FILE NO. 0257909 FEE $21.00
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Jill Rank
DEPUTY RECORDER



CITY OF TROY, OHIO (PETITIONER)

PURSUANT TO OHIO REVISED CODE SECTION 709.15, THE COUNCIL OF THE CITY OF TROY HAS AUTHORIZED BOTH THE ANNEXATION OF THE FOREGOING TERRITORY AND THE PETITIONING OF THE BOARD OF MIAMI COUNTY COMMISSIONERS FOR SAID ANNEXATION BY ORDINANCE NUMBER 04197 DATED Dec. 17, 1997.

Peter E. Jenkins — PETER E. JENKINS, MAYOR
William F. Lohrer — WILLIAM F. LOHRER, PRESIDENT OF COUNCIL
Sue G. Knight — SUE G. KNIGHT, CLERK OF COUNCIL

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 3RD DAY OF DECEMBER, 1998.

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

BOARD OF MIAMI COUNTY COMMISSIONERS

PURSUANT TO OHIO REVISED CODE SECTION 709.16, THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED THIS 3RD DAY OF December, 1998 BY RESOLUTION NUMBER 98-12-1939.

Richard N. Adams — RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER
Arthur D. Haddad — ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER
D. Ann Baird — D. ANN BAIRD, MIAMI COUNTY COMMISSIONER

MIAMI COUNTY AUDITOR

REVIEWED AND TRANSFERRED WITH INLOT NUMBER ASSIGNED BY THE MIAMI COUNTY AUDITOR THIS 6TH DAY OF JANUARY, 1999.

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

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. THE SURVEY PLAT FROM WHICH THIS ANNEXATION PLAT WAS PREPARED IS FILED IN VOLUME 43, PAGE 21 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

Gregg S. Brookhart 9/26/97
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

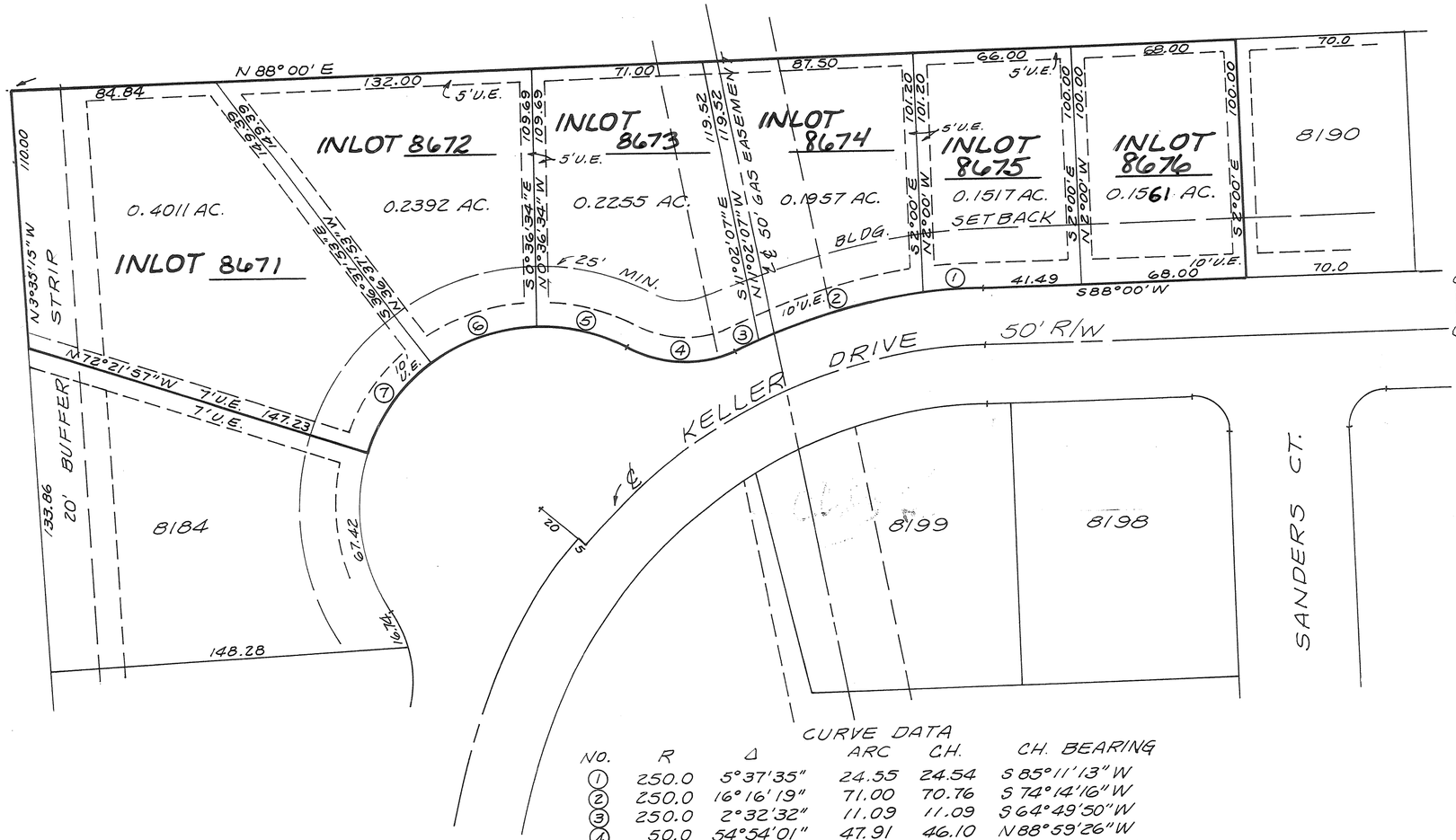
REPLAT OF INLOTS 8185 - 8189, TROY, OHIO

PLAT BOOK 18 PAGE 84
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11th DAY OF
JANUARY, 1999, AT 9:58 A.M.
FILE NO. 0258133 FEE: $ 21.00

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Jill Bank
DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOTS 8185, 8186, 8187, 8188 AND 8189 IN BROOK PARK NORTH SECTION 7 IN THE CITY OF TROY, OHIO, AS SHOWN IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 17, PAGE 87. INLOTS 8185 - 8189 BEING A PART OF INLOT 6897, ACQUIRED BY PREMIER INVESTMENT CORP., PIQUA, OHIO, BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 593, PAGE 856. PART OF INLOT 8189 WAS ACQUIRED BY VIRGINIA E. BRINKMAN BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 691, PAGE 858.



CURVE DATA

NO.	R	Δ	ARC	CH.	CH. BEARING
1	250.0	5°37'35"	24.55	24.54	S 85°11'13" W
2	250.0	16°16'19"	71.00	70.76	S 74°14'16" W
3	250.0	2°32'32"	11.09	11.09	S 64°49'50" W
4	50.0	54°54'01"	47.91	46.10	N 88°59'26" W
5	75.0	29°04'09"	38.05	37.64	N 76°04'30" W
6	75.0	36°01'19"	47.15	46.38	S 71°22'46" W
7	75.0	35°44'03"	46.78	46.02	S 35°30'05" W

DEDICATION

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

OWNERS: PREMIER INVESTMENT CORP.

Shirley A. Sanders — SHIRLEY A. SANDERS, SECRETARY
Kristina K. Fields — WITNESS

Charles I. Sanders — CHARLES I. SANDERS, EXEC. VICE PRES.
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 SHIRLEY A. SANDERS, SECRETARY AND CHARLES I. SANDERS, EXECUTIVE VICE PRESIDENT OF PREMIER INVESTMENT CORP., THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SECRETARY AND EXECUTIVE VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 30TH DAY OF NOVEMBER, 1998.

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Expires October 23, 2001

OWNER:

Virginia E. Brinkman — VIRGINIA E. BRINKMAN
Ruby E. Klockner — WITNESS
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 30TH DAY OF NOVEMBER, 1998.

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Expires October 23, 2001

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28TH DAY OF OCTOBER, 1998, THIS REPLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF November, 1998, THIS REPLAT WAS APPROVED BY ORDINANCE NO. O-37-98.

Peter E. Jenkins — MAYOR
PRESIDENT OF COUNCIL

CLERK OF COUNCIL

TRANSFERRED THIS 11th DAY OF JANUARY, 1999.

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

REPLAT OF INLOTS 8185 - 8189, TROY, OHIO	
PREMIER INVESTMENT CORP., PIQUA OHIO VIRGINIA E. BRINKMAN, TROY, OHIO	
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331	
DATE: 2 NOV. 1998	DRAWN BY: JP TRACED BY: CHECKED BY: RWK SCALE: 1" = 40'
SHEET NO. 1 OF 1	

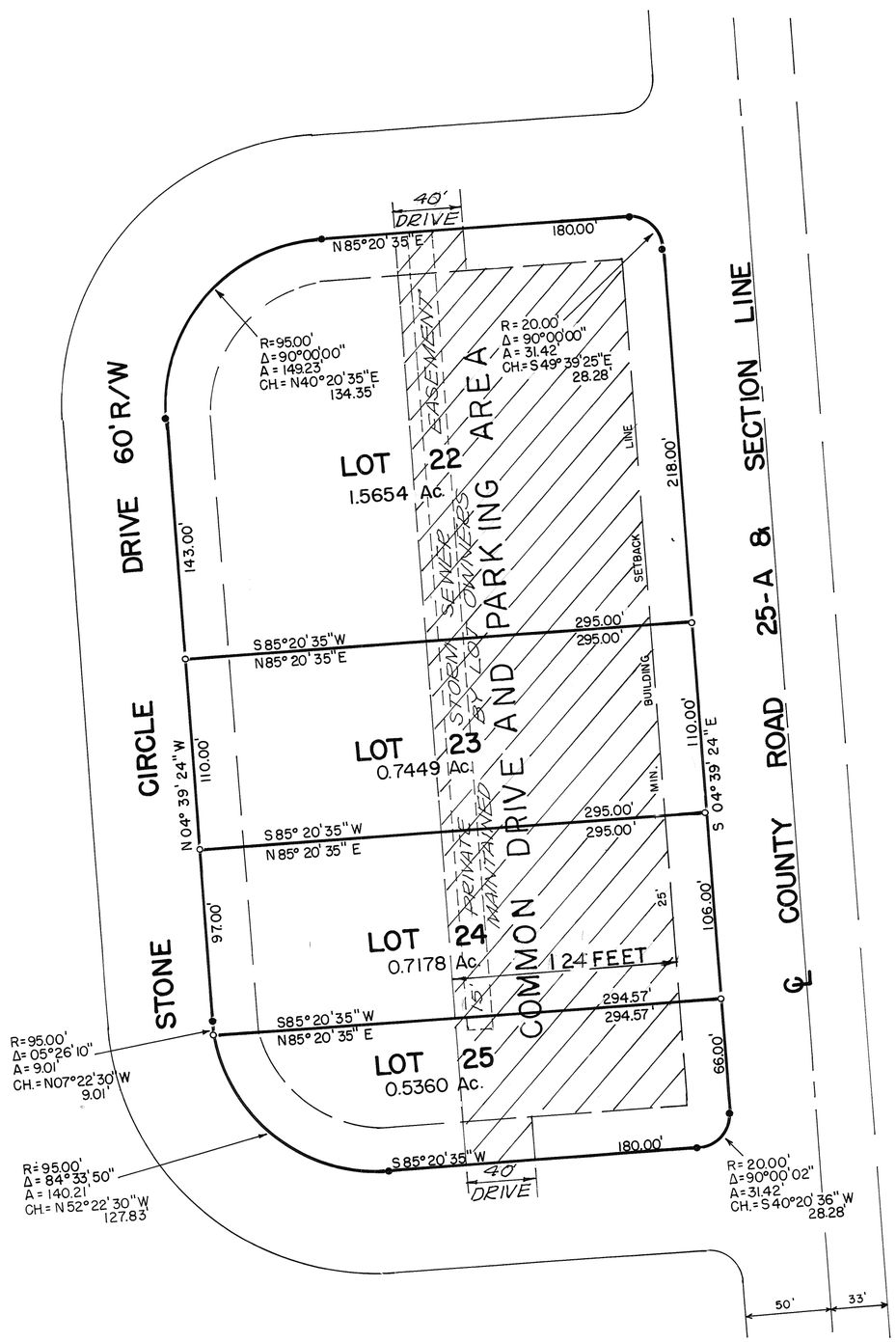
STANDING STONE REPLAT 2

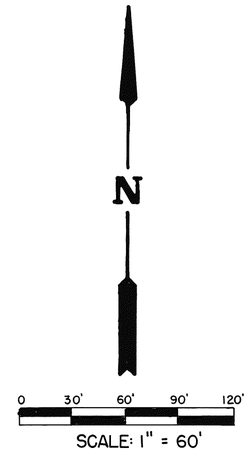
REPLAT OF LOT 18, STANDING STONE DEVELOPMENT

VOLUME 18 PAGE 85
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 22nd
DAY OF Jan. , 1999 AT 8:28 A.M.
FILE NO. 6258870 FEE: $ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
BY DEPUTY





LEGEND
- • IRON PIN FOUND
- ○ IRON PIN SET

REFERENCES
RECORDERS BOOK 17 PGS. 1 & 86

NOTES:
1.) THERE IS A 15' UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT OF WAY LINES.
2.) THERE IS A 5' UTILITY EASEMENT ADJACENT TO ALL INTERIOR LOT LINES.
3.) RESTRICTIONS SHALL BE THE SAME AS APPEAR ON STANDING STONE DEVELOPMENT, WHICH IS RECORDED IN PLAT BOOK 17 PG. 1.

DESCRIPTION

BEING A REPLAT OF LOT 18, STANDING STONE DEVELOPMENT, AS RECORDED IN PLAT BOOK 17 PAGE 1. SAID LOT LOCATED IN SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP.

CONSENT TO REPLAT

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

Harold Trader Pres.
TRADER BUILDERS, INC.
HAROLD TRADER, PRESIDENT

Ruby E. Klockner
WITNESS

Kristina K. Field
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 OFFICAL SEAL AT TROY, OHIO, THIS 22nd DAY OF SEPTEMBER, 1998.

Richard W. Klockner
NOTARY PUBLIC

NOTARIAL SEAL
RICHARD W. KLOCKNER, Notary Public
State of Ohio
Commission Expires October 20, 2001

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 15th DAY OF December, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

Bruce R. Lowry
CHAIRMAN

Daniel L. Brandewie
SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 21 DAY OF JANUARY, 1999.

Arthur D. Haddad
ARTHUR D. HADDAD

D. Ann Baird
D. ANN BAIRD

Richard N. Adams
RICHARD N. ADAMS

THIS REPLAT REVIEWED AND APPROVED THIS 8th DAY OF JANUARY, 1999.

Denny Smith
MIAMI COUNTY ENGINEER

TRANSFERRED THIS 22 DAY OF Jan., 1999.

Chris A. Peeples
MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY

CERTIFICATION

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND 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
RICHARD W. KLOCKNER
REGISTERED SURVEYOR NO. 4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

REPLAT OF LOT 18, STANDING STONE CONCORD TOWNSHIP		
TRADER BUILDERS, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 26 AUG. 1998	DRAWN BY: DV TRACED BY: CHECKED BY: RWK SCALE: 1" = 60'	SHEET NO. 1 OF 1

SANDEL SUBDIVISION - SECTION FOUR PIQUA, OHIO

PLAT BOOK 18 PAGE 86
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3RD. DAY OF
Feb., 1999, AT 11:48 A.M.
FILE NO: 0259655 FEE: $21.00

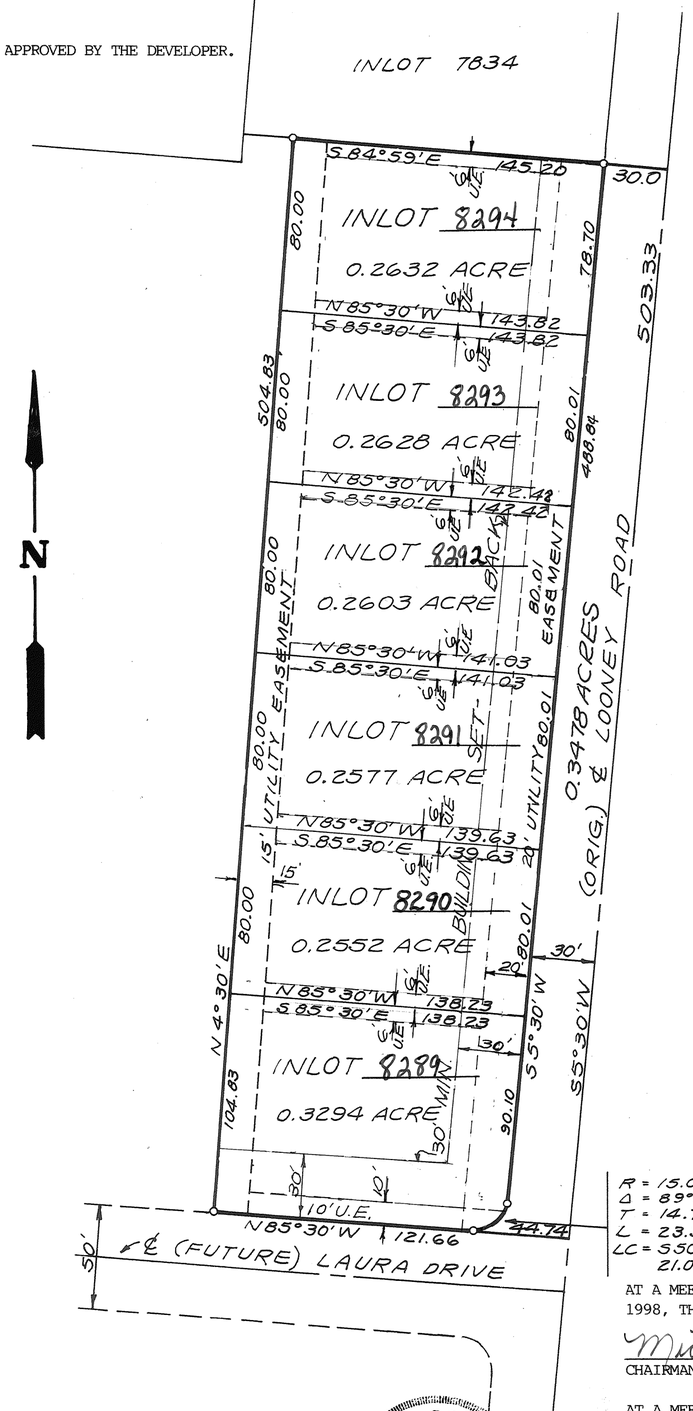
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Carol Pleiman
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 1.9764 ACRES OF PART OF INLOT 7833 IN THE CITY OF PIQUA, OHIO, WHICH IS PART OF THE 7.3953 ACRE PART OF INLOT 7833 AS ACQUIRED BY SANDEL DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 692, PAGE 45-47. 1.6286 ACRES OF THE 1.9764 ACRE PART OF INLOT 7833 ARE PLATTED IN LOTS AND THE REMAINING 0.3478 ACRES IS IN DEDICATED STREETS.

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.



R = 15.0
Δ = 89°00'00"
T = 14.74
L = 23.30
LC = S50°00'W
21.03

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

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

OWNER: SANDEL DEVELOPMENT, INC.

Charles Sanders
CHARLES SANDERS, VICE-PRESIDENT

Kenneth S. Moore
KENNETH S. MOORE, TREASURER

Ruby E. Klockner
WITNESS

Virginia L. Owens
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHARLES SANDERS, VICE-PRESIDENT AND KENNETH S. MOORE, TREASURER OF SANDEL DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND TREASURER, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE-PRESIDENT AND TREASURER, AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 10TH DAY OF DECEMBER, 1998.

Richard W. Klockner
NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF OHIO
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 20, 2001

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 8th DAY OF December, 1998, THIS PLAT WAS REVIEWED AND APPROVED.

Michael A. Taylor
CHAIRMAN

James C. Jay
SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 21ST. DAY OF December, 1998, THIS PLAT WAS APPROVED BY RESOLUTION NO. C-11203.

Rex Bolt
MAYOR

Rebecca J. Cox
CLERK

TRANSFERRED THIS 3rd DAY OF February, 1999.

Chris A. Peeples, Auditor
BY: Linda Pearson, Deputy

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 FOUR PIQUA, OHIO		
SANDEL DEVELOPMENT, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO.
10 OCT 1998	SCALE: 1" = 50'	1 OF 1

MARY ANN HELTON SUBDIVISION

PLAT BOOK 18 PAGE 87
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 10th DAY OF February, 1999, AT 11:34A M.
FILE NO. 0260234 FEE: $ 21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Beverly McDade
DEPUTY RECORDER

DESCRIPTION

BEING A SUBDIVISION OF 12.2127 ACRES LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWN 1, RANGE 12, MRS, IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO, ACQUIRED BY MARY ANN HELTON BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 659, PAGE 844. AN ADDITIONAL AREA OF 0.578 ACRES IS TO BE USED AS A SUBER ROAD HIGHWAY EASEMENT.

I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THIS PROPERTY DO HEREBY ACCEPT AND APPROVE THIS SUBDIVISION PLAT. I HEREBY GRANT A 30 FOOT EASEMENT, AS SHOWN HEREON, TO THE SPRINGCREEK TOWNSHIP TRUSTEES FOR MAINTENANCE PURPOSES.

OWNER: MARY ANN HELTON

Mary Ann Helton — MARY ANN HELTON
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 MARY ANN HELTON, WHO EXECUTED THE FOREGOING SUBDIVISION PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AS SUCH OWNER AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 22nd DAY OF DECEMBER, 1998.

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 20, 2001

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES

THIS SUBDIVISION PLAT REVIEWED AND APPROVED THIS 8th DAY OF JANUARY, 1999.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION, HELD THIS 15th DAY OF December, 1998, THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED.

Bruce R. Lowry — CHAIRMAN
Harold L. Brandewie — SECRETARY

THIS SUBDIVISION PLAT AND ADDITIONAL EASEMENT FOR TURNAROUND PURPOSES, AS SHOWN HEREON, APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 9Th DAY OF February, 1999.

D. Ann Baird — MIAMI COUNTY COMMISSIONER
Richard D. Adams — MIAMI COUNTY COMMISSIONER
Martin H. Hurdad — MIAMI COUNTY COMMISSIONER

APPROVED AND TRANSFERRED THIS 10th DAY OF February, 1999

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

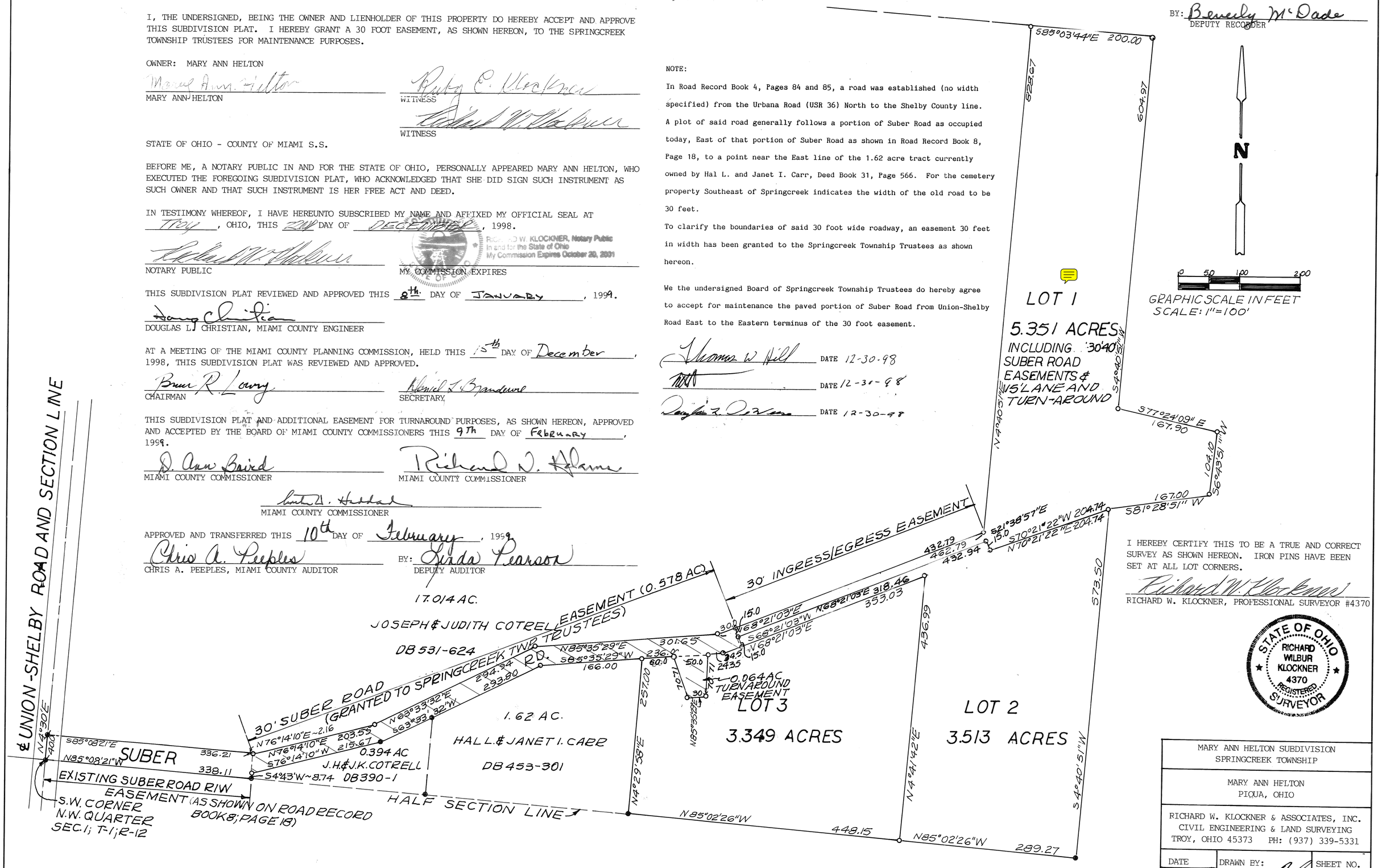
NOTE:

In Road Record Book 4, Pages 84 and 85, a road was established (no width specified) from the Urbana Road (USR 36) North to the Shelby County line. A plot of said road generally follows a portion of Suber Road as occupied today, East of that portion of Suber Road as shown in Road Record Book 8, Page 18, to a point near the East line of the 1.62 acre tract currently owned by Hal L. and Janet I. Carr, Deed Book 31, Page 566. For the cemetery property Southeast of Springcreek indicates the width of the old road to be 30 feet.

To clarify the boundaries of said 30 foot wide roadway, an easement 30 feet in width has been granted to the Springcreek Township Trustees as shown hereon.

We the undersigned Board of Springcreek Township Trustees do hereby agree to accept for maintenance the paved portion of Suber Road from Union-Shelby Road East to the Eastern terminus of the 30 foot easement.

Thomas W. Hill — DATE 12-30-98
[illegible] — DATE 12-30-98
Douglas R. Oda — DATE 12-30-98



GRAPHIC SCALE IN FEET
SCALE: 1"=100'

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

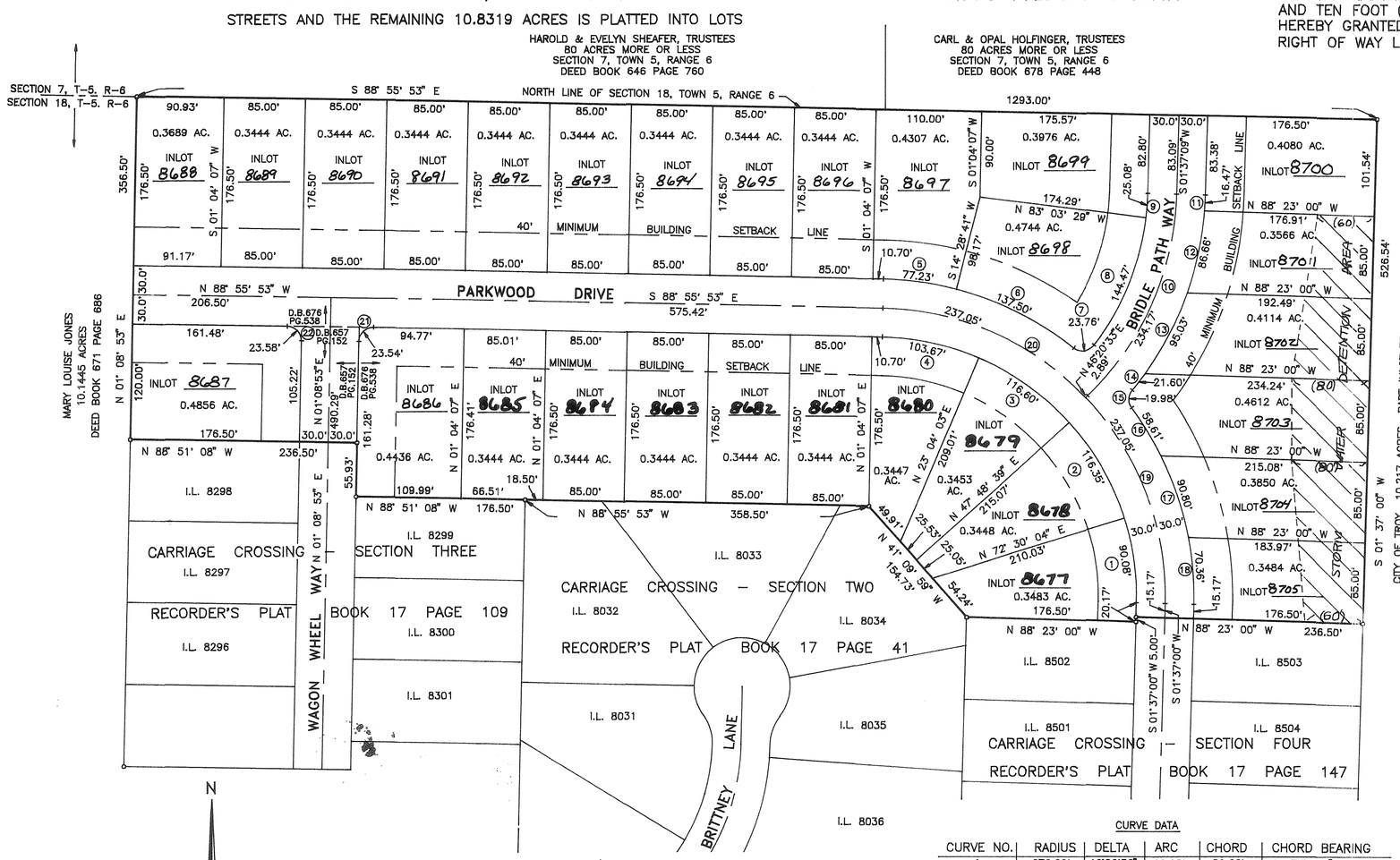
MARY ANN HELTON SUBDIVISION SPRINGCREEK TOWNSHIP		
MARY ANN HELTON PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
10 NOV 1998	SCALE: 1" = 100'	1 OF 1

CARRIAGE CROSSING – SECTION FIVE – TROY, OHIO

BEING A SUBDIVISION OF PART OF INLOT 7505 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 13.1528 ACRES AND BEING A 0.6524 AC. 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 AND 12.5004 AC. OUT OF 16.5300 ACRES ACQUIRED BY CARRIAGE CROSSING DEVELOPMENT, INC. BY DEED RECORDED IN DEED BOOK 676 PAGE 538. 2.3209 ACRES IS PLATTED INTO STREETS AND THE REMAINING 10.8319 ACRES IS PLATTED INTO LOTS

PLAT BOOK 18 PAGE 88
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF MARCH, 1999, AT 1:51 P.M.
FILE NO.: 0262675 FEE: $21.60
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Bobbie Mueller DEPUTY

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.



CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	270.00'	19°06'56"	90.08'	89.66'	S 07°56'28" E
2	270.00'	24°41'25"	116.35'	115.45'	S 29°50'39" E
3	270.00'	24°44'36"	116.60'	115.70'	S 54°33'39" E
4	270.00'	21°59'57"	103.67'	103.03'	S 77°55'55" E
5	330.00'	13°24'34"	77.23'	77.06'	N 82°13'36" W
6	330.00'	23°52'24"	137.50'	136.51'	N 63°35'07" W
7	15.00'	90°45'04"	23.76'	21.35'	S 82°58'33" W
8	270.00'	30°39'30"	144.47'	142.76'	S 22°16'16" W
9	270.00'	05°19'21"	25.08'	25.07'	S 04°16'50" W
10	300.00'	44°43'24"	234.17'	228.27'	N 23°58'51" E
11	330.00'	02°51'37"	16.47'	16.47'	N 03°02'58" E
12	330.00'	15°02'49"	86.66'	86.42'	N 12°00'12" E
13	330.00'	16°29'57"	95.03'	94.70'	N 27°46'35" E
14	330.00'	03°45'02"	21.60'	21.60'	N 37°54'04" E
15	15.00'	76°19'05"	19.98'	18.54'	N 01°37'03" E
16	330.00'	10°10'37"	58.61'	58.54'	N 31°27'11" W
17	330.00'	15°45'53"	90.80'	90.51'	N 18°28'57" W
18	330.00'	12°13'00"	70.36'	70.23'	N 04°29'30" W
19	300.00'	45°16'27"	237.05'	230.94'	S 21°01'13" E
20	300.00'	45°16'27"	237.05'	230.94'	S 66°17'40" E
21	15.00'	89°55'14"	23.54'	21.20'	N 46°06'30" E
22	15.00'	90°04'46"	23.58'	21.23'	S 43°53'30" 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 RECORD 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 NOVEMBER 17, 2018, 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.

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: CARRIAGE CROSSING DEVELOPMENT, INC.

RICHARD L DUNGAN, PRESIDENT — WITNESS Rebecca Branson — WITNESS Rebecca Branson
ROBERT L. HEIDENREICH, VICE PRESIDENT — WITNESS Dawn Matthews — WITNESS Dawn Matthews

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 AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 1st DAY OF February, 1999.

Rebecca L. Branson NOTARY PUBLIC — MY COMMISSION EXPIRES Oct. 13, 2002
Rebecca L. BRANSON

LIENHOLDERS: THE FIFTH THIRD BANK OF WESTERN OHIO

FRANK W. WAGNER, VICE PRESIDENT — WITNESS Rebecca Branson — WITNESS Rebecca Branson
C. RUSSELL BADGETT, VICE PRESIDENT — WITNESS Dawn Matthews — WITNESS Dawn Matthews

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 AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 1st DAY OF February, 1999.

Rebecca L. Branson NOTARY PUBLIC — MY COMMISSION EXPIRES Oct. 13, 2002
Rebecca L. BRANSON

TRANSFERRED THIS 16 DAY OF March, 1999.
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Linda Zimmerman
DEPUTY AUDITOR

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF January, 1999, THIS PLAT WAS APPROVED.
PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF February, 1999, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-2-99.
Peter E. Jenkins — MAYOR
PRESIDENT OF COUNCIL — CLERK OF COUNCIL

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. PINS SHALL BE SET AT ALL LOT CORNERS & P.T. POINTS.
Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR NO. 4370

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

CARRIAGE CROSSING – SECTION 5
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.
NOV. 9, 1998	CHECKED BY: R.W.K.	1 OF 1
	SCALE: 1" = 100'	

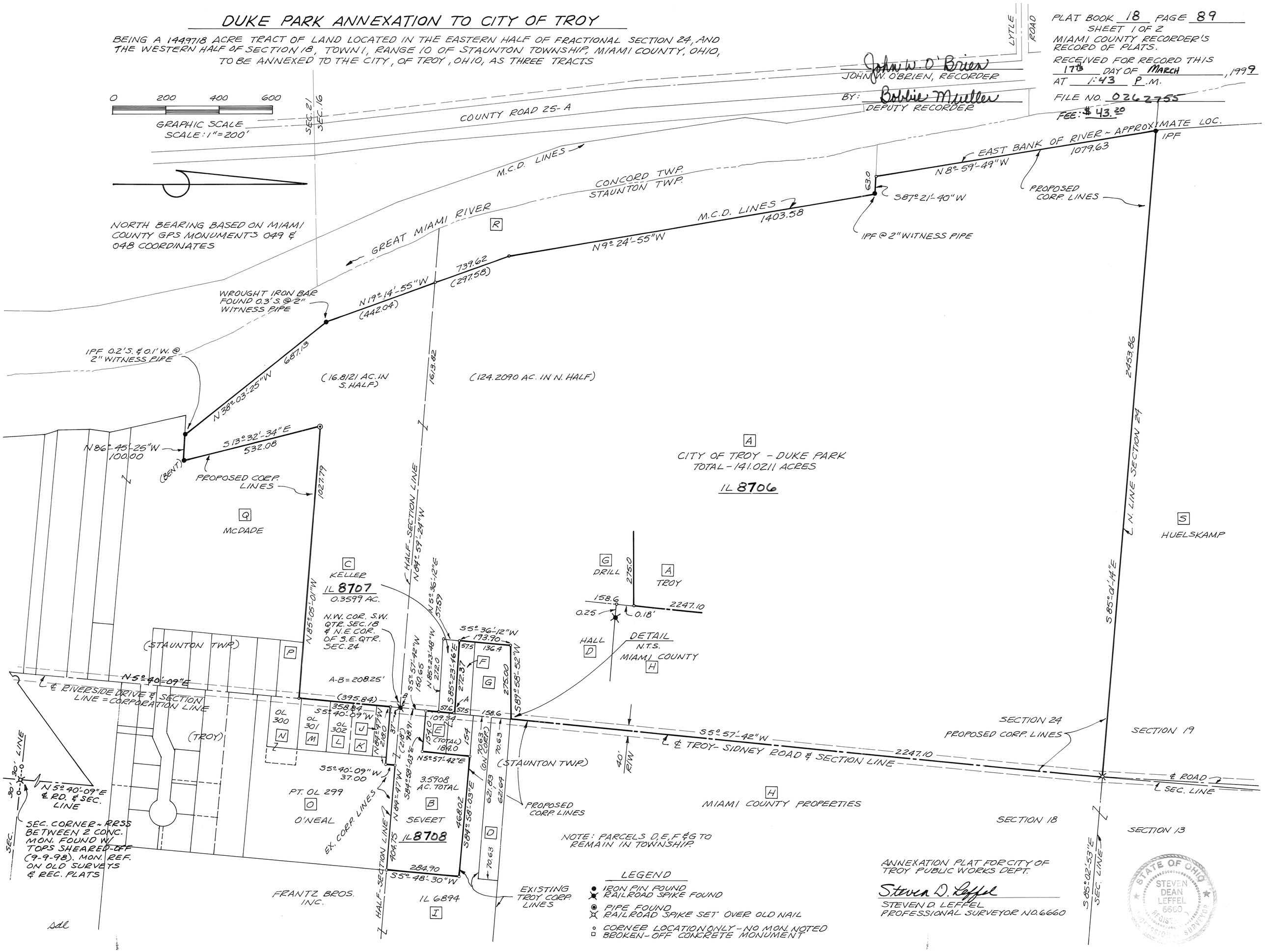
DUKE PARK ANNEXATION TO CITY OF TROY

BEING A 144.9718 ACRE TRACT OF LAND LOCATED IN THE EASTERN HALF OF FRACTIONAL SECTION 24, AND THE WESTERN HALF OF SECTION 18, TOWN 1, RANGE 10 OF STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO, TO BE ANNEXED TO THE CITY, OF TROY, OHIO, AS THREE TRACTS

PLAT BOOK 18 PAGE 89
SHEET 1 OF 2
MIAMI COUNTY RECORDER'S RECORD OF PLATS.

RECEIVED FOR RECORD THIS 17th DAY OF MARCH, 1999
AT 1:43 P.M.
FILE NO. 0262755
FEE: $ 43.20

John W. O'Brien
JOHN W. O'BRIEN, RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER



ANNEXATION OF DUKE PARK AND ADJACENT PROPERTIES

LOC	PROPERTY OWNER OWNER'S ADDRESS (IF NOT SAME AS TRACT)	ADDRESS OF TRACT ON MAP	DESCRIPTION ACREAGE/LOT NO. TWP./CITY LOCATION	DEED BK-PG (PER MIA. CO.)	PARCEL NO. (PER MIA. CO.)	SURVEY/PLAT REFERENCES (PER MIAMI CO.)
A	CITY OF TROY, OHIO A MUNICIPAL CORPORATION 100 S. MARKET STREET TROY, OHIO 45373	1670 TROY-SIDNEY RD "DUKE PARK SITE" TROY, OHIO 45373	141.0211 ACRES (CORRECTED AREA) STAUNTON SEC. 24	495-402	K30-250035	LAND 24-135
B	SHARON S. SEVERT	1485 TROY-SIDNEY RD TROY, OHIO 45373	3.5908 ACRES (TOTAL) STAUNTON SEC. 18	687-621	K31-003200	LAND 27-27 LAND 14-66
C	DONALD W. KELLER	1520 TROY-SIDNEY RD TROY, OH 45373	0.3599 ACRE STAUNTON SEC. 24	389-55	K31-001460	LAND 7-36
D	PHYLLIS A. HALL	1565 TROY-SIDNEY RD TROY, OHIO 45373	1 ACRE STAUNTON SEC. 18	649-854	K31-002900	
E	EDWARD T. & PAULA A. SHERIDAN	1525 TROY-SIDNEY RD TROY, OH 45373	0.65 AC (TOTAL) (2 TRACTS) STAUNTON SEC. 18	586-9	K31-003100	LAND 8-177
F	JOSEPH J. & ESTHER E. WEAVER 2305 ELDORA DRIVE MARION, INDIANA 46552	1540 TROY-SIDNEY RD	0.359 ACRE STAUNTON SEC. 24	617-347	K31-001470	LAND 7-36
G	MARY J. DRILL	1550 TROY-SIDNEY RD TROY, OH 45373	0.931 ACRE STAUNTON SEC. 24	617-344	K31-001480	LAND 7-36
H	MIAMI CO. COMMISSIONERS 201 WEST MAIN STREET TROY, OHIO 45373	1625/1695 TROY-SIDNEY (RIVERSIDE SCHOOL & FORMER COUNTY HOME SITE)	PART 65 +/- AC STAUNTON SEC. 18	14-376 29-169 32-126	K30-040000 K30-250010	
I	FRANTZ BROTHERS, INC. 1170 UNIVERSITY DRIVE SIDNEY, OH 45365 C/O ROCK FRANTZ	1555 TROY-SIDNEY RD TROY, OH 45373	IL 6894 40.313 ACRES TROY	512-799	D45-001000	REC. 12-143 LAND 26-95 LAND 26-103
J	SUSAN L. ROCCO	289 RIVERSIDE DRIVE TROY, OH 45373	PT OL 302 TROY	685-945	D08-098320	REC. 5-1 LAND 17-132 LAND 14-66
K	JOHN D. & CYNTHIA J. BRUGGEMAN	283 RIVERSIDE DRIVE TROY, OH 45373	PT OL 302 0.397 AC/TROY	618-651	D08-098340	REC. 5-1 LOT 17-132 LOT 21-105
L	CYNTHIA J. BRUGGEMAN 275 RIVERSIDE DRIVE TROY, OH 45373	275 RIVERSIDE DRIVE TROY, OH 45373	PT OL 302 0.371 AC/TROY	681-659	D08-	REC. 5-1 LOT 17-132 LOT 21-105
M	MARTIN P. & LORI L. CANTWELL	269 RIVERSIDE DRIVE TROY, OH 45373	OL 301 0.480 AC/TROY	663-195	D08-098300	LOT 17-132 REC. 5-1
N	TODD D. SEVERT & KATHERINE KEMP SEVERT	257 RIVERSIDE DRIVE TROY, OH 45373	OL 300/PT 299 0.499 AC/0.155 AC TROY	681-898	D08-098280	REC. 5-1
O	TONY A. & CYNTHIA L. O'NEAL	249 RIVERSIDE DRIVE TROY, OH 45373	PT OL 299 TROY	612-375	D08-098260	REC. 5-1
P	BRADLEY R. FELLERS	256 RIVERSIDE DRIVE TROY, OH	0.427 AC STAUNTON SEC. 24	673-200	K31-001450	LAND 7-124
Q	CHARLES MCDADE	192 RIVERSIDE DRIVE TROY, OH 45373	11.535 AC (TAX) STAUNTON SEC. 24	666-732	K31-001300	LAND 4-142 LAND 11-76
R	MIAMI CONSERVANCY DISTRICT 38 E. MONUMENT ST DAYTON, OH 45401	GREAT MIAMI RIVER (SEGMENT)	PT STAUNTON & PT CONCORD TWP (12 ACRES)		K30-250060	
S	PAUL R. HUELSKAMP & JILL SHINDEL	2290 TROY-SIDNEY RD TROY, OH 45373	117.2782 AC STAUNTON SEC. 19	642-674	K30-003400	LAND 39-101

NOTES:
- LOCATION INDICATED BY LETTER INSIDE A SQUARE ON SHEET 1 OF 2 PLAT
- REFERENCES TO DEED BOOKS AND PAGES INDICATE MIAMI COUNTY RECORDER'S OFFICE RECORDS.
- REFERENCES TO LAND OR LOT SURVEYS INDICATE MIAMI COUNTY ENGINEER'S OFFICE RECORDS.
- REFERENCES TO PARCEL NUMBERS ARE THOSE ASSIGNED BY MIAMI COUNTY (IE: 10 CHARACTER PARCELS NUMBERS, INLOT OR OUTLOT NUMBERS, ETC.)

OWNERSHIP INFORMATION EFFECTIVE JUNE 26, 1998

DUKE PARK ANNEXATION

DESCRIPTION

BEING A 144.9718 ACRE TRACT OF LAND LOCATED IN THE EASTERN HALF OF FRACTIONAL SECTION 24, AND THE WESTERN HALF OF SECTION 18, TOWN 1, RANGE 10 OF STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO, TO BE ANNEXED TO THE CITY OF TROY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 17th DAY OF SEPTEMBER, 1998.

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

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA REVIEWED AND APPROVED THIS 17th DAY OF September, 1998.

D. Ann Baird
D. ANN BAIRD, MIAMI COUNTY COMMISSIONER

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

Richard N. Adams
RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

APPROVAL BY THE CITY OF TROY, OHIO

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, THIS 7th DAY OF December, 1998, THIS ANNEXATION PLAT WAS REVIEWED AND ACCEPTED BY ORDINANCE NO. O-41-98.

Peter E. Jenkins
PETER E. JENKINS, MAYOR

William F. Lohrer
WILLIAM F. LOHRER, PRESIDENT OF COUNCIL

Sue G. Knight
SUE G. KNIGHT, CLERK OF COUNCIL

APPROVAL BY THE MIAMI COUNTY AUDITOR

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 17th DAY OF MARCH, 1999.

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

BY: Linda Zimmerman
DEPUTY AUDITOR

STREET DEDICATION

Garbry Road, Part Inlot 8172, Containing 0.1632 Acres
Looney Road, Part Inlot 8172, Containing 1.3763 Acres
City Of Piqua, Miami County, Ohio

PLAT 18 PAGE 90
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS
RECEIVED FOR RECORD
THIS 25th DAY OF March, 1999
FILE NO. 0263426 FEE $ 86.40

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

BY: Bobbie Mueller, deputy

GRAPHIC SCALE

100 0 50 100 200

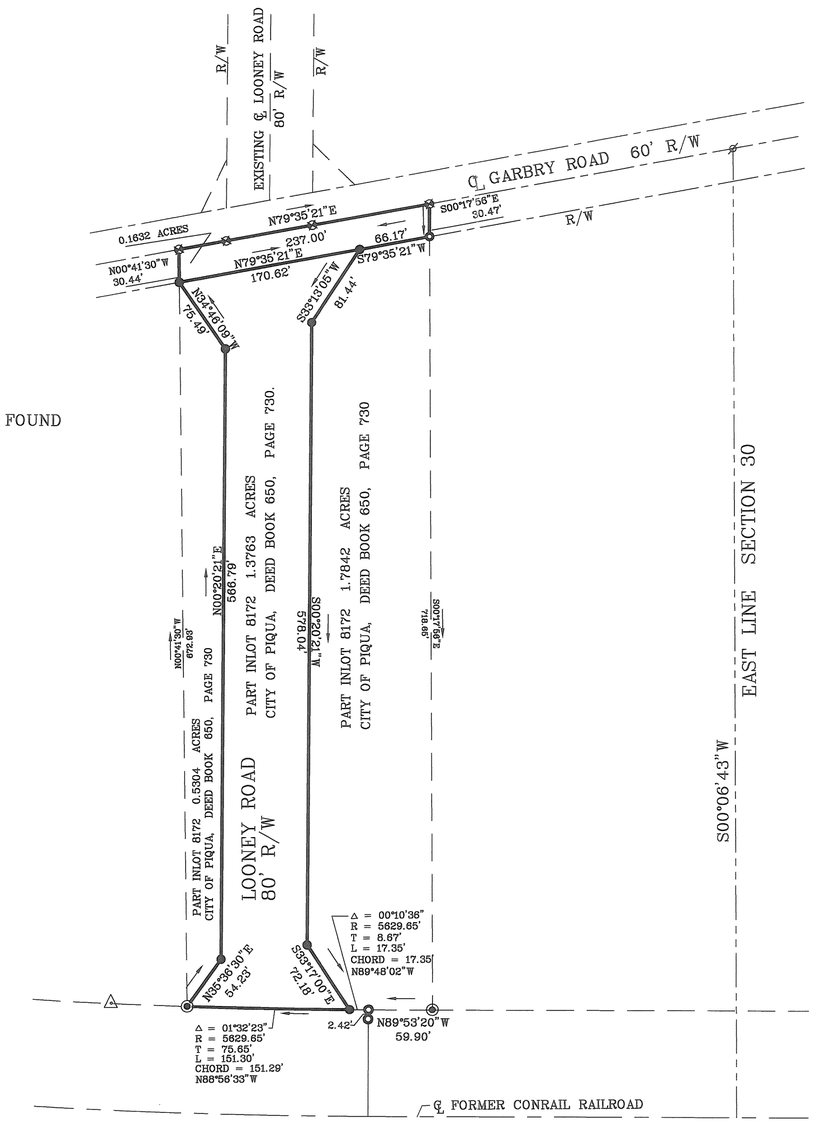
(IN FEET)
1 inch = 100 ft.

MAGNETIC

NOTE: ALL BEARINGS BASED ON NORTH LINE OF FORMER CSX RAILROAD ANNEXATION SURVEY, RECORDERS VOLUME 15, PAGE 134

LEGEND

- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- 4" STEEL POST FOUND
- CONCRETE R/W MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET



DESCRIPTION:

Situate in the City of Piqua, County of Miami, State of Ohio and being a part of Inlot 8172 as recorded on the Annexation Plat in Plat Book 18 , Page 21 of the Miami County Recorder's Plat Records. Proposed Dedication of Street containing a total of 1.5395 acres.

REFERENCES:

LAND SURVEY VOLUME 38, PAGE 6
RECORDER'S PLAT BOOK 15, PAGE 134
RECORDER'S PLAT BOOK 18, PAGE 21
DEED BOOK 650, PAGE 730

STATE OF OHIO
JAMES C. JENNINGS 7898
REGISTERED
PROFESSIONAL SURVEYOR

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.

James C. Jennings
James C. Jennings, P.S. # 7898

Mar. 24, 1999
Date

\\JIM\P\LOONEY_PHUP\DWG\LOONEYDEDICATION.dwg Tue Mar 09 15:44:44 1999

STREET DEDICATION

Patrizio Place, Part Inlot 7879, Containing 4.0899 Acres
City of Piqua, Miami County, Ohio

PLAT 18 PAGE 90-A
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS

REFERENCES:
LAND SURVEY VOLUME 36, PAGE 189
RECORDER'S PLAT BOOK 15, PAGE 134
RECORDER'S PLAT BOOK 18, PAGE 21
DEED BOOK 613, PAGE 288

NOTE: ALL BEARINGS BASED ON NORTH LINE OF FORMER CSX RAILROAD PURCHASED BY THE CITY OF PIQUA, ANNEXATION SURVEY, RECORDERS VOLUME 15 PAGE 134

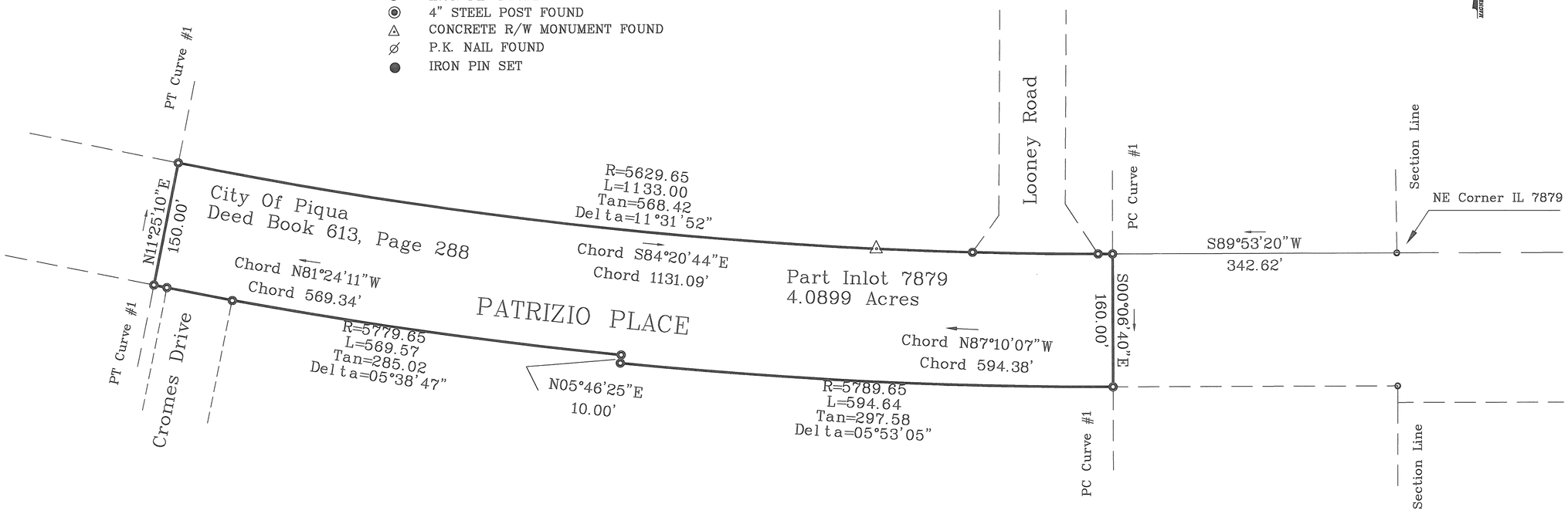
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- 4" STEEL POST FOUND
- CONCRETE R/W MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET



DESCRIPTION:
Situate in the City of Piqua, County of Miami, State of Ohio and being a part of Inlot 7879 as aquired in Deed Book 613, Page 288 as recorded on the Annexation Plat in Plat Book 15, Page 134 of the Miami County Recorder's Plat Records. Proposed Dedication of Street containing a total of 4.0899 acres.

STATE OF OHIO
JAMES C. JENNINGS 7898
REGISTERED
PROFESSIONAL SURVEYOR

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.

James C. Jennings

James C. Jennings, P.S. # 7898

Mar. 24, 1999
Date

C:\SDSK\PROJ\Patrizio Place\dwg\Patrizio Place Dedication.dwg Tue Mar 09 16:05:19 1999

PLAT 18 PAGE 90-B
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS

STREET DEDICATION

Cromes Drive, Part Inlot 7823, Containing 5.3076 Acres

City Of Piqua, Miami County, Ohio

GRAPHIC SCALE

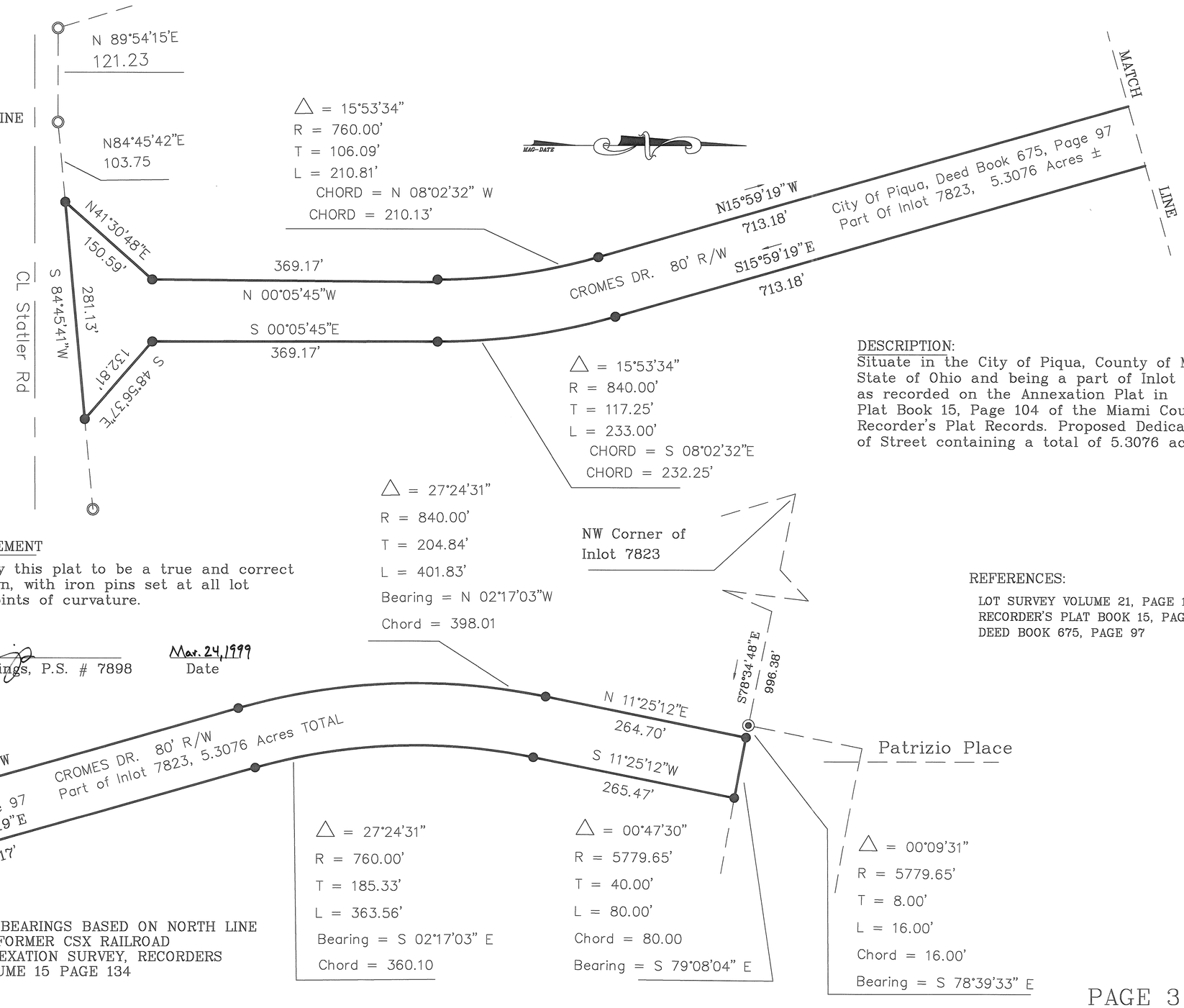
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

NOTE: ALL BEARINGS BASED ON NORTH LINE OF FORMER CSX RAILROAD, ANNEXATION SURVEY, RECORDERS VOLUME 15 PAGE 134

LEGEND

- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- 4" STEEL POST FOUND
- CONCRETE R/W MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET



DESCRIPTION:
Situate in the City of Piqua, County of Miami, State of Ohio and being a part of Inlot 7823 as recorded on the Annexation Plat in Plat Book 15, Page 104 of the Miami County Recorder's Plat Records. Proposed Dedication of Street containing a total of 5.3076 acres.

STATE OF OHIO
JAMES C. JENNINGS 7898
REGISTERED PROFESSIONAL SURVEYOR

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.

James C. Jennings
James C. Jennings, P.S. # 7898

Mar. 24, 1999
Date

REFERENCES:

LOT SURVEY VOLUME 21, PAGE 184
RECORDER'S PLAT BOOK 15, PAGE 104
DEED BOOK 675, PAGE 97

NOTE: ALL BEARINGS BASED ON NORTH LINE OF FORMER CSX RAILROAD ANNEXATION SURVEY, RECORDERS VOLUME 15 PAGE 134

PLAT 18 PAGE 90-C
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS

STREET DEDICATION

Garbry Road, Part Inlot 8172, Containing 0.1632 Acres
Looney Road, Part Inlot 8172, Containing 1.3763 Acres
Patrizio Place, Part Inlot 7879, Containing 4.0899 Acres
Cromes Drive, Part Inlot 7823, Containing 5.3076 Acres
City Of Piqua, Miami County, Ohio

CITY PLANNING COMMISSION

This plat reviewed and approved by the City of Piqua, Ohio Planning Commission held this 9th day of March, 1999.

Mike Taylor
CHAIRMAN: MIKE TAYLOR

James C. Jennings
SECRETARY: JIM JENNINGS

DEDICATION:

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to the dedication of the streets as shown hereon to public use forever.

Rebecca J. Cool
Witness

R. Mark Rohr
City Manager

Witness

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, Ohio held this 15th day of March, 1999, this plat was approved by Ordinance No. 9-99.

MAYOR: FRANK BARHORST

Rebecca J. Cool
CLERK: REBECCA J. COOL

STATE OF OHIO, COUNTY OF MIAMI, SS

Be it remembered that on this 15th day of March, 1999, before me, a Notary Public in and for said County and State, personally appeared R. Mark Rohr, City Manager, of the City of Piqua, Ohio who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have hereunto set my hand and notorial seal on the day and date above written.

Cecelia D. Stoler
NOTARY PUBLIC

My commission Expires on: March 1, 2001

MIAMI COUNTY AUDITOR

Approved and transferred this 25th Day of Mar, 1999.

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

BY: Linda Pearson

PLAT BOOK 18 PAGE 91
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0263940
RECEIVED APRIL 1, 1999
AT 9:58 AM FEE $43.20
John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Mueller
DEPUTY

RECORD PLAN
HAMPTON WOODS
SECTION THREE

BEING A PART OF INLOT 2128
AND OUTLOT 70
LOCATED IN:
SECTION 22 AND 27, TOWN 4N, RANGE 6E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 13.440 ACRES
JANUARY, 1999

PREPARED BY:

409 E. MONUMENT AVE.
DAYTON, OHIO 45402
937.461.5660
FAX 937.461.0743
WOOLPERT LLP

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 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

Sandra L. Francis
WITNESS

Darlene Sliver
WITNESS

Sandra L. Francis
WITNESS

Darlene Sliver
WITNESS

OWNER:
HAMPTON WOODS, INC.

Judith L. Tomb
JUDITH L. TOMB, VICE PRESIDENT

Jessica A. Minesinger
JESSICA MINESINGER, SECRETARY

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 15 DAY OF March, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAMPTON WOODS, INC., BY JUDITH L. TOMB, IT'S VICE PRESIDENT AND JESSICA MINESINGER, IT'S SECRETARY 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.

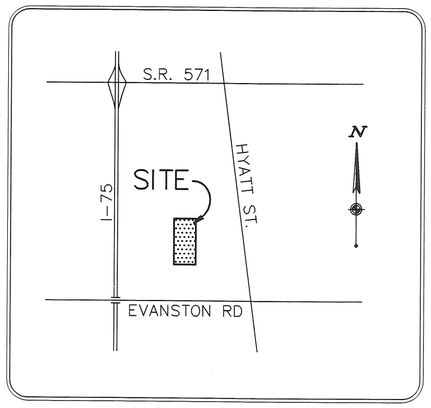
Sandra L. Francis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 6-8-99

DATE March 1, 1999.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDITH L.. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb
JUDITH L. TOMB

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

Sandra L. Francis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 6-8-99



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 LLP

Daryl T. Higgins 2-19-1999
Daryl T. Higgins — DATE
Ohio Professional Surveyor # 7003

STATE OF OHIO
DARYL T. HIGGINS
7003
SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 15th DAY OF MARCH, 1999, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 4-99.

Lorayne Howard
LORAYNE HOWARD–PRESIDENT OF COUNCIL

Neva Hufford
NEVA HUFFORD–CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 24th DAY OF FEB., 1999, THIS PLAT WAS REVIEWED AND APPROVED.

Charles R. Powder
CHARLES R. POWDER–CHAIRMAN

Neva Hufford
NEVA HUFFORD–SECRETARY

TRANSFERRED ON THE 1ST DAY OF APRIL, 1999.

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

Linda Zimmerman
BY DEPUTY AUDITOR

DESCRIPTION:

BEING A SUBDIVISION CONTAINING 13.440 ACRES, 11.329 ACRES IN PT. INLOT 2128 AND 2.111 ACRES IN PT. OUTLOT 70 AS CONVEYED TO HAMPTON WOODS, INC. BY DEED RECORDED IN DEED BOOK 650, PAGE 34 AND DEED BOOK 382 PAGE 603 OF THE DEED RECORDS OF THE DEED RECORDS OF MIAMI COUNTY OHIO.

DRAINAGE RESTRICTIONS:

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

2. 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.

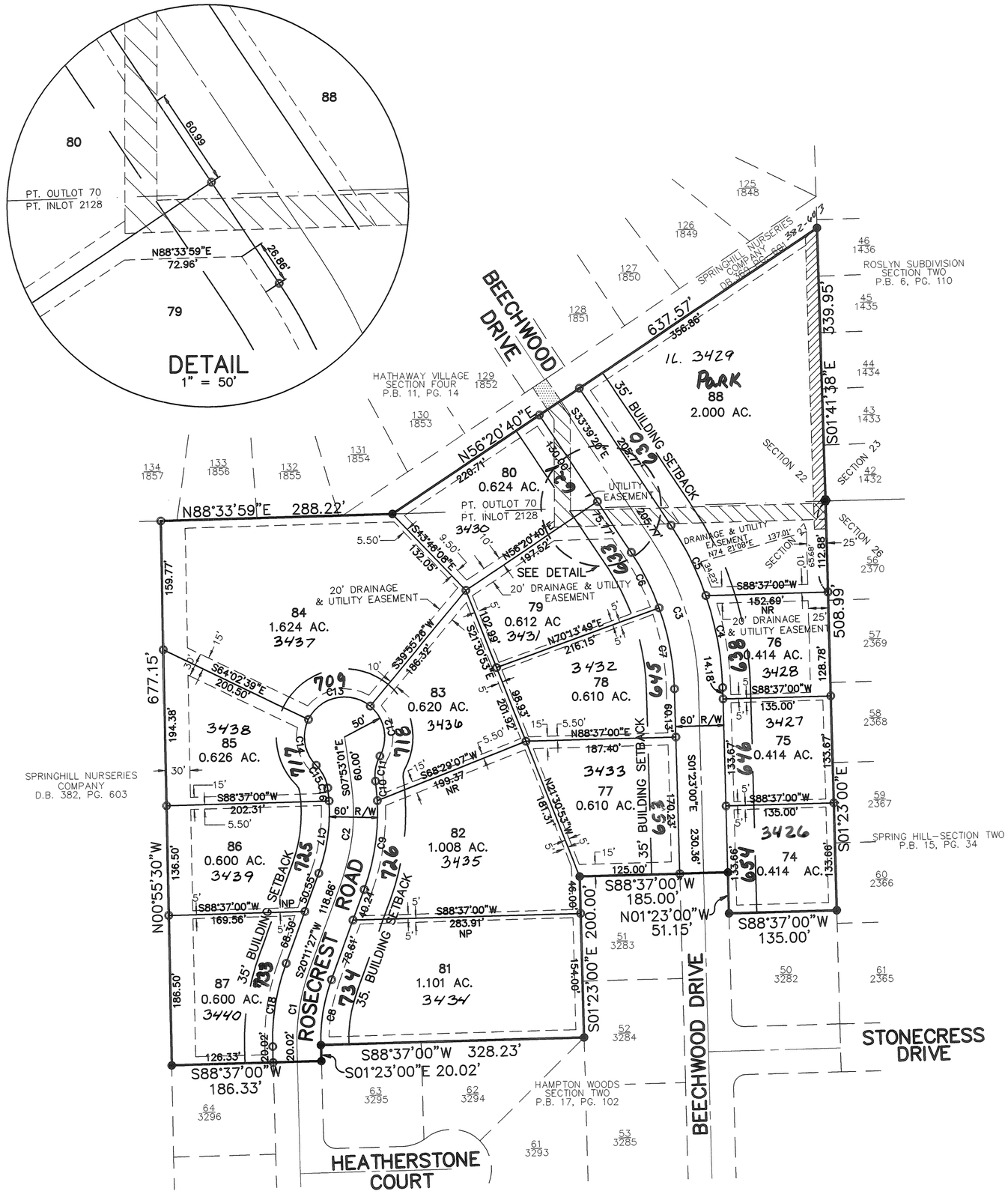
COVENANTS, CONDITIONS AND RESTRICTIONS:

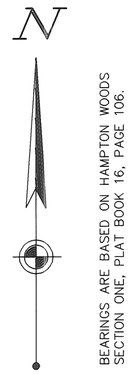
FOR COVENANTS AND RESTRICTIONS SEE THE "DECLARATION OF SUBDIVISION – ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROJECT KNOWN AS HAMPTON WOODS SUBDIVISION" AS RECORDED IN DEED BOOK 647, PAGE 598.

C:\1AMY\22982rp1.dwg – JAN 15, 1999 – 09:32:32

RECORD PLAN
HAMPTON WOODS
SECTION THREE

BEING 11.329 ACRES IN PART INLOT 2128
LOCATED IN:
SECTION 27, TOWN 4N, RANGE 6E
AND 2.111 ACRES IN PART OUTLOT 70
LOCATED IN:
SECTION 22, TOWN 4N, RANGE 6E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINING 13.440 ACRES
JANUARY, 1999





0 100 200 300 400
SCALE: 1"=100'
GRAPHIC SCALE IN FEET

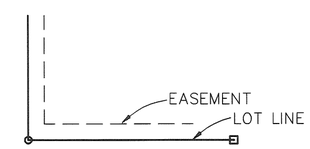
PREPARED BY:
WOOLPERT LLP
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
937.461.5660
FAX: 937.461.0743

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ⬢ MCD CONCRETE MONUMENT FOUND (SECTION CORNER)
- NR NON-RADIAL
- NP NON-PERPENDICULAR
- EXISTING 20' UTILITY EASEMENT DEED BOOK 542, PAGE 194
- EXISTING 20' WATERLINE EASEMENT DEED BOOK 540, PAGE 136
- EXISTING 15' WATERLINE EASEMENT DEED BOOK 464, PAGE 215

AREA SUMMARY

LOTS	(15)	11.877 ACRES
STREET R/W		1.563 ACRES
TOTAL		13.440 ACRES



NOTE:
ALL EASEMENTS ARE
10' UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	94.14'	250.00'	21°34'27"	93.58'	S09°24'13"W
C2	122.50'	250.00'	28°04'28"	121.28'	S06°09'13"W
C3	197.14'	350.00'	32°16'20"	194.54'	S17°31'10"E
C4	116.41'	380.00'	17°33'07"	115.96'	N10°09'34"W
C5	97.63'	380.00'	14°43'13"	97.36'	N26°17'44"W
C6	77.55'	320.00'	13°53'09"	77.36'	S26°42'45"E
C7	102.69'	320.00'	18°23'11"	102.25'	S10°34'35"E
C8	82.84'	220.00'	21°34'27"	82.35'	N09°24'13"E
C9	112.66'	280.00'	23°03'14"	111.90'	N08°39'50"E
C10	24.54'	280.00'	05°01'14"	24.53'	N05°22'24"W
C11	32.18'	50.00'	36°52'12"	31.62'	N10°33'04"E
C12	68.99'	50.00'	79°03'44"	63.65'	N10°32'42"W
C13	90.73'	50.00'	103°58'05"	78.78'	S77°56'24"W
C14	61.71'	50.00'	70°42'34"	57.86'	S09°23'56"E
C15	32.18'	50.00'	36°52'12"	31.62'	S26°19'07"E
C16	16.37'	220.00'	04°15'47"	16.36'	S05°45'08"E
C17	91.43'	220.00'	23°48'42"	90.77'	S08°17'06"W
C18	105.43'	280.00'	21°34'27"	104.81'	S09°24'13"W

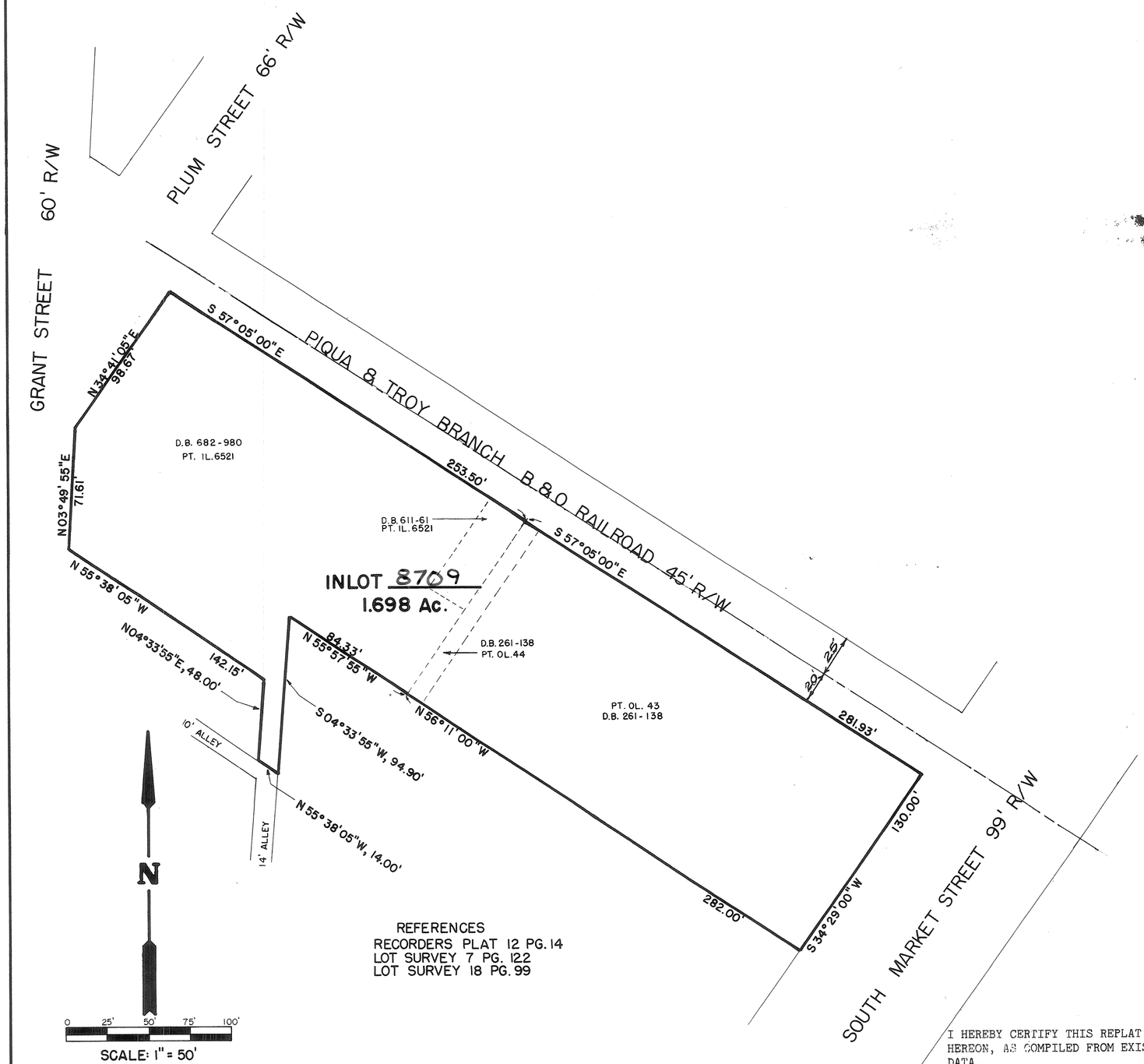
C:\STEVE\22982rp.dwg – MAR 19, 1999 – 10:47:01

AMERICAN LEGION POST #43 – REPLAT – TROY, OHIO

BEING A REPLAT OF INLOT 6521 AND PARTS OF OUTLOTS 43 AND 44, ACQUIRED BY AMERICAN LEGION POST #43, TROY, OHIO, BY THE FOLLOWING DEEDS FILED IN THE MIAMI COUNTY RECORDER'S OFFICE: DEED BOOK 682, PAGE 980; DEED BOOK 611, PAGE 61 AND DEED BOOK 261, PAGE 138.

PLAT BOOK 18 PAGE 92
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2nd DAY OF April, 19 99 AT 2:03 P.M.
FILE NO. 264062 FEE: $ 21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Jill Rank
DEPUTY RECORDER



REFERENCES
RECORDERS PLAT 12 PG. 14
LOT SURVEY 7 PG. 122
LOT SURVEY 18 PG. 99

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

OWNERS: CLIFFORD THOMPSON POST NO. 43 AMERICAN LEGION, INC. A.K.A. AMERICAN LEGION POST #43

Donald O. Null — DONALD O. NULL, CHAIRMAN, BAORD OF TRUSTEES
Ruby E. Klockner — WITNESS
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED 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 25TH DAY OF MARCH, 1999.

Richard W. Klockner — NOTARY PUBLIC
MY COMMISSION EXPIRES
RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Expires October 28, 2001

LIENHOLDERS: PEOPLES SAVINGS BANK

Ronald B. Scott — RONALD B. SCOTT, PRESIDENT
Mark A. Douglas — WITNESS MARK A. DOUGLAS
William B. Whidden — WILLIAM B. WHIDDEN, EXECUTIVE VICE-PRESIDENT
Mary E. Clevenger — WITNESS MARY E. CLEVENGER

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT, PRESIDENT AND WILLIAM B. WHIDDEN, EXECUTIVE VICE-PRESIDENT OF PEOPLES SAVINGS BANK, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND EXECUTIVE 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 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 25 DAY OF MARCH, 1999.

Mary E. Clevenger — NOTARY PUBLIC
October 4, 2002 — MY COMMISSION EXPIRES

THIS REPLAT REVIEWED AND APPROVED THIS 29th DAY OF March, 1999.

Steven D. Leffel by: Paul P. Huelsman
STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 2ND DAY OF APRIL, 1999.

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

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT AS SHOWN HEREON, AS COMPILED FROM EXISTING SURVEYS AND RECORD DATA.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF INLOT 6521 AND PARTS OF OUTLOTS 43 AND 44 TROY, OHIO		
AMERICAN LEGION POST #43 TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: D.V. TRACED BY: CHECKED BY: RWK	SHEET NO.
24MAR99	1" = 50'	1 OF 1

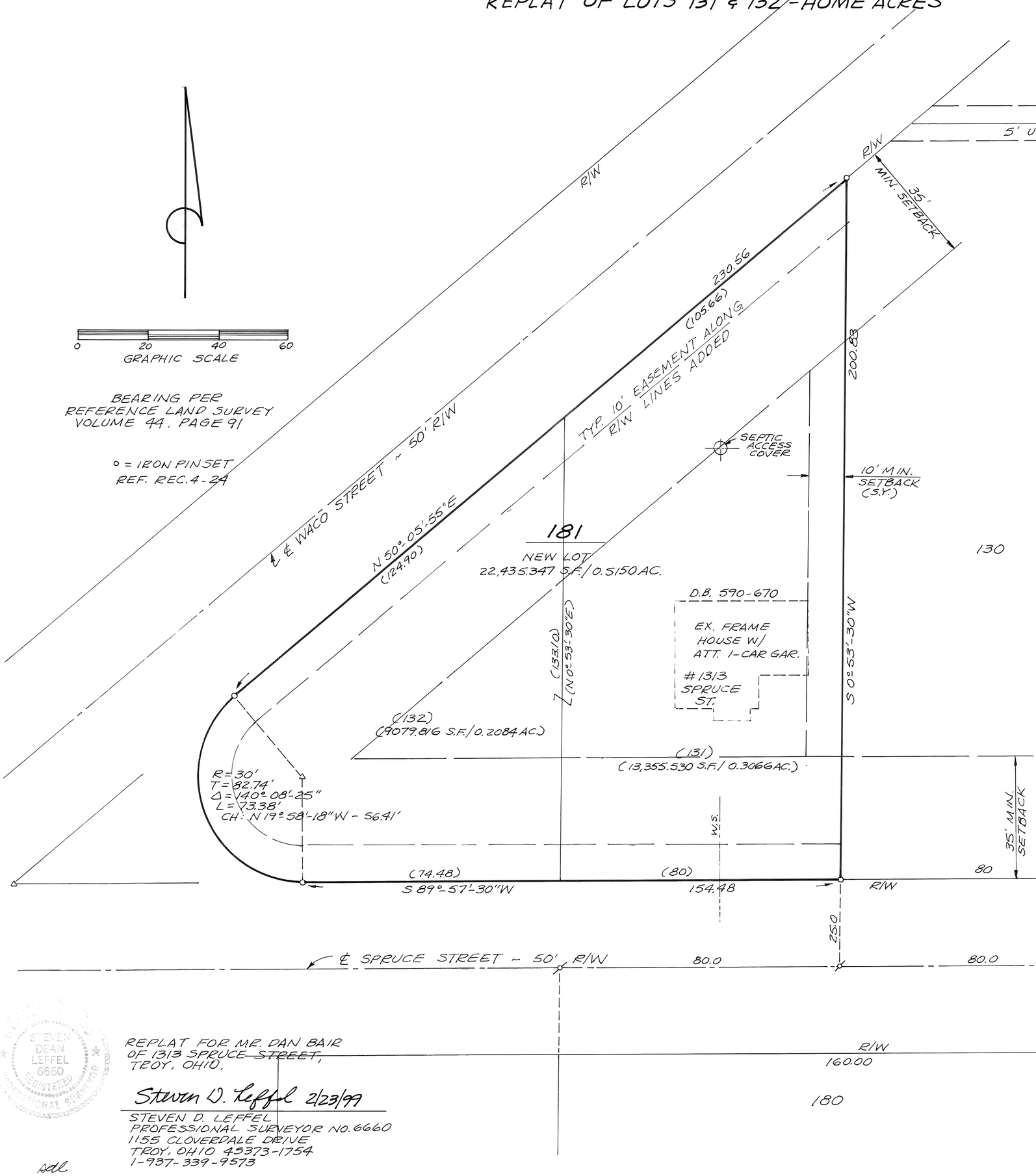
REPLAT

REPLAT OF LOTS 131 & 132 - HOME ACRES

VOLUME 18 PAGE 93
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 9th
DAY OF APRIL, 1999 AT 9:27 A.M.
FILE NO. 0264495 FEE: $ 21.00

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
BY DEPUTY



DESCRIPTION

BEING A REPLAT OF HOME ACRES PLAT, LOTS 131 & 132, AS SHOWN ON PLAT BOOK 4, PAGE 24, LOCATED IN SECTION 32, TOWN 5, RANGE 6, CONCORD TWP., MIAMI COUNTY, OHIO.

CONSENT TO REPLAT

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

Daniel R. Bair
OWNER - DANIEL R. BAIR

Cindy K. Leffel
WITNESS - CINDY K. LEFFEL

Sheila L. Bair
OWNER - SHEILA L. BAIR

Steven D. Leffel
WITNESS - STEVEN D. LEFFEL

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 ACTION IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME & AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 21ST DAY OF MARCH, 1999.

Steven D. Leffel
NOTARY PUBLIC

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, HELD THIS 16th DAY OF MARCH, 1999, THIS PLAT WAS REVIEWED & APPROVED.

CHAIRMAN

Daniel L. Brandewie
SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 1ST DAY OF APRIL, 1999.

Arthur D. Haddad
ARTHUR D. HADDAD

D. Ann Baird
D. ANN BAIRD

Richard N. Adams
RICHARD N. ADAMS

THIS REPLAT REVIEWED & APPROVED THIS 29th DAY OF MARCH, 1999.

MIAMI COUNTY ENGINEER

TRANSFERRED THIS 9th DAY OF APRIL, 1999.

Chris A. Pepper
MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY

STEVEN DEAN LEFFEL 6660 REGISTERED PROFESSIONAL SURVEYOR

REPLAT FOR MR. DAN BAIR
OF 1313 SPRUCE ~~STREET~~,
TROY, OHIO.

Steven D. Leffel 2/23/99

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
1-937-339-9573

sdl

REPLAT OF LOT 7323
LAKEWOOD SUBDIVISION

0.511 ACREAGE	WASHINGTON TOWNSHIP	PIQUA CITY	MIAMI, OHIO COUNTY

BEARINGS BASED ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 98.

SCALE 1" = 40'

0 20 40

PLAT BOOK 18, PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19th DAY OF MAY, 1999, AT 12:09 P.M.
FILE No. 0267494 FEE: $21.00

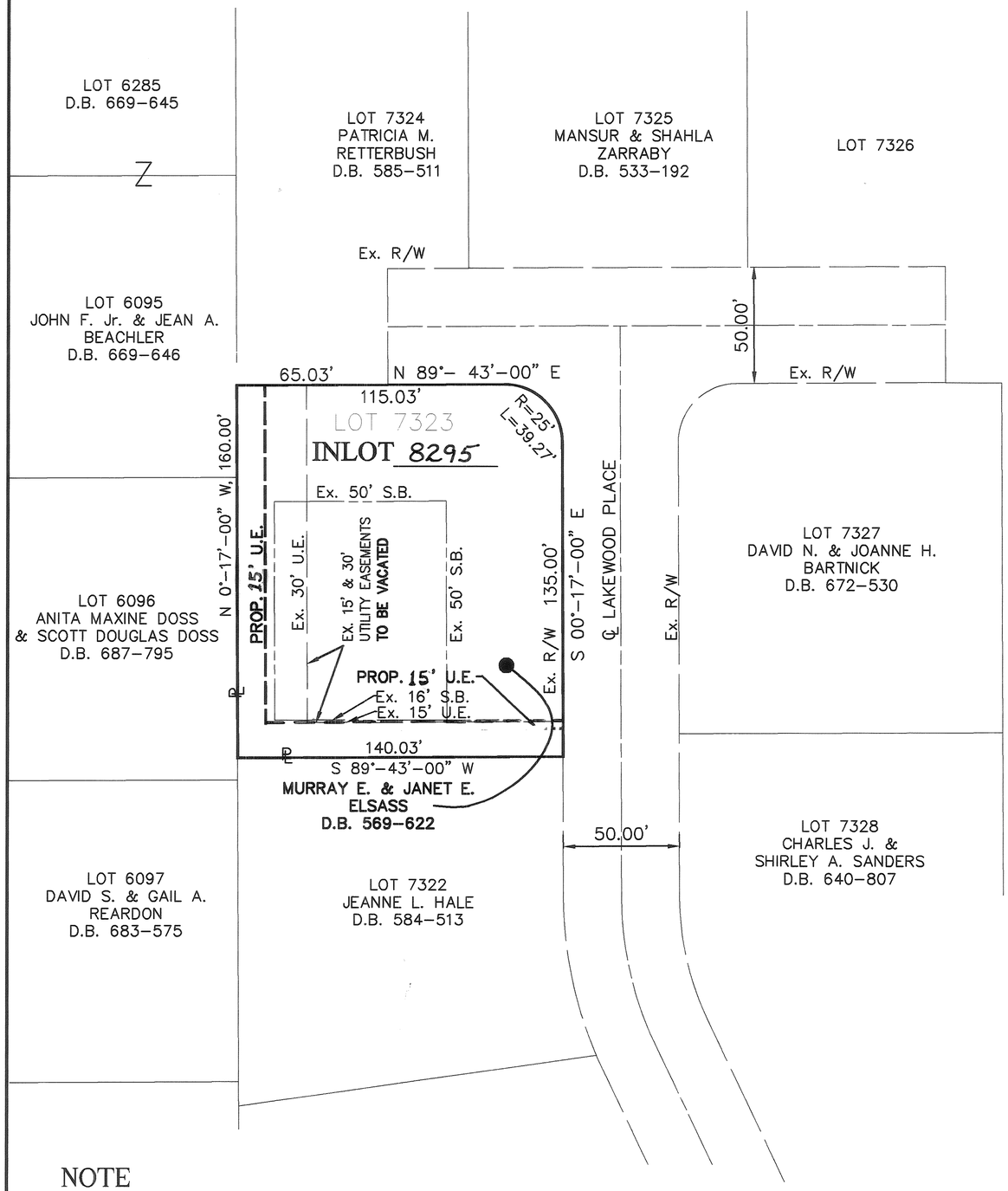
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

Jill Rank
DEPUTY

TRANSFERRED THIS 19th DAY OF MAY, 1999

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Zimmerman
DEPUTY AUDITOR



CITY OF PIQUA PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO PLANNING COMMISSION HELD HELD THIS 13 DAY OF April, 1999

Mike Taylor
CHAIRMAN: MIKE TAYLOR

James C. Jennings
SECRETARY: JIM JENNINGS

VACATION/DEDICATION OF EASEMENTS

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY REQUEST VACATION OF THE EASEMENTS AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE PROPOSED EASEMENTS AS SHOWN HEREON.

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.

Murray E. Elsass Janet E. Elsass Thomas L. Coverstone
OWNERS: WITNESS

STATE OF OHIO, SHELBY COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 12th DAY OF April, 1999, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ~~WILLIAMS BOAL WOOD AND FRANCIS O. WOOD~~ * WHO ACKNOWLEDGED THE SINGING 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 DATE ABOVE WRITTEN.

* MURRAY E. ELSASS AND JANET E. ELSASS

Sharon S. Maurice
NOTARY PUBLIC

SHARON S. MAURICE
THE STATE OF OHIO
AUGUST 21, 2000

THIS REPLAT IS BASED ON THE ORIGINAL SURVEY OF LAKEWOOD SUBDIVISION AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS VOLUME 12, PAGE 98 DATED JUNE 20, 1977.

NOTE

THE COVENANTS AS SHOWN ON THE PLAT OF LAKEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 12 PAGE 98 OF THE MIAMI COUNTY RECORDERS RECORDS OF RECORDED PLAT SHALL GOVERN THIS LOT AS REPLATTED HEREON.

Thomas L. Coverstone 3/29/99
THOMAS L. COVERSTONE, P.S. #7100 DATE

STATE OF OHIO
THOMAS L. COVERSTONE
7100
REGISTERED
PROFESSIONAL SURVEYOR

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

date:	drawn by:	job number:
03-29-99	DSM	MIPI9903

PLAT BOOK 18, PAGE 95

MIAMI COUNTY RECORDER'S RECORD OF PLATS
Received for Record this 10th Day of
JUNE, 1999, at 1:21 P.M.
File no.: 0269056 Fee: $21.60

John W. O'Brien
Miami County Recorder

By: Bobbie Mueller
Deputy

TATCO–PIQUA REPLAT

Being a Replat of Part Inlot #990, 443 and 590 of the City Piqua, Also being a 0.317 Acre Tract in the City of Piqua Section 18, Town 6 & Range 6 East, County of Miami & the State of Ohio For Revco Discount Drug Centers, Inc.

City of Piqua Engineer

This Plat reviewed and approved by the the City of Piqua Engineer this 8th Day of June ,1999

James C. Jennings
JAMES C. JENNINGS
CITY ENGINEER

Miami County Auditor

Approved and transferred this 10th Day of JUNE ,1999

CHRIS A. PEEPLES
Chris L. Peeples
Miami County Auditor

By: Jo Ann Williams
Deputy Auditor

City Planning Commission

This Plat reviewed and approved by the the City of Piqua Planning Commission held this 11th Day of May ,1999

Mike Taylor
Chairman: Mike Taylor

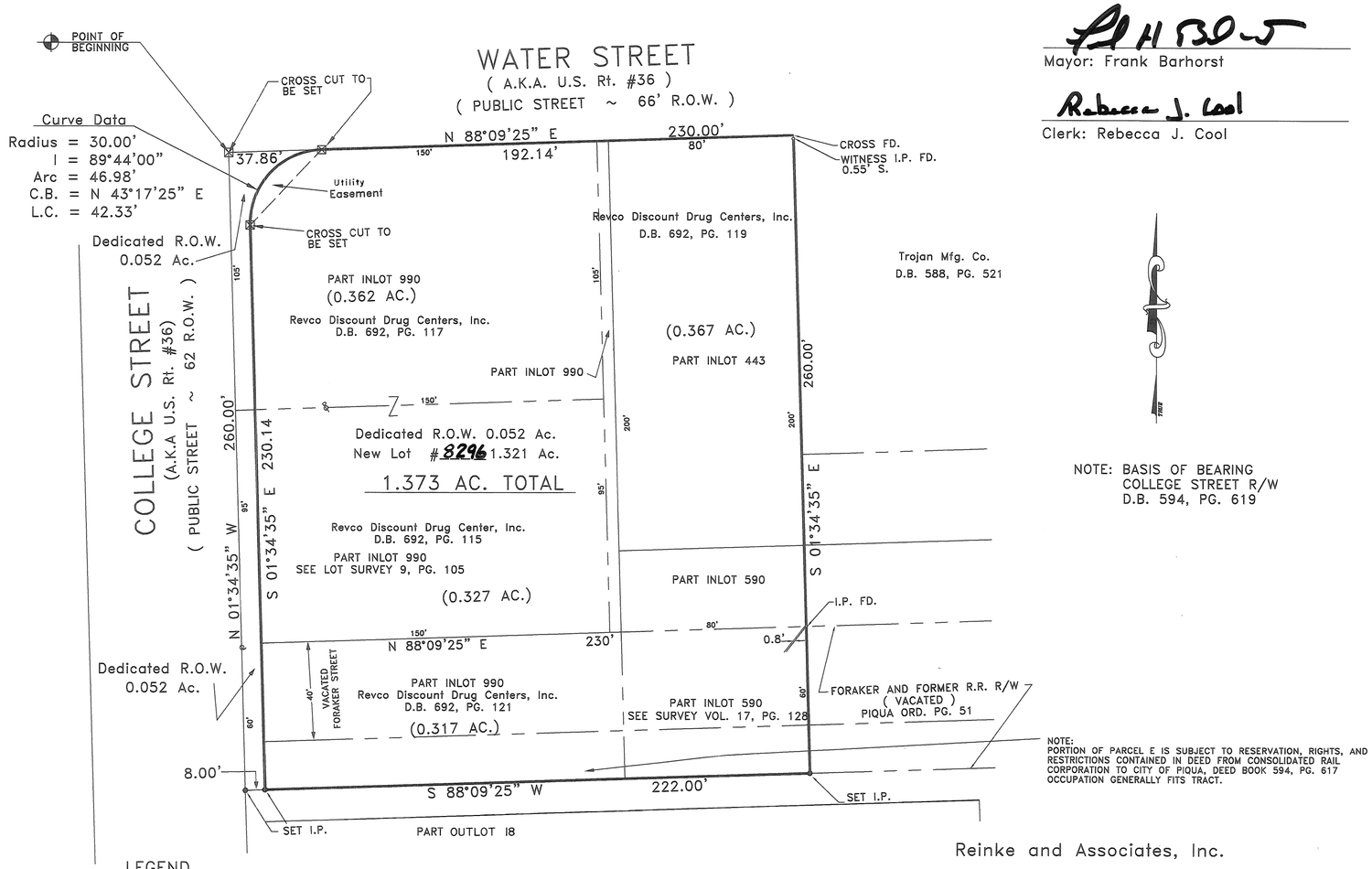
James C. Jennings
Secretary: Jim Jennings

Piqua City Commission

At a Meeting of the City Commission of the City of Piqua Planning Commission held this 7th Day June ,1999, this plat was approved by ~~Ordinance~~ Resolution No. C-11293

Mayor: Frank Barhorst

Rebecca J. Cool
Clerk: Rebecca J. Cool



NOTE: BASIS OF BEARING
COLLEGE STREET R/W
D.B. 594, PG. 619

NOTE:
PORTION OF PARCEL E IS SUBJECT TO RESERVATION, RIGHTS, AND RESTRICTIONS CONTAINED IN DEED FROM CONSOLIDATED RAIL CORPORATION TO CITY OF PIQUA, DEED BOOK 594, PG. 617 OCCUPATION GENERALLY FITS TRACT.

Dedication

We, the undersigned, being all the owners and Lien holders of the lands herein platted do hereby accept and approve this plat and do hereby 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.

Signed and acknowledged
In the presence of:

Lorie DeStefan
Witness

Susan M. Oyk
Witness

Owner:
Revco Discount Drug Centers, Inc.
an Ohio Corp.

Timothy E. Kramer
Timothy E. Kramer, Assistant
Secretary/Legal Counsel

Note: At the time of recording of this plat there was no lienholder.

State of Ohio.

Before me, a notary public in and for the State of, Ohio, Personally appeared Revco Discount Drug Centers, Inc., an Ohio Corp., by Timothy E. Kramer, it's Assistant Secretary and Legal Counsel, 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 Twinsburg Ohio this 2ND day of June ,1999.

Susan M. Oyk
Notary Public

My Commission Expires Susan M. Oyk
NOTARY PUBLIC FOR THE STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 6, 2003

Description

Being a Replat of Part lots #990 as recorded in Deed Book 692, Page 117 of the Miami County Deed Records, Part Lot #990 as recorded in Deed Book 692, Page 117 of said County Deed Records, Part Lot #990, 443 and 590 as recorded in Deed Book 692, Page 119 of said County Deed Records and being a 0.317 Acre Tract as recorded in Deed Book 692, Page 121 of said County Deed Records, as conveyed to Revco Discount Drugs Centers Inc.

LEGEND

- ~ INDICATES POWER POLE
- ~ INDICATES LIGHT POLE
- ~ INDICATES MAN HOLE
- ~ INDICATES CATCH BASIN

– REFERENCES –

DEEDS
D.B. VOL. 692, PG. 115
D.B. VOL. 692, PG. 117
D.B. VOL. 692, PG. 119
D.B. VOL. 692, PG. 121

MIAMI COUNTY ENGINEERS RECORDS OF LOT SURVEYS
VOL. 10, PG. 136
VOL. 9, PG. 105
VOL. 14, PG. 194

Reinke and Associates, Inc.

Surveyor's Certification

I hereby certify this Plat to be a true and correct survey made under my direct supervision. Curved distances measured along the arc. Iron pins set at all lot corners, points of curvature and points of tangency.

LOUIS J. HANSER
OHIO REG. SURVEYOR #7843

6/3/99
DATE

STATE OF OHIO
LOUIS J. HANSER
S7843
REGISTERED
PROFESSIONAL SURVEYOR

0 20 40 60 80 120
GRAPHIC SCALE IN FEET

PREPARED BY:

REINKE AND ASSOCIATES
ENGINEERING • SURVEYING
LAND PLANNING
LANDSCAPE ARCHITECTURE
(937) 434-4810
959 CONGRESS PARK DRIVE
CENTERVILLE, OH. 45459

North

Bearings based on the east line of Inlot 6081 from Deed Book 603, Page 713.

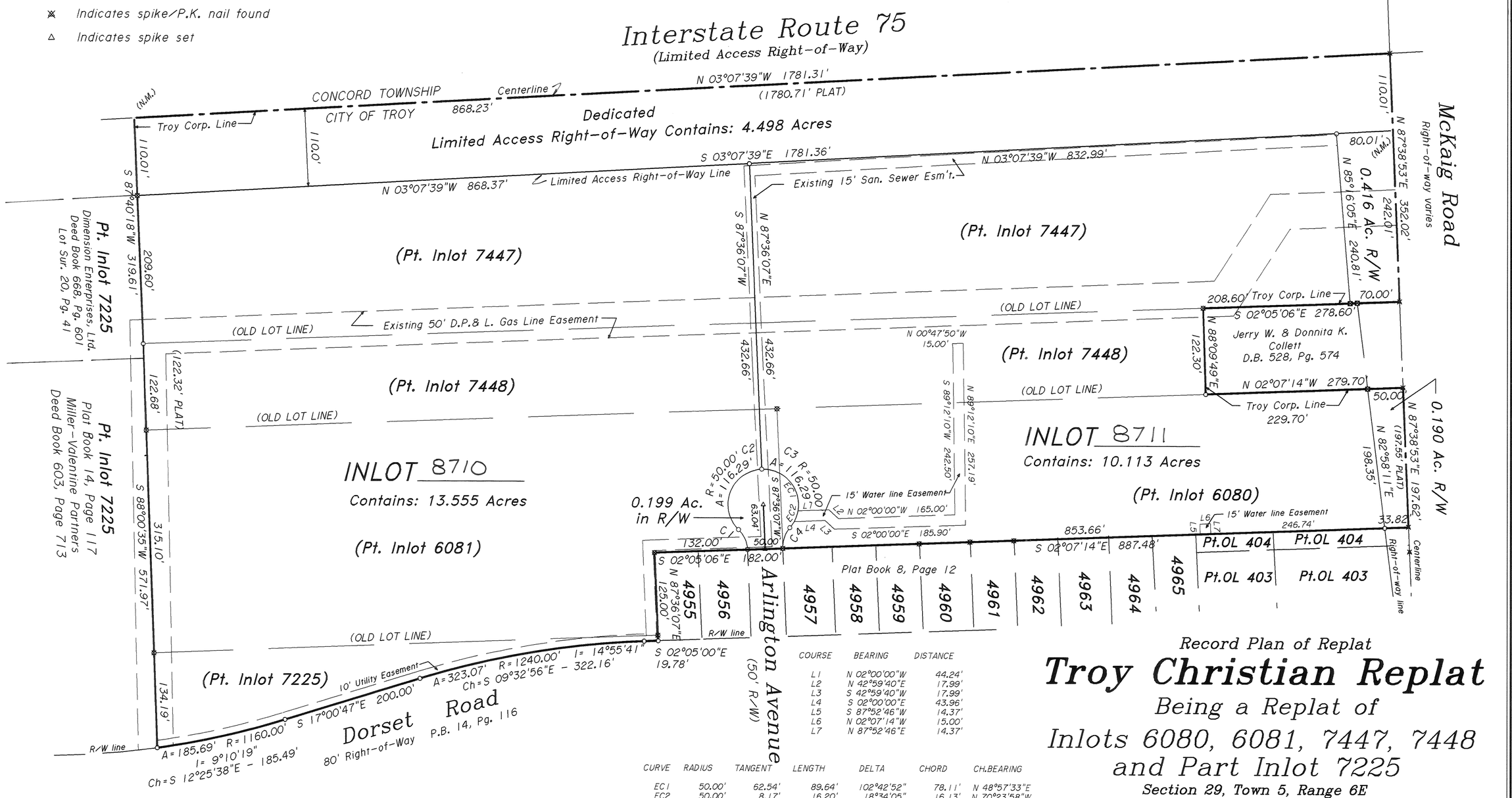
Monument Legend

- ⊠ Indicates iron pin/pipe found
- ○ Indicates iron pin set
- ⊗ Indicates spike/P.K. nail found
- △ Indicates spike set

TROY CORPORATION — SW SECTION — 6080,6081,7447,7448,PT.7225 INLOT

VOLUME 18, PAGE 96
MIAMI COUNTY RECORDER'S RECORD OF PLATS

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	42.00'	16.57'	31.57'	43°03'45"	30.83'	S 65°52'25"W
C2	50.00'	115.71'	116.29'	133°15'33"	91.80'	N 69°01'40"W
C3	50.00'	115.71'	116.29'	133°15'33"	91.80'	N 64°13'54"E
C4	42.00'	16.73'	31.84'	43°26'07"	31.08'	S 70°51'17"E



COURSE	BEARING	DISTANCE
L1	N 02°00'00"W	44.24'
L2	N 42°59'40"E	17.99'
L3	S 42°59'40"W	17.99'
L4	S 02°00'00"E	43.96'
L5	S 87°52'46"W	14.37'
L6	N 02°07'14"W	15.00'
L7	N 87°52'46"E	14.37'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
EC1	50.00'	62.54'	89.64'	102°42'52"	78.11'	N 48°57'33"E
EC2	50.00'	8.17'	16.20'	18°34'05"	16.13'	N 70°23'58"W

Record Plan of Replat

Troy Christian Replat

Being a Replat of
Inlots 6080, 6081, 7447, 7448
and Part Inlot 7225

Section 29, Town 5, Range 6E
City of Troy
Miami County, Ohio
Contains: 28.971 Acres
(23.668 Acres in Lots / 5.303 Acres in R/W)

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: Troy Christian Schools, Inc. D.B. 627, Pg. 727 (6080),
Troy Christian Schools, Inc. D.B. 681, Pg. 777 (7447-7448)
Dayton Christian Schools, Inc. D.B. 670, Pg. 107 (6081)
Dayton Christian Schools, Inc. D.B. 673, Pg. 578 (Pt.7225)
Plat: Annexation Plat, P.B. 10, Pg. 121D, P.B. 15, Pg. 68
Survey: Lot Survey Book 21, Page 119 (Pt. Lot 7225)
Tax Map: City of Troy SW Section Plat No. 147

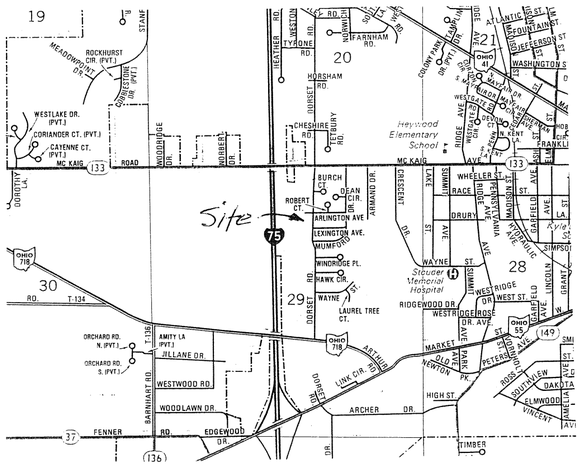
100 0 100 200 300
GRAPHIC SCALE - FEET 1"= 100'

DECEMBER 1998
SHEET 1 OF 2

McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660
JOB #1725RP1

TROY CORPORATION | SW SECTION | 6080,6081,7447,7448,PT.7225 INLOT

VOLUME 18, PAGE 96 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



VICINITY MAP
NO SCALE

CONSENT TO REPLAT:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND SHOWN REPLATTED HEREON, DO HEREBY ACCEPT AND APPROVE THIS REPLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, DEDICATE THE STREET 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.
ALSO AN EASEMENT UNTO THE AMERITECH OR OHIO BELL TELEPHONE COMPANY AND OTHER UTILITIES FRANCHISED TO PROVIDE SERVICE AND/OR THE DAYTON POWER AND LIGHT COMPANY TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, SUPPLEMENT AND REMOVE AT ANY TIME OR TIMES HEREAFTER, UNDERGROUND COMMUNICATIONS SERVICEABLE FACILITIES AND OR ELECTRIC POWER CABLES AND APPURTENANCES AND/OR GAS SERVICES IN, UNDER AND UPON A STRIP OF LAND THREE (3) FEET IN WIDTH EXTENDING FROM REAR OR SIDE LOT LINES TO THE DWELLING SITE ON SAID LOT. SAID GRANT INCLUDES THE RIGHT AT ALL TIMES INGRESS TO AND EGRESS FROM SAID STRIP, THE RIGHT TO USE THE PREMISES PARALLEL TO AND ADJOINING THE BOUNDARIES OF SAID STRIP FOR THE OPERATION OF APPARATUS, APPLIANCES AND EQUIPMENT FOR ANY PURPOSES HEREIN SPECIFIED, AND THE RIGHT TO CLEAR SAID STRIP OF ALL SHRUBBERY, TREES, ROOTS AND UNDERGROUND OBSTRUCTIONS SO AS TO KEEP FACILITIES CLEAR THEREOF. THE SAID TELEPHONE COMPANY AND OR POWER AND LIGHT COMPANY SHALL PROMPTLY RESTORE THE SURFACE OF SAID STRIP TO ITS ORIGINAL STATE OF USEFULLNESS.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS

WITNESS

OWNER:
DAYTON CHRISTIAN SCHOOLS, INC.
BY:

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF MAY, 1999 BY JOHN BURKARD ON BEHALF OF DAYTON CHRISTIAN SCHOOLS, INC. AS OWNER OF INLOT 6081 AND PART LOT 7225.

NOTARY PUBLIC

WITNESS

WITNESS

OWNER:
TROY CHRISTIAN SCHOOLS, INC.
BY:

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF March, 1999 BY GARY C. WEBER ON BEHALF OF TROY CHRISTIAN SCHOOLS, INC. AS OWNER OF INLOTS 6080, 7447 AND 7448.

NOTARY PUBLIC

My Commission Expires April 28, 2001

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 27th DAY OF January 1999, THIS PLAT WAS APPROVED.

PRESIDENT — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 16th DAY OF February 1999.
THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-3-99.

MAYOR — PRESIDENT OF COUNCIL — CLERK OF COUNCIL

RECEIVED FOR RECORD THIS 11th DAY OF JUNE, 1999
AT 9:31 A.M.

JOHN O'BRIEN, MIAMI COUNTY RECORDER — BY DEPUTY

FILE NUMBER: 0269137
FEE: $43.20

THIS REPLAT APPROVED AND TRANSFERRED THIS 11th DAY OF JUNE, 1999.

CHRIS A. PEEPLES,
MIAMI COUNTY AUDITOR — BY DEPUTY

DESCRIPTION:
BEING A SUBDIVISION OF 28.971 ACRES BEING A REPLAT OF INLOTS 6080, 6081, 7447 AND 7448 AND PART OF INLOT 7225 AS SHOWN ON PLAT BOOK 10, PAGE 121D, PLAT BOOK 14, PAGE 117 AND PLAT BOOK 15, PAGE 68, ALL OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO, BEING THE SAME LAND CONVEYED TO TROY CHRISTIAN SCHOOLS, INC. BY DEEDS RECORDED IN DEED BOOK 627, PAGE 727 (INLOT 6080), DEED BOOK 681, PAGE 777 (INLOTS 7447 & 7448) AND TO DAYTON CHRISTIAN SCHOOLS, INC. BY DEEDS RECORDED IN DEED BOOK 670, PAGE 107 (INLOT 6081) AND DEED BOOK 673, PAGE 578 (PART INLOT 7225), ALL OF THE DEED RECORDS OF SAID COUNTY.

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, P.S. #7032

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

NOTARIAL SEAL — STATE OF OHIO

MARY L. GIESSEMAN
Notary Public, State of Ohio
My Commission Expires July 5, 2000

Record Plan of Replat

Troy Christian Replat

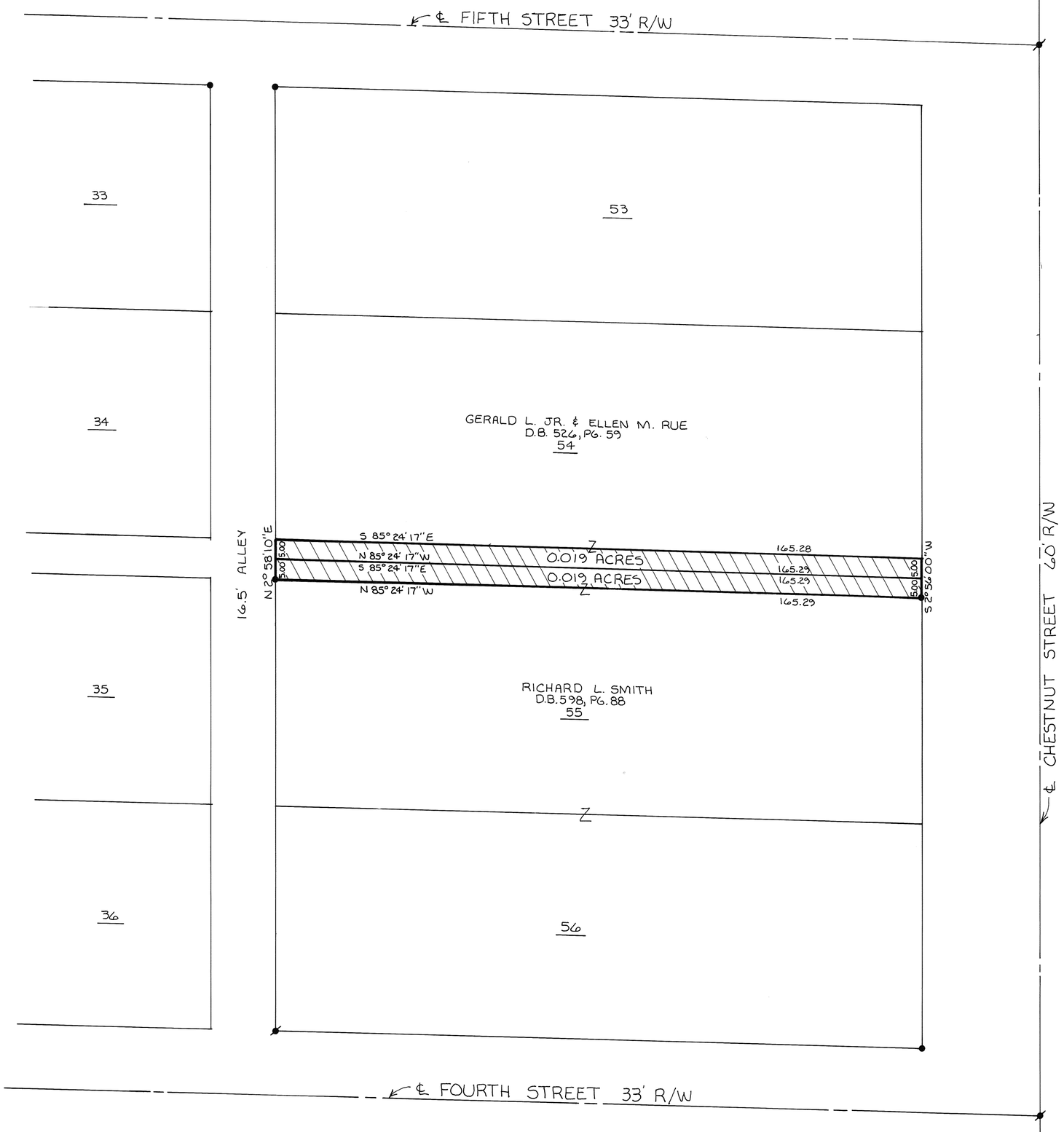
Being a Replat of
Inlots 6080, 6081, 7447, 7448
and Part Inlot 7225
Section 29, Town 5, Range 6E
City of Troy
Miami County, Ohio
Contains: 28.971 Acres
(23.668 Acres in Lots / 5.303 Acres in R/W)

McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660

DECEMBER 1998 JOB #1725RP1 SHEET 2 OF 2

ALLEY VACATION

ALLEY BETWEEN I.L. 55 & I.L. 54
VILLAGE OF LAURA, MIAMI COUNTY, OHIO



N

SCALE: 1" = 20'

0 10 20 30 40

LEGEND

- PK NAIL FOUND
- IRON PIN FOUND

PLAT BOOK 18 PAGE 97
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JUNE 28, 1999 AT 3:13 P.M.
FILE NO. 0270328 FEE $ 21.00

John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 28 DAY OF June, 1999.

Chris A. Pepper BY: Linda Zimmerman
MIAMI CO. AUDITOR DEPUTY

THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NO. 5-99A ENACTED BY THE VILLAGE OF LAURA, OHIO.

Jayne Brame 6-23-99 — MAYOR, DATE

Wendy S. Fields 6-23-99 — 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 6-01-99
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. 14099

REPLAT OF INLOT 8391
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 98
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED June 28, 1999 AT 3:15 P.M.
FILE NO. 0270329 FEE $21.60
John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 28 DAY OF June, 1999.
Chris A. Pepper BY: Linda S. Zimmerman
MIAMI COUNTY AUDITOR DEPUTY

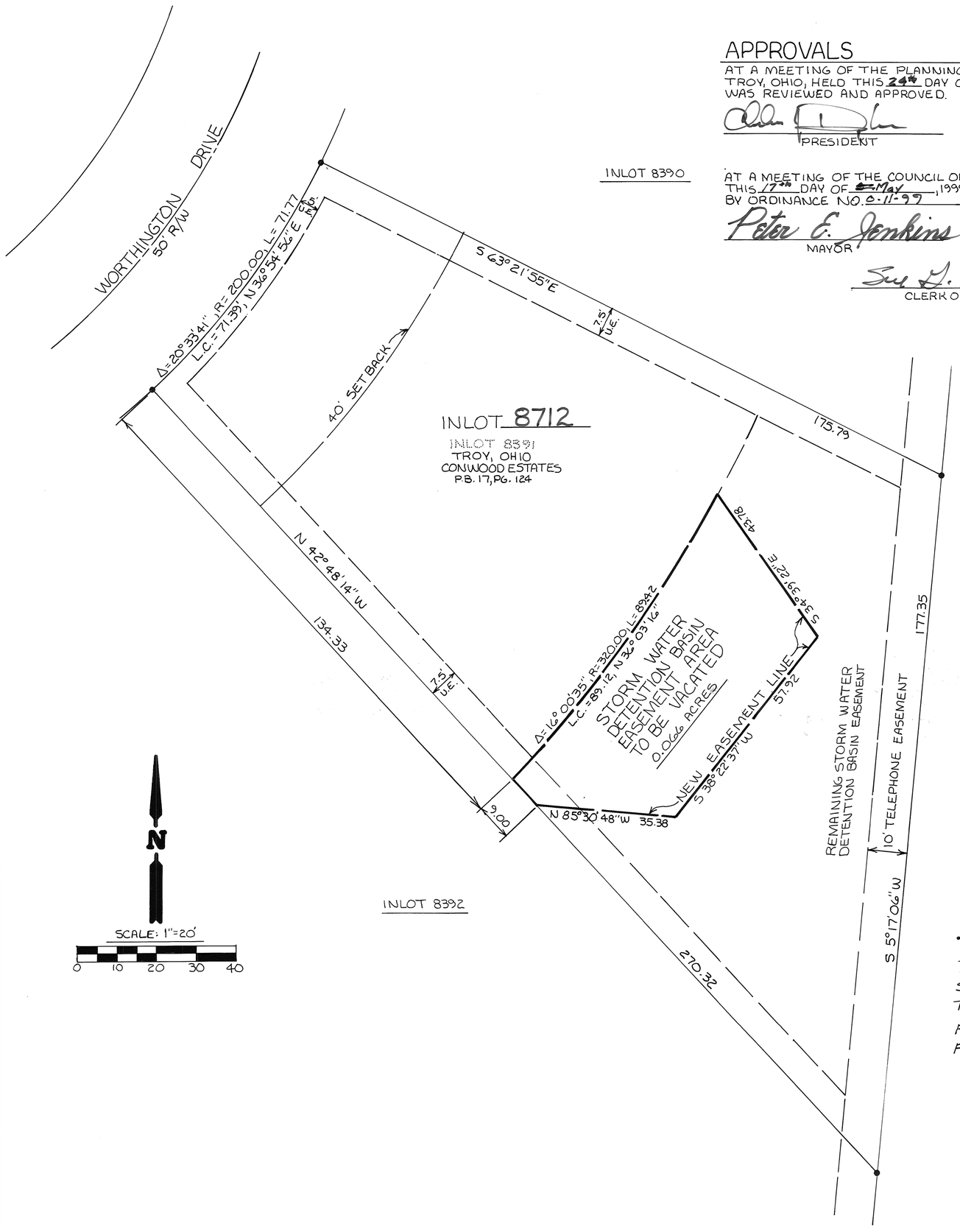
APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24th DAY OF March, 1999, THIS REPLAT WAS REVIEWED AND APPROVED.

PRESIDENT SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF May, 1999, THIS REPLAT WAS APPROVED BY ORDINANCE NO. 0-11-99.

Peter E. Jenkins MAYOR
PRESIDENT OF COUNCIL
CLERK OF COUNCIL



DESCRIPTION

BEING A REPLAT OF INLOT 8391 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS FOUND IN THE PLAT OF CONWOOD ESTATES RECORDED IN PLAT BOOK 17, PAGE 124 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND CONVEYED TO IRELAND HOMES, INC. BY DEED RECORDED IN DEED BOOK 680, PAGE 378 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, TELEPHONE, CABLE T.V. OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEG 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.

IRELAND HOMES INC.
By Kent R. Carlson Pres.
IRELAND HOMES, INC.
WITNESS

IRELAND HOMES INC
By Kent R.C.C. TREASURER
IRELAND HOMES, INC.
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED IRELAND HOMES, INC. BY THE ABOVE SIGNED INDIVIDUALS, 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 23 DAY OF March, 1999.

NOTARY PUBLIC
3-19-02
MY COMMISSION EXPIRES

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

THE VACATION OF THIS AREA OF THE DETENTION BASIN EASEMENT SHALL NOT ACT AS A GUARANTY THAT THE SUBJECT AREA IS FREE FROM FLOODING OR DAMAGE FROM FLOODING OF ADJACENT AREAS.

Michael W. Cozatt 3-11-99
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 03198

TROY TOWN SECTION 6

PART INLOT 6055, CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 99
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

Received for record this 15th day of July, 1999 at 10:31 A.M.
File Number: 0271411
Fee: $21.60
John W. O'Brien
John W. O'Brien, Miami County Recorder
By: Bobbie Mullen Deputy

I hereby approve this plat and have assigned the lot number designating the lot as shown on this plat on this 15th day of July, 1999.
Chris A. Peeples, by
Chris A. Peeples, Miami County Auditor
By: Lynda Pearson Deputy

LEGEND

- ● IRON PIN FOUND
- ○ 5/8"ϕ PIN SET CAPPED (Cozatt SG001)

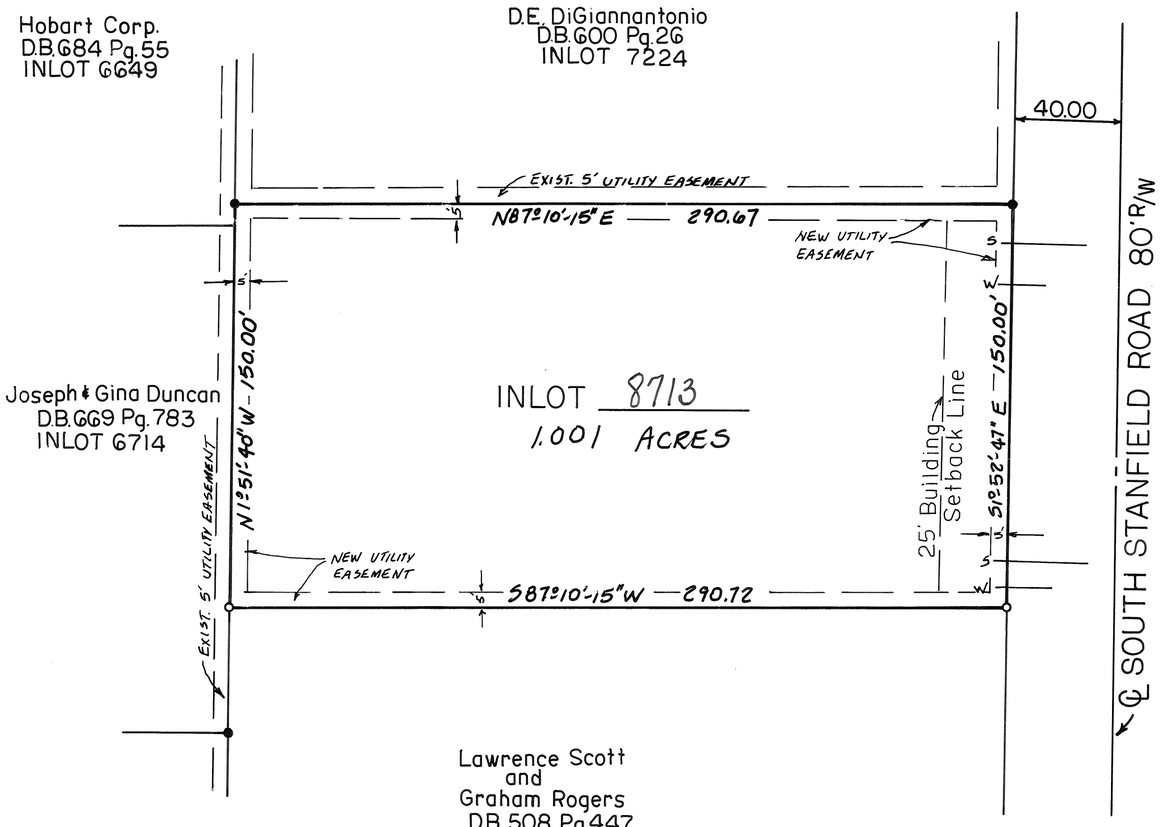
REFERENCES

P.B. 12, Pg. 47
P.B. 12, Pg. 71
P.B. 14, Pg. 43
P.B. 14, Pg. 112
} Miami County Recorder's Plat Records
(Basis of Bearings)

N

SCALE: 1 IN. = 40 FT.

0 20 40 80



DESCRIPTION

Being a subdivision of 1.001 Acres of Inlot 6055 in the City of Troy, Miami County, Ohio, as conveyed to Graham Rogers by deed recorded in D.B. 508, Pg. 447 and as conveyed to Lawrence Scott by deed recorded in D.B. 588, Pg. 508 of the Miami County Recorder's Deed Records.

DEDICATION

We, the undersigned, being all the owners and lienholders of the land herein platted, do hereby accept and approve this plat as shown and do hereby dedicate the easements shown to the public use forever. The easements shown or noted on this plat are for construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and providing ingress and egress to the property for said purposes and are to be maintained as such forever.

L. Scott
Graham L. Rogers
Ida L. Rogers
By: Graham L. Rogers Power of Attorney

witness
Parimal J. Christian witness
Michael W. Cozatt witness
Max S. Sanger witness

TROY COUNCIL

At a meeting of the City of Troy Council, held this 7th day of June, 1999, this plat was approved by ORDINANCE No. 0-14-99

Peter E. Jenkins — Mayor
William Fisher — President
Guy D. Knight — Clerk

TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission, held this 26th day of May, 1999, this plat was approved.

Chairman
Guy D. Knight — Secretary

PARIMAL J. CHRISTIAN
Commission # 1164382
Notary Public - California
Los Angeles County
My Comm. Expires Jan 2, 2002

STATE OF CALIFORNIA, Los Angeles COUNTY, S.S.

Be it remembered on this 12th day of MAY, 1999 before me, the undersigned, a notary public in and for said county and state, personally came LAWRENCE SCOTT who acknowledge the signing and execution of the forgoing plat to be their voluntary act and deed. I testimony whereof, I have set my hand and notorial seal this day and date written above.

Parimal J. Christian — Notary Public
JANUARY 2, 2002 — My Commission Exp.

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

Be it remembered on this 24th day of JUNE, 1999 before me, the undersigned, a notary public in and for said county and state, personally came GRAHAM L. ROGERS AND GRAHAM L. ROGERS, P.O.A. FOR IDA L. ROGERS who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal this day and date written above.

Max S. Sanger — Notary Public
March 11, 2004 — My Commission Exp.

I hereby certify this plat to be a true and correct survey as shown. Iron pins set at all lot corners.

Michael W. Cozatt 4-09-99
Michael W. Cozatt — Date
REGISTERED SURVEYOR No. 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO 45373
JOB NO. 05399 — Ph. (937)-339-2921

STREET & ALLEY VACATION

LOCUST STREET AND
CERTAIN ADJOINING ALLEYS
VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 100
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JULY 16, 1999 AT 9:51 A.M.
FILE NO. 0271485 FEE $21.60
John W. O'Brien BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 16th DAY OF July, 1999.
Chris A. Peeples BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

WE, THE UNDERSIGNED, BEING ALL OF THE ADJOINING OWNERS TO THE PROPOSED VACATED STREETS AND ALLEYS DO APPROVE THIS VACATION PLAT

Zeus Investments Jonathan Wagner President
ZEUS, INC.

APPROVALS

ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO THIS 8th DAY OF JULY, 1999 BY ORDINANCE NO. O-99-06

Delbert Wolf — MAYOR
Brenda B. Sebanders — CLERK

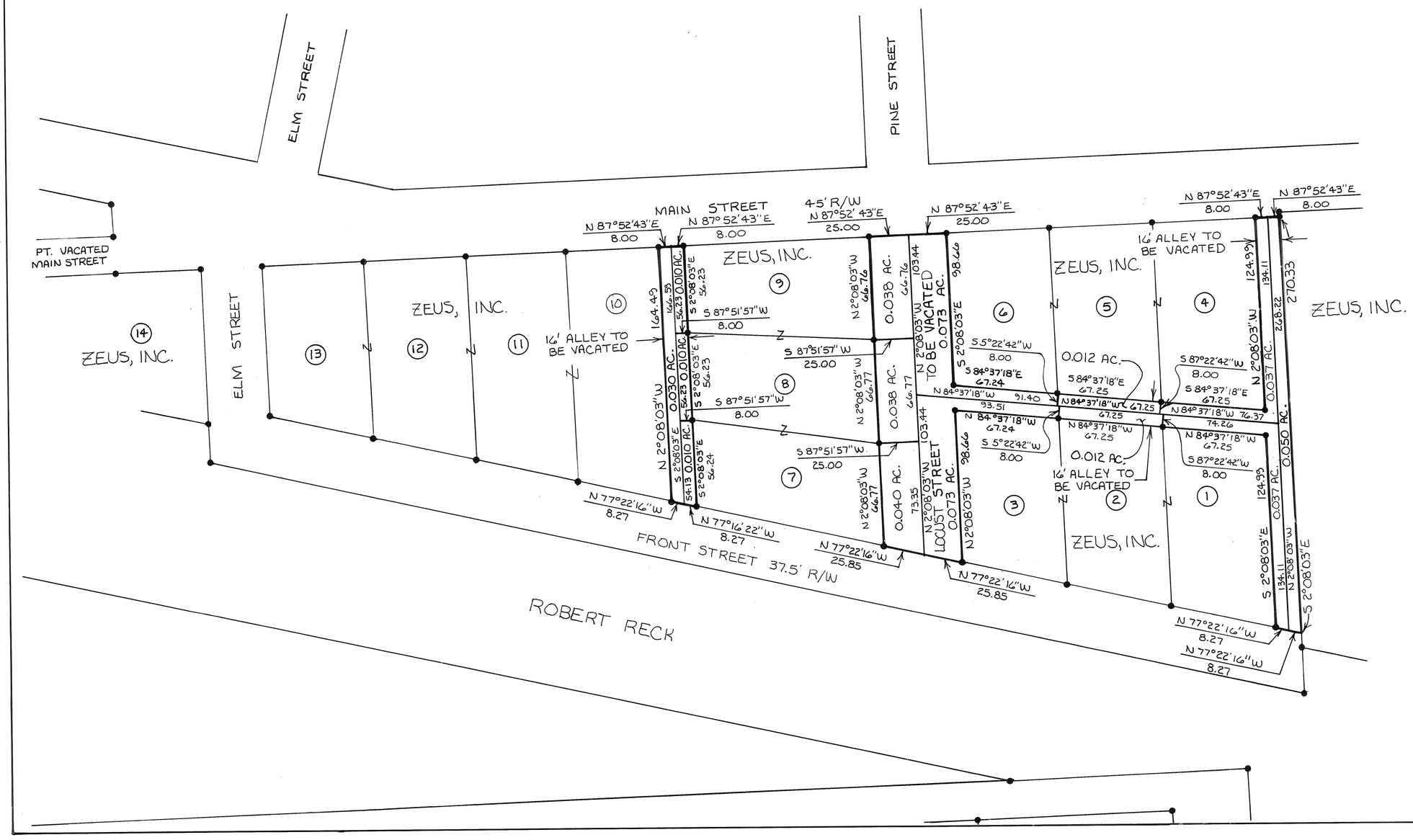
APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO THIS 11 DAY OF May, 1999.

Thomas O. Moore
CHAIRMAN

N

SCALE: 1" = 50'
0 10 20 30 40 50 75 100

LEGEND
● IRON PIN FOUND



I HEREBY CERTIFY THIS VACTION PLAT TO BE CORRECT AS SHOWN.

STATE OF OHIO MICHAEL W. COZATT 6001 REGISTERED SURVEYOR

Michael W. Cozatt 5-07-99
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. 00399

RECORD PLAN
KINGS TOWER SHOPPING CENTER AND BUSINESS PARK
SECTION ONE

REPLAT OF PART INLOT#6514 AND PART INLOT#6512
TOTAL ACRES: 4.7663 DEDICATED R/W ACRES: 0.5165
LOCATED IN SECTION 18, TOWN 5, RANGE 6
CITY OF TROY
MIAMI COUNTY
STATE OF OHIO
CONTAINING: 4.7663 ACRES
JUNE 17, 1999

PLAT BOOK 18 PAGE 101
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 21st DAY OF
July, 1999, AT 3:08 PM
FILE NO. #0271844 FEE $43.20

John W. O'Brien
MIAMI COUNTY RECORDER
Bobbie Muller, deputy
BY

DESCRIPTION

BEING A REPLAT OF ALL OF INLOT #6514, PART OF INLOT #6512 AS RECORDED IN PB 12, PG 48 AND LOT SURVEY 15, PG 15 AS ACQUIRED BY TROY DEVELOPMENT CO., L.L.C. IN D.B. 693-560, 562.

DEDICATION

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS TODD DEUTSCH

WITNESS JEFFREY E. SAMUELSON

OWNER
TROY DEVELOPMENT COMPANY LLC

LESLIE M. SANDLER
MANAGER

STATE OF OHIO, COUNTY OF MIAMI, SS:
BE IT REMEMBERED THAT ON THIS 1st DAY OF July, 1999.
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY DEVELOPMENT COMPANY LLC, BY LESLIE M. SANDLER, IT'S MANAGER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NOTARY PUBLIC Carol A. Griffith — MY COMMISSION EXPIRES ON DATE ABOVE June 12, 2004

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS TO 1 Donna M. Betsch

WITNESS TO 1 Sharlene K. Garvey

MORTGAGEE
FIFTH THIRD BANK OF CINCINNATI

Gregory A. Schroeck
IT'S Vice President

STATE OF OHIO, COUNTY OF MIAMI, SS:
BE IT REMEMBERED THAT ON THIS 30 DAY OF June, 1999.
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FIFTH THIRD BANK OF CINCINNATI, BY Gregory A. Schroeck, IT'S Vice President AND BY _____, IT'S _____
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC SHARLENE K. GARVEY — MY COMMISSION EXPIRES ON DATE ABOVE.
SHARLENE K. GARVEY
Notary Public, State of Ohio
My Commission Expires Feb. 15, 2001

STATE OF OHIO, COUNTY OF MIAMI, SS

LESLIE M. SANDLER BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

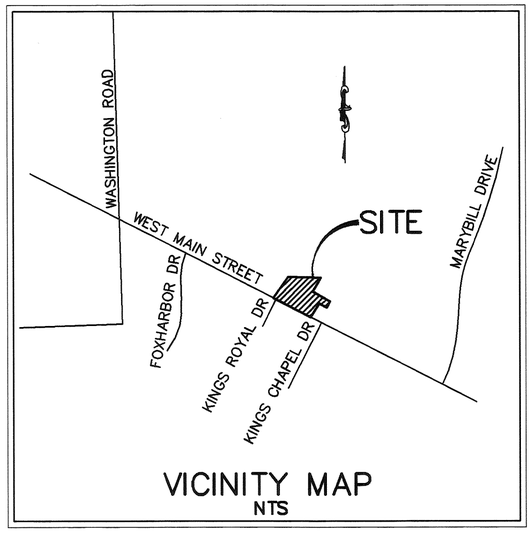
LESLIE M. SANDLER

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

NOTARY PUBLIC Carol A. Griffith — MY COMMISSION EXPIRES ON DATE ABOVE June 12, 2004

PREPARED BY:

Van Atta Engineering Inc.
Engineering & Surveying
245 W. Elmwood Drive Suite 202
Centerville, Ohio 45459
Phone: (513) 438-5650
Fax: (513) 438-5645



VICINITY MAP
NTS

TRANSFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 21st DAY OF July, 1999

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY Ann Williams

AREAS:

4.7663	ACRES (GROSS)
−0.5165	ACRES (R/W)
4.2498	ACRES (NET)

CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 7th DAY OF June, 1999, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-13-99.

Peter E. Jenkins
MAYOR

PRESIDENT OF COUNCIL — CLERK OF COUNCIL

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE CITY PLANNING COMMISSION HELD THIS 26th DAY OF May, 1999, THIS PLAT WAS APPROVED

CHAIRMAN — SECRETARY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS WILL BE SET ON ALL LOT CORNERS

STATE OF OHIO — JEFFREY A. VAN ATTA 7354 — REGISTERED PROFESSIONAL SURVEYOR

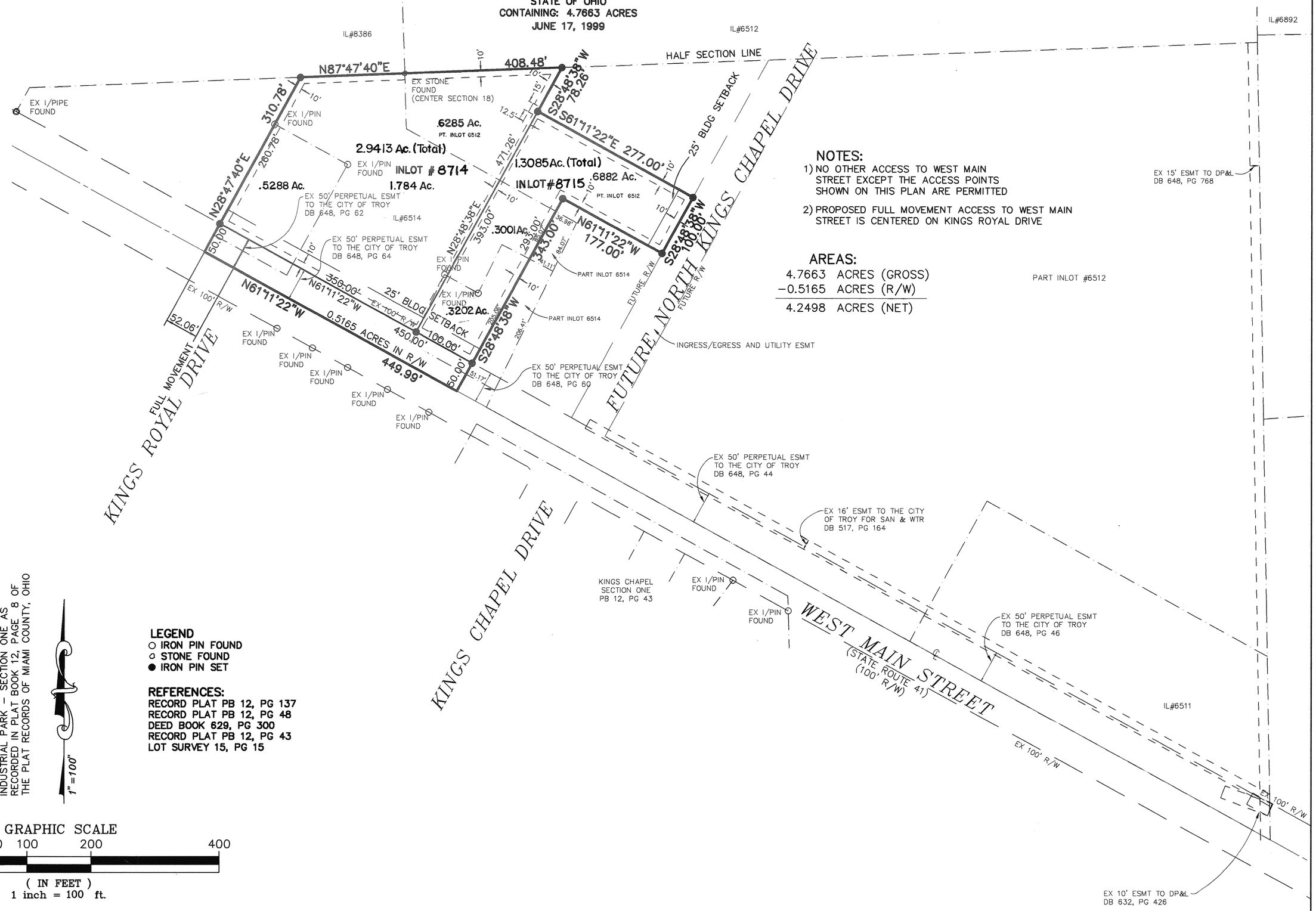
JEFFREY A. VAN ATTA — 6/23/99 DATE
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

JOB No 98-721 FILE No B-133 SHEET 1 OF 2

VOLUME 18 PAGE 101A

RECORD PLAN
KINGS TOWER SHOPPING CENTER AND BUSINESS PARK
SECTION ONE

REPLAT OF PART INLOT#6514 AND PART INLOT#6512
TOTAL ACRES: 4.7663 DEDICATED R/W ACRES: 0.5165
LOCATED IN SECTION 18, TOWN 5, RANGE 6
CITY OF TROY
MIAMI COUNTY
STATE OF OHIO
CONTAINING: 4.7663 ACRES
JUNE 17, 1999



NOTES:
1) NO OTHER ACCESS TO WEST MAIN STREET EXCEPT THE ACCESS POINTS SHOWN ON THIS PLAN ARE PERMITTED
2) PROPOSED FULL MOVEMENT ACCESS TO WEST MAIN STREET IS CENTERED ON KINGS ROYAL DRIVE

AREAS:

4.7663	ACRES (GROSS)
−0.5165	ACRES (R/W)
4.2498	ACRES (NET)

BASIS OF BEARINGS:
THE WEST LINE OF THE MIAMI COUNTY INDUSTRIAL PARK – SECTION ONE AS RECORDED IN PLAT BOOK 12, PAGE 8 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO

1" = 100'

LEGEND
- ○ IRON PIN FOUND
- ○ STONE FOUND
- ● IRON PIN SET

REFERENCES:
RECORD PLAT PB 12, PG 137
RECORD PLAT PB 12, PG 48
DEED BOOK 629, PG 300
RECORD PLAT PB 12, PG 43
LOT SURVEY 15, PG 15

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

G:\P\HORIZON\TROY\LSPLIT2.dwg – MAY 24, 1999 – 11:32:34

JOB No 98-721 FILE No B-133 SHEET 2 OF 2

PLAT BOOK 18 PAGE 102
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0271988
RECEIVED JULY 23, 1999
AT 11:17 A, FEE 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
BY DEPUTY

RECORD PLAN
WILLOW CREEK
SECTION THREE

LOCATED IN:
PART OF INLOT 7830
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 10.294 ACRES
APRIL, 1999

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

Carol M. Geiver
WITNESS

Sharon M. Asher
WITNESS

WILLOW CREEK PROPERTIES, INC.

Judith L. Tomb
JUDITH L. TOMB, SECRETARY – TREASURER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 17th DAY OF June, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLOW CREEK PROPERTIES, INC. BY JUDITH L. TOMB, ITS SECRETARY – TREASURER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Dixie L. Rhoades
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 3-12-2002

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Lisa M. Heinrischer
WITNESS,

Carrie Haynes
WITNESS,

MORTGAGEE:
MINSTER STATE BANK

Daniel Heitmeyer
DAN HEITMEYER, VICE PRES.

STATE OF OHIO, COUNTY OF ~~MIAMI~~ SHELBY, S.S.
BE IT REMEMBERED THAT ON THIS 17 DAY OF JUNE, 1999, 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.

Lisa M. Heinrischer
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 3-23-2003

DATE June 17, 1999.
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb
JUDITH L. TOMB

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

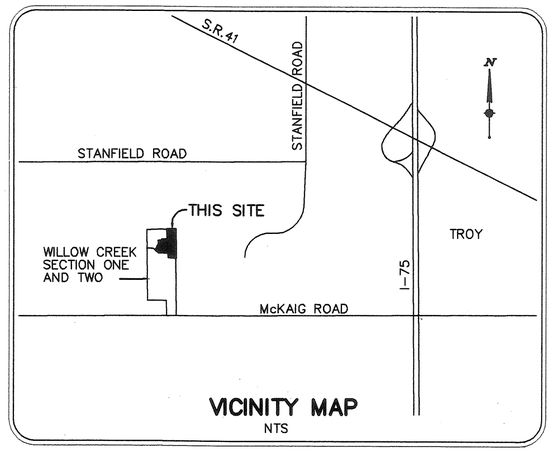
Dixie L. Rhoades
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 2-12-2002

DESCRIPTION

BEING A SUBDIVISION CONTAINING 10.294 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 DEED BOOK 27, PAGE 186, OF THE MIAMI COUNTY RECORDERS RECORD OF DEED.



VICINITY MAP
NTS

CERTIFICATION

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

WOOLPERT

Daryl T. Higgins
DARYL T. HIGGINS
OHIO PROFESSIONAL SURVEYOR #7003

4-6-1999
DATE

STATE OF OHIO
DARYL T. HIGGINS
S-7003
REGISTERED
SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF June, 1999, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-20-99.

Peter E. Jenkins
MAYOR

Michael L. Beamish
PRESIDENT OF COUNCIL PRO TEM

Sue D. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 12th DAY OF May, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. [illegible]
CHAIRMAN

Sue D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 23RD DAY OF JULY, 1999.

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

Linda Pearson
BY DEPUTY

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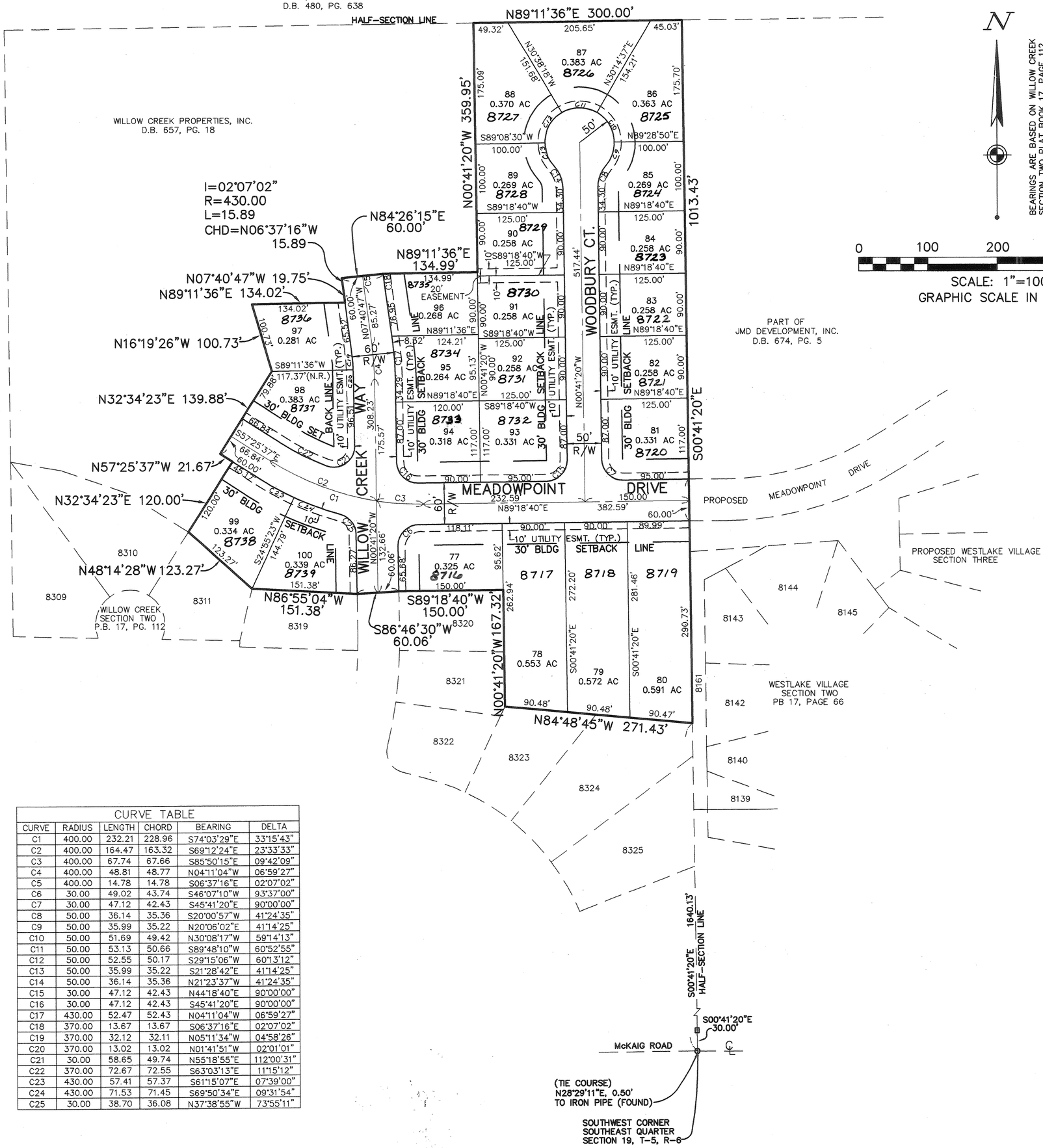
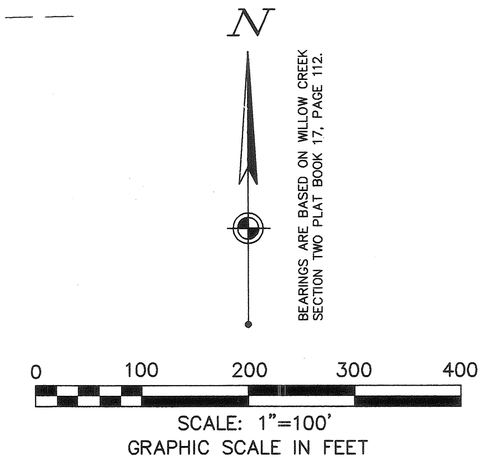
RECORD PLAN
WILLOW CREEK SECTION THREE

LOCATED IN:
PART OF INLOT 7830
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 10.294 ACRES
APRIL, 1999





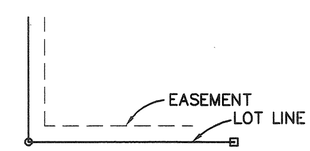
WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

AREA SUMMARY

LOTS	8.092 ACRES
STREET R/W	2.202 ACRES
TOTAL	10.294 ACRES

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.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.00	232.21	228.96	S74°03'29"E	33°15'43"
C2	400.00	164.47	163.32	S69°12'24"E	23°33'33"
C3	400.00	67.74	67.66	S85°50'15"E	09°42'09"
C4	400.00	48.81	48.77	N04°11'04"W	06°59'27"
C5	400.00	14.78	14.78	S06°37'16"E	02°07'02"
C6	30.00	49.02	43.74	S46°07'10"W	93°37'00"
C7	30.00	47.12	42.43	S45°41'20"E	90°00'00"
C8	50.00	36.14	35.36	S20°00'57"W	41°24'35"
C9	50.00	35.99	35.22	N20°06'02"E	41°14'25"
C10	50.00	51.69	49.42	N30°08'17"W	59°14'13"
C11	50.00	53.13	50.66	S89°48'10"W	60°52'55"
C12	50.00	52.55	50.17	S29°15'06"W	60°13'12"
C13	50.00	35.99	35.22	S21°28'42"E	41°14'25"
C14	50.00	36.14	35.36	N21°23'37"W	41°24'35"
C15	30.00	47.12	42.43	N44°18'40"E	90°00'00"
C16	30.00	47.12	42.43	S45°41'20"E	90°00'00"
C17	430.00	52.47	52.43	N04°11'04"W	06°59'27"
C18	370.00	13.67	13.67	S06°37'16"E	02°07'02"
C19	370.00	32.12	32.11	N05°11'34"W	04°58'26"
C20	370.00	13.02	13.02	N01°41'51"W	02°01'01"
C21	30.00	58.65	49.74	N55°18'55"E	112°00'31"
C22	370.00	72.67	72.55	S63°03'13"E	11°15'12"
C23	430.00	57.41	57.37	S61°15'07"E	07°39'00"
C24	430.00	71.53	71.45	S69°50'34"E	09°31'54"
C25	30.00	38.70	36.08	N37°38'55"W	73°55'11"

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EAGLES NEST – SECTION 5

• PART OF LOT 7047 • PIQUA OHIO •

PLAT BOOK 18 PAGE 103

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 0272119

RECEIVED FOR RECORD: 3:11 PM TIME

FEE: $21.60 JULY 26, 1999 DATE

John W. O'Brien
MIAMI COUNTY RECORDER

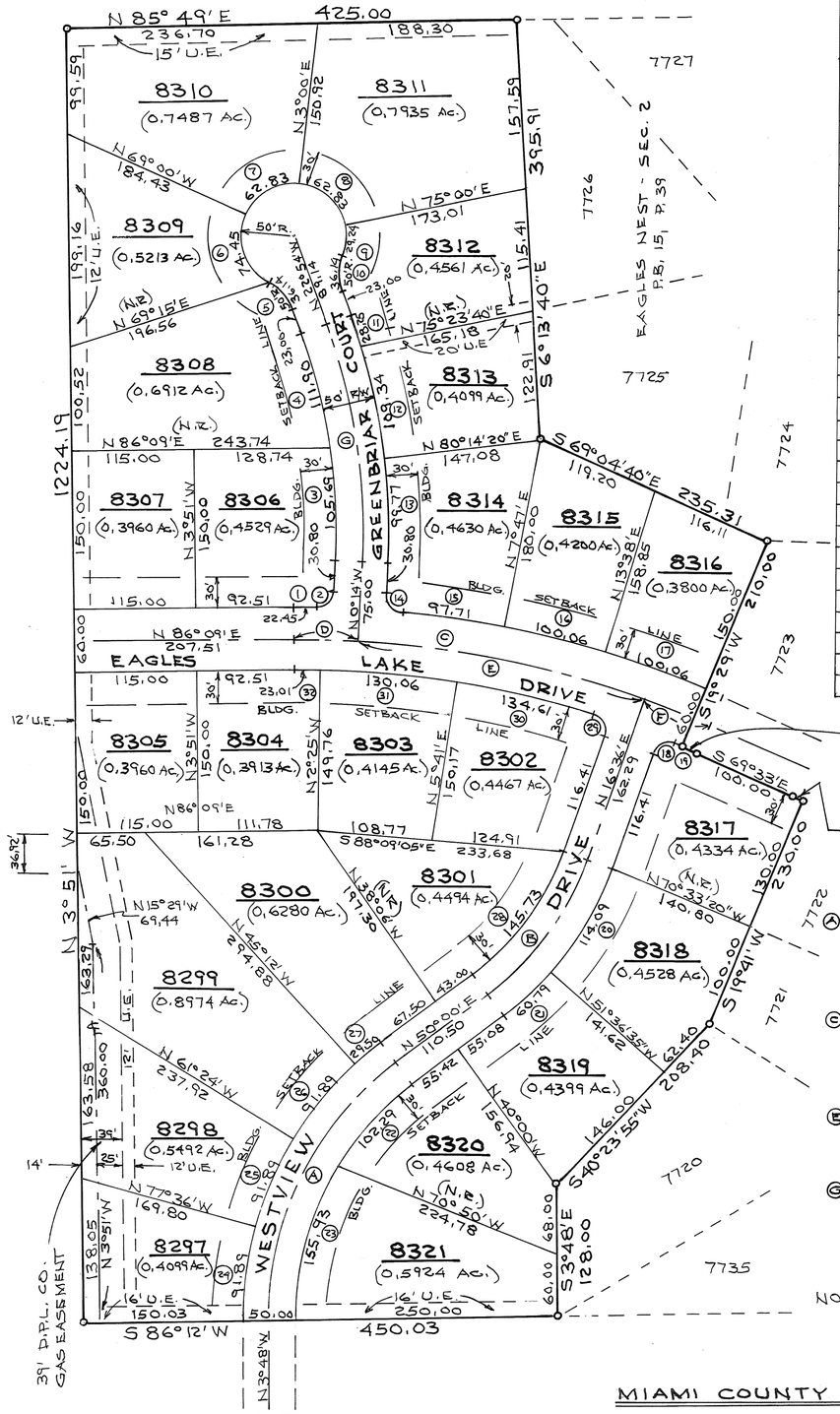
BY: Bobbie Mueller
DEP. COUNTY RECORDER

STREETS = 2.1527 Ac.
LOTS = 12.6943 Ac.
TOTAL = 14.8470 Ac.

SCALE: 1" = 100'

NOTE

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



R/W CURVE DATA					
CURVE NO.	RADIUS	Δ	CHORD		
1.	980.00	1° 18'46"	S 86°48'22" W	22.45	
2.	15.00	87°41'46"	S 43° 36'53" W	20.78	L=22.96
3.	550.00	11° 00'35"	S 5° 44' 18" E	105.52	
4.	550.00	11° 39' 25"	S 17° 04' 18" E	111.71	
5.	50.00	41° 24'30"	S 43° 36' 15" E	35.35	
6.	50.00	85° 18'30"	S 21° 39' 15" E	67.76	
7.	50.00	72° 00'00"	S 57° 00' 00" W	58.78	
8.	50.00	72° 00'00"	N 51° 00' 00" W	58.78	
9.	50.00	33° 30'30"	N 1° 45' 15" E	28.83	
10.	50.00	41° 24' 30"	N 2° 11' 45" W	35.35	
11.	600.00	2° 41' 53"	N 21° 33' 04" W	28.25	
12.	600.00	10° 26' 27"	N 14° 58' 54" W	109.18	
13.	600.00	9° 31' 46"	N 4° 59' 50" W	99.66	
14.	15.00	87° 41' 46"	N 44° 04' 53" W	20.78	L=22.96
15.	980.00	5° 42' 46"	N 85° 04' 23" W	97.67	
16.	980.00	5° 51' 00"	N 79° 17' 30" W	100.02	
17.	980.00	5° 51' 00"	N 73° 26' 30" W	100.02	
18.	15.00	92° 32' 00"	N 62° 52' 00" E	21.68	L=24.23
19.	920.00	1° 19' 00"	S 70° 12' 30" E	21.14	L=21.14
20.	300.00	21° 47' 25"	N 27° 29' 43" E	113.41	
21.	300.00	11° 36' 35"	N 44° 11' 43" E	60.68	
22.	275.00	21° 18' 43"	N 39° 20' 39" E	101.70	
23.	275.00	32° 29' 17"	N 12° 26' 39" E	153.85	
24.	325.00	16° 12' 00"	S 4° 18' 00" W	91.59	
25.	325.00	16° 12' 00"	S 20° 30' 00" W	91.59	
26.	325.00	16° 12' 00"	S 36° 42' 00" W	91.59	
27.	325.00	5° 12' 00"	S 47° 24' 00" W	29.49	
28.	250.00	33° 24' 00"	S 33° 18' 00" W	143.68	
29.	15.00	92° 32' 00"	S 29° 40' 00" E	21.68	L=24.23
30.	920.00	8° 23' 00"	S 80° 07' 30" E	134.49	
31.	920.00	8° 06' 00"	S 88° 22' 00" E	129.95	
32.	920.00	1° 26' 00"	N 86° 52' 00" E	23.01	

Δ = 0°58'
R = 920.00
L = 15.52
CH. = S 70°02'E, 15.52'

Δ = 0°46'
R = 830.00
L = 11.11
CH. = S 69°56'E, 11.11'

℄ CURVE DATA

Ⓐ Δ = 53°48'
R = 300.00
L = 281.70
T = 152.20

Ⓑ Δ = 33°24'
R = 275.00
L = 160.31
T = 82.50

Ⓒ Δ = 24°18'
R = 950.00
L = 402.91
T = 204.53
(Total Curve P.C.-P.T.)

Ⓓ Δ = 3°37'
R = 950.00
L = 59.97

Ⓔ Δ = 16°50'
R = 950.00
L = 279.11

Ⓕ Δ = 3°51'
R = 950.00
L = 63.83

Ⓖ Δ = 22°40'
R = 575.00
L = 227.47
T = 115.24

NOTE: N.R. = Non-radial or Non-perpendicular lot line.

DESCRIPTION

Being a subdivision of 14.847 Acres of part of Lot 7047 in the City of Piqua, Miami County, Ohio, as conveyed to Piqua Development Twenty, Inc. by deed recorded in Deed Book 597, Page 79, of the Miami County Deed Records.

DEDICATION

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

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

PIQUA DEVELOPMENT TWENTY, INC.

WITNESS

WITNESS

Karen S. Jenkins

Cornelia Tinkler
CORNELIA TINKLER, PRES.

JACK L. NEUENSCHWANDER, SEC.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 14 day of July, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally came Piqua Development Twenty, Inc. by its president Cornelia Tinkler and by its secretary Jack L. Neuenschwander, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: 1-21-2003
DATE

Karen Sue Jenkins
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 11th day of May, 1999.

Michael A. Taylor
CHAIRMAN

James C. Jay
SECRETARY

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 7th day of June, 1999, this plat was approved by Resolution No. C-11290.

MAYOR

D. Wade
CITY MANAGER

Rebecca J. Cool
CLERK

NOTE

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

MIAMI COUNTY AUDITOR

Approved and transferred this 26th day of July, 1999.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Ann Williams
DEP. 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

EAGLES NEST - SECTION 5
FOR
PIQUA DEVELOPMENT TWENTY, INC.
PIQUA - OHIO

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

DATE	DRAWN BY: D.T.	SHEET NO.
APRIL - 1999	CHECKED BY: D.T.	1/1
FILE NO.	SCALE: 1" = 100'	

Bearings based on the lines of Tipp Commerce Park, Plat Book 17, Page 52.

*NOTE:

ALL EASEMENTS SHOWN HEREON ARE AS RECORDED ON TIPP COMMERCE PARK – P.B. 17, PG. 52 UNLESS NOTED OTHERWISE.

TIPP CITY	NW.	PART 3265
CORPORATION	SECTION	INLOT

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 Powell
CHAIRMAN

Marilyn Fennell
SECRETARY 6-21-99

PLAT BOOK 18, PAGE 104
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

RECEIVED FOR RECORD THIS 5th DAY OF AUGUST, 1999 AT 3:04 P.M.
FILE NUMBER 0272837, FEE $21.60

Bobbie Mueller
DEPUTY MIAMI CO. RECORDER

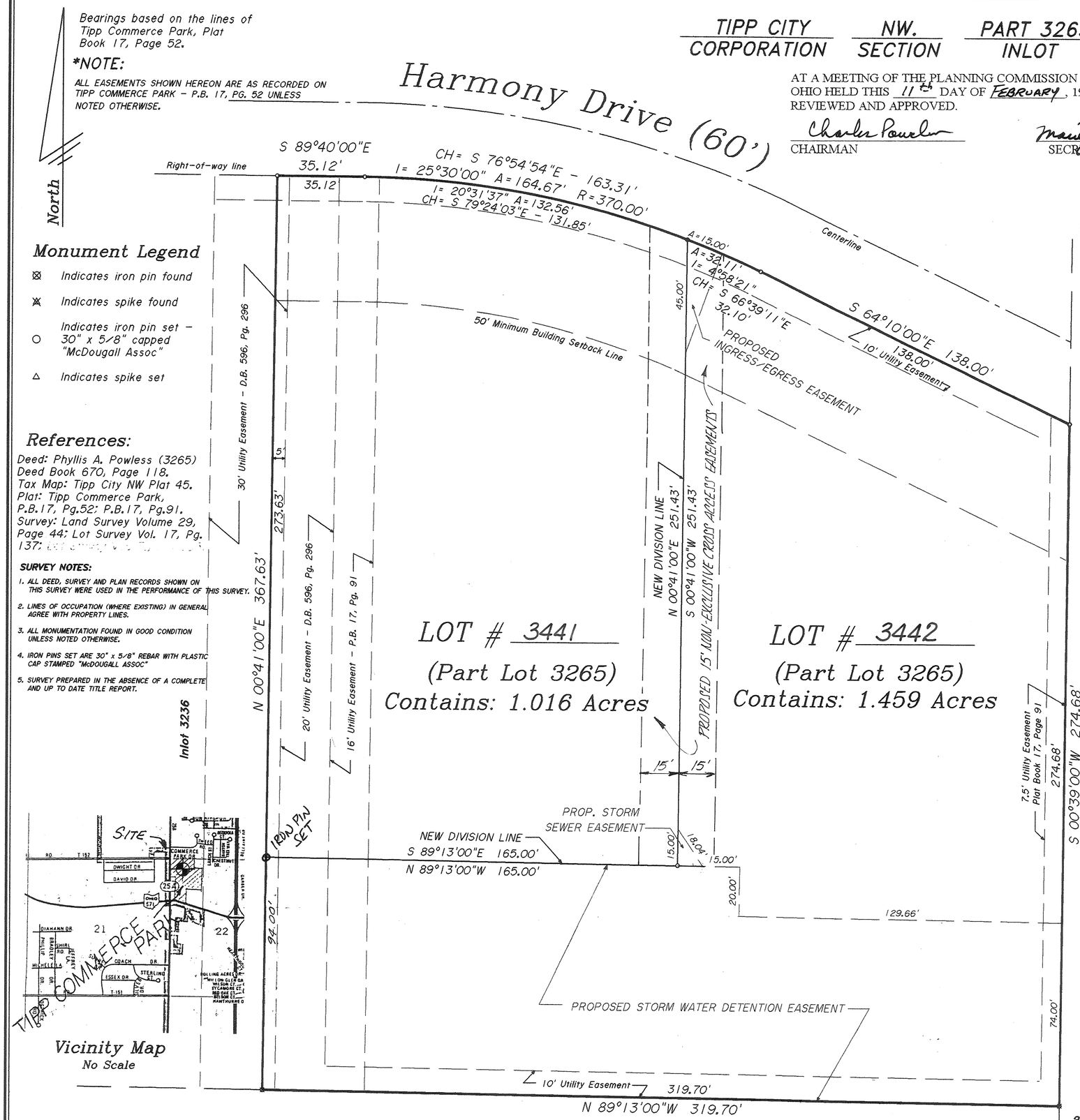
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

STATE OF OHIO
KIRK PATTON DIEHL 7032
REGISTERED PROFESSIONAL SURVEYOR

APPROVED AND TRANSFERRED THIS 5th DAY OF AUGUST, 1999

Chris A. Peeler
MIAMI COUNTY AUDITOR

Linda Zimmerman
DEPUTY AUDITOR



Monument Legend

- ⊠ Indicates iron pin found
- ⊠ Indicates spike found
- ○ Indicates iron pin set – 30" x 5/8" capped "McDougall Assoc"
- △ Indicates spike set

References:

Deed: Phyllis A. Powless (3265) Deed Book 670, Page 118.
Tax Map: Tipp City NW Plat 45.
Plat: Tipp Commerce Park, P.B.17, Pg.52; P.B.17, Pg.91.
Survey: Land Survey Volume 29, Page 44; Lot Survey Vol. 17, Pg. 137;

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.

Vicinity Map
No Scale

THE WITHIN PLAT IS A SUBDIVISION OF 2.475 ACRES, BEING A REPLAT OF LOT 3265 OF TIPP COMMERCE PARK REPLAT OF LOT 3235, RECORDED IN PLAT BOOK 17, PAGE 91 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO, SAID LOT 3265 BEING THE SAME AS CONVEYED TO PHYLLIS A. POWLESS, BY DEED RECORDED IN DEED BOOK 670, PAGE 118, 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

WITNESS

Sharon Ridgeway
WITNESS

OWNER: PHYLLIS A. POWLESS

Phyllis A. Powless
BY: PHYLLIS A. POWLESS

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11TH DAY OF MAY, 1999 BY PHYLLIS A. POWLESS AS OWNER.

John J. Skolnicki
NOTARY PUBLIC
JOHN J. SKOLNICKI, Notary Public
For State of Ohio
My Commission Expires June 29, 1999

Record Plan of Replat

Tipp Commerce Park

Part Inlot 3265

City of Tipp City
Miami County, Ohio
Contains: 2.475 Acres

30 0 30 60 90
GRAPHIC SCALE – FEET

JANUARY 2, 1997

McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
8529 BYERS ROAD
MIAMISBURG, OHIO 45342
(937) 847-2660

JOB # 1305-SPLT

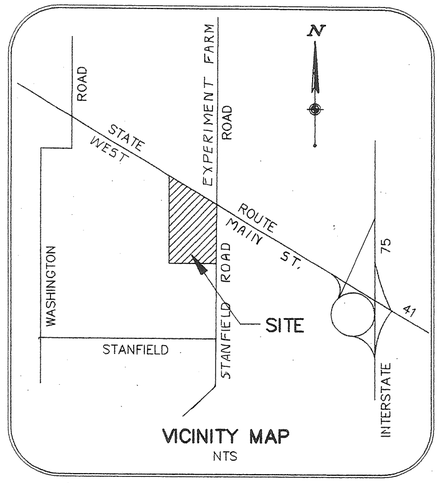
RECORD PLAN

BEING A REPLAT OF MEIJER 112 CITY OF TROY INLOT NO. 7506

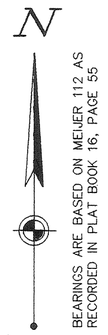
43.451 ACRES

SECTION 18 & 19, TOWN 5 N., RANGE 6, E.
CITY OF TROY
MIAMI COUNTY, OHIO

MAY 1999



VICINITY MAP
NTS



BEARINGS ARE BASED ON MEIJER 112 AS RECORDED IN PLAT BOOK 16, PAGE 55

PREPARED BY:

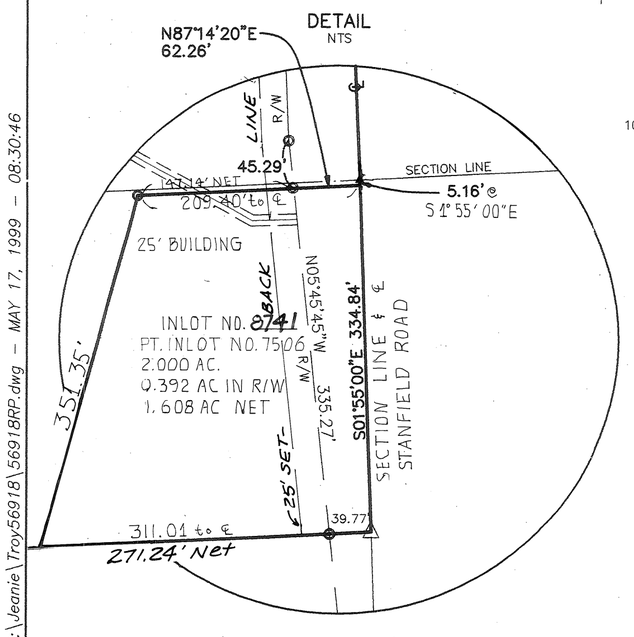
WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
937.461.5660
FAX 937.461.0743

0 200 400 600 800

SCALE: 1"=200'
GRAPHIC SCALE IN FEET

AREA SUMMARY	GROSS	R/W	NET	NEW I.L. NO.
PT. IN LOT NO. 7506	2.000	0.392	1.608	
PT. IN LOT NO. 7506	41.451	3.495	37.956	
TOTAL	43.451	3.887	39.564	

LEGEND
- ● IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND



"THIS PROPOSED DIVISION APPROVED THIS 4TH DAY OF AUG. 1999 BY THE TROY PUBLIC WORKS DIRECTOR IN ACCORDANCE WITH TCO 1113.011 (b)
Steven D Kepfl"

PLAT BOOK 18 PAGE 105
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE NO. 0272982
RECEIVED AUG. 9 1999
AT 1:19 P.M. FEE $21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

REPLATTED THIS 9 DAY OF Aug., 1999.

Chris A. Pepper
MIAMI COUNTY AUDITOR

BY: Linda Zimmerman
DEPUTY AUDITOR

DESCRIPTION:

BEING A REPLAT OF MEIJER 112 AS RECORDED IN PLAT BOOK 16, PAGE 55 CONTAINING 43.451 ACRES TOTAL OF LOT 7506 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS CONVEYED TO MEIJER, INC. RECORDED IN DEED BOOK 637, PAGE 900 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

OWNER
MEIJER, INC.

Pat A. Bigprowski
WITNESS Pat A. Bigprowski

Gleb M. Vander Kooi
WITNESS Gleb M. Vander Kooi

JOHN S. STEPHENSON,
VICE PRESIDENT – REAL ESTATE

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 21st DAY OF JUNE, 1999.

Pamela Patton Bergman MY COMMISSION EXPIRES: 8-3-2002
NOTARY PUBLIC
PAMELA PATTON BERGMAN
Notary Public, Kent Co., MI
My Commission Expires Aug. 3, 2002

MORTGAGEE
MICHIGAN NATIONAL BANK
AS CORPORATE TRUSTEE

Gayle R. Vos
WITNESS AS TO BOTH
Gayle R. Vos

GORDON WESHOLSKI
VICE PRESIDENT

Kathryn E. Baxter
WITNESS AS TO BOTH
Kathryn E. Baxter

GORDON WESHOLSKI
AS INDIVIDUAL TRUSTEE

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 INDIVIDUALLY AND ON BEHALF OF THE CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF JUNE, 1999.

Pamela Patton Bergman MY COMMISSION EXPIRES: 8-3-2002
NOTARY PUBLIC
PAMELA PATTON BERGMAN
Notary Public, Kent Co., MI
My Commission Expires Aug. 3, 2002

CERTIFICATION

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 LLP

DARYL T. HIGGINS
OHIO REGISTERED SURVEYOR NO. 7003

REV. 8/3/1999

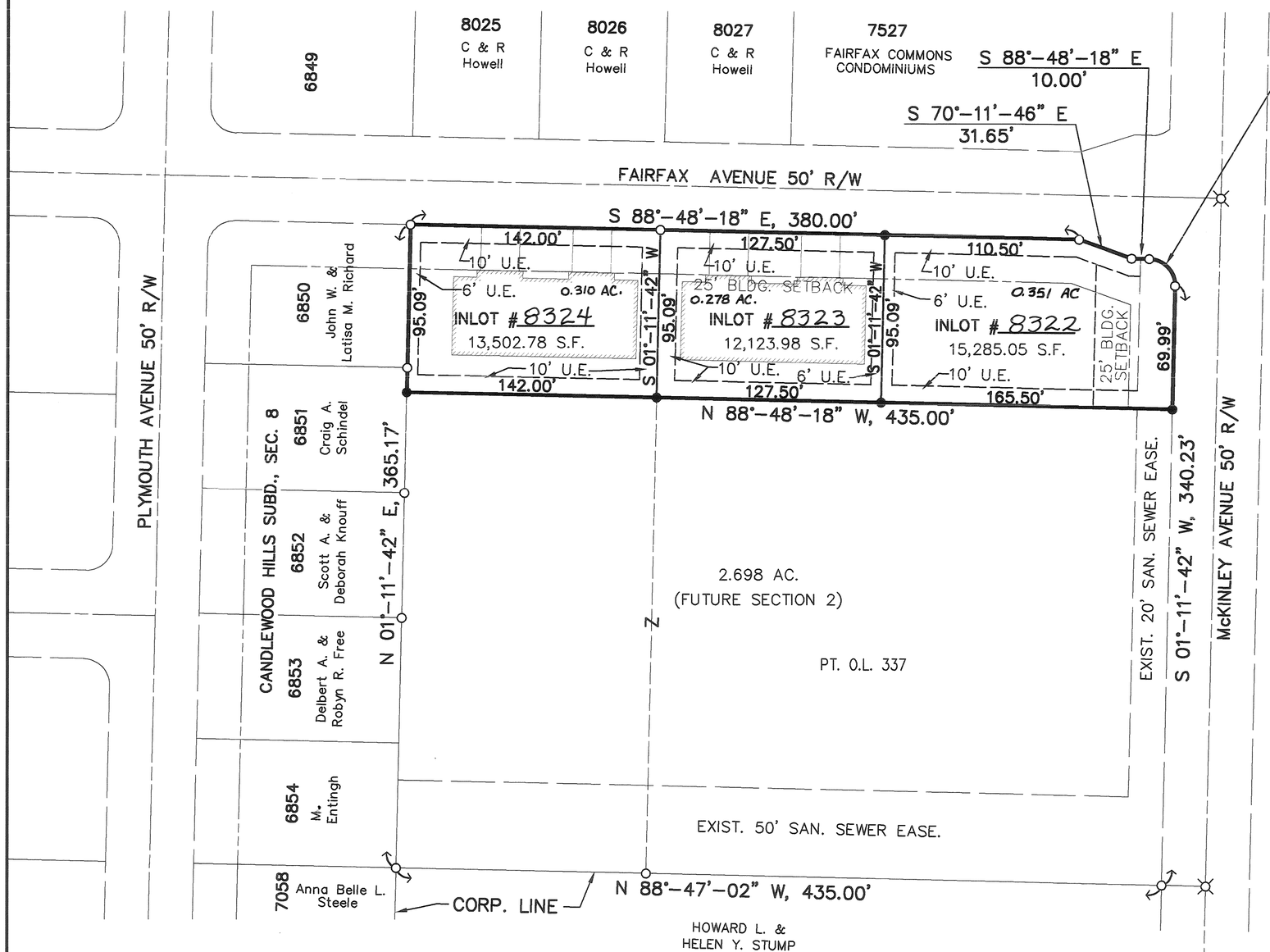
C:\Jeanie\Troy56918\56918RP.dwg – MAY 17, 1999 – 08:30:46

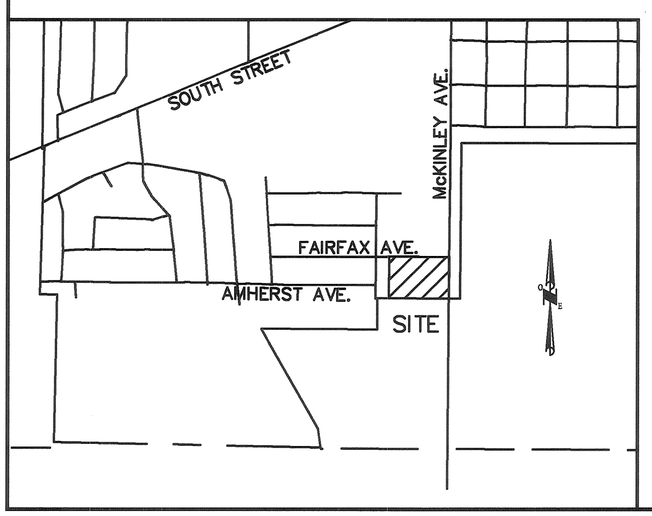
JED SUBDIVISION, SECTION 1

PT. O.L. 337 — LOT | PIQUA — CITY | MIAMI, OHIO — COUNTY

TRANSFERRED THIS 13th DAY OF AUGUST, 1999
CHRIS A. PEEPLES — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Joann Williams — DEPUTY AUDITOR

PLAT BOOK 18, PAGE 106
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13TH DAY OF AUGUST, 1999, AT 2:36 P.M.
FILE No. 0273339 FEE: $21.00
John W. O'Brien — JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
DEPUTY Bobbie Mueller





BEARINGS BASED ON LOT SURV. VOL. 22, PLAT 120

SCALE 1" = 50'
0 25 50 100

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND

CURVE DATA
Δ=90°-00'-00"
R=15.00'
L=23.56'
CH=21.21'
BRG=S 43°-48'-18" E

SURVEY REFERENCE
LOT SURV. VOL. 17, PLAT 71
LOT SURV. VOL. 22, PLAT 120
REC. PLAT BK. 10, PAGE 87
REC. PLAT BK. 13, PAGE 76
REC. PLAT BK. 17, PAGE 79

OWNER/DEVELOPER
JED INVESTMENTS
1221 ST.MARYS AVE.
SIDNEY, OH 45365

JOHN A. & VICKI A. BERGMAN
EDWARD W. & NANCY S. HAMAKER
D.B. 685, PG. 803

DEDICATION

WE THE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AS SHOWN HEREON

Sheila K. Starrett 6-25-99 — WITNESS, DATE
John A. Bergman — JOHN A. BERGMAN
Vicki A. Bergman — VICKI A. BERGMAN
Sheila K. Starrett 6-25-99 — WITNESS, DATE
Edward W. Hamaker — EDWARD W. HAMAKER
Nancy S. Hamaker — NANCY S. HAMAKER

LIENHOLDER:
Sheila K. Starrett 6-25-99 — WITNESS, DATE
Gary W. Fullenkamp — VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO, SHELBY COUNTY, SS
BE IT REMEMBERED THAT ON THIS 25TH DAY OF JUNE, 1999 BEFORE ME, A NOTARY PUBLIC IN SHELBY 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 25TH DAY OF JUNE, 1999. MY COMMISSION EXPIRES MARCH 7, 2002.

Sheila K. Starrett
NOTARY PUBLIC

SHEILA K. STARRETT
Notary Public, State of Ohio
My Commission Expires March 7, 2002

CITY OF PIQUA PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY OF May, 1999.

Mike Taylor — CHAIRPERSON, MIKE TAYLOR
James C. Jennings — SECRETARY, JIM JENNINGS

PIQUA CITY COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 7th DAY OF June, 1999. BY RESOLUTION No. C-11289

MAYOR
Rebecca J. Cool — CLERK

Steven E. Bowersox — STEVEN E. BOWERSOX, P.S. #7059
04-23-1999 — DATE

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

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

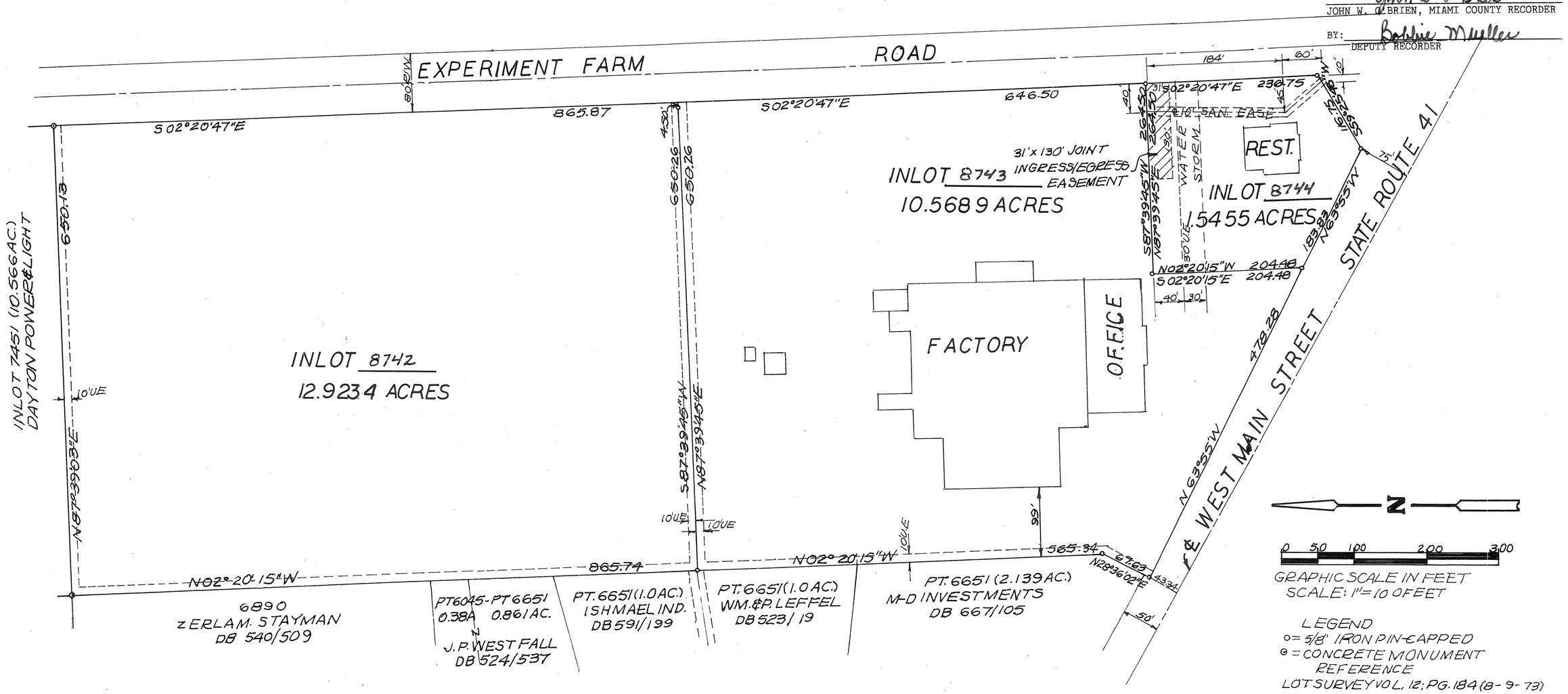
date:	drawn by:	job number:
04-23-99	seb	MIA-PIQ-9905

FRIENDLY ICE CREAM REPLAT – TROY, OHIO

BEING A REPLAT OF PART OF INLOT 6045 IN THE CITY OF TROY, OHIO, CONTAINING A TOTAL OF 25.0377 ACRES ACQUIRED BY FRIENDLY ICE CREAM CORPORATION BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 662, PAGE 778.

PLAT BOOK 18 PAGE 107
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26th DAY OF
August 26, 1999, AT 12:47P.M.
FILE NO. 0274132 FEE: $ 21.00

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Muller
DEPUTY RECORDER



LEGEND
o = 5/8" IRON PIN-CAPPED
⊖ = CONCRETE MONUMENT
REFERENCE
LOT SURVEY VOL. 12; PG. 184 (8-9-73)
REC. PLAT BOOK 11; PG. 113 (11-28-73)

DEDICATION

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

EASEMENTS SHOWN OR NOTED ON THIS 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.

OWNER: FRIENDLY ICE CREAM CORPORATION

William T. Pierquet
WILLIAM T. PIERQUET, VICE-PRESIDENT, DEVELOPMENT

Joseph P. McDiarmid
WITNESS JOSEPH P. McDIARMID

Laurie J. Darey
WITNESS LAURIE J. DARTEY

STATE OF MASSACHUSETTS - COUNTY OF HAMPDEN S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF MASSACHUSETTS, PERSONALLY APPEARED WILLIAM T. PIERQUET, VICE-PRESIDENT, DEVELOPMENT OF FRIENDLY ICE CREAM CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH VICE-PRESIDENT, DEVELOPMENT, 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 WILBRAHAM, MASSACHUSETTS, THIS 20th DAY OF AUGUST, 1999.

Barbara A. Courtney
NOTARY PUBLIC

BARBARA A. COURTNEY
Notary Public
My Commission Expires March 29, 2002
MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 25th DAY OF August, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

R.D. Hannah
PRESIDENT

Karen A. Shaffer
SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 26th DAY OF AUGUST, 1999.

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

BY: Linda Zimmerman
DEPUTY AUDITOR

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

FRIENDLY ICE CREAM REPLAT PART OF INLOT 6045, TROY, OHIO		
FRIENDLY ICE CREAM CORPORATION WILBRAHAM, MASSACHUSETTS		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE:	DRAWN BY: TRACED BY: Rob CHECKED BY:	SHEET NO.
19AUG99	SCALE: 1" = 100	1 OF 1

DEWEY'S RUN SUBDIVISION 2 - REPLAT OF INLOT 7369

LOCATED IN N.E. SECTION OF TROY, MIAMI COUNTY, OHIO - CONTAINS 0.7986 ACRE.

PLAT BOOK 18 PAGE 108
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 16th DAY OF Sept., 1999, AT 1:25 P.M.
FILE NO. 0275402 FEE: $ 21.60
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI CO.
BY: Bobbie Mueller
DEPUTY

DEDICATION

WE, THE UNDERSIGNED OWNERS & LIENHOLDERS OF INLOT 7369, HEREBY APPROVE OF THE REPLAT OF SAID PROPERTY AS SHOWN HEREON.

Cindy K. Leffel — CINDY K. LEFFEL, OWNER
Paul C. Hulsbergs — WITNESS
Steven D. Leffel — STEVEN D. LEFFEL, HUSBAND (RELEASE OF DOWER)
Rena L. Dumenlock — WITNESS

STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME, A NOTARY PUBLIC, IN & FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT & DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME & AFFIXED MY OFFICIAL SEAL AT Troy OHIO, THIS 15th DAY OF September, 1999.

Rena L. Dumenlock formerly Rena L. Welbaum
NOTARY PUBLIC — MY COMMISSION EXPIRES

RENA WELBAUM, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 24, 2001

APPROVAL BY LIENHOLDERS

THIS REPLAT IS HEREBY APPROVED BY THE UNDERSIGNED LIENHOLDERS.

PEOPLES SAVINGS BANK OF TROY

William B. Whidden — WILLIAM B. WHIDDEN, SR. VICE PRESIDENT
Mark A. Douglas — MARK A. DOUGLAS, VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME, A NOTARY PUBLIC, IN & FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT & DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME & AFFIXED MY OFFICIAL SEAL AT Troy OHIO, THIS 7th DAY OF SEPTEMBER, 1999

Mary E. Clevenger — NOTARY PUBLIC MARY E. CLEVENGER — MY COMMISSION EXPIRES Oct 4, 2002

NOTARIAL SEAL STATE OF OHIO

BANK ONE
Kimberly J. Hamby
KIMBERLY J. HAMBY, MANAGER

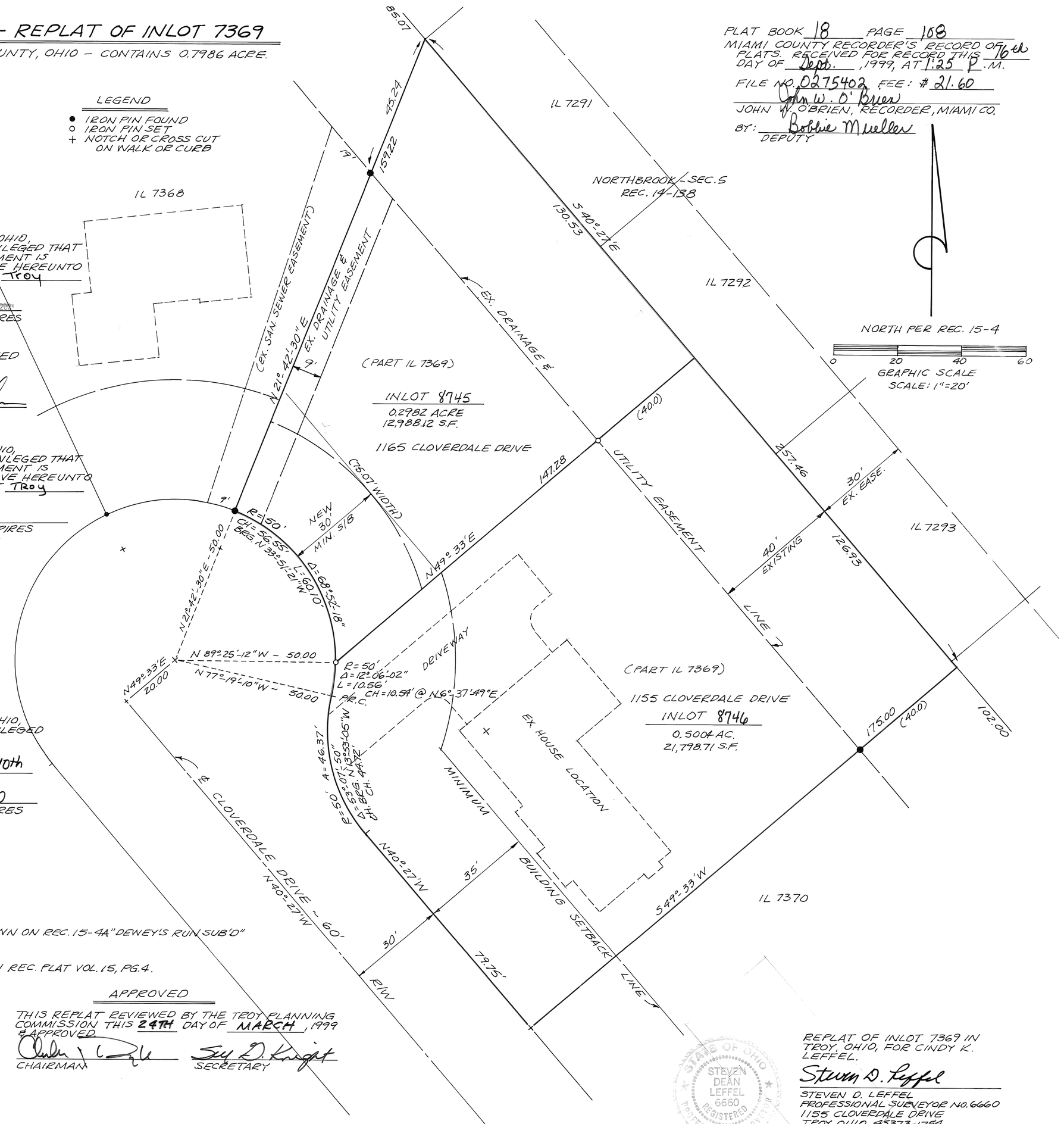
STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME, A NOTARY PUBLIC, IN & FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS HER FREE ACT & DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME & AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 10th DAY OF September, 1999.

Angela M. Vetters — NOTARY PUBLIC — MY COMMISSION EXPIRES September 14, 2000

ANGELA M. VETTERS, NOTARY PUBLIC
State of Ohio
My Commission Expires September 14, 2000

LEGEND

- ● IRON PIN FOUND
- o IRON PIN SET
- + NOTCH OR CROSS CUT ON WALK OR CURB



COVENANTS & RESTRICTIONS SHALL BE THE SAME AS SHOWN ON REC. 15-4A "DEWEY'S RUN SUB'D"

REFERENCE: RECORD PLAT VOL. 15, PG. 4,
UTILITY EASEMENTS SHALL BE AS SHOWN HEREON & ON REC. PLAT VOL. 15, PG. 4.

TRANSFERRED

TRANSFERRED THIS 16 DAY OF Sept., 1999.
Chris A. Peeples
CHRIS PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda Zimmerman
DEPUTY AUDITOR

APPROVED

THIS REPLAT REVIEWED BY THE TROY PLANNING COMMISSION THIS 24TH DAY OF MARCH, 1999 & APPROVED

CHAIRMAN — Guy D. Knight SECRETARY

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

REPLAT OF INLOT 7369 IN TROY, OHIO, FOR CINDY K. LEFFEL.

Steven D. Leffel
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
1-937-339-9573

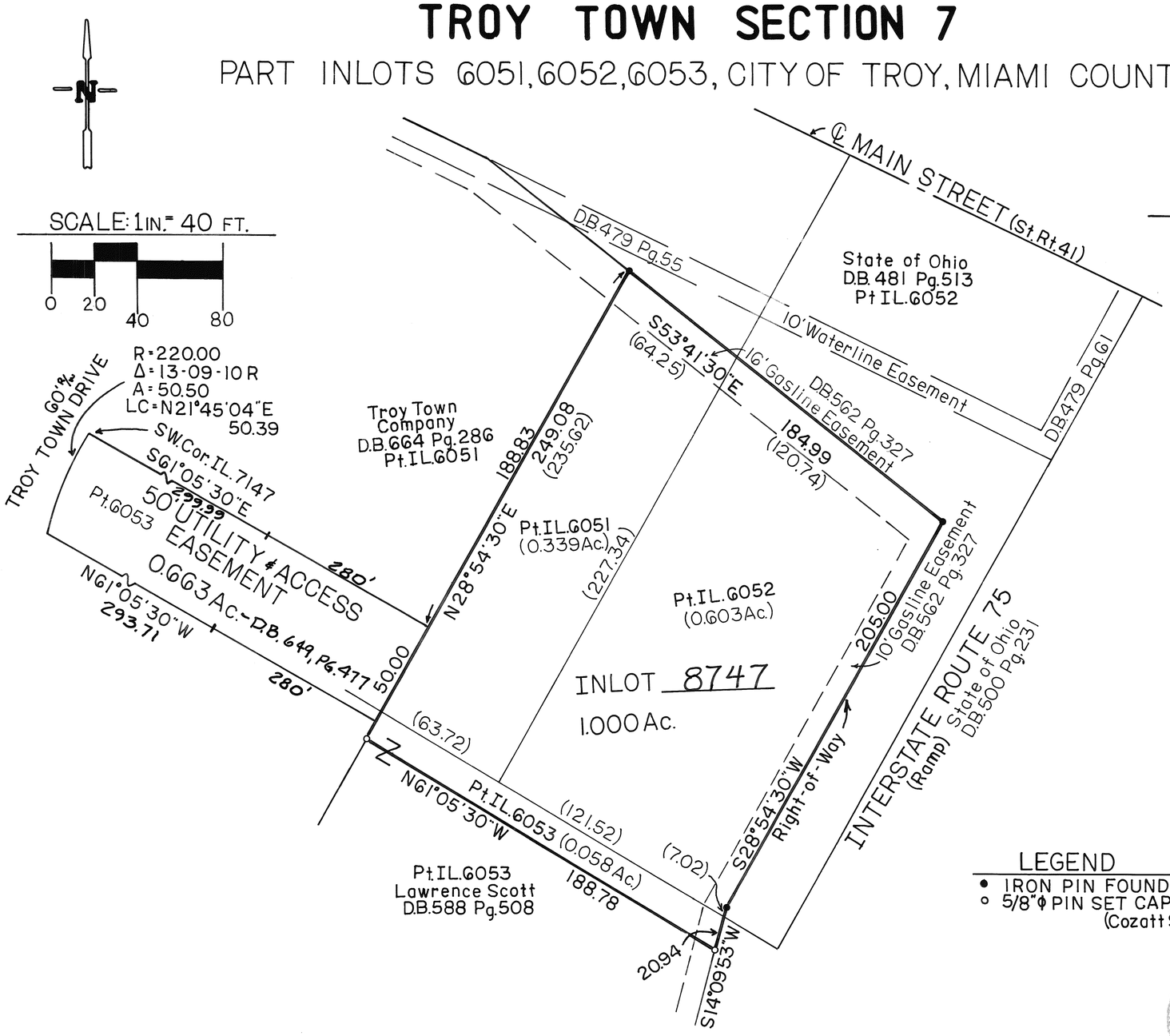
sdl

TROY TOWN SECTION 7

PART INLOTS 6051, 6052, 6053, CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 109
MIAMI COUNTY RECORDER'S
PLAT RECORDS

Received for record this 17TH day of SEPTEMBER, 1999 at 12:51 P.M.
File Number: 0275472
Fee: 21.60
John W. O'Brien
John W. O'Brien, Miami County Recorder
By: Bobbie Mueller Deputy



REFERENCES

Rec. Bk. 14, Pg. 57 - Miami County Recorder's Plat Records
Sur. Vol. 19, Pg. 15 - Miami County Engineer's Record of Lot Surveys
(Basis of Bearings)

I hereby approve this plat and have assigned the lot number designating the lot as shown on this plat on this 17th day of SEPTEMBER, 1999.
Chris A. Peeples
Chris A. Peeples, Miami County Auditor
By: Ann Williams Deputy

DESCRIPTION

Being a subdivision of 1.000 Acres of Part Inlots 6051, 6052, 6053 in the City of Troy, Miami County, Ohio, as conveyed to GRAHAM L. ROGERS & Lawrence N. Scott by deed recorded in D.B. 588 Pg. 508 of the Miami County Recorder's Deed Records.

DEDICATION

We, the undersigned, being all the owners and lienholders of the land herein platted, do hereby accept and approve this plat as shown and do hereby dedicate the easements shown to the public use forever. The easements shown or noted on this plat are for construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and providing ingress and egress to the property for said purposes and are to be maintained as such forever.

LawrenceNScott _____ witness
Graham L Rogers — Parimal J. Christian witness
Ida L Rogers — Michael W. Cozatt witness
By Graham L Rogers Power of Atty. — Marc S Sanger witness

LEGEND

- ● IRON PIN FOUND
- ○ 5/8"ϕ PIN SET CAPPED (Cozatt S6001)

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

STATE OF CALIFORNIA, Los Angeles COUNTY, S.S.

Be it remembered on this 7th day of SEPT, 1999 before me, the undersigned, a notary public in and for said county and state, personally came LAWRENCE N. SCOTT who acknowledge the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal this day and date written above.

Parimal J. Christian — JANUARY 2, 2002
Notary Public — My Commission Exp.

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

Be it remembered on this 27th day of June, 1999 before me, the undersigned, a notary public in and for said county and state, personally came GRAHAM L. ROGERS AND GRAHAM L. ROGERS, P.O.A. FOR IDA L. ROGERS who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal this day and date written above.

Marc S Sanger — March 11, 2004
Notary Public — My Commission Exp.

I hereby certify this plat to be a true and correct survey as shown. Iron pins set at all lot corners.
Michael W. Cozatt 6-28-99
Michael W. Cozatt — Date
REGISTERED SURVEYOR No. 6001

TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission, held this 14th day of July, 1999, this plat was approved.

Chairman — Secretary

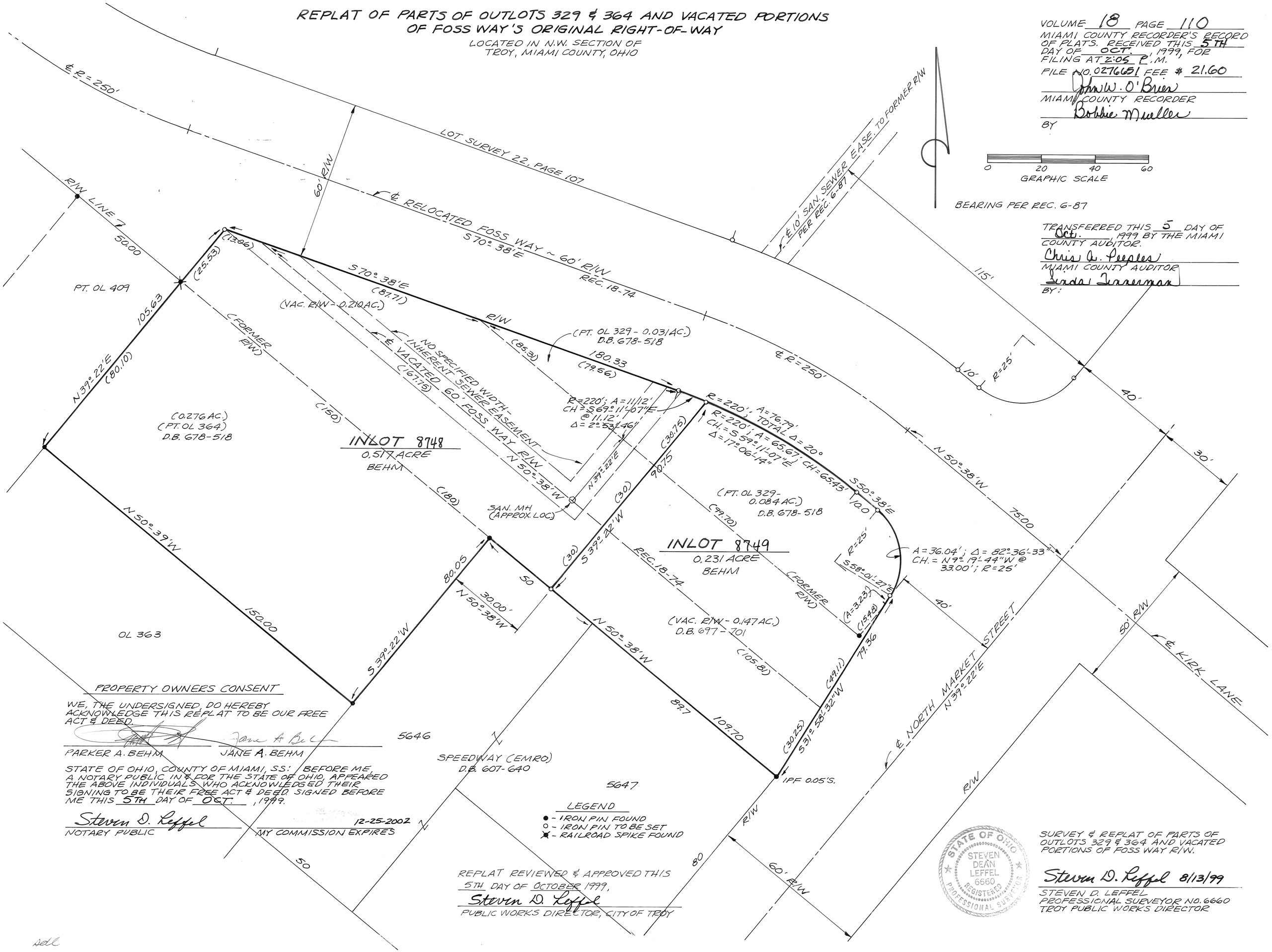
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO 45373
JOB NO. 15999 — Ph. (937)-339-2921

REPLAT OF PARTS OF OUTLOTS 329 & 364 AND VACATED PORTIONS OF FOSS WAY'S ORIGINAL RIGHT-OF-WAY

LOCATED IN N.W. SECTION OF
TROY, MIAMI COUNTY, OHIO

VOLUME 18 PAGE 110
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 5TH DAY OF OCT., 1999, FOR FILING AT 2:05 P.M.
FILE NO. 0276651 FEE # 21.60
John W. O'Brien
MIAMI COUNTY RECORDER
BY Bobbie Mueller

TRANSFERRED THIS 5 DAY OF Oct., 1999 BY THE MIAMI COUNTY AUDITOR.
Chris A. Peeples
MIAMI COUNTY AUDITOR
BY: Linda Zimmerman



PROPERTY OWNERS CONSENT

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

PARKER A. BEHM JANE A. BEHM

STATE OF OHIO, COUNTY OF MIAMI, SS: BEFORE ME, A NOTARY PUBLIC IN & FOR THE STATE OF OHIO, APPEARED THE ABOVE INDIVIDUALS WHO ACKNOWLEDGED THEIR SIGNING TO BE THEIR FREE ACT & DEED. SIGNED BEFORE ME THIS 5TH DAY OF OCT., 1999.

Steven D. Leffel
NOTARY PUBLIC

12-25-2002
MY COMMISSION EXPIRES

LEGEND
- ● - IRON PIN FOUND
- ○ - IRON PIN TO BE SET
- ✱ - RAILROAD SPIKE FOUND

REPLAT REVIEWED & APPROVED THIS 5TH DAY OF OCTOBER 1999,
Steven D. Leffel
PUBLIC WORKS DIRECTOR, CITY OF TROY

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

SURVEY & REPLAT OF PARTS OF OUTLOTS 329 & 364 AND VACATED PORTIONS OF FOSS WAY R/W.

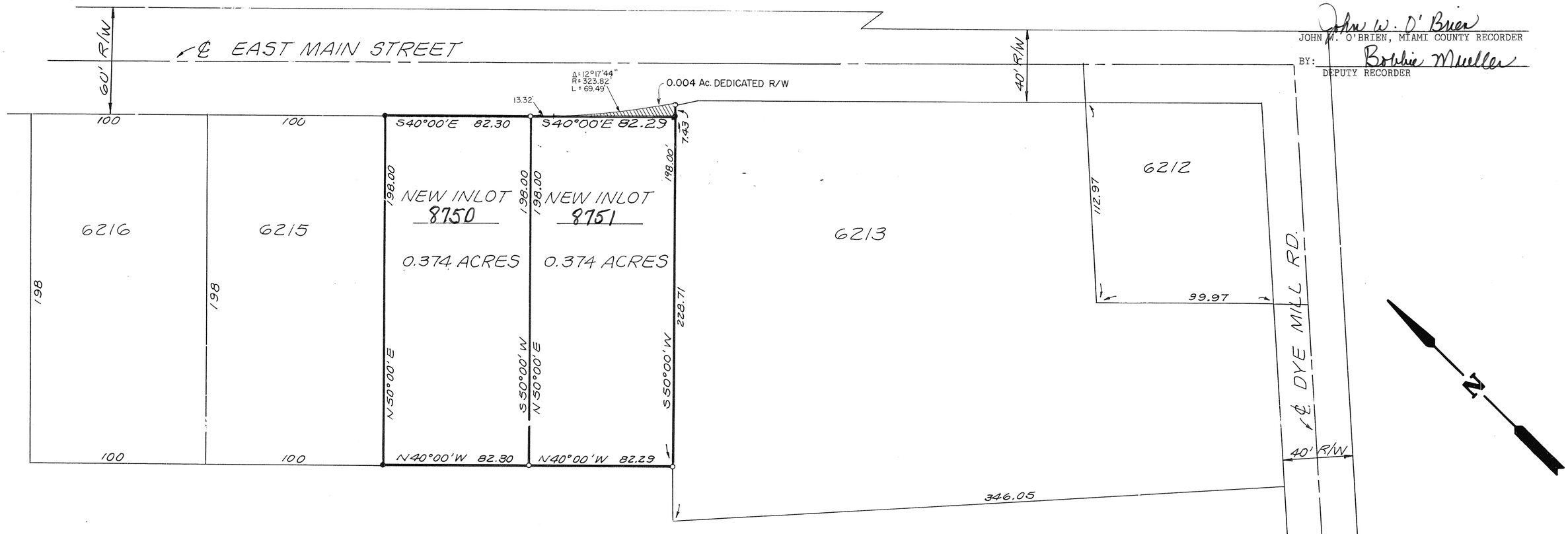
Steven D. Leffel 8/13/99
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
TROY PUBLIC WORKS DIRECTOR

sdl

REPLAT OF PART OF INLOT 6214 – TROY, OHIO

PLAT BOOK 18 PAGE 111
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5th DAY OF
Oct., 1999, AT 3:26P.M.
FILE NO. 0276675 FEE: $ 21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER



DESCRIPTION

BEING A REPLAT OF PART OF INLOT 6214, IN THE CITY OF TROY, OHIO.
ACQUIRED BY KOBLE CONSTRUCTION CO., INC. BY DEED BOOK 689, PG. 709.
AKA. KOBEL CONSTRUCTION Co, INC.

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN REPLATTED HEREON, DO HEREBY ACCEPT AND APPROVE THIS REPLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, AND DEDICATE THE R/W AS SHOWN TO PUBLIC USE FOREVER.

OWNERS: KOBLE CONSTRUCTION COMPANY, INC.

Keith C. Koble
KEITH C. KOBLE, 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 KEITH C. KOBLE, PRESIDENT OF KOBLE CONSTRUCTION COMPANY, INC., THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKOWLEDGED 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 HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 17TH DAY OF JUNE, 1999.

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 14th DAY OF July, 1999, THIS REPLAT WAS APPROVED.

CHAIRMAN

Sue D. Knight
SECRETARY

TRANSFERRED THIS 5th DAY OF October, 1999.

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

BY: Linda Pearson
DEPUTY AUDITOR

LIENHOLDERS: PEOPLES SAVINGS BANK OF TROY

Ronald B. Scott
RONALD B. SCOTT, PRESIDENT

David E. Blackmore
WITNESS DAVID E. BLACKMORE

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

Mark A. Douglas
WITNESS MARK A. DOUGLAS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT, PRESIDENT AND WILLIAM B. WHIDDEN, VICE-PRESIDENT OF THE PEOPLES SAVINGS BANK OF TROY, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE-PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PRESIDENT AND VICE-PRESIDENT AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 17th DAY OF JUNE, 1999.

Mark A. Douglas
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO

MARK A. DOUGLAS, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 20, 2001

MY COMMISSION EXPIRES

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

LEGEND
○ IRON PIN SET
● IRON PIN FOUND

REPLAT OF PART OF INLOT 6214, TROY, OHIO

KOBLE CONSTRUCTION COMPANY, INC.
TIPP CITY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (937) 339-5331

DATE: 6JUN99
DRAWN BY: AP
TRACED BY:
CHECKED BY: RWK
SHEET NO. 1OF1
SCALE: 1" = 40'

Locust Hill Subdivision Section 7

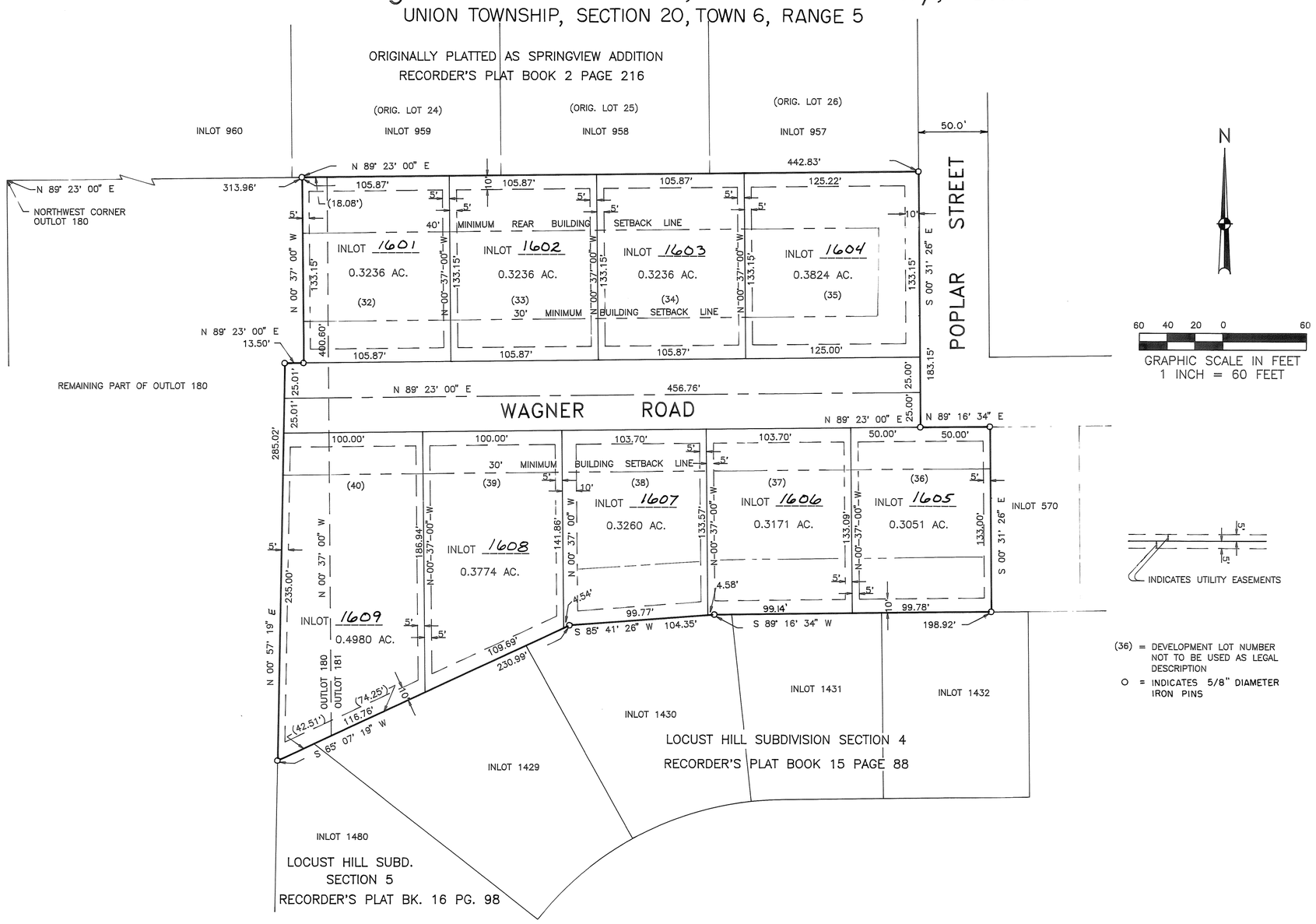
Village of West Milton, Miami County, Ohio

UNION TOWNSHIP, SECTION 20, TOWN 6, RANGE 5

Plat Book 18 Page 112
Miami County Recorder's Plat Records
Received for record this 7th day of OCTOBER, 1999 at 1:34 P.M.
File No. 0276841 Fee $ 21.60

John W. O'Brien
John W. O'Brien, Recorder

By Bobbie Mueller
Deputy



(36) = DEVELOPMENT LOT NUMBER NOT TO BE USED AS LEGAL DESCRIPTION

O = INDICATES 5/8" DIAMETER IRON PINS

Description

Being a subdivision containing a total of 3.7012 acres of which 0.5243 acres is dedicated as public street and the remaining 3.1769 acres are in lots. Said subdivision is comprised of a part of outlot 180 (0.2764 ac.) and a part of outlot 181 (3.4248 ac.) and being all of a 3.7012 acre tract acquired by Zen Enterprises, Inc. by deed recorded in Deed Book 699 Page 935 .

Dedication

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

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

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

Witness as to both

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

Witness as to both

Zen Enterprises, Inc.
By Linda Ann Netzley, Secretary

State of Ohio, Miami County, ss:
Be it remembered that on this 30TH day of September, 1999, before me, the undersigned, a notary public in and for said County and State, personally came Zen Enterprises, Inc. by its President, Allen L. Netzley, and its Secretary, Linda Ann Netzley, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

Sandra J. Curtis
Notary Public
My Commission Expires SANDRA J. CURTIS, NOTARY PUBLIC ~~IN AND FOR THE STATE OF OHIO~~ MY COMMISSION EXPIRES MAY 13, 2003

Village of West Milton Planning Commission

This plat reviewed and approved by the Village of West Milton Planning Commission this 6th Day of OCTOBER, 1999.

D. Kent Harris
Vice-Chairman

Bill Netzley
Secretary

Miami County Auditor

Transferred and inlot numbers assigned this 7th Day of OCTOBER, 1999.

Chris A. Peeples
Chris A. Peeples, Auditor

By Linda Zimmerman
Deputy

SUBDIVIDER: ZEN ENTERPRISES, INC.
100 WATER STREET
WEST MILTON, OHIO 45383

STATE OF OHIO
PAUL EDWARD JOHNSON
6030
REGISTERED
SURVEYOR

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

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

COVENANTS AND RESTRICTIONS

1. The floor area of each dwelling structure, exclusive of basements, open porches, garages, carports or patios, shall not be less than 1900 Sq. Ft. except on lot 36 the minimum shall not be less than 1850 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 1100 Sq. Ft. Living Area. All homes must be fully completed within nine months after construction has begun.
2. No building shall be located on any lot nearer to the front property line than the minimum setback distance as provided on the record plat.
3. No lot shall be used except for residential purposes and no lot shall be hereafter subdivided into additional residential lots.
4. No trailer, basement, campshack, garage, barn or other outbuildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
5. Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than two (2) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
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 reviewed and approved by the developer before any construction may begin.
7. No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
8. No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
9. No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets, may be kept, provided they are not kept, bred, or maintained for commercial purposes.
10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until January 1, 2016 at which time they shall be automatically extended for successive period of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
11. Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
12. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.
13. Any party purchasing a lot shall maintain the lot in a presentable manner to include, but not limited to, cutting of vegetation and keeping the lot free from debris and trash.

REPLAT OF INLOTS 2714-2716, Pt. 2717, Pt. OUTLOT 267 and VACATED ALLEY

PLAT BOOK 18 PAGE 113
MIAMI COUNTY RECORDER'S PLAT RECORDS.

John W. O'Brien Received 10-22-, 1999, at 2:50 p.m.
Miami County Recorder File No. 0277696 Fee $21.60
By: Jill Lark Deputy

Transferred this 22 day of Oct., 1999
Chris A. Pepper By: Linda Zimmerman
Miami County Auditor Deputy

N.E.	TROY	MIAMI	OHIO
SECTION	CORPORATION	COUNTY	STATE

DEDICATION

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

ERIC M. CAREY ① — Leslee Mescher ① WITNESS TO WITNESS
KIMBERLY L. CAREY ① — Leslee Mescher ② WITNESS TO WITness
LOSTCREEK LEASING CO. BY ERIC M. CAREY PRES. ② — Michael W. Cozatt ① WITNESS TO WITNESS
LOSTCREEK LEASING CO. BY KIM L. CAREY Vice-Pres ② — Michael W. Cozatt ② WITNESS TO WITNESS

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

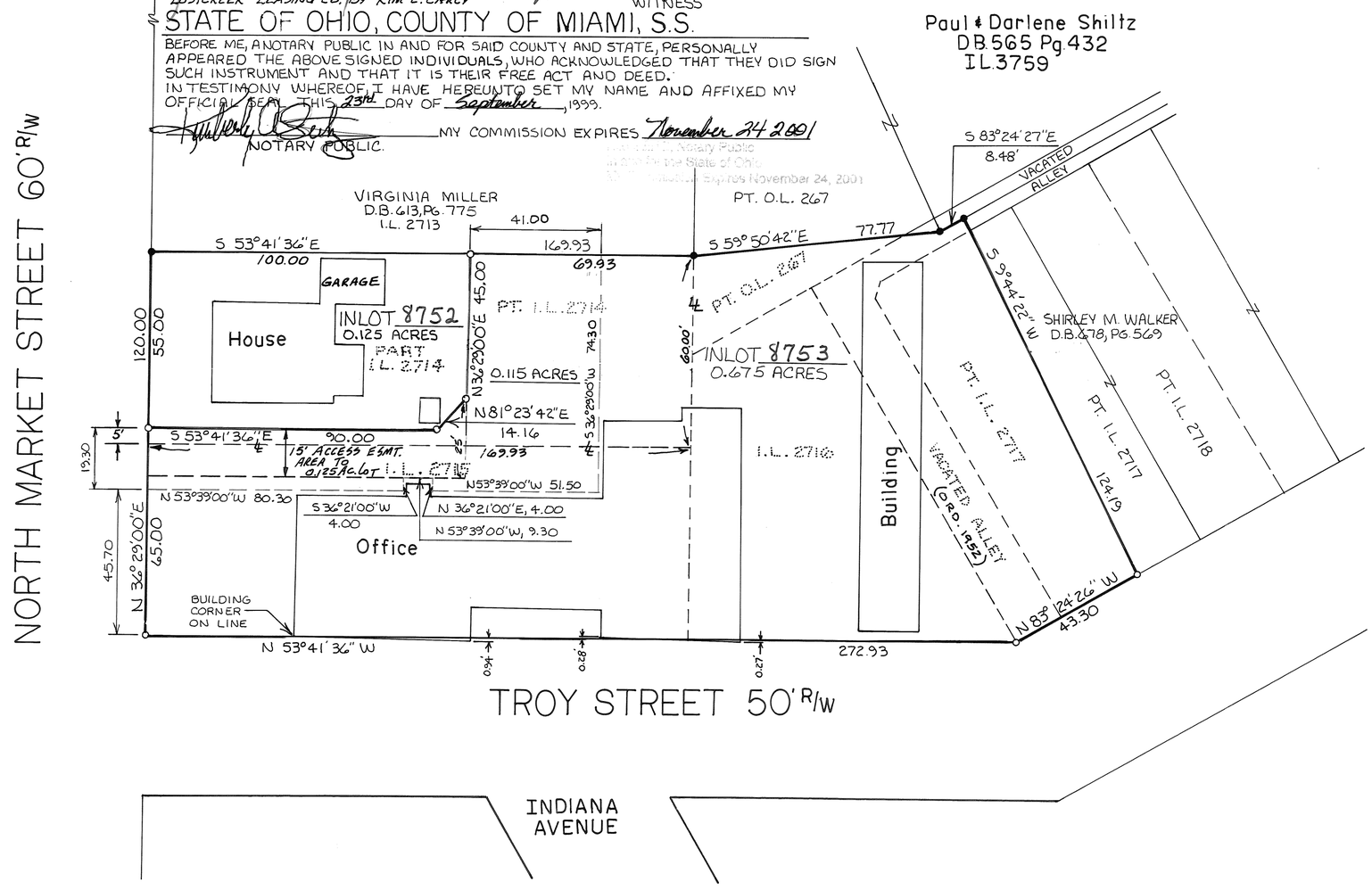
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED INDIVIDUALS, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 23rd DAY OF September, 1999.

NOTARY PUBLIC. MY COMMISSION EXPIRES November 24 2001

Notary Public In and For the State of Ohio My Commission Expires November 24, 2001

DESCRIPTION

BEING A REPLAT OF 0.800 ACRES OF INLOTS 2714, 2715 AND 2716, PT. INLOT 2717, PT. OUTLOT 267 AND PART OF A VACATED ALLEY IN THE CITY OF TROY, MIAMI COUNTY, OHIO. CONTAINING 0.234 AC. IN I.L. 2714, 0.234 AC. IN I.L. 2715, 0.168 AC. IN I.L. 2716, 0.087 AC. IN PT. I.L. 2717, 0.024 AC. IN PT. O.L. 267 AND 0.053 AC. IN PT. VACATED ALLEY AS CONVEYED TO ERIC M. & KIMBERLY L. CAREY BY D.B. 648, PG. 433 AND LOSTCREEK LEASING CO. BY D.B. 651, PG. 763; & D.B. 700, PG. 285 OF THE MIAMI COUNTY RECORDS DEED RECORDS.



SCALE: 1 IN. = 30 FT.

0 15 30 60

LEGEND

- ● IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ¤ GIN SPINDLE SET
- ○ 5/8"ϕ PIN SET Capped (Cozatt S6001)
- + CUT CROSS SET

REFERENCES

Sur. Vol. 11, Pg. 124
Sur. Vol. 13, Pg. 15
Sur. Vol. 16, Pg. 84
} Miami County Engineer's Record of Lot Surveys

SURVEYOR'S STATEMENT

I hereby certify this plat to be a true and correct survey as shown, with all lot corners marked as shown.

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

Michael W. Cozatt 5/19/99
MICHAEL W. COZATT P.S. 6001 DATE

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO THIS 14th DAY OF July, 1999.

CHAIRMAN

SECRETARY

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO
PH. 937-339-2921 FAX 339-2921
JOB NO. 28997

THE GREENS OF SPRINGCREEK
PHASE I, LOTS 1 - 40

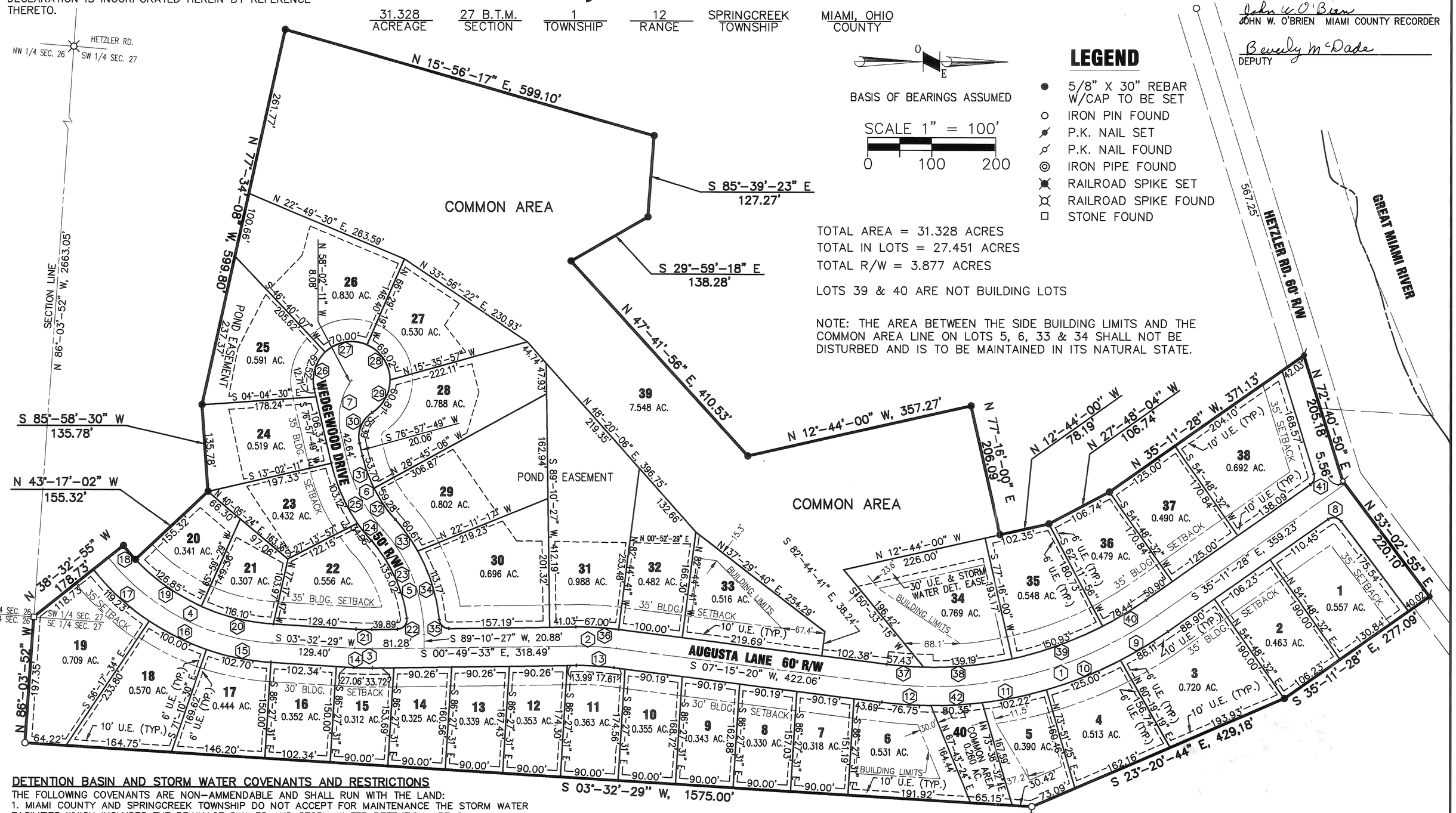
31.328	27 B.T.M.	1	12	SPRINGCREEK	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

COVENANTS & RESTRICTIONS

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE GREENS OF SPRINGCREEK ON FILE WITH THE RECORDER OF MIAMI COUNTY, OHIO IN DEED BOOK 700, PAGE 384 WHICH DECLARATION IS INCORPORATED HEREIN BY REFERENCE THERETO.

TRANSFERRED THIS 28th DAY OF October, 1999
Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda Pearson — DEPUTY AUDITOR

PLAT BOOK 18, PAGE 114
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 28th DAY OF October, 1999, AT 12:03PM.
FILE No. 0277933 FEE: $64.80
John W. O'Brien — JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Beverly McDade — DEPUTY



BASIS OF BEARINGS ASSUMED

SCALE 1" = 100'
0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- P.K. NAIL SET
- P.K. NAIL FOUND
- ◎ IRON PIPE FOUND
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- □ STONE FOUND

TOTAL AREA = 31.328 ACRES
TOTAL IN LOTS = 27.451 ACRES
TOTAL R/W = 3.877 ACRES

LOTS 39 & 40 ARE NOT BUILDING LOTS

NOTE: THE AREA BETWEEN THE SIDE BUILDING LIMITS AND THE COMMON AREA LINE ON LOTS 5, 6, 33 & 34 SHALL NOT BE DISTURBED AND IS TO BE MAINTAINED IN ITS NATURAL STATE.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

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

1. MIAMI COUNTY AND SPRINGCREEK TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES 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 STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.
4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1) WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. C.C. DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

NOTE: SEE SHEET 3 OF 3 FOR ADDITIONAL EASEMENT AND MONUMENTATION INFORMATION.

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

Steven E. Bowersox — STEVEN E. BOWERSOX, P.S. #7059
6-15-1999 — DATE

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

SHEET 1 OF 3

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

date:	drawn by:	job number:
06-15-99	seb	MiaScr9901fin

THE GREENS OF SPRINGCREEK
PHASE I, LOTS 1 - 40

31.328	27 B.T.M.	1	12	SPRINGCREEK	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

COVENANTS & RESTRICTIONS

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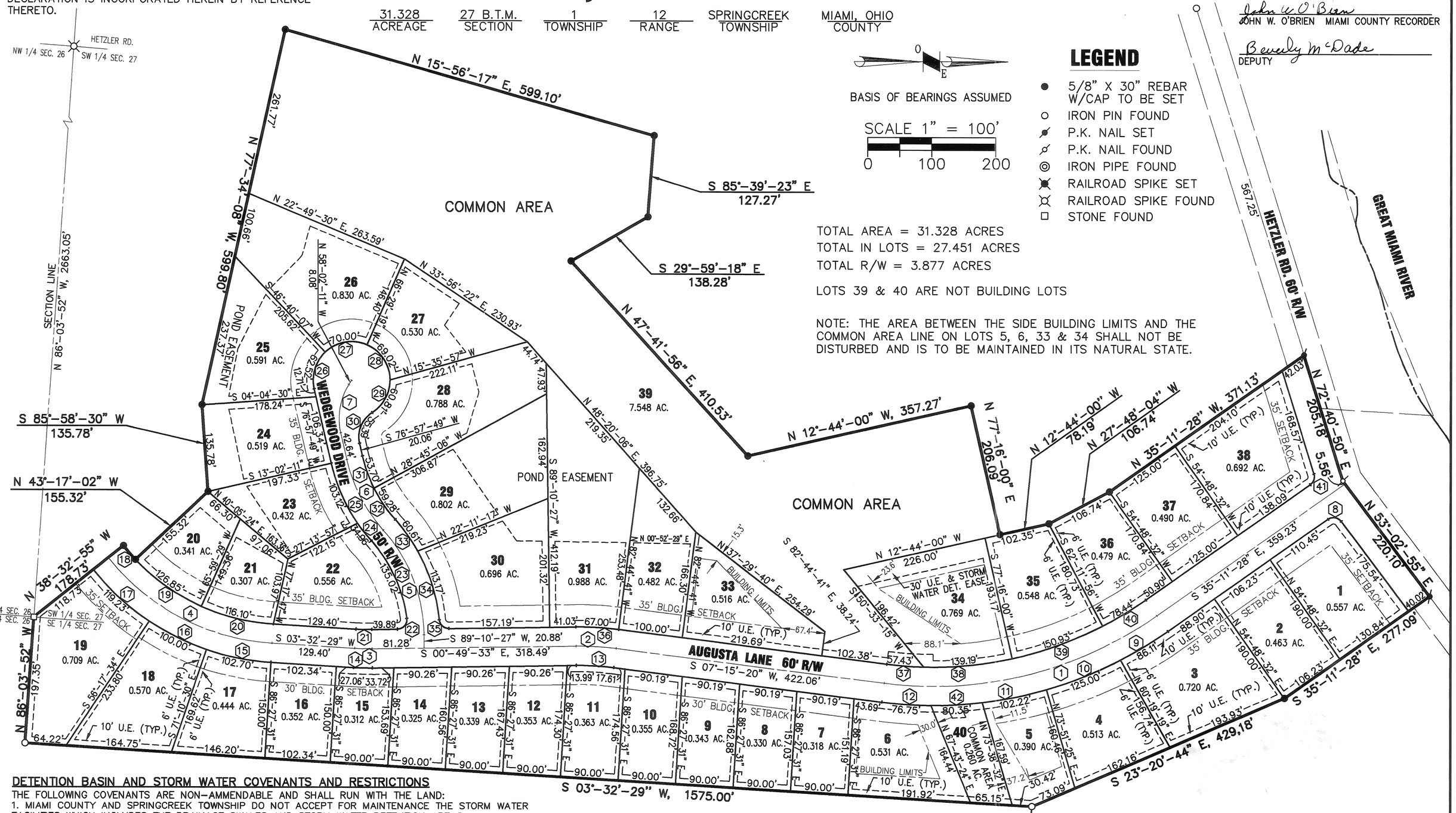
TRANSFERRED THIS 28th DAY OF October, 1999
Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda Pearson — DEPUTY AUDITOR

PLAT BOOK 18, PAGE 114
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 28th DAY OF October, 1999, AT 12:03PM.
FILE No. 0277933 FEE: $64.80
John W. O'Brien — JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Beverly McDade — DEPUTY



BASIS OF BEARINGS ASSUMED

SCALE 1" = 100'
0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- P.K. NAIL SET
- P.K. NAIL FOUND
- ◎ IRON PIPE FOUND
- RAILROAD SPIKE SET
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- □ STONE FOUND

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6. C.C. DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

NOTE: SEE SHEET 3 OF 3 FOR ADDITIONAL EASEMENT AND MONUMENTATION INFORMATION.

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

Steven E. Bowersox — STEVEN E. BOWERSOX, P.S. #7059
6-15-1999 — DATE

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

SHEET 1 OF 3

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

date:	drawn by:	job number:
06-15-99	seb	MiaScr9901fin

THE GREENS OF SPRINGCREEK
PHASE I

PLAT BOOK 18, PAGE 114-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS ___ DAY OF _____, 1999, AT _____M.

FILE No. _____ FEE: $_____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 28TH DAY OF October, 1999

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

BY: Linda Pearson — DEPUTY AUDITOR

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	605.00'	42°-26'-47"	448.20'	438.02'	S 13°-58'-04" E
2	445.00'	08°-04'-52"	62.76'	62.71'	S 03°-12'-53" W
3	355.00'	04°-22'-01"	27.06'	27.05'	S 01°-21'-28" W
4	355.00'	47°-54'-36"	296.85'	288.27'	S 27°-29'-47" W
5	250.00'	40°-58'-47"	178.81'	175.02'	S 68°-41'-04" W
6	250.00'	28°-46'-09"	125.53	124.21'	S 62°-34'-45" W
7	100.00'	45°-00'-00"	78.54'	76.54'	N 80°-32'-11" W
8	15.00'	88°-14'-23"	23.10'	20.88'	S 08°-55'-44" W
9	635.00'	07°-46'-10"	86.11'	86.04'	S 31°-18'-23" E
10	635.00'	11°-16'-43"	125.00'	124.80'	S 21°-46'-56" E
11	635.00'	09°-13'-25"	102.22'	102.11'	S 11°-31'-52" E
12	635.00'	06°-55'-31"	76.75'	76.70'	S 03°-47'-34" W
13	415.00'	08°-04'-52"	58.53'	58.48'	S 03°-12'-53" W
14	385.00'	04°-22'-01"	29.34'	29.34'	S 01°-21'-28" W
15	385.00'	15°-17'-02"	102.70'	102.40'	S 11°-11'-00" W
16	385.00'	14°-52'-55"	100.00'	99.72'	S 26°-15'-58" W
17	385.00'	17°-44'-39"	119.23'	118.76'	S 42°-34'-45" W
18	325.00'	05°-04'-44"	28.81'	28.80'	N 48°-54'-43" E
19	325.00'	22°-21'-49"	126.85'	126.05'	N 35°-11'-26" E
20	325.00'	20°-28'-03"	116.10'	115.48'	N 13°-46'-30" E
21	325.00'	04°-22'-01"	24.77'	24.77'	N 01°-21'-28" E
22	15.00'	96°-35'-46"	25.29'	22.40'	N 49°-07'-26" W
23	225.00'	34°-23'-01"	135.02'	133.01'	S 65°-23'-11" W
24	275.00'	07°-17'-01"	34.96'	34.93'	S 51°-50'-10" W
25	275.00'	21°-29'-09"	103.12'	102.52'	S 66°-13'-15" W
26	60.00'	59°-42'-18"	62.52'	59.73'	N 73°-11'-02" W
27	60.00'	66°-50'-35"	70.00'	66.10'	N 09°-54'-36" W
28	60.00'	65°-54'-43"	69.02'	65.28'	N 56°-28'-03" E
29	60.00'	58°-04'-09"	60.81'	58.24'	S 61°-32'-32" E
30	45.00'	70°-31'-44"	55.39'	51.96'	S 67°-46'-19" E
31	225.00'	13°-40'-28"	53.70'	53.57'	N 70°-07'-35" E
32	225.00'	15°-05'-41"	59.28'	59.11'	N 55°-44'-31" E
33	275.00'	12°-37'-44"	60.61'	60.49'	N 54°-30'-32" E
34	275.00'	23°-34'-47"	113.17'	112.38'	N 72°-36'-47" E
35	15.00'	85°-13'-43"	22.31'	20.31'	N 41°-47'-19" E
36	475.00'	08°-04'-52"	67.00'	66.94'	N 03°-12'-53" E
37	575.00'	05°-43'-21"	57.43'	57.41'	N 04°-23'-39" E
38	575.00'	13°-52'-09"	139.19'	138.85'	N 05°-24'-06" W
39	575.00'	15°-02'-20"	150.93'	150.49'	N 19°-51'-21" W
40	575.00'	07°-48'-57"	78.44'	78.38'	N 31°-16'-59" W
41	15.00'	72°-07'-43"	18.88'	17.66'	N 71°-15'-19" W
42	635.00'	07°-14'-59"	80.35'	80.29'	S 03°-17'-41" E

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 27, TOWN 1, RANGE 12, B.T.M., SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND IN THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27;

THENCE, NORTH 38°-32'-55" WEST, 178.73 FEET, TO AN IRON PIN SET;

THENCE, NORTHEASTERLY, 28.81 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, AN INTERNAL ANGLE OF 05°-04'-44" AND A CHORD 28.80 FEET IN LENGTH BEARING NORTH 48°-54'-43" EAST, TO AN IRON PIN SET;

THENCE, NORTH 43°-17'-02" WEST, 155.32 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 85°-58'-30" WEST, 135.78 FEET, TO AN IRON PIN SET;

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THENCE, NORTH 72°-40'-50" EAST, 205.18 FEET, ALONG THE CENTERLINE OF HETZLER ROAD, TO A P.K. NAIL FOUND;

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THENCE, NORTH 86°-03'-52" WEST, 197.35 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 31.328 ACRES MORE OR LESS WITH 3.877 ACRES MORE OR LESS OF SAME BEING DEDICATED AS ROAD RIGHT-OF-WAY AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEING A SUBDIVISION SITUATED IN SECTION 27, TOWN 1, RANGE 12, B.T.M., IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 31.328 ACRES FROM THE FOLLOWING DEEDS AS CONVEYED TO CARRIAGE CROSSING DEVELOPMENT, INCORPORATED; 90.363 ACRES FILED IN DEED BOOK 687, PAGE 198 AND 41.791 ACRES FILED IN DEED BOOK 696, PAGE 472 AS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

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

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

WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF MIAMI COUNTY, OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

OWNERS: CARRIAGE CROSSING DEVELOPMENT, INC. by Richard L. Dungan — PRESIDENT, Richard L. Dungan; WITNESS Ellen Bennett

LIEN HOLDERS: Peoples Savings Bank of Troy — VICE PRESIDENT, Mark A. Douglas; WITNESS Mary E. Clevenger

V. PRESIDENT, Robert L. Heidenreich; WITNESS Alan M. Kappes

V. PRESIDENT, Craig C. Bundschuh; WITNESS Mary E. Clevenger

STATE OF OHIO, COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami, OHIO, PERSONALLY APPEARED Richard L. Dungan, PRESIDENT AND Robert L. Heidenreich, VICE PRESIDENT OF Carriage Crossing Development, Inc. 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 CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT AND THE FREE ACT OF DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 27TH DAY OF October, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MIAMI COUNTY PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20TH DAY OF July, 1999.

CHAIRPERSON

SECRETARY

MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20TH DAY OF OCTOBER, 1999.

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 26TH DAY OF October, 1999. (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

PROTECTIVE COVENANTS & RESTRICTIONS

THE PROTECTIVE COVENANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN DEED BOOK 700, PAGE 384.

SHEET 2 OF 3

STEVEN E. BOWERSOX, P.S. #7059 — DATE 6-15-1999

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

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

date:	drawn by:	job number:
06-15-99	seb	MiSc9901fin2

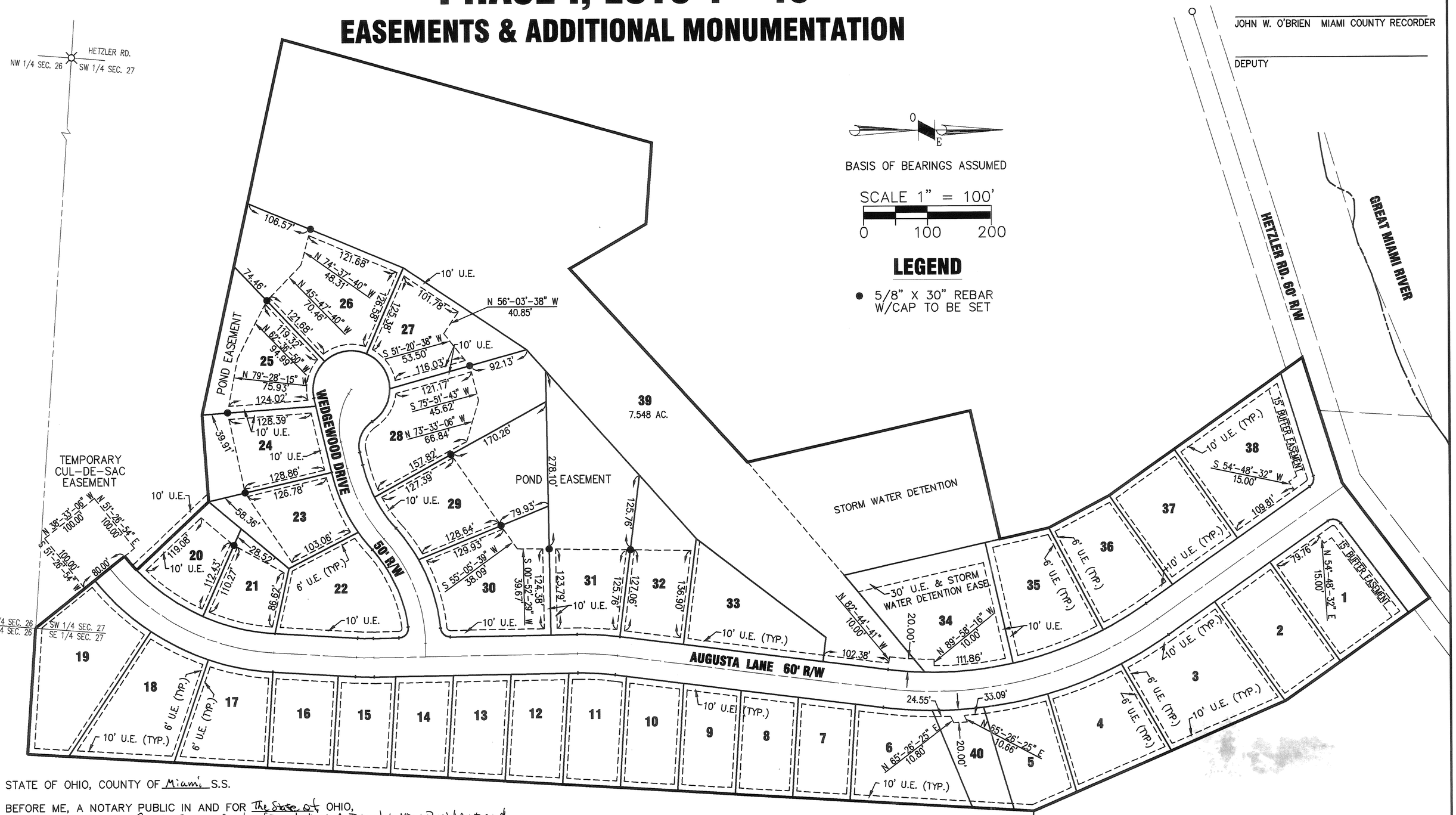
THE GREENS OF SPRINGCREEK
PHASE I, LOTS 1 - 40
EASEMENTS & ADDITIONAL MONUMENTATION

TRANSFERRED THIS 28th DAY OF October, 1999
Chris A. Peeples BY: Linda Pearson
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

PLAT BOOK 18, PAGE 114-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS ___ DAY OF _____, 1999, AT _____M.
FILE No. _____ FEE: $_____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY



STATE OF OHIO, COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR The State of OHIO, PERSONALLY APPEARED Peoples Savings Bank of Troy by Mark A. Douglas, Vice President and Craig C. Bundschuh, Vice-President, LIEN HOLDERS, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH IN BEHALF OF SAID LIEN HOLDER AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS AND THE FREE ACT OF 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 October, 1999.

Alan M. Kappers
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Steven E. Bowersox 6-15-1999
STEVEN E. BOWERSOX, P.S. #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

SHEET 3 OF 3

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date:	drawn by:	job number:
06-15-99	seb	MiaScr9901EAS

THE GREENS OF SPRINGCREEK
PHASE I

PLAT BOOK 18, PAGE 114-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS ___ DAY OF _____, 1999, AT _____M.

FILE No. _____ FEE: $_____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 28TH DAY OF October, 1999

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

BY: Linda Pearson — DEPUTY AUDITOR

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	605.00'	42°-26'-47"	448.20'	438.02'	S 13°-58'-04" E
2	445.00'	08°-04'-52"	62.76'	62.71'	S 03°-12'-53" W
3	355.00'	04°-22'-01"	27.06'	27.05'	S 01°-21'-28" W
4	355.00'	47°-54'-36"	296.85'	288.27'	S 27°-29'-47" W
5	250.00'	40°-58'-47"	178.81'	175.02'	S 68°-41'-04" W
6	250.00'	28°-46'-09"	125.53	124.21'	S 62°-34'-45" W
7	100.00'	45°-00'-00"	78.54'	76.54'	N 80°-32'-11" W
8	15.00'	88°-14'-23"	23.10'	20.88'	S 08°-55'-44" W
9	635.00'	07°-46'-10"	86.11'	86.04'	S 31°-18'-23" E
10	635.00'	11°-16'-43"	125.00'	124.80'	S 21°-46'-56" E
11	635.00'	09°-13'-25"	102.22'	102.11'	S 11°-31'-52" E
12	635.00'	06°-55'-31"	76.75'	76.70'	S 03°-47'-34" W
13	415.00'	08°-04'-52"	58.53'	58.48'	S 03°-12'-53" W
14	385.00'	04°-22'-01"	29.34'	29.34'	S 01°-21'-28" W
15	385.00'	15°-17'-02"	102.70'	102.40'	S 11°-11'-00" W
16	385.00'	14°-52'-55"	100.00'	99.72'	S 26°-15'-58" W
17	385.00'	17°-44'-39"	119.23'	118.76'	S 42°-34'-45" W
18	325.00'	05°-04'-44"	28.81'	28.80'	N 48°-54'-43" E
19	325.00'	22°-21'-49"	126.85'	126.05'	N 35°-11'-26" E
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33	275.00'	12°-37'-44"	60.61'	60.49'	N 54°-30'-32" E
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39	575.00'	15°-02'-20"	150.93'	150.49'	N 19°-51'-21" W
40	575.00'	07°-48'-57"	78.44'	78.38'	N 31°-16'-59" W
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LEGAL DESCRIPTION

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THENCE, NORTHEASTERLY, 28.81 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, AN INTERNAL ANGLE OF 05°-04'-44" AND A CHORD 28.80 FEET IN LENGTH BEARING NORTH 48°-54'-43" EAST, TO AN IRON PIN SET;

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OWNERS: CARRIAGE CROSSING DEVELOPMENT, INC. by Richard L. Dungan — PRESIDENT, Richard L. Dungan; WITNESS Ellen Bennett

LIEN HOLDERS: Peoples Savings Bank of Troy — VICE PRESIDENT, Mark A. Douglas; WITNESS Mary E. Clevenger

V. PRESIDENT, Robert L. Heidenreich; WITNESS Alan M. Kappes

V. PRESIDENT, Craig C. Bundschuh; WITNESS Mary E. Clevenger

STATE OF OHIO, COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami, OHIO, PERSONALLY APPEARED Richard L. Dungan, PRESIDENT AND Robert L. Heidenreich, VICE PRESIDENT OF Carriage Crossing Development, Inc. 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 CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT AND THE FREE ACT OF DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 27TH DAY OF October, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MIAMI COUNTY PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20TH DAY OF July, 1999.

CHAIRPERSON

SECRETARY

MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20TH DAY OF OCTOBER, 1999.

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

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Richard W. Adams

PROTECTIVE COVENANTS & RESTRICTIONS

THE PROTECTIVE COVENANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN DEED BOOK 700, PAGE 384.

SHEET 2 OF 3

STEVEN E. BOWERSOX, P.S. #7059 — DATE 6-15-1999

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

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

date:	drawn by:	job number:
06-15-99	seb	MiSc9901fin2

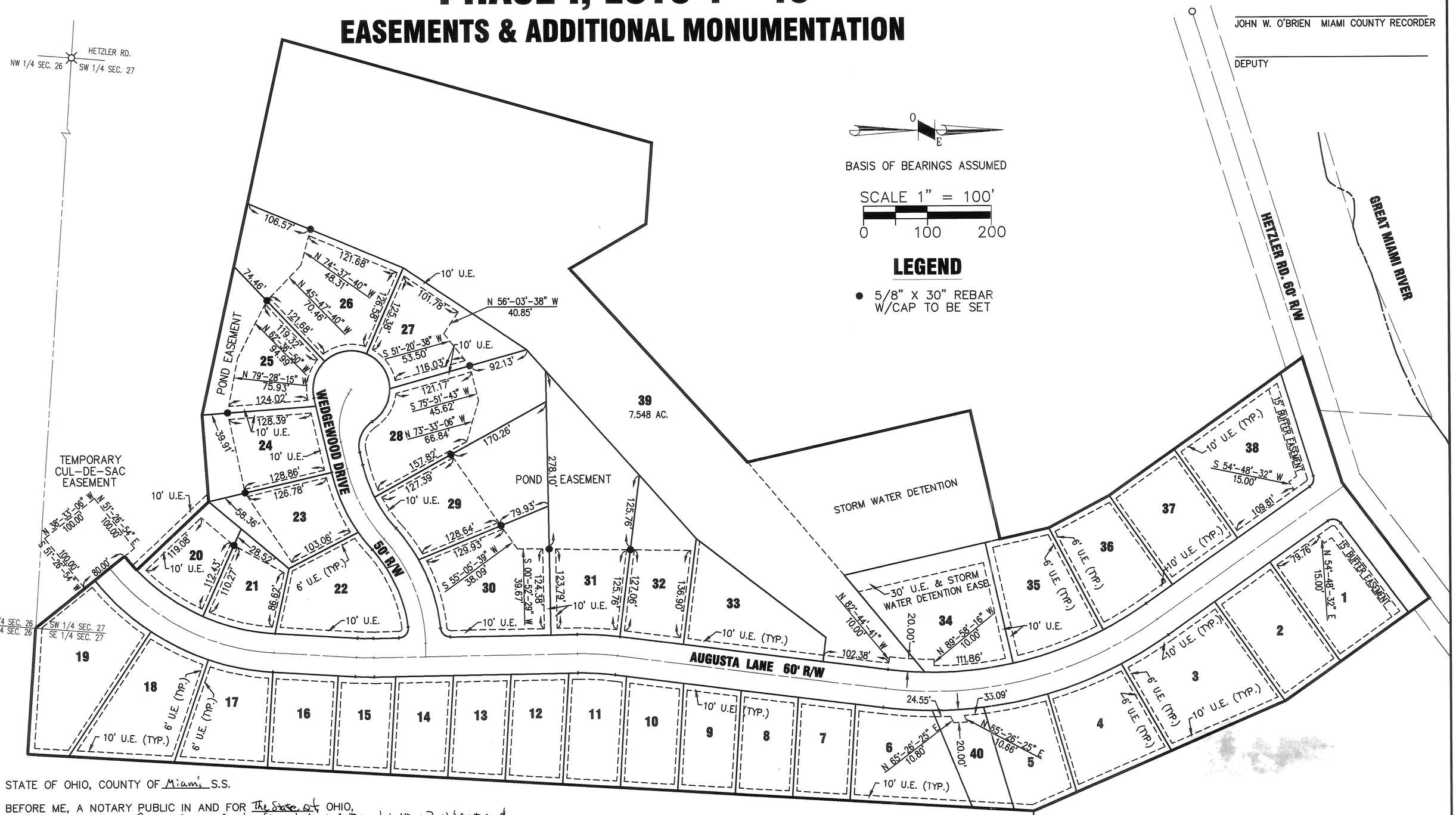
THE GREENS OF SPRINGCREEK
PHASE I, LOTS 1 - 40
EASEMENTS & ADDITIONAL MONUMENTATION

TRANSFERRED THIS 28th DAY OF October, 1999
Chris A. Peeples BY: Linda Pearson
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

PLAT BOOK 18, PAGE 114-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS ___ DAY OF _____, 1999, AT _____M.
FILE No. _____ FEE: $_____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY



STATE OF OHIO, COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR The State of OHIO, PERSONALLY APPEARED Peoples Savings Bank of Troy by Mark A. Douglas, Vice President and Craig C. Bundschuh, Vice-President, LIEN HOLDERS, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH IN BEHALF OF SAID LIEN HOLDER AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS AND THE FREE ACT OF 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 October, 1999.

Alan M. Kappers
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Steven E. Bowersox 6-15-1999
STEVEN E. BOWERSOX, P.S. #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

SHEET 3 OF 3

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

date:	drawn by:	job number:
06-15-99	seb	MiaScr9901EAS

SANDEL SUBDIVISION SECTION FIVE – PIQUA, OHIO

PLAT BOOK 18 PAGE 115
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 10th DAY OF
NOVEMBER, 1999, AT 8:34 A.M.
FILE NO. 0278696 FEE: $ 43.20

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 9.0709 ACRES OF PARTS OF INLOT 7833 IN THE CITY OF PIQUA, OHIO, WHICH IS PART OF THE 7.3953 ACRE PART OF INLOT 7833 AS ACQUIRED BY SANDEL DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 692, PAGES 45, 46 AND 47 AND PART OF THE 4.2081 ACRE PART OF INLOT 7833 AS ACQUIRED BY SANDEL DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 694, PAGE 436. 6.8323 ACRES OF THE 9.0709 ACRE PARTS OF INLOT 7833 ARE PLATTED IN LOTS AND THE REMAINING 2.2386 ACRES ARE IN DEDICATED STREETS.

D.B. 694-435 – 3.6533 AC. - S.PT. 7833
D.B. 692-45+ – 5.4176 AC. - N.PT. 7833

SECTION 2 - REC. BK. 16-75

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 TEN (10) FOOT EASEMENT ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.

PROTECTIVE COVENANTS & RESTRICTIONS

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

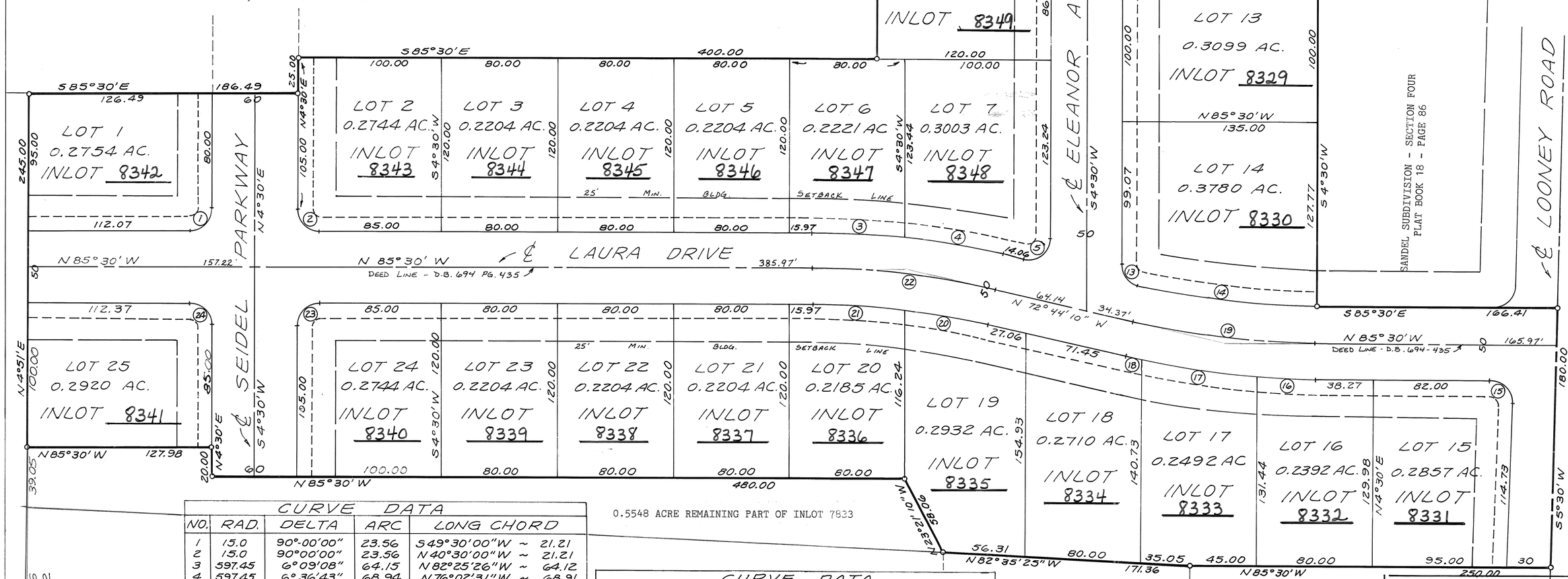
ALL BUILDING AND GRADING PLANS SHALL BE APPROVED BY THE DEVELOPER.

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
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

SANDEL SUBDIVISION - SECTION THREE
PLAT BOOK 17 - PAGE 81



CURVE DATA				
NO.	RAD.	DELTA	ARC	LONG CHORD
1	15.0	90°-00'00"	23.56	S 49°30'00"W ~ 21.21
2	15.0	90°00'00"	23.56	N 40°30'00"W ~ 21.21
3	597.45	6°09'08"	64.15	N 82°25'26"W ~ 64.12
4	597.45	6°36'43"	68.94	N 76°02'31"W ~ 68.91
5	15.0	102°45'51"	26.90	S 55°52'55"W ~ 23.44
6	50.0	90°00'00"	78.54	S 40°30'00"E ~ 70.71
7	50.0	45°00'00"	39.27	S 72°00'00"W ~ 38.27
8	50.0	30°36'34"	26.71	S 64°48'17"W ~ 26.40
9	50.0	59°23'26"	51.83	N 70°11'43"W ~ 49.54
10	50.0	12°53'42"	11.25	N 34°03'09"W ~ 11.23
11	50.0	77°06'18"	67.29	N 10°56'51"E ~ 62.32
12	50.0	45°00'00"	39.27	N 27°00'00"E ~ 38.27
13	15.0	76°59'32"	20.16	N 33°58'45"W ~ 18.67
14	547.45	13°01'29"	124.45	N 78°59'16"W ~ 124.18
15	15.0	90°59'59"	23.82	S 40°00'01"E ~ 21.40

CURVE DATA				
NO.	RAD.	DELTA	ARC.	LONG CHORD
16	597.45	4°00'20"	41.77	S 83°29'50"E ~ 41.76
17	597.45	7°45'04"	80.82	S 77°37'08"E ~ 80.76
18	597.45	1°00'27"	10.50	S 71°52'32"E ~ 10.50
19	572.45	12°45'51"	127.53	N 79°07'05"W ~ 127.26
20	547.45	6°02'51"	57.78	S 76°00'35"E ~ 57.76
21	547.45	6°43'00"	64.18	S 82°08'30"E ~ 64.14
22	572.45	12°45'51"	127.53	N 79°07'05"W ~ 127.27
23	15.0	90°00'00"	23.56	N 49°30'00"E ~ 21.21
24	15.0	90°00'00"	23.56	S 40°30'00"E ~ 21.21

SANDEL SUBDIVISION - SECTION FIVE
PIQUA, OHIO

SANDEL DEVELOPMENT, INC.
PIQUA, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (937) 339-5331

DATE	DRAWN BY:	SHEET NO.
9 AUG 1999	TRACED BY: CHECKED BY: Rick	1 OF 2

SCALE: 1" = 50'

SANDEL SUBDIVISION SECTION FIVE – PIQUA, OHIO

PLAT BOOK 18 PAGE 115A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 19___, AT _____.M.
FILE NO. _____ FEE: $ _____

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: _____
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 9.0709 ACRES OF PARTS OF INLOT 7833 IN THE CITY OF PIQUA, OHIO, WHICH IS PART OF THE 7.3953 ACRE PART OF INLOT 7833 AS ACQUIRED BY SANDEL DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 692, PAGES 45, 46 AND 47 AND PART OF THE 4.2081 ACRE PART OF INLOT 7833 AS ACQUIRED BY SANDEL DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 694, PAGE 436. 6.8323 ACRES OF THE 9.0709 ACRE PARTS OF INLOT 7833 ARE PLATTED IN LOTS AND THE REMAINING 2.2386 ACRES ARE IN DEDICATED STREETS.

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

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

OWNER: SANDEL DEVELOPMENT, INC.

CHARLES SANDERS, VICE-PRESIDENT — WITNESS Jeanie J. Bates

KENNETH S. MOORE, TREASURER — WITNESS SHIRLEY A. SANDERS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHARLES SANDERS, VICE-PRESIDENT AND KENNETH S. MOORE, TREASURER OF SANDEL DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND TREASURER, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE-PRESIDENT AND TREASURER, AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 14TH DAY OF SEPTEMBER, 1999.

NOTARY PUBLIC — MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
in and for the State of Ohio
My Commission Expires October 24, 2004
STATE OF OHIO

LIENHOLDERS: PEOPLES SAVINGS BANK OF TROY

RONALD B. SCOTT, PRESIDENT — WITNESS Darlyn D. Stradling

WILLIAM B. WHIDDEN, VICE-PRESIDENT — 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 RONALD B. SCOTT, PRESIDENT AND WILLIAM B. WHIDDEN, VICE-PRESIDENT OF THE PEOPLES SAVINGS BANK OF TROY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE-PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PRESIDENT AND VICE-PRESIDENT AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 24th DAY OF September, 1999.

NOTARY PUBLIC — MY COMMISSION EXPIRES January 28, 2001

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 14th DAY OF September, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 4th DAY OF October, 1999, THIS PLAT WAS APPROVED BY RESOLUTION NO. C-11340.

MAYOR — CLERK Rebecca J. Cool

TRANSFERRED THIS 10 DAY OF Nov., 1999.

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

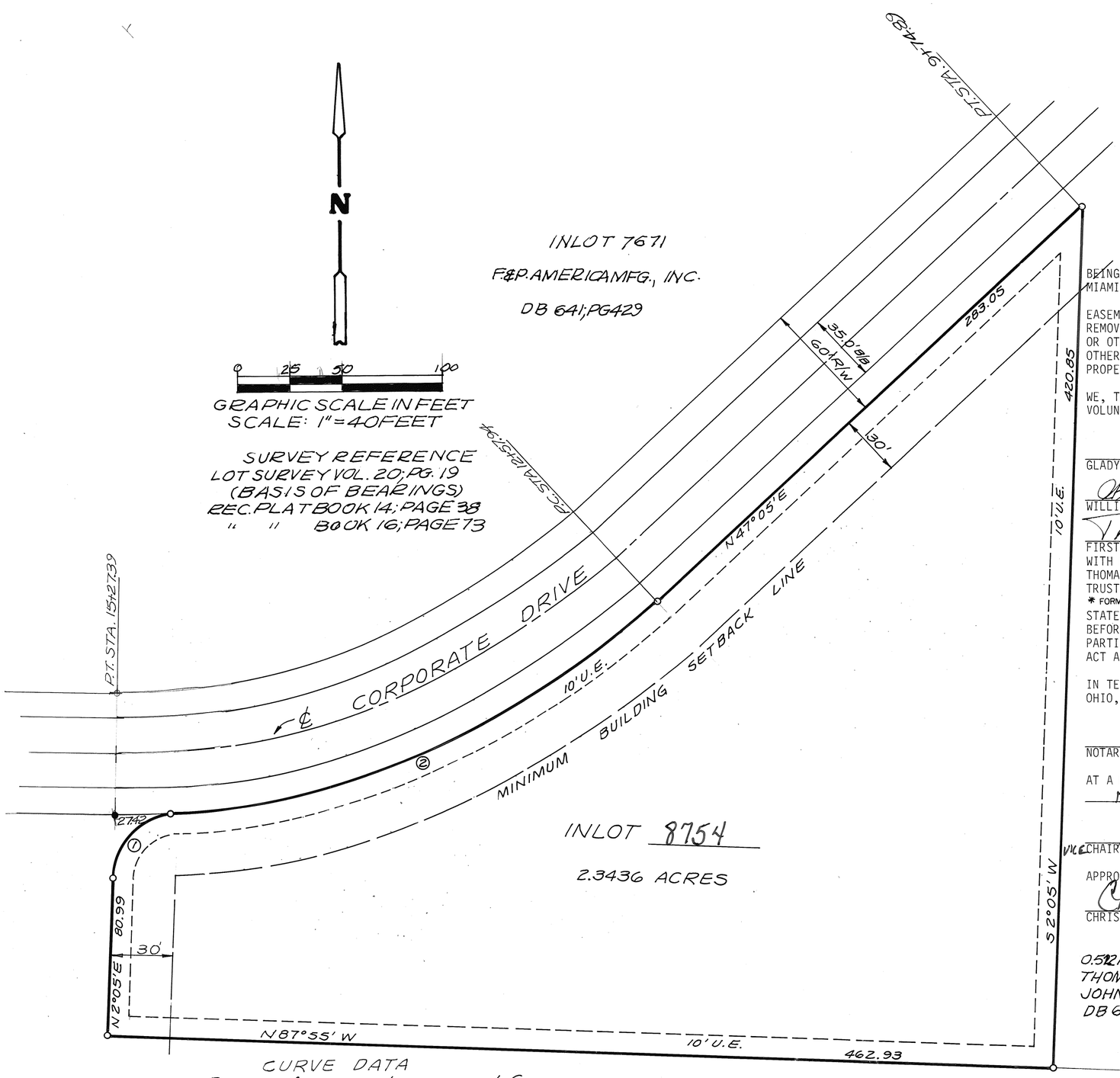
SANDEL SUBDIVISION - SECTION FIVE PIQUA, OHIO		
SANDEL DEVELOPMENT, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 9 AUG 1999	DRAWN BY: TRACED BY: CHECKED BY: SCALE: 1" = 50'	SHEET NO. 2OF2

SUN MACHINE & TOOL CORPORATION REPLAT

PART OF INLOT 6512 – TROY, OHIO

PLAT BOOK 18 PAGE 116
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30th DAY OF
NOVEMBER, 1999, AT 9:29 A.M.
FILE NO. 0279716 FEE: $ 21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Jill Rank
DEPUTY RECORDER



DESCRIPTION

BEING A REPLAT OF 2.3436 ACRE PART OF THE REMAINING 42.427 ACRE PART OF INLOT 6512, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 73.

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

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

HER (X) MARK
GLADYS JO BURNETT — WITNESS: Betty L. Day

William E. Burnett
WILLIAM E. BURNETT (OWNER) — WITNESS: Robert L. Kimmel

Thomas J. Kleptz
FIRSTAR BANK, N.A.* TRUSTEE U/A UNDER AGREEMENT WITH RAYMOND C. LONGENDELPHER
THOMAS J. KLEPTZ, SR. VICE PRESIDENT AND TRUST OFFICER — WITNESS: Judith R. Hartman

* FORMALLY KNOWN AS STAR BANK

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 2nd DAY OF November, 1999.

Betty L. Day
NOTARY PUBLIC — MY COMMISSION EXPIRES: BETTY L. DAY Notary Public, State of Ohio My Commission Expires Nov. 24, 2003

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 18th DAY OF NOV., 1999, THIS REPLAT WAS REVIEWED AND APPROVED.

H. W. Hannah
VICE CHAIRMAN — SECRETARY

APPROVED AND TRANSFERRED THIS 30th DAY OF NOVEMBER, 1999.

Chris A. Peebles
CHRIS A. PEEBLES, MIAMI COUNTY AUDITOR — BY: Linda Pearson, DEPUTY AUDITOR

0.512 AC. PART 6512 & 2.0 AC INLOT 7756
THOMAS & CATHERINE DRAKE &
JOHN & CYNTHIA RHOADS
DB 679-839 677-461

CURVE DATA

	R	Δ	L	L.C.
①	30.0	84°58'29"	44.49	N 44°34'15"E ~ 40.53
②	380.0	39°58'29"	265.12	N 67°04'15"E ~ 259.78

40.0834 ACRE PART OF 6512
GLADYS JO BURNETT – ½ INT (D.B 629-300)
FIRST NATIONAL BANK & TRUST CO – ½ INT (D.B. 537-279)

LEGEND
● = IRON PIN FOUND
○ = IRON PIN SET

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

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

REPLAT OF 2.3436 ACRE PART OF INLOT 6512
TROY, OHIO

GLADYS JO BURNETT
&
FIRSTAR BANK, N.A.

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (937) 339-5331

DATE	DRAWN BY: JP TRACED BY: RWK CHECKED BY: RWK	SHEET NO.
1-NOV 1999	SCALE: 1" = 40'	1 OF 1

RECORD PLAN
PARKTOWNE
SECTION ONE

SECTION 25, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 13.4793 ACRES TOTAL
7.0802 ACRES IN 37 BUILDING LOTS
5.8649 ACRES OF RIGHT OF WAY
0.5342 ACRES IN 3 RESERVE AREAS
SCALE: 1" = 100' DATE: OCTOBER 14, 1999

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 18, PAGE 117

FILE No. 0279977

RECEIVED DECEMBER 3, 1999

AT 3:11 p.m. FEE $43.20

John W. O'Brien
MIAMI COUNTY RECORDER

Beverly McDade
DEPUTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS & RESERVE EASEMENT AREAS (E.A.C.)(E.A.D.) SHOWN ON THE WITHIN PLAT TO BE TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OBERER DEVELOPMENT CO.

Russell A. Bergman
WITNESS AS TO 1 & 2

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

Trish L. Marsh
WITNESS AS TO 1 & 2

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

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 20th DAY OF October, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh — 5/18/02
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

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

Laura Martin
WITNESS AS TO 3

Martha A. Riedmatter
MARTHA A. RIEDMATTER, ASSISTANT VICE PRESIDENT (3)

Glenda R. Parrott
WITNESS AS TO 3

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 14th DAY OF October, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY MARTHA A. RIEDMATTER, ITS ASSISTANT VICE-PRESIDENT , TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Glenda R. Parrott — 8/1/2000
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

GLENDA R. PARROTT
Notary Public, State of Ohio
My Commission Expires Aug. 1, 2000

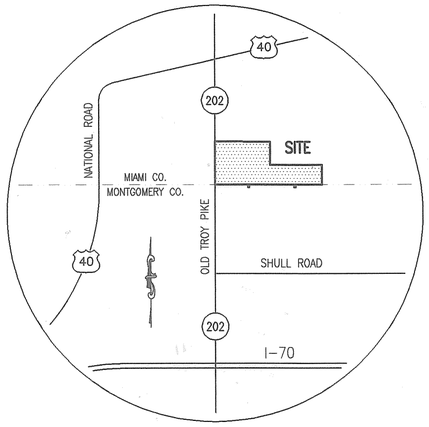
STATE OF OHIO, S.S.

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

George R. Oberer
GEORGE R. OBERER, SR.

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

Patricia L. Marsh — 5/18/02
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:



VICINITY MAP
NTS

H.O.A. RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN DEED ~~OFFICIAL~~ BOOK 702, PAGE 724 OF THE MIAMI COUNTY, OHIO RECORDS OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF, AND ARE BINDING ON, ALL LOTS IN THE SUBDIVISION.

NEIGHBORHOOD DRAINAGE PATTERN

UNLESS OTHERWISE DESIGNATED A TEN FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

SETBACK LINES SHOWN

SETBACK LINES SHOWN ON THIS PLAT DEPICT CURRENT ZONING REQUIREMENTS ONLY AND ARE NOT INTENDED OT CREATE ADDITIONAL RESTRICTIONS ON THE USE OF THE LOTS. IN ALL CASES OF CONFLICT WITH LOCAL ZONING REGULATIONS, THE LOCAL ZONING REQUIREMENT SHALL CONTROL.

STREET LIGHTING DISTRICT

A STREET LIGHTING DISTRICT MAY BE ESTABLISHED FOR THE BENEFIT OF THE LOTS IN THE PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

EASEMENTS

EASEMENT FOR MAINTENANCE IN EASEMENT AREAS LOCATED IN THE PUBLIC RIGHT OF WAY.
AN EASEMENT FOR MAINTENANCE OF IMPROVEMENTS AND LANDSCAPING IN ALL EASEMENT AREAS LOCATED IN THE PUBLIC RIGHT OF WAY ("E.A.-C" & "E.A.-D") IS CREATED IN FAVOR OF THE PARKTOWNE OWNER'S ASSOC. THE OWNER AND DEVELOPER UNDER THE DECLARATION OF COVENANTS HEREBY AGREES TO MAINTAIN AND LANDSCAPE "E.A.-C" AND "E.A.-D" FOREVER. THE OWNER AND DEVELOPER MAY ASSIGN THIS DUTY TO THE HOMEOWNER'S ASSOCIATION. THE CITY OF HUBER HEIGHTS MAY PERFORM SUCH MAINTENANCE AND LANDSCAPING IF, AFTER NOTICE TO THE OWNER OR HOMEOWNER'S ASSOCIATION THE WORK IS NOT PERFORMED SATISFACTORILY IN THIS CASE, THE CITY SHALL CHARGE ALL OF ITS COSTS TO THE OWNER OR IF IT EXISTS THE HOMEOWNER'S ASSOCIATION. THE OWNER, BY EXECUTING THIS RECORD PLAN HEREBY AGREES TO THIS PROVISION. THE CITY GRANTS AN EASEMENT TO THE OWNER AND HOMEOWNER'S ASSOCIATION TO PERFORM THIS MAINTENANCE AND LANDSCAPING.

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

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 13.4793 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 676, P. 832 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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

STATE OF OHIO — BEVAN D. FETTERS 4343 — REGISTERED SURVEYOR

NORTHMONT ENGINEERS

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

AUDITOR

TRANSFERRED ON THE 3 DAY OF Dec., 1999

Chris A. Peeples
MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY AUDITOR

APPROVED:

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

ON 11/26/99, 1999

VICE Joseph A. Koenig — 11/26/99
CHAIR, HUBER HEIGHTS PLANNING COMMISION — DATE

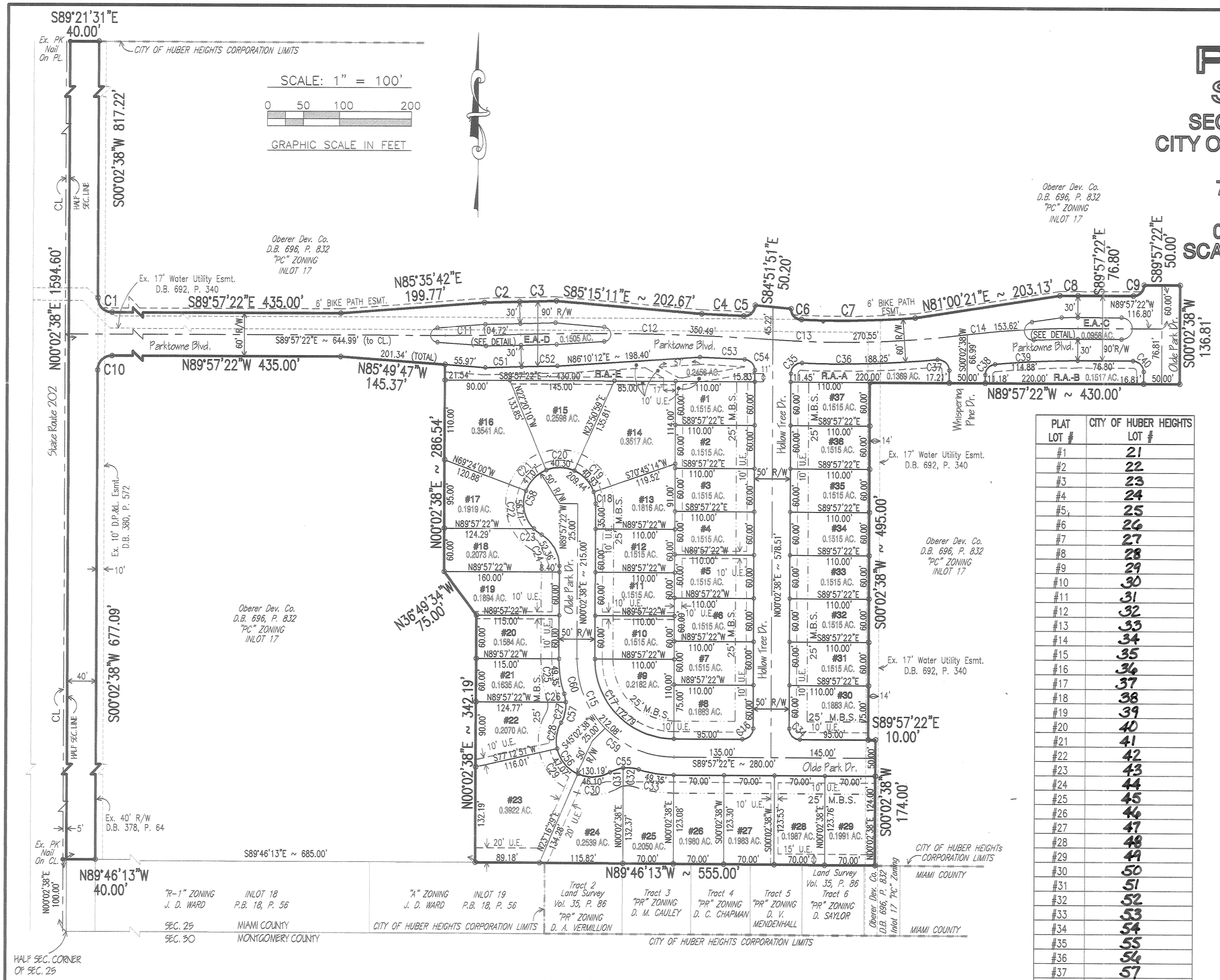
PREPARED BY:
NORTHMONT ENGINEERS
326 NORTH DIXIE DRIVE – VANDALIA, OHIO
PHONE: (937) 898-2021

DEVELOPER:
OBERER DEVELOPMENT COMPANY
4324 WEBSTER STREET – DAYTON, OHIO 45414
PH: (937) 278-0851 FX: (937) 278-6334

G:\PROJECTS\PARKTOWN\sec-1\Recplan.dwg Wed Oct 13 09:02:28 1999 Jrm

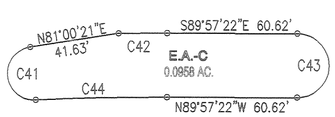
RECORD PLAN
PARKTOWNE
SECTION ONE

SECTION 25, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 13.4793 ACRES TOTAL
7.0802 ACRES IN 37 BUILDING LOTS
5.8649 ACRES OF RIGHT OF WAY
0.5342 ACRES IN 3 RESERVE AREAS
SCALE: 1" = 100' DATE: OCTOBER 14, 1999

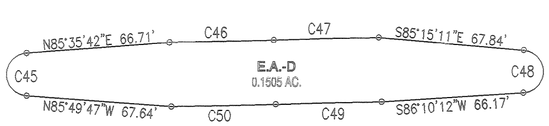


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	20.00'	90°00'00"	31.42'	20.00'	S44°57'22"E~28.28'
C2	2955.00'	00°56'58"	48.97'	24.48'	N88°31'07"E~48.97'
C3	3545.00'	00°49'24"	50.93'	25.47'	N88°27'20"E~50.93'
C4	3530.00'	00°56'43"	58.23'	29.12'	S87°23'11"E~58.23'
C5	15.00'	93°02'33"	24.36'	15.82'	N46°33'54"E~21.77'
C6	15.00'	87°49'55"	22.99'	14.44'	S43°52'19"E~20.81'
C7	1370.00'	06°36'27"	157.99'	79.08'	N88°54'30"E~157.90'
C8	1245.00'	01°09'50"	25.29'	12.65'	N89°27'43"E~25.29'
C9	15.00'	90°00'00"	23.56'	15.00'	N45°02'38"E~21.21'
C10	20.00'	90°00'00"	31.42'	20.00'	S45°02'38"W~28.28'
C11	3000.00'	02°00'00"	104.72'	52.37'	N89°02'38"E~104.71'
C12	3500.00'	05°44'15"	350.49'	175.39'	S89°05'14"E~350.34'
C13	1400.00'	11°04'21"	270.55'	135.70'	N88°14'43"E~270.13'
C14	1200.00'	07°20'06"	153.62'	76.92'	N86°22'35"E~153.52'
C15	135.00'	90°00'00"	212.06'	135.00'	N44°57'22"W~190.92'
C16	15.00'	90°00'00"	23.56'	15.00'	S45°02'38"W~21.21'
C17	110.00'	90°00'00"	172.79'	110.00'	N44°57'22"W~155.56'
C18	50.00'	19°17'24"	16.83'	8.50'	N09°36'04"W~16.75'
C19	50.00'	46°54'14"	40.93'	21.69'	N42°41'53"W~39.80'
C20	50.00'	46°11'10"	40.30'	21.32'	N89°14'36"W~39.22'
C21	50.00'	47°03'50"	41.07'	21.77'	S44°07'55"W~39.93'
C22	50.00'	64°58'59"	56.71'	31.84'	S11°53'30"E~53.72'
C23	50.00'	15°34'23"	13.59'	6.84'	S52°10'11"E~13.55'
C24	50.00'	60°00'00"	52.36'	28.87'	S29°57'22"E~50.00'
C25	160.00'	17°40'19"	49.35'	24.87'	S08°47'32"E~49.15'
C26	50.00'	13°22'18"	11.67'	5.86'	S10°56'32"E~11.64'
C27	50.00'	33°53'46"	29.58'	15.24'	S12°41'30"W~29.15'
C28	50.00'	42°25'33"	37.02'	19.41'	S08°25'37"W~36.18'
C29	50.00'	53°56'22"	47.07'	25.44'	S39°45'20"E~45.35'
C30	50.00'	52°49'36"	46.10'	24.83'	N86°51'41"E~44.48'
C31	50.00'	22°24'51"	19.56'	9.91'	N71°39'18"E~19.44'
C32	50.00'	24°51'14"	21.69'	11.02'	S84°42'40"E~21.52'
C33	160.00'	17°40'19"	49.35'	24.87'	S81°07'12"E~49.15'
C34	15.00'	90°00'00"	23.56'	15.00'	N44°57'22"W~21.21'
C35	15.00'	92°01'59"	24.09'	15.54'	N46°03'37"E~21.59'
C36	1430.00'	07°32'33"	188.25'	94.26'	N88°18'20"E~188.11'
C37	15.00'	95°30'35"	25.00'	16.52'	S47°42'39"E~22.21'
C38	15.00'	84°18'04"	22.07'	13.58'	N42°11'40"E~20.13'
C39	1155.00'	05°41'56"	114.88'	57.49'	N87°11'40"E~114.84'
C40	15.00'	90°00'00"	23.56'	15.00'	S44°57'22"E~21.21'
C41	12.50'	173°55'09"	37.94'	235.33'	N05°57'13"W~24.96'
C42	1215.00'	01°04'02"	22.63'	11.32'	N89°30'37"E~22.63'
C43	15.00'	180°00'00"	47.12'	60.00'	S00°02'38"W~30.00'
C44	1185.00'	02°57'25"	61.16'	30.59'	S88°33'55"W~61.15'
C45	10.00'	171°25'29"	29.92'	133.38'	N00°07'03"W~19.94'
C46	2985.00'	00°55'56"	48.57'	24.29'	N88°30'36"E~48.57'
C47	3515.00'	00°47'53"	48.96'	24.48'	N88°26'35"E~48.96'
C48	10.00'	171°25'23"	29.92'	133.35'	S00°27'30"W~19.94'
C49	3485.00'	00°48'42"	49.36'	24.68'	S88°26'59"W~49.36'
C50	3015.00'	00°55'25"	48.61'	24.30'	S88°30'21"W~48.61'
C51	3045.00'	00°56'58"	50.46'	25.23'	N88°31'07"E~50.46'
C52	3455.00'	00°49'24"	49.64'	24.82'	N88°27'20"E~49.64'
C53	3470.00'	01°01'28"	62.05'	31.02'	S87°20'48"E~62.05'
C54	15.00'	86°52'42"	22.74'	14.20'	S43°23'43"E~20.63'
C55	50.00'	47°16'04"	41.25'	21.88'	S84°04'55"W~40.09'
C56	50.00'	149°11'31"	130.19'	181.47'	N44°57'22"W~96.41'
C57	50.00'	47°16'04"	41.25'	21.88'	N06°00'21"E~40.09'
C58	50.00'	240°00'00"	209.44'	86.60'	N60°02'38"E~86.60'
C59	135.00'	45°00'00"	106.03'	55.92'	N67°27'22"W~103.32'
C60	135.00'	45°00'00"	106.03'	55.92'	N22°27'22"W~103.32'

PLAT LOT #	CITY OF HUBER HEIGHTS LOT #
#1	21
#2	22
#3	23
#4	24
#5	25
#6	26
#7	27
#8	28
#9	29
#10	30
#11	31
#12	32
#13	33
#14	34
#15	35
#16	36
#17	37
#18	38
#19	39
#20	40
#21	41
#22	42
#23	43
#24	44
#25	45
#26	46
#27	47
#28	48
#29	49
#30	50
#31	51
#32	52
#33	53
#34	54
#35	55
#36	56
#37	57
R.A.-A	58
R.A.-B	59
E.A.-C	—
E.A.-D	—
R.A.-E	60



EASEMENT AREA – C
DETAIL 1"=50'



EASEMENT AREA – D
DETAIL 1"=50'

NOTES

1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.

2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).

3.) R.A.– = RESERVE AREA. RESERVE AREAS ARE ARE NONBUILDING LOTS.

4.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.

5.) LOTS #1–#37 ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4–12–99.

6.) "R.A.–A", "R.A.–B", AND "R.A.–E" ARE COMMON PROPERTIES AS DESCRIBED IN THE DECLARATION OF COVENANTS AND ARE NOT DEDICATED TO THE PUBLIC. OWNERSHIP AND MAINTENANCE OF THESE RESERVE AREAS IS THE RESPONSIBILITY OF THE DECLARANT OR ITS SUCCESORS OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS.

MONUMENT LEGEND

DENOTES 3/4" IRON PIN TO BE SET

1.) BEARINGS BASIS: P.B. 18, P. 56.

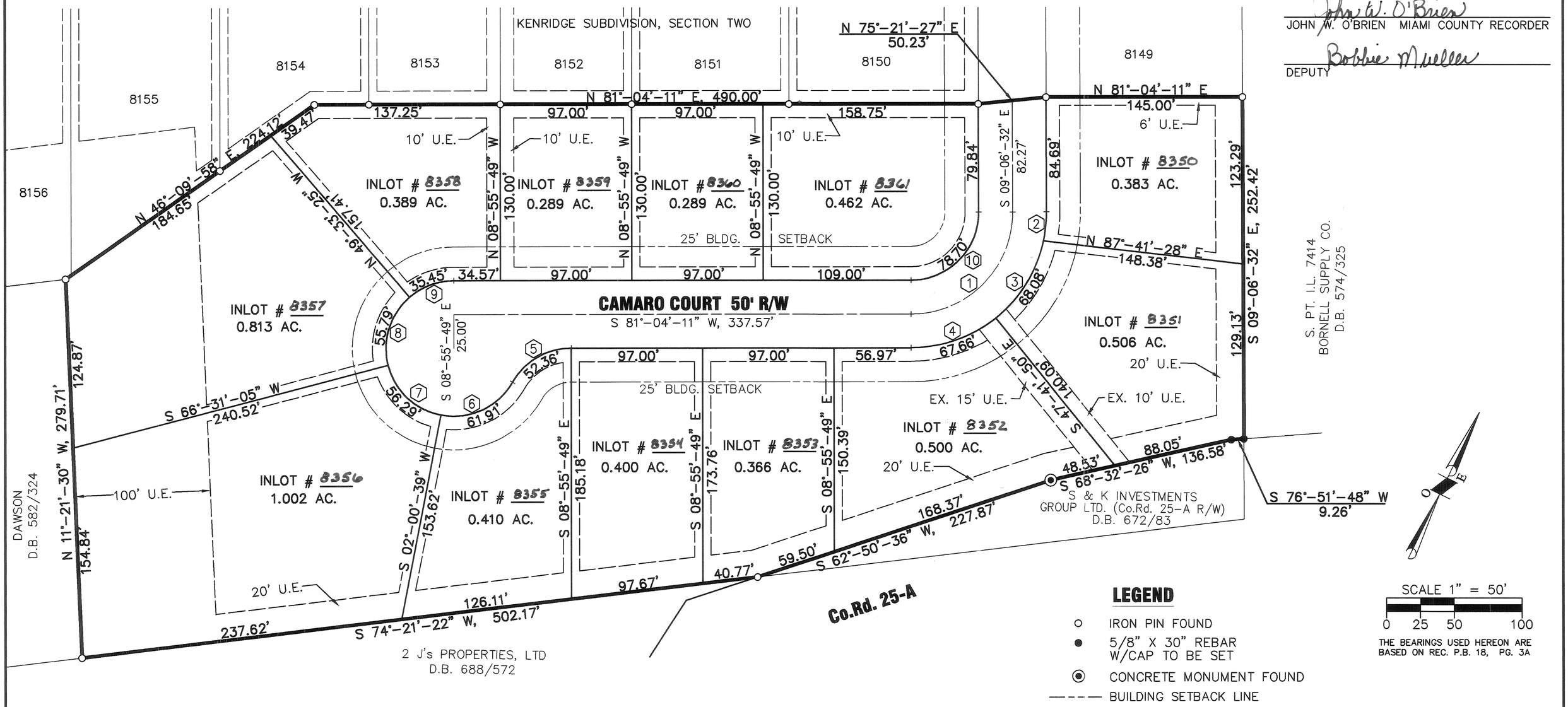
2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.

3.) OCCUPATION IN GENERAL MATCHES SURVEY.

KENRIDGE SUBDIVISION, SECTION THREE
PIQUA, OHIO

TRANSFERRED THIS 15th DAY OF DECEMBER, 1999
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Linda Zimmerman
DEPUTY AUDITOR

PLAT BOOK 18, PAGE 118
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF DECEMBER, 1999, AT 9:43 A.M.
FILE No. 0280563 FEE: $ 43.00
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY Bobbie Mueller



LEGEND

- ○ IRON PIN FOUND
- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ◉ CONCRETE MONUMENT FOUND
- ---- BUILDING SETBACK LINE

SCALE 1" = 50'
0 25 50 100

THE BEARINGS USED HEREON ARE BASED ON REC. P.B. 18, PG. 3A

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	75.00'	90°-10'-43"	118.04'	106.23'	S 35°-58'-50" W
2	100.00'	12°-24'-13"	21.65'	21.61'	S 02°-54'-26" E
3	100.00'	39°-00'-29"	68.08'	66.77'	S 22°-47'-56" W
4	100.00'	38°-46'-01"	67.66'	66.38'	S 61°-41'-11" W
5	50.00'	60°-00'-00"	52.36'	50.00'	S 51°-04'-11" W
6	50.00'	70°-56'-28"	61.91'	58.03'	S 56°-32'-25" W
7	50.00'	64°-30'-25"	56.29'	53.37'	N 55°-44'-08" W
8	50.00'	63°-55'-30"	55.79'	52.94'	N 08°-28'-50" E
9	50.00'	40°-37'-36"	35.45'	34.72'	N 60°-45'-23" E
10	50.00'	90°-10'-43"	78.70'	70.82'	N 35°-58'-50" E

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.

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.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 6.566 ACRES OUT OF INLOT NUMBER 7683 IN THE CITY OF PIQUA, OHIO AS SHOWN ON THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 20, PAGE 20. SAID 6.566 ACRES BEING OBTAINED BY HAWK CONSTRUCTION, INC. BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 680, PAGE 459 WITH 0.757 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAYS AND 5.809 ACRES BEING PLATTED IN LOTS.

OWNER

HAWK CONSTRUCTION, INC.
1001 LAUREL TREE CT.
TROY, OH 45373

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

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

10-25-1999
DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

SHEET 1 OF 2

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

date:	drawn by:	job number:
10-25-99	seb	MIAPIQ9913fin

KENRIDGE SUBDIVISION, SECTION THREE
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.

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

10-25-1999
DATE

PLAT BOOK 18, PAGE 118 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF DECEMBER, 1999, AT _____M.

FILE No. _____ FEE: $_____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

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: HAWK CONSTRUCTION, INC.

Roger Hawk — ROGER HAWK
Dennis Venteicher — WITNESS
Mindy Michael Bond — WITNESS

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF HAWK CONSTRUCTION, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 15th DAY OF December, 1999.

Mindy Michael Bond NOTARY PUBLIC MY COMMISSION EXPIRES: April 21, 2002

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 12th DAY OF October, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

Mike Taylor — MIKE TAYLOR, PRESIDENT
James C. Jennings — JIM JENNINGS, SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS 1st DAY OF November, 1999, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. C-11353.

Frank Barhorst — FRANK BARHORST, MAYOR
Rebecca J. Cool — REBECCA J. COOL, CLERK OF COUNCIL

TRANSFERRED THIS 15 DAY OF DECEMBER, 1999

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

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

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

date:	drawn by:	job number:
09-27-99	SEB	MIAPIQ9913

KENSINGTON, SECTION 5

TRANSFERRED THIS 16th DAY OF Dec, 1999
Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda Pearson — DEPUTY AUDITOR

PLAT BOOK 18, PAGE 119-119A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF Dec., 1999, AT 3:13P M.
FILE No. 0280794 FEE: $43.20
John W. O'Brien — JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Bobbie Muller — DEPUTY

LEGAL DESCRIPTION

BEING A PART OF INLOT 7164 LOCATED IN SECTION 31, TOWN 5 NORTH, RANGE 6 EAST, IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF SECTION 31 AND BEING ALSO THE INTERSECTION OF SWAILES AND NASHVILLE ROADS;

THENCE, NORTH 00°–05'–43" WEST, 842.14 FEET, ALONG THE WEST LINE OF SECTION 31 AND THE CENTERLINE OF NASHVILLE ROAD, TO A PK. NAIL SET IN THE SOUTHWEST CORNER OF INLOT 7164 AND BEING ALSO THE PRINCIPAL PLACE OF BEGINNING OF THE SUBDIVISION HEREIN DESCRIBED;

THENCE, NORTH 00°–05'–43" WEST, 255.00 FEET, ALONG THE WEST LINE OF INLOT 7164 AND CENTERLINE OF NASHVILLE ROAD, TO A PK. NAIL SET;

THENCE, SOUTH 89°–53'–43" EAST, 435.49 FEET, TO AN IRON PIN SET;

THENCE, NORTHEASTERLY, 14.77 FEET, ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN INTERNAL ANGLE OF 03°–45'–43" AND A CHORD 14.77 FEET IN LENGTH BEARING NORTH 14°–49'–31" EAST, TO AN IRON PIN SET;

THENCE, SOUTH 73°–17'–37" EAST, 50.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°–53'–43" EAST, 445.72 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°–06'–17" EAST, 347.66 FEET, TO AN IRON PIN SET;

THENCE, NORTH 24°–12'–04" WEST, 92.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 65°–47'–56" EAST, 175.36 FEET, TO AN IRON PIN SET;

THENCE, SOUTHEASTERLY, 1.82 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN INTERNAL ANGLE OF 00°–35'–51" AND A CHORD 1.82 FEET IN LENGTH BEARING SOUTH 24°–30'–00" EAST, TO AN IRON PIN SET;

THENCE, SOUTH 24°–12'–04" EAST, 34.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 65°–47'–56" EAST, 131.54 FEET, TO AN IRON PIN SET IN THE WESTERLY LINE OF KENSINGTON, SECTION ONE;

THENCE, SOUTH 30°–18'–07" EAST, 210.56 FEET, ALONG THE WESTERLY LINE OF KENSINGTON, SECTION ONE, TO AN IRON PIN FOUND;

THENCE, SOUTH 74°–10'–34" EAST, 204.49 FEET, ALONG THE SOUTHWESTERLY LINE OF KENSINGTON, SECTION ONE, TO AN IRON PIN SET;

THENCE, SOUTH 00°–06'–17" WEST, 404.19 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°–53'–43" EAST, 65.19 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°–06'–17" WEST, 160.00 FEET, TO AN IRON PIN SET IN THE SOUTH LINE OF INLOT 7164;

THENCE, NORTH 89°–53'–43" WEST, 1681.90 FEET, ALONG THE SOUTH LINE OF INLOT 7164, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 15.608 ACRES MORE OR LESS WITH 3.606 ACRES OF SAME BEING DEDICATED AS STREET RIGHT–OF–WAY HEREON AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

CITY OF TROY PLANNING COMMISSION

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

_____, PRESIDENT Sue D. Knight, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF November, 1992, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O–38-99.

Peter E. Jenkins — MAYOR William F. Cohen — PRESIDENT OF COUNCIL Sue D. Knight — CLERK OF COUNCIL

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS 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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Lori A. Werlinger — WITNESS
Cindy A. Naseman — WITNESS

OWNER:
KENSINGTON LAND COMPANY
Judith R Tomb — JUDITH L. TOMB, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 13th DAY OF October, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JUDITH L. TOMB, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

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

Cindy A. Naseman — NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: March 19, 2000

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Judy DeLaet — WITNESS
Rita K. Geffrey — WITNESS

MORTGAGEE:
MINSTER STATE BANK
Dan Heitmeyer — DAN HEITMEYER, COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 12th DAY OF October, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

JUDY DELAET, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES NOV. 3, 2002

Judy DeLaet — NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Nov. 3, 2002

DATE: October 12, 1999
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith R Tomb — JUDITH L. TOMB

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

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

Cindy A. Naseman — NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: March 19, 2000

COVENANTS AND RESTRICTIONS

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

Steven E. Bowersox — STEVEN E. BOWERSOX, P.S. #7059
8-26-1999 — DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

SHEET 2 OF 2

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

date:	drawn by:	job number:
08–26–1999	seb	MiTr9906fin2

KENSINGTON, SECTION FIVE

15.608	31	5 N	6 E	PT. 7164	TROY	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	INLOT	CITY	COUNTY

PLAT BOOK 18, PAGE 119-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS ___ DAY OF _____, 1999, AT _____M.

FILE No. _____ FEE: $_____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 16th DAY OF Dec, 1999

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Carson
DEPUTY AUDITOR

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	16°-36'-06"	57.95'	57.75'	N 08°-24'-20" E	16	175.00'	00°-35'-51"	1.82'	1.82'	S 24°-30'-00" E
2	300.00'	24°-18'-21"	127.27'	126.31'	N 12°-02'-54" W	17	325.00'	09°-40'-41"	54.90'	54.83'	S 19°-21'-44" E
3	150.00'	00°-41'-49"	1.82'	1.82'	N 24°-32'-59" W	18	325.00'	14°-02'-44"	79.67'	79.47'	S 07°-30'-01" E
4	20.00'	89°-48'-00"	31.35'	28.23'	S 44°-59'-43" E	19	325.00'	00°-34'-56"	3.30'	3.30'	S 00°-11'-11" E
5	20.00'	90°-12'-00"	31.49'	28.33'	N 45°-00'-17" E	20	20.00'	90°-00'-00"	31.42'	28.28'	S 44°-53'-43" E
6	20.00'	89°-48'-00"	31.35'	28.23'	S 44°-59'-43" E	21	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-06'-17" E
7	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-06'-17" E	22	50.00'	45°-05'-26"	39.35'	38.34'	N 22°-39'-00" E
8	225.00'	12°-50'-23"	50.42'	50.32'	N 06°-31'-28" E	23	50.00'	49°-55'-39"	43.57'	42.20'	N 70°-09'-32" E
9	225.00'	03°-45'-43"	14.77'	14.77'	N 14°-49'-31" E	24	50.00'	84°-58'-55"	74.16'	67.55'	S 42°-23'-11" E
10	175.00'	16°-36'-06"	50.71'	50.53'	S 08°-24'-20" W	25	50.00'	60°-00'-00"	52.36'	50.00'	S 30°-06'-17" W
11	20.00'	90°-00'-00"	31.42'	28.28'	S 44°-53'-43" E	26	50.00'	60°-00'-00"	52.36'	50.00'	S 30°-06'-17" W
12	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-06'-17" E	27	20.00'	90°-00'-00"	31.42'	28.28'	S 44°-53'-43" E
13	275.00'	17°-20'-32"	83.24'	82.92'	N 08°-33'-59" W	28	20.00'	90°-00'-00"	31.42'	28.28'	S 45°-06'-17" W
14	275.00'	06°-57'-49"	33.42'	33.40'	N 20°-43'-10" W	29	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-53'-43" W
15	125.00'	00°-50'-11"	1.82'	1.82'	N 24°-37'-10" W	30	20.00'	90°-12'-00"	31.49'	28.33'	S 45°-00'-17" W

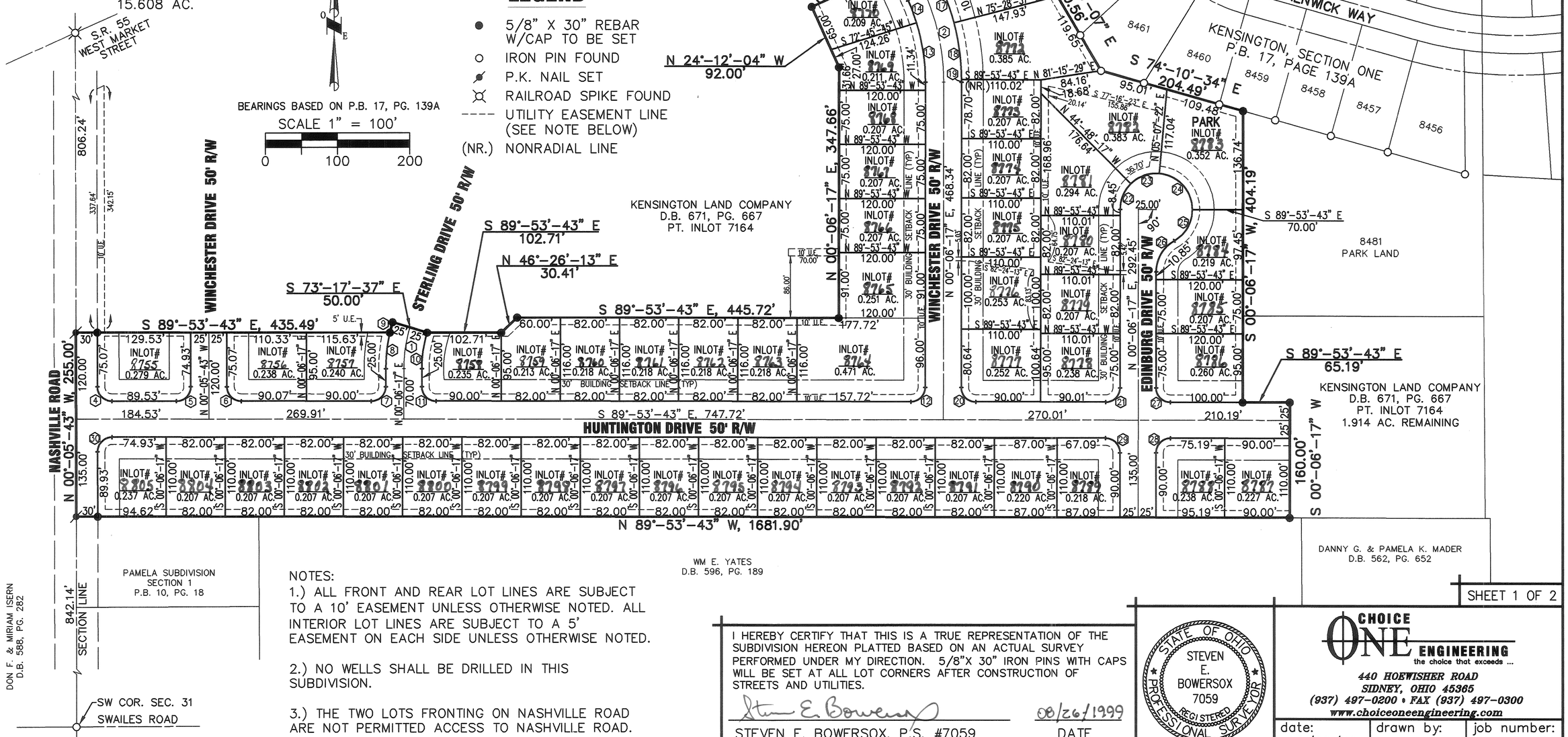
AREA SUMMARY

50 BUILDING LOTS	11.650 AC.
1 PARK LOT	0.352 AC.
DEDICATED STREET R/W	3.606 AC.
TOTAL	15.608 AC.

LEGEND

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

BEARINGS BASED ON P.B. 17, PG. 139A
SCALE 1" = 100'
0 100 200



NOTES:

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

2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

3.) THE TWO LOTS FRONTING ON NASHVILLE ROAD ARE NOT PERMITTED ACCESS TO NASHVILLE ROAD.

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

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

08/26/1999
DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
the choice that exceeds ...
440 HOEWISHER ROAD
SIDNEY, OHIO 45365
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www.choiceoneengineering.com

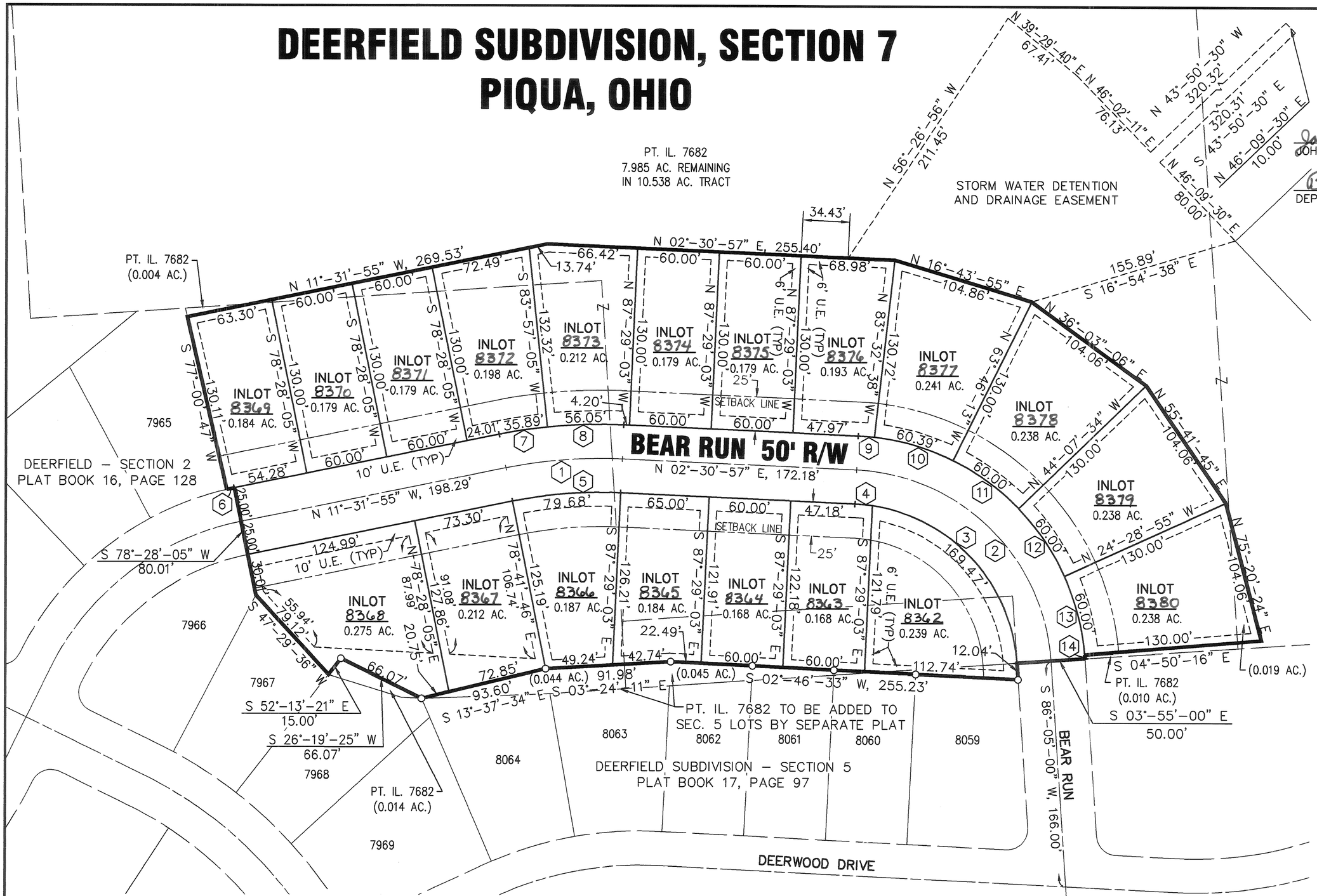
date:	drawn by:	job number:
08/26/99	seb	MIA-TRO-9906

DEERFIELD SUBDIVISION, SECTION 7
PIQUA, OHIO

PLAT BOOK 18, PAGE 120
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF December 1999, AT 12:02 PM.
FILE No. 0281035 FEE: $43.20

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

Beverly McDade
DEPUTY



OWNER

CRAYCON HOMES, INC.
2214 WILSHIRE DRIVE
PIQUA, OH 45356

O E

SCALE 1" = 50'

0 25 50 100

THE BEARINGS USED HEREON ARE BASED ON REC. P.B. 17, PG. 97

LEGEND

○ IRON PIN FOUND

— — — BUILDING SETBACK LINE

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 6' ALONG THE EXTERIOR LINES OF THIS SUBDIVISION.

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	350.00'	14°-02'-52"	85.81'	85.60'	N 04°-30'-29" W
2	150.00'	83°-34'-03"	218.78'	199.90'	N 44°-17'-59" E
3	125.00'	77°-40'-43"	169.47'	156.78'	S 47°-14'-38" W
4	125.00'	05°-53'-20"	12.85'	12.84'	S 05°-27'-37" W
5	325.00'	14°-02'-52"	79.68'	79.48'	S 04°-30'-29" E
6	225.00'	01°-27'-22"	5.72'	5.72'	N 12°-15'-36" W
7	375.00'	05°-29'-00"	35.89'	35.87'	N 08°-47'-25" W
8	375.00'	08°-33'-52"	56.05'	56.00'	N 01°-45'-59" W
9	175.00'	03°-56'-25"	12.03'	12.03'	N 04°-29'-09" E
10	175.00'	19°-46'-25"	60.39'	60.10'	N 16°-20'-34" E
11	175.00'	19°-38'-39"	60.00'	59.71'	N 36°-03'-06" E
12	175.00'	19°-38'-39"	60.00'	59.71'	N 55°-41'-45" E
13	175.00'	19°-38'-39"	60.00'	59.71'	N 75°-20'-24" E
14	175.00'	00°-55'-16"	2.81'	2.81'	N 85°-37'-22" E

DRAINAGE NOTE

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

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.667 ACRES OUT OF INLOT NUMBER 7682 IN THE CITY OF PIQUA, OHIO. SAID 4.667 ACRES BEING OBTAINED BY CRAYCON HOMES, INC. BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 652, PAGE 556; BOOK 677, PAGE 303; BOOK 685, PAGE 642; BOOK 688, PAGE 127; BOOK 700, PAGE 53; AND BOOK 701, PAGE 709, WITH 0.776 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY AND 3.891 ACRES BEING PLATTED IN LOTS.

SHEET 1 OF 2

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

12-17-1999
DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

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

date:	drawn by:	job number:
12-17-99	seb	MIAPIQ9909FIN

DEERFIELD SUBDIVISION, SECTION 7
PIQUA, OHIO

PLAT BOOK 18, PAGE 120A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF December 1999, AT 12:02 P M.

FILE No. 0281035 FEE: $43.20

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

Beverly McDade
DEPUTY

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANYTHING OTHER THAN RESIDENTIAL PURPOSES. ALL BUILDINGS SHALL CONFORM TO THE SPECIFICATIONS AND PLANS APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. AND SHALL NOT BE ALTERED WITHOUT APPROVAL OF SAID COMMITTEE. ALL GARAGES AND/OR ADDITIONS SHALL BE ATTACHED TO THE HOUSE.

2. THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. SHALL APPROVE THE DESIGN AND LOCATION OF ALL STRUCTURES PRIOR TO THE CONSTRUCTION THEREOF. PLANS MUST BE SUBMITTED IN A TIMELY FASHION.

3. LOTS BOUGHT FOR INVESTMENT OR FUTURE BUILDING MUST BE MAINTAINED ON A REGULAR BASIS, i.e., GRASS MUST BE CUT, SNOW REMOVED FROM THE WALKS, SHRUBS AND/OR TREES MAINTAINED. IF THIS IS NOT DONE IN A TIMELY FASHION BY THE OWNER, IT WILL BECOME THE RESPONSIBILITY OF CRAYCON HOMES, INC., WHICH CORPORATION WILL BILL THE OWNER FOR ANY MAINTENANCE.

4. VEHICLES:
   - A.) NO PARKED AND/OR INOPERABLE CARS, TRUCKS, BOATS, TRAILERS, CAMPERS, VANS, RV's, TENTS OR OTHERS SHALL BE PARKED ON THE STREET, DRIVE, YARD, OR LOT EXCEPT IN AN ENCLOSED GARAGE.
   - B.) NO TRUCK OF ANY SIZE GREATER THAN A PICK-UP TRUCK SHALL BE PERMITTED TO BE PARKED IN THE SUBDIVISION.
   - C.) NO VEHICLES MAY BE REPAIRED EXCEPT IN AN ENCLOSED GARAGE.

5. NO ANTENNAS OR SATELLITE DISHES GREATER THAN 20" IN DIAMETER SHALL BE EXPOSED.

6. INGROUND POOLS AND BATH HOUSES MAY NOT BE BUILT WITHOUT PRIOR APPROVAL OF DESIGN AND PLACEMENT BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. NO ABOVE GROUND SWIMMING POOLS SHALL BE PERMITTED ON ANY LOT EXCEPT ONE WADING POOL, NOT TO EXCEED 50 SQ. FT. AND SHALL NOT EXCEED 16" IN HEIGHT.

7. THE FLOOR AREA OF ANY DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1300 SQUARE FEET FOR A ONE STORY PLAN DESIGN; A ONE AND ONE-HALF STORY OR TWO STORY DESIGN SHALL HAVE A MINIMUM OF 1700 SQUARE FEET; AND A SPLIT LEVEL DESIGN SHALL HAVE A MINIMUM OF 1800 SQUARE FEET. THE DEVELOPER RESERVES THE RIGHT TO REQUIRE MORE THAN THE MINIMUM SQUARE FOOTAGES.

8. FENCES:
   - A.) WOOD FENCES SHALL BE PERMITTED.
   - B.) NO CHAIN LINK OR METAL FENCING SHALL BE PERMITTED.
   - C.) NO FENCES SHALL BE CONSTRUCTED WITHIN THE UTILITY EASEMENTS.
   - D.) FENCES SHALL NOT BE ERECTED NEARER TO THE STREET THAN THE FRONT CORNER OF THE HOUSE.

9. NO TRAILERS, GARAGES OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.

10. OUTBUILDINGS:
   - A.) OUTBUILDINGS SHALL BE PERMITTED UP TO 100 SQUARE FEET.
   - B.) OUTBUILDINGS SHALL BE IN LINE WITH THE PRIMARY STRUCTURE IN REAR YARD.
   - C.) DESIGN AND COMPOSITION OF THE OUTBUILDINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC.

11. NO COMMERCIAL TRADE SHALL BE ON AT ANY RESIDENCE.

12. ANIMALS:
   - A.) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE KEPT, BRED OR RAISED ON ANY LOT IN THIS SUBDIVISION. EXCEPT DOGS OR CATS OR OTHER HOUSEHOLD PETS WHICH ARE CONSIDERED TRADITIONAL.
   - B.) NO ANIMALS OF ANY TYPE SHALL BE KEPT OR BRED FOR ANY TYPE OF COMMERCIAL PURPOSES.
   - C.) NO MORE THAN TWO DOGS MAY BE KEPT ON ANY LOT.

13. THERE SHALL BE AT LEAST ONE 3½" DECIDUOUS TREE PLANTED IN THE FRONT YARD AT THE TIME OF CONSTRUCTION.

14. NO SIGN, NOTICE, ADVERTISEMENT OR ILLUMINATION SHALL BE INSCRIBED OR EXPOSED ON OR AT ANY WINDOW OR ANY PART OF THE SUBDIVISION, WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.

15. THESE COVENANTS SHALL RUN WITH THE LAND (DEERFIELD SECTION 7) AND SHALL BE BINDING TO ALL PARTIES CLAIMING UNDER THEM UNTIL THE YEAR 2020, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OR LOT OWNERS, IT IS AGREED TO CHANGE THE COVENANTS.

16. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

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

DEDICATION

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

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

OWNERS: CRAYCON HOMES, INC.

Mimi A. Crawford
MIMI A. CRAWFORD, PRESIDENT

DAVID CRAWFORD, VICE PRESIDENT

WITNESS

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 CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF SAID CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO, THIS 10th DAY OF December, 1999.

Kimberly A. Lentz NOTARY PUBLIC MY COMMISSION EXPIRES: November 25, 2003

KIMBERLY A. LENTZ
Notary Public, State of Ohio
My Commission Expires Nov. 25, 2003

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 10th DAY OF August, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

Mike Taylor
MIKE TAYLOR, PRESIDENT

Jim Jennings
Jim Jennings, SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS 7th DAY OF September, 1999, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. C-11321.

Frank Barhorst
FRANK BARHORST, MAYOR

Rebecca J. Cool
REBECCA J. COOL, CLERK OF COUNCIL

TRANSFERRED THIS 22nd DAY OF December, 1999

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

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

07-13-1999
DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

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

date:	drawn by:	job number:
07-13-99	seb	MIAPIQ9909COV

Plat Book 18 Page 121, 121A-D
Miami County Recorder's
Plat Records
File No. 0281055
Received Dec. 22, 1999
At 1:31 PM Fee $108.00
John W. O'Brien
Miami County Recorder
Bobbie Mueller, deputy

RECORD PLAN
FOR

TROY WEST
I-75 COMMERCE CENTER

BEING INLOTS 7376, 7377, 7378 & 7379
SECTION 20, TOWN 5, RANGE 6,
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 120.132 ACRES
JUNE 1999

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

Barbara L. Heck
Witness

Melissa Williamson
Witness

Favorite Forms Limited,
an Ohio Limited Partnership
by: Ridge Labs Inc. - General
Partner of Favorite Forms

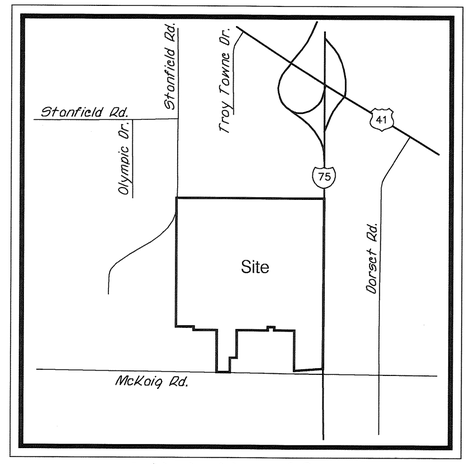
Jo Ann Huette
Jo Ann Huette
President, Ridge Labs Inc.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
Be it remembered that on this 28 day of June, 1999, before me, the undersigned, a notary public in and for said county and state, personally came Ridge Labs Inc., General Partner of Favorite Forms Limited, an Ohio Limited Partnership by Jo Ann Huette, its President to me known and acknowledged the signing and execution of the within plat to be her free and voluntary act and deed.

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

Rita A. Hughes
Notary Public in and for the State of Ohio
My commision Expires: 5/4/2001

RITA A. HUGHES, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2001



Vicinity Map

Approvals

At a meeting of the City Council of the City of Troy, Ohio, held on the 2nd day of August, 1999, this plat was revieved and approved by ordinance No. 0-26-99

Peter E. Jenkins
Mayor

William F. Lohner
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 14th day of July, 1999, this plat was revieved and approved.

Chairman

Sue D. Knight
Secretary

Transferred on the 22 day of Dec., 1999

Chris A. Pepper
Miami County Auditor

Linda Zimmerman
by Duputy Auditor

Description

Being a subdivision containing 120.132 Acres, of a 120.381 Acre Parcel, conveyed to Favorite Forms Limited, a Limited Partnership by Deed Book 642 Page 550 of the Miami County Records, the remaining 0.249 Acre having previously been dedicated as street right-of-way for Stanfield Road.

STATE OF OHIO
JAMES P. BENEDICT
S6583
REGISTERED SURVEYOR

Certification

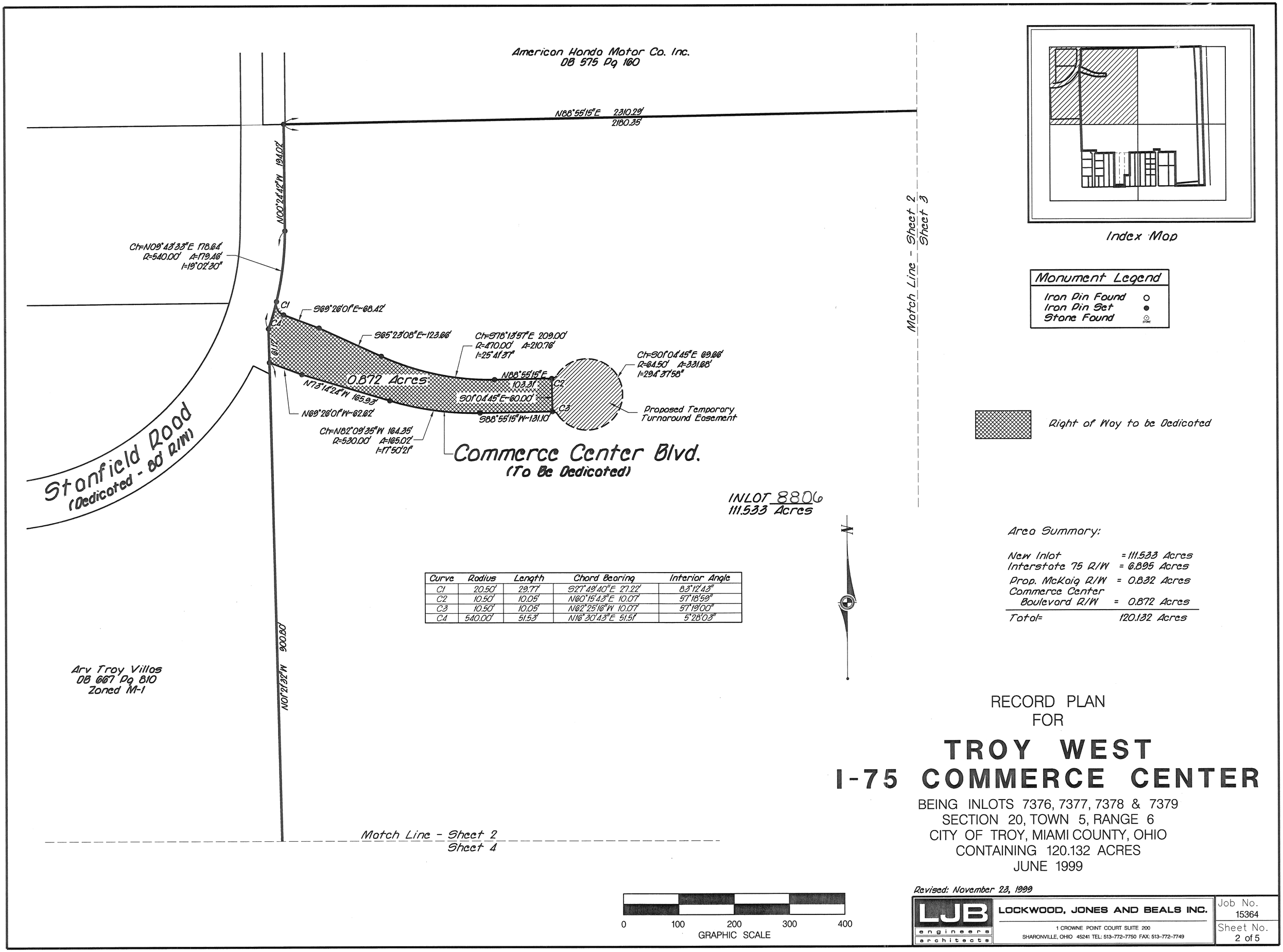
I hereby certify this plat to be true and correct as shown. Iron Pins will be set as shown. Curved distances are measured on the arc.

James Benedict
James P. Benedict P.S. 6583

6/25/99
Date

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

Job No. 15364
Sheet No. 1 of 5



Curve	Radius	Length	Chord Bearing	Interior Angle
C1	20.50'	29.77'	S27°40'40"E 27.22'	83°12'43"
C2	10.50'	10.05'	N60°15'43"E 10.07'	57°18'59"
C3	10.50'	10.05'	N62°25'16"W 10.07'	57°19'00"
C4	540.00'	51.53'	N16°30'43"E 51.51'	5°28'03"

RECORD PLAN
FOR

TROY WEST
I-75 COMMERCE CENTER

BEING INLOTS 7376, 7377, 7378 & 7379
SECTION 20, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 120.132 ACRES
JUNE 1999

Revised: November 23, 1999

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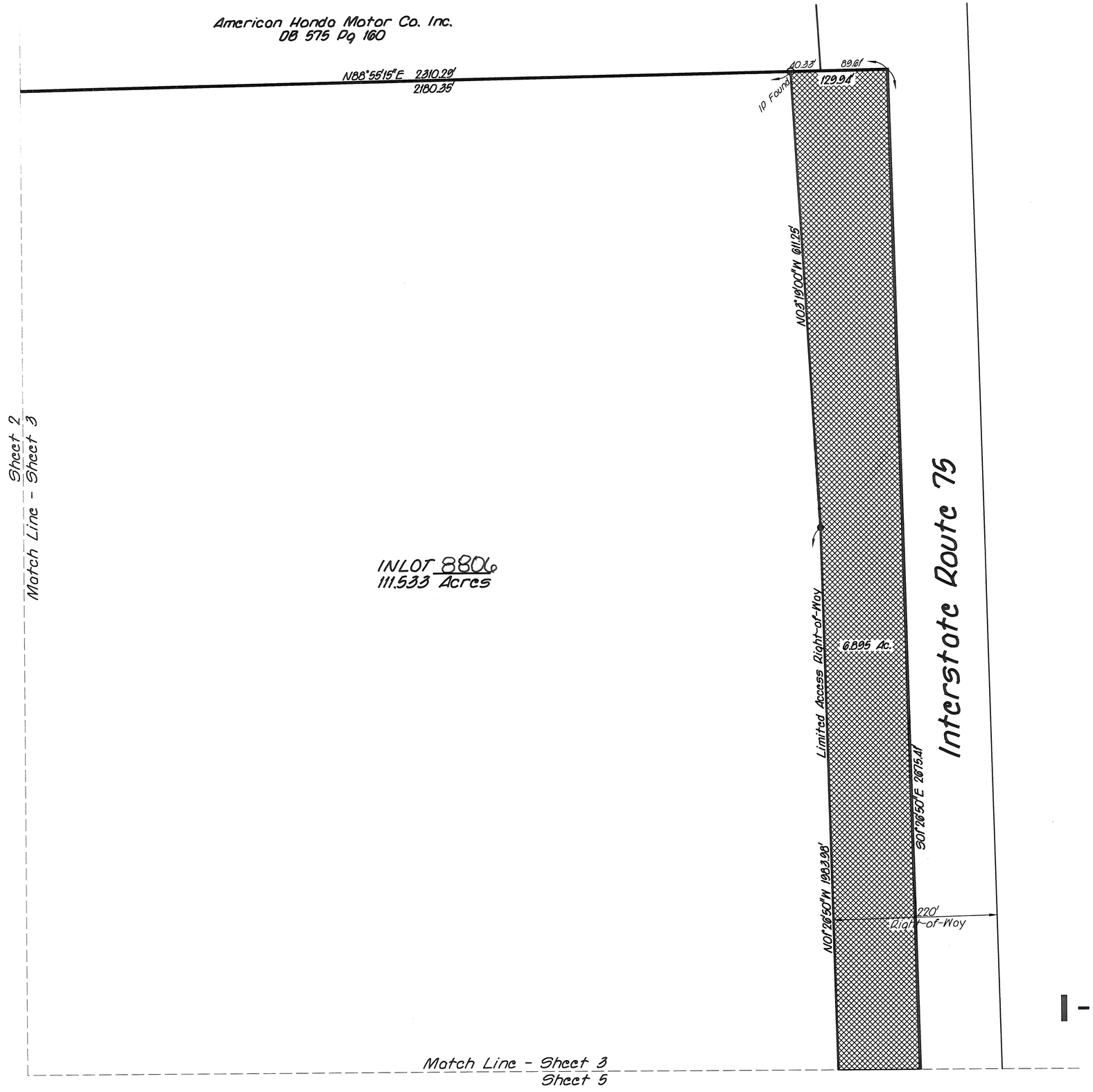

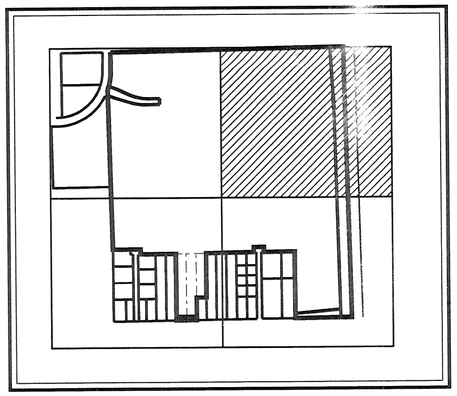

Location Map

Monument Legend	
Iron Pin Found	○
Iron Pin Set	●
Stone Found	STONE

Right of Way to be Dedicated

Area Summary:

New Inlot	= 111.533 Acres
Interstate 75 R/W	= 6.895 Acres
Prop. McKaig R/W	= 0.832 Acres
Commerce Center Boulevard R/W	= 0.872 Acres
Total=	120.132 Acres

RECORD PLAN
FOR

TROY WEST
I-75 COMMERCE CENTER

BEING INLOT 7376
SECTION 20, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 120.132 ACRES
JUNE 1999

0 100 200 300 400
GRAPHIC SCALE

Revised: November 23, 1999

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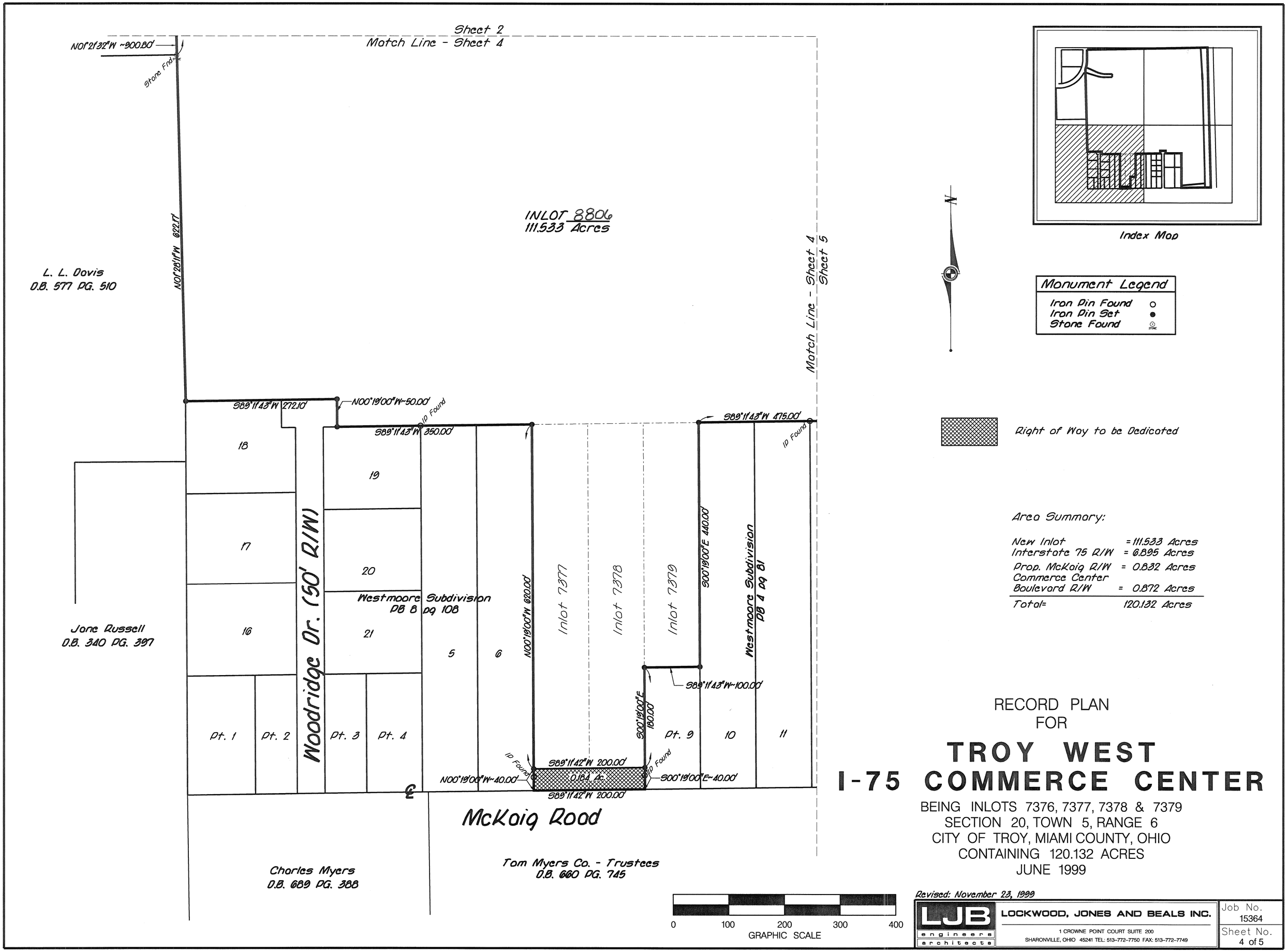
Job No. 15364
Sheet No. 3 of 5


Sheet 2
Match Line - Sheet 4
N01°21'32"W ~900.80'
Stone Fnd
N01°28'11"W 622.77'
INLOT 8806
111.533 Acres
L. L. Davis
D.B. 577 PG. 510
Match Line - Sheet 4
Sheet 5
S89°11'43"W 272.10'
N00°19'00"W-50.00'
IP Found
S89°11'43"W 350.00'
S89°11'43"W 475.00'
IP Found
18
19
17
20
16
21
Pt. 1
Pt. 2
Pt. 3
Pt. 4
Woodridge Dr. (50' R/W)
Westmoore Subdivision
DB 8 pg 108
5
6
N00°19'00"W 620.00'
Inlot 7377
Inlot 7378
Inlot 7379
S00°19'00"E 440.00'
Westmoore Subdivision
DB 4 pg 81
S89°11'43"W-100.00'
S00°19'00"E 180.00'
Pt. 9
10
11
IP Found
S89°11'42"W 200.00'
0.184 Ac.
IP Found
N00°19'00"W-40.00'
S00°19'00"E-40.00'
S89°11'42"W 200.00'
Jane Russell
D.B. 340 PG. 397
McKaig Road
Charles Myers
D.B. 689 PG. 388
Tom Myers Co. - Trustees
D.B. 660 PG. 745
N
Index Map
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Iron Pin Set
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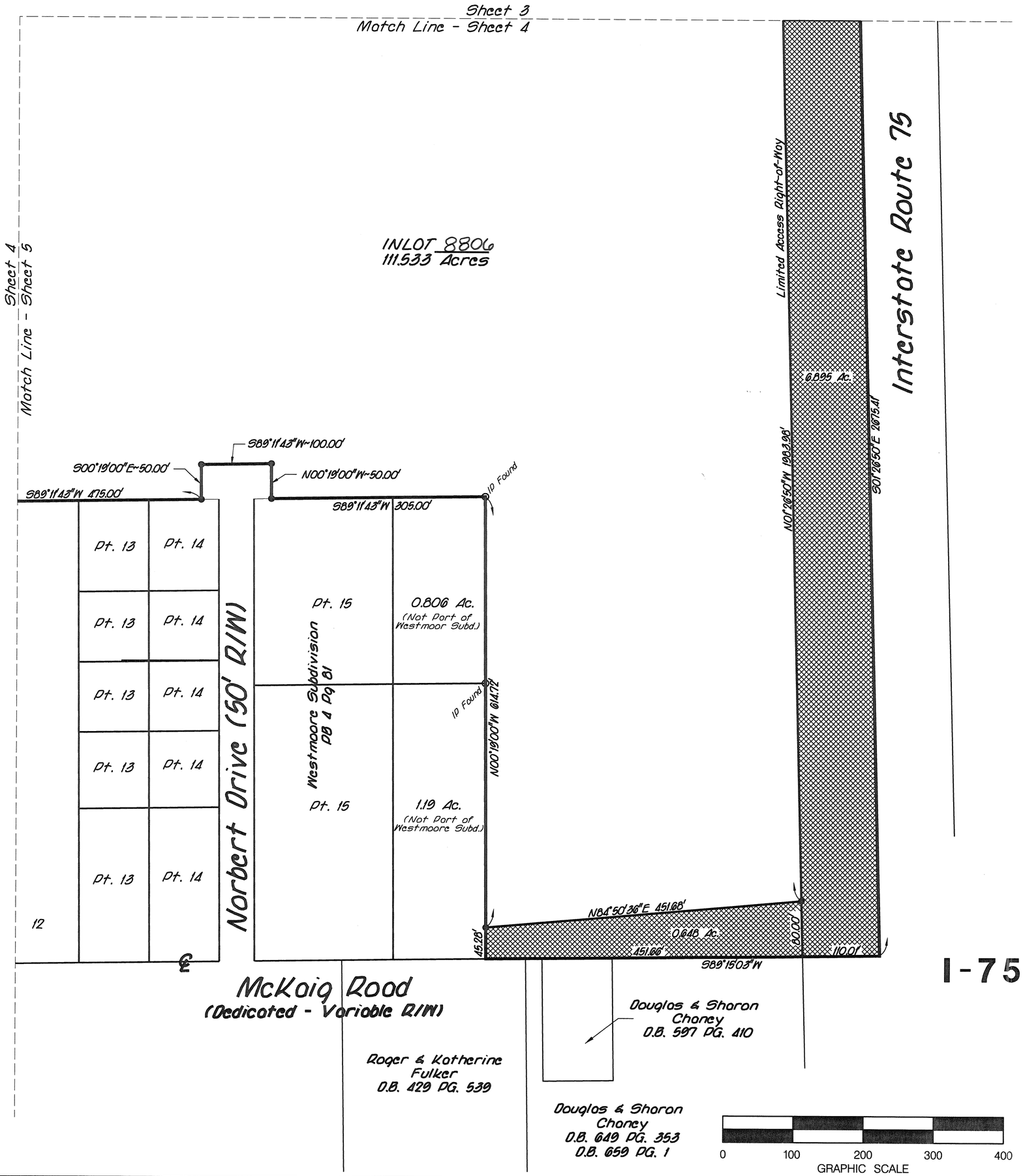
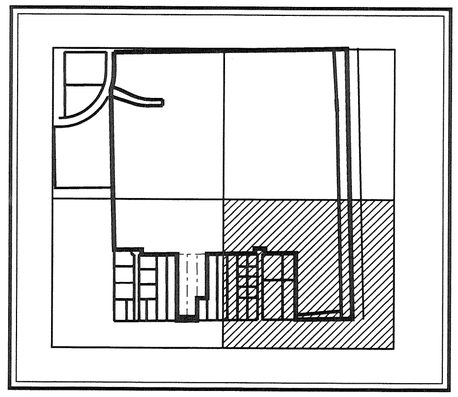
Sheet No. 4 of 5





Index MAp

Monument Legend	
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Job No. 15364

Sheet No. 5 of 5

Plat Book 18 Page 121, 121A-D
Miami County Recorder's
Plat Records
File No. 0281055
Received Dec. 22, 1999
At 1:31 PM Fee $108.00
John W. O'Brien
Miami County Recorder
Bobbie Mueller, deputy

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Melissa Williamson
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by: Ridge Labs Inc. - General
Partner of Favorite Forms

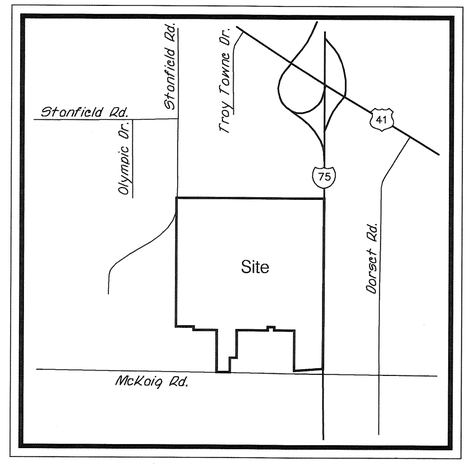
Jo Ann Huette
Jo Ann Huette
President, Ridge Labs Inc.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
Be it remembered that on this 28 day of June, 1999, before me, the undersigned, a notary public in and for said county and state, personally came Ridge Labs Inc., General Partner of Favorite Forms Limited, an Ohio Limited Partnership by Jo Ann Huette, its President to me known and acknowledged the signing and execution of the within plat to be her free and voluntary act and deed.

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

Rita A. Hughes
Notary Public in and for the State of Ohio
My commision Expires: 5/4/2001

RITA A. HUGHES, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2001



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S6583
REGISTERED SURVEYOR

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James P. Benedict P.S. 6583

6/25/99
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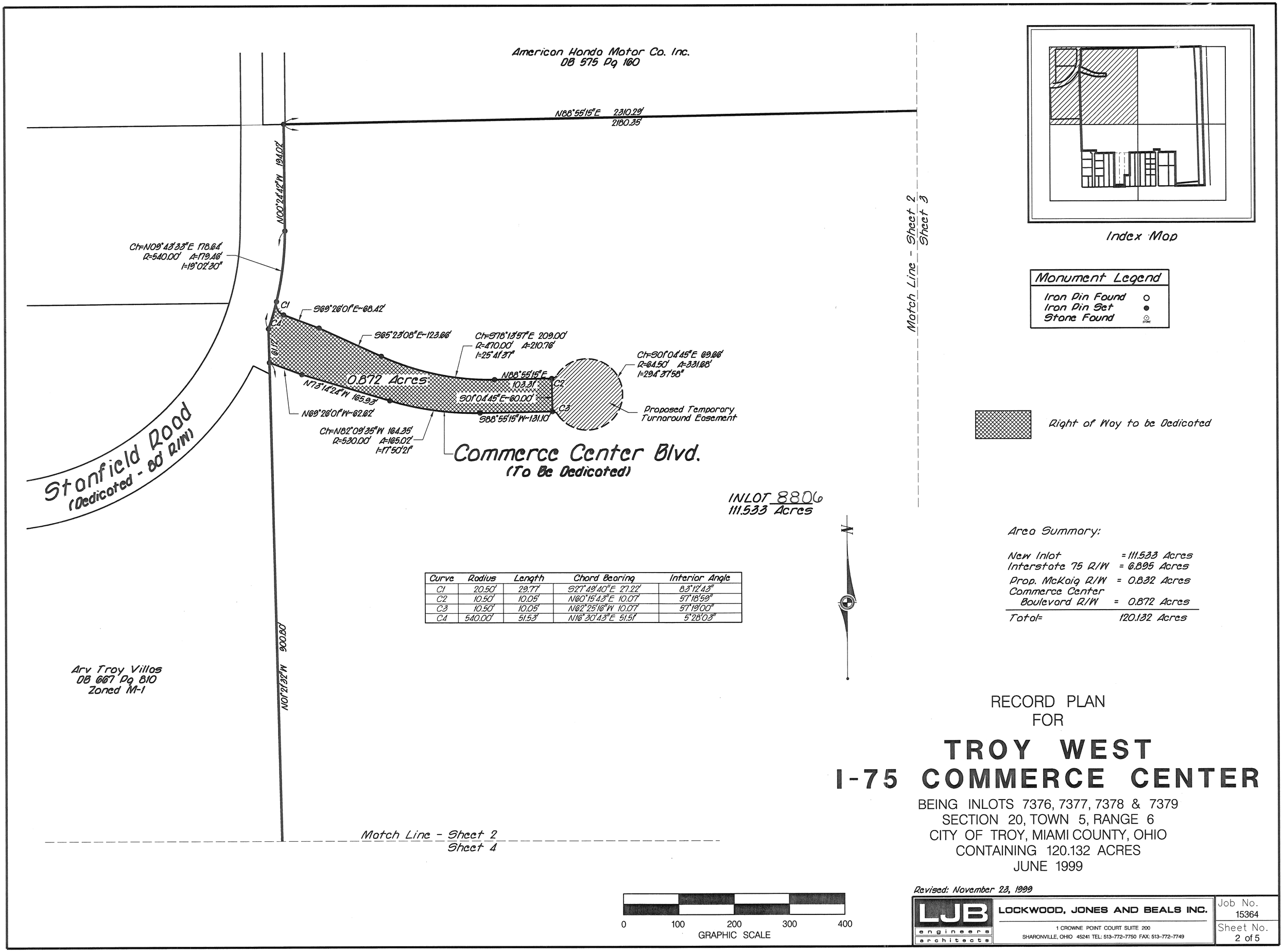

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RECORD PLAN
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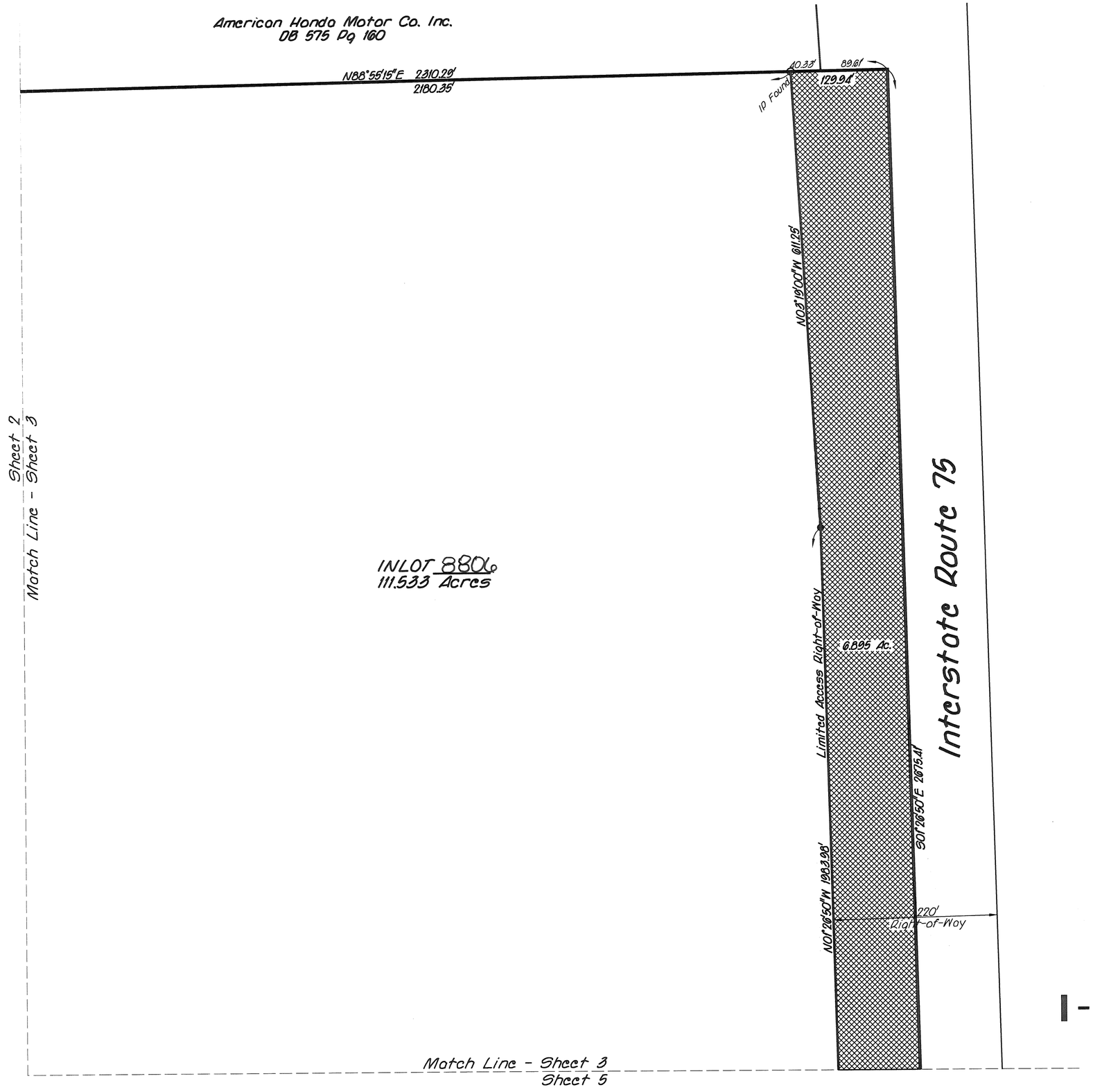

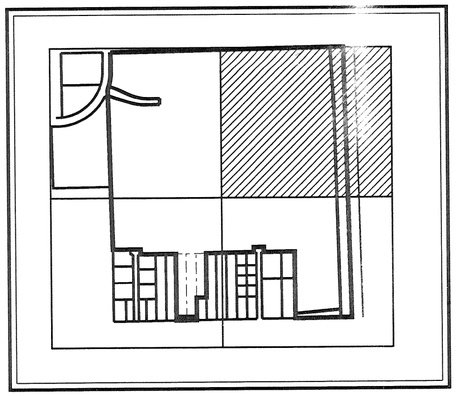

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New Inlot	= 111.533 Acres
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GRAPHIC SCALE

Revised: November 23, 1999

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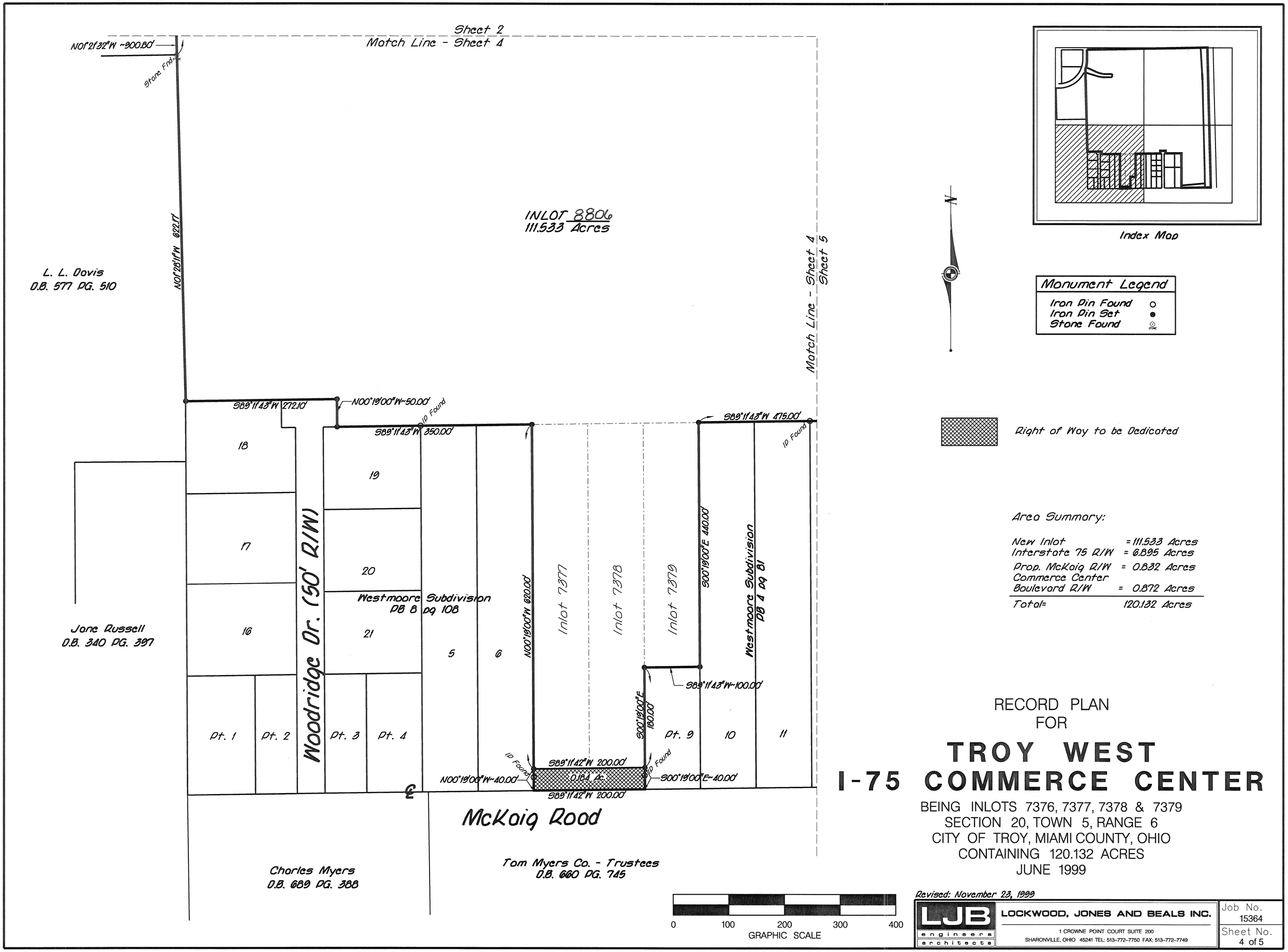
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D.B. 689 PG. 388
Tom Myers Co. - Trustees
D.B. 660 PG. 745
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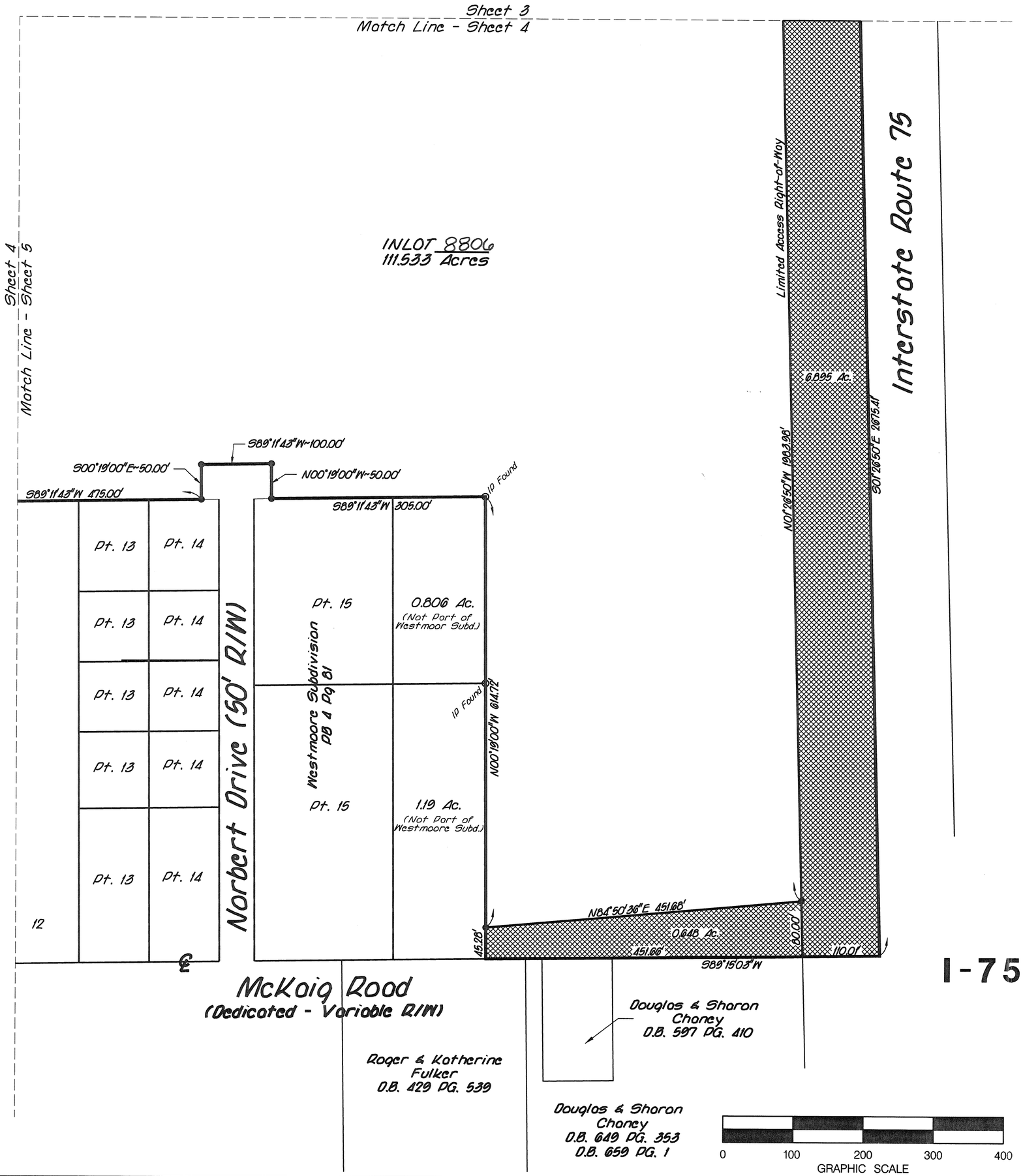
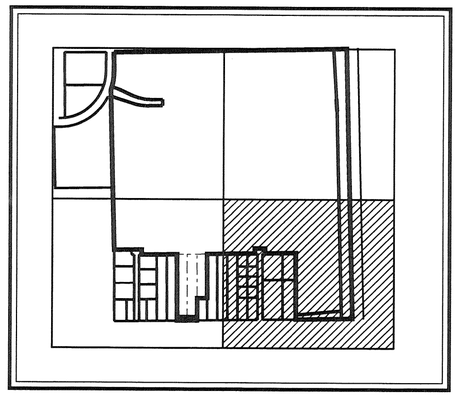
Sheet No. 4 of 5





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Job No. 15364

Sheet No. 5 of 5

RECORD PLAN
PARKTOWNE SECTION TWO

SECTION 25, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 8.8638 ACRES TOTAL
5.9319 ACRES IN 27 BUILDING LOTS
1.4825 ACRES OF RIGHT OF WAY
1.4494 ACRES IN 3 RESERVE AREAS
SCALE: 1" = 50' DATE: DECEMBER 1999

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 18, PAGE 122

FILE No. 0281386

RECEIVED DECEMBER 30, 1999

AT 11:02 am 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 HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS SHOWN ON THE WITHIN PLAT TO BE TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OBERER DEVELOPMENT CO.

Trish L. Marsh
WITNESS AS TO 1 & 2

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

Kimberly Ayers
WITNESS AS TO 1 & 2

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

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 8th DAY OF December, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh — 5/18/03
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

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

Jennifer Stickler
WITNESS AS TO 3

Nancy L. McMullen
~~MARTHA A. KIEMATTER~~, Nancy L. McMullen
~~ASSISTANT~~ VICE PRESIDENT

Glenda Parrott
WITNESS AS TO 3

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 14 DAY OF December, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY NANCY L. McMULLEN, ITS VICE-PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Glenda R. Parrott — 8/1/2000
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

GLENDA R. PARROTT
Notary Public, State of Ohio
My Commission Expires Aug. 1st 2000

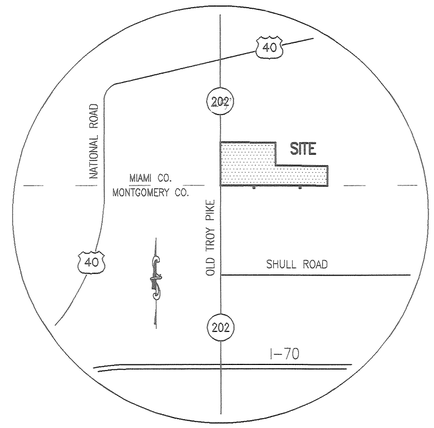
STATE OF OHIO, S.S.

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

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

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

Patricia L. Marsh — 5/18/03
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:



VICINITY MAP
NTS

H.O.A. RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN _____ BOOK _____, PAGE _____ OF THE MIAMI COUNTY, OHIO RECORDS OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF, AND ARE BINDING ON, ALL LOTS IN THE SUBDIVISION.

NEIGHBORHOOD DRAINAGE PATTERN

UNLESS OTHERWISE DESIGNATED A TEN FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

SETBACK LINES SHOWN

SETBACK LINES SHOWN ON THIS PLAT DEPICT CURRENT ZONING REQUIREMENTS ONLY AND ARE NOT INTENDED OT CREATE ADDITIONAL RESTRICTIONS ON THE USE OF THE LOTS. IN ALL CASES OF CONFLICT WITH LOCAL ZONING REGULATIONS, THE LOCAL ZONING REQUIREMENT SHALL CONTROL.

STREET LIGHTING DISTRICT

A STREET LIGHTING DISTRICT MAY BE ESTABLISHED FOR THE BENEFIT OF THE LOTS IN THE PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

EASEMENTS

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

AUDITOR

TRANSFERRED ON THE 30 DAY OF Dec., 1999

Chris A. Pepper
MIAMI COUNTY AUDITOR

Linda S. Zimmerman
BY DEPUTY AUDITOR

APPROVED:

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

ON October 26, 1999

Joseph A. Koenig — Dec 30, '99
VICE CHAIR, HUBER HEIGHTS PLANNING COMMISION — DATE

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 8.8638 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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

STATE OF OHIO — BEVAN D. FETTERS 4343 — REGISTERED SURVEYOR

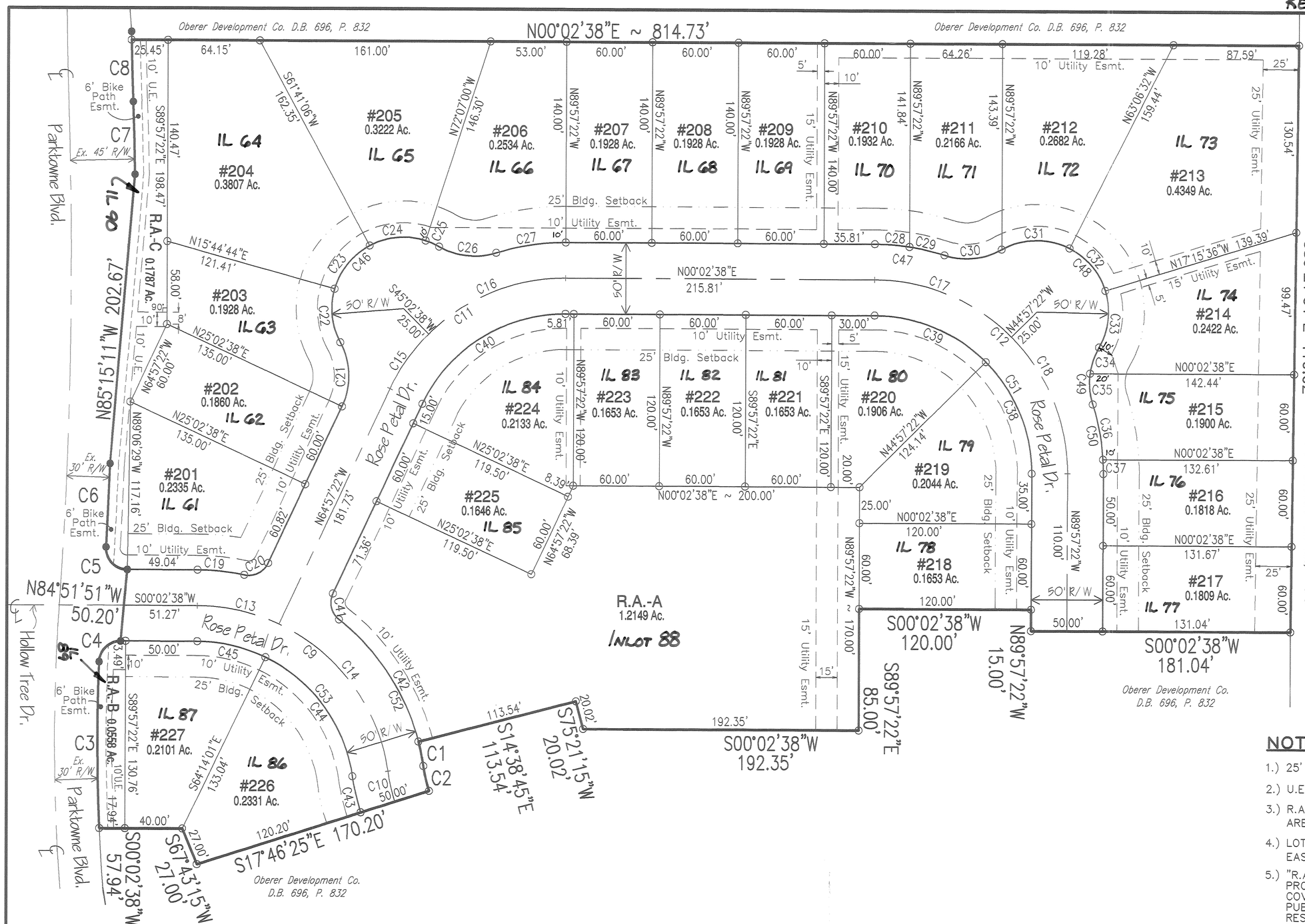
NORTHMONT ENGINEERS

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

PREPARED BY:
NORTHMONT ENGINEERS
326 NORTH DIXIE DRIVE – VANDALIA, OHIO
PHONE: (937) 898-2021

DEVELOPER:
OBERER DEVELOPMENT COMPANY
4324 WEBSTER STREET – DAYTON, OHIO 45414
PH: (937) 278-0851 FX: (937) 278-6334

G:\PROJECTS\PARKTOWN\sec-2\Recplan.dwg Tue Dec 07 11:45:19 1999 jrm



SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE IN FEET

MONUMENT LEGEND

DENOTES EX. 3/4" IRON PIN.

DENOTES 3/4" IRON PIN TO BE SET

1.) BEARINGS BASIS: P.B. 18, P. 56.

2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.

3.) OCCUPATION IN GENERAL MATCHES SURVEY.

NOTES

1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.

2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).

3.) R.A.– = RESERVE AREA. RESERVE AREAS ARE NONBUILDING LOTS.

4.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.

5.) "R.A.–A", "R.A.–B", AND "R.A.–C ARE COMMON PROPERTIES AS DESCRIBED IN THE DECLARATION OF COVENANTS AND ARE NOT DEDICATED TO THE PUBLIC. OWNERSHIP AND MAINTENANCE OF THESE RESERVE AREAS IS THE RESPONSIBILITY OF THE DECLARANT OR ITS SUCCESORS OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	160.00'	06°10'12"	17.23'	8.62'	N78°26'21"E~17.22'
C2	110.00'	09°17'52"	17.85'	8.94'	N76°52'31"E~17.83'
C3	1370.00'	04°51'59"	116.36'	58.22'	S89°46'44"W~116.33'
C4	15.00'	87°49'55"	22.99'	14.44'	N43°52'19"W~20.81'
C5	15.00'	93°02'33"	24.36'	15.82'	S46°33'54"W~21.77'
C6	3530.00'	00°56'43"	58.23'	29.12'	N87°23'11"W~58.23'
C7	3545.00'	00°49'24"	50.93'	25.47'	S88°27'20"W~50.93'
C8	2955.00'	00°50'12"	43.14'	21.57'	N88°27'44"E~43.14'
C9	135.00'	81°28'49"	191.98'	116.28'	S40°47'03"W~176.21'
C10	135.00'	09°17'52"	21.91'	10.98'	N76°52'31"E~21.88'
C11	135.00'	65°00'00"	153.15'	86.00'	S32°27'22"E~145.07'
C12	135.00'	90°00'00"	212.06'	135.00'	S45°02'38"W~190.92'
C13	135.00'	25°00'00"	58.90'	29.93'	S12°32'38"W~58.44'
C14	135.00'	56°28'49"	133.08'	72.51'	S53°17'03"W~127.76'
C15	135.00'	20°00'00"	47.12'	23.80'	S54°57'22"E~46.89'
C16	135.00'	45°00'00"	106.03'	55.92'	S22°27'22"E~103.32'
C17	135.00'	45°00'00"	106.03'	55.92'	S22°32'38"W~103.32'
C18	135.00'	45°00'00"	106.03'	55.92'	S67°32'38"W~103.32'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C19	160.00'	11°47'13"	32.92'	16.52'	S05°56'15"W~32.86'
C20	15.00'	76°47'13"	20.10'	11.89'	S26°33'45"E~18.63'
C21	50.00'	53°22'51"	46.58'	25.14'	N88°21'12"E~44.92'
C22	50.00'	44°04'57"	38.47'	20.24'	N83°42'15"E~37.53'
C23	50.00'	45°56'22"	40.09'	21.19'	S51°17'05"E~39.02'
C24	50.00'	46°11'54"	40.32'	21.33'	S05°12'57"E~39.23'
C25	50.00'	11°45'23"	10.26'	5.15'	S23°45'42"W~10.24'
C26	50.00'	47°16'04"	41.25'	21.88'	S06°00'21"W~40.09'
C27	160.00'	17°40'19"	49.35'	24.87'	S08°47'32"E~49.15'
C28	160.00'	08°41'40"	24.28'	12.16'	S04°23'28"W~24.26'
C29	160.00'	08°58'39"	25.07'	12.56'	S13°13'37"W~25.04'
C30	50.00'	47°16'04"	41.25'	21.88'	S05°55'05"E~40.09'
C31	50.00'	56°26'36"	49.26'	26.83'	S01°19'49"E~47.29'
C32	50.00'	45°50'56"	40.01'	21.15'	S49°48'56"W~38.95'
C33	50.00'	46°53'59"	40.93'	21.69'	N83°48'36"W~39.79'
C34	50.00'	22°24'51"	19.56'	9.91'	N71°34'02"W~19.44'
C35	50.00'	24°51'14"	21.69'	11.02'	S84°47'56"W~21.52'
C36	160.00'	14°05'19"	39.34'	19.77'	S79°24'58"W~39.24'

CURVE TABLE

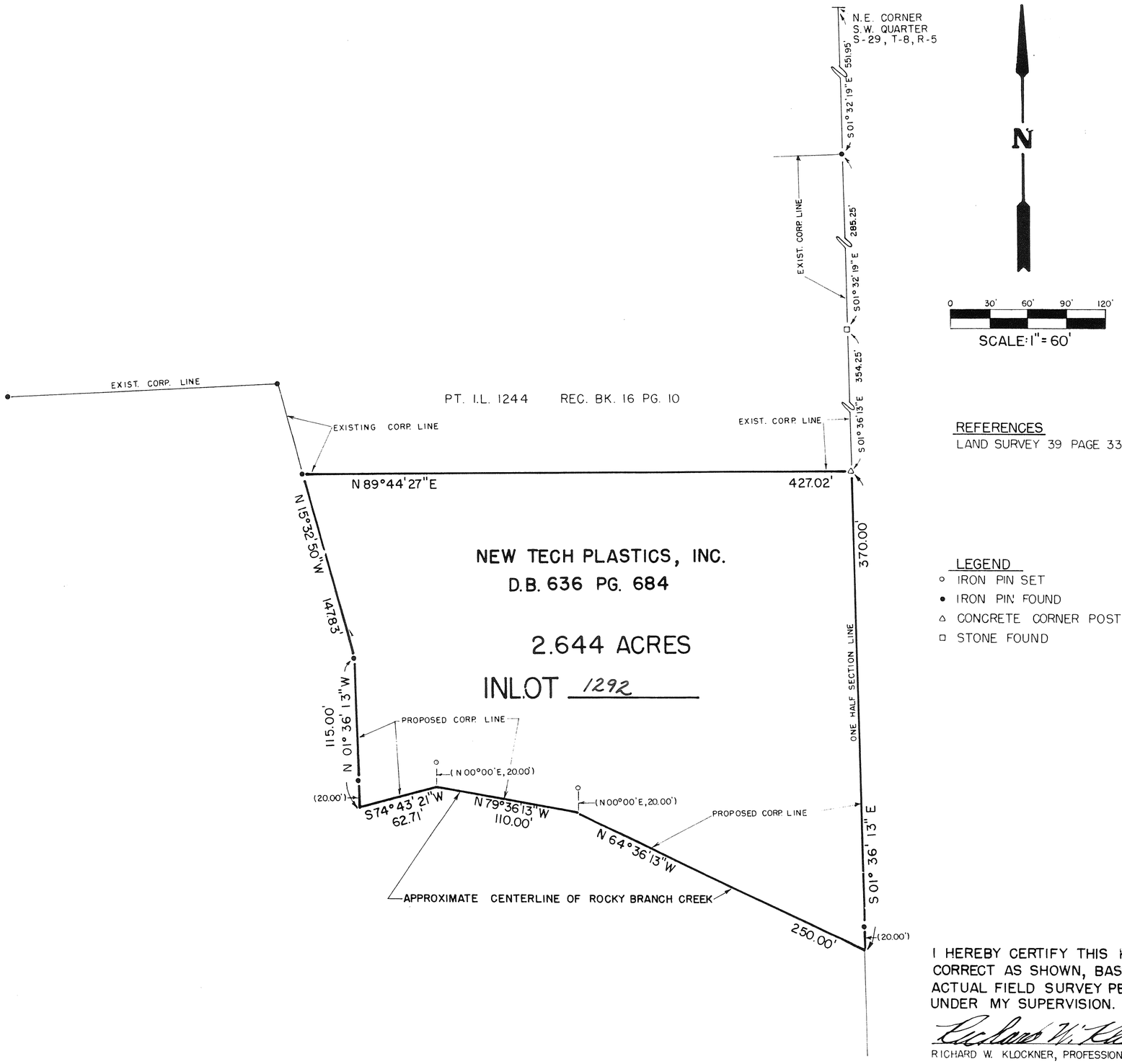
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C37	160.00'	03°35'00"	10.01'	5.00'	S88°15'08"W~10.00'
C38	110.00'	45°00'00"	86.39'	45.56'	N67°32'38"E~84.19'
C39	110.00'	45°00'00"	86.39'	45.56'	N22°32'38"E~84.19'
C40	110.00'	65°00'00"	124.79'	70.08'	N32°27'22"W~118.21'
C41	15.00'	76°47'13"	20.10'	11.89'	S76°39'01"W~18.63'
C42	160.00'	37°05'51"	103.60'	53.69'	S56°48'20"W~101.80'
C43	160.00'	09°17'52"	25.96'	13.01'	N76°52'31"E~25.94'
C44	110.00'	55°45'29"	107.05'	58.19'	N53°38'43"E~102.87'
C45	110.00'	25°43'21"	49.38'	25.12'	N12°54'18"E~48.97'
C46	50.00'	147°58'37"	129.13'	174.24'	N44°20'55"W~96.12'
C47	160.00'	17°40'19"	49.35'	24.87'	N08°52'48"E~49.15'
C48	50.00'	149°11'31"	130.19'	181.47'	N45°02'38"E~96.41'
C49	50.00'	47°16'04"	41.25'	21.88'	S83°59'39"E~40.09'
C50	160.00'	17°40'19"	49.35'	24.87'	N81°12'28"E~49.15'
C51	110.00'	90°00'00"	172.79'	110.00'	S45°02'38"W~155.56'
C52	160.00'	43°16'03"	120.83'	63.46'	N59°53'26"E~117.97'
C53	110.00'	81°28'49"	156.43'	94.75'	S40°47'03"W~143.58'

RECORD PLAN
PARKTOWNE SECTION TWO

SECTION 25, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 8.8638 ACRES TOTAL
5.9319 ACRES IN 27 BUILDING LOTS
1.4825 ACRES OF RIGHT OF WAY
1.4494 ACRES IN 3 RESERVE AREAS
SCALE: 1" = 50' DATE: DECEMBER 1999

ANNEXATION TO THE VILLAGE OF COVINGTON, OHIO

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



REFERENCES

LAND SURVEY 39 PAGE 33

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- △ CONCRETE CORNER POST
- □ STONE FOUND

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

Richard W. Klockner

RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO.4370

STATE OF OHIO · RICHARD WILBUR KLOCKNER 4370 · REGISTERED SURVEYOR

PLAT BOOK VOLUME 18 PAGE 123
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 5th DAY OF JANUARY, 2000, AT 2:53 P.M.

FILE NO. 0281727 FEE: $21.60

ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS VOLUME _____ PAGE _____

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

Bobbie Muller
BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 4th DAY OF NOVEMBER, 1999.

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

APPROVAL BY VILLAGE OF COVINGTON

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 20th DAY OF DECEMBER, 1999, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 99-17.

Robert L. Crow
PRESIDENT OF COUNCIL

Kay E. McKinney
CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 5 DAY OF Jan., 2000.

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

Linda Zimmerman
BY DEPUTY

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA TO THE VILLAGE OF COVINGTON APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 28th DAY OF October, 1999.

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

ANNEXATION TO VILLAGE OF COVINGTON; 2.644 ACRES IN THE SOUTHWEST QUARTER OF SECTION 29, TOWN 8, RANGE 5, NEWBERRY TWP., MIAMI COUNTY

FOR: NEW TECH PLASTICS, INC.

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING • LAND SURVEYING
16 EAST WATER ST. • TROY, OH. 45373 • 937-339-5331

DATE	DRAWN: DV	SHEET
MAY 30, 1999	TRACED: RWK CHECKED: SCALE: 1" = 60'	1 OF 1

BROOKSTON – SECTION THREE – COVINGTON, OHIO

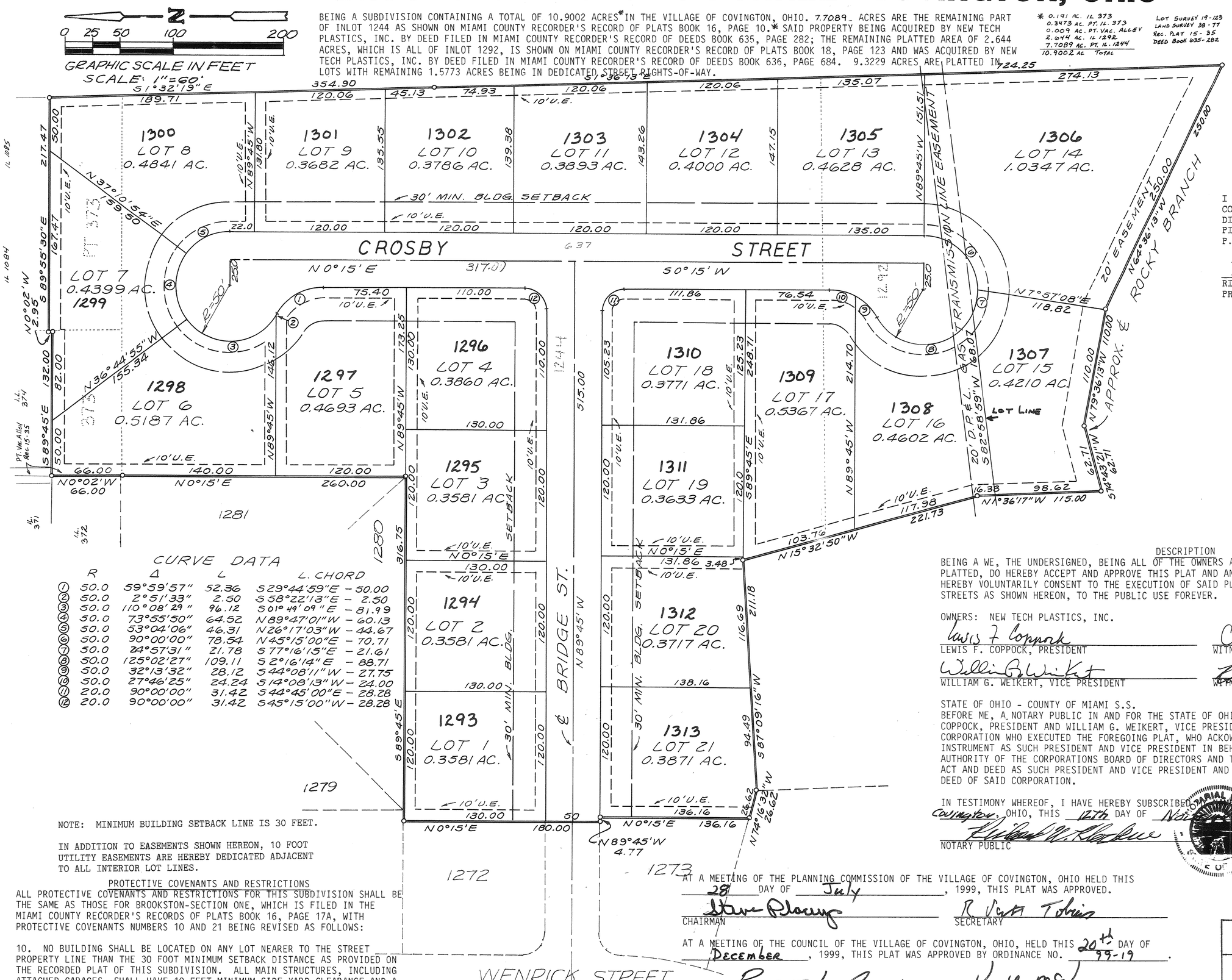
PLAT BOOK 18 PAGE 124
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11th DAY OF
JANUARY, 2000, AT 1:36P.M.
FILE NO. 6281940 FEE: $21.60

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 10.9002 ACRES* IN THE VILLAGE OF COVINGTON, OHIO. 7.7089 ACRES ARE THE REMAINING PART OF INLOT 1244 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 10.* SAID PROPERTY BEING ACQUIRED BY NEW TECH PLASTICS, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 635, PAGE 282; THE REMAINING PLATTED AREA OF 2.644 ACRES, WHICH IS ALL OF INLOT 1292, IS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 18, PAGE 123 AND WAS ACQUIRED BY NEW TECH PLASTICS, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 636, PAGE 684. 9.3229 ACRES ARE PLATTED IN LOTS WITH REMAINING 1.5773 ACRES BEING IN DEDICATED STREET RIGHTS-OF-WAY.

* 0.191 AC. IL 373
0.3473 AC. PT. IL 373
0.009 AC. PT. VAC. ALLEY
2.644 AC. IL 1292
7.7089 AC. PT. IL 1244
10.9002 AC TOTAL

LOT SURVEY 19-123
LAND SURVEY 38-77
REC. PLAT 15-35
DEED BOOK 635-282



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
PROFESSIONAL SURVEYOR #4370

STATE OF OHIO
RICHARD WAYNE KLOCKNER 4370 REGISTERED SURVEYOR

CURVE DATA

	R	Δ	L	L. CHORD
1	50.0	59°59'57"	52.36	S29°44'59"E – 50.00
2	50.0	2°51'33"	2.50	S58°22'13"E – 2.50
3	50.0	110°08'29"	96.12	S01°49'09"E – 81.99
4	50.0	73°55'50"	64.52	N89°47'01"W – 60.13
5	50.0	53°04'06"	46.31	N26°17'03"W – 44.67
6	50.0	90°00'00"	78.54	N45°15'00"E – 70.71
7	50.0	24°57'31"	21.78	S77°16'15"E – 21.61
8	50.0	125°02'27"	109.11	S2°16'14"E – 88.71
9	50.0	32°13'32"	28.12	S44°08'11"W – 27.75
10	50.0	27°46'25"	24.24	S14°08'13"W – 24.00
11	20.0	90°00'00"	31.42	S44°45'00"E – 28.28
12	20.0	90°00'00"	31.42	S45°15'00"W – 28.28

NOTE: MINIMUM BUILDING SETBACK LINE IS 30 FEET.

IN ADDITION TO EASEMENTS SHOWN HEREON, 10 FOOT UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL INTERIOR LOT LINES.

PROTECTIVE COVENANTS AND RESTRICTIONS

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR BROOKSTON-SECTION ONE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 16, PAGE 17A, WITH PROTECTIVE COVENANTS NUMBERS 10 AND 21 BEING REVISED AS FOLLOWS:

10. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE STREET PROPERTY LINE THAN THE 30 FOOT MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORDED PLAT OF THIS SUBDIVISION. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE 10 FEET MINIMUM SIDE YARD CLEARANCE AND A MINIMUM TOTAL SIDE YARD SUM OF 20 FEET. SIDE YARD CLEARANCES FOR ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL BE A MINIMUM OF 10 FEET AND A MINIMUM TOTAL SIDE YARD SUM OF 25 FEET FOR ANY LOT HAVING GREATER THAN 125 FEET FRONTAGE. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE A 25 FOOT MINIMUM REAR YARD.

21. SATELLITE DISHES, LARGER THAN 20" SHALL NOT BE PERMITTED ON ANY LOT IN THIS DEVELOPMENT. ANY SATELLITE DISH INSTALLED SHALL BE PLACED IN AN INCONSPICUOUS LOCATION.

DESCRIPTION

BEING A 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.

OWNERS: NEW TECH PLASTICS, INC.

LEWIS F. COPPOCK, PRESIDENT — WITNESS: Christine Rosengarten

WILLIAM G. WEIKERT, 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 LEWIS F. COPPOCK, PRESIDENT AND WILLIAM G. WEIKERT, VICE PRESIDENT OF NEW TECH PLASTICS, 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 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 HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Covington, OHIO, THIS 12th DAY OF November, 1999.

NOTARY PUBLIC — MY COMMISSION EXPIRES

NOTARIAL SEAL — RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Expires October 15, 2001

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 28 DAY OF July, 1999, THIS PLAT WAS APPROVED.

CHAIRMAN — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 20th DAY OF DECEMBER, 1999, THIS PLAT WAS APPROVED BY ORDINANCE NO. 99-19.

PRESIDENT OF COUNCIL — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 11 DAY OF Jan., 2000.

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

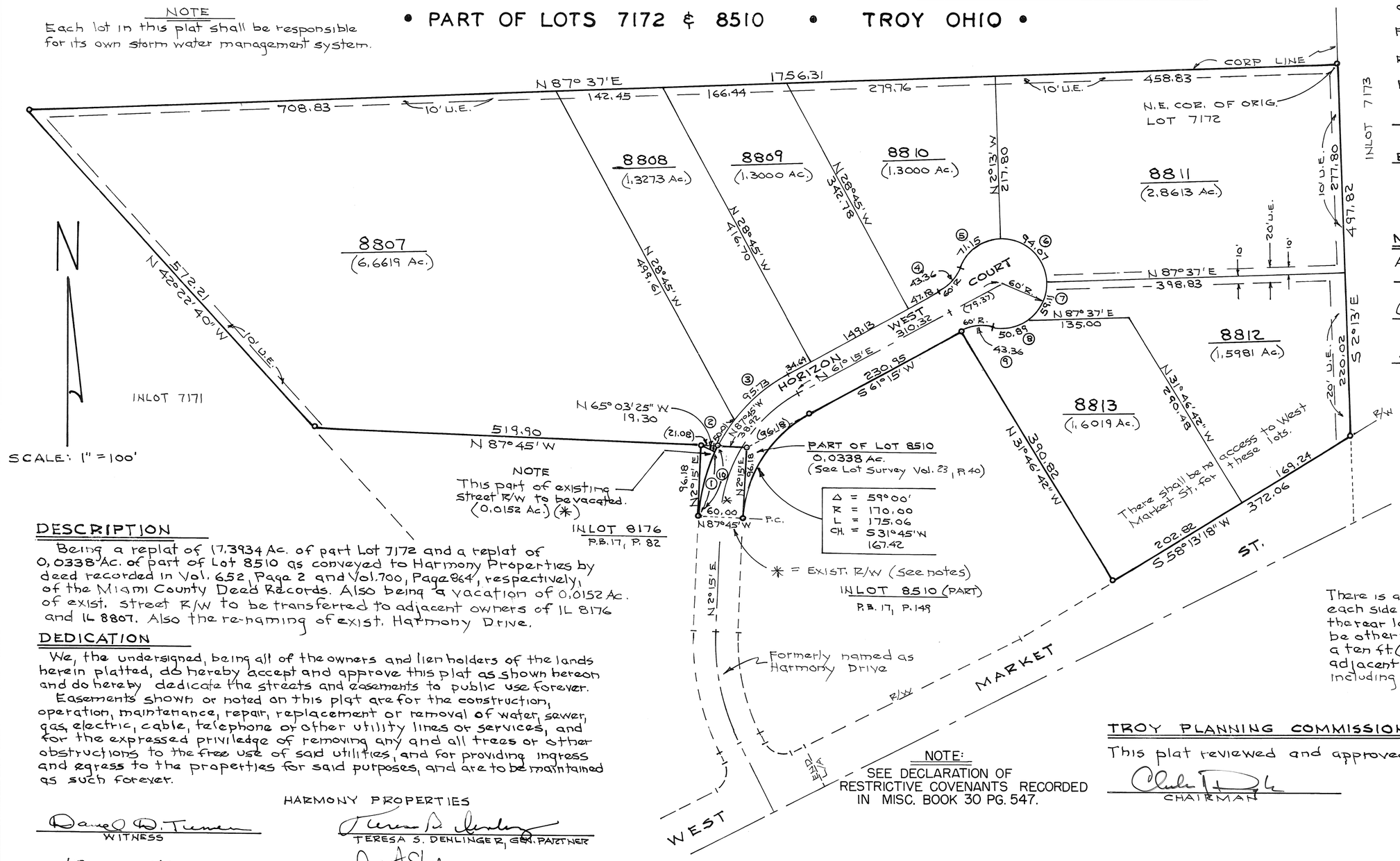
BROOKSTON - SECTION THREE COVINGTON, OHIO		
NEW TECH PLASTICS, INC. COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: JP TRACED BY: CHECKED BY: RWK	SHEET NO.
8JUL99	SCALE: 1" = 60'	1 OF 1

HARMONY INDUSTRIAL PARK — SECTION THREE

• PART OF LOTS 7172 & 8510 • TROY OHIO •

NOTE
Each lot in this plat shall be responsible for its own storm water management system.

PLAT BOOK 18 PAGE 125
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.
FILE NO. 0282018
RECEIVED FOR RECORD: 10:31 AM TIME
FEE: 21.60 JAN. 12, 2000 DATE
John W. O'Brien MIAMI CO. RECORDER
BY: Bobbie Mueller DEPUTY CO. RECORDER



NOTE
This part of existing street R/W to be vacated. (0.0152 Ac.) (*)

MIAMI COUNTY AUDITOR
Approved and transferred this 12 day of Jan., 2000
Chris A. Peeples MIAMI CO. AUDITOR
Linda Zimmerman DEPUTY CO. AUDITOR

℄ CURVE DATA
Δ = 59° 00
R = 200.00
L = 205.95
T = 113.15

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 otherwise shown hereon. There is also a ten ft. (10') utility easement along and adjacent to all street rights-of-way, including new R/W at *

NOTE:
SEE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN MISC. BOOK 30 PG. 547.

DESCRIPTION

Being a replat of 17.3934 Ac. of part Lot 7172 and a replat of 0.0338 Ac. of part of Lot 8510 as conveyed to Harmony Properties by deed recorded in Vol. 652, Page 2 and Vol. 700, Page 864, respectively, of the Miami County Deed Records. Also being a vacation of 0.0152 Ac. of exist. street R/W to be transferred to adjacent owners of IL 8176 and IL 8807. Also the re-naming of exist. Harmony Drive.

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.

HARMONY PROPERTIES

Daniel D. Turner WITNESS
Teresa S. Denlinger TERESA S. DENLINGER, GEN. PARTNER

Wayne Stone WITNESS
Jason A. Slone JASON A. SLONE, GEN. PARTNER

NATIONAL CITY BANK

Daniel D. Turner WITNESS
Tammy J. Dixon TAMMY J. DIXON, ASS'T. V. P.

Danielle C. Smith WITNESS

STATE OF OHIO, MIAMI COUNTY, ss:

Be it rembered that on this 20th day of Oct., 1999, before me, a notary public in and for said County and state, personally came Harmony Properties, a general partnership, by its general partners Teresa S. Denlinger and Jason A. Slone, and National City Bank by its ass't. vice pres. Tammy J. Dixon, 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: Mar. 27, 2002 DATE
Daniel D. Turner NOTARY PUBLIC

R/W CURVE DATA				
CURVE NO.	RADIUS	Δ	CHORD	
1.	230.00	22° 41' 35"	S 13° 35' 48" W	90.50
2.	230.00	12° 27' 30"	S 31° 10' 20" W	49.91
3.	230.00	23° 50' 55"	S 49° 19' 33" W	95.04
4.	60.00	41° 24' 35"	S 40° 32' 43" W	42.43
5.	60.00	67° 56' 35"	S 53° 48' 43" W	67.05
6.	60.00	89° 50' 00"	N 47° 18' 00" W	84.73
7.	60.00	56° 26' 35"	N 25° 50' 17" E	56.75
8.	60.00	48° 36' 00"	N 78° 21' 35" E	49.38
9.	60.00	41° 24' 35"	N 81° 57' 18" E	42.43
10.	230.00	24° 43' 10"	S 14° 36' 35" W	98.46

L = 99.23

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

TROY PLANNING COMMISSION
This plat reviewed and approved this 13th day of Oct., 1999.
Charles Tebbe CHAIRMAN
Sue D. Knight SECRETARY

TROY CITY COUNCIL
At a meeting of the City Council of the City of Troy, held this 1st day of November, 1999, this plat was approved by ordinance no. O-39-99.
Peter E. Jenkins MAYOR
William C. Lohner PRESIDENT OF COUNCIL
Sue D. Knight CLERK OF COUNCIL

CERTIFICATION
I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners.
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

HARMONY INDUSTRIAL PARK - SEC. 3
FOR
HARMONY PROPERTIES
PIQUA - OHIO

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

DATE	DRAWN BY: D.T.	SHEET NO.
AUG.-1999	CHECKED BY: D.T.	1/1
FILE NO.	SCALE: 1" = 100'	

REC. BK. 18 PG. 126

ANNEXATION PLAT
TO THE VILLAGE OF WEST MILTON
TOTAL AREA = 3.016 ACRES

17	6	5 E
SECTION	TOWN	RANGE
UNION	WEST MILTON	MIAMI
CIVIL TOWNSHIP	VILLAGE	COUNTY

PLAT BOOK 18 PAGE 126 MIAMI COUNTY
RECORDER'S RECORD OF PLAT RECEIVED FOR RECORD THIS 19th DAY OF JANUARY, ~~1999~~ 2000 AT 1:21 PM
FEE $21.60 FILE# ~~FILE NO.~~ ~~FEE~~ 0282285

John W. O'Brien — MIAMI COUNTY RECORDER
Bobbie Mueller — BY DEPUTY RECORDER

APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 21st DAY OF SEPTEMBER 1999.

MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23RD DAY OF September, 1999.

D. Ann Beard — Richard L. Adams — Linda D. Haddad

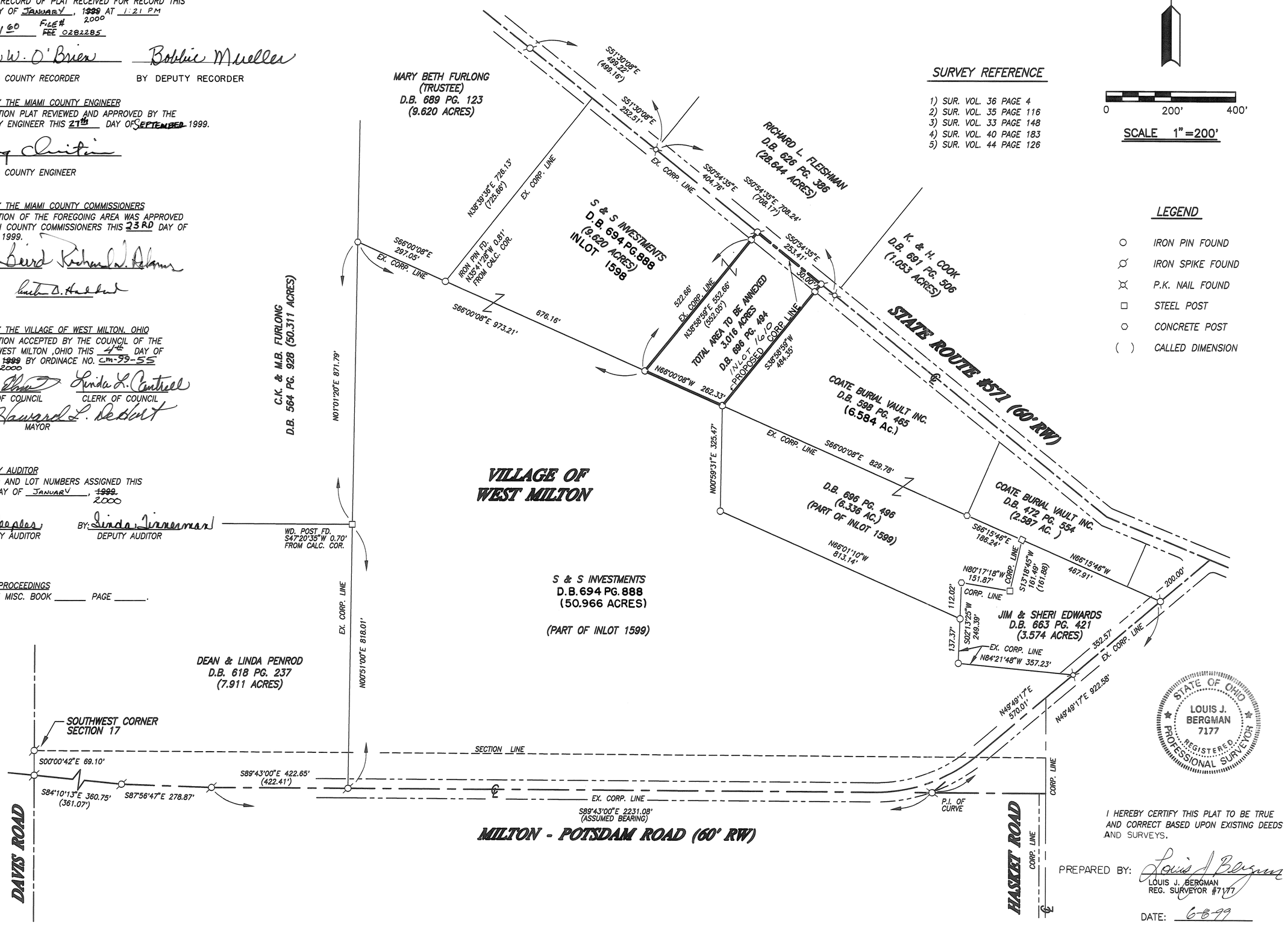
APPROVAL BY THE VILLAGE OF WEST MILTON, OHIO
THIS ANNEXATION ACCEPTED BY THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO THIS 4th DAY OF JANUARY, ~~1999~~ 2000 BY ORDINACE NO. CM-99-55

Arnold C. Elsner — PRESIDENT OF COUNCIL
Linda L. Cantrell — CLERK OF COUNCIL
Howard L. Deckert — MAYOR

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 19th DAY OF JANUARY, ~~1999~~ 2000

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

ANNEXATION PROCEEDINGS
RECORDED IN MISC. BOOK _____ PAGE _____.



SURVEY REFERENCE

1) SUR. VOL. 36 PAGE 4
2) SUR. VOL. 35 PAGE 116
3) SUR. VOL. 33 PAGE 148
4) SUR. VOL. 40 PAGE 183
5) SUR. VOL. 44 PAGE 126

N

0 200' 400'
SCALE 1"=200'

LEGEND

- IRON PIN FOUND
- IRON SPIKE FOUND
- P.K. NAIL FOUND
- STEEL POST
- CONCRETE POST
- ( ) CALLED DIMENSION

STATE OF OHIO — LOUIS J. BERGMAN 7177 — REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT BASED UPON EXISTING DEEDS AND SURVEYS.

PREPARED BY: Louis J. Bergman
LOUIS J. BERGMAN
REG. SURVEYOR #7177

DATE: 6-8-99

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

ANNEXATION PLAT 3.016 ACRES
S & S INVESTMENTS
WEST MILTON OHIO

REVISIONS:

DATE: 6-8-99
DRAWN: L.J.B.
CHECKED: R.T.M.
JOB NO. WM09050498
DRAWING NO. 1C1862

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 19th DAY OF Jan, 2000.

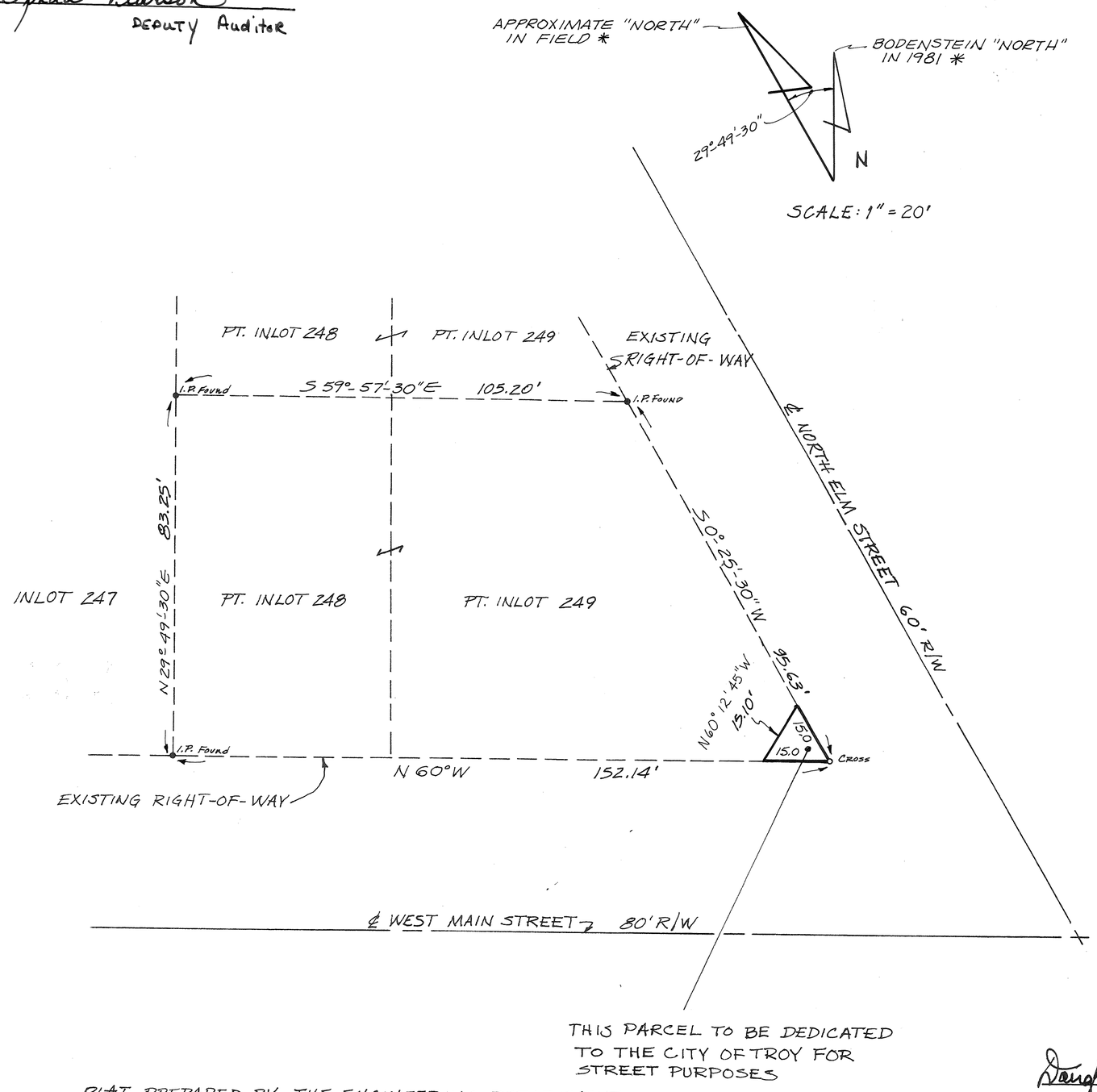
Chris A. Lepley
MIAMI COUNTY AUDITOR

By Lynda Pearson
DEPUTY Auditor

DEDICATION OF PART OF INLOT 249, TROY, OHIO FOR STREET PURPOSES

PLAT BOOK 18 PAGE 127
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 19th DAY OF January, 2000. AT 1:39 P.M.
FILE NO. 0283288 FEE $21.00

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



THIS PARCEL TO BE DEDICATED TO THE CITY OF TROY FOR STREET PURPOSES

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

EMRO MARKETING CO.

Donna Reynolds
WITNESS

R.M. Graham
R.M. GRAHAM, PRESIDENT

Randolph D. Fries
WITNESS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, ALL OF WHOM ACKNOWLEDGED THE SIGNING OF AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICAL SEAL AT TROY, OHIO THIS 20th DAY OF June, 1983.

Randolph D. Fries
NOTARY PUBLIC

RANDOLPH D. FRIES, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 24, 1988

NOTARIAL SEAL STATE OF OHIO

APPROVED:
AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 22ND DAY OF JUNE, 1983, THIS PLAT WAS APPROVED.

Charles J. Doyle
CHAIRMAN

Sue D. Knight
SECRETARY

ACCEPTED:
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 18th DAY OF July, 1983, THIS DEDICATION OF PART OF INLOT 249 WAS APPROVED BY ORDINANCE NO. 0-26-83.

Daniel A. Pearsall
MAYOR

Richard H. Beeson
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

PLAT PREPARED BY THE ENGINEERING DEPARTMENT CITY OF TROY FROM RECORDS WITHIN THE OFFICE AND AN UNRECORDED SURVEY BY ABRAHAM BODENSTEIN DATED NOVEMBER 9, 1981.

Robert Roth
REGISTERED ENGINEER # 25077
REGISTERED SURVEYOR # 4690
CITY ENGINEER (1983)

Steven D. Leffel
UTILITIES ENGINEER (1983)
* ROTATED BODENSTEIN'S BEARINGS TO MORE CLOSELY APPROXIMATE ACTUAL FIELD ORIENTATION; ROTATED C.W. 29°-49'-30"

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

REPLAT OF LOTS 8812 & 8813

• HARMONY INDUSTRIAL PARK – SEC 3 • TROY – OHIO •

PLAT BOOK 18 PAGE 128

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

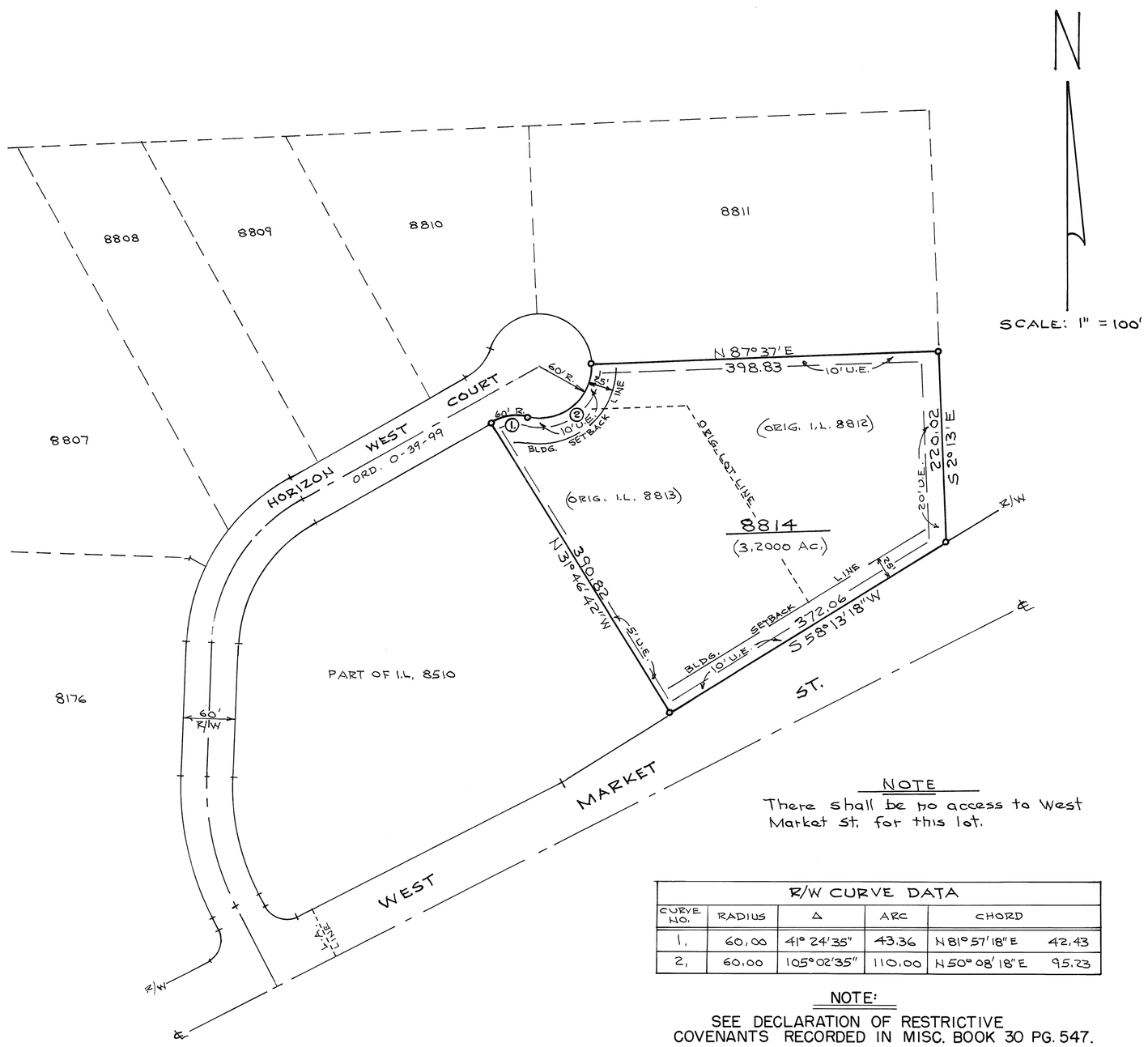
FILE NO. 0282300

RECEIVED FOR RECORD: 2:29 PM (TIME)

FEE: $21.60 JAN. 19, 2000 (DATE)

John W. O'Brien
MIAMI CO. RECORDER

BY: Bobbie Mueller
DEPUTY CO. RECORDER



MIAMI COUNTY AUDITOR

Approved and transferred this 19 day of Jan, 2000.

Chris A. Pepper
MIAMI CO. AUDITOR

BY: Linda Zimmerman
DEPUTY CO. AUDITOR

DESCRIPTION

Being a replat of Lots 8812 and 8813 of Harmony Industrial Park, Sec. 3, as recorded in Plat Book 18, Page 125, of the Miami County Plat Records.

OWNER'S CONSENT

We, the undersigned, being all of the owners and lien holders of the lots shown hereon, dd hereby consent to the execution of this plat.

HARMONY PROPERTIES

Daniel D. Turner
WITNESS

Teresa D. Denlinger
TERESA S. DENLINGER, GEN. PARTNER

Wayne Stamer
WITNESS

Jason A. Slone
JASON A. SLONE, GEN. PARTNER

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 18th day of JAN., 2000, before me, a notary public in and for said County and State, personally came Harmony Properties, a general partnership, by its general partners Teresa S. Denlinger and Jason A. Slone, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

My commission expires: MAR. 27, 2002 (DATE)

Daniel D. Turner
NOTARY PUBLIC

NOTE

There shall be no access to West Market St. for this lot.

R/W CURVE DATA					
CURVE NO.	RADIUS	Δ	ARC	CHORD	
1.	60.00	41° 24' 35"	43.36	N 81° 57' 18" E	42.43
2.	60.00	105° 02' 35"	110.00	N 50° 08' 18" E	95.23

NOTE:

SEE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN MISC. BOOK 30 PG. 547.

APPROVAL BY CITY OF TROY

Approved this 18TH day of JANUARY, 2000.

Steven D. Leffel
PUBLIC WORKS DIRECTOR

NOTE

All exterior utility easements around this lot as originally shown or noted on the original plat of Harmony Industrial Park - Sec. 3 (P.B. 18, P. 125) and as shown hereon shall remain in full force and effect for the lot replatted hereon.

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.

REPLAT OF LOTS 8812 & 8813 FOR HARMONY PROPERTIES PIQUA-OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE JAN.-2000	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

DEDICATION OF PARTS OF INLOTS 6077, 6088 & 6089 IN CITY OF TROY AS RIGHT-OF-WAY FOR WAYNE STREET

PLAT BOOK 18 PAGE 129
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 3RD DAY OF FEBRUARY, ~~1999~~ 2000 AT 12:56 P.M.
FILE NO. 0283078 FEE: $ 21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER

PROPERTY OWNERS CONSENT AND DEDICATION

We, the undersigned owners of property along and abutting the existing Crescent Drive and Wayne Street Rights-of-Way, do hereby consent to the dedication of 5 feet of additional public Street Right-of-Way to be known as Wayne Street, and as located on either side of the existing Right-of-Way 50 feet in width, such that Wayne Street has a continuous width of 60 feet of Right-of-Way, as shown hereon.

PARTS OF INLOTS 6077 (0.006 acre) & 6089 (0.029 acre) – total of 0.035 acre – Upper Valley Medical Center

David J. Meckstroth
Signature

David Meckstroth
Name Printed

Title: President

James A. Hurak
Witness Signature

James A. Hurak
Name Printed

Rebecca A. Elifritz
Witness Signature

Rebecca A. Elifritz
Name Printed

State of Ohio, County of Miami, ss:

I hereby certify that on the 22 day of October 1999 at Troy, Ohio, before me, a Notary Public, personally appeared the above individual who acknowledged the signing of this instrument to be his free act and deed for the purposes hereon shown, and who acknowledged that he is duly authorized to sign on behalf of the corporation.

Rebecca A. Elifritz
Notary Public

7/23/2002
My Commission Expires

Seal/Stamp

REBECCA A. ELIFRITZ, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 7-23-2002

PART OF INLOT 6088 – 0.010 acre – Heidenreich

Robert L. Heidenreich

Madonna Sue Heidenreich

Steven A. Leffel
Witness Signature

STEVEN D. LEFFEL
Name Printed

Rena L. Gumerlock
Witness Signature

Rena L. Gumerlock
Name Printed

AS TO BOTH

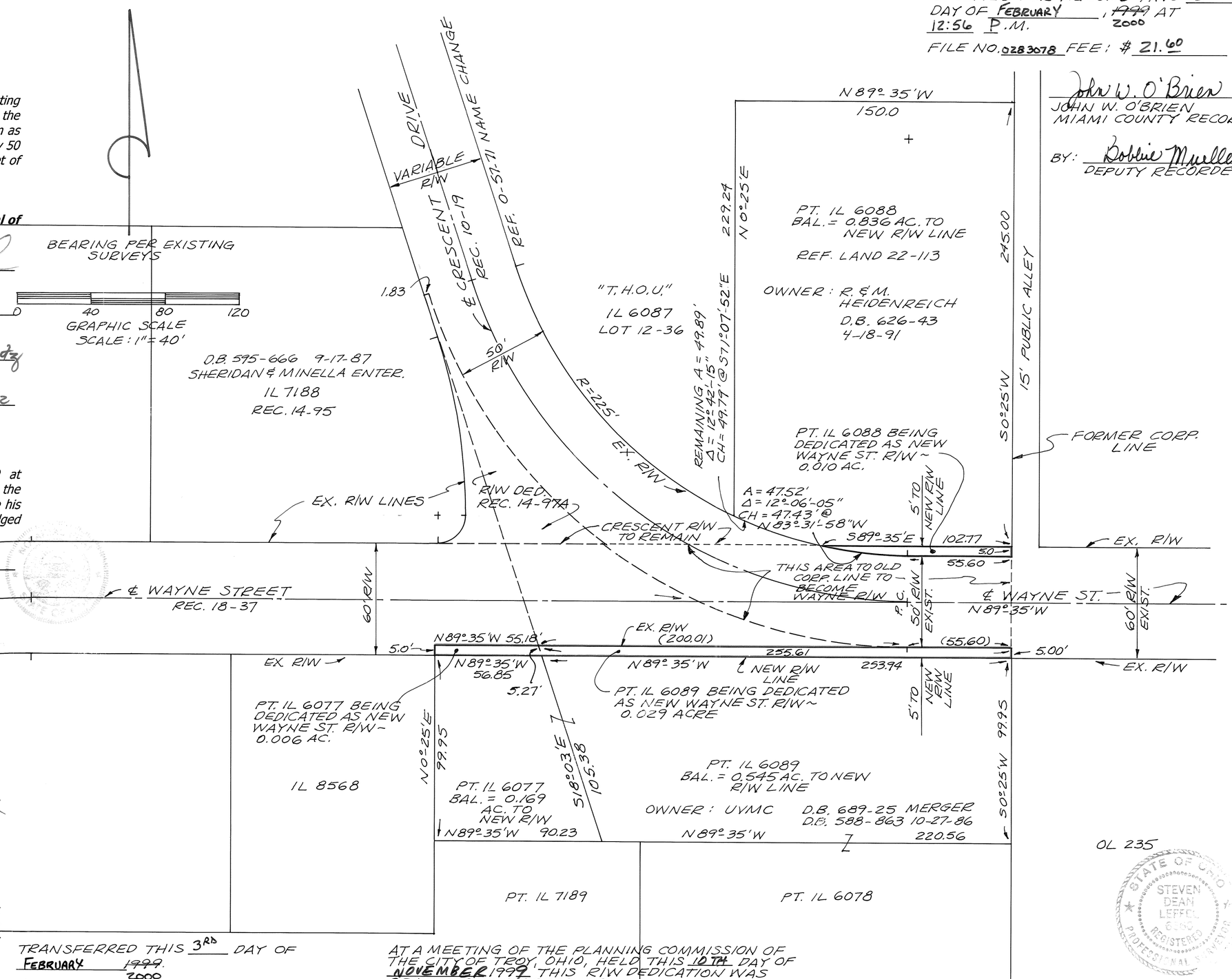
State of Ohio, County of Miami, ss:
I hereby certify that on the 5th day of November 1999 at Troy, Ohio, before me, a Notary Public, personally appeared the above individuals who acknowledged the signing of this instrument is their free act and deed for the uses and purposes hereon shown.

Rena L. Gumerlock formerly Rena L. Wellbaum
Notary Public

9-24-2001
My Commission Expires

Seal/Stamp

NOTARIAL SEAL



OL 235

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

TRANSFERRED THIS 3RD DAY OF FEBRUARY ~~1999~~ 2000.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Zimmerman
DEPUTY AUDITOR

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF NOVEMBER 1999, THIS R/W DEDICATION WAS REVIEWED AND APPROVED.

CHAIRMAN

Sue D. Knight
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6TH DAY OF DECEMBER 1999, THIS R/W DEDICATION PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-~~99~~-99

Peter E. Jenkins
MAYOR

William F. Lohner
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

NOTE: NO FIELD WORK PERFORMED – DATA BASED ON EXISTING SURVEYS.
ALSO REFER TO: LAND 16-162; LAND 20-130; REC. 10-121C & 121D

PLAT PREPARED FOR CITY OF TROY PUBLIC WORKS DEPARTMENT.

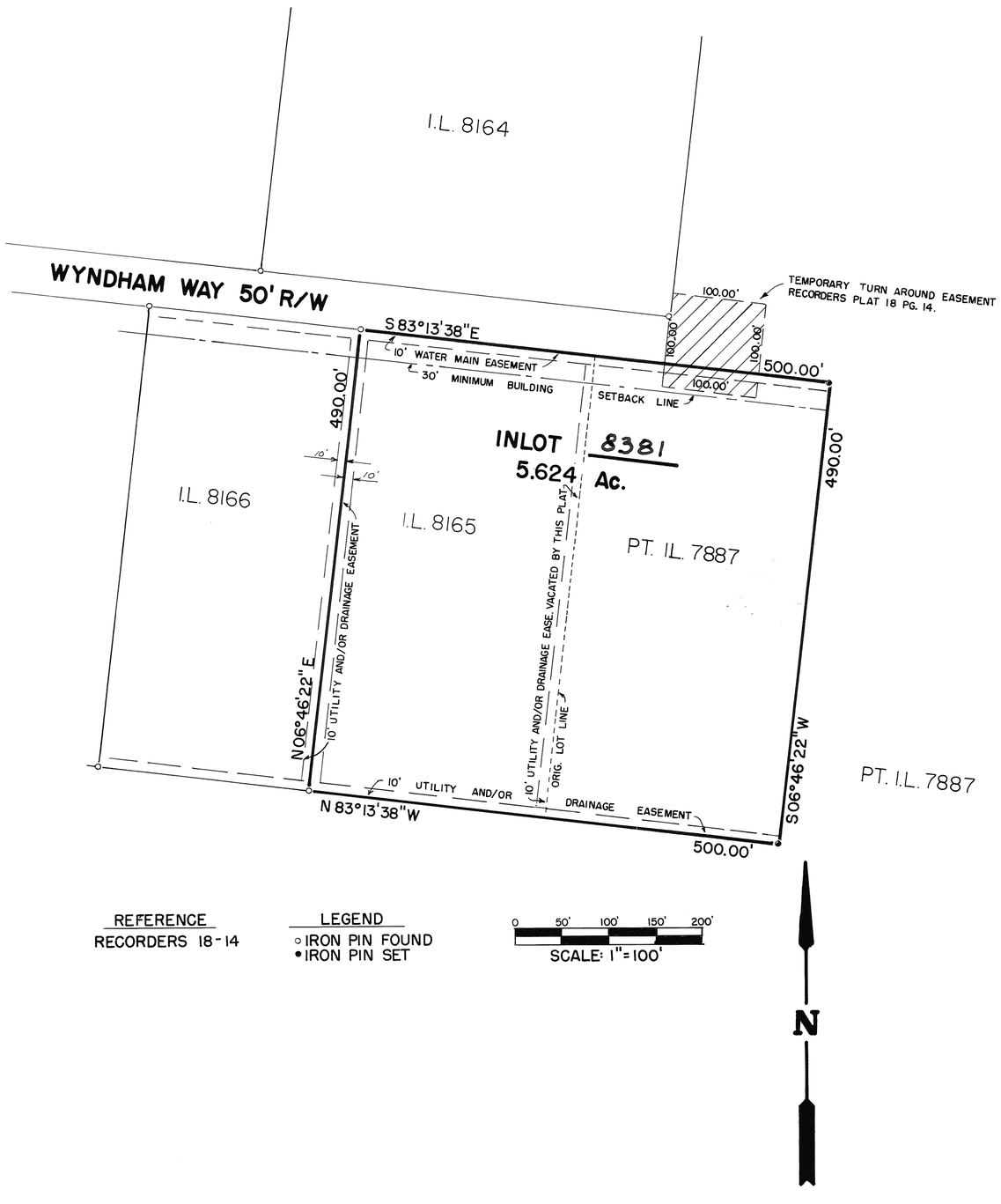
Steven D. Leffel 9/21/99
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660

REPLAT OF INLOT 8165 & PART INLOT 7887
CITY OF PIQUA, MIAMI COUNTY

VOLUME 18 PAGE 130
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECEIVED FOR RECORD THIS 4th
DAY OF FEBRUARY ,2000 AT 9:01 AM.
FILE NO. 0283118 FEE: $21.60

John W. O'Brien
MIAMI COUNTY RECORDER

Bobbie Mueller
BY DEPUTY



REFERENCE
RECORDERS 18-14

LEGEND
○ IRON PIN FOUND
● IRON PIN SET

0 50' 100' 150' 200'
SCALE: 1"=100'

DESCRIPTION

BEING A REPLAT OF INLOT 8165 AND PART INLOT 7887, CITY OF PIQUA, AS ACQUIRED BY SCODAN INVESTMENTS BY DEED BOOK 671 PAGE 178.

CONSENT TO REPLAT

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

Russell D. Kimmel
SCODAN INVESTMENTS

Lisa Wagner
WITNESS

Richard W. Klockner
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICAL SEAL AT PIQUA OHIO, THIS 16th DAY OF JANUARY, 2000.

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, 2000

APPROVALS

ON THIS 3rd DAY OF February, 2000, THIS PLAT WAS REVIEWED AND APPROVED BY THE PIQUA CITY ENGINEER.

James C. Jennings
JAMES C. JENNINGS P.E. P.S.

APPROVED AND TRANSFERRED THIS 4th DAY OF FEBRUARY, 2000.

Chris A. Pepper
MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

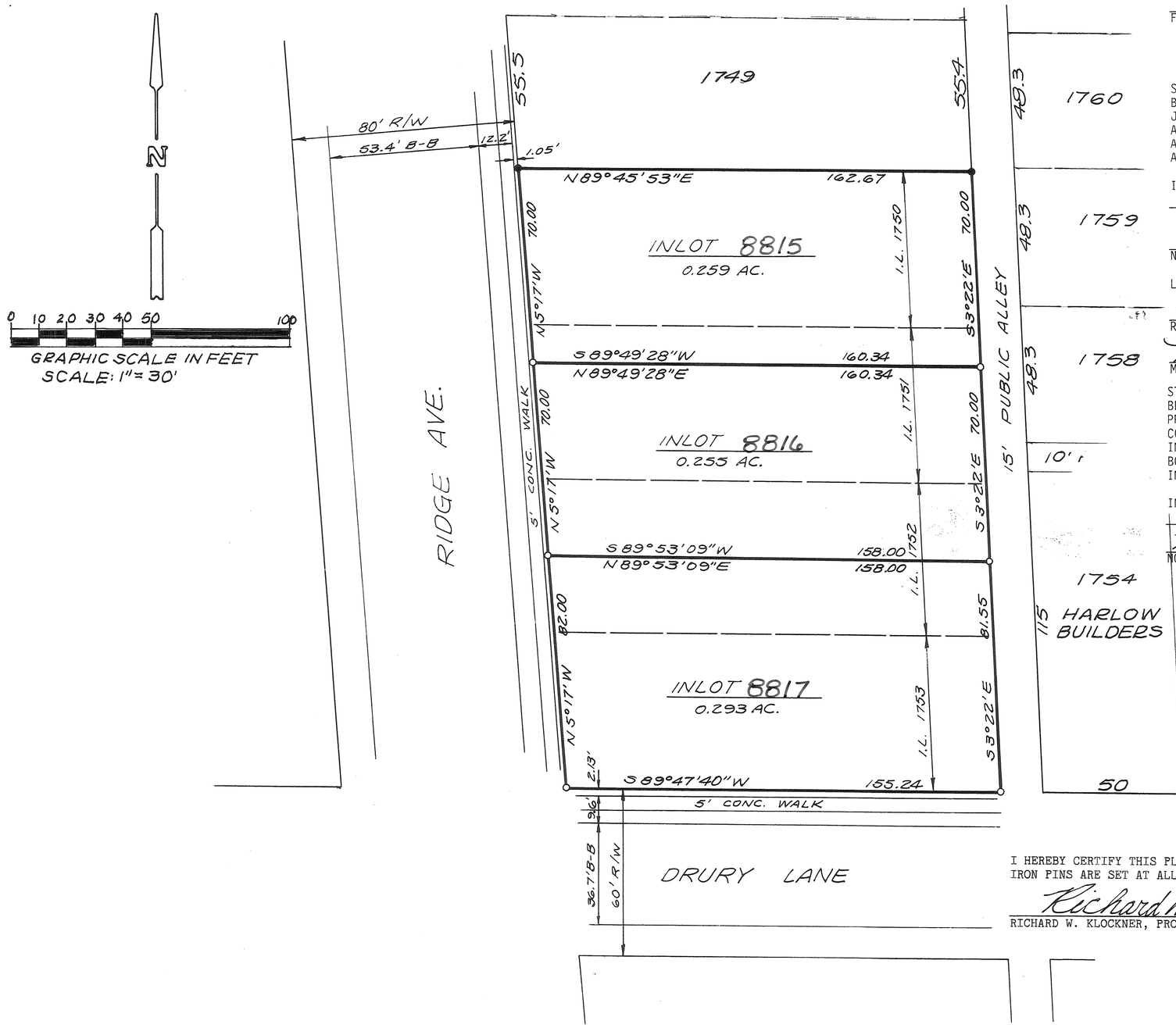
REPLAT OF INLOT 8165 & PART INLOT 7887, PIQUA, OHIO		
SCODAN INVESTMENTS PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 12 JAN 2000	DRAWN BY: D.V. TRACED BY: CHECKED BY: RWK	SHEET NO. 1 OF 1
	SCALE: 1" = 100'	

HARLOW BUILDERS INC.-REPLAT-TROY, OHIO

PLAT BOOK 18 PAGE 131
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7TH DAY OF
FEBRUARY, 2000, AT 2:12 P.M.
FILE NO. 0283241 FEE: $21.60

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER

BEING A REPLAT OF INLOTS 1750, 1751, 1752 AND 1753 IN THE CITY OF TROY, MIAMI COUNTY, OHIO ACQUIRED BY HARLOW BUILDERS, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 701, PAGE 619.



DEDICATION

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

OWNERS: HARLOW BUILDERS, INC.

Frank D. Harlow PRES.
FRANK D. HARLOW, JR., 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 FRANK D. HARLOW, JR., PRESIDENT OF HARLOW BUILDERS, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY 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 31ST DAY OF January, 2000.

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, 2000
STATE OF OHIO

LIENHOLDER: PEOPLES SAVINGS BANK OF TROY

Ronald B. Scott
RONALD B. SCOTT, PRESIDENT

Jennifer L. Fourman
WITNESS

Mark A. Douglas
MARK A. DOUGLAS, 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 RONALD B. SCOTT, PRESIDENT AND MARK A. DOUGLAS, VICE PRESIDENT OF THE PEOPLES SAVINGS BANK OF TROY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 31ST DAY OF January, 2000.

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, 2000
STATE OF OHIO

THIS REPLAT REVIEWED AND APPROVED THIS 4TH DAY OF FEBRUARY, 2000.

Steven D. Leffel
STEVEN D. LEFFEL
PUBLIC WORKS DIRECTOR

APPROVED & TRANFERRED THIS
7TH DAY OF FEBRUARY, 2000.
Chris A. Peeples MIAMI COUNTY AUDITOR
Linda Zimmerman DEPUTY AUDITOR

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

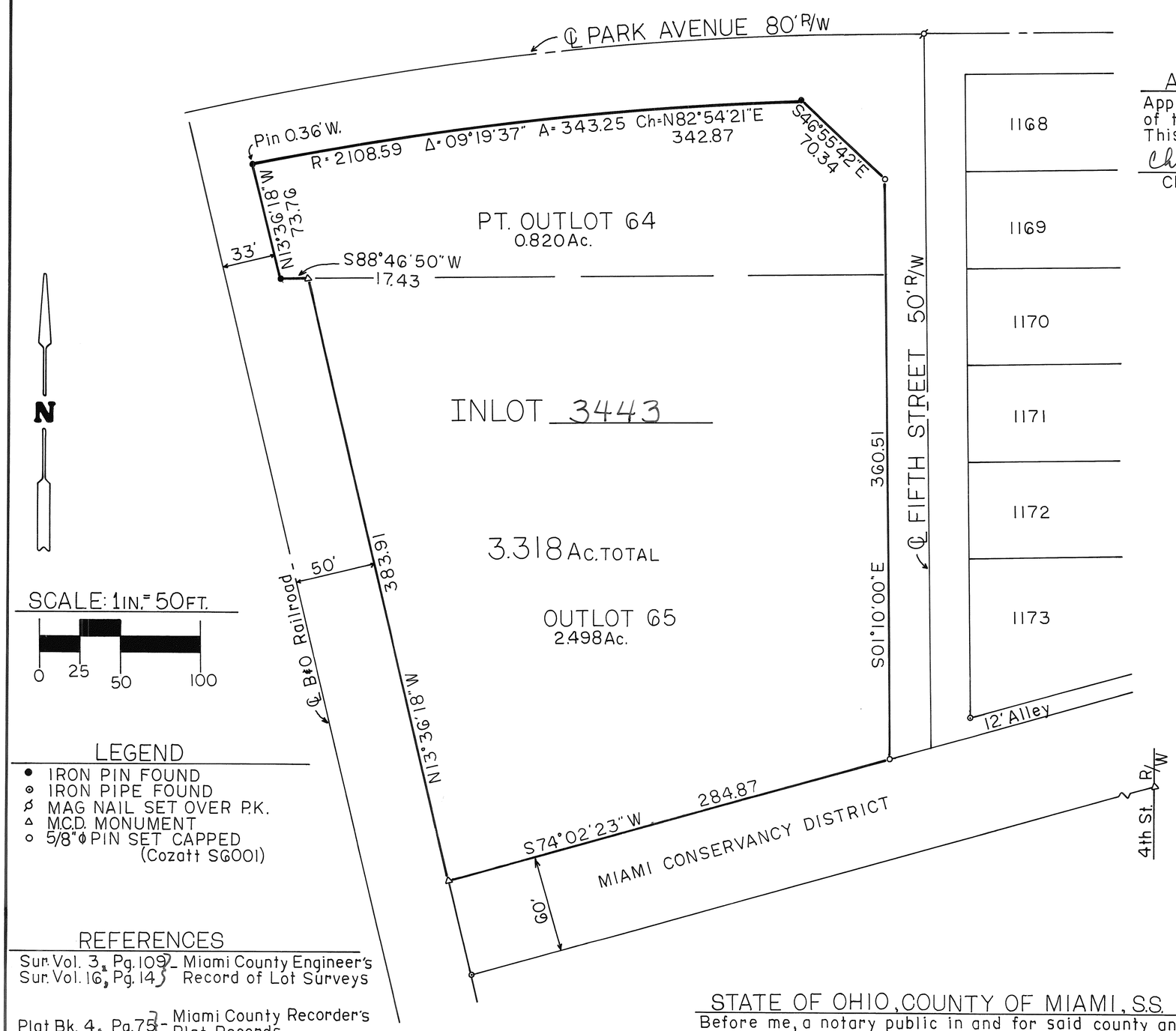
HARLOW BUILDERS, INC. REPLAT INLOTS 1750, 1751, 1752 & 1753, TROY, OHIO HARLOW BUILDERS, INC. FRANK D. HARLOW, JR.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO.
28JAN00	SCALE: 1" = 30'	1 OF 1

REPLAT OF OUTLOT 65 & Pt. OUTLOT 64

CITY OF TIPP CITY MIAMI COUNTY STATE OF OHIO

PLAT BOOK 18 PAGE 132
MIAMI COUNTY RECORDER'S PLAT RECORDS

Received for record this 11TH day of FEBRUARY, 2000 at 3:20 P.M.
File Number: 0283467
Fee: $31.60
John W. O'Brien
John W. O'Brien, Miami County Recorder
By: Bobbie Mueller Deputy



APPROVALS

Approved by the Planning Commission of the City of Tipp City, Ohio
This 14th day of December, 1999.
Charles Powell — Chairman
Marilyn A. Fennell — Secretary

I hereby approve this plat and have assigned the lot number designating the lot as shown on this plat on this 11 day of Feb., 2000.
Chris A. Peeples
Chris A. Peeples, Miami County Auditor
By: Linda Zimmerman Deputy

DESCRIPTION

Being a replat of 3.318 acres, part of Outlot 64 & Outlot 65 in the City of Tipp City, Miami County, Ohio as deeded to Dolly Inc. by D.B. 627, Pg. 859 of the Miami County Recorder's Deed Records, ALSO SEE DEED BOOK 566-903.

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein replatted do hereby accept and approve this replat and do hereby voluntarily consent to the execution of said replat.

NAPOLEON CITY BANK
Hunter S. Parker
HUNTER S. PARKER V. PRES.
Dennis P. Sullivan
DENNIS P. SULLIVAN PRES. DOLLY INC.

Witness
Beth Ann Booker
Witness
Witness
Beth Ann Booker
Witness

LEGEND

- ● IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- MAG NAIL SET OVER P.K.
- △ M.C.D. MONUMENT
- ○ 5/8"ϕ PIN SET CAPPED (Cozatt S6001)

REFERENCES

Sur. Vol. 3, Pg. 109 } Miami County Engineer's
Sur. Vol. 16, Pg. 14 } Record of Lot Surveys

Plat Bk. 4, Pg. 75 } Miami County Recorder's
Plat Bk. 11, Pg. 11 } Plat Records

I hereby certify this plat to be a true and correct survey as shown. Iron pins set at all lot corners.

Michael W. Cozatt 11/05/99
Michael W. Cozatt Date
REGISTERED SURVEYOR No. 6001

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

Before me, a notary public in and for said county and state, personally appeared the above signed individuals, 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 and affixed my official seal this 31st day of January, 2000
Beth Ann Booker — Notary Public
My Commission Expires 7-28-2004

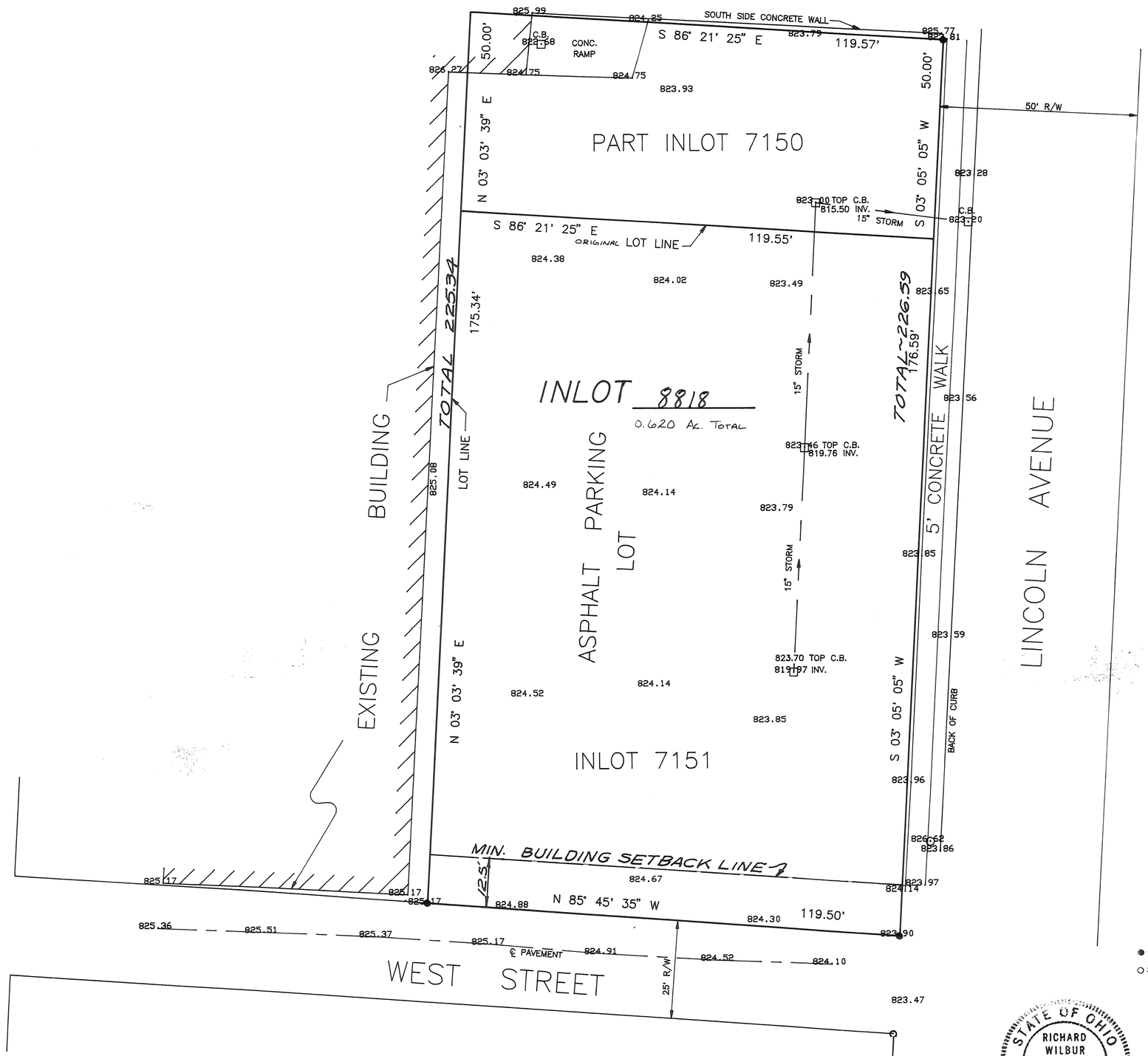
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES RD. — TROY, OHIO 45373
JOB NO. 27199 — Ph. (937)-339-2921

REPLAT OF INLOT 7151 & PART OF INLOT 7150 – TROY, OHIO

BEING A REPLAT OF ALL OF INLOT 7151 AND PART OF INLOT 7150 IN TROY, OHIO, CREATED BY AUDITOR'S REPLAT OF HOBART CORPORATION'S PROPERTIES AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 61. SEE DEED BOOK 684 PG. 55.

PLAT BOOK 18 PAGE 133
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8TH DAY OF
MARCH, 2000, AT 9:22 A.M.
FILE NO. 0284664 FEE: $21.40

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY RECORDER



20 10 0 20
GRAPHIC SCALE IN FEET
1 INCH = 20 FEET

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

OWNER: HOBART CORPORATION

THOMAS H. RODGERS, VICE-PRESIDENT, SECRETARY AND GENERAL COUNSEL

Brenda J. Wilson
WITNESS

Frank R. Bazler
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THOMAS H. RODGERS, VICE-PRESIDENT, SECRETARY AND GENERAL COUNSEL OF HOBART CORPORATION, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH VICE-PRESIDENT, SECRETARY AND GENERAL COUNSEL IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH VICE-PRESIDENT, SECRETARY AND GENERAL COUNSEL, 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 24th DAY OF February, 2000.

Brenda J. Wilson
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-02-2002

BRENDA J. WILSON, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 2-02-2002

THIS PLAT REVIEWED AND APPROVED BY THE CITY OF TROY PUBLIC WORKS DIRECTOR THIS 6TH DAY OF MARCH, 2000.

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

TRANSFERRED THIS 8th DAY OF March, 2000.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

LEGEND
● = MAG NAIL SET
○ = IRON PIN FOUND

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL PROPERTY CORNERS ARE MARKED AS SHOWN.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF ALL OF INLOT 7151 & PART INLOT 7150 TROY, OHIO		
HOBART CORPORATION TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE: 23FEB00	DRAWN BY: DRH TRACED BY: CHECKED BY: RWK SCALE: 1" = 20'	SHEET NO. 1 OF 1

KENSINGTON SECTION TWO REPLAT
INLOT 8548 AND 8549

31	5	6 E	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	CITY	COUNTY

BEING A REPLAT OF INLOTS 8548 AND 8549 AS CREATED BY KENSINGTON SECTION TWO RECORDED IN P.B. 18, PAGE, 31 A.

VOLUME 18 PLAT 134
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 16th DAY
OF March, 2000 AT 10:12 A.M.
FILE NO. 0285044 FEE $21.60

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

BY: Bobbie Mueller
DEPUTY RECORDER

NOTES

1.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

APPROVALS

CITY OF TROY PLANNING COMMISSION
THIS REPLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO ON THIS 8th DAY OF March, ~~1999~~ 2000

Guy D. Knight — SECRETARY
Charles E. Gale — CHAIRMAN

UTILITY COMPANIES

WE, THE UNDERSIGNED UTILITY COMPANIES, HEREBY ACCEPT THE VACATION OF EASEMENTS AS ORIGINALLY SHOWN FOR LOT 8548 AND LOT 8549 IN P.V. 18, PG. 31 A.

DAYTON POWER & LIGHT CO. (ELECTRIC)
BY Norman C Ruppert — DATE 2-7-00

DAYTON POWER & LIGHT CO. (GAS)
BY Robert L Baird — DATE 2-7-00

WARNER CABLE SERVICE (CABLE TV)
BY Jim Hall — DATE 2-4-2000

GENERAL TELEPHONE COMPANY (TELEPHONE)
BY Marc McClain — DATE 02/03/00

OWNER'S STATEMENT

WE, THE OWNERS OF LAND PLATTED HEREON, DO REQUEST VACATION OF THE LOT LINE AS SHOWN HEREON AND DO REPLAT SAME AS INLOT _____.

BY Jessica A. Minesinger Vice President — 2/8/00
KENSINGTON LAND CO. — DATE

Tara M. Asher — 2/8/00
WITNESS — DATE

Debra Lee Furman — 2/8/00
WITNESS — DATE

PROTECTIVE COVENANTS & RESTRICTIONS

FOR PROTECTIVE COVENANTS AND RESTRICTIONS SEE PLAT VOL, 17, PG. 139 A.
DEED BOOK 683, PAGE 241
AMENDMENT MISCELLANEOUS VOLUME, 30, PAGE 278.

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BE IT REMEMBERED THAT ON THIS 8th DAY OF Feb., 2000 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 8th DAY OF Feb., 2000. MY COMMISSION EXPIRES 3-20-00.

Debra M Furman
NOTARY PUBLIC State of Ohio
Miami Co.

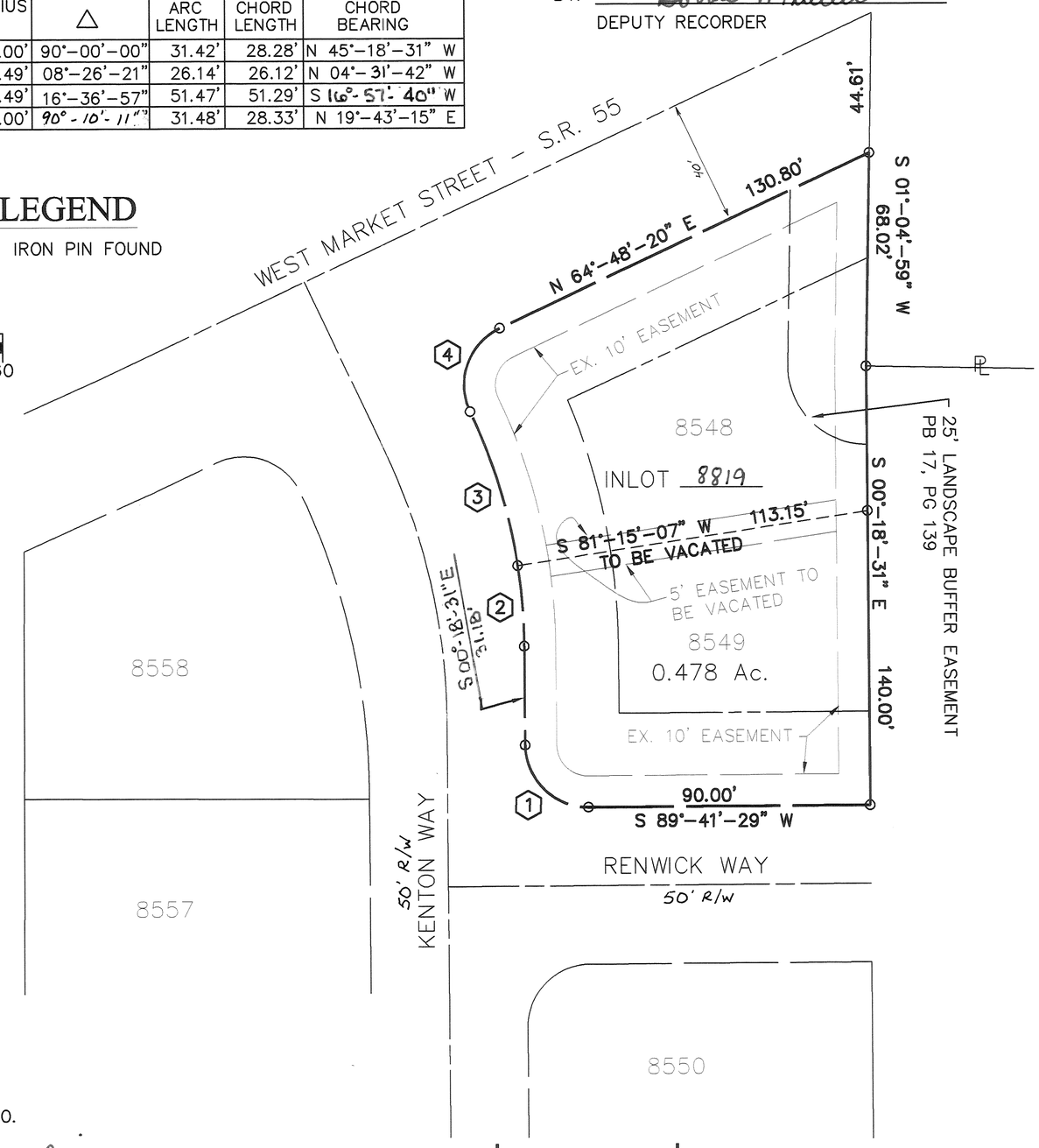
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 16 DAY OF March, 2000.

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

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-18'-31" W
2	177.49'	08°-26'-21"	26.14'	26.12'	N 04°-31'-42" W
3	177.49'	16°-36'-57"	51.47'	51.29'	S 16°-57'-40" W
4	20.00'	90°-10'-11"	31.48'	28.33'	N 19°-43'-15" E

SCALE IN FEET
0 15 30 60

LEGEND
o IRON PIN FOUND



Thomas L. Coverstone — THOMAS L. COVERSTONE, P.S. #7100 — 01/31/00 DATE

STATE OF OHIO THOMAS L. COVERSTONE 7100 REGISTERED PROFESSIONAL SURVEYOR

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

date:	drawn by:	job number:
01-31-2000	brg	MIATR09923

REPLAT OF INLOTS 8529, 8530, 8531, 8532, 8533, 8534, 8535
CITY OF TROY, OHIO

TROY
CORPORATION

PLAT BOOK 18 PAGE 135
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED MARCH 20, ~~1999~~ 2000 AT 8:16 AM
FILE NO. 0285142 FEE $21.60

John W. O'Brien — JOHN W. O'BRIEN, MIAMI CO. RECORDER
Bobbie Mueller — DEPUTY

THIS REPLAT APPROVED AND TRANSFERED
THIS 20 DAY OF March, ~~1999~~ 2000

Chris A. Peeples — MIAMI CO. AUDITOR
Linda Zimmerman — DEPUTY AUDITOR

APPROVALS

CITY OF TROY PLANNING COMMISSION

THIS REPLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO ON THIS 8th DAY OF March, ~~1999~~ 2000.

SECRETARY — CHAIRMAN

~~CITY OF TROY CITY COUNCIL~~

~~I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 1999 THIS REPLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO. ORDINANCE NO. _____~~

~~MAYOR — PRESIDENT~~

~~CLERK~~

NOTES:
1. 10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES, 5' UTILITY ON EACH SIDE OF SIDE LOT LINES UNLESS OTHERWISE NOTED.
2. LOTS 8529 & 8535 SHALL HAVE NO RIGHT-OF-WAY ACCESS TO McKAIG ROAD.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	LONG. CHORD
1	89° 59' 41"	15.00'	23.56'	21.21' - S 44° 30' 04" W
2	41° 24' 35"	50.00'	36.14'	35.36' - S 21° 11' 57" E
3	25° 07' 52"	50.00'	21.93'	21.76' - S 29° 20' 20" E
4	72° 41' 23"	50.00'	63.43'	59.26' - S 19° 34' 17" W
5	67° 10' 41"	50.00'	58.62'	55.32' - S 89° 30' 19" W
6	72° 41' 23"	50.00'	63.43'	59.26' - N 20° 33' 39" W
7	25° 07' 52"	50.00'	21.93'	21.76' - N 28° 20' 58" E
8	41° 24' 35"	50.00'	36.14'	35.36' - N 20° 12' 36" E
9	90° 00' 19"	15.00'	23.56'	21.21' - N 45° 29' 48" W

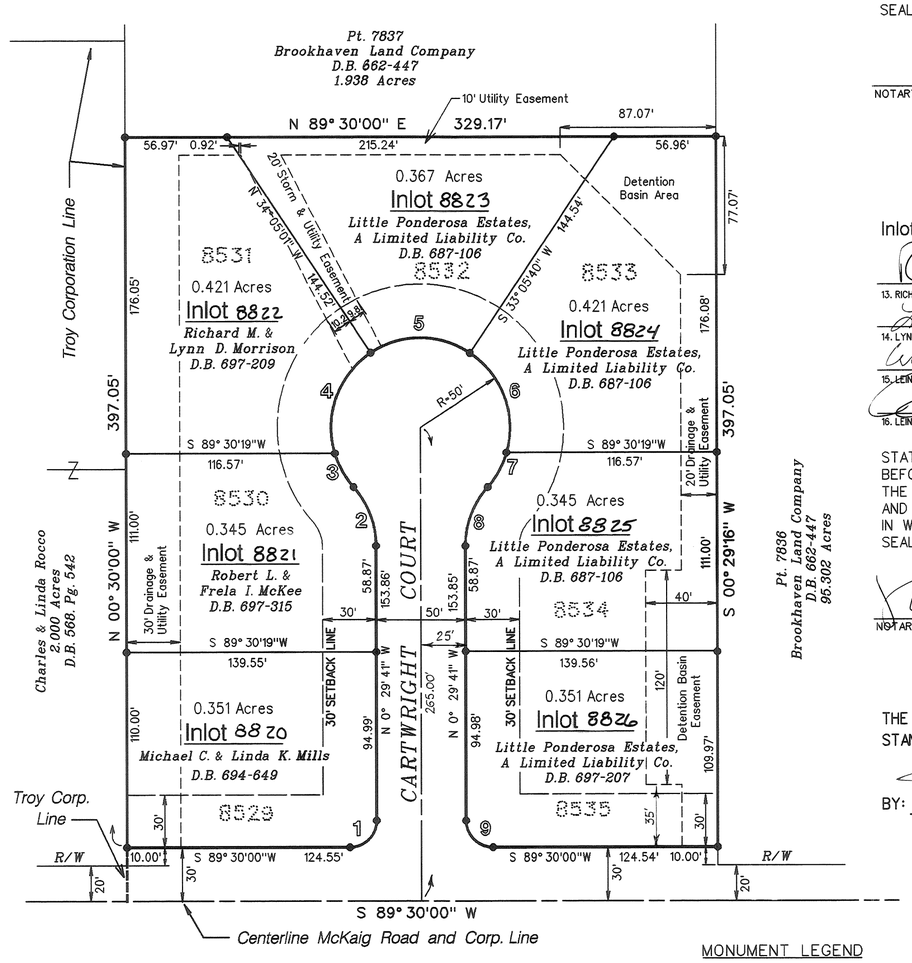
DESCRIPTION

THE WITHIN PLAT CONTAINING 2.601 ACRES, BEING A REPLAT OF INLOTS 8529, 8530, 8531, 8532, 8533, 8534 & 8535 AS RECORDED IN PLAT BOOK 18, PAGE 8 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO SAID LOTS BEING THE SAME AS CONVEYED AS FOLLOWS:

INLOT NO.	CONVEYED TO	RECORDED IN
8529	MICHAEL C. & LINDA K. MILLS	D.B. 694-649
8530	ROBERT L. & FRELA I. MCKEE	D.B. 697-315
8531	RICHARD M. & LYNN D. MORRISON	D.B. 697-209
8532	LITTLE PONDEROSA ESTATES, A LIMITED LIABILITY CO.	D.B. 687-106
8533	LITTLE PONDEROSA ESTATES, A LIMITED LIABILITY CO.	D.B. 687-106
8534	LITTLE PONDEROSA ESTATES, A LIMITED LIABILITY CO.	D.B. 687-106
8535	LITTLE PONDEROSA ESTATES, A LIMITED LIABILITY CO.	D.B. 697-207

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE PROPERTY OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO VOLUMTARY CONSENT TO THE EXECUTION OF SAID REPLAT AND DO RESERVE THE SHOWN EASEMENTS 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 ARE 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 MAINTAINED AS SUCH FOREVER.



MONUMENT LEGEND
Indicates Iron Pin Found
Indicates Iron Pin Set

Inlots 8532, 8533, 8534 & 8535

1. RICHARD J. MOSIER — WITNESS AS TO 1, 2, 3 & 4
2. PATRICK FISHER
3. LEINHOLDER: WILLIAM B. WHIDDEN, V.P. PEOPLES SAVINGS BANK OF TROY — WITNESS AS TO 1, 2, 3 & 4
4. LEINHOLDER: RONALD B. SCOTT, PRESIDENT & CEO, PEOPLES SAVINGS BANK OF TROY

STATE OF OHIO, COUNTY OF MIAMI, SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN WHITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 27th DAY OF December, 1999.

NOTARY PUBLIC — MY COMMISSION EXPIRES 9-1-2000
RICHARD M. MORRISON, Notary Public In and for the State of Ohio My Commission Expires Sept. 1, 2000

Inlot 8529

5. MICHAEL C. MILLS — WITNESS AS TO 5, 6, 7 & 8
6. LINDA K. MILLS
7. LEINHOLDER: MARK W. SWEETERMAN OFFICER — WITNESS AS TO 5, 6, 7 & 8
8. LEINHOLDER:

STATE OF OHIO, COUNTY OF MIAMI, SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN WHITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy City, OHIO, THIS _____ DAY OF January, 2000, ~~1999~~.

NOTARY PUBLIC — MY COMMISSION EXPIRES
NICOLE A. LABER, FORMERLY Nicole A. Monnin
Notary Public, State of Ohio
My Commission Exp Aug, 2003

Inlot 8530

9. ROBERT L. MCKEE — WITNESS AS TO 9, 10, 11 & 12
10. FRELA I. MCKEE
11. LEINHOLDER: N/A — WITNESS AS TO 9, 10, 11 & 12
12. LEINHOLDER: N/A

STATE OF OHIO, COUNTY OF MIAMI, SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN WHITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 27th DAY OF December, 1999.

NOTARY PUBLIC — MY COMMISSION EXPIRES 9-1-2000
RICHARD M. MORRISON, Notary Public In and for the State of Ohio My Commission Expires Sept. 1, 2000

Inlot 8531

13. RICHARD M. MORRISON — WITNESS AS TO 13, 14, 15 & 16
14. LYNN D. MORRISON
15. LEINHOLDER: WILLIAM B. WHIDDEN, V.P. PEOPLES SAVINGS BANK — WITNESS AS TO 13, 14, 15 & 16
16. LEINHOLDER: RONALD B. SCOTT, PRES. & CEO PEOPLES SAVINGS BANK

STATE OF OHIO, COUNTY OF MIAMI, SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN WHITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 27th DAY OF DECEMBER, 1999.

NOTARY PUBLIC — MY COMMISSION EXPIRES Oct. 20, 2001
MARK A. DOUGLAS, Notary Public In and for the State of Ohio

THE MEASUREMENTS ARE CERTIFIED CORRECT IN ACCORDANCE WITH THE MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVE DISTANCES ARE MEASURED ON THE ARC.

BY: _____
THOMAS MCDOUGALL, P.S. #6588

STATE OF OHIO — Thomas McDougall 6588 — REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Scott Engineering, Inc.
Civil Engineering Services
P.O. Box 7038
2828 West Riverview Avenue
Dayton, Ohio 45407
937-278-0755 • Fax 937-278-0755

98-10.1 12/15/99 jlc.

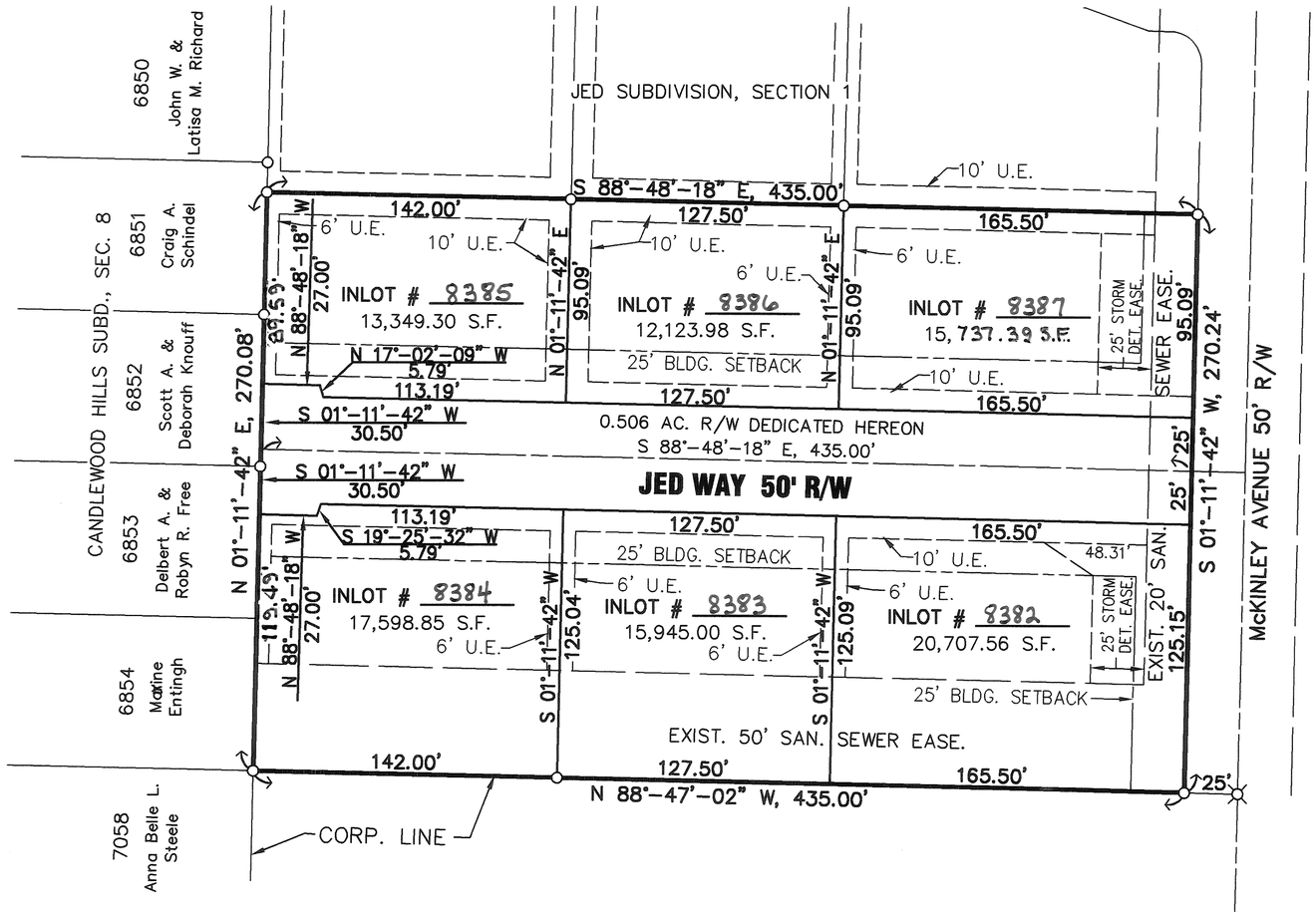
...: 98-10 ponderosa 9810plat.cgn Dec. 15, 1999 ...

JED SUBDIVISION, SECTION 2

PT. O.L. 337 — LOT | PIQUA — CITY | MIAMI, OHIO — COUNTY

TRANSFERRED THIS 20 DAY OF March, 2000
Chris A. Peeples — CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda Zimmerman — DEPUTY AUDITOR

PLAT BOOK 18, PAGE 136
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20th DAY OF Mar., 2000, AT 8:50 A M.
FILE No. 0285143 FEE: $21.60
John W. O'Brien — JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
Bobbie Mueller — DEPUTY



DEDICATION

WE THE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREON.

WITNESS	DATE	JOHN A. BERGMAN	VICKI A. BERGMAN
WITNESS	DATE	EDWARD W. HAMAKER	NANCY S. HAMAKER

LIENHOLDER:

WITNESS	DATE	

ACKNOWLEDGEMENT

STATE OF OHIO, SHELBY COUNTY, SS
BE IT REMEMBERED THAT ON THIS 19th DAY OF FEBRUARY, 2000 BEFORE ME, A NOTARY PUBLIC IN SHELBY 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 19th DAY OF FEBRUARY, 2000. MY COMMISSION EXPIRES 3/5/2003.

NOTARIAL SEAL — STATE OF OHIO
DOUGLAS STEWART
Notary Public, State of Ohio
My Commission Expires March 5, 2003

NOTARY PUBLIC

CITY OF PIQUA PLANNING COMMISSION

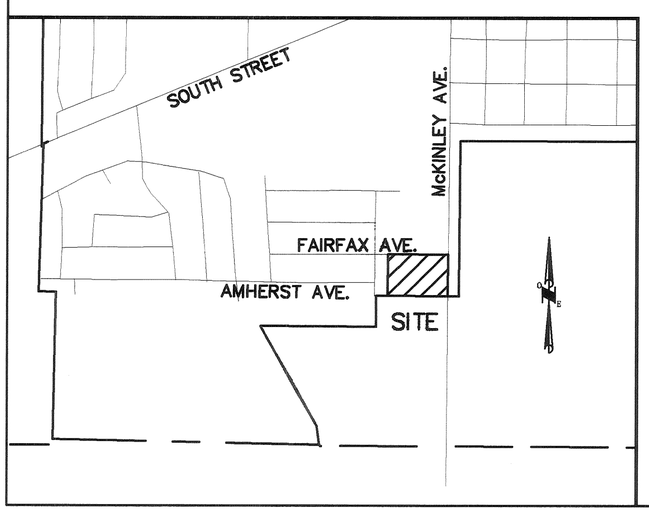
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 8th DAY OF Feb., 2000.

CHAIRPERSON — JIM ODA
SECRETARY — JIM JENNINGS

PIQUA CITY COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 21st DAY OF February, 2000.

MAYOR
CLERK — Rebecca J. Cool



BEARINGS BASED ON LOT SURV. VOL. 22, PLAT 120

SCALE 1" = 50'
0 25 50 100

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND

SURVEY REFERENCE
LOT SURV. VOL. 17, PLAT 71
LOT SURV. VOL. 22, PLAT 120
REC. PLAT BK. 10, PAGE 87
REC. PLAT BK. 13, PAGE 76
REC. PLAT BK. 17, PAGE 79

OWNER/DEVELOPER
JED INVESTMENTS
1221 ST.MARYS AVE.
SIDNEY, OH 45365

JOHN A. & VICKI A. BERGMAN
EDWARD W. & NANCY S. HAMAKER
D.B. 685, PG. 803

5/8"x 30" REBAR WITH CAP TO BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREET AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059 — DATE 01-21-2000

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

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

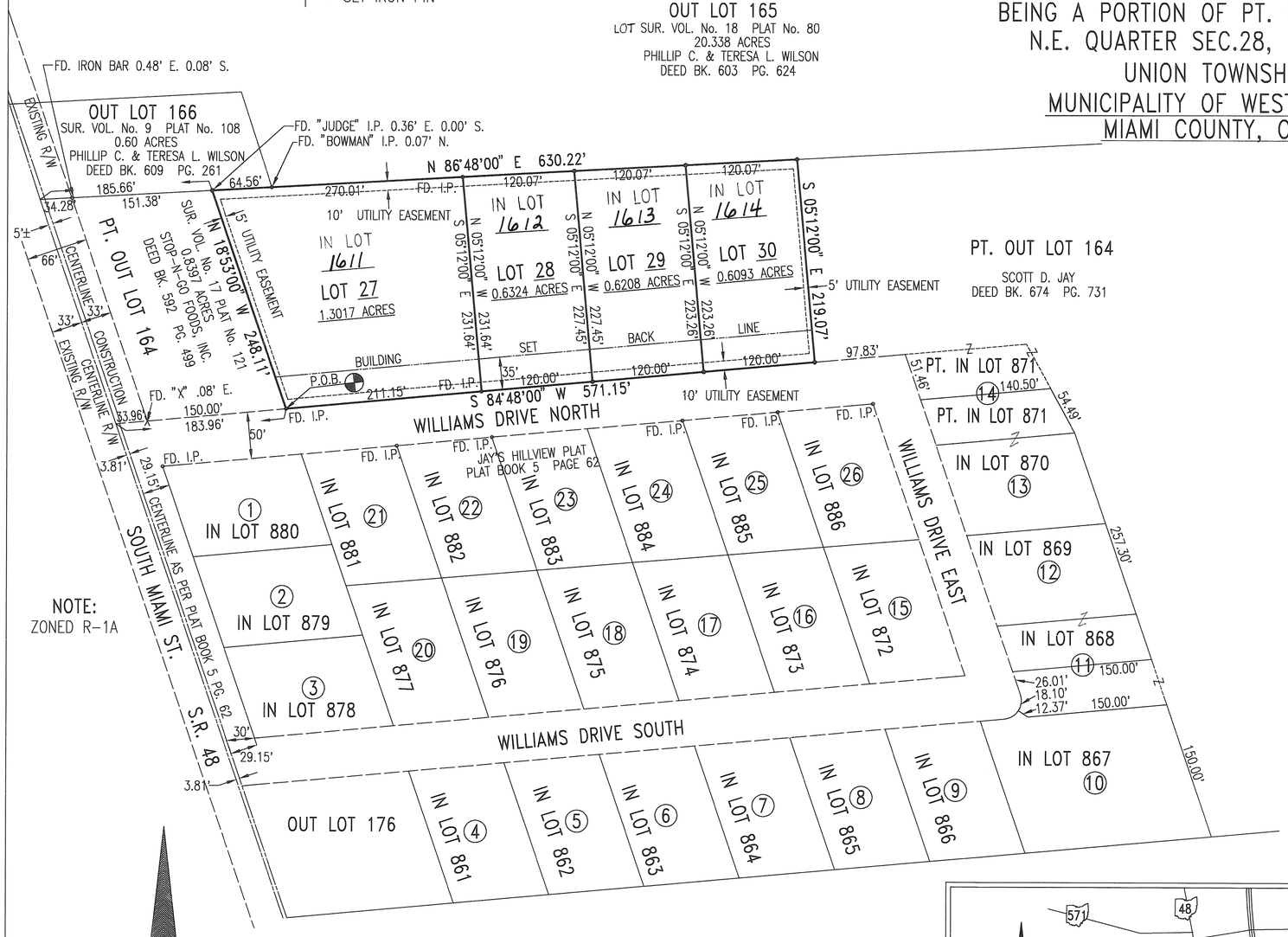
date:	drawn by:	job number:
01-21-2000	seb	MIA-PIQ-9905

RECORD PLAN
3.1642 ACRES
JAY'S HILLVIEW PLAT SEC. II
BEING A PORTION OF PT. OUT LOT 164
N.E. QUARTER SEC.28, T.6, R.5
UNION TOWNSHIP
MUNICIPALITY OF WEST MILTON
MIAMI COUNTY, OHIO

VOL. 18, PAGE 137
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22nd DAY OF
March, 2000, AT 8:19 P.M.
FILE NO.: 0285323 FEE: $21.60

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

LEGEND
= FOUND IRON PIN
= FOUND CROSS
= SET IRON PIN



NOTE:
ZONED R-1A

0 100 200 300
GRAPHIC SCALE
SCALE 1"=100'
THE BEARING OF WILLIAMS DRIVE NORTH
AS S 84°48'00" W
BASED ON PLAT BOOK 5 PAGE 62

DEDICATION

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

BE IT REMEMBERED THAT ON THIS 28th DAY OF February, 2000,

SCOTT D. JAY — WITNESS — WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SCOTT D. JAY 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.

NOTARY PUBLIC — MY COMMISSION EXPIRES

RONALD E. MOWRY, NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires July 7, 2000

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWN 6, RANGE 5, UNION TOWNSHIP, MIAMI COUNTY, MUNICIPALITY OF WEST MILTON, OHIO, CONTAINING 3.1642 ACRES AND BEING PART OF LAND CONVEYED TO SCOTT D. JAY BY DEED RECORDED IN BOOK 674 PAGE 731 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

AREA OF THIS SUBDIVISION IS COMPRISED OF 3.1642 ACRES IN LOTS.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION. IRON PINS SHALL BE SET AT ALL LOT CORNERS.

LUIS G. RIANCHO
PROFESSIONAL SURVEYOR No. 5287

STATE OF OHIO — LUIS G. RIANCHO 5287 — REGISTERED SURVEYOR

APPROVAL OF WEST MILTON, OHIO

AT A MEETING OF THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO HELD THIS 4th DAY OF AUGUST, ~~2000~~ 1999, THE FOREGOING PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

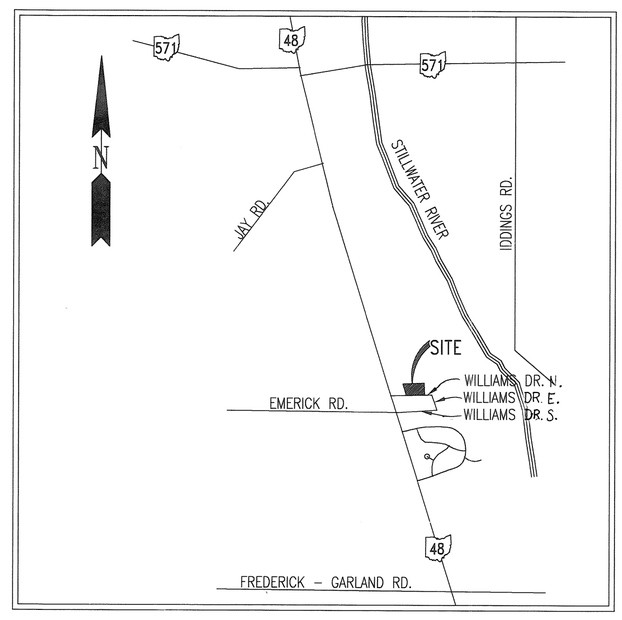
SECRETARY

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 22 DAY OF March 2000.

MIAMI COUNTY AUDITOR

BY: DEPUTY COUNTY AUDITOR



VICINITY MAP
NO SCALE

PREPARED BY:

LGR

LUIS G. RIANCHO & ASSOC. INC.
SURVEYING AND ENGINEERING LAYOUT
TEL 937 836-1585
FAX 937 836-9974
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

JOB #99037 July 27, 1999
DRAWING NAME 99037-SR.DWG PLOT DATE Jan 27, 2000

RECORD PLAN
LAUREL CREEK
SECTION TWO

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
BEING A PART OF INLOT 7146
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 7.772 ACRES
JULY, 1999

PREPARED BY

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

PLAT BOOK 18 PAGE 138
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0285745
RECEIVED March 29, ~~1999~~ 2000
AT 12:49 PM FEE 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Bobbie Mueller
DEPUTY

N

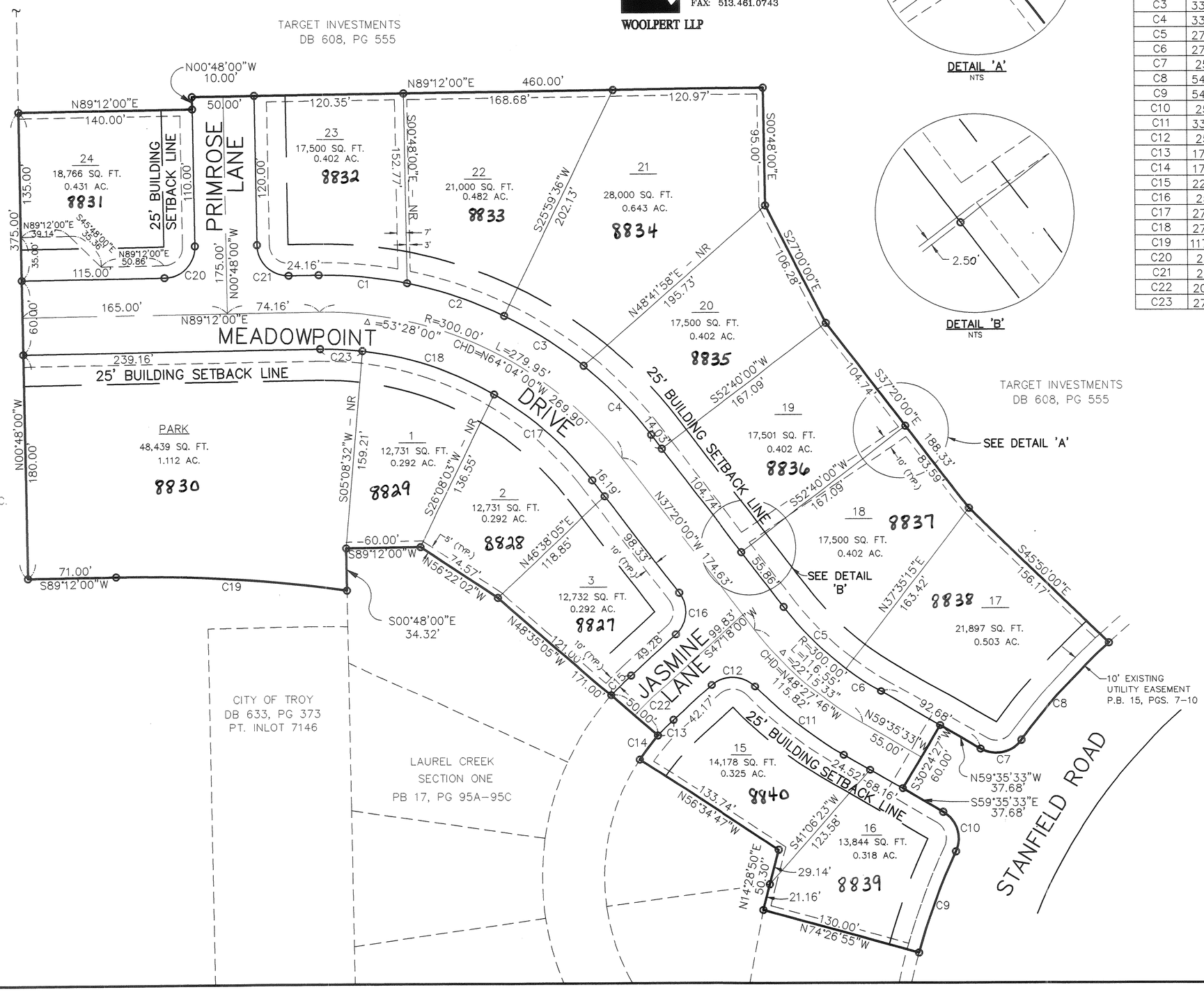
BEARINGS ARE BASED ON LAND SURVEY VOL.28, PG.7

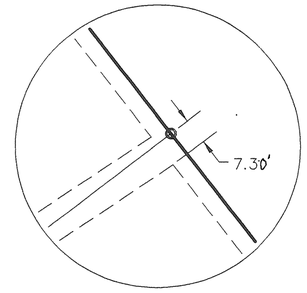
AREA SUMMARY

LOTS	5.186 ACRES
STREET R/W	1.474 ACRES
PARK LAND	1.112 ACRES
TOTAL	7.772 ACRES

0 60 120 180 240

SCALE: 1"=60'
GRAPHIC SCALE IN FEET



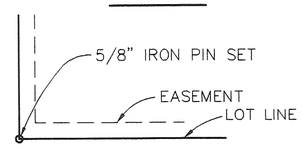


DETAIL 'A'
NTS

DETAIL 'B'
NTS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	71.76'	12°27'31"	S84°34'14"E	71.62'
C2	330.00'	82.56'	14°20'04"	S71°10'27"E	82.35'
C3	330.00'	75.93'	13°10'57"	S57°24'56"E	75.76'
C4	330.00'	77.70'	13°29'28"	S44°04'44"E	77.52'
C5	270.00'	71.06'	15°04'45"	S44°52'22"E	70.85'
C6	270.00'	33.84'	07°10'48"	S56°00'09"E	33.81'
C7	25.00'	36.83'	84°24'29"	S78°12'12"W	33.59'
C8	540.00'	106.76'	11°19'41"	S41°39'48"W	106.59'
C9	540.00'	87.36'	09°16'09"	S20°11'10"W	87.26'
C10	25.00'	36.83'	84°24'49"	S17°23'09"E	33.59'
C11	330.00'	90.84'	15°46'17"	N51°42'24"W	90.55'
C12	25.00'	38.78'	88°52'44"	N88°15'38"W	35.01'
C13	175.00'	17.97'	05°53'05"	S44°21'28"W	17.97'
C14	175.00'	24.42'	07°59'41"	N37°25'04"E	24.42'
C15	225.00'	23.11'	05°53'05"	N44°21'28"E	23.10'
C16	25.00'	36.93'	84°38'00"	N04°59'00"E	33.66'
C17	270.00'	105.47'	22°22'56"	N48°31'28"W	104.80'
C18	270.00'	112.36'	23°50'37"	N71°38'15"W	111.55'
C19	1170.00'	186.49'	09°07'58"	N86°14'01"W	186.30'
C20	25.00'	39.27'	90°00'00"	N44°12'00"E	35.36'
C21	25.00'	39.27'	90°00'00"	S45°48'00"E	35.36'
C22	200.00'	20.54'	05°53'05"	N44°21'28"E	20.53'
C23	270.00'	34.12'	07°14'27"	N87°10'47"W	34.10'

LEGEND



There is a 5-foot utility easement along each side each interior lot line. There is a 10-foot utility easement along and adjacent to all street rights-of-way and along and adjacent to all exterior plat lines. Other easements are as shown.

NR= NON-RADIAL

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.

C:\tom\22672rp.dwg – DEC 14, 1999 – 13:17:29

RECORD PLAN
LAUREL CREEK
SECTION TWO

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
BEING A PART OF INLOT 7146
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 7.772 ACRES
AUGUST, 1999

PREPARED BY

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

"~~THIS PROPOSED DIVISION APPROVED THIS _____ DAY OF _____, 1999 BY THE TROY PUBLIC WORKS DIRECTOR IN ACCORDANCE WITH TCO 1113.061(b).~~"

_____

PLAT BOOK 18 PAGE 138 A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0285745
RECEIVED _____ ~~1997~~
AT _____ FEE _____

_____
MIAMI COUNTY RECORDER

BY: _____
DEPUTY

DEDICATION

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

OWNER:
TARGET INVESTMENTS

Kathleen Heitkamp — WITNESS
David Messler — WITNESS
Richard S. Messler — RICHARD S. MESSLER, OHIO GENERAL PARTNERSHIP

Kathleen Heitkamp — WITNESS
David Messler — WITNESS
Dorothy M. Messler — DOROTHY M. MESSLER, OHIO GENERAL PARTNERSHIP

Kathleen Heitkamp — WITNESS
David Messler — WITNESS
Raphael A. Echemann — RAPHAEL A. ECHEMANN, OHIO GENERAL PARTNERSHIP

Kathleen Heitkamp — WITNESS
David Messler — WITNESS
Barbara B. Echemann — BARBARA B. ECHEMANN, OHIO GENERAL PARTNERSHIP

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 6th DAY OF Dec., 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TARGET INVESTMENTS BY the above signed TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

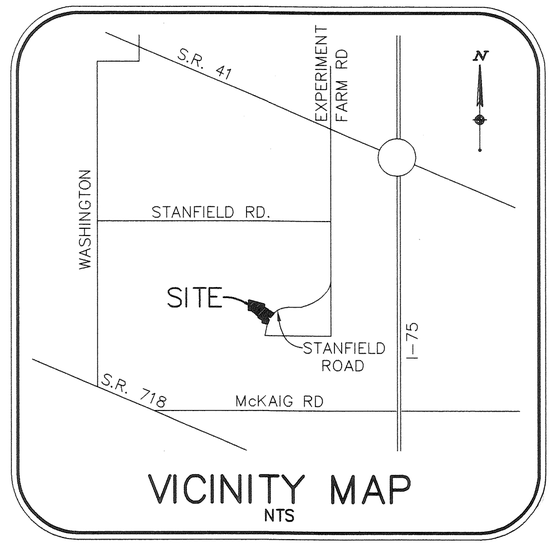
Kathleen A. Heitkamp
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Jan. 7, 2001

DATE: DECEMBER 9, 1999.
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.

Richard S. Messler
OWNER

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

Kathleen A. Heitkamp
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Jan. 7, 2001



VICINITY MAP
NTS

COVENANTS, CONDITIONS, AND RESTRICTIONS

SEE LAUREL CREEK SECTION ONE RECORD PLAN AS RECORDED IN PLAT BOOK 17, PAGE 95A.

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 7.772 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

Daryl T. Higgins — 11/23/99 DATE
DARYL T. HIGGINS
OHIO REGISTERED SURVEYOR #7003

STATE OF OHIO — DARYL T. HIGGINS 7003 — REGISTERED SURVEYOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF December, 1999, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. O-46-99.

Peter E. Jenkins
MAYOR

William F. Fisher
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8th DAY OF December, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

Chuck T. [illegible]
CHAIRMAN

Sue D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 29 DAY OF March ~~1999~~ 2000

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

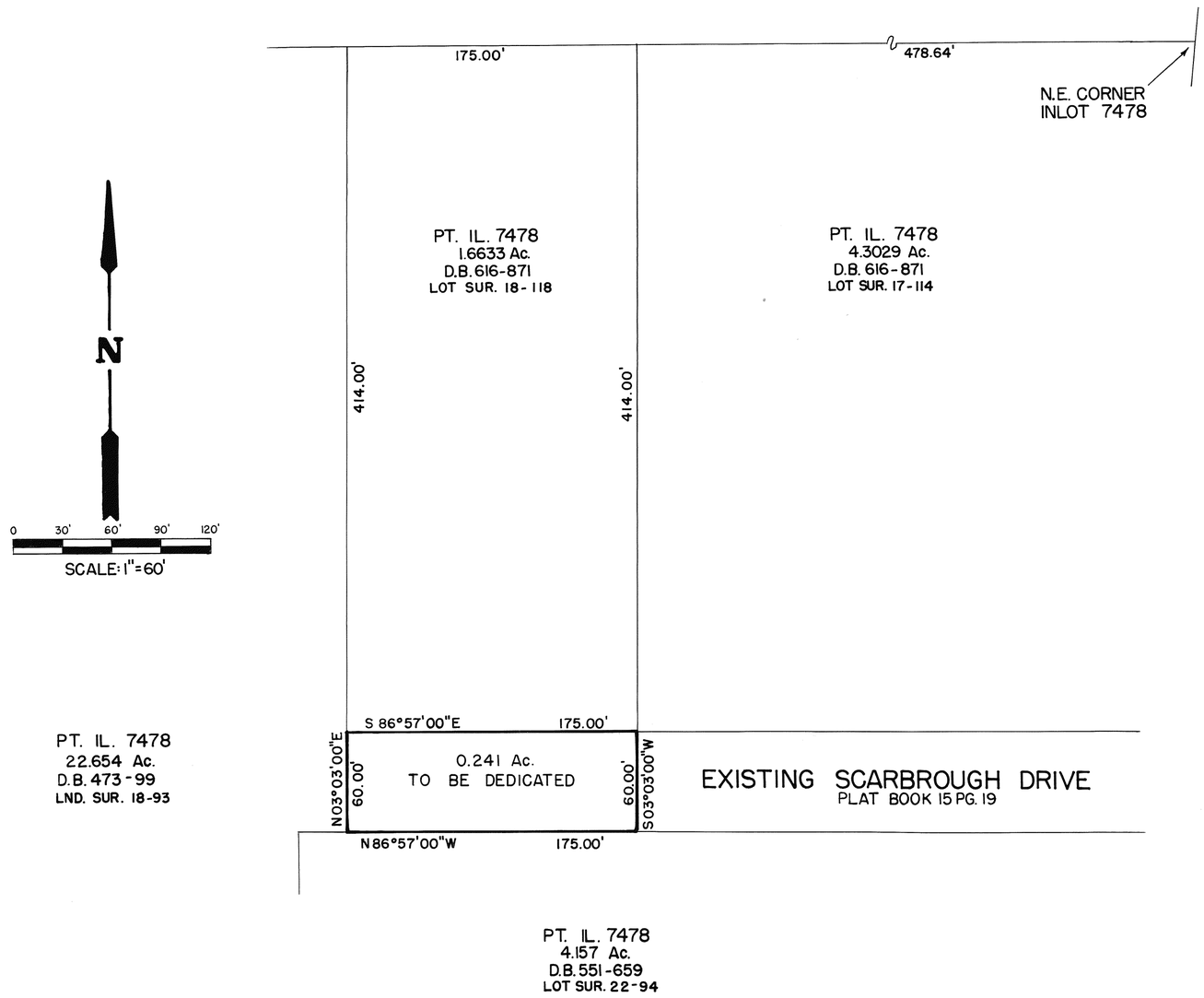
Linda S. Zimmerman
BY DEPUTY

C:\Jeanie\Laurel Creek\Messler\22672rp.dwg – JUL 20, 1999 – 11:32:5

DEDICATION OF PART SCARBROUGH DRIVE
PART INLOT 7478, CITY OF PIQUA

VOLUME 18 PAGE 139
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 4th
DAY OF April, 2000 AT 11:45 M.
FILE NO. 0285997 FEE: 21.60

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



DESCRIPTION

BEING A DEDICATION OF 0.241 ACRES, PART INLOT 7478, CITY OF PIQUA, AS ACQUIRED BY HELEN L. SCARBROUGH BY DEED BOOK 616 PAGE 871.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND DEDICATE THE PORTION OF SCARBROUGH DRIVE TO THE PUBLIC USE FOREVER.

Helen L. Scarbrough — HELEN L. SCARBROUGH
Kristina L. Fields — WITNESS
John D. Scarbrough — JOHN D. SCARBROUGH
Rachel M. Walker — WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO 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 PIQUA, OHIO, THIS 30th DAY OF NOVEMBER, 1999.

Richard W. Klockner
NOTARY PUBLIC

STATE OF OHIO
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Permanent, Term

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 8th DAY OF Feb., 2000, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN
James C. [illegible]
SECRETARY

AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 6th DAY OF March, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 10-00.

[illegible]
MAYOR
Rebecca J. Cool
CLERK

APPROVED AND TRANSFERRED THIS 4th DAY OF April, 2000.

Chris A. Peeples
MIAMI COUNTY AUDITOR
Linda Pearson
BY DEPUTY

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

SCARBROUGH DRIVE PIQUA, OHIO		
HELEN L. SCARBROUGH PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE 20 NOV. 1999	DRAWN BY: DV TRACED BY: CHECKED BY: RWK SCALE: 1" = 60	SHEET NO. 1 OF 1

PLAT REVIEWED AND APPROVED THIS 3RD DAY OF APRIL 2000 BY ORDINANCE O-10-2000

Peter E. Jenkins
MAYOR

William Fosner
PRESIDENT OF COUNCIL

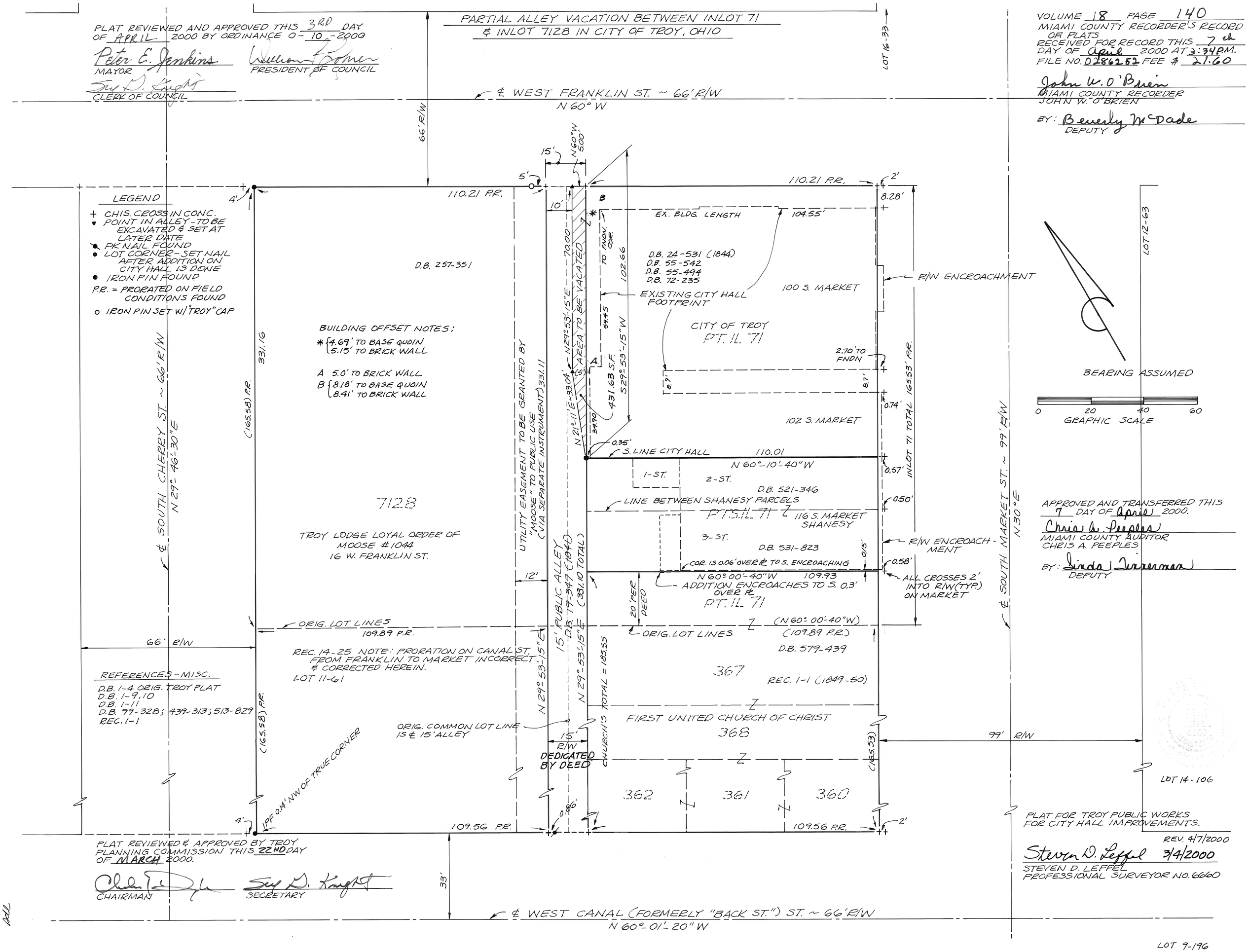
Sue D. Knight
CLERK OF COUNCIL

PARTIAL ALLEY VACATION BETWEEN INLOT 71 & INLOT 7128 IN CITY OF TROY, OHIO

VOLUME 18 PAGE 140
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7th DAY OF April 2000 AT 3:34 P.M.
FILE NO. 0286252 FEE # 21.60

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

BY: Beverly McDade
DEPUTY



APPROVED AND TRANSFERRED THIS 7 DAY OF April 2000.

Chris A. Peeples
MIAMI COUNTY AUDITOR
CHRIS A. PEEPLES

BY: Linda Zimmerman
DEPUTY

PLAT FOR TROY PUBLIC WORKS FOR CITY HALL IMPROVEMENTS.

REV. 4/7/2000

Steven D. Leffel 3/4/2000
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660

PLAT REVIEWED & APPROVED BY TROY PLANNING COMMISSION THIS 22ND DAY OF MARCH 2000.

CHAIRMAN

SECRETARY

SUBDIVISION OF INLOT 8764

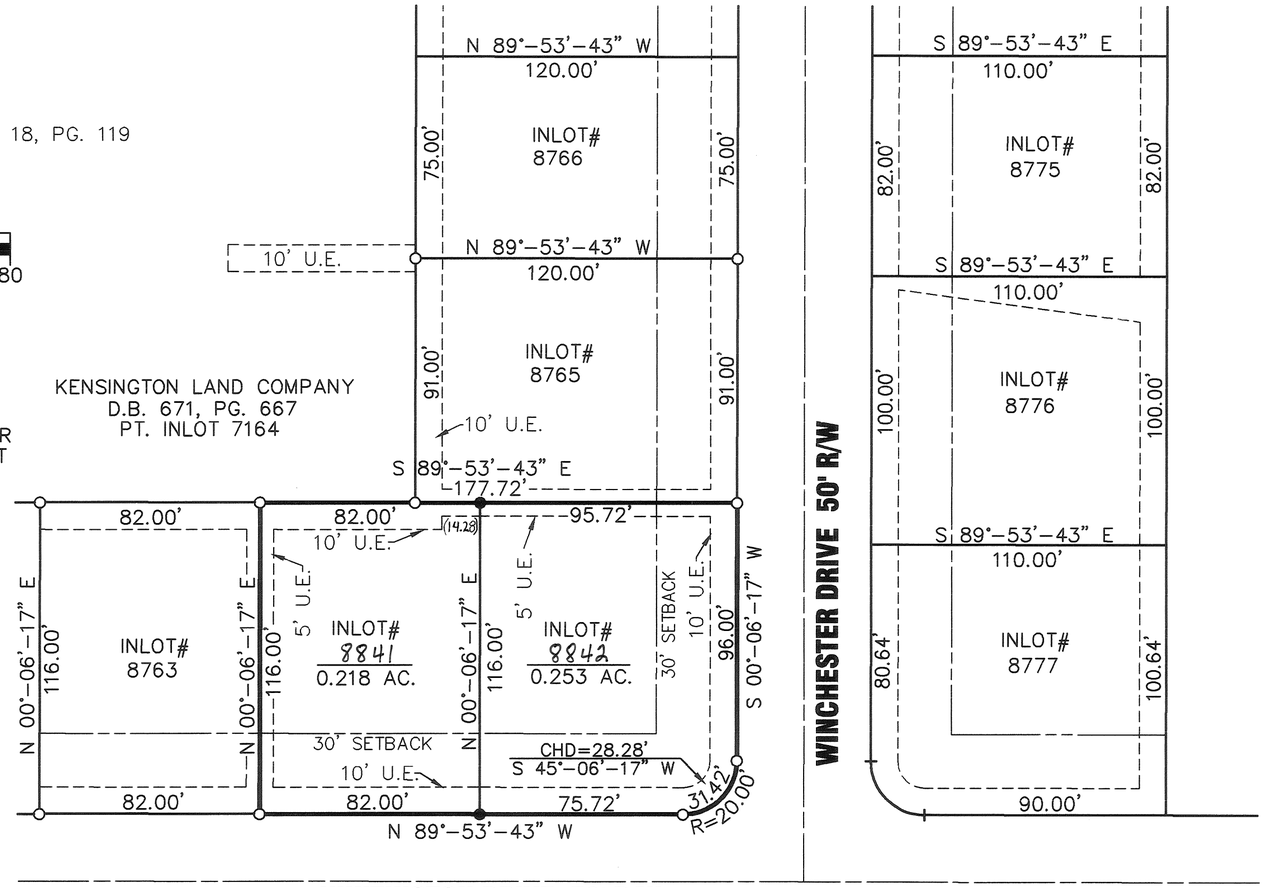
KENSINGTON, SECTION FIVE

8764	TROY	MIAMI, OHIO
INLOT	CITY	COUNTY

BEARINGS BASED ON REC. PB. 18, PG. 119

SCALE IN FEET

0 20 40 80



LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND

NOTE

BUILDING SETBACKS AND UTILITY EASEMENTS TO REMAIN AS ORIGINALLY PLATTED FOR KENSINGTON, SECTION FIVE AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS, PLAT BOOK 18, PAGE 119-119A.

COVENANTS AND RESTRICTIONS

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

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF March, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

[illegible] PRESIDENT Sue G. Knight SECRETARY

Steven E. Bowersox 01-20-2000

STEVEN E. BOWERSOX, P.S. #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED
PROFESSIONAL SURVEYOR

PLAT BOOK 18, PAGE 141
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 12th DAY OF April, 2000, AT 9:50 A.M.

FILE No. 02864469 FEE: $21.60

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

Jill Rank
DEPUTY

TRANSFERRED THIS 12 DAY OF April, 2000

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

ACKNOWLEDGMENT

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Jessica A. Minesinger
WITNESS
Anthony V. Schwedy
WITNESS

OWNER:
KENSINGTON LAND COMPANY
Judith L. Tomb
JUDITH L. TOMB, PRESIDENT
John Tomb
JOHN TOMB,

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31st DAY OF March, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JUDITH L. TOMB, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jessica A. Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 30, 2003

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Mark A. Hensler
WITNESS
Melissa Schmiesing
WITNESS

MORTGAGEE:
MINSTER STATE BANK
Dan Heitmeyer
DAN HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 7th DAY OF April, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jessica A. Minesinger
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 30, 2003

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

date:	drawn by:	job number:
01-20-2000	seb	MiTr9906REP

GREAT MIAMI INDUSTRIAL PARK

BEING A REPLAT OF LOTS 16,17,&18 AS CREATED BY THE RIVERVIEW PLAT RECORDED IN PLAT BOOK 4, PAGE 12; ALSO BEING 82.697 ACRES IN FRACTIONAL SECTION 16, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

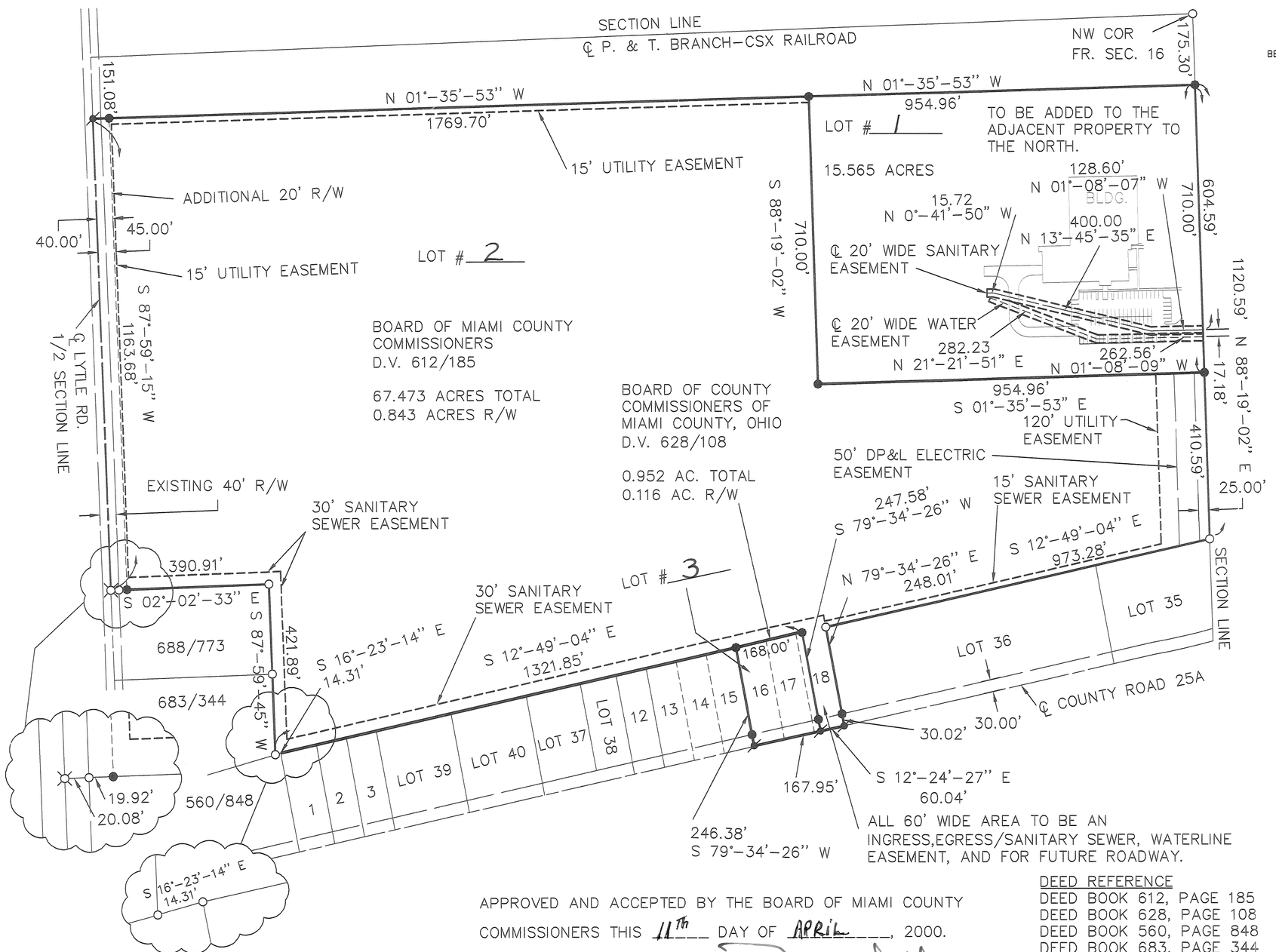
VOLUME 18 PLAT 142
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20TH DAY
OF APRIL, 2000 AT 10:11 AM.
FILE NO. 0286880 FEE NONE

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

BY: Jill Baur
DEPUTY RECORDER

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- P.K. NAIL SET
- RAILROAD SPIKE FOUND



DEDICATION

WE THE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE ADDITIONAL ROAD RIGHT-OF-WAY, UTILITY EASEMENTS, AND INGRESS/EGRESS EASEMENTS AS SHOWN HEREON.

Donna R. Favorite 4/11/2000 Richard N. Adams
WITNESS DATE X

Donald Smith 4/11/2000 Arthur D. Haddad
WITNESS DATE X

D. Ann Baird
X

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BE IT REMEMBERED THAT ON THIS 11th DAY OF APRIL, 2000 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 11TH DAY OF APRIL, 2000. MY COMMISSION EXPIRES 8/17/2002.

Donna R. Favorite
NOTARY PUBLIC

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 28th DAY OF FEBRUARY, 2000.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 20th DAY OF April, 2000.

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

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 11TH DAY OF APRIL, 2000.

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

DEED REFERENCE
DEED BOOK 612, PAGE 185
DEED BOOK 628, PAGE 108
DEED BOOK 560, PAGE 848
DEED BOOK 683, PAGE 344
DEED BOOK 688, PAGE 773

SURVEY REFERENCE
LAND SURVEY VOL. 37, PLAT 2
RECORDERS PLAT VOL. 17, PLAT 107
RECORDERS PLAT VOL. 4, PLAT 12

REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 18th DAY OF January, 2000.

CHAIRMAN SECRETARY

Thomas L. Coverstone 01/24/00
THOMAS L. COVERSTONE, P.S. #7100 DATE

STATE OF OHIO
THOMAS L. COVERSTONE
7100
REGISTERED
PROFESSIONAL SURVEYOR

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

date:	drawn by:	job number:
01-24-00	jmk	MIACON9905

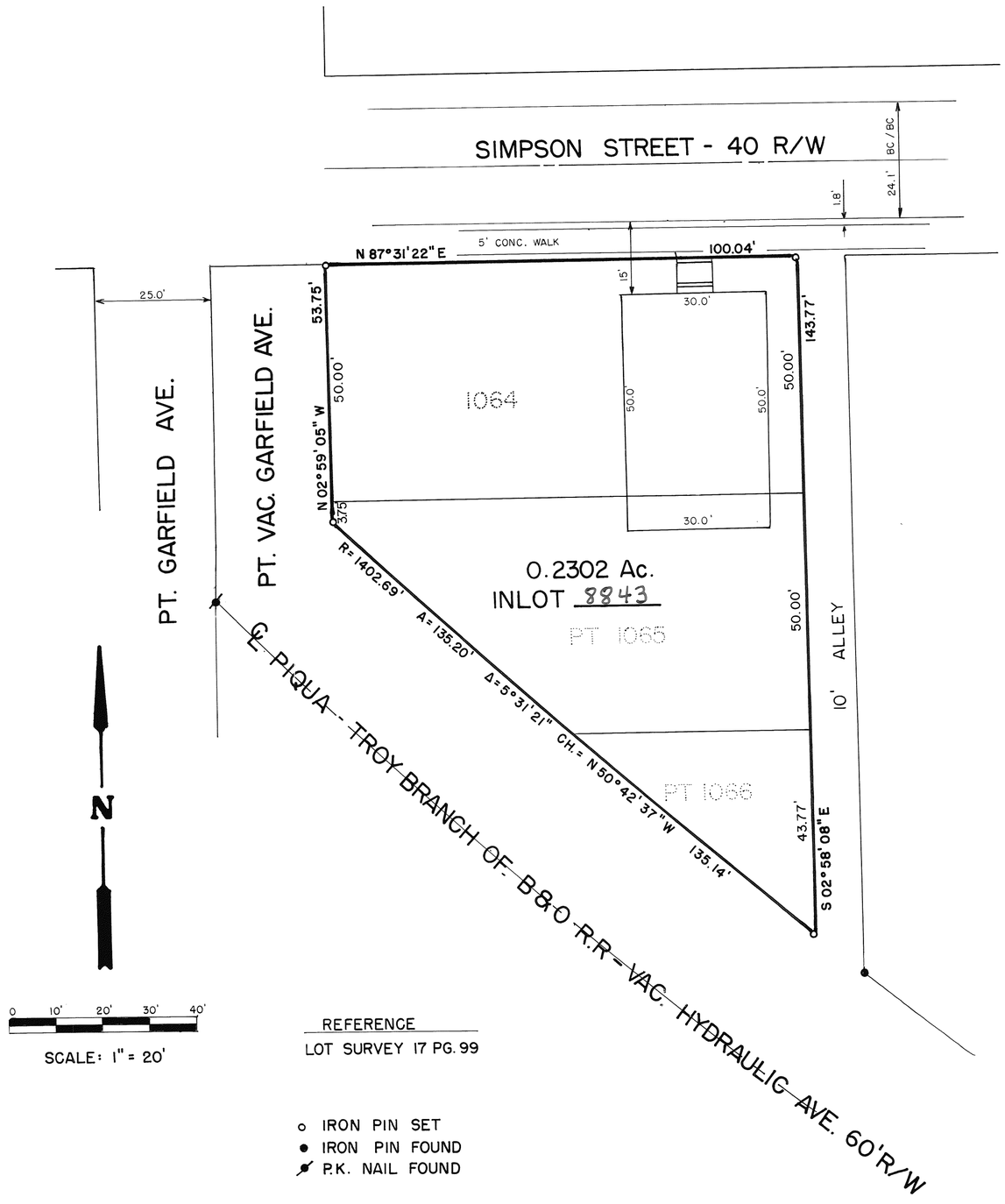
REPLAT OF INLOT 1064 & PART INLOTS 1065 & 1066

CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 18 PAGE 143
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 24th
DAY OF APRIL, 2000, AT 9:02 A.M.
FILE NO. 028 7025 FEE: $21.00

John W. O'Brien
MIAMI COUNTY RECORDER

Angela Hall
BY DEPUTY



REFERENCE
LOT SURVEY 17 PG. 99

o IRON PIN SET
● IRON PIN FOUND
P.K. NAIL FOUND

DESCRIPTION

BEING A REPLAT OF INLOT 1064 & PART INLOTS 1065 & 1066, CITY OF TROY, AS ACQUIRED BY KESSLER CONSTRUCTION, INC. BY DEED BOOK 703 PAGE 174.

CONSENT TO REPLAT

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

KESSLER CONSTRUCTION, INC.

Wayne Stoner
WITNESS

Richard W. Klockner
WITNESS

PEOPLES SAVINGS BANK OF TROY

Darlyn D. Stradling
WITNESS

William B. Wilder

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 OFFICAL SEAL AT TROY, OHIO, THIS 13TH DAY OF APRIL, 2000.

Richard W. Klockner
NOTARY PUBLIC

KLOCKNER, Notary Public
State of Ohio
Expires October 29, 2001

APPROVAL

THIS PLAT REVIEWED AND APPROVED BY CITY OF TROY PUBLIC WORKS DIRECTOR THIS 14TH DAY OF APRIL, 2000.

Steven D. Lepple
CITY OF TROY PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 21 DAY OF April, 2000.

Chris A. Peeler
MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY

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

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

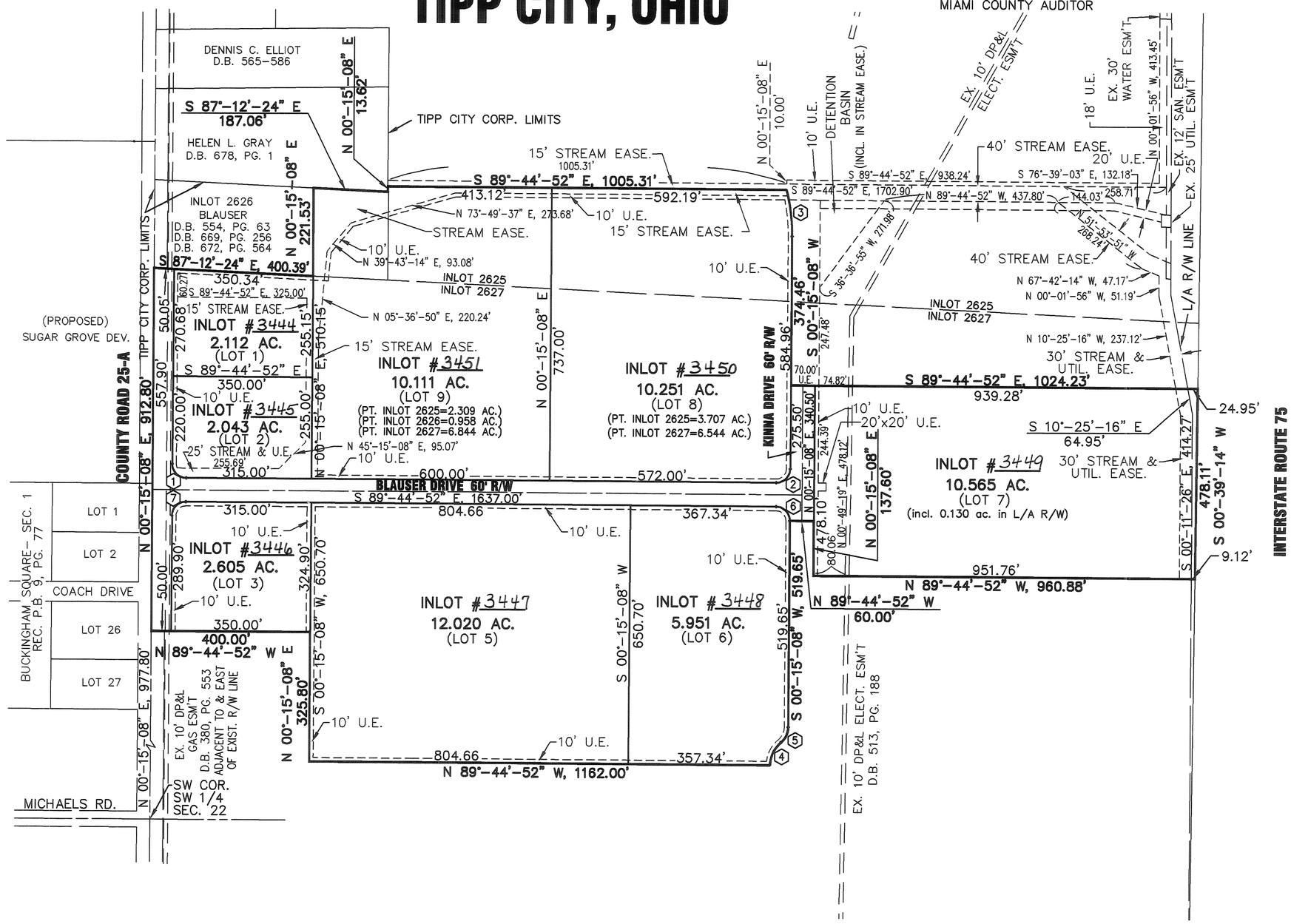
STATE OF OHIO
RICHARD W. KLOCKNER
4370
PROFESSIONAL SURVEYOR

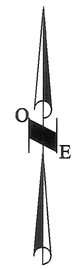
KESSLER CONSTRUCTION REPLAT		
KESSLER CONSTRUCTION, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 5 APRIL 2000	DRAWN BY: D.V. CHECKED BY: RWK	SHEET NO. 1 OF 1
	SCALE: 1" = 20'	

NORTHGATE COMMERCE CENTER
TIPP CITY, OHIO

TRANSFERRED THIS 27 DAY OF April, 2000
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Linda Zimmerman
DEPUTY AUDITOR

PLAT BOOK 18, PAGE 144
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF APRIL, 2000, AT 3:27 P.M.
FILE No. 0287282 FEE: $21.60
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Angela Hall
DEPUTY





THE BEARINGS USED HEREON ARE BASED ON REC. P.B. 18, PG. 3A

SCALE 1" = 200'
0 100 200 400

LEGEND

- ○ IRON PIN FOUND
- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ◉ CONCRETE MONUMENT FOUND
- BUILDING SETBACK LINES TO BE ESTABLISHED AS PER TIPP CITY ZONING REGULATIONS

DESCRIPTION

BEING A COMMERCIAL AND INDUSTRIAL SUBDIVISION CONTAINING A TOTAL OF 59.341 ACRES OUT OF INLOT NUMBER 2625, INLOT NUMBER 2626 AND INLOT NUMBER 2627 IN THE CITY OF TIPP CITY, OHIO AS SHOWN ON THE MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 15, PAGE 90, WITH 6.016 ACRES OUT OF INLOT NUMBER 2625, 0.958 ACRES OUT OF INLOT NUMBER 2626 AND 52.367 ACRES OUT OF INLOT NUMBER 2627 AND 3.683 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY.

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	35.00'	90°-00'-00"	54.98'	49.50'	S 44°-44'-52" E
2	35.00'	90°-00'-00"	54.98'	49.50'	N 45°-15'-08" E
3	470.00'	14°-25'-13"	118.29'	117.98'	S 06°-57'-28" E
4	75.00'	50°-12'-29"	65.72'	63.64'	S 25°-21'-23" W
5	50.00'	50°-12'-29"	43.81'	42.43'	S 25°-21'-23" W
6	35.00'	90°-00'-00"	54.98'	49.50'	N 44°-44'-52" W
7	35.00'	90°-00'-00"	54.98'	49.50'	S 45°-15'-08" W

UTILITY EASEMENTS

UTILITY EASEMENTS ARE AS SHOWN HEREON. UTILITY EASEMENTS ARE CENTERED ON INTERIOR LOT LINES, UNLESS OTHERWISE SHOWN.

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 AND POINTS OF CURVATURE ALONG THE STREET RIGHT-OF-WAYS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

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

12-20-1999
DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

SHEET 1 OF 2

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

date:	drawn by:	job number:
12-20-99	seb	MiTc9909fin

NORTHGATE COMMERCE CENTER
TIPP CITY, OHIO

TRANSFERRED THIS ____ DAY OF _____, 2000.

_____ BY: _____

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

DEPUTY AUDITOR

PLAT BOOK 18, PAGE 144 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS ___ DAY OF _____, 2000. AT _____M.

FILE No. _____ FEE: $_____

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

Angela Hall
DEPUTY

PROTECTIVE COVENANTS & RESTRICTIONS

PURPOSE

It is the intent of these provisions that the Northgate Commerce Center be developed and maintained as an attractive setting for business and industry, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development of all property.

1. Approval of design and location: The purchaser of any building site within this plat and their successors or assigns shall be required, before the initial construction is started, to submit for approval of the Developer a set of plans sufficiently complete to set forth the design of the project including grading, surface drainage, drainage swales, loading docks, free–standing masonry walls, signs, lighting, screening, parking lot layout, landscaping, fencing, building location, elevation, and floor plan of building. Approval of building plans will be upon acceptance of Gateway Center Development, LTD. design requirements and covenants given, in writing, by a firm or persons qualified in both architectural and engineering (hereinafter called the Architect–Engineer) appointed by Gateway Center Development LTD., provided only that said Architect–Engineer may not unreasonably withhold approval provided said plans conform with these restrictions and with the general character and quality of the development of neighboring building sites within the bounds of this plat. The Architect–Engineer shall approve or disapprove, in writing, all plans within thirty (30) days of submission. In the event that such person or committee is not in existence or fails to approve or disapprove the design or location of any such plans for development of a building site and in the event said plans comply in all ways with the restrictions herein set forth, then such approval will be deemed to be waived, provided the design and location of the lots conforms and is in harmony with existing structures within this plat. At the same time as the plans above referred to are submitted for approval, there shall be delivered to the City of Tipp City, all plans and other data as required for approval by the appropriate agencies.

2. All loading docks shall be placed so that trucks, vehicles, or machinery using such loading docks shall at no time project into any dedicated public street while in the process of loading or unloading.

3. Landscaping (such as lawns, trees, shrubs, etc.) will be required on all non–paved grounds and maintained so as not to create traffic hazards and must be approved. Minimum landscaping expenditures required are listed herein.

4. Easements shown on this plat, unless otherwise specifically designated, are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer and drainage, electric, telephone, or other utility line or services, and for the express privilege of removing any obstruction for the use of said utilities and for providing of ingress and egress over the property for such purpose.

5. All utility lines such as telephone and power services shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.

6. If lot line adjustments are made within the subdivision, a ten (10) foot wide utility easement shall be established and centered along new side and rear lot lines. A twenty (20) foot building setback line shall be established on both sides of said new side and rear lot lines.

7. Easements and building set back requirements are established along all interior lot lines. However, if all or parts of one or more lots are used to form a single building lot, the easement and building set back requirements shall apply to the new lot lines. At such time, the existing easement and building set back requirements pertaining to the existing lot lines shall be automatically vacated if said line no longer is used as a lot line. However, if a utility has been constructed along said existing easement, it shall remain and the easement continue unless the property owner chooses, within the approval of the utilities involved, to have said utility relocated to a new lot line at the property owner's expense.

8. The goal of the Developer is to complete an industrial park which is pleasing in appearance consistent with its intended usage. In order to facilitate this goal, the following minimum standards shall apply. Review and approval of the building exterior design by the Developer shall be a part of the application procedure.
* Exterior Wall Coverings on Buildings Constructed in the Northgate Commerce Center.
Lots 7, 11, 12, 16, and 18 – 50% of the exterior wall surface will be clad with concrete, masonry, glass, dryvit, wood, or other cementious materials.

Lots 5, 6, 8, 9, 10, and 17 – 30% of the exterior wall surface or 100% of the front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementious materials.

Lots 1, 2, 3, 13, 14, and 15 – 30% of the exterior wall surface or 100% of front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementious materials.

Architectural metal siding when used to form special effects such as mansard roofs will be considered part of the required percentage.

* Landscaping – Minimum Cost Expenditure per individual lot to be substantiated by bid from commercial landscaper.

$1.00/s.f. of building up to 20,000 s.f.
$.75/s.f. of building up to 50,000 s.f.
$.50/s.f. of building over 50,000 s.f.

* Outside Storage and Equipment
No materials, supplies, or equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permanent structure without the prior written approval of Gateway Center Development, LTD. Outdoor storage shall be permitted provided such storage is screened from view by a permanent screening and is confined to locations approved by Gateway Center Development, LTD.

* Fences
No fences, walls, hedges, or mass planting shall exceed a height of 6 feet, nor be erected or installed or permitted to remain within 35 feet of a property line or right–of–way line without prior written approval of Gateway Center Development, LTD. Chain–link fences are discouraged, but may be approved by Gateway Center Development, LTD. in those instances where security of facilities is needed.

* Signage
No billboard signs or other advertisement devices shall be permitted upon any part of any building or lot or any part thereof without the prior approval of Gateway Center Development, LTD. No rooftop signs shall be permitted. Free standing signs mounted on uprights shall be permitted providing they are not over 6 feet in height. All signs shall be harmonious with the texture and color of the building to which it is affixed. Wall–mounted signs on the face of a building are encouraged. Total sign area per parcel shall not exceed 80 square feet without approval of the Gateway Center Development, LTD. No wall mounted signs shall project more than 18" from the wall. A sign may be illuminated provided that no flashing, traveling, animated, or intermittent illumination shall be used and such illumination shall be confined to the area of the sign. No colored illumination other than white shall be used without prior written approval of the Gateway Center Development, LTD.

9. The covenants and restrictions shall run with the land and shall be binding until January 1, 2009, at which time said covenants and restrictions shall be automatically renewed for successive ten (10) year periods. The covenants and restrictions herein may be changed or discontinued at any time after January 1, 2009, by the majority of the owners of this plat.

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

11. If any provisions of these protective covenants and restrictions are determined to be in conflict with any City of Tipp City ordinance, said ordinance shall govern.

DEDICATION

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

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

OWNERS: GATEWAY CENTER DEVELOPMENT, LTD. D.B. 701-768

Richard L. Scott
RICHARD L. SCOTT, GENERAL PARTNER

Thomas L. Converse
WITNESS

Linda S. Piper
WITNESS

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE PARTNERS OF GATEWAY CENTER DEVELOPMENT, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN IN BEHALF OF SAID GATEWAY CENTER DEVELOPMENT, LTD., AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PARTNERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Sidney OHIO, THIS 15th DAY OF December, 1999.

Linda S. Piper NOTARY PUBLIC MY COMMISSION EXPIRES: 02-25-04

LINDA S. PIPER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Feb. 25, 2004

STORM WATER DRAINAGE RESTRICTIONS

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

2. The owners of lots 1, 2, 7, 8, and 9, which contain open storm water drainage channels, identified as "stream easement," shall be responsible for maintaining these water courses in the operable manner to which they were designed.

3. Any site development or building construction on any lot in this subdivision shall include construction of a separate on–site storm water detention basin, designed as follows, and subject to review by the Tipp City Engineer:
   a. The detention basins shall have their outlet at the approximate location as shown in the schematic plan of the approved subdivision improvement drawings.
   b. The maximum allowable peak runoff rate for all developed lots shall be 0.57 cfs per acre for a ten year post development storm, and shall be 1.18 cfs per acre for a one hundred year post development storm.
   c. The area to be used in these calculations shall include the entire platted lot acreage.
   d. Said detention basins shall be subject to restriction 1, above.
   e. The lot owner shall maintain said basins in the operable manner to which they were designed.

4. The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision for maintenance purposes in the stream easement areas described in restriction 2, above, or for maintenance purposes in any storm water detention basin area constructed pursuant to restriction 3, above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.

5. These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

TIPP CITY PLANNING BOARD

AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO, HELD THIS 9TH DAY OF NOVEMBER, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

Charla Fowler
CHAIRMAN

Marilyn Fennell
SECRETARY

TIPP CITY COUNCIL

AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO, HELD THIS 20th DAY OF DECEMBER, 1999, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 32-99.

Jacqueline A. Howard
PRESIDENT OF COUNCIL

Nova Hufford
CLERK OF COUNCIL

SHEET 2 OF 2

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

12-20-1999
DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

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

date:	drawn by:	job number:
12–20–1999	seb	MiTc9909COV

COBBLESTONE POINTE TEN

PLANNED UNIT DEVELOPMENT PT. I.L. 7372, PT. I.L. 7823 & PT. I.L. 8664

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 145
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Apr 28, 2000, AT 2:11 p.m
FILE NO. 0287351 FEE 43.20
John W. O'Brien BY: Jill Park
MIAMI CO. RECORDER DEPUTY

APPROVED, AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS 28th DAY OF April, 2000
Chris A. Peeples BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

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.

APPROVALS

CITY OF TROY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO ON THIS 12th DAY OF January

Suy D. Knight — SECRETARY
[illegible] — CHAIRMAN

CITY OF TROY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 28th DAY OF April 2000

Paul P. Kuhlmann
CITY OF TROY ENGINEER

CITY OF TROY CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS 7th DAY OF February, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO. ORDINANCE NO. 0-3-2000.

Peter E. Jenkins — MAYOR
William F. Lohrer — PRESIDENT OF COUNCIL
Suy D. Knight — CLERK

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF PT. INLOT 7372 OF POINT-OF-WOODS SECTION 2, RECORDED IN P.B. 15, PG. 7 AND PT. INLOT 7823 OF COBBLESTONE POINT FIVE RECORDED IN P.B. 16, PG. 119, PLAT RECORDS OF MIAMI COUNTY, OHIO, IN THE CITY OF TROY, OHIO AS DEEDED TO NEWNAM ENTERPRISES, INC. BY DEED RECORDED IN D.B. 655, PG. 562 AND D.B. 701, PG. 918 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING A TOTAL OF 1.920 ACRES. 0.938 AC & DB 689-06

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

Lorraine M. Weaver — WITNESS AS TO 1 AND 2
Wayne A. Newnam — 1. WAYNE A. NEWNAM
Lorraine M. Weaver — WITNESS AS TO 1 AND 2
Terri C. Newnam — 2. TERRI C. NEWNAM

STATE OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS 7th DAY OF April, 2000, 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 ABOVE.

Darlyn D. Stradling — NOTARY PUBLIC
January 28, 2001 — MY COMMISSION EXPIRES

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PEOPLES SAVINGS BANK OF TROY

Lorraine M. Weaver — WITNESS
[illegible] — PRESIDENT
David E. Blackmore — WITNESS
William D. Wineman — VICE PRESIDENT

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

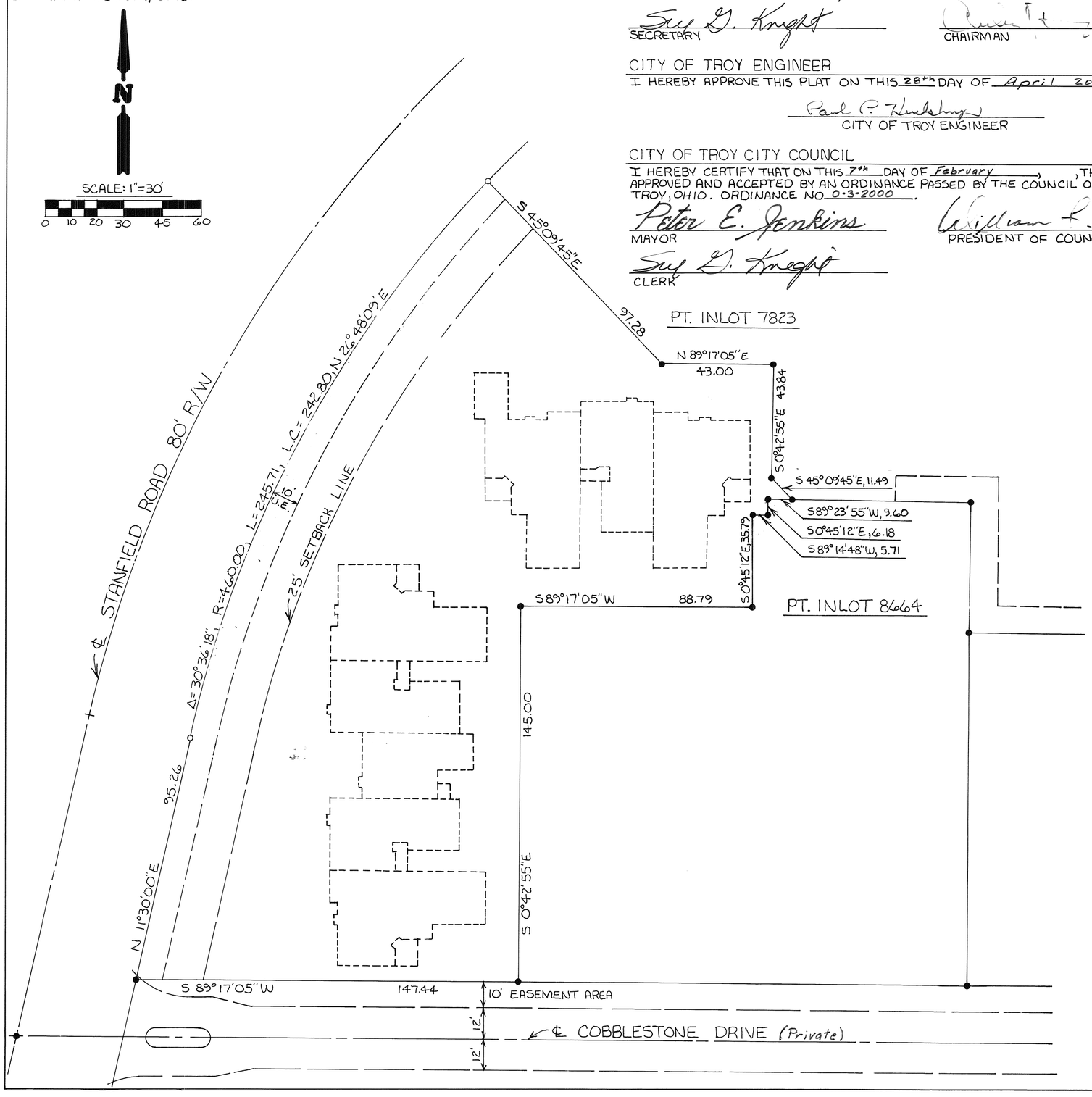
BE IT REMEMBERED THAT ON THIS 10th DAY OF April, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PEOPLES SAVINGS BANK OF TROY BY ITS PRESIDENT AND VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Darlyn D. Stradling — NOTARY PUBLIC
Darlyn D. Stradling, Notary Public In and for the State of Ohio My Commission Expires Jan. 28, 2001 — 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 S-6001 REGISTERED SURVEYOR

Michael W. Cozatt 12/14/99
MICHAEL W. COZATT, P.S. #6001



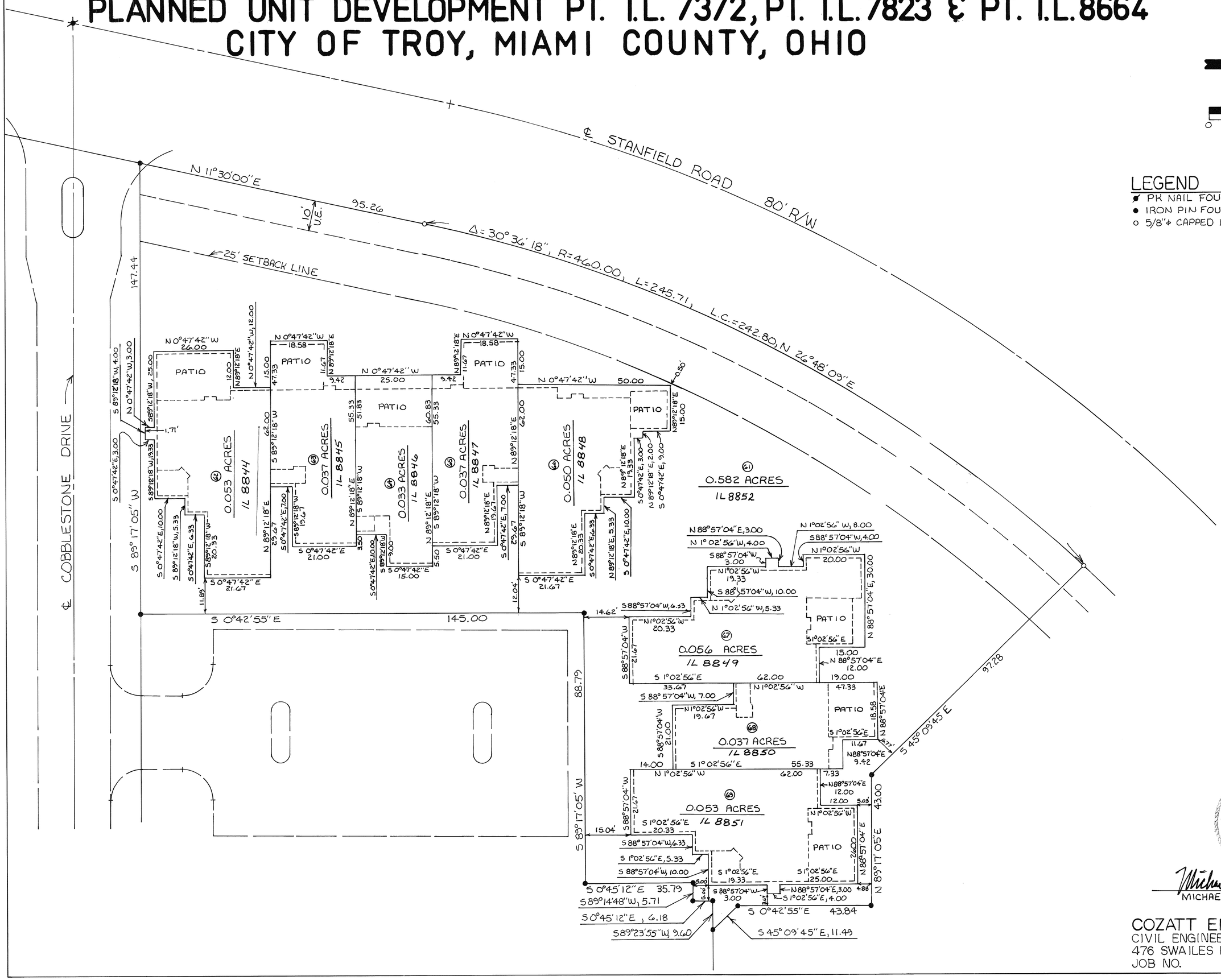
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
476 SWAILES ROAD — TROY, OHIO
JOB NO. — SHEET 1 OF 2

COBBLESTONE POINTE TEN

PLANNED UNIT DEVELOPMENT PT. I.L. 7372, PT. I.L. 7823 & PT. I.L. 8664

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 145 A
MIAMI COUNTY RECORDER'S PLAT RECORDS



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

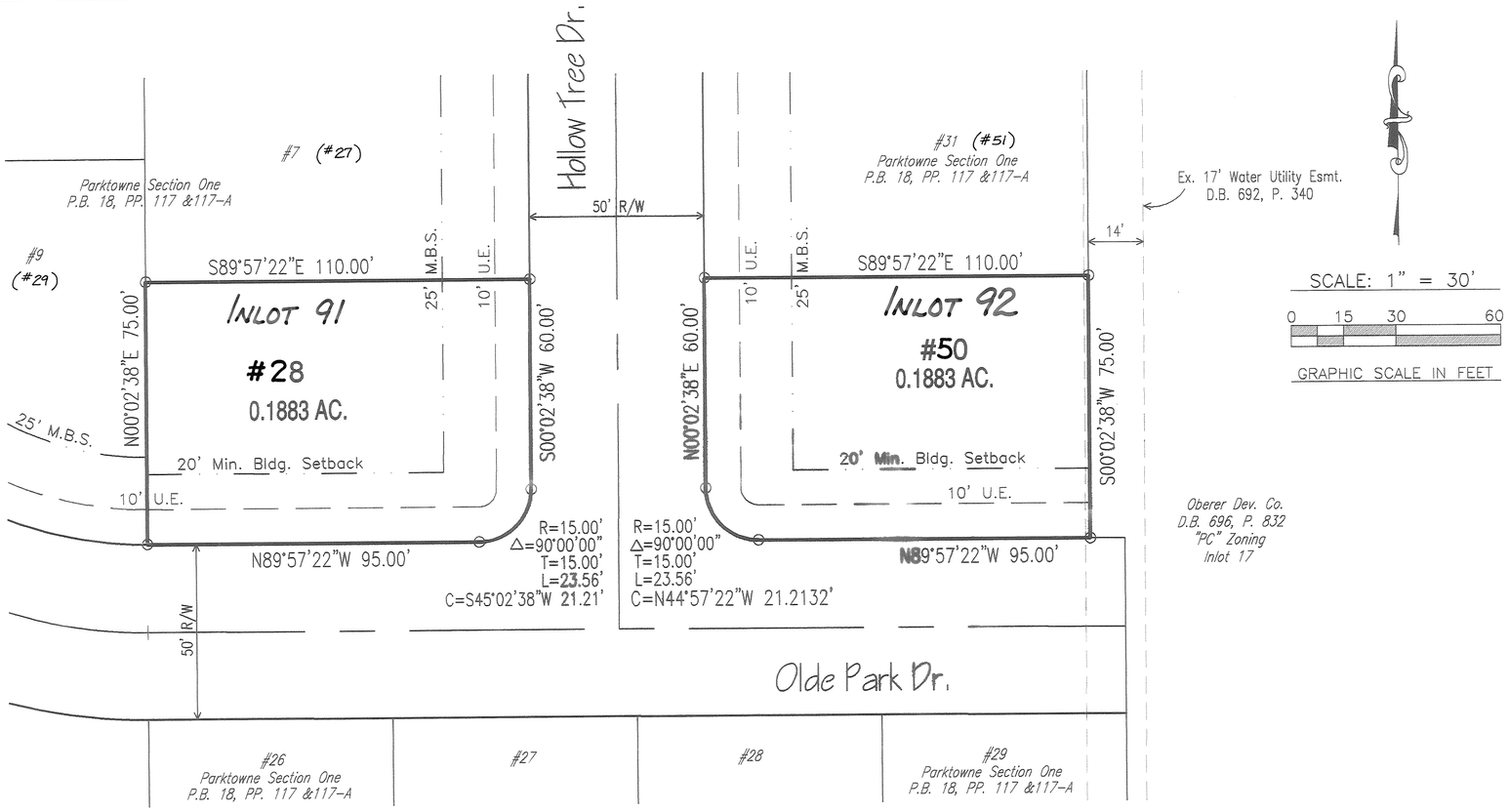
LEGEND

- ✱ PK NAIL FOUND
- ● IRON PIN FOUND
- ○ 5/8"ø CAPPED IRON PIN SET (COZATT, S6001)

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

Michael W. Cozatt 12/14/99
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. SHEET 2 OF 2



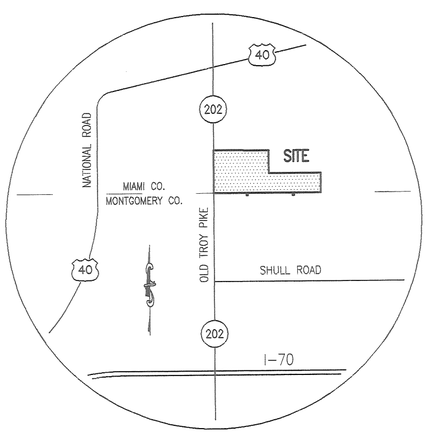
SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE IN FEET

REPLAT OF LOT 28 & LOT 50 OF PARKTOWNE SECTION ONE

SECTION 25, TOWN 2, RANGE 9
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
SCALE: 1" = 30' DATE: APRIL 2000



VICINITY MAP
NTS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OBERER DEVELOPMENT CO.

Trish L. Marsh
WITNESS AS TO 1 & 2

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

Kimberly Cyrus
WITNESS AS TO 1 & 2

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

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 25th DAY OF April, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh — 5/18/03
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

CERTIFICATION

THE WITHIN PLAT IS A REPLAT TO CORRECT THE MINIMUM BUILDING SETBACK OF LOT 28 AND LOT 50 OF PARKTOWNE SECTION ONE AS RECORDED IN THE PLAT RECORDS OF SAID MIAMI COUNTY.

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

STATE OF OHIO — BEVAN D. FETTERS 4343 REGISTERED SURVEYOR

NORTHMONT ENGINEERS

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

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 18, PAGE 146

FILE No. 02874469

RECEIVED May 2, 2000

AT 9:14 AM FEE 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

Jill Rank
DEPUTY

AUDITOR

TRANSFERRED ON THE 2 DAY OF May, 2000

Chris A. Pepper
MIAMI COUNTY AUDITOR

Linda Zimmer
BY DEPUTY AUDITOR

APPROVED:

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

ON APRIL 11, 2000

CHAIR, HUBER HEIGHTS PLANNING COMMISION — DATE 4/25/2000

NOTES

1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.

2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).

3.) LOTS #1-#37 ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.

MONUMENT LEGEND

DENOTES 3/4" IRON PIN TO BE SET

1.) BEARINGS BASIS: P.B. 18, P. 56.

2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.

3.) OCCUPATION IN GENERAL MATCHES SURVEY.

PREPARED BY:
NORTHMONT ENGINEERS
326 NORTH DIXIE DRIVE - VANDALIA, OHIO
PHONE: (937) 898-2021

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

G:\PROJECTS\PARKTOWN\sec-1\replat.dwg Tue Apr 25 09:03:33 2000 Jrm

RECORD PLAN
KINGS TOWER SHOPPING CENTER AND BUSINESS PARK
SECTION TWO

REPLAT OF INLOT #8714 P.B. 18, PG. 101
TOTAL ACRES: 2.9413 DEDICATED R/W ACRES: 0.0000
LOCATED IN SECTION 18, TOWN 5, RANGE 6
CITY OF TROY
MIAMI COUNTY
STATE OF OHIO
CONTAINING: 2.9413 ACRES
JANUARY 26, 2000

PREPARED BY:

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

PLAT BOOK 18 PAGE 147
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4th DAY OF
May, 2000, AT 3:45 PM
FILE NO. 0287692 FEE $43.20

John W. O'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
BY Deputy

DESCRIPTION

BEING A REPLAT OF ALL OF INLOT #8714AS RECORDED IN P.B. 18, PG. 101 AS ACQUIRED BY TROY DEVELOPMENT CO., L.L.C. IN D.B. 693 PG. 560-562.

DEDICATION

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS JEFFREY E. SAMUELSON

WITNESS Carol A. Griffith

OWNER
TROY DEVELOPMENT COMPANY LLC

LESLIE M. SANDLER
MANAGER

STATE OF OHIO, COUNTY OF MIAMI, SS:
BE IT REMEMBERED THAT ON THIS 20 DAY OF March, 2000.
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY DEVELOPMENT COMPANY LLC, BY LESLIE M. SANDLER, IT'S MANAGER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NOTARY PUBLIC — MY COMMISSION EXPIRES ON DATE ABOVE June 12, 2004

NOTARIAL SEAL STATE OF OHIO

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS TO 1 AND 2 DONNA M. BETSCH

WITNESS TO 1 AND 2 DAVID A. GROENKE

MORTGAGEE
FIFTH THIRD BANK OF CINCINNATI

(1) Craig L. Coffman
Craig L. Coffman
IT'S Assistant Cashier

(2) Gregory A. Schnoeck
Gregory A. Schnoeck
IT'S Vice President

STATE OF OHIO, COUNTY OF MIAMI, SS:
BE IT REMEMBERED THAT ON THIS 22 DAY OF MARCH, 2000.
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FIFTH THIRD BANK OF CINCINNATI, BY CRAIG L COFFMAN, IT'S ASSISTANT CASHIER AND BY Gregory A. SCHNOECK, IT'S Vice President TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC — MY COMMISSION EXPIRES ON DATE ABOVE.

DONNA M. BETSCH
Notary Public, State of Ohio
My Commission Expires Dec. 10, 2004

STATE OF OHIO, COUNTY OF MIAMI, SS

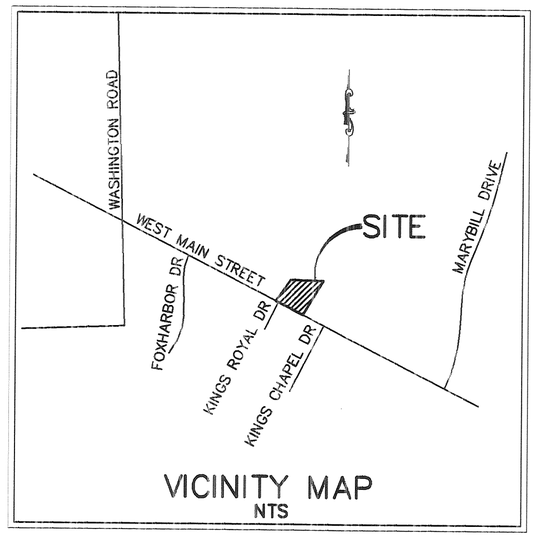
LESLIE M. SANDLER BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

LESLIE M. SANDLER

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

NOTARY PUBLIC — MY COMMISSION EXPIRES ON DATE ABOVE June 12, 2004

NOTARIAL SEAL STATE OF OHIO



VICINITY MAP
NTS

PROTECTIVE COVENANTS AND RESTRICTIONS

APPROVAL BY THE CITY OF TROY

TRANSFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 4th DAY OF May, 2000

Chris A. Pepper
MIAMI COUNTY AUDITOR
BY Linda Pearson

AREAS:

2.9413	ACRES (GROSS)
-0.0000	ACRES (R/W)
2.9413	ACRES (NET)

CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 3rd DAY OF April, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-9-2000

PRESIDENT OF COUNCIL

Peter E. Jenkins
MAYOR

Sue D. Knapp
CLERK OF COUNCIL

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE CITY PLANNING COMMISSION HELD THIS 8th DAY OF March, 2000, THIS PLAT WAS APPROVED

CHAIRMAN

SECRETARY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS WILL BE SET ON ALL LOT CORNERS

STATE OF OHIO
JEFFREY A. VAN ATTA
7354
REGISTERED
PROFESSIONAL SURVEYOR

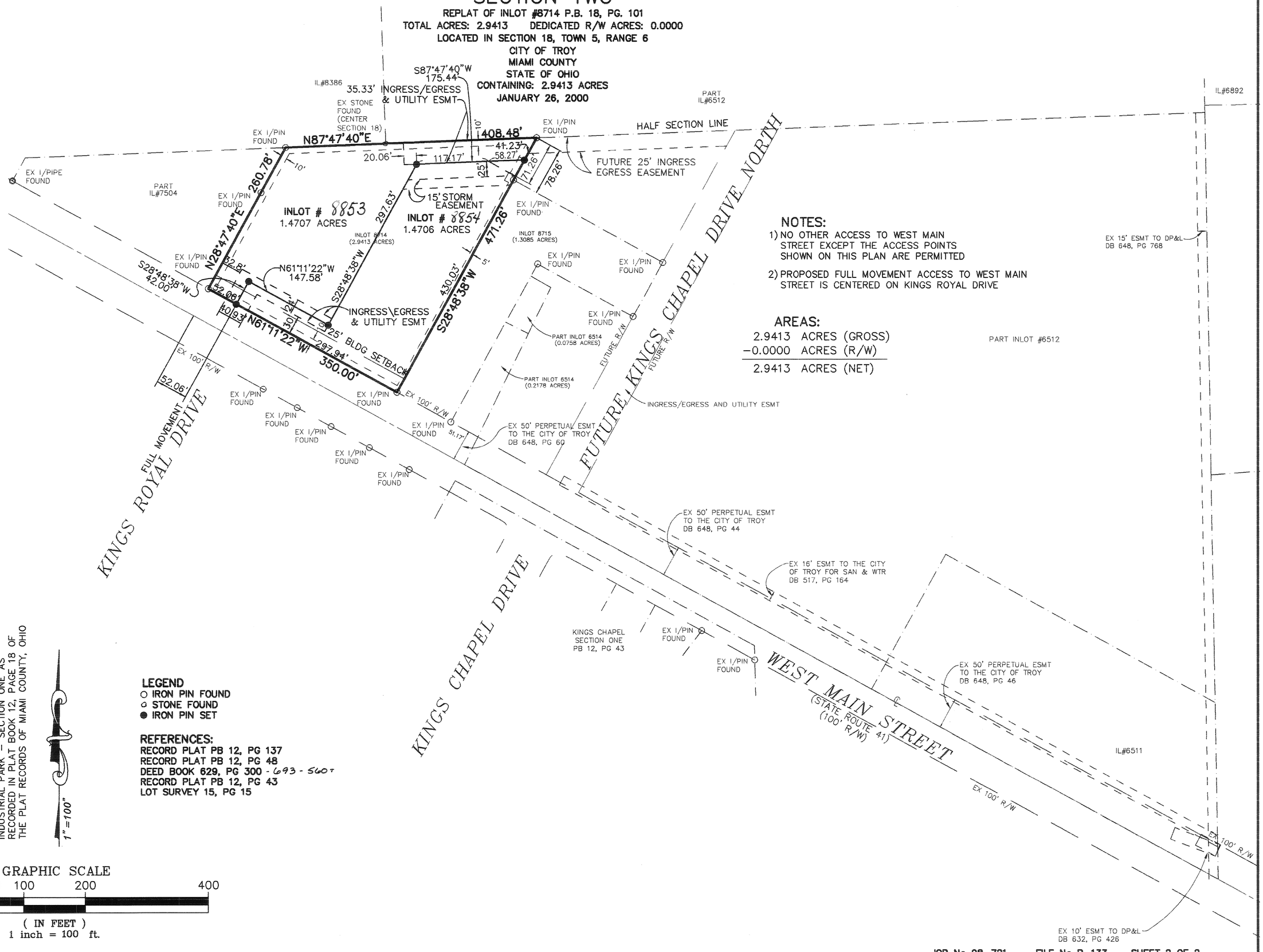
JEFFREY A. VAN ATTA
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

3/17/2000
DATE

VOLUME 18 PAGE 147 A

RECORD PLAN
KINGS TOWER SHOPPING CENTER AND BUSINESS PARK
SECTION TWO

REPLAT OF INLOT #8714 P.B. 18, PG. 101
TOTAL ACRES: 2.9413 DEDICATED R/W ACRES: 0.0000
LOCATED IN SECTION 18, TOWN 5, RANGE 6
CITY OF TROY
MIAMI COUNTY
STATE OF OHIO
CONTAINING: 2.9413 ACRES
JANUARY 26, 2000



NOTES:
1) NO OTHER ACCESS TO WEST MAIN STREET EXCEPT THE ACCESS POINTS SHOWN ON THIS PLAN ARE PERMITTED
2) PROPOSED FULL MOVEMENT ACCESS TO WEST MAIN STREET IS CENTERED ON KINGS ROYAL DRIVE

AREAS:

2.9413	ACRES (GROSS)
−0.0000	ACRES (R/W)
2.9413	ACRES (NET)

BASIS OF BEARINGS:
THE WEST LINE OF THE MIAMI COUNTY INDUSTRIAL PARK – SECTION ONE AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO

1" = 100"

LEGEND
- ○ IRON PIN FOUND
- ◎ STONE FOUND
- ● IRON PIN SET

REFERENCES:
RECORD PLAT PB 12, PG 137
RECORD PLAT PB 12, PG 48
DEED BOOK 629, PG 300 - 693 - 560
RECORD PLAT PB 12, PG 43
LOT SURVEY 15, PG 15

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

G:\P\HORIZON\TROY\Lsplit3.dwg – MAY 03, 2000 – 14:51:20

JOB No 98-721 FILE No B-133 SHEET 2 OF 2

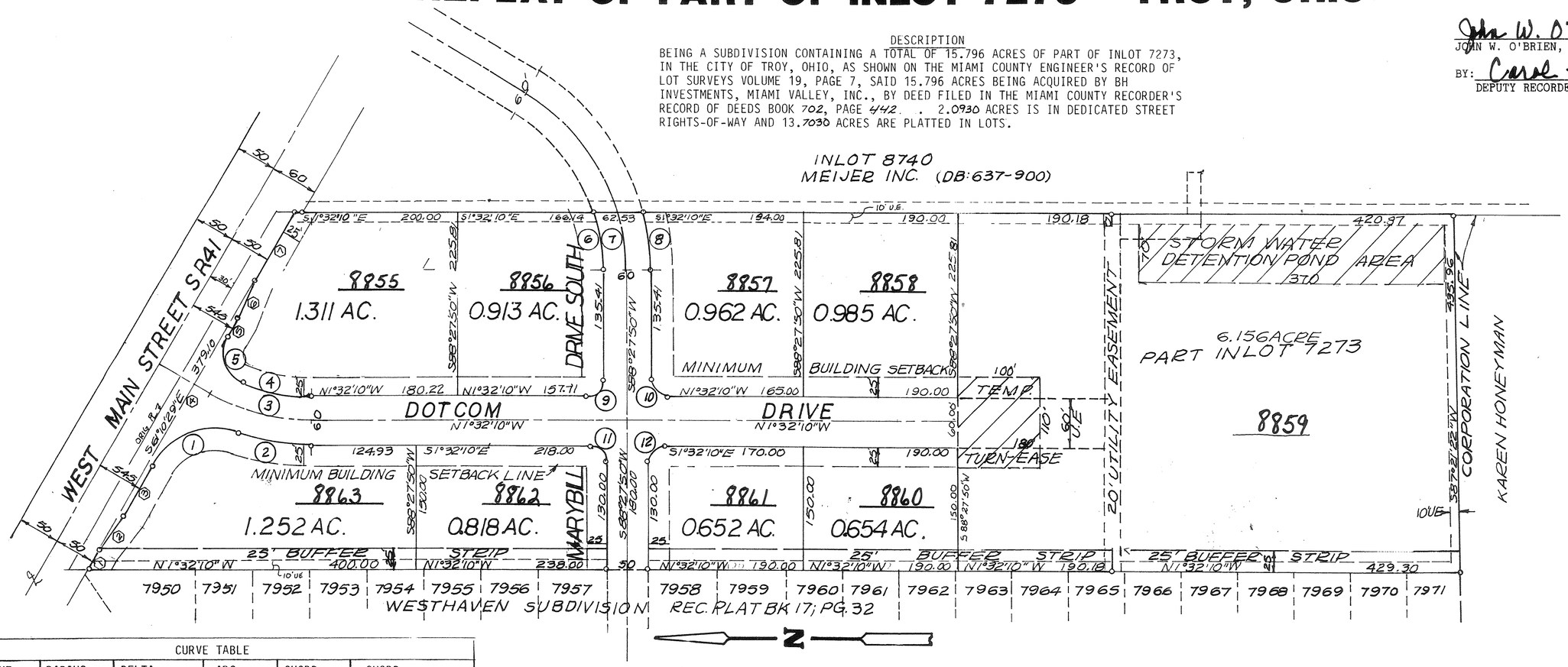
BH INVESTMENTS – DEVELOPMENT SEC. 1
REPLAT OF PART OF INLOT 7273 – TROY, OHIO

PLAT BOOK 18 PAGE 148
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17th DAY OF
MAY, 2000, AT 11:26 A.M.
FILE NO. 0288315 FEE: $43.20

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

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 15.796 ACRES OF PART 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 15.796 ACRES BEING ACQUIRED BY BH INVESTMENTS, MIAMI VALLEY, INC., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 702, PAGE 442. . 2.0930 ACRES IS IN DEDICATED STREET RIGHTS-OF-WAY AND 13.7030 ACRES ARE PLATTED IN LOTS.



GRAPHIC SCALE IN FEET
SCALE: 1 INCH = 100 FEET

CURVE TABLE

CURVE NUMBER	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	90.0	78° 23' 02"	123.13	113.75	S21° 58' 58" E
2	280.0	18° 44' 43"	91.61	91.20	N 7° 50' 12" E
3	250.0	30° 21' 41"	132.48	130.93	N13° 38' 40" E
4	220.0	22° 32' 18"	86.54	85.98	S 9° 43' 59" W
5	40.0	97° 49' 23"	68.29	60.30	S69° 54' 56" W
6	220.0	18° 39" 54"	71.67	71.35	N79° 07' 53" E
7	250.0	16° 21' 29"	71.38	71.13	N80° 17' 06" E
8	280.0	14° 33' 52"	71.18	70.98	S81° 10' 54" W
9	20.0	90° 00' 00"	31.42	28.28	S46° 32' 10" E
10	20.0	90° 00' 00"	31.42	28.28	S43° 27' 50" W
11	20.0	90° 00' 00"	31.42	28.28	N43° 27' 50" E
12	20.0	90° 00' 00"	31.42	28.28	N46° 32' 10" W
13	60.0	41° 24' 31"	43.36	42.43	S22° 14' 26" E

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

NOTE: 10' EASEMENTS ARE GRANTED ADJACENT TO ALL STREET RIGHTS-OF-WAY IN ADDITION TO OTHER EASEMENTS SHOWN HEREON.

LINE DATA

LINE NUMBER	LENGTH	BEARING
1	27.64	S61° 10' 29" E
2	50.20	S56° 01' 55" E
3	70.00	S61° 10' 29" E
4	379.10	S61° 10' 29" E
5	25.00	S61° 10' 29" E
6	50.20	N66° 19' 03" W
7	98.33	N61° 10' 29" W

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.

BH INVESTMENTS, MIAMI VALLEY, INC.
TROY, OHIO SEC. 1

BH INVESTMENTS, MIAMI VALLEY, INC.
JOSEPH J. BALOGH & ROBERT L. HEIDENREICH

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (937) 339-5331

DATE	DRAWN BY: / TRACED BY: RWK / CHECKED BY:	SHEET NO.
27DEC 1999	SCALE: 1" = 100'	1 OF 2

PC OK'd 3/22/00

BH INVESTMENTS - DEVELOPMENT SEC. 1
REPLAT OF PART OF INLOT 7273 - TROY, OHIO

PLAT BOOK 18 PAGE 148 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF
_____, 2000, AT _____.M.

FILE NO. SEE SHEET 1 OF 2 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: BH INVESTMENTS, MIAMI VALLEY, INC.

JOSEPH L. BALOGH, PRESIDENT — WITNESS Valerie A. Williams (Valerie A. Williams)

ROBERT L. HEIDENREICH, VICE-PRES./SECRETARY — WITNESS Lisa Braum (LISA Braum)

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JOSEPH J. BALOGH, PRESIDENT AND ROBERT L. HEIDENREICH, VICE-PRES./SECRETARY OF BH INVESTMENTS, MIAMI VALLEY, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 23rd DAY OF March, 2000.

Valerie A. Williams — NOTARY PUBLIC — MY COMMISSION EXPIRES Nov. 02 2002

OFFICIAL SEAL
VALERIE A. WILLIAMS
Notary Public, State of Ohio
My Commission Expires 11-02-2002

NOTARIAL SEAL STATE OF OHIO

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

FRANK W. WAGNER, II, VICE PRESIDENT — WITNESS Thomas H. Wallace (Thomas H. Wallace)

C. RUSSELL BADGETT, VICE PRESIDENT — WITNESS Rebecca L. Branson (Rebecca L. Branson)

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 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 24th DAY OF March, 2000.

Rebecca L. Branson — NOTARY PUBLIC Rebecca L. Branson — MY COMMISSION EXPIRES Oct. 13, 2002

NOTARIAL SEAL STATE OF OHIO

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 26th DAY OF January, 2000, 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 April, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 10-12-2000.

Peter E. Jenkins — MAYOR — PRESIDENT OF COUNCIL

CLERK OF COUNCIL

TRANSFERRED THIS 17th DAY OF May, 2000.

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

BH INVESTMENTS, MIAMI VALLEY, INC. TROY, OHIO		
BH INVESTMENTS, MIAMI VALLEY, INC. JOSEPH J. BALOGH & ROBERT L. HEIDENREICH		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 27DEC 1999	DRAWN BY: TRACED BY: CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 2OF2

RECORD PLAN

KINGS TOWER SHOPPING CENTER AND BUSINESS PARK

SECTION THREE

REPLAT OF PART INLOT #6514 AND PART #6512 AND ALL INLOT#6511

TOTAL ACRES: 23.4074 DEDICATED R/W ACRES: 2.6075
LOCATED IN SECTION 18, TOWN 5, RANGE 6
CITY OF TROY
MIAMI COUNTY
STATE OF OHIO
CONTAINING: 23.4074 ACRES
MARCH 01, 2000
PREPARED BY:

Van Atta Engineering Inc.

Engineering & Surveying

245 W. Elmwood Drive Suite 202
Centerville, Ohio 45459
Phone: (513) 438-5650
Fax: (513) 438-5645

PLAT BOOK 18 PAGE 149
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF
MAY, 2000, AT 12:07 P.M.
FILE NO. 0288801 FEE $43.25

John W. O'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
BY Deputy

DESCRIPTION

BEING A REPLAT OF PART INLOT #6514, PART OF INLOT #6512 AND ALL INLOT #6511, AS RECORDED IN DEED BOOK 693, PAGES 560 AND 562

DEDICATION

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER
TROY DEVELOPMENT COMPANY LLC

WITNESS JEFFREY E. SAMUELSON

LESLIE M. SANDLER
MANAGER

WITNESS Carol A. Griffith

STATE OF OHIO, COUNTY OF MIAMI, SS:
BE IT REMEMBERED THAT ON THIS 5th DAY OF May, 2000.
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY DEVELOPMENT COMPANY LLC, BY LESLIE M. SANDLER, IT'S MANAGER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NOTARY PUBLIC — MY COMMISSION EXPIRES ON DATE ABOVE June 12, 2004

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MORTGAGEE
FIFTH THIRD BANK OF CINCINNATI

WITNESS Gregory A. Schroeck

Craig L. Coffman
IT'S Assistant Cashier

WITNESS DONNA M BETSCH

STATE OF OHIO, COUNTY OF MIAMI, SS:
BE IT REMEMBERED THAT ON THIS 9th DAY OF May, 2000.
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FIFTH THIRD BANK OF CINCINNATI, BY Craig L. COFFMAN, IT'S Assistant Cashier AND BY N/A, IT'S N/A
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC — MY COMMISSION EXPIRES ON DATE ABOVE

GREGORY A. SCHROECK
Notary Public, State of Ohio
My Commission Expires June 16, 2004

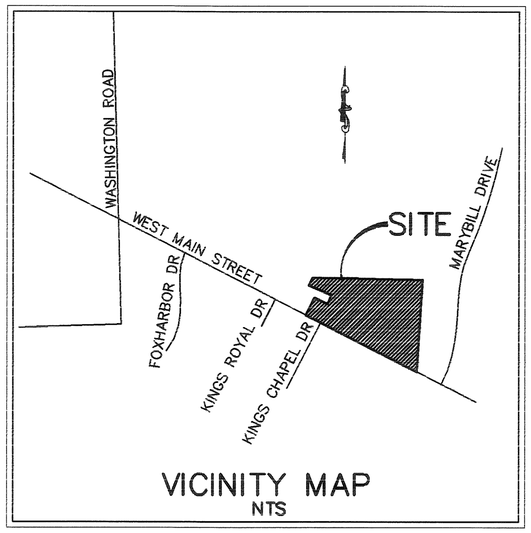
STATE OF OHIO, COUNTY OF MIAMI, SS

LESLIE M. SANDLER BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

LESLIE M. SANDLER

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

NOTARY PUBLIC — MY COMMISSION EXPIRES ON DATE ABOVE June 12, 2004



VICINITY MAP
NTS

COVENANTS, CONDITIONS AND RESTRICTIONS

AS RECORDED IN D.B. 705 PAGE 583 thru 600

TRANSFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 25th DAY OF May, 2000

MIAMI COUNTY AUDITOR
BY Linda Pearson

AREAS:

23.4074	ACRES (GROSS)
2.6075	ACRES (R/W)
20.7999	ACRES (NET)

APPROVAL BY THE CITY OF TROY

CITY COUNCIL
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 17th DAY OF April, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-15-2000

MAYOR

PRESIDENT OF COUNCIL
President Pro Tem

CLERK OF COUNCIL
Clerk Pro-Tem

CITY OF TROY PLANNING COMMISSION
AT A MEETING OF THE CITY PLANNING COMMISSION HELD THIS 12th DAY OF April, 2000, THIS PLAT WAS APPROVED

~~VICE~~ CHAIRMAN — SECRETARY

STATE OF OHIO
JEFFREY A. VAN ATTA
7354
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS WILL BE SET ON ALL LOT CORNERS

JEFFREY A. VAN ATTA — DATE 5/3/2000
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

VOLUME 18 PAGE 149 A

RECORD PLAN
KINGS TOWER SHOPPING CENTER AND BUSINESS PARK
SECTION THREE

REPLAT OF PART INLOT #6514 AND PART #6512 AND ALL INLOT#6511

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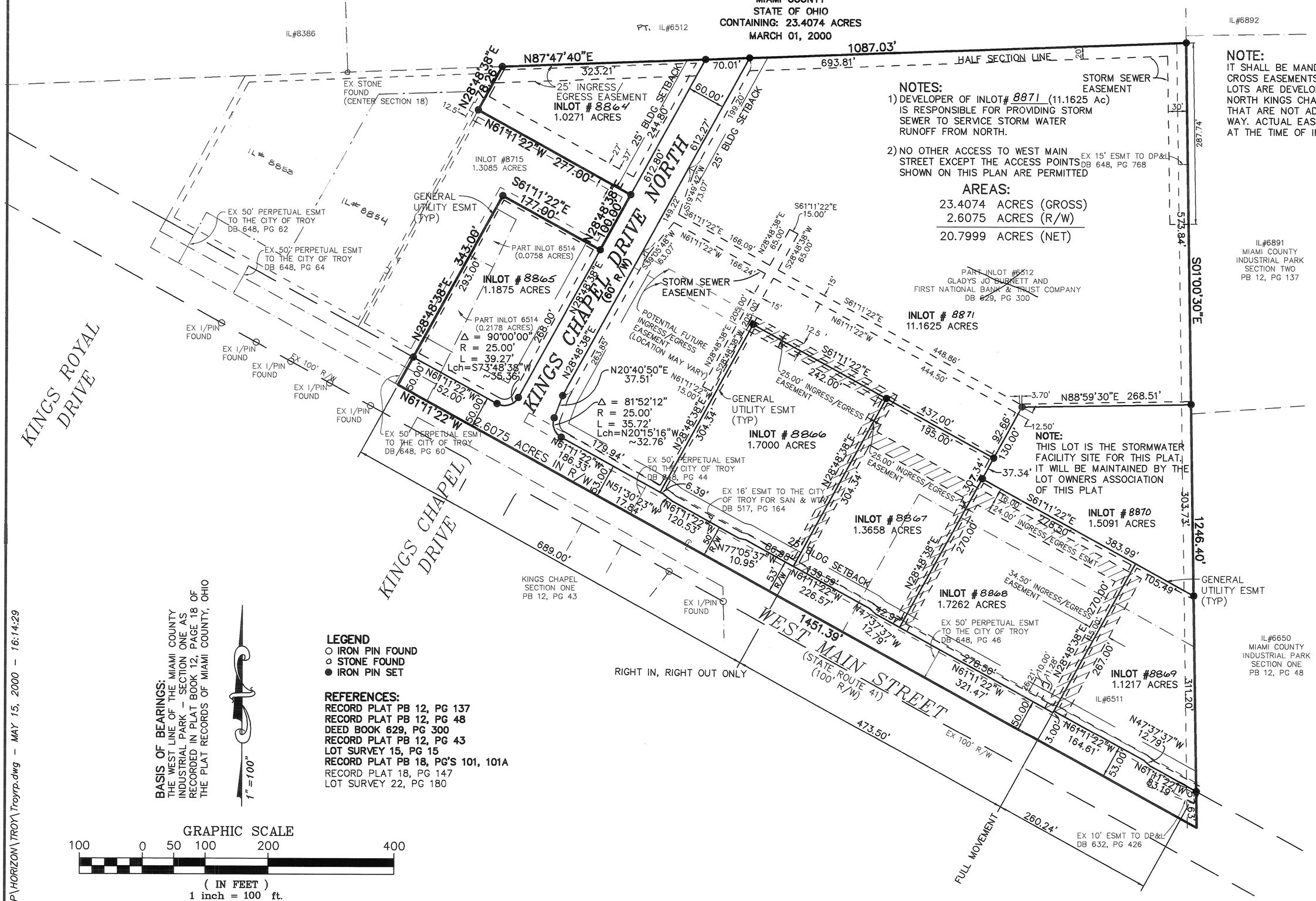
STATE OF OHIO
CONTAINING: 23.4074 ACRES
MARCH 01, 2000



BASIS OF BEARINGS:
THE WEST LINE OF THE MIAMI COUNTY INDUSTRIAL PARK - SECTION ONE AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO

1" = 100"

LEGEND
- ○ IRON PIN FOUND
- ◐ STONE FOUND
- ● IRON PIN SET

REFERENCES:
RECORD PLAT PB 12, PG 137
RECORD PLAT PB 12, PG 48
DEED BOOK 629, PG 300
RECORD PLAT PB 12, PG 43
LOT SURVEY 15, PG 15
RECORD PLAT PB 18, PG'S 101, 101A
RECORD PLAT 18, PG 147
LOT SURVEY 22, PG 180

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

G:\P\HORIZON\TROY\Troyrp.dwg - MAY 15, 2000 - 16:14:29

JOB No 98-721 FILE No B-133 SHEET 2 OF 2