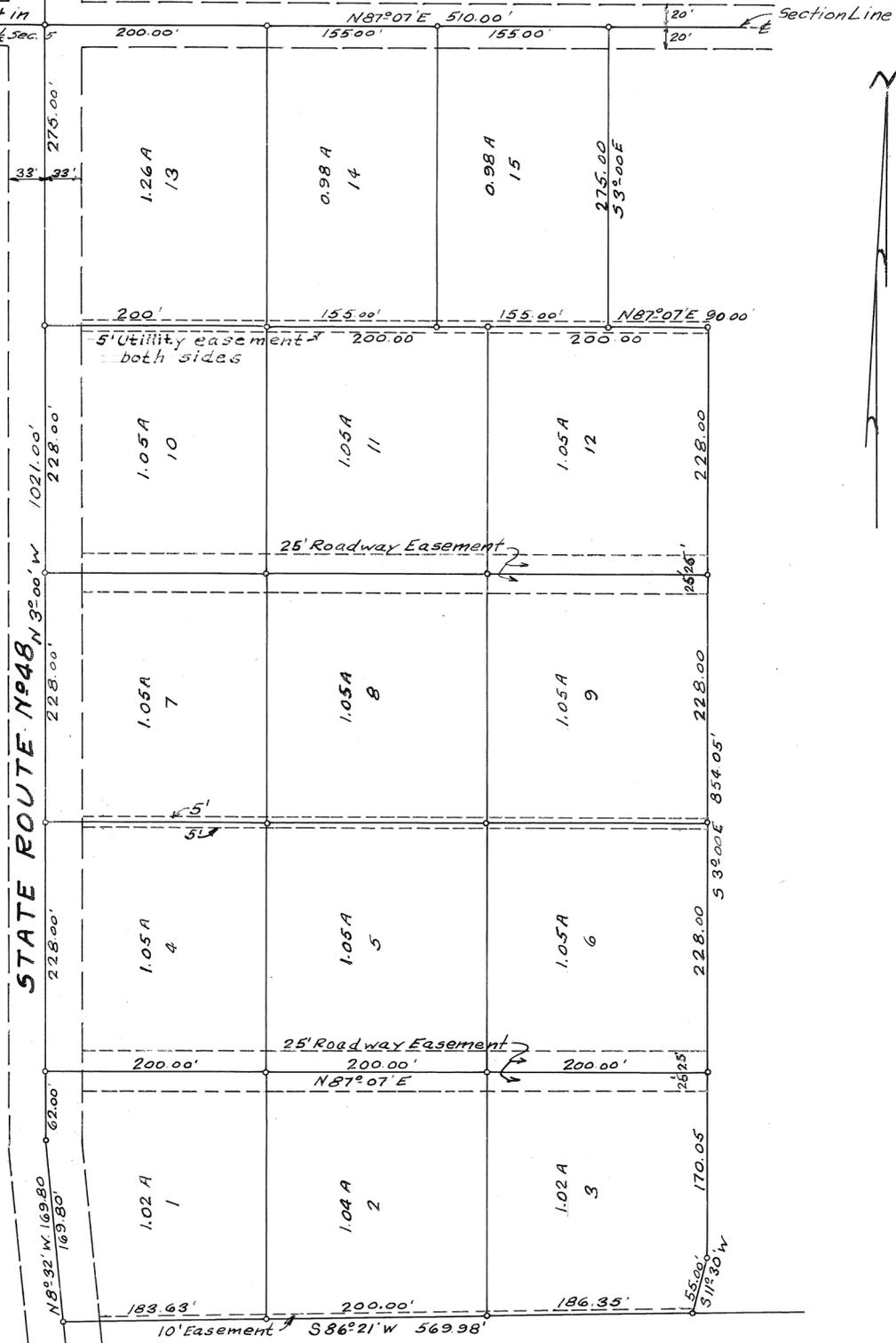


T-6 R-5 SEC. 5 UNION TWP.

Sec 32  
Newton Township

HORSESHOE BEND ROAD

945.50' to I.P. set in  
NW corner of N.E. 1/4 Sec. 5



Howard J. & Ruth L. Widener  
9.53 A.

o denotes iron pin

This survey was made to subdivide a portion of Gordon B. Fetter land into parcels for residential purposes.  
E-E Survey Company

by Edwin D. Seelach  
Reg. No. 4095

These covenants and restrictions are for the benefit of lot owners and are to run with the land and shall be binding upon their heirs, administrators, executors and assigns of said respective owners, and such restrictions are for the mutual benefit of all and shall be incident to conveyance of title to any and all of said tracts therein, and may be modified by two-thirds vote of owners, each lot being one vote.

These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.

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

All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height and a private garage and/or outbuildings.

No trailers, basement, garage, outbuilding or any building or structure of a temporary nature shall be used as a dwelling house. No billboards or advertising signs, other than Physicians or similar type signs, For Rent and For Sale signs, shall be erected or maintained on any lot.

No dwelling costing less than \$12,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 800 sq. feet in the case of a one story structure, not less than 600 sq. feet for one and one half or two story structures.

No building or other structures which contain used or second-hand material shall be moved on any lot.

No part of any building or structure erected or placed on any lot shall be closer than 20 feet from any side lot line.

Said lots in the tract are to be used for private residence purposes only and no business, trade or manufacture of any kind shall be conducted thereon, except that of a Physician, Dentist, Plumber, Beautician, Barber and other licensed trade and/or professions occupying a dwelling thereon may have or maintain his office therein. And that any lot may be used for Church purposes.

No lot shall be used or occupied by more than one family and domestic servants.

No fowl or livestock shall be kept or harbored on any lot unless they are kept securely enclosed by a fence. No swine shall at any time be kept or harbored on any lot in the tract.

No lot shall be hereafter sub-divided into parcels for additional residential purposes.

Until such time as a sanitary sewer system shall have been constructed to serve this sub-division, a sewage disposal constructed in accordance with the requirements of the County Board of Health shall be installed to serve each dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain.

Until such time as public water supply is available to serve this sub-division, drinking water shall be supplied from individual wells drilled for each dwelling erected in the area in accordance with the requirements of the County Board of Health.

Lot No 13 may be reserved for business purposes.  
Roadways as indicated shall be built and maintained as private drives by the property owners.

We the undersigned owners of land shown on this sub-division accept and approve the sub-division and restrictions as shown here-on and acknowledge the signing thereof to be our voluntary act and deed.

Gordon B. Fetter  
Verna C. Fetter

Harry B. Gibboney  
WITNESS  
Mildred A. Gibboney  
WITNESS

State of Ohio, Miami County, SS.

Personally appeared before me GORDON B. & VERNA C. FETTER and acknowledged the signing thereof to be their voluntary act and deed.  
Acknowledged & subscribed before me this 12 day of April, 1954.

Mildred A. Gibboney  
Notary Public  
In and for Miami County.  
My commission expires 7-25-55

MILDRED D. GIBBONEY  
NOTARY PUBLIC  
My Commission Expires July 25, 1955

APRIL 14, 1954.  
Date of submission for Approval By Commissioners.  
Approved by MIAMI COUNTY COMMISSIONERS

Robert H. Fawcett  
Herschel Straker  
Ray Garman

Date June 30 1954

Approved by MIAMI COUNTY ENGINEER

T. C. Freshour

Date June 30 1954

Approved by MIAMI COUNTY AUDITOR

Chas. S. Ross  
COUNTY AUDITOR

Date June 30, 1954

FILE NUMBER 71675  
REC'D. 9.41 TIME June 30 DATE 1954

Recorded in Plat Record  
BOOK 50 PAGE 1

Harold C. Cromer  
MIAMI COUNTY RECORDER

FEE \$ 4.30

RANGE TOWN SECTION TOWNSHIP  
 TIPP CITY CORPORATION WARD PRECINCT  
**WESTEDGE SUB-DIVISION NO. 2**  
 PART O.L. NO. 81 = 15.224 A.

**NOTE**  
 All dimensions for curved lot lines are measured along the cord of the curve.  
 There are five foot easements on each side of all interior building site lines.  
 all building set back lines are 25 ft. from street property lines. Symbol = - - - - -  
 O = Iron Pin Set  
 Wood stakes set at all lot corners where iron pins were not set.  
 872.86 = B.M. (U.S.G.S.) S.W. Cor. Riser base, water tower, Tipp City, Ohio.

We the undersigned officers of Tipp City Land Development, Incorporated, owner of lands shown on this plat accept and approve this plat and restrictions and dedicate the streets as shown hereon to the public and acknowledge the signing thereof to be our voluntary act and deed.

John H. Holtvoigt  
 President  
Mildred Holtvoigt  
 Secretary  
William Benham  
 Witness  
Russell Blank  
 Witness

State of Ohio, Miami County, ss:  
 Personally appeared before me the above named John H. Holtvoigt as President, and Mildred Holtvoigt as Secretary of said corporation and acknowledge the signing thereof to be their voluntary act on behalf of said corporation.

Acknowledged and subscribed before me this 15<sup>th</sup> day of March, 1954.  
Phyllis Gieseeman  
 Notary Public  
 In and For Miami County, Ohio  
 My Comm. Expires July 24, 1954.

Approved by Municipal Engineer, Tipp City, Ohio.  
 Date March 15, 1954.  
Russell Blank  
 Signed

at a meeting of the Tipp City Planning Commission held this \_\_\_ day of \_\_\_, 1954, this plat and restrictions were approved.

\_\_\_\_\_  
 Chairman

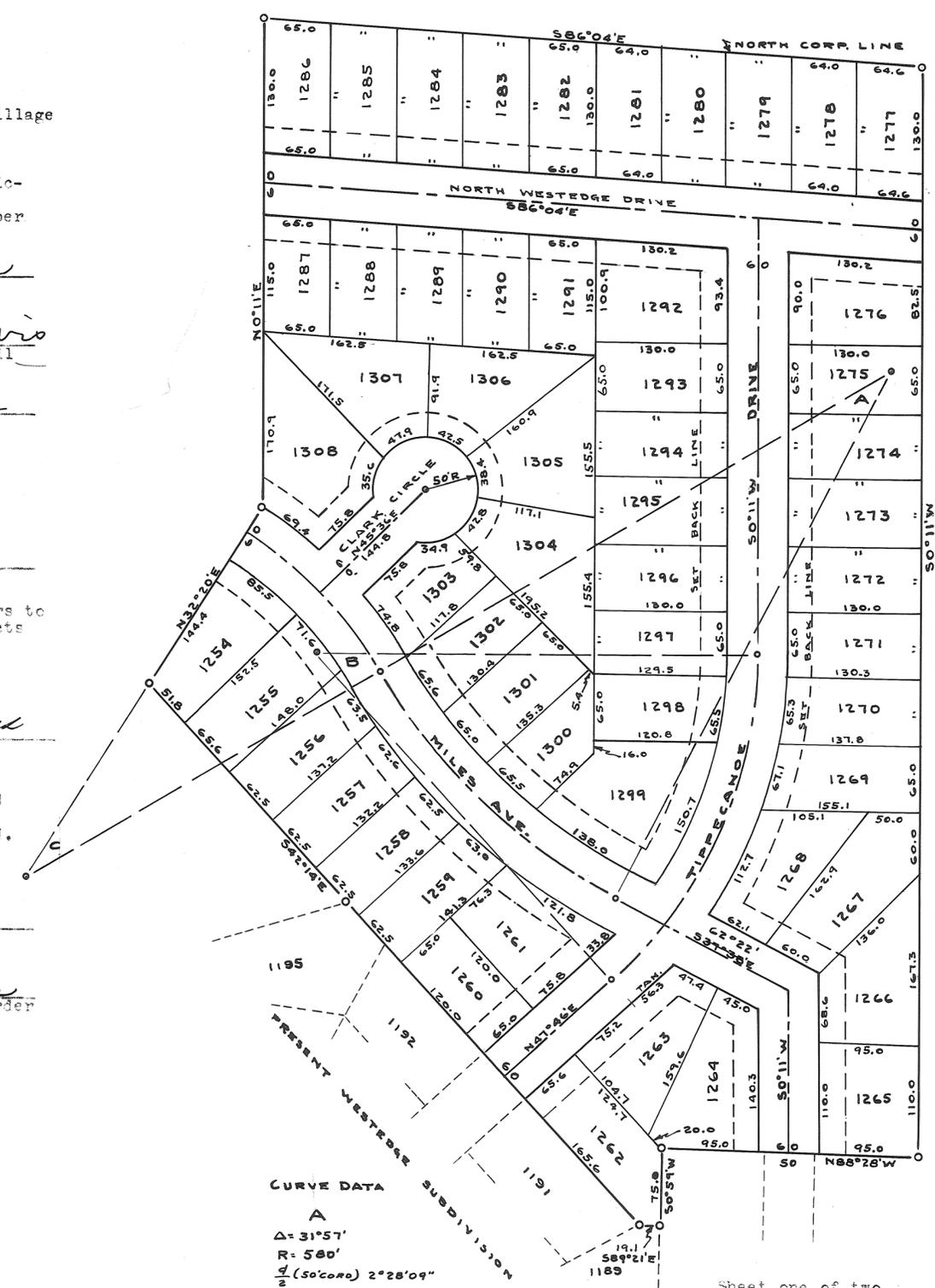
at a meeting of the Council of the Village of Tipp City, Ohio, held 15<sup>th</sup> day of March, 1954, this plat and restrictions were approved by Ordinance Number 768.

Russell Selman  
 Mayor  
Don J. Davis  
 President of Council  
Phyllis Gieseeman  
 Clerk of Council

approved by Miami County Engineer.  
 Date 6-30, 1954.  
T. C. Freshour  
 Signed

I hereby have caused the inlet numbers to be placed hereon designating the tracts shown and have transferred same.  
 Date JUNE 30, 1954.  
Charles Ross  
 Miami County Auditor

File Number 71696 Received  
3:14 June 30, 1954.  
 Time Date  
 Recorded in Plat Record  
56 422  
 Book Number Page Number  
Walter C. Comer  
 Miami County Recorder  
 Fee \$5.70



**CURVE DATA**  
**A**  
 $\Delta = 31^{\circ}57'$   
 $R = 580'$   
 $\frac{d}{2} = (50' \text{ cord}) 2^{\circ}28'09''$   
**B**  
 $\Delta = 47^{\circ}35'$   
 $R = 430'$   
 $\frac{d}{2} = (50' \text{ cord}) 3^{\circ}20'$   
**C**  
 $\Delta = 55^{\circ}39'$   
 $R = 400'$   
 $\frac{d}{2} = (50' \text{ cord}) 3^{\circ}35'00''$

Sheet one of two.

Tipp City Land Dev. Inc. Westedge Subdivision No. 2		
Tipp City, Ohio		
C. C. CARPENTER, C. E. — TROY, OHIO		
OHIO REGISTRATION NO. 120		
DATE March 1954	DRAWN BY DMC TRACED BY DMC CHECKED BY JCC	SHEET NO. 1 2

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.  
C. C. Carpenter

RANGE TOWN SECTION TOWNSHIP  
 TIPP CITY CORPORATION RESTRICTIONS WARD PRECINCT

The title to all lots in this subdivision is subject to and has the benefit of the following restrictions. These restrictions are of the date of March 15, 1954, and all of the lots now belong to Tipp City Land Development, Inc.

1. To give assurances to the owners of the lots contained in this subdivision, the platting corporation states that the additional land owned by the dedicator as shown by plat attached to annexation proceeding of October 20, 1952, when platted shall contain restrictions similar to the restrictions herein set forth excepting insofar as such dedication may relate to commercial use, civic, church, school, parks and other similar uses and purposes.

2. None of said lots or building sites may be improved, used or occupied for other than private residence purposes and no residence shall be ever used for more than two families.

3. No building shall be erected, altered, placed or permitted to remain on any lot or building site other than one detached dwelling not to exceed one and one-half (1-1/2) stories in height and a private garage of not more than two (2) cars.

4. Not more than one (1) residential structure shall be permitted on any building site. "Building site" shall mean any lot or portions of any two or more contiguous lots upon which a building may be erected in conformity with these requirements and such building site shall not comprise less than sixty (60) foot front. Such building site shall comprise not less than 6800 square feet. EXCEPTING FRONTAGE REQUIREMENTS ON LOTS NO. 1304, 1305, 1306 AND 1307.

5. No building shall be erected, placed or altered until the construction plans and specifications and plans showing elevation and location of the structure upon the building site have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to the location with respect to topography and finish-grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to the street line than the minimum building set-back line unless similarly approved. Approval shall be as provided in Paragraph Nos. 13 and 14.

6. No dwelling shall be permitted on any lot at a cost of less than \$9,500.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a substantial workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at a minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet, for a one-story dwelling and such ground floor area to be not less 720 square feet for a dwelling of one and one-half (1-1/2) stories.

7. No building shall be located on any building site nearer to the front lot line or nearer to the side street line than the minimum building set-back lines as shown on the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five (25) feet to the front line nor nearer than twenty-five (25) feet to any side street line.

No building shall be located nearer than five (5) feet to any interior building site line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, this shall not be construed to permit any portion of a building on a building site to encroach within five (5) feet of the interior lot line.

8. An easement of five (5) feet in width is reserved on all inner lines on every building site, so that the total easement along all building sites shall be ten (10) feet. This easement is for the purpose of affording location for telephone, electric light, water and sewer lines and any other utility purposes, and each building site is subject to an easement for the construction and maintenance of such utility.

9. No noxious or offensive activity shall be carried on upon any lot or building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

10. No uncompleted dwelling nor any structure of a temporary character, trailer, basement, tent, shack, garage or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose so as not to violate the provisions of Section 9.

13. The Architectural Control Committee is composed of John H. Holtvoigt, Thomas C. Timmer and H. H. Chaffee. A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate

a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers or duties.

14. The Architectural Control Committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or, if no suit to enjoin the construction has been commenced prior to the completion thereof, the approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. These covenants are to run with the land and shall be binding to all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time such covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a majority of the then owners of the building sites within the plat have been recorded agreeing to change said covenants in whole or in part.

16. This enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

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

IN WITNESS WHEREOF, the Tipp City Land Development, Inc., by its duly authorized officers, have hereunto caused their names and seal to be affixed to these restrictions this 15th day of March, 1954.

WITNESSED IN PRESENCE OF:

TIPP CITY LAND DEVELOPMENT, INC.

By John H. Holtvoigt  
 Its President

Marilyn A. Price

And Mildred Holtvoigt  
 Its Secretary

Richard E. Wells

STATE OF OHIO, COUNTY OF MIAMI, ss:

Before me, a Notary Public, in and for said county, personally appeared John H. Holtvoigt, President, and Mildred Holtvoigt, Secretary, of Tipp City Land Development, Inc., who acknowledge that the seals affixed to said instrument is the corporate seal of said corporation and that they did sign and seal said instrument as such president and secretary of Tipp City Land Development, Inc. on behalf of said corporation and by the authority of the Boards of Directors and that said instrument is their own free act and deed individually and the free and corporate act and deed of Tipp City Land Development, Inc..

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Tipp City, Ohio, this 15th day of March, 1954.

Phyllis Gieseman

Sheet two of two.

Tipp City Land Development, Inc. Westedge Subdivision No. 2			
Tipp City, Ohio			
C. C. CARPENTER, C. E. — TROY, OHIO			
OHIO REGISTRATION NO. 120			
DATE	DRAWN BY	DMC	SHEET NO
March	TRACED BY	DMC	2
1954	CHECKED BY	CGC	2

TIPP CITY CORPORATION  
 WARD  
 RE-PLAT OF WESTEDGE SUB-DIVISION NO. 1

PART OF O.L. 81 TIPP CITY, OHIO = 13.77 A.  
 50' WIDE STREETS CHANGED TO 57' WIDE AND  
 ADDITION OF LAND TO INLOTS 1189-1191-1192  
 AND 1195 WITH CHANGE OF  
 DIMENSIONS OF SAID LOTS.

NOTE:  
 THIS PLAT SUPERSEDES PLAT RECORDED IN PLAT BK. 5 Pg. 61

NOTE  
 Mary B. Austin 4-22-1976  
 MIAMI COUNTY RECORDER

All dimensions for curved lot lines are measured along the chord of the curve.  
 There are five foot easements on each side of all interior building site lines.  
 Symbol = - - - - - BLDG. SET BACK LINES  
 O = Iron Pin Set  
 Wood stakes set at all lot corners where iron pins were not set.  
 872.86 = B.M. (U.S.C.S.) S.W. Cor. Riser base, water tower, Tipp City, Ohio.  
 I hereby certify this plat to be correct.

At a meeting of the Council of the Village of Tipp City, Ohio, held 7 day of June, 1953, this plat and restrictions were approved by Ordinance Number 772.

Russell Schwan  
 Mayor  
Don J. Davis  
 Pres. of Council  
Phyllis Zimmerman  
 Clerk of Council

C. C. Carpenter  
 C. C. Carpenter - C.E.

Approved by Miami County Engineer.

Date July 14, 1954.

H. C. Freshour  
 Signed

Approved by Municipal Engineer, Tipp City, Ohio.

Date June 7, 1954.

Russell Blank  
 Signed

I hereby have caused the inlot numbers to be placed hereon designating the tracts shown and have transferred same.

Date JULY 14, 1954.

Charles S. Ross  
 Miami County Auditor

At a meeting of the Tipp City Planning Commission held this \_\_\_ day of \_\_\_, 1953, this plat and restrictions were approved.

Chairman

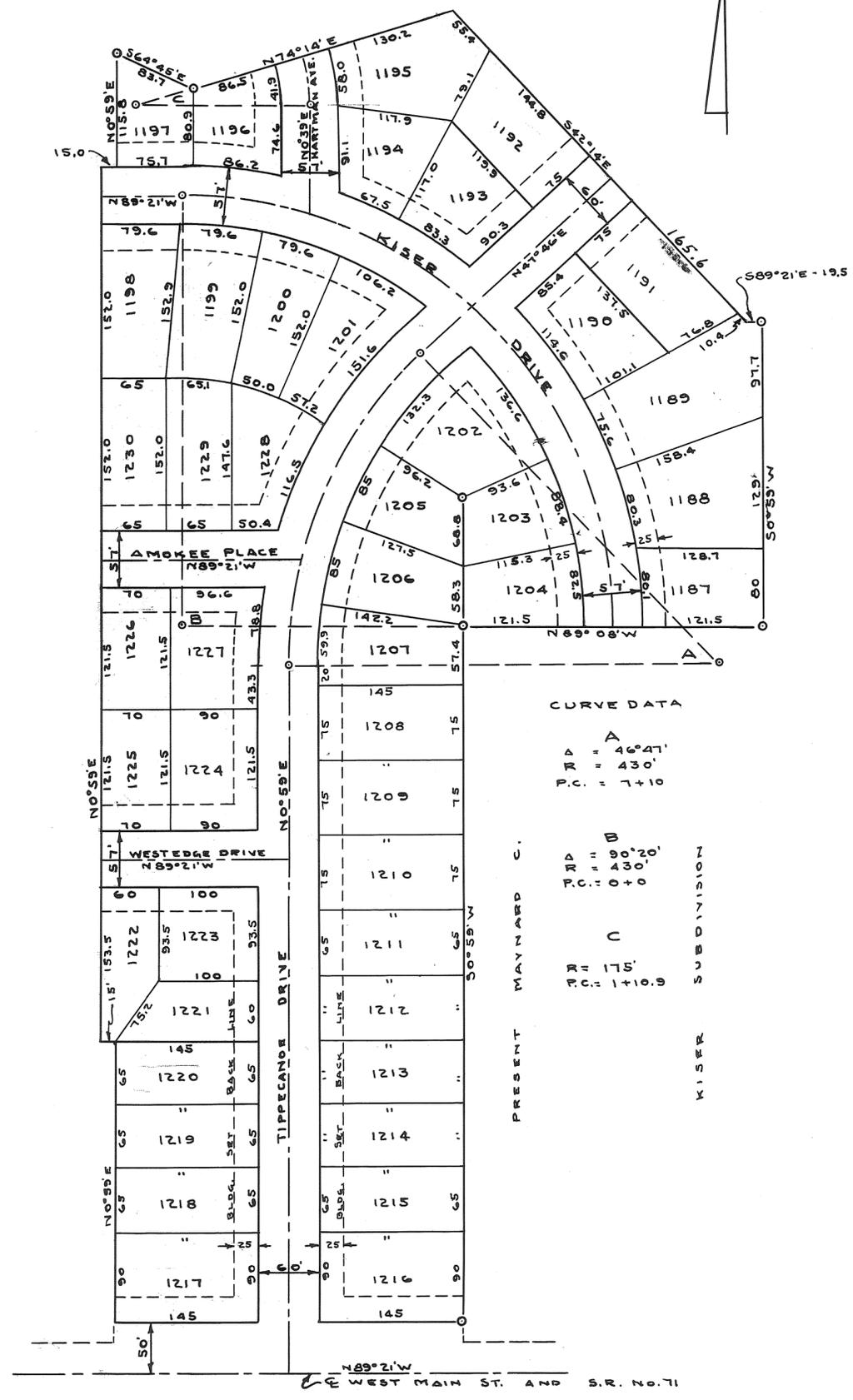
File Number 71930 Received  
 3:05 P.M. July 14, 1954  
 Time Date

Recorded in Plat Record

Book Number 6 Page Number 3

Horace C. Cannon  
 Miami County Recorder

Fee \$ 7.10



CURVE DATA

A  
 RA = 46°41'  
 PA = 430'  
 P.C. = 1+10

B  
 RA = 0°40'20"  
 PA = 0  
 P.C. = 0

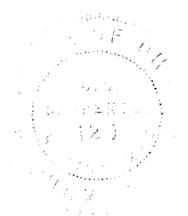
C  
 RA = 17.5'  
 PA = 110.9

PRESENT MAYNARD C.

KISER SUBDIVISION

Sheet one of three.

Tipp City Land Development, Inc. Westedge Subdivision No. 1		
Tipp City, Ohio		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
Date Dec., 1953	Drawn by Traced by Checked by DMC DMC CCC	Sheet No. 1/3



RANGE TOWN SECTION TOWNSHIP  
Tipp City CORPORATION WARD PRECINCT

RESTRICTIONS

The title to all lots in this subdivision is subject to and has the benefit of the following restrictions. These restrictions are of the date of November 1952, and all of the lots now belong to Tipp City Land Development, Inc.

1. To give assurances to the owners of the lots contained in this subdivision, the platting corporation states that the additional land owned by the dedicatior as shown by plat attached to annexation proceeding of October 20, 1952, when platted shall contain restrictions similar to the restrictions herein set forth excepting insofar as such dedication may relate to commercial use, civic, church, school, parks and other similar uses and purposes.
  2. None of said lots or building sites may be improved, used or occupied for other than private residence purposes and no residence shall be ever used for more than two families.
  3. No building shall be erected, altered, placed or permitted to remain on any lot or building site other than one detached dwelling not to exceed one and one-half (1-1/2) stories in height and a private garage of not more than two (2) cars.
  4. Not more than one (1) residential structure shall be permitted on any building site. "Building site" shall mean any lot or portions of any two or more contiguous lots upon which a building may be erected in conformity with these requirements and such building site shall not comprise less than sixty (60) foot front. Such building site shall comprise not less than 6800 square feet.
  5. No building shall be erected, placed or altered until the construction plans and specifications and plans showing elevation and location of the structure upon the building site have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to the location with respect to topography and finish-grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to the street line than the minimum building set-back line unless similarly approved. Approval shall be as provided in Paragraph Nos. 13 and 14.
  6. No dwelling shall be permitted on any lot at a cost of less than \$9,500.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwelling shall be of a substantial workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at a minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet, for a one-story dwelling and such ground floor area to be not less than 720 square feet for a dwelling of one and one-half (1-1/2) stories.
  7. No building shall be located on any building site nearer to the front lot line or nearer to the side street line than the minimum building set-back lines as shown on the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five (25) feet to the front line nor nearer than twenty-five (25) feet to any side street line. Excepting lots # 1187 - 1188 - 1204 - 1203 - and 1190.
- No building shall be located nearer than five (5) feet to any interior building site line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, this shall not be construed to permit any portion of a building on a building site to encroach within five (5) feet of the interior lot line.
8. An easement of five (5) feet in width is reserved on all inner lines on every building site, so that the total easement along all building sites shall be ten (10) feet. This easement is for the purpose of affording location for telephone, electric light, water and sewer lines and any other utility purposes, and each building site is subject to an easement for the construction and maintenance of such utility.
  9. No noxious or offensive activity shall be carried on upon any lot or building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
  10. No uncompleted dwelling nor any structure of a temporary character, trailer, basement, tent, shack, garage or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.
  11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
  12. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose so as not to violate the provisions of Section 9.
  13. The Architectural Control Committee is composed of John H. Holtvoight, Thomas C. Timmer and H. H. Chaffee. A majority of the Committee may designate a

representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers or duties.

14. The Architectural Control Committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or, if no suit to enjoin the construction has been commenced prior to the completion thereof, the approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. These covenants are to run with the land and shall be binding to all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time such covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a majority of the then owners of the building sites within this plat have been recorded agreeing to change said covenants in whole or in part.

16. This enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

17. Invalidation of any of these covenants by judgment or Court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Tipp City Land Development, Inc., by its duly authorized officers, have hereunto caused their names and seal to be affixed to these restrictions this \_\_\_\_\_ day of February, 1953.

WITNESSED IN PRESENCE OF:

TIPP CITY LAND DEVELOPMENT, INC.

Robert Stock  
Marilyn Price

By John H. Holtvoight  
 Its President  
 And Mildred Holtvoight  
 Its Secretary

STATE OF OHIO, COUNTY OF MIAMI, ss:

Before me, a Notary Public in and for said county, personally appeared John H. Holtvoight, President, and Mildred Holtvoight, Secretary, of Tipp City Land Development, Inc., who acknowledge that the seals affixed to said instrument is the corporate seal of said corporation and that they did sign and seal said instrument as such president and secretary of Tipp City Land Development, Inc. on behalf of said corporation and by the authority of the Boards of Directors and that said instrument is their own free act and deed individually and the free and corporate act and deed of Tipp City Land Development, Inc..

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Tipp City, Ohio, this 5th day of ~~February, 1953.~~  
April, 1954.

Phyllis Giesseman  
 PHYLLIS GIESSEMAN, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires July 24, 1954

Sheet two of three.

Tipp City Land Development, Inc. Westedge Subdivision No. 1			
Tipp City, Ohio			
C. C. CARPENTER, C. E. — TROY, OHIO OHIO REGISTRATION NO. 120			
DATE Dec., 1953	DRAWN BY TRACED BY CHECKED BY	DMC DMC CCC	SHEET NO   2/3

RANGE TOWN SECTION TOWNSHIP  
Tipp City CORPORATION WARD PRECINCT

We, the undersigned, being all of the property owners and lien holders in Westedge Subdivision Number One Addition to the Village of Tipp City, Ohio, expressly agree to the amendment of said plat of said Subdivision and amendment to restrictions thereon as set forth on the attached amended plat of Westedge Subdivision Number One Addition to the Village of Tipp City, Ohio.

LOT NOS. INCLUSIVE	OWNER	MORTGAGE HOLDER	LIEN HOLDER
1190	Virginia Pearson Walter V. Pearson	MONROE FEDERAL SAVINGS & LOAN ASSN., J.H. Jemmes PRES. Frank P. Tennell MONROE FEDERAL SAVINGS & LOAN ASSN. SECRETARY J.H. Jemmes PRES. Frank P. Tennell, SEC.	1187-1188 Tipp City Land Development Inc J. Holtzroigt Pres. Mildred Holtzroigt-Lacy.
1187 TO 1189	Wilay Construction Co. Lawrence Wilay Tipp City Land Development Inc J. Holtzroigt Pres. Mildred Holtzroigt-Lacy.	AS TO 1191 & 1192 MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC. AS TO 1201 TO 1211 MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC.	1208 Tipp City Land Development Inc J. Holtzroigt Pres. Mildred Holtzroigt-Lacy.
1205 AND 1206 1227 TO 1230 1193 TO 1201 1208 TO 1211 1221 TO 1223 1214 TO 1217	Tipp Builders Inc. J.E. Swartz Gordon Van Household Tipp City Land Development Inc J. Holtzroigt Pres. Mildred Holtzroigt-Lacy. Tipp City Land Development Inc J. Holtzroigt Pres. Mildred Holtzroigt-Lacy.		
1225	Wilay Construction Co. Lawrence Wilay Wilay Construction Co. Lawrence Wilay	MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC.	Tipp City Land Development Inc. J. Holtzroigt Pres. Mildred Holtzroigt-Lacy.
1191 & 1192			1202 Tipp City Land Development Inc J. Holtzroigt Pres. Mildred Holtzroigt-Lacy.
1202 TO 1204			
1207	John F. Nixon Ruth J. Nixon	Conna Mae Gibson	
1212 AND 1213	Ed M. Davis Tipp Builders Inc. Gordon Van Household E. Swartz	AS TO 1212 MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC. MONROE FEDERAL SAVINGS & LOAN ASSN.	
1218	Richard E. Carter Gungard Carter	J.H. Jemmes PRES. Frank P. Tennell, SEC.	
1219	Julius E. Parker Bertha M. Parker	MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC.	
1220	Theodore R. Black Martha B. Black	MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC.	
1224	Edward K. White Gais White	MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC.	
1226	Frank W. Boehw Avis Boehrer	MONROE FEDERAL SAVINGS & LOAN ASSN. J.H. Jemmes PRES. Frank P. Tennell, SEC.	

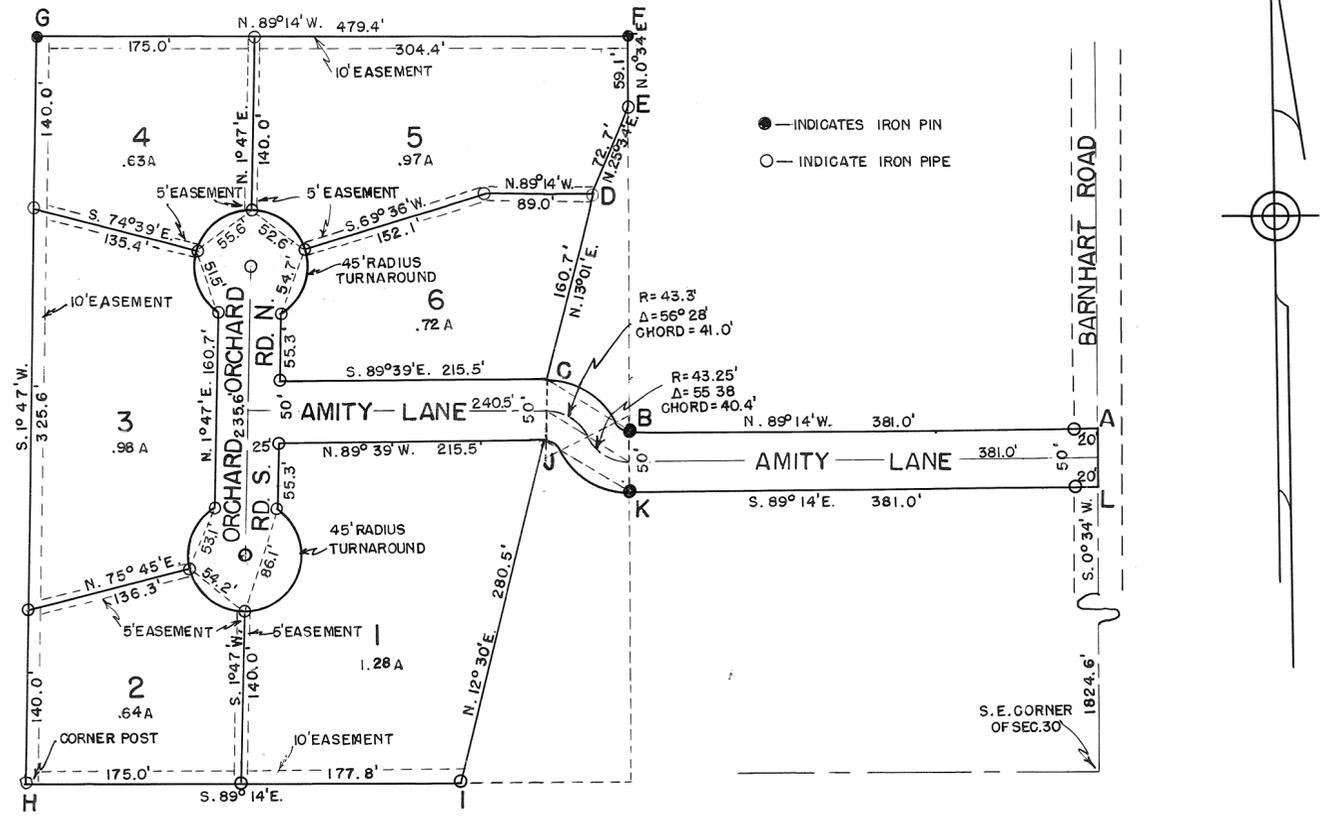
Robert Storck  
Witness  
H. Hoover  
Witness

STATE OF OHIO, MIAMI COUNTY, ss:  
Personally appeared before me the above named Owners, Mortgage Holders and Lien Holders and acknowledge the signing thereof to be their voluntary act and deed.  
Acknowledged and subscribed before me this 10<sup>th</sup> day of MARCH, 1953.

Beard D. Thorne  
Notary Public,  
In and For Miami County, Ohio  
My Commission Expires JUNE 23, 1956.

Sheet three of three.

Tipp City Land Development, Inc. Westedge Subdivision No. 1		
Tipp City, Ohio		
C. C. CARPENTER, C. E. — TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Dec., 1953	DRAWN BY TRACED BY CHECKED BY DMC DMC GOC	SHEET NO. 3/3



RESTRICTIVE COVENANTS

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL OWNERS OF THE TRACT, EACH OWNER HAVING ONE VOICE FOR EACH SEPARATE TRACT OWNED BY HIM.

IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING REAL ESTATE SITUATED IN SAID PLAT, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO DAMAGES OR OTHER DUE FOR SUCH VIOLATIONS.

1. ALL LOTS IN THIS PLAT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS ONLY. NO STRUCTURE SHALL BE ERRECTED ON ANY LOT TO EXCEED TWO STORIES IN HEIGHT. NO OUTSIDE STAIRWAY WILL BE PERMITTED ON ANY STRUCTURE.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE CENTERLINE OF THE STREET THAT IT FACES THAN 50 FEET, NOR NEARER THAN 10 FEET TO ANY ADJOINING LOT LINE.
3. NO SINGLE PARCEL SHALL BE FURTHER SUB-DIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL BUILDING.
4. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
5. NO TRAILER, BASEMENT, BARN, TENT, SHACK, GARAGE OR OTHER OUTBUILDING ERRECTED ON THIS PLAT SHALL AT ANYTIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
6. NO DWELLING COSTING LESS THAN \$8000 SHALL BE ERRECTED ON ANY LOT IN THIS PLAT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF PORCHES AND GARAGES SHALL NOT BE LESS THAN 960 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE NOR LESS THAN 820 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF OR TWO STORY STRUCTURE. ALL RESIDENTIAL STRUCTURES SHALL BE LIMITED TO SINGLE FAMILY DWELLINGS.
7. LIVESTOCK AND FOWL MAINTAINED IN THIS PLAT SHALL BE LIMITED TO PETS WITH A MAXIMUM OF TEN PER FAMILY. THIS LIVESTOCK MUST BE CONFINED IN AN AREA A MINIMUM DISTANCE OF 100 FEET FROM ANY ROAD OR NEIGHBORING RESIDENCE.
8. AN EASEMENT IS RESERVED TO THE SELLER, HIS HEIRS AND ASSIGNS TO ERRECT AND MAINTAIN POLE LINES AND OTHER UTILITIES IN A 10 FOOT STRIP ALONG THE REAR BOUNDARY OF EACH LOT OR IN A 10 FOOT STRIP, EXTENDING FIVE FEET ON EITHER SIDE OF EXISTING UTILITY LINES AND A 10 FOOT STRIP EXTENDING FIVE FEET ON EITHER SIDE OF ALL OTHER LOT LINES NOT BOUNDED BY THE NORTH FORK OF PETERS CREEK, AMITY LANE OR ORCHARD ROAD.
9. NO FENCES OVER 4 FEET IN HEIGHT SHALL BE BUILT OR PERMITTED ON ANY LOT.
10. NO OUTSIDE TOILET CONVENIENCES SHALL BE ERRECTED. DOMESTIC WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE SANITARY CODE ADOPTED BY MIAMI COUNTY.
11. NO STRUCTURE SHALL HAVE ASPHALT SHINGLE OR IMITATION BRICK OR STONE SIDING.

PLAT OF  
AMITY ACRES

CONCORD TWP. MIAMI COUNTY, OHIO

ROADWAYS, AS INDICATED, SHALL BE BUILT AND MAINTAINED AS PRIVATE DRIVES BY THE PROPERTY OWNERS, AND SHALL BE SO STATED IN THE DEEDS.

DESCRIPTION

Note!! AREA IN STREETS CALCULATES TO 1.25 ACRES

BEING A SUBDIVISION OF A TRACT OF LAND BOUNDED BY LETTERS ABGDEFGHIJKL AS SHOWN ON THIS PLAT, AND BEING A SUBDIVISION OF PART OF A 7.19 ACRES TRACT OF LAND, WHICH WAS TRANSFERRED BY DEED FROM ROBERT C. HOLDER TO ERNEST BOLLER JR. ET. AL, AND RECORDED IN VOL. 302, PAGE 494, DEED RECORDS OF MIAMI COUNTY, OHIO. THE LOTS ARE NUMBERED FROM 1 TO 6 INCLUSIVE. THERE ARE 5.22 ACRES IN LOTS AND 1.12 ACRES IN ROADWAYS.

DEDICATION

Ernest Boller Jr.

WE, THE UNDERSIGNED, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT VOLUNTARILY.

DATE July 12, 1954

WITNESS:  
William C. Hamilton  
Betty Lou Hamilton

SIGNED:  
Raymond W. Cheney  
Mary C. Cheney  
Ernest Boller, Jr.  
Virginia Boller

APPROVAL

APPROVED BY TROY CITY PLANNING AND ZONING COMMISSION ON THIS 14 DAY OF June, 1954.

L.N. Lindenberger PRESIDENT  
Opal B. Collins SECRETARY

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 14 DAY OF July, 1954, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME

Raymond W. Cheney, Mary C. Cheney, Ernest Boller, Jr. AND Virginia Boller WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, O.  
My Commission Expires 2-19-57

I HEREBY APPROVE THIS PLAT.

T.C. Freshour  
MIAMI COUNTY ENGINEER

ACCEPTANCE

WE HEREBY APPROVE THIS PLAT AND ACCEPT IT FOR RECORDING.

Robert H. House  
Roy G. Garman  
Herschel Straker

BOARD OF MIAMI COUNTY COMMISSIONERS

I HEREBY APPROVE THIS PLAT AND HAVE CAUSED NUMBERS TO BE PLACED THERE ON TO DESIGNATE THE TRACTS. THIS 14TH DAY OF July, 1954.

Charles S. Ross  
MIAMI COUNTY AUDITOR

FILE NO. 71959 VOL. 6, PAGE 4  
RECEIVED: July 16 - 1954 at 8:45 a.m. PLAT RECORDS, MIAMI COUNTY, OHIO.  
RECORDED: July 16 - 1954. FEE \$4.30

Horace C. Cromer  
MIAMI COUNTY RECORDER

I HEREBY CERTIFY THE ABOVE PLAT TO BE CORRECT. ALL MONUMENTS ARE SET AS SHOWN.  
THIS 6th DAY OF May, 1954.

Rupert J. Borchers  
REGISTERED SURVEYOR 2594

I hereby Approve this Plat

August 16 1954

T. C. Freshour  
County Engineer, Miami County, Ohio  
Plat #5 Vol. #1  
Miami Co. Engr's Record of Subdivision Surveys

I have hereby caused the inlot number to be placed hereon designating the tracts shown, and have transferred same.

Chas. S. Ross  
Miami County, Ohio Auditor

AUGUST 16<sup>TH</sup> 1954

The foregoing Plat is hereby approved by the Board of County Commissioners of Miami County, Ohio

Robert H. Hall  
Roy Garman  
Herschel Straker

Mary J. Boyd  
Clerk.  
1954

I hereby certify that this Plat is a true copy of a survey made by me in May 1954 and that the monuments indicated hereon are set.

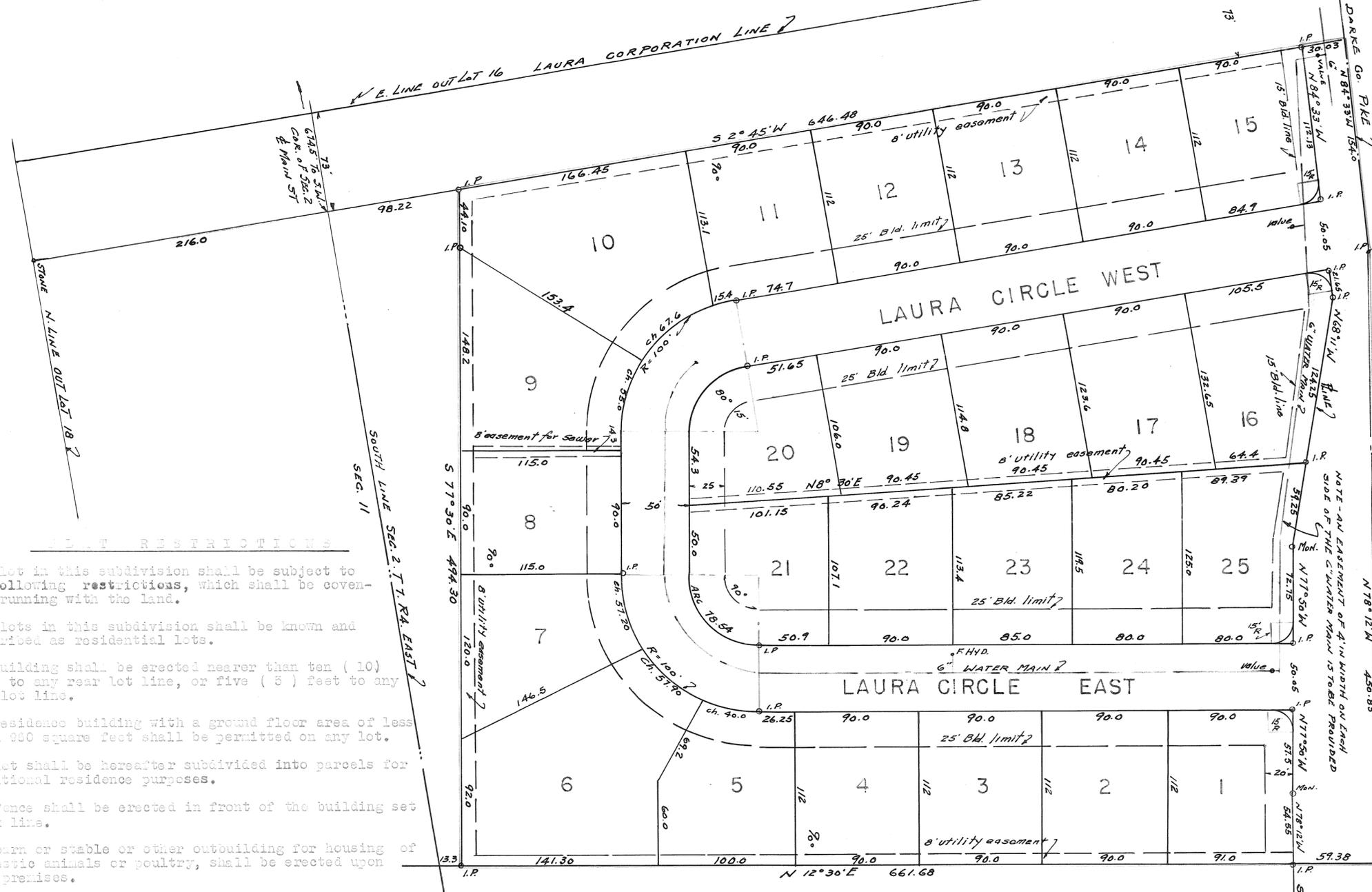
J. E. Finfrock  
J. E. Finfrock Registered Engineer & Surveyor

State of Ohio, Miami County, S. S.

Be it remembered, that on this 16 day of August 1954, before me, a Notary Public in and for said county and state, personally came Hobart Roark and Robert Roark, and 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 notary seal on the day and date above written.

M. M. Burrell  
Notary Public in and for Miami County, Ohio

M. M. BURRELL, Notary Public  
My Commission Expires November 14, 1955



RESTRICTIONS

Each lot in this subdivision shall be subject to the following restrictions, which shall be covenants running with the land.

- 1- All lots in this subdivision shall be known and described as residential lots.
- 2- No building shall be erected nearer than ten (10) feet to any rear lot line, or five (5) feet to any side lot line.
- 3- No residence building with a ground floor area of less than 960 square feet shall be permitted on any lot.
- 4- No lot shall be hereafter subdivided into parcels for additional residence purposes.
- 5- No fence shall be erected in front of the building set back line.
- 6- No barn or stable or other outbuilding for housing of domestic animals or poultry, shall be erected upon the premises.
- 7- These covenants and restrictions shall be binding on all parties and all persons claiming under them until June 1, 1979, at which time said covenants and restrictions are automatically extended for successive ten year periods, unless by vote of the majority of the then property owners in the tract, these covenants are amended or terminated.
- 8- Until such time as a sanitary sewer system is constructed to serve the area, each residential building shall have a septic tank of the approved type and location, and said tank and its outlet shall be approved by the local and the state health authorities.

ROARK PLAT  
A SUBDIVISION OF 8.28 ACRES IN THE S.W. QUARTER SEC. 2, TOWN 7, RANGE 4, EAST. UNION TOWNSHIP, MIAMI COUNTY, OHIO

SCALE 1" = 60'

DEDICATION

We, the undersigned, being all of the owners and lienholders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate the streets shown hereon to the public use forever.

We further dedicate easements, as shown hereon, for the construction, operation, maintenance, repair, or removal of water, sewer, gas, electric, telephone or other public utilities, and for providing ingress and egress to the property for said purposes, and are to be maintained as such forever.

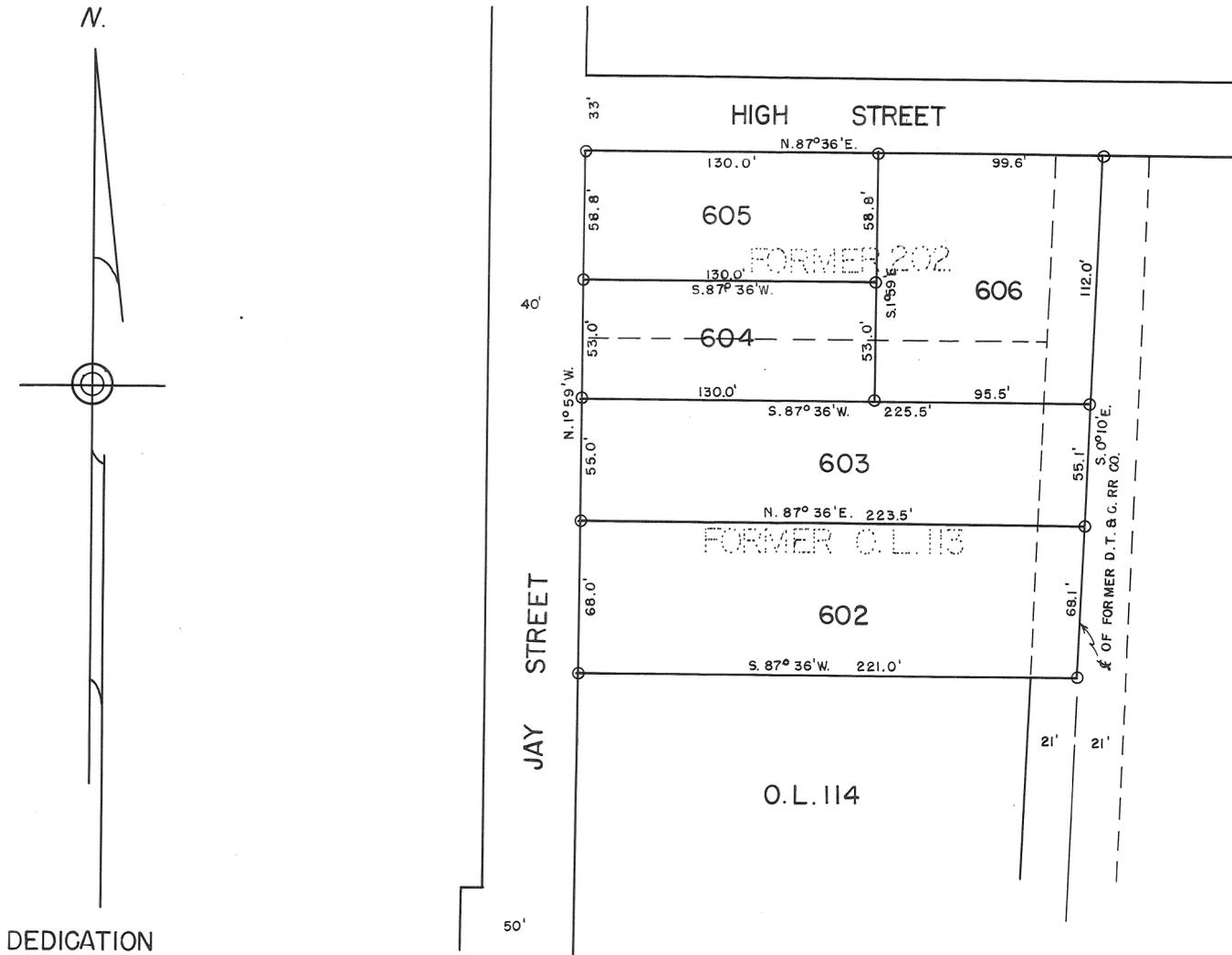
Hobart Roark  
Thelma Roark  
Robert Roark  
Barrie N. Cox  
Marcia M. Leclerc

72544

Received, August 16, 1954  
At 10:35 a.m.  
Recorded, August 16, 1954  
Book 6 Page 5  
Horace C. Cromer, Recorder  
Fee \$ 4.30

DEED 254, P 302

Thelma Roark



DEDICATION

I, the undersigned, do hereby voluntarily consent to the execution of this replat. This 7<sup>th</sup> day of August, 1954.

Witness: James V. Harris Signed: Isabelle S. Kraus  
Bob Kraus

The foregoing plat approved by ordinance of council of the Village of West Milton, Ohio Date August 17, 1954

Robert L. Pusey Village Clerk Peter M. Cummins Mayor

DESCRIPTION

Being a subdivision of O.L. 113 and In lot 202 of the Village of West Milton, Ohio and part of the R. of W. of the D. T. & C. R.R. Co. All three tract are described by deed to Isabelle S. Kraus from Woodrow H. Cook and Mary E. Cook, recorded in Vol. 257, Page 13, Deed Records of Miami County, Ohio.

I hereby approve this plat and have caused the Inlot Numbers to be placed here on to designate the tracts. This 23<sup>rd</sup> day of AUGUST, 1954.

Charles S. Ross  
Miami County Auditor

STATE OF OHIO, MIAMI COUNTY, S.S.

Be it remembered that on this 7<sup>th</sup> day of Aug, 1954, before me, a notary public in and said county, personally came Isabelle S. Kraus who acknowledged the signing and execution of this plat to be her voluntary act and deed.

I hereby certify the above plat to be correct. This 4<sup>th</sup> day of Aug, 1954.

File No. \* 72708 Vol. 6, Page 6  
Received: Aug. 24, 1954 - 11:07 A.M. Plat Records, Miami County, Ohio.  
Recorded: Aug. 24, 1954 Fee \$4.30

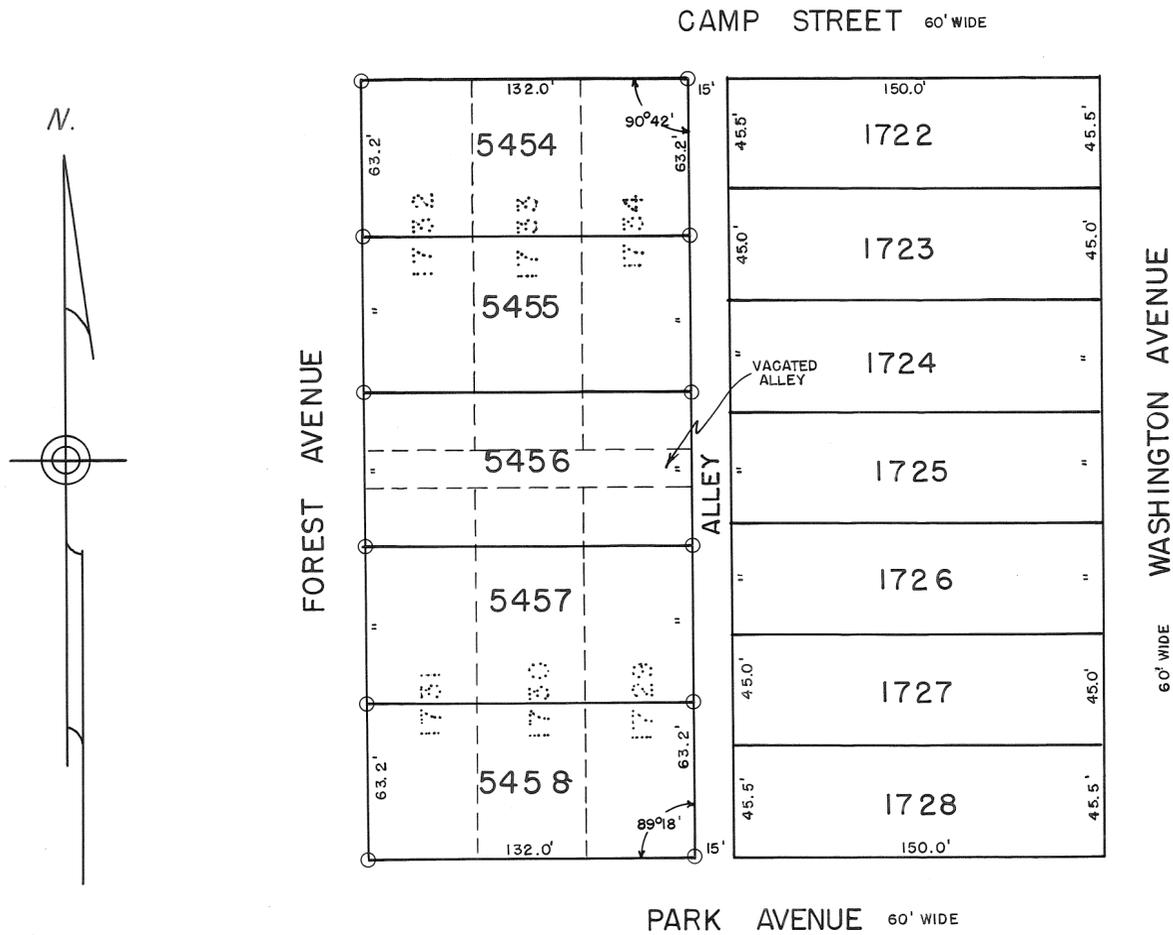
James V. Harris  
Notary Public in and for Miami County, O.  
JAMES V. HARRIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Oct. 11, 1964

Rupert J. Borchers  
Registered Surveyor 2594

Horace O. Cromer  
Miami County Recorder.

My Commission Expires \_\_\_\_\_

RE PLAT OF IN LOTS 1729 TO 1734 INCLUSIVE PIQUA, OHIO  
NEW LOT Nos. 5454 TO 5458



○ — INDICATES IRON PIPE

The purpose of this survey is to replat Lot 1729 to 1734 inclusive of the Flesh, Geyer, & Davis Addition to Piqua, Ohio, into lots 5454 to 5458 inclusive.

I hereby certify the above replat to be correct. All monuments are set as shown. This 14<sup>th</sup> day of

July, 1954.

Rupert J. Borchers  
Registered Surveyor 2594

We, the undersigned, do hereby voluntarily consent to the execution of the said replat.

Date August 31, 1954

Witness:

Signed:

Clifford M. Utterback Kenneth D. McManis  
Walter J. Cook Ellen E. McManis

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

Be it remembered that on this 31<sup>st</sup> day of August, 1954, before me, a notary public in and for said county, personally came Kenneth D. McManis and Ellen E. McManis who acknowledged the signing and execution of this plat to be their voluntary act and deed.

R. Richard Fair  
Notary Public in and for Miami County, Ohio.

My Commission Expires Oct. 25, 1955

Date	Signed
8-2-54	<u>Walter J. Reed</u> Mayor, City of Piqua, O.
8-2-54	<u>Robert M. Stance</u> City Manager, Piqua, O.
8-2-54	<u>John U. Carr</u> City Commissioner, Piqua, O.
8-2-54	<u>L. E. Townsend</u> City Commissioner, Piqua, O.
8-2-54	<u>J. H. Lawler</u> City Commissioner, Piqua, O.
8-2-54	<u>W. W. Minich</u> City Commissioner, Piqua, O.
8-2-54	<u>City Commissioner, Piqua, O.</u>
7-26-54	<u>L. F. Vorster</u> Chairman, Planning Commission
7-26-54	<u>J. W. Schroeder</u> Planning Commissioner
7-26-54	<u>Phyllis Johnson</u> Planning Commissioner & City Eng'r

I hereby approve this replat and have caused the numbers to be placed there on to designate the lots. This 15<sup>th</sup> day of

SEPTEMBER, 1954.

Chas. S. Reed  
Miami County Auditor

File No. 72822

Vol. 6, Page 7

Received: Sept 1-1954

Plat Records, Miami County, Ohio.

Recorded: Sept-1-54  
2:30 P.M.

Fee 4.30

Horace C. Croner  
Miami County Recorder

Plat #124 Vol. #8  
Miami Co. Engrs. Record of Lot Surveys

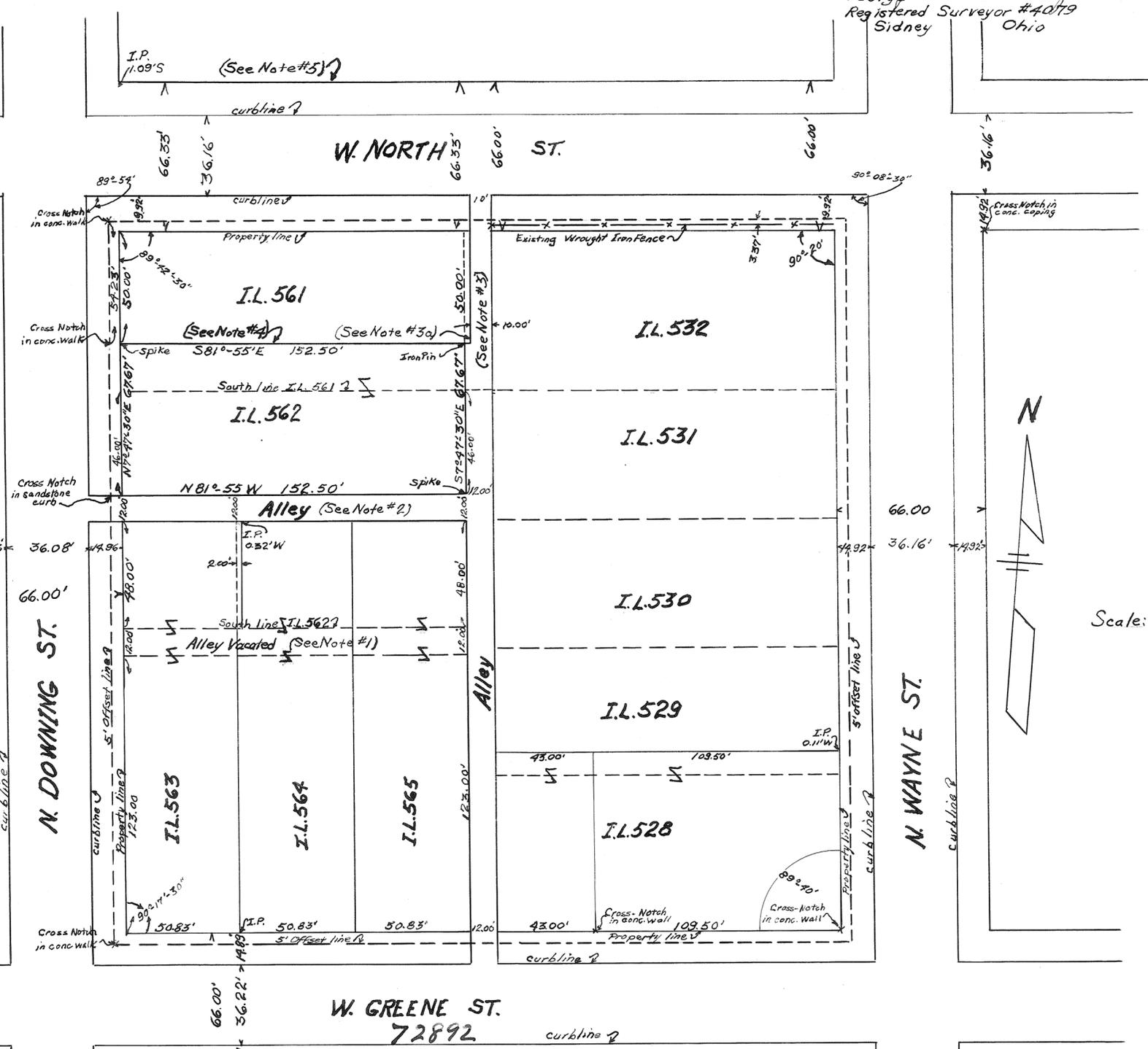
# PLAT OF SURVEY

Parts of Inlot 561 & Inlot 562  
In PIQUA, MIAMI COUNTY, OHIO  
August, 1954

By  
*George P. Fernandez*  
George P. Fernandez  
Registered Surveyor #40179  
Sidney Ohio

## NOTES

1. This alley vacated on Sept. 4, 1851 by Ordinance of the City Council of Piqua by Petition of adjoining landowners.
2. This alley established Sept. 4, 1851 by Ordinance of the City Council of Piqua by Petition of adjoining landowners.
3. This portion of alley never officially dedicated but has been established as a public alley by having been used by the general public as such openly and continuously for over twenty-one (21) years.
  - a. The width of this portion of the alley is governed by position of the house on the West side.
4. This line was established as the dividing line between these two properties by a decision of the court in the cases of *Nellie McCabe vs. Hattie Hebel*, and *Henry & Laura McCabe vs. Hattie Hebel* being case numbers 18936 & 18937 of the Common Pleas Court of Miami County, State of Ohio.
5. The north line of North Street was established by the deed from Samuel Caldwell to James Scott on July 1, 1822 and recorded in Deed Book 4, Page 609 of the Deed Records of Miami County, Ohio.



THIS IS A SURVEY ONLY  
SEE DEED BOOK 24- PAGE 136  
FOR ORIGINAL PLAT  
HORACE E. CROMER, RECORDER.

Plat Book #6, page #8  
Recorded this 3<sup>rd</sup> day of Sept, 1954, fee \$4.30  
at 3:30 P.M.  
*Horace E. Cromer*  
Miami County Recorder

Plat # 109 Vol. # 5  
Miami County's Record of Lot Surveys

# HOMER A. & OLIVIA HUNTER'S SUBDIVISION OF PART OF O.L. 156 AND PART OF O.L. 153 In PIQUA, MIAMI COUNTY, OHIO

Scale: 1" = 30'

## DEDICATION

We the owners of the hereon platted property do hereby certify that this plat is a true and correct exposition of the land owned by us in Piqua, Miami County, Ohio. In testimony whereof, we, Homer A. Hunter & Olivia Hunter, the owners, of the hereon platted land affix our signatures this 3<sup>rd</sup> day of August, 1954.

Homer A. Hunter  
Olivia Hunter

In testimony whereof I have subscribed my name and affixed my Notarial Seal this 3<sup>rd</sup> day of August, 1954.

Oliver P. Fido  
Notary Public, State of Ohio

My commission expires October 28, 1956

I hereby certify that this is a true and correct exposition of the Homer A. & Olivia Hunter Subdivision.

George P. Fernandez  
George P. Fernandez  
Registered Surveyor #4079  
Sidney Ohio

## COVENANTS

The following Covenants shall be considered a part of the deed of each lot in the subdivision and shall be binding upon each owner his heirs and assigns forever.

1. Each residence unit shall cover a minimum ground area of 700 square feet exclusive of all porches, carports, patios and garages.
2. No fence shall be erected, constructed, or maintained within twenty-five (25) feet of the front or street property lines, nor shall any hedges or shrubbery on or near the property lines within this area be maintained at a height of more than approximately three (3) feet.

Approved by the Piqua Planning Commission this 6<sup>th</sup> day of August, 1954.

Robert M. Stancovich  
City Manager

Raymond Galbreath  
City Engineer

L. J. Wagoner  
Chairman

Alfred Albright

John Schuchler

The plat of the hereon proposed subdivision herewith recorded has been inspected and accepted by the Commission of the City of Piqua this 7<sup>th</sup> day of September, 1954.

Wilbur J. Reed  
Mayor

John W. Orr

J. R. Lawler

L. C. Townsend

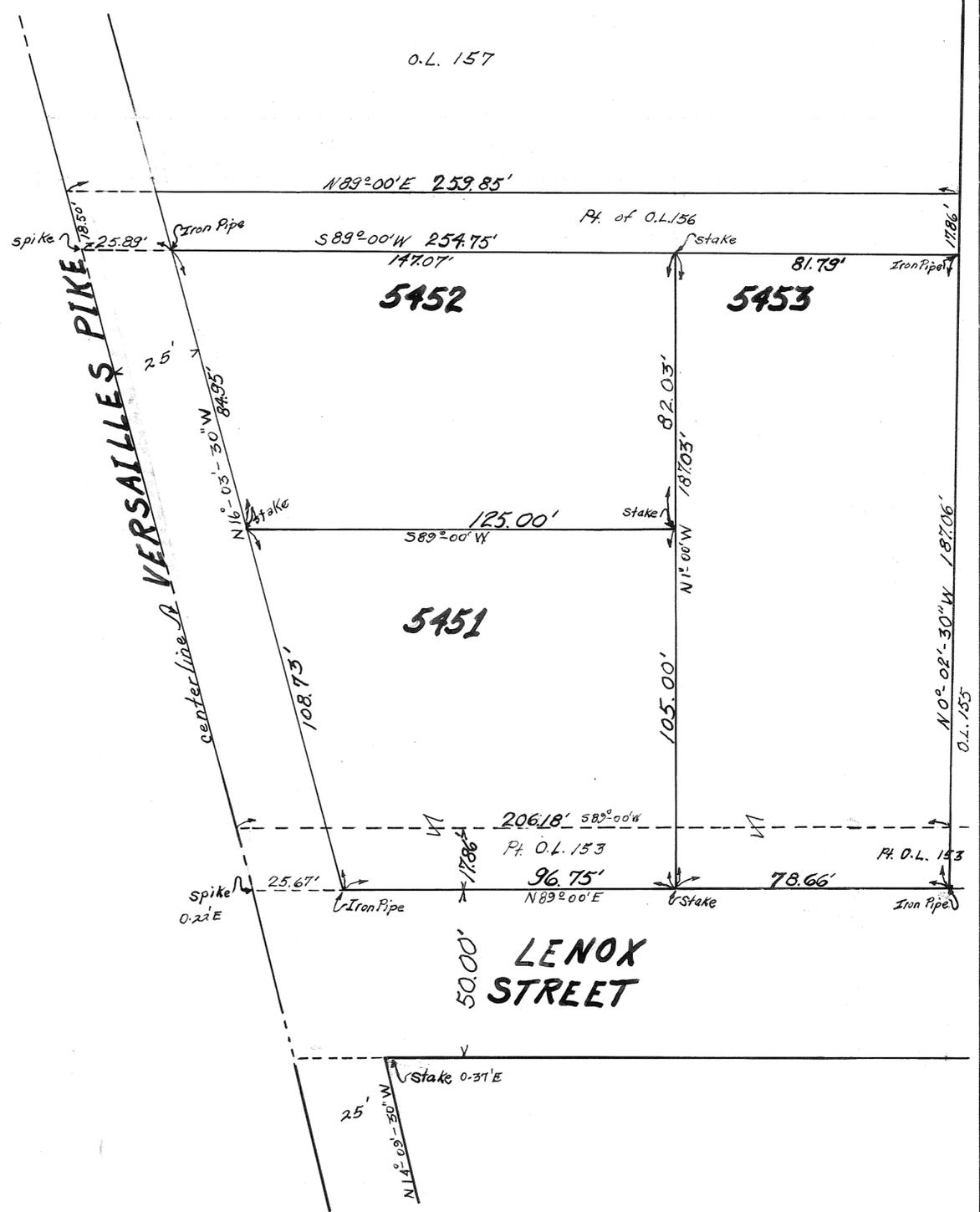
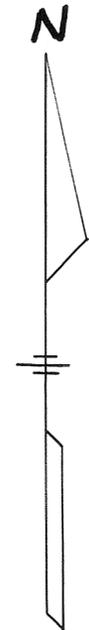
M. J. W. Jimicola

Transferred and numbered this 18<sup>th</sup> day of September, 1954.

Charles S. Ross  
73108 Miami County Auditor

Recorded this 18 day of Sept., 1954.

Horace C. Brown 7a 430  
Miami County Recorder



CURTIS H. AND SARAH M. LIBBEE'S FIRST SUBDIVISION  
OF PART OF OUT LOT 150  
IN THE CITY OF PIQUA, MIAMI CO., OHIO

Plat # 108 Vol. # 5  
Miami Co. Engrs. Record of Lot Surveys

I hereby certify that this is a true and correct exposition of Curtis H. and Sarah M. Libbee's Subdivision of part of O.L. 150 in the City of Piqua, Miami Co., Ohio, surveyed by me this 20<sup>th</sup> day of September, 1954.

George P. Fernandez  
George P. Fernandez  
Registered Surveyor #4079  
Sidney, Ohio

DEDICATION

We, the owners of the hereon platted land do hereby certify that this is a true and correct exposition of part of O.L. 150 owned by me in the City of Piqua, Miami Co., Ohio. In testimony whereof we, Curtis H. Libbee and Sarah M. Libbee, the owners of the hereon platted land affix our signatures this 20<sup>th</sup> day of September 1954.

Curtis H. Libbee  
S. Margarita Libbee

In testimony whereof I have subscribed my name and affixed my Notarial Seal this 20<sup>th</sup> day of September 1954

H. W. Kelley  
Notary Public Within and for the State of Ohio.  
My Commission expires the 5<sup>th</sup> day of October 1956.

Approved by the Piqua Planning Commission this 20<sup>th</sup> day of September 1954

Robert M. ... Chairman  
Philip ... City Manager  
... City Engineer  
...

The plat of the hereon proposed subdivision herewith recorded has been inspected and accepted this 23<sup>rd</sup> day of September 1954.

Wilbur ... Mayor  
J. L. ...  
...  
...

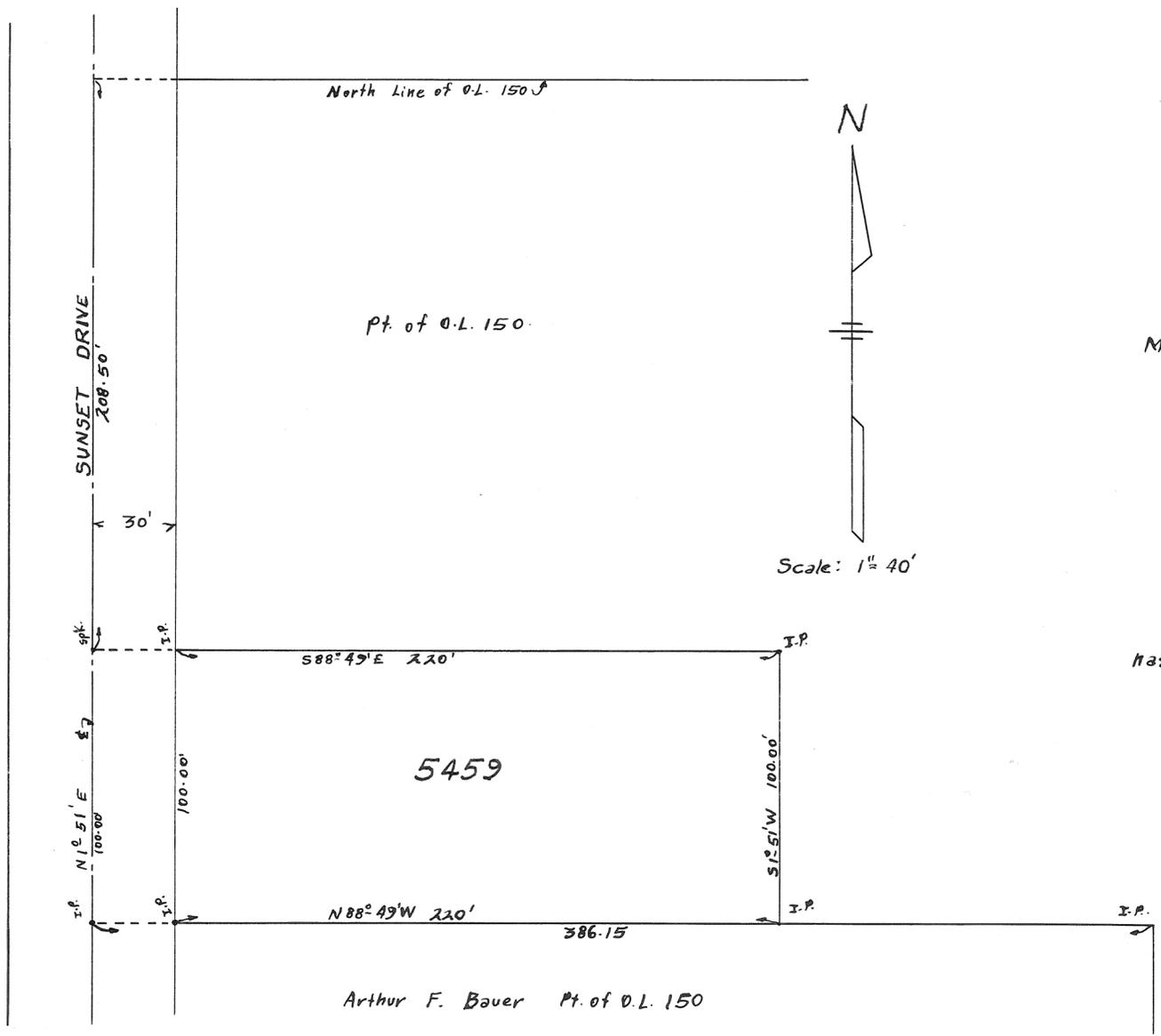
Transferred and Numbered this 27<sup>th</sup> day of SEPTEMBER 1954.

...  
Miami County Auditor

Recorded this 27<sup>th</sup> day of SEPTEMBER 1954.

HORACE CROMER  
Miami County Recorder

Instrument Number 73262 . Fee 4.30



HAROLD E. ALEXANDER'S FIRST SUBDIVISION  
Of Part of Out Lot #128 In  
The City of Piqua, Miami County, State of Ohio

Plat #125 Vol. #5  
Miami Co. Engrs. Record of Lot Surveys

I hereby certify that this is a true and correct  
exposition of Harold E. Alexander's First Subdivision of part  
of Out Lot #128 in Piqua, Miami County, Ohio.

George P. Fernandez  
George P. Fernandez  
Registered Surveyor #4079  
Registered Professional Engineer #17658  
Sidney, Ohio September 16, 1954

DEDICATION

I, the owner, of the hereon platted property do hereby certify  
that this is a true and correct exposition of the land owned by me  
in the city of Piqua, Miami County, Ohio.

In testimony whereof I, Harold E. Alexander, the owner of the  
hereon platted property, affix my signature this 17th day of  
September, 1954.

Harold E. Alexander

In testimony whereof I have subscribed my  
name and affixed my Notarial Seal this 17th  
day of September, 1954.

Walter J. Reel  
Notary Public Within and For the State of Ohio

My commission expires 4th day of June, 1956.

Approved by the Planning Commission of the City of Piqua  
this 20 day of Sept., 1954.

Chairman  
Robert M. Hauer  
City Manager  
Phyllis Gohman  
City Engineer  
Frank Albert  
J.W. Schroeder

The plat of the hereon proposed subdivision herewith  
recorded has been inspected and accepted by the City  
Commission of the City of Piqua, Miami County, Ohio  
this 4th day of OCTOBER, 1954.

Walter J. Reel  
Mayor  
J. L. Lawler  
L. C. Townsend  
Geo. H. Orr  
W. L. Minnick

Transferred and Numbered this 14th day of OCTOBER  
1954.

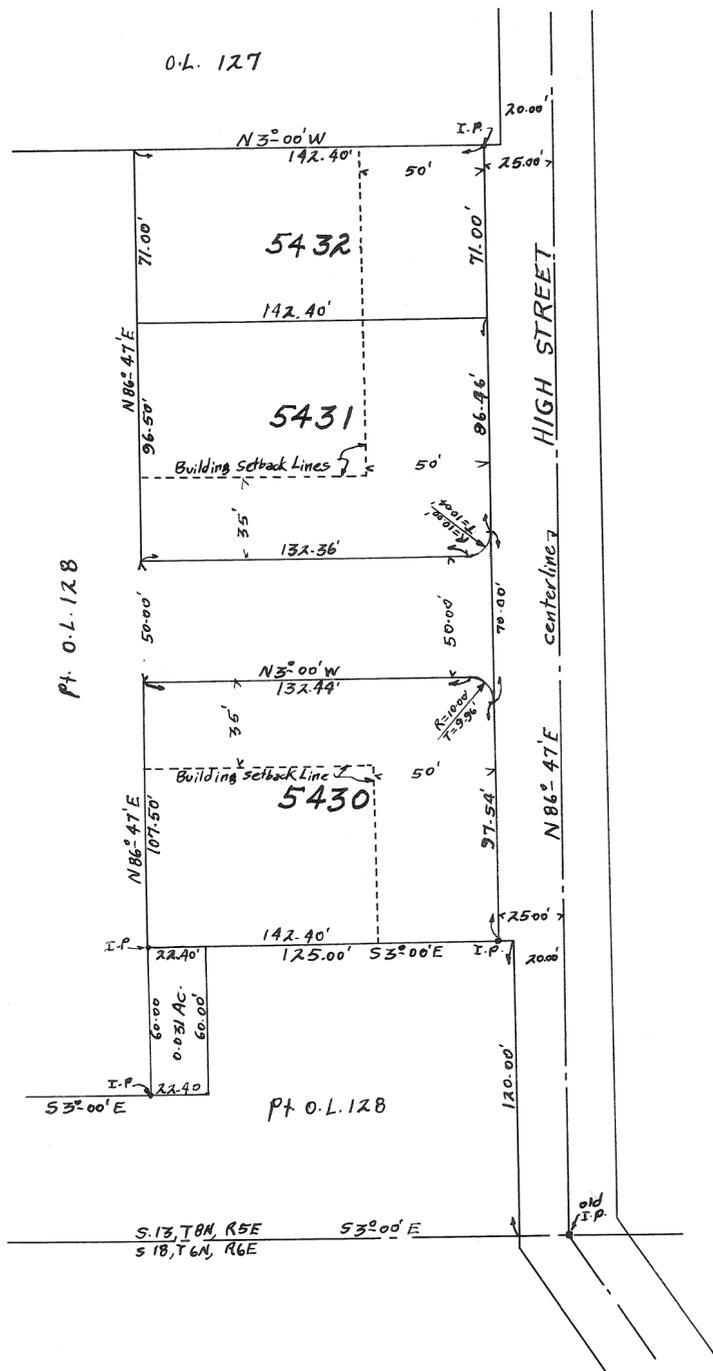
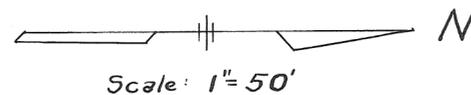
Charles S. Ross  
Miami County Auditor 73555  
Recd. - OCT. 14 - 1954 AT 3:00 P.M.  
Recorded this 14 day of OCT. 1954  
HORACE C. CROMER  
Miami County Recorder

\$ 4.30

COVENANTS

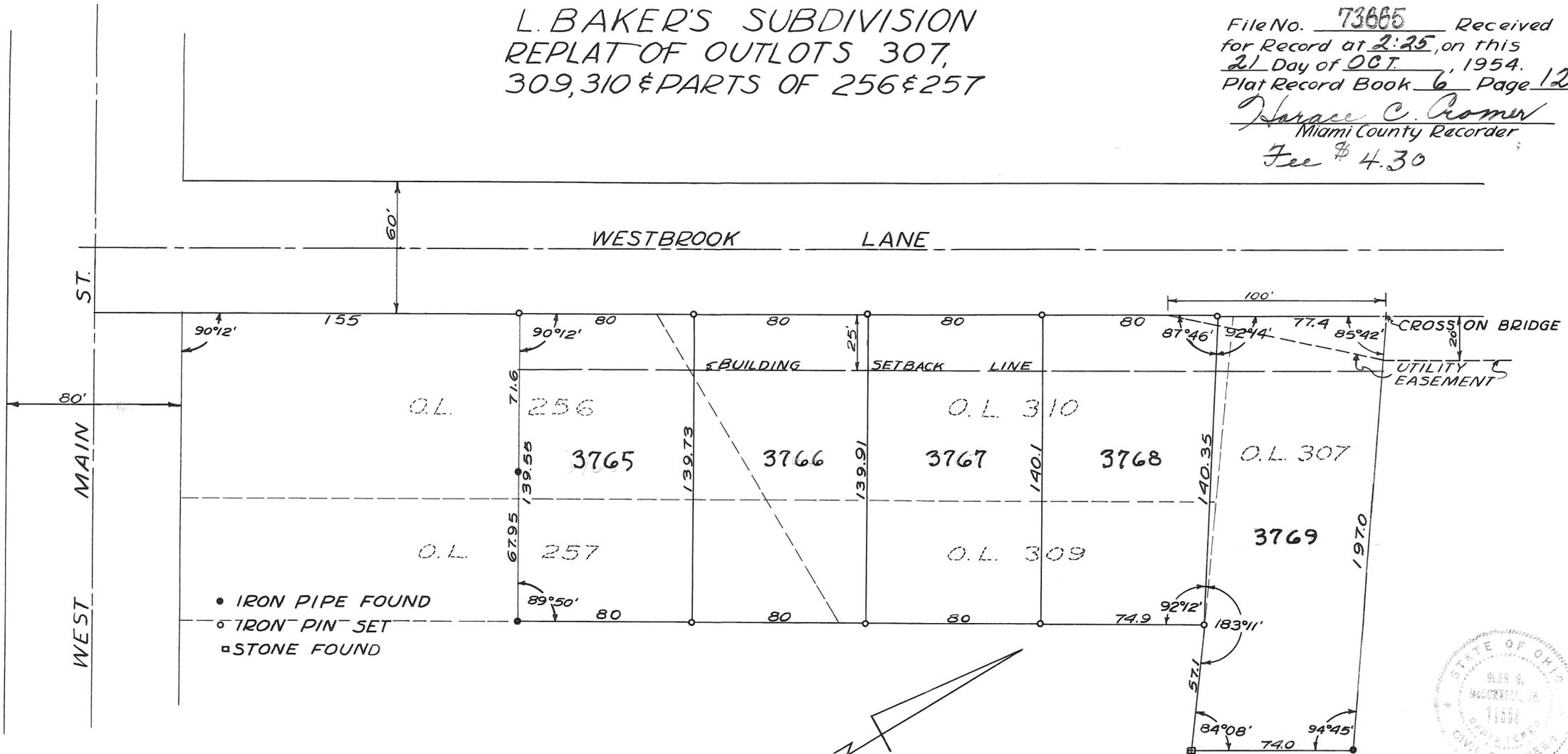
The following Covenants shall be considered  
as a part of the deed of each lot in the  
subdivision and shall be binding upon each owner  
his heirs or assigns forever.

1. No fence shall be erected, constructed or  
maintained closer to a lot line than the building  
setback lines shown hereon, nor shall any hedges  
or shrubbery on or near the north property lines  
of all lots, the west line of Inlot 5430 and the  
east line of Inlot 5431 be maintained at a height  
to exceed three (3) feet.
2. No house shall be built closer to a lot line than  
the building setback lines shown hereon.



L. BAKER'S SUBDIVISION  
REPLAT OF OUTLOTS 307,  
309, 310 & PARTS OF 256 & 257

File No. 73665 Received  
for Record at 2:25, on this  
21 Day of OCT., 1954.  
Plat Record Book 6 Page 12  
Harace C. Cromer  
Miami County Recorder  
Fee \$ 4.30



We the undersigned owners of the lands shown on this plat accept and approve this plat and dedicate the easement shown thereon to the City of Troy Miami County, Ohio and acknowledge the signing thereof to be our voluntary act and deed.

L. Baker SIGNED  
Freda Baker SIGNED  
William D. Swelson WITNESS  
Nina M. Cwey WITNESS

At a meeting of the Troy City Planning and Zoning Commission held this 18<sup>th</sup> day of October, 1954. This plat was approved.  
Ellis Davis ACTING PRESIDENT  
Norman E. Anderson ACTING SECRETARY

I hereby have caused the Inlot Numbers to be placed hereon designating the tracts shown and have transferred same.  
Charles S. Kress MIAMI COUNTY AUDITOR  
Date: 21 Oct 1954

State of Ohio  
Miami County  
Personally appeared before me the above signed parties and acknowledge the signing thereof.

Sworn to and subscribed before me this 15<sup>th</sup> day of October, 1954.  
William D. Swelson SIGNED  
Notary Public in and for Miami County, Ohio.  
My Commission expires, March 16, 1957.

At a meeting of the Council of the City of Troy, Ohio, Held this 18<sup>th</sup> day of October, 1954. This plat was approved by Ordinance No. 0-5-54  
Paul W. Kress MAYOR  
O. S. Melrose PRES. OF COUNCIL  
J. J. Sampson CLERK OF COUNCIL

Approved by Miami County Engineer  
T. C. Trask  
Date: 10-19 1954

I hereby certify this plat to be correct.  
Glen G. McConnell Jr.  
Glen G. McConnell Jr. C.E. Reg. No. 11553  
1710 Peters Rd.  
Troy, Ohio

RANGE TROY CORPORATION TOWN 2 SECTION 2 TOWNSHIP D PRECINCT 0

The undersigned personally appeared before me and acknowledged the shown streets and alley vacations as being their voluntary act and deed.

In lot. Numbers Part of sub lot.

Charles G. Hobart sr.  
Rachel Elizabeth Hobart  
J. D. C. Smith  
La Virgie Plenny  
Wm W. Myers  
Hona M. Myers  
Elvie E. Taylor.  
Troy Board of Education (70 Monroe Area)

Lynn Johnston witness  
Charles G. Hobart Jr. witness

Sworn and subscribed before me this 20<sup>th</sup> day of August, 1954. P. L. Walzsch signed

Notary in and for Miami County, Ohio.  
 My commission expires Febr. 27, 1957.

Approved by the Planning and Zoning Commission of the City of Troy, Ohio, July 9, 1954.

L. N. Fricdenberger M.D. President  
Opal B. Callier Secretary

Approved OCTOBER 4, 1954 by ordinance No. 3-54 of the Council of City of Troy, Ohio.

Paul W. Kue Mayor  
O. A. Macey President of Council  
J. J. Jamplid Clerk of Council

Approved 21 Oct., 1954.  
Chas. S. Russ Miami County Auditor

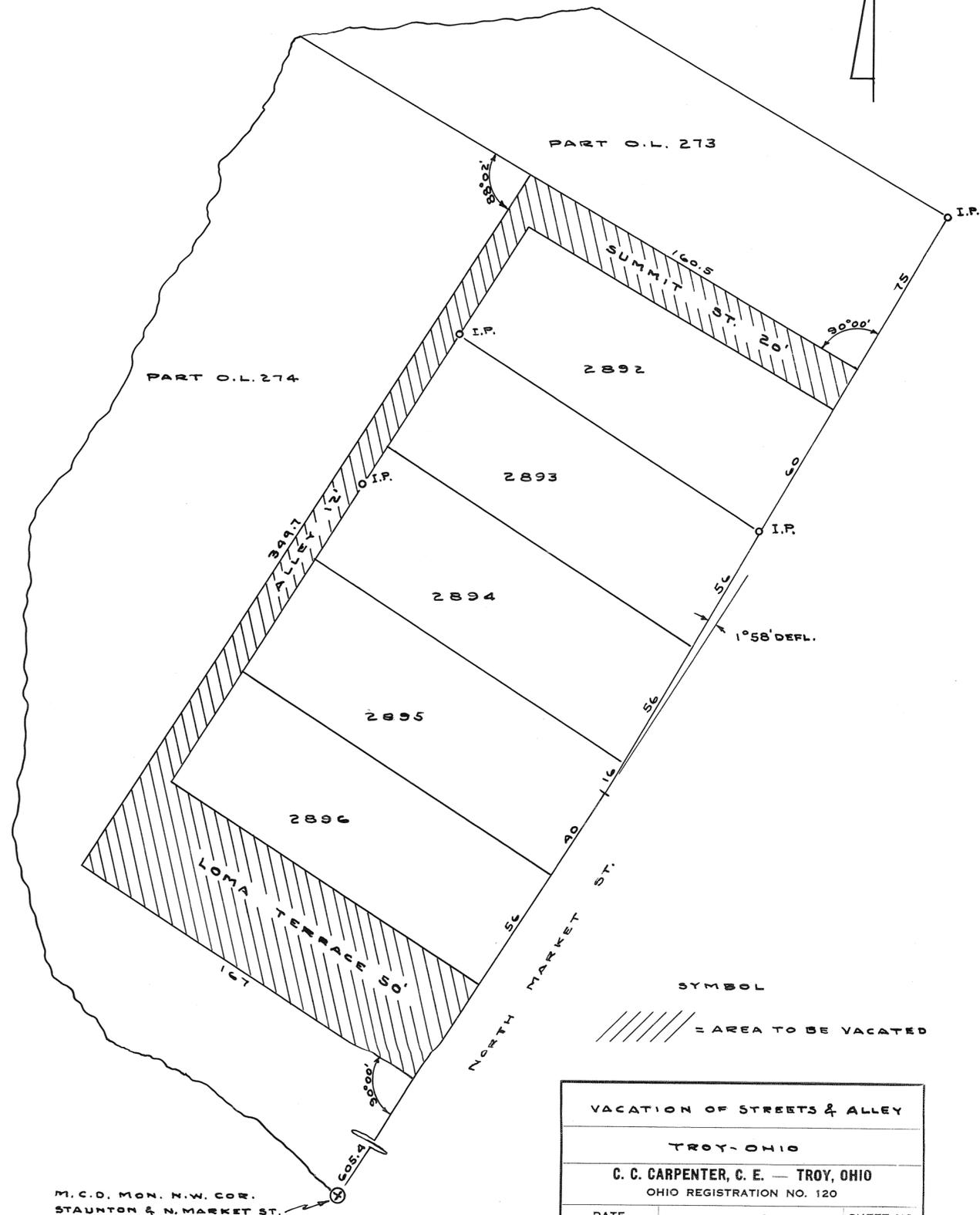
File number 73845 received 2:05 P.M.

Nov. 1, 1954

Book number 6 Page number 13

HORACE C. CROMER Miami County Recorder

Fee \$ 4.30



SYMBOL  
 // // // // = AREA TO BE VACATED

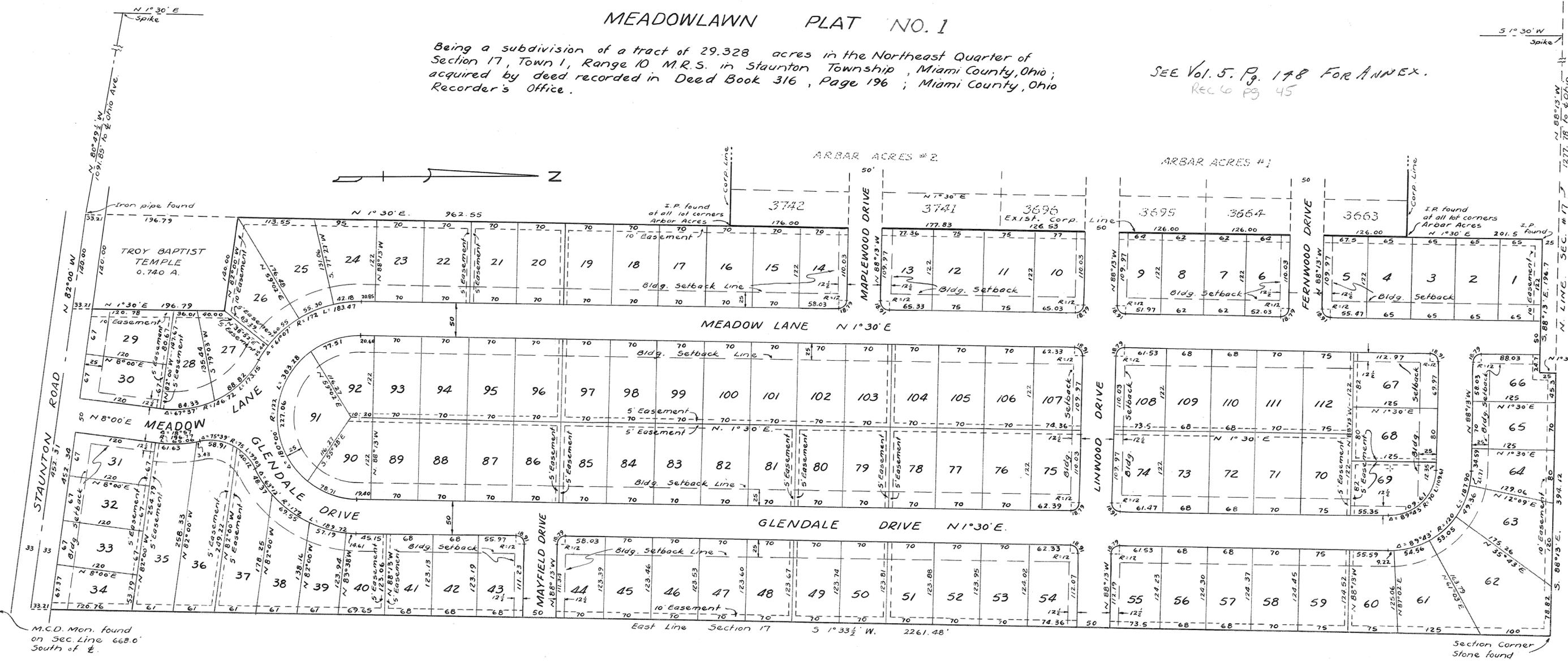
VACATION OF STREETS & ALLEY		
TROY, OHIO		
C. C. CARPENTER, C. E. — TROY, OHIO		
OHIO REGISTRATION NO. 120		
DATE	DRAWN BY	SHEET NO
AUG.	TRACED BY <u>C.C.C.</u>	
1954	CHECKED BY <u>C.C.C.</u>	

C. C. Carpenter

### MEADOWLAWN PLAT NO. 1

Being a subdivision of a tract of 29.328 acres in the Northeast Quarter of Section 17, Town 1, Range 10, M.R.S. in Staunton Township, Miami County, Ohio; acquired by deed recorded in Deed Book 316, Page 196; Miami County, Ohio Recorder's Office.

SEE Vol. 5, Pg. 178 FOR ANNEX.  
REC 6 PG 45



We the undersigned owners of lands shown on this plat accept and approve this plat and dedicate the streets as shown thereon to the City of Troy, Miami County, Ohio, and acknowledge the signing thereof to be our voluntary act and deed.

Bertha A. Switzer  
Witness to Acknowledgement  
Cameron Dungan  
William H. Garner

F.A. Archer Co., Inc.  
James A. Archer President  
Franklin E. Archer Secretary

At a meeting of the Troy City Planning and Zoning Commission held this 3 day of September, 1954, this plat was approved.  
J.N. Sunderbecker M.D. President  
Opal B. Collier Secretary

The foregoing plat approved by the Board of Commissioners of Miami County, Ohio, Nov. 3, 1954  
Walter St. ...  
Herschel Straker  
Ray ...

Received for record this 2nd day of November, 1954 at 3:15-P.M.  
Book No. 6 Page 14  
Horace Cramer  
Miami County Recorder

I hereby approve this plat and numbers to be placed hereon designating the tracts shown this 2nd day of NOVEMBER, 1954  
Charles V. Ross  
Miami County Auditor

State of Ohio, Miami County  
Personally appeared before me the above signed parties and acknowledge the signing thereof, sworn to and subscribed before me this 1st day of NOVEMBER, 1954

Cameron Dungan  
J. CAMERON DUNGAN  
Notary Public in and for State of Ohio  
My Commission expires 12-1-56

I hereby approve this plat.  
Franklin D. Ruck  
Miami County Engineer

I hereby certify this plat to be correct  
Franklin D. Ruck  
Franklin D. Ruck, C.E.  
Surv. Registration No. 3319

TROY CORPORATION

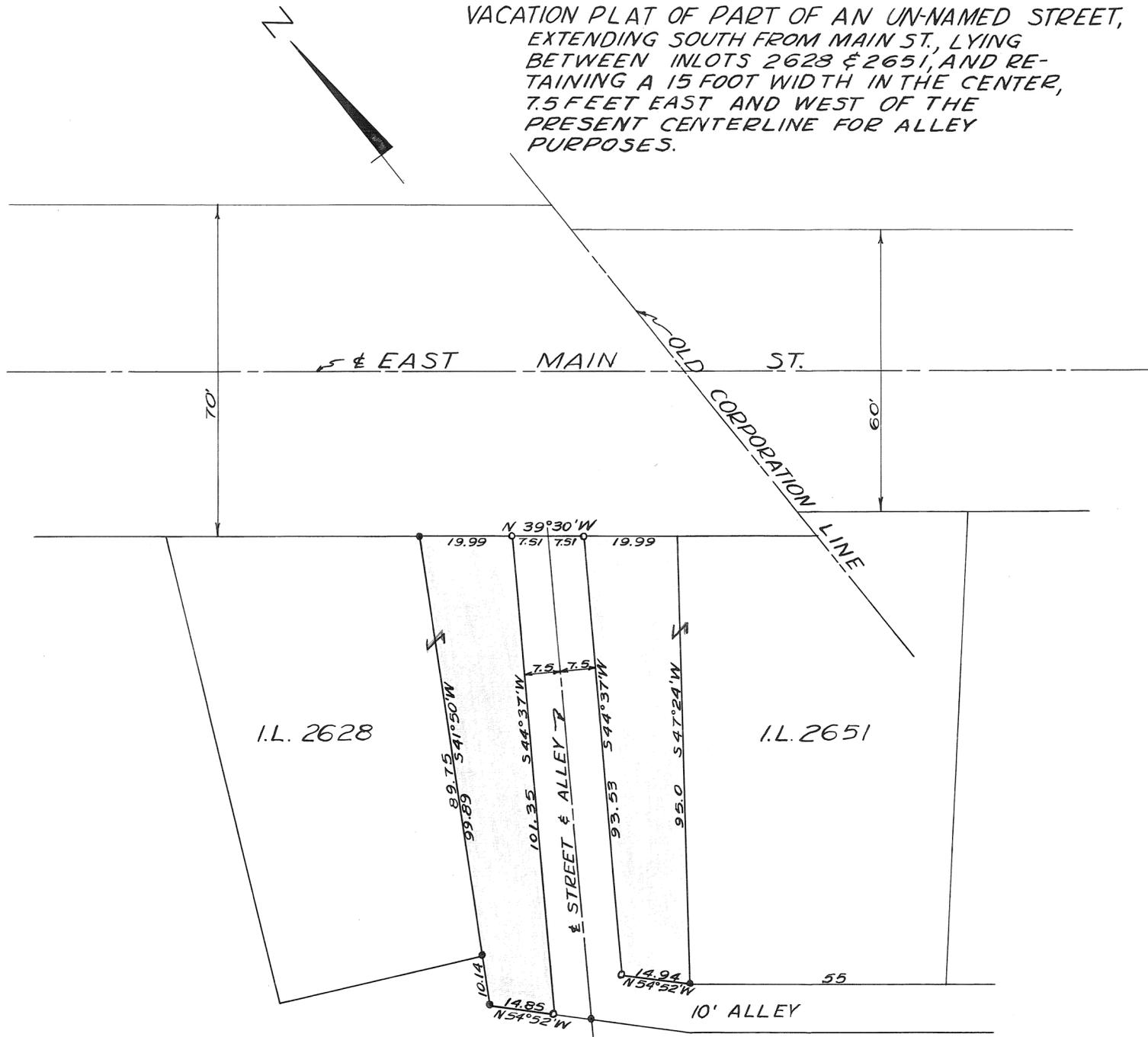
1 WARD

C PRECINCT

PLAT NO. 15 VOL. 6  
MIAMI CO. ENGRS. RECORD  
OF LOT SURVEYS Vol. 5 Pg. 127  
SCALE 1"=20'

Rec. Vol. 6 Pg. 15

VACATION PLAT OF PART OF AN UN-NAMED STREET,  
EXTENDING SOUTH FROM MAIN ST., LYING  
BETWEEN INLOTS 2628 & 2651, AND RE-  
TAINING A 15 FOOT WIDTH IN THE CENTER,  
7.5 FEET EAST AND WEST OF THE  
PRESENT CENTERLINE FOR ALLEY  
PURPOSES.



- LEGEND:
- ▭ - AREA TO BE VACATED
  - - IRON PIPE & PINS FOUND
  - - IRON PINS SET

FILE NUMBER 73904 RECEIVED  
11:25 A.M. NOV. 3<sup>RD</sup> 1954  
TIME MONTH DAY

RECORDED IN PLAT RECORD  
VOL. NO. 6 PLAT NO. 15

*Horace C. Comer*  
MIAMI COUNTY RECORDER  
FEE - \$ 4.30

AT A MEETING OF THE TROY CITY  
PLANNING AND ZONING COMMISSION  
HELD THIS 30<sup>TH</sup> DAY OF March 1954  
1954, THIS PLAT WAS APPROVED.

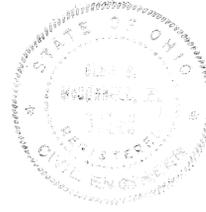
*L. N. Fiedenberger M.D.*  
PRESIDENT  
*Opal B. Collier*  
SECRETARY

AT A MEETING OF THE COUNCIL OF  
THE CITY OF TROY, OHIO, HELD THIS  
4<sup>TH</sup> DAY OF OCTOBER, 1954  
THIS PLAT WAS APPROVED BY  
ORDINANCE NUMBER 2738-A.

*Paul W. Kerr*  
MAYOR  
*O. S. McLean*  
PRES. OF COUNCIL  
*J. J. Tamplin*  
CLERK OF COUNCIL

I HEREBY APPROVE THIS PLAT  
*Char. S. Ross*  
MIAMI COUNTY AUDITOR

DATE: NOVEMBER 3, 1954

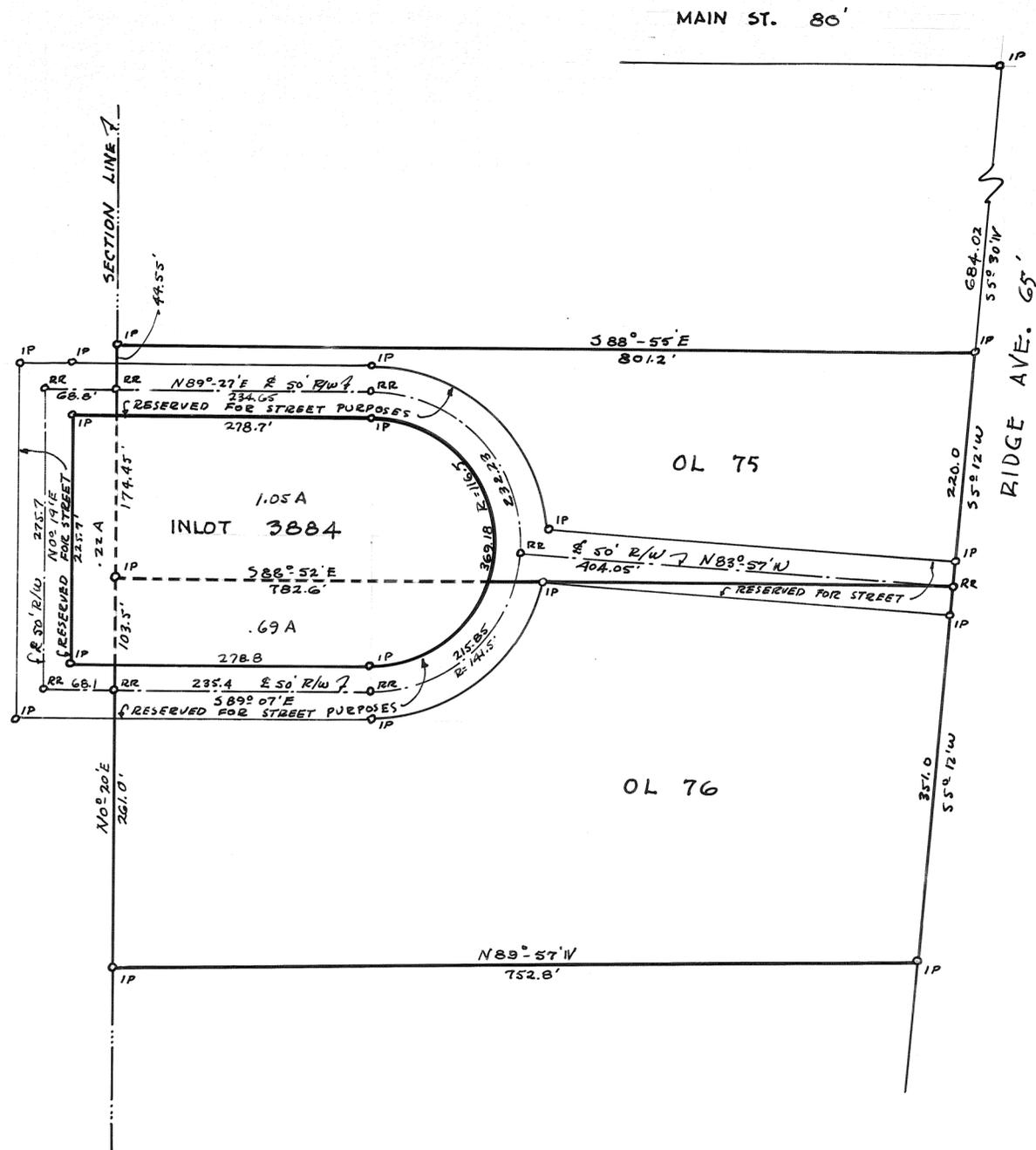


I HEREBY CERTIFY THIS  
PLAT TO BE CORRECT.  
*Glen G. McConnell Jr.*  
GLEN G. MCONNELL JR.  
REG. CIVIL ENGINEER 11553  
OCTOBER 21, 1954

TROY CORPORATION WARD 3 PRECINCT C 75.76 & PT 231 OUTLOTS

FLAT 130 VOL 5 MIAMI CO ENGS RECORD of LOT SURVEYS SCALE 1" = 100' 30 SEPT. 54

OL 231



At a meeting of the Troy City Planning and Zoning Commission held this 29th day of October 1954 this plat was approved.

L. N. Lindenburger M.D. PRESIDENT  
Ozal B. Callier SECRETARY

At a meeting of the Council of the City of Troy held this 15th day of Nov. 1954 this plat was approved by Ordinance No 0-10-54

D. S. Mitchell ACTING MAYOR  
R. H. Hoyle REES. of COUNCIL, PRO TEM  
H. S. J. J. J. CLERK of COUNCIL

I hereby have caused the Inlot number to be placed hereon designating the tract shown and have transferred same.

Walter J. Fisher MIAMI CO AUDITOR  
Kathleen DeShane DEPUTY  
Approved by Miami Co. Engr.

Date: \_\_\_\_\_  
File No. 74118 Rec'd 11 A.M. Nov. 17-1954  
Recorded in Plat Book 6 page 16  
Harace C. Cromer MIAMI CO RECORDER.

SURVEY OF 1.96 ACRE TRACT LYING IN PARTS OF OUTLOTS 75, 76 AND 231 TOGETHER WITH A 50' R/W LEADING FROM RIDGE AVE. TO AND AROUND THE TRACT.

RR = RAILROAD SPIKE IN PAVEMENT  
IP = IRON PIN

PART of HYLANDS SUBDIVISION (N<sup>o</sup> 1)

Being a part of Hylands Subdivision consisting of a 1.96 acre lot (called tract 10 on the preliminary plan of said subdivision) and a 50' right-of-way easement to and around said lot, said right-of-way being reserved for a future street.

We the undersigned owners of lands shown on this plat accept and approve this plat and acknowledge the signing thereof as our voluntary act and deed.

Wynnam Mason THE WELDED PRODUCTS Co. PRES.  
WITNESS B. R. Zeit SECY

STATE of OHIO :  
MIAMI COUNTY :  
Personally appeared before me the above signed parties and acknowledged the signing thereof.  
Sworn to and subscribed before me this 14th day of Oct 1954

NOTARY PUBLIC IN AND FOR MIAMI COUNTY  
MY COMMISSION EXPIRES June 28 1955

SURVEY FOR MR E.A. HOBART  
172 RIDGE AVE., TROY, OHIO

CERTIFIED CORRECT



GLEN G. MCCONNELL JR. REG. SUR.  
1710 PETERS ROAD, TROY, OHIO

# PLAT OF SURVEY

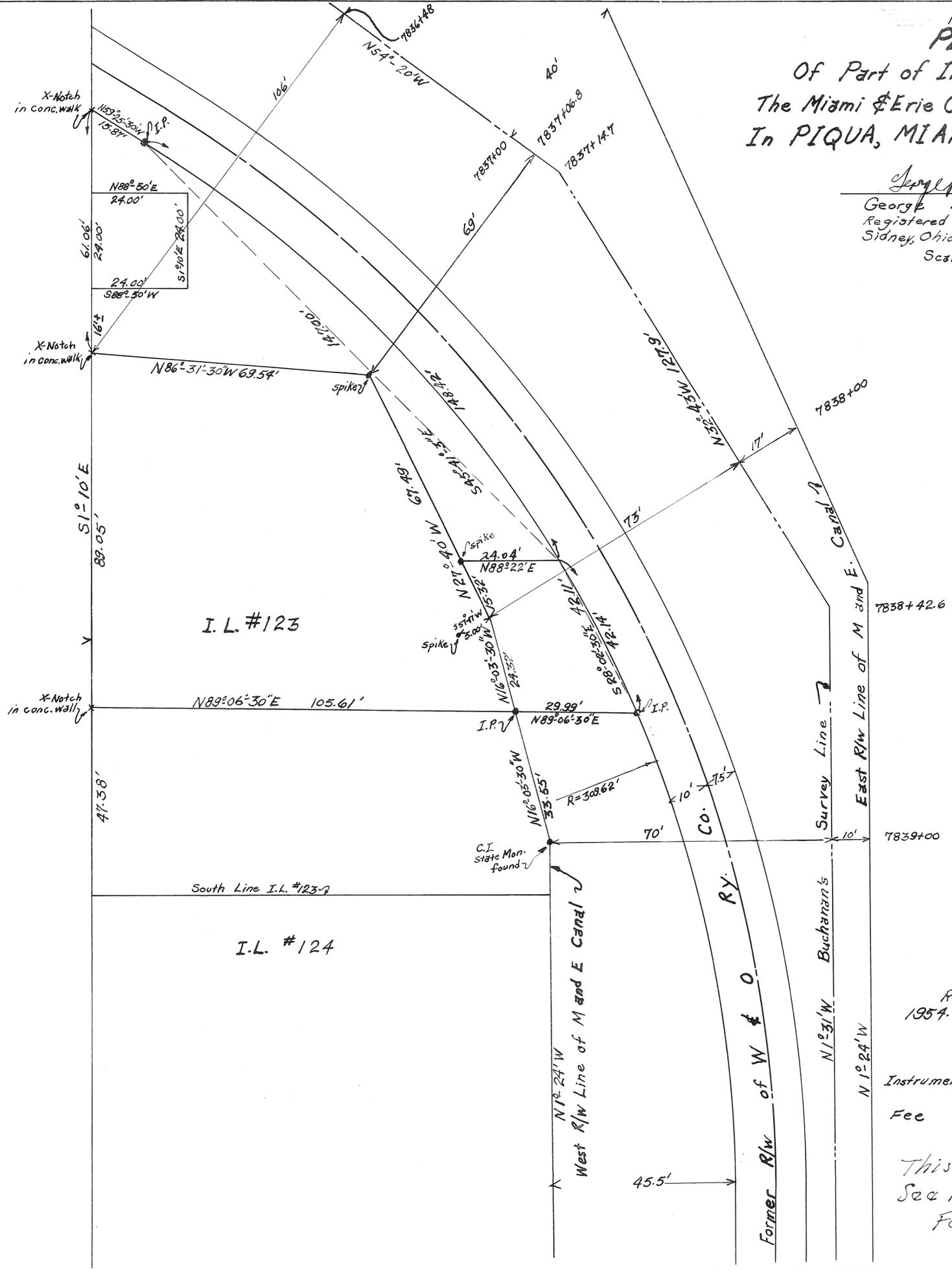
Of Part of Inlot 123 and those parts of  
The Miami & Erie Canal leased by Charles E. Hicks  
In PIQUA, MIAMI COUNTY, OHIO

By  
*George P. Fernandez*

George P. Fernandez  
Registered Surveyor #4079  
Sidney, Ohio 22 October 1954  
Scale: 1" = 20'

66.00'

NORTH MAIN STREET



7838+42.6

7839+00

Recorded this 22<sup>nd</sup> day of Nov.,  
1954.

*Harace C. Cromer*  
Miami County Recorder

Instrument Number 74192

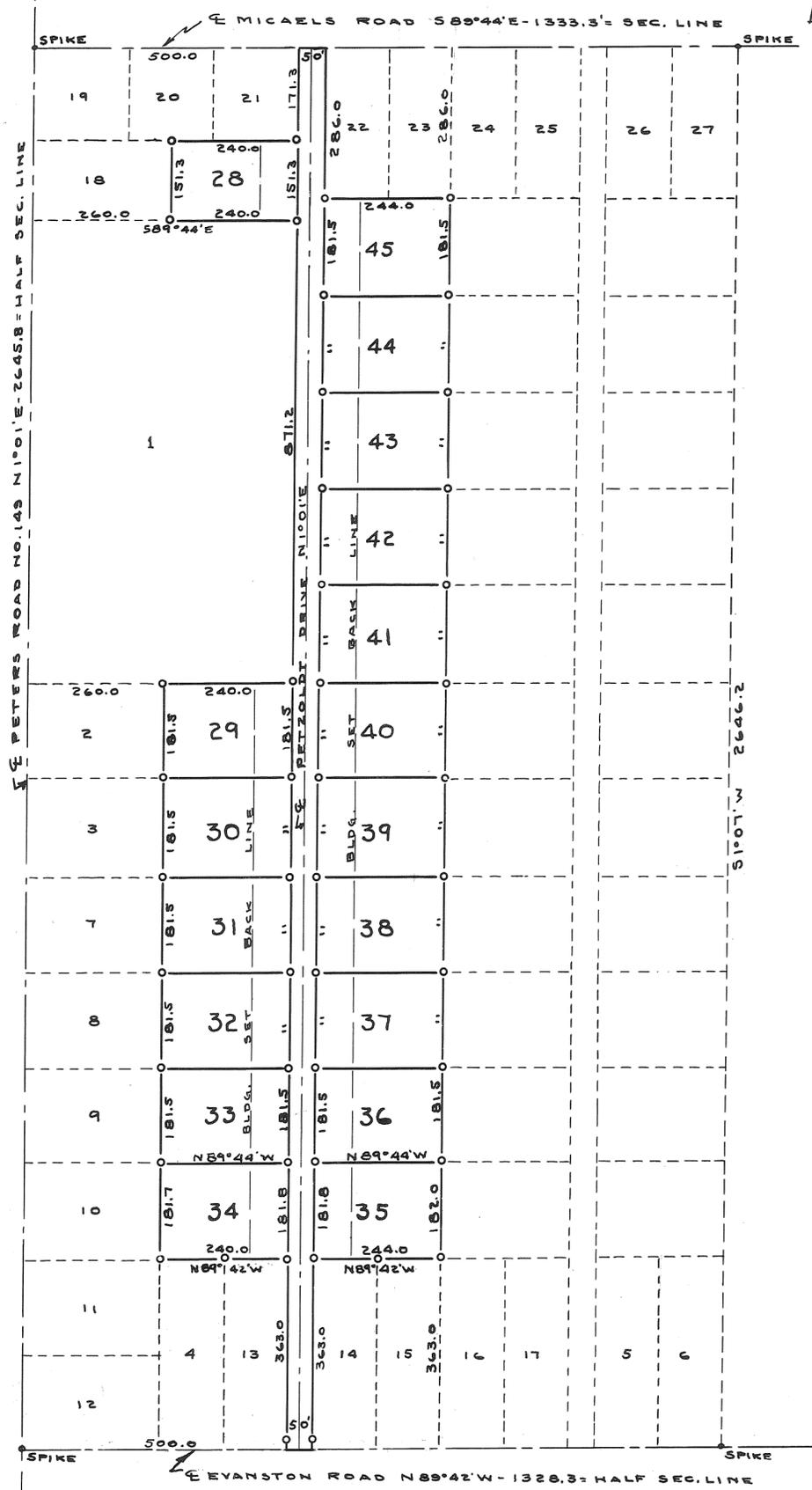
Fee \$ 4.30

Note ~  
This is a Survey only  
See Plat Deed Bk 3 - Pg. 71  
For original Plat

COUNTRY ESTATES

MONROE TOWNSHIP SUBDIVISION NO. 2

Rec. VOL. 6 PAGE 18  
 MIAMI COUNTY RECORDERS RECORD  
 PLAT NO. 2 VOL. #1  
 Sub-division  
 MIAMI CO. ENGRS. RECORD OF SURVEYS  
 SCALE 1 INCH = 200 FEET



Tracts or lot numbers 1-2-3-4-6-9-10-14-15 & 19 (see Miami County Engrs. Record of Land Surveys Vol. 9 Page 54) are not a part of this sub-division, but are shown herein at the request of Miami County Auditor as an Auditor's Plat, to facilitate tract or lot numbering. Restrictions shown on sub-division No. 2 Plat do not apply to tracts or lots on Auditor's part of plat.

Tracts or lot numbers 5-7-8-10-11-12-13-17-18-20-21-22-23-24-25-26 & 27 appear on Miami County Recorder's record Vol. 8 Page 60.

ACREAGE OF PLOTS ON 2015

Plot.	Acres.
28	0.836
29 to 35 inclusive	1.000
36	1.000
37	1.018
38 to 45 inclusive	1.016
<b>Total</b>	<b>18.016</b>

I hereby certify this plat to be correct.  
*C. C. Carpenter*  
 C.C. Carpenter - J.P.

I, the undersigned owner of lands shown on this sub-division accept and approve the sub-division and restrictions as shown herein and acknowledge the signing thereof to be my voluntary act and deed, and hereby dedicate all roads to the public.

*Curtis A. Petzoldt*  
*Margaret W. Sawcett*  
*Robert L. Kimmel*  
 Witness

STATE OF OHIO, MIAMI COUNTY: SS  
 Personally appeared before me, J.P. Carpenter, and acknowledged the signing thereof to be his voluntary act and deed.

Witnessed and subscribed before me this 24th day of NOVEMBER, 1954.  
*Robert L. Kimmel*  
 Notary Public  
 in and for Miami County, Ohio.  
 My Commission expires 6-21-1955

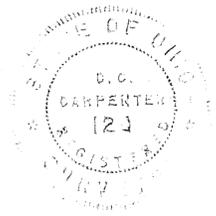
APPROVED Nov. 26 1954.  
 MIAMI COUNTY ENGINEER  
*Herschel Straker*  
*Roy Garman*

APPROVED 1954. Nov. 26.  
*J. C. Freshour*  
 Miami County Engineer.

*Charles A. Roll*  
 Nov. 29 1954.

74255  
 10:05 Nov 29 1954

6 18  
*Horace C. Carter*  
 FEE \$



SHEET ONE OF TWO  
 COUNTRY ESTATES SUBDIVISION NO. 2  
 PETZOLDT-C.A.

TIFF CITY-OHIO

C. C. CARPENTER, C. E. - TROY, OHIO  
 OHIO REGISTRATION NO. 120

Date	Drawn by	Checked by	Sheet No.
OCT. 1954	DMS	C.C.C.	1/2

RANGE

TOWN

SECTION

TOWNSHIP

COUNTRY ESTATES SUB-DIVISION NO. 2

RESTRICTIONS

The restrictions set forth below are a part of this plat, shall pass with the title to the land involved, whether or not mentioned in the instrument conveying title hereto, or any part thereof, are for the benefit of the owners of the land when platted and their heirs and assigns, and shall bind such owners and their respective heirs, administrators, executors, successors and assigns:

1. No lot in this plat may be sub-divided or used for other than residential purposes;
2. Only one single family, modern building may be built on any lot in this plat;
3. All buildings constructed on the lots contained in this plat shall be houses with accessory buildings attached, by breezeway or otherwise, all houses must have at least a one car garage or carport;
4. Each building constructed on a lot in this sub-division shall be centered on the lot unless off-center construction is first approved in writing by Curtis A. Petzoldt or his administrator or executor;
5. No building may be constructed on any lot in this plat with set back less than 95 feet nor more than 115 feet from the center line of the road;
6. Easements for electric service, gas, telephone and other utilities are reserved over, under, above, on and across the following areas,--the east 5 feet of lot 28 and the north 5 feet of lot 29, the west 5 feet of lots nos. 29, 30, 31, 32, 33, 34, the east 5 feet of lots nos. 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45;
7. Easements for road drainage title are reserved on, under and across the following areas,--the south 10 feet of lot no. 28, the north 10 feet of lot no. 39, no building shall be constructed on, above or under any of these easements, and these easements shall at all times be kept accessible without undue expense to any user of such easements;
8. "House" as used herein is hereby defined as the residence portion of any building, exclusive of garage and breezeway. Houses may be one and a half story or one story construction;
9. The minimum ground floor area of the house in any one story building unit shall be 1100 square feet, and the minimum ground floor area of the house in any one and one half story building unit shall be 650 square feet;
10. No buildings in this plat shall be constructed of concrete or cinder blocks unless finished in stucco; no house shall be finished with asbestos, asphalt or other composition, or synthetic siding material;
11. Every building in this plat shall be completed within one year after it's construction is commenced, unless otherwise agreed in writing by Curtis A. Petzoldt or his administrator or executor;
12. The tops of all foundations in this plat shall project 8 inches above the finished grade adjacent to the building and the finished grade shall be so constructed as to drain surface water from the building on all sides of the building;

12. No building shall be occupied unless and until it is completed. No trailer or garage may be used as a temporary or permanent residence in this sub-division. No trailer (house, commercial or otherwise) may be stored or kept on any lot in this sub-division; no billboard or other advertising device (excepting "For Sale" or professional signs not in excess of 3 square feet in size) may be erected or maintained on this plat;

13. No animals or fowls excepting household pets of owner shall be kept or raised on any lot in this sub-division;

14. No part of this plat may be used in such manner as to prejudice the use or endanger the health or safety or unreasonably disturb the quiet comfort of any occupant of this plat;

15. Curtis A. Petzoldt or his administrator or executor may enforce these restrictions but shall be free from the duty to do so;

16. These restrictions shall continue in full force and effect until July, 1, 1980, each restriction herein shall be separate and distinct from every other restriction herein. Should any restriction herein be held for any reason to be invalid, such ruling or decree shall in no way affect the validity of any other restrictions herein.

-----NOTE-----

The word lot as used herein is the same as the word tract as used on sheet No. 1.

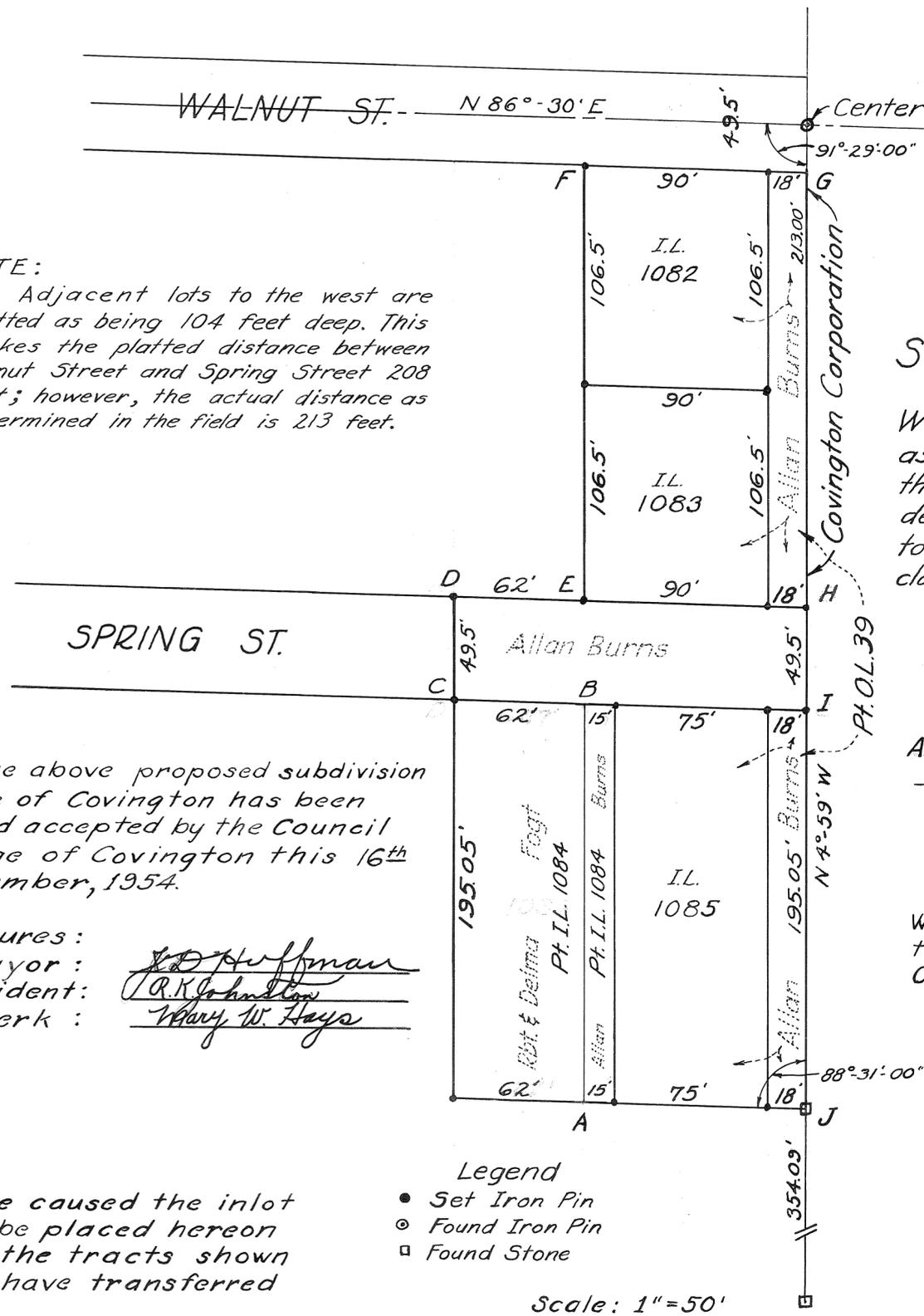
Sheet two of two

Country Estates Sub-division No. 2 Petzoldt, Curtis A.		
Tipp City, Ohio.		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
Date Nov. 1984	Drawn by Traced by Checked by C.C.C.	Sheet No. 2/2



**NOTE:**

Adjacent lots to the west are platted as being 104 feet deep. This makes the platted distance between Walnut Street and Spring Street 208 feet; however, the actual distance as determined in the field is 213 feet.



**Survey for Allan Burns**  
**Covington, Ohio**  
 Nov. 6, 1954  
**SUBDIVISION of PART of OUTLOT No. 39**

We, undersigned, owners of the parcel ABCDEFGHIJ, as shown hereon, do hereby voluntarily consent to the execution of said plat and dedicate that portion designated as CDHI hereon to the Village of Covington for use as a public street, relinquishing all title, claims, and appurtenances thereto forever.

Signed Allan Burns  
Truss Burns

Affirmed and subscribed before me this 11 th day of November, 1954.

W.S. Felger  
 Notary Public, State of Ohio

We, Robert C. Fogt and Delma C. Fogt, agree to have Lot No 1084 assigned to our part of Outlot No. 39.

Signed: Robert C. Fogt  
Delma C. Fogt

Surveyed: James R. Longenecker, P.E.  
Keith E. Longenecker, P.E.

Reviewed & Approved:  
Geo. M. Bowen

File Number: 74372  
 10:12 AM 12-4-54  
 Time Date  
 Recorded in Plat Record 6  
6 19  
 Book No Page No  
Horace C. Comer  
 Miami Co. Recorder

The plat of the above proposed subdivision of the Village of Covington has been inspected and accepted by the Council of the Village of Covington this 16th day of November, 1954.

Signatures:  
 Mayor: J.D. Huffman  
 President: R.K. Johnson  
 Clerk: Wavy W. Hays

I hereby have caused the inlot numbers to be placed hereon designating the tracts shown above, and have transferred same.

Date: November 29, 1954

Signature: Chas. S. Ross  
 Miami Co. Auditor

- Legend**
- Set Iron Pin
  - Found Iron Pin
  - Found Stone

Scale: 1" = 50'

FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

MIAMI COUNTY  
 MIA-202-(8.13-8.56)

# LOCATION PLAN

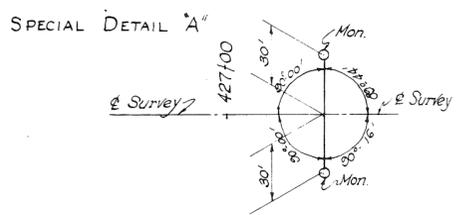
MIAMI COUNTY  
 MIA 202 (8.13-8.56) DAYTON - TROY TURNPIKE  
 STAUNTON TOWNSHIP  
 1954  
 Scale: 1" = 100'

RECORDED  
 Date 2 Dec. 1954  
 Vol. 6 (Plats)  
 P. 20

SECTION 2 T1 - R 10 - BTMRS

CURVE DATA  
 P.I. = Sta. 434 + 17.80  
 Δ = 8° - 03' - 30" Lt.  
 D = 1° - 00'  
 R = 5729.58  
 T = 403.58  
 L = 14.20  
 E = 805.83

CURVE DATA  
 P.I. Sta. 418 + 97.80  
 Δ = 3° - 44' Rt.  
 D = 1° - 00'  
 T = 186.73'  
 R = 5729.58  
 L = 373.34  
 E = 3.04



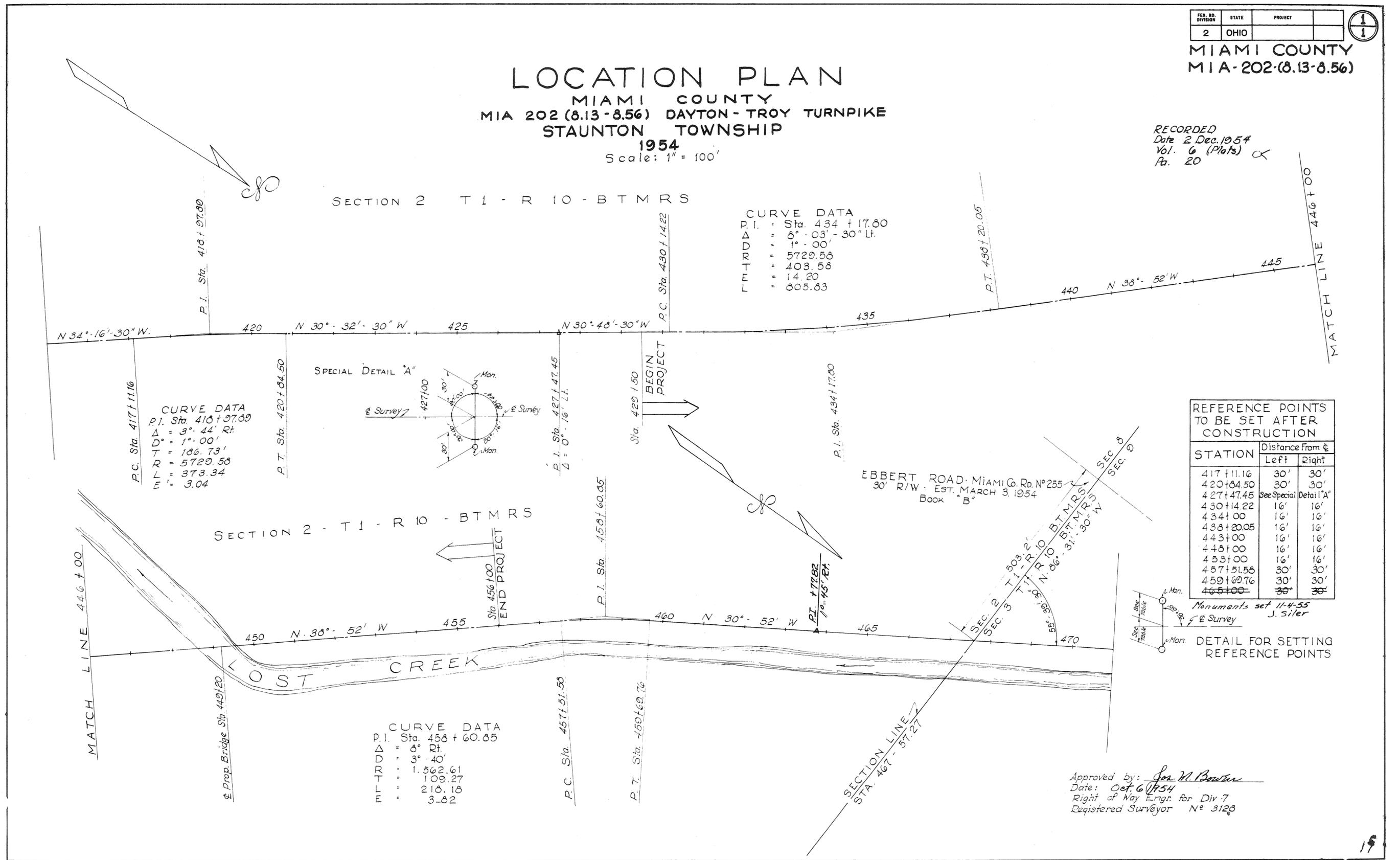
REFERENCE POINTS  
 TO BE SET AFTER  
 CONSTRUCTION

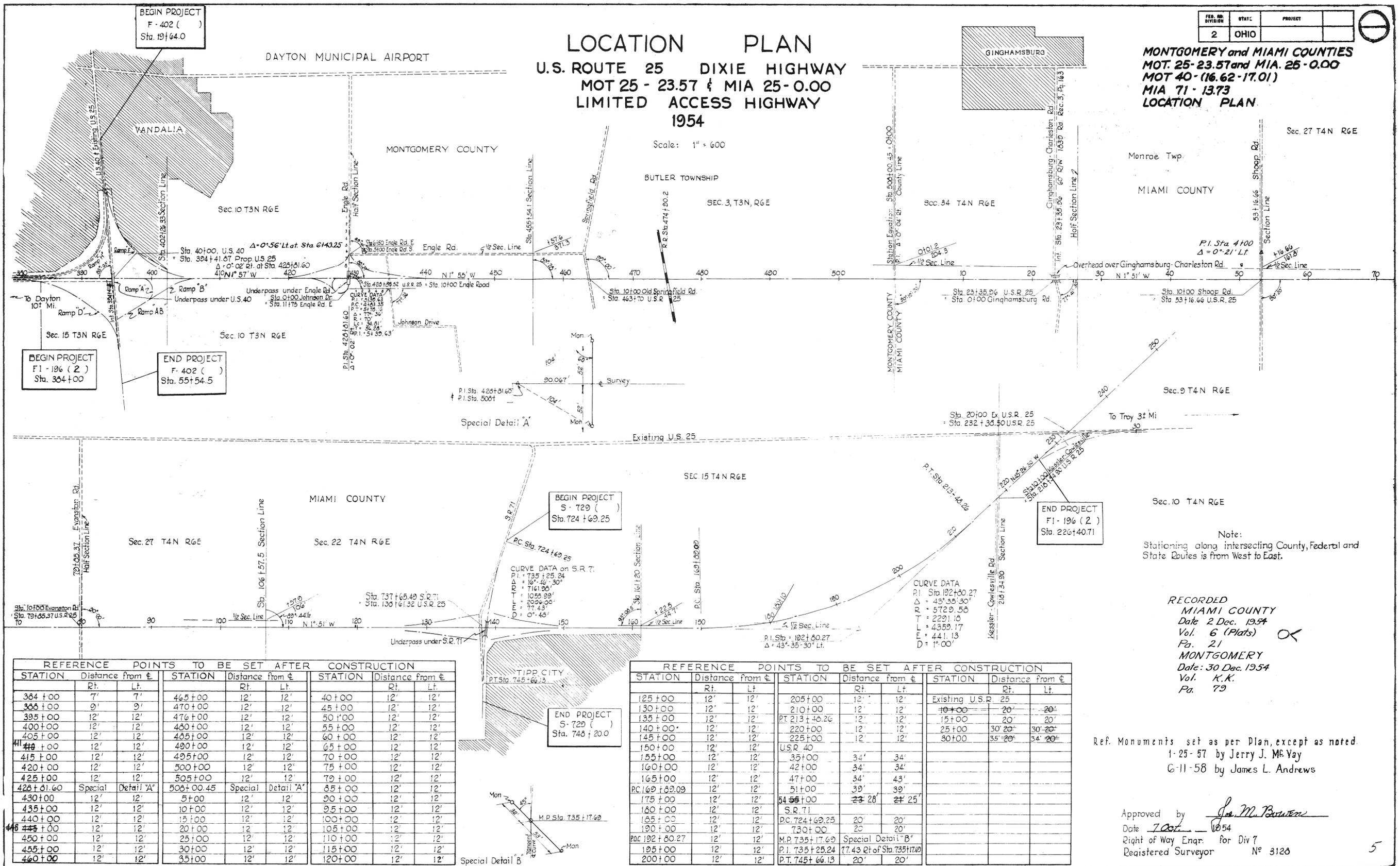
STATION	Distance From	
	Left	Right
417 + 11.16	30'	30'
420 + 84.50	30'	30'
427 + 47.45	See Special Detail 'A'	
430 + 14.22	16'	16'
434 + 00	16'	16'
438 + 20.05	16'	16'
443 + 00	16'	16'
448 + 00	16'	16'
453 + 00	16'	16'
457 + 51.58	30'	30'
459 + 69.76	30'	30'
465 + 00	30'	30'

Monuments set 11-4-55  
 J. Siler  
 & Survey  
 DETAIL FOR SETTING  
 REFERENCE POINTS

CURVE DATA  
 P.I. Sta. 458 + 60.85  
 Δ = 8° Rt.  
 D = 3° - 40'  
 R = 1562.61  
 T = 109.27  
 L = 218.18  
 E = 3.82

Approved by: Jon M. Bowen  
 Date: Oct 6 1954  
 Right of Way Engr. for Div. 7  
 Registered Surveyor N° 3128





FED. NO. DIVISION	STATE	PROJECT
2	OHIO	

**MONTGOMERY and MIAMI COUNTIES**  
**MOT. 25-23.57 and MIA. 25-0.00**  
**MOT 40-(16.62-17.01)**  
**MIA 71-13.73**  
**LOCATION PLAN**

REFERENCE POINTS TO BE SET AFTER CONSTRUCTION

STATION	Distance from €	Rt.	Lt.	STATION	Distance from €	Rt.	Lt.	STATION	Distance from €	Rt.	Lt.
364+00	7'	7'		465+00	12'	12'		40+00	12'	12'	
365+00	9'	9'		470+00	12'	12'		45+00	12'	12'	
395+00	12'	12'		476+00	12'	12'		50+00	12'	12'	
400+00	12'	12'		485+00	12'	12'		55+00	12'	12'	
405+00	12'	12'		490+00	12'	12'		60+00	12'	12'	
410+00	12'	12'		495+00	12'	12'		65+00	12'	12'	
415+00	12'	12'		500+00	12'	12'		70+00	12'	12'	
420+00	12'	12'		505+00	12'	12'		75+00	12'	12'	
425+00	12'	12'		510+00	12'	12'		79+00	12'	12'	
428+01.60	Special	Detail 'A'		515+00	12'	12'		85+00	12'	12'	
430+00	12'	12'		520+00	12'	12'		90+00	12'	12'	
435+00	12'	12'		525+00	12'	12'		95+00	12'	12'	
440+00	12'	12'		530+00	12'	12'		100+00	12'	12'	
445+00	12'	12'		535+00	12'	12'		105+00	12'	12'	
450+00	12'	12'		540+00	12'	12'		110+00	12'	12'	
455+00	12'	12'		545+00	12'	12'		115+00	12'	12'	
460+00	12'	12'		550+00	12'	12'		120+00	12'	12'	

REFERENCE POINTS TO BE SET AFTER CONSTRUCTION

STATION	Distance from €	Rt.	Lt.	STATION	Distance from €	Rt.	Lt.	STATION	Distance from €	Rt.	Lt.
125+00	12'	12'		205+00	12'	12'		Existing U.S.R. 25			
130+00	12'	12'		210+00	12'	12'		10+00	20'	20'	
135+00	12'	12'		215+00	12'	12'		15+00	20'	20'	
140+00	12'	12'		220+00	12'	12'		25+00	30'	20'	30'
145+00	12'	12'		225+00	12'	12'		30+00	35'	20'	34'
150+00	12'	12'		230+00	12'	12'					
155+00	12'	12'		235+00	12'	12'					
160+00	12'	12'		240+00	12'	12'					
165+00	12'	12'		245+00	12'	12'					
170+00	12'	12'		250+00	12'	12'					
175+00	12'	12'		255+00	12'	12'					
180+00	12'	12'		260+00	12'	12'					
185+00	12'	12'		265+00	12'	12'					
190+00	12'	12'		270+00	12'	12'					
195+00	12'	12'		275+00	12'	12'					
200+00	12'	12'		280+00	12'	12'					

Note:  
 Stationing along intersecting County, Federal and State Routes is from West to East.

RECORDED  
 MIAMI COUNTY  
 Date 2 Dec. 1954  
 Vol. 6 (Plats)  
 Pa. 21  
 MONTGOMERY  
 Date: 30 Dec. 1954  
 Vol. K.K.  
 Pa. 79

Ref. Monuments set as per Plan, except as noted  
 1-25-57 by Jerry J. McVay  
 6-11-58 by James L. Andrews

Approved by J. M. Burrows  
 Date 7 Oct 1954  
 Right of Way Engr. for Div 7  
 Registered Surveyor No 3128



# DOROTHY HARDIN'S SUBDIVISION OF PART OF OUTLOT 219 IN THE CITY OF PIQUA, MIAMI CO., OHIO

Plat #120 Vol # 5  
Miami Co. Engr's Record of Lot Surveys  
Recorded in Plat Book 6 Page 23  
Miami Co. Recorders Office

I hereby certify that this is a true and correct exposition of Dorothy Hardin's Subdivision of part of O.L. 219 in the City of Piqua, Miami Co., Ohio, surveyed by me this 12<sup>th</sup> day of November, 1954.

George P. Fernandez 12/1/54  
George P. Fernandez  
Registered Surveyor #4079  
Sidney, Ohio

## DEDICATION

We the owners of the hereon platted property do hereby certify that this is a true and correct exposition of part of the land owned by us in the City of Piqua, Miami Co., Ohio. In testimony whereof we, Dorothy Hardin and David Hardin by my Guardian Dorothy Hardin, the owners of the hereon platted property affix our signatures this 1<sup>st</sup> day of December 1954:

Dorothy M. Hardin  
Dorothy M. Hardin  
Guardian of David Hardin

In testimony whereof I have subscribed my name and affixed my Notarial Seal this 2<sup>nd</sup> day of December 1954

Wm. J. G. Galloway  
Notary Public within and for the State of Ohio  
My commission expires the 15<sup>th</sup> day of December, 1954

Approved by the Piqua Planning Commission this 10<sup>th</sup> day of December 1954

L. F. Weston  
Chairman  
Robert M. France Jr.  
City Manager  
Phyllis Garton  
City Engineer

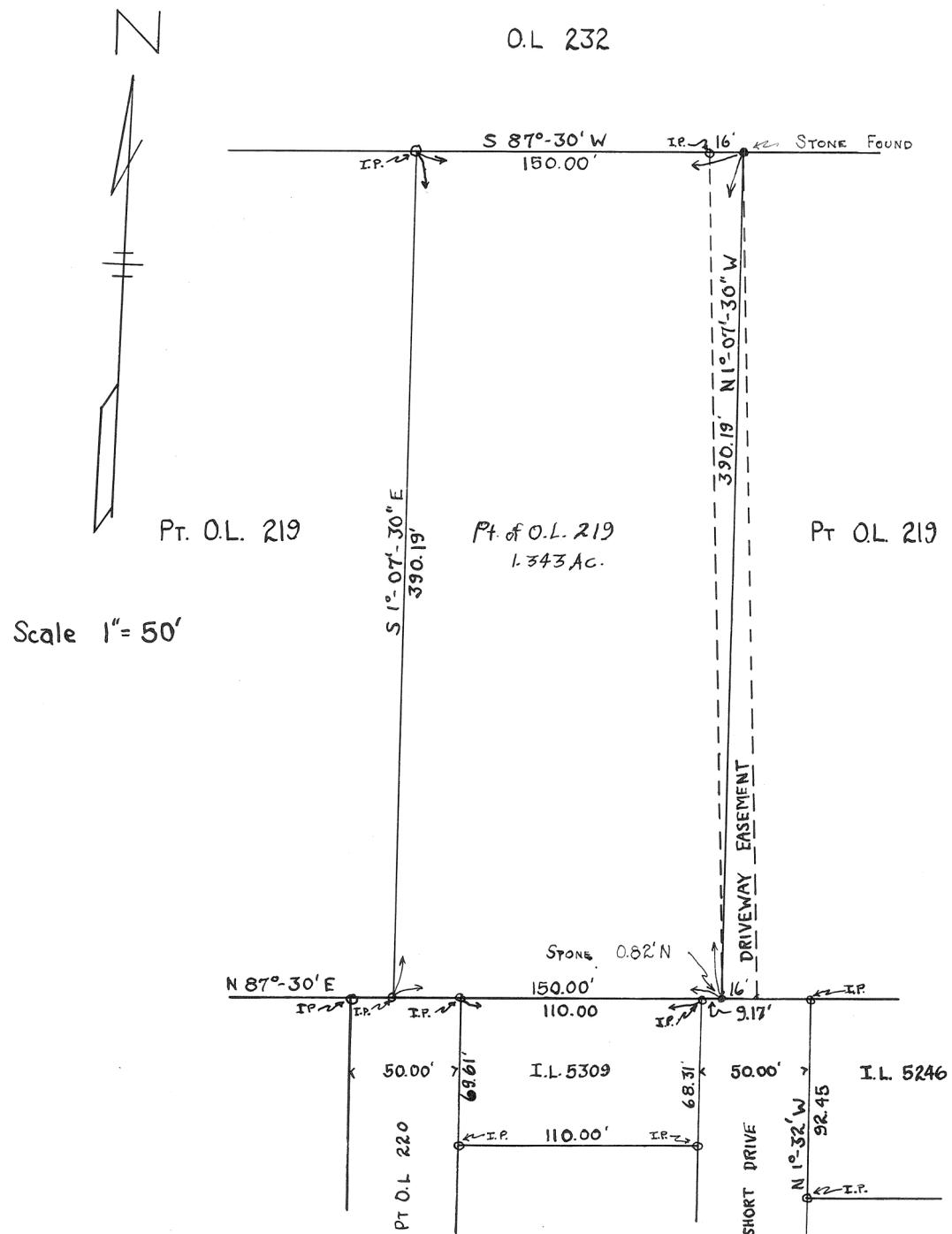
Transferred and numbered this 14<sup>th</sup> day of DEC. 1954

Charles S. Ross  
Miami County Auditor

Recorded this 14<sup>th</sup> day of Dec. 1954  
AT 2:11 P.M.

Harold C. Cromer  
Miami County Recorder

Instrument Number 74643 . Fee \$ 4.30 .

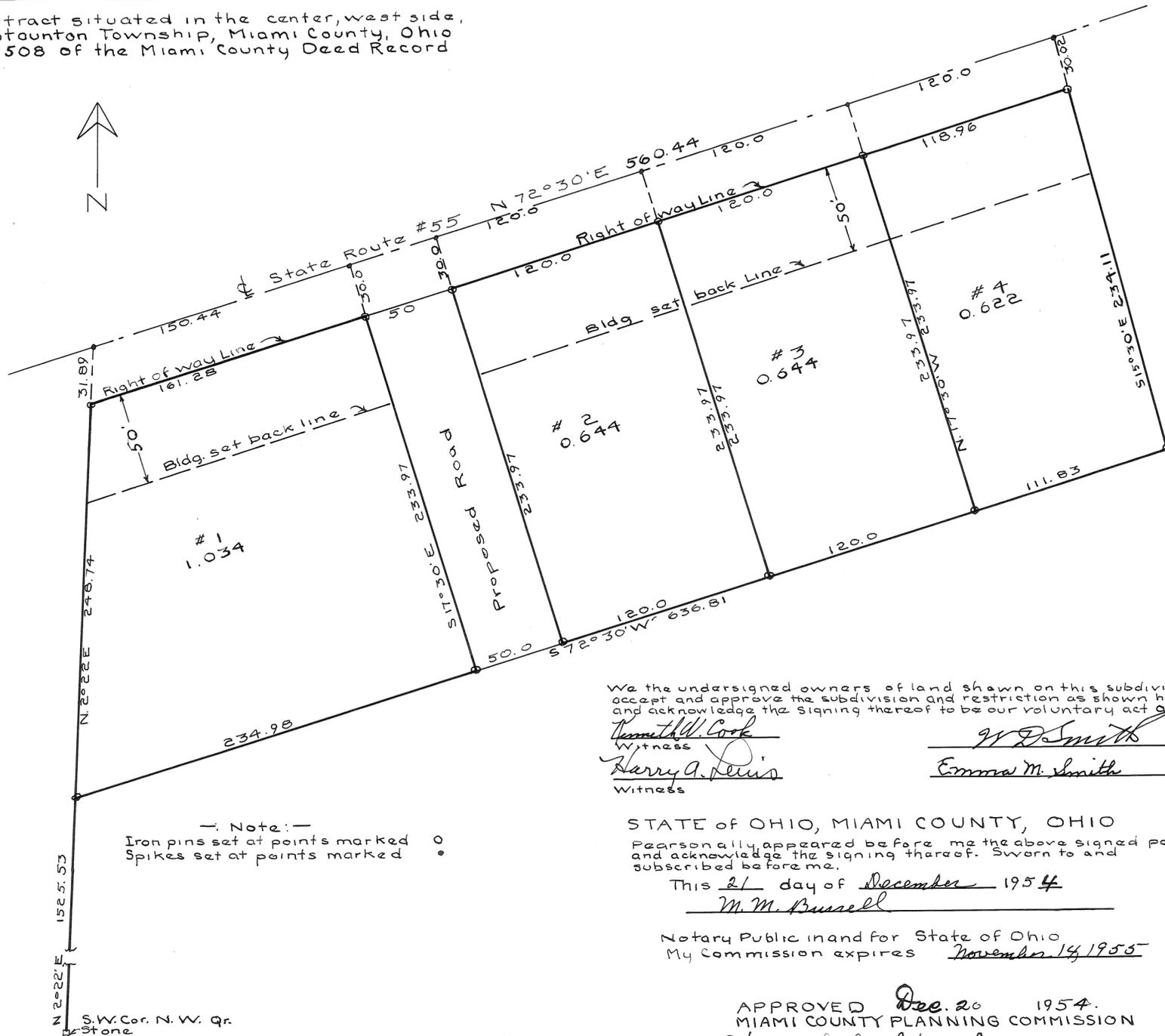


# CIRCLEWOOD PLAT NO. 1

Being a subdivision of 2.944 acres of a 39.75 acre tract situated in the center, west side, North West Quarter Section 5, Town 1, Range 10, Staunton Township, Miami County, Ohio, acquired by deed recorded in Deed Book 213, Page 508 of the Miami County Deed Record

## PROTECTIVE COVENANTS

- All the lots in the within subdivision, except Lot #1, shall be known and described as single family residential lots.
- No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height, and a private garage for not more than two cars.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- No main structure shall be erected closer than fifteen (15') feet to any side lot line, nor shall the sum of the side yard spaces be less than thirty (30') feet and said structures shall not be erected nearer the front lot line than the indicated set back line shown hereon.
- The ground floor of the main structure of residence, exclusive of one story open porches and garages, shall be not less than nine hundred (900) square feet in case of one story structures, or not less than six hundred (600) square feet in the case of one and one half, and two, or two and one half story structures.
- No trailer, basement, tent, shack, garage, barn or other out building erected in this plat shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- No fence shall be erected on any lot nearer the front lot line than the front of the house, unless same shall be a hedge or shrub growth not to exceed four (4') feet in height.
- No sign or billboard, except professional or "FOR SALE" signs shall be erected on any lot in this plat, and no barn, stable, or other outbuilding for housing domestic animals or poultry shall be erected upon the premises, nor shall any domestic animals or poultry except household pets be permitted.
- No noxious or offensive trade shall be carried on, No residential lot shall be permitted to carry on any retail trade of any kind.
- The subdivider, his successors or assigns, reserve the privilege of determining the activity to be permitted on Lot #1, in order to serve the needs of the community; cultural, recreational, or business, with the following restrictions, (A) No business shall be allowed which permits the sale of intoxicating liquors. (B) No type of business or manufacturing which would be an annoyance or nuisance to the neighborhood.
- These covenants and restrictions are to run with the land and shall be binding on all parties and all person claiming under them until January 1, 1980, at which time said covenants and restrictions are automatically extended for successive ten (10) year periods, unless by a vote of a majority of the property owners in this plat, these covenants and restrictions are amended or terminated.
- These covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, his successors or assigns.
- Invalidation of any one of these covenants and restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



We the undersigned owners of land shown on this subdivision accept and approve the subdivision and restriction as shown hereon, and acknowledge the signing thereof to be our voluntary act and deed.

*W.D. Smith*  
Witness  
*Harry A. Lewis*  
Witness

*W.D. Smith*  
*Emma M. Smith*

STATE OF OHIO, MIAMI COUNTY, OHIO

Personally appeared before me the above signed parties and acknowledge the signing thereof. Sworn to and subscribed before me.

This 21 day of December 1954

M.M. Russell

Notary Public in and for State of Ohio  
My Commission expires November 14, 1955

APPROVED Dec. 20 1954.  
MIAMI COUNTY PLANNING COMMISSION

*Herschel Straker*  
*Bob Tarman*

Committee on Approval  
PLAT NO. II

APPROVED W.C. Cheshour  
Miami County Engineer

APPROVED Charles S. Ross  
Miami County Auditor  
Date Dec 20 1954

File Number 74747  
Received 10:15 AM 12-21-54  
Time Date

Recorded in Plat Record  
6 24  
Book Page

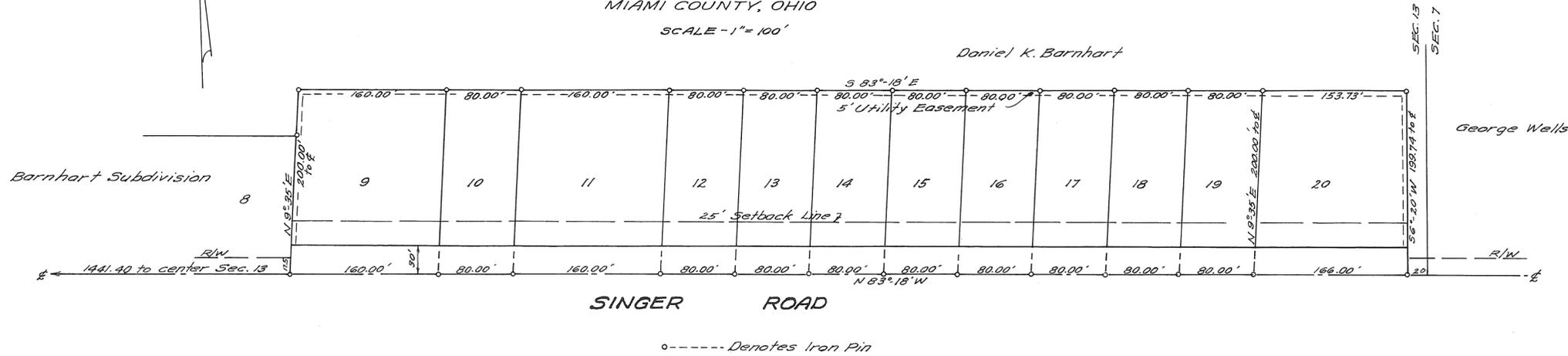
Horace C. Garner  
Miami County Recorder

Fee \$ 430

Survey for W.D. & E.M. Smith  
Harry A. Lewis Dec. 20, 1954  
Ohio Registry #3834

SUBDIVISION OF PROPERTY  
 OF  
 DANIEL K. BARNHART  
 LOCATED IN  
 N.E. 1/4 SEC. 13, T.2, R.9, MRS. - BETHEL TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SCALE - 1" = 100'

Approved by: Miami County Planning Commission



We, the undersigned, Daniel K. Barnhart and wife, Eva M. Barnhart, owners of the plat shown hereon, hereby approve this plat and dedicate the thirty (30) foot strip shown hereon, as measured from the center line of the present Singer Road, to the public forever, for highway purposes.

Note: All wells shall be drilled within the 25 foot setback area. All septic tanks shall be located at least 100 feet from the well.

William O. Lang Witness  
Neil W. Dalton Witness  
Daniel K. Barnhart Husband  
Eva M. Barnhart Wife

Approved by the Miami County Engineer this 31<sup>st</sup> day of December, 1954.

T. C. Freshour  
 County Engineer

I, hereby, have caused the lot numbers to be placed hereon, designating the tracts shown and have transferred the same.

Date Dec. 31, 1954

Chas. S. Ross  
 Miami County Auditor

State of Ohio, County of Miami, s.s.

Be it remembered that on this 29<sup>th</sup> day of December, 1954, before me, the undersigned, a Notary Public in and for said county and state, personally came the said Daniel K. Barnhart and Eva M. Barnhart, his wife, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

I hereby certify that this survey, as prepared by me on Dec. 4, 1954, is correct and iron pins are set as shown.  
 E-E Survey Company

Neil W. Dalton J.P.  
 Notary Public in and for Miami County, Ohio.

My Commission expires 12-31-57

# 74895

Received For Record This 31<sup>st</sup> day of December 1954.  
 At 10:00 A.M.

Horace C. Cromer  
 Miami County Recorder

Fee \$4.30

APPROVED DATE 19  
 MIAMI COUNTY PLANNING COM.

Herschel Straker  
Bob Garman  
Robert W. Sance

COMMITTEE ON APPROVAL  
 PLAT NO. 19

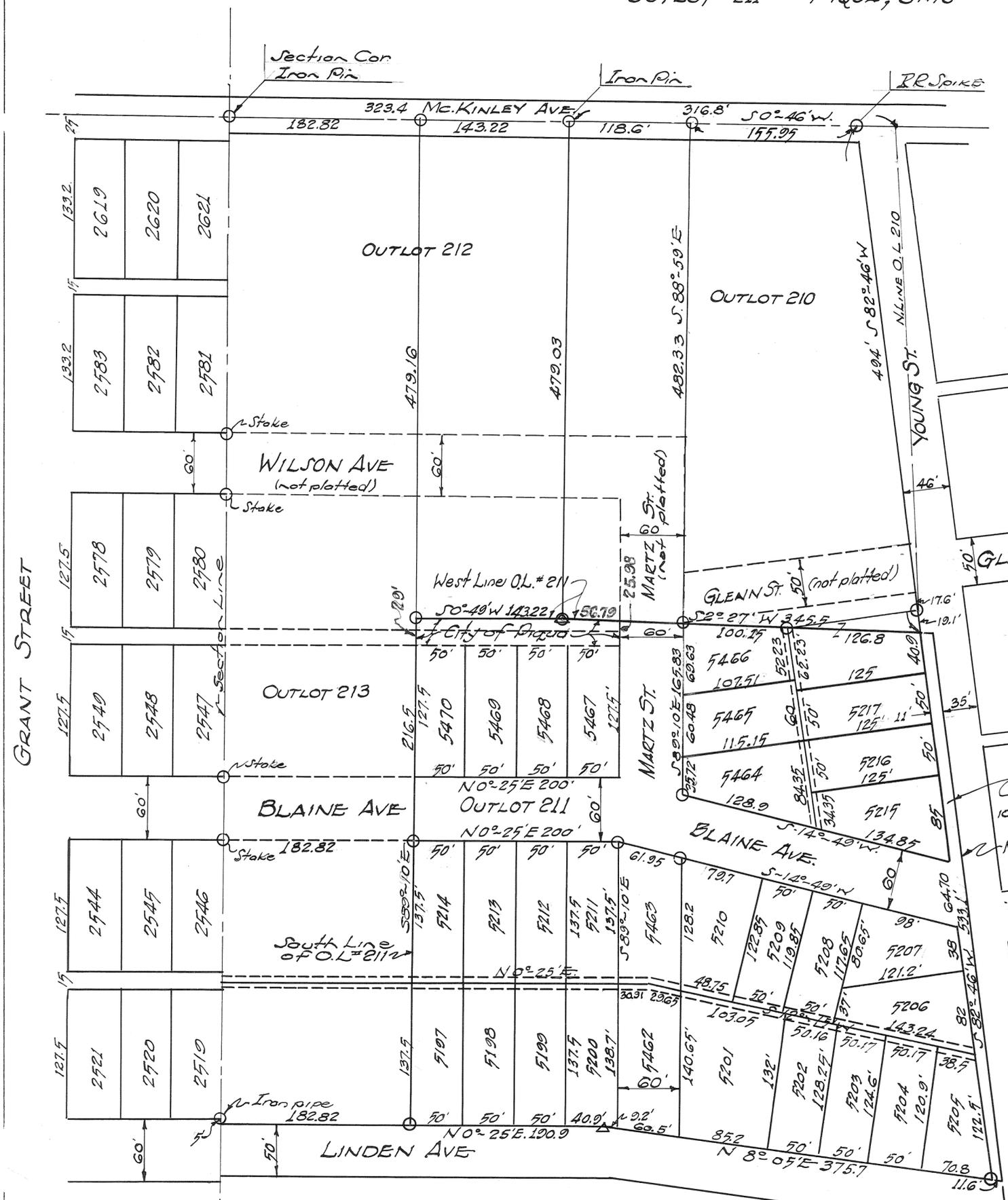
APPROVED 1954

MIAMI CO. ENGINEER

by Edwin B. Seebach  
 Reg. No. 4095

RESURVEY AND REPLATTING OF MARTZ SUBDIVISION  
OUTLOT #211 - PIQUA, OHIO

Plot No. 138 Vol. No 5  
Miami Co. Engr's Record of Lot Surveys  
Recorded in Plot Book Page  
Miami Co. Recorders Office.



ENGINEER'S NOTE: The intent of this resurvey is to change the location of property dedicated for street purposes by the original plat surveyed by Leo Louis Jr. Sept. 17, 1947 and recorded Sept. 25, 1947 in order that contiguous properties may be subdivided in a more satisfactory manner to their respective owners. However the boundaries and location of all lots numbered on the original plat shall in no way be affected by this resurvey.

I hereby certify that this is a true and correct exposition of the Martsz subdivision of Outlot No 211 as resurveyed by me this 10<sup>th</sup> day of December 1954  
*Wm. J. Gaster*

DEDICATION

We the owners of the hereon platted property do hereby certify that this is a true and correct exposition of lands subdivided by us and do hereby dedicate portions of the lands as indicated on the plat for street and right of way purposes.

In testimony whereof we, Herbert J. & Volunta I. Martsz, the subdividers of O.L. #211 affix our signatures this 18<sup>th</sup> day of December 1954  
*Herbert J. Martsz*  
*Volunta I. Martsz*

In testimony whereof I have subscribed my name and affixed my Notarial Seal this 18<sup>th</sup> day of December 1954  
*R. K. Wilson*

Notary Public within and for the State of Ohio  
My Commission expires the 13<sup>th</sup> day of April 1956

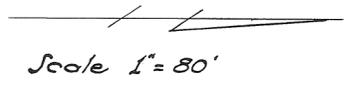
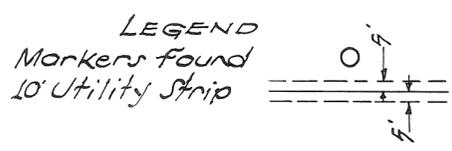
Approved by the Piqua Planning Com. Dec. 23, 1954  
*Wm. J. Gaster* Chairman  
*Wm. J. Gaster* City Manager  
*Wm. J. Gaster* City Engineer

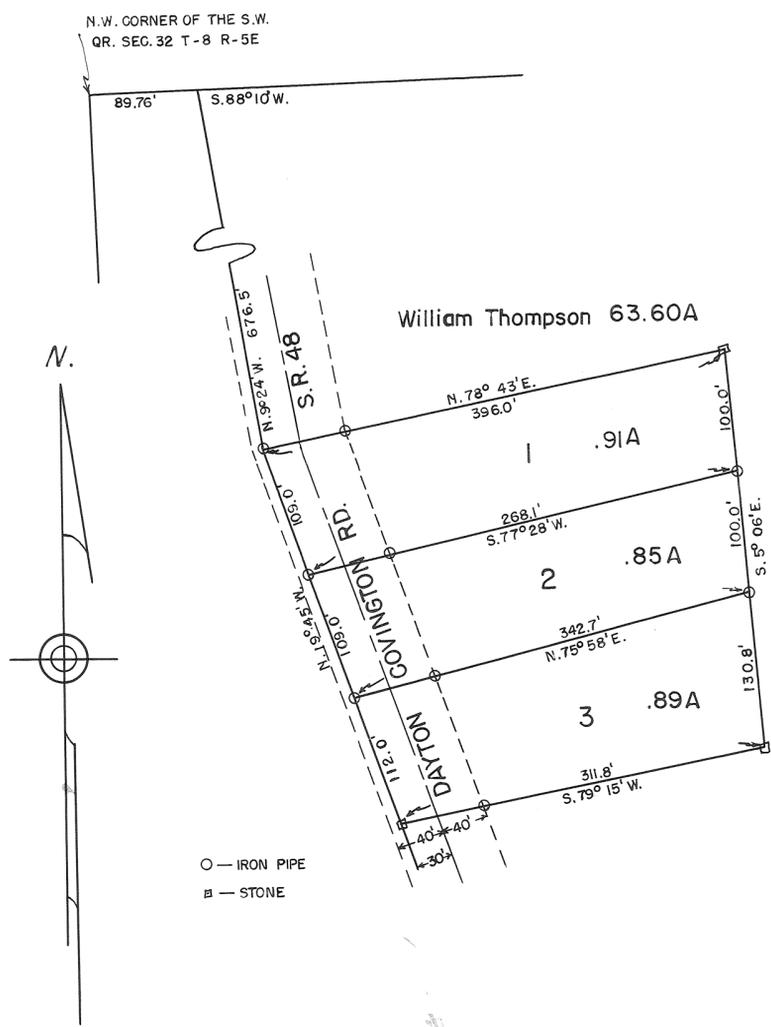
Approved by the Piqua City Commission \_\_\_\_\_ 1954  
\_\_\_\_\_  
Mayor

Transferred and numbered JAN 3 1955  
*Chas. S. Katt* Miami Co. Auditor

Recorded this 3<sup>rd</sup> day of JAN. 1955  
*Wm. J. Gaster* Miami Co. Recorder

Instrument No 74959 Fee 4.<sup>30</sup>





DESCRIPTION

Being a subdivision of 2.65 Acres, situated in the S.W. Qr. Sec. 32, T-8, R-5E, Twp. of Newberry, County of Miami, State of Ohio, and being a subdivision of the same property deeded by Robert G. Paff and Marjorie E. Paff to Judd W. Hill and Clora Mae Hill and recorded in Deed Book 315, Page 283, Deed Records of Miami County, Ohio. The lots are numbered from 1 to 3 inclusive as shown on this plat.

DEDICATION

We, the undersigned, do hereby voluntarily consent to the execution of this plat. This \_\_\_\_\_ day of \_\_\_\_\_

Witness: Henry Brumman  
Forrest Miller

Signed: Judd W. Hill  
Clora Mae Hill

STATE OF OHIO, MIAMI COUNTY, S.S.

Be it remembered that on this 3rd day of JANUARY, before me, a notary public in and said county, personally came Judd W. Hill and Clora Mae Hill who acknowledged the signing and execution of this plat to be their voluntary act and deed.

Forrest Miller  
 Notary Public in and for Miami County, Ohio  
 My Commission Expires July 28, 1956

THE JUDD HILL SUBDIVISION

NEWBERRY TOWNSHIP MIAMI COUNTY, OHIO

Approved: H. C. Freshour  
 Miami County Engineer  
1-5-1955

Approved: Date Jan. 5, 1955  
 Miami County Planning Commission  
Herschel Straker  
Roy Garman  
 Committee on Approval  
 Plat No. 24

Approved: Jan. 6, 1955  
Chas. S. Ross  
 Miami County Auditor

File No. 75007  
 Received: Time 1:20 P.M., Date JAN. 7 - 1955  
 Recorded: JAN. 7 - 1955, Book 6, Page 27  
 Fee 4.30

I hereby certify this plat to be correct.  
 Date Dec 31 1954  
Rupert S. Bochner  
 Registered Surveyor 2594

Horace C. Cromer  
 Miami County Recorder  
 by H. C.

*Robert M. Starnes*  
 City Manager  
*W. J. Gaster*  
 City Engineer  
*L. J. Kovacs*  
*J. W. Schaefer*

**COVENANTS**

The following Covenants shall be considered as a part of the deed of each lot in the subdivision and shall be binding upon each owner his heirs and assigns forever.

- No fence shall be erected, constructed or maintained within fifty (50) feet of the front or street line of the property nor shall any hedge or shrubbery on or near the property lines be maintained at a height of more than approximately three (3) feet.
- No house or any part thereof shall be built closer to the street line than the house set back line as shown hereon.
- All lots in this subdivision shall be governed by the "A" Zone Restrictions of the City of Piqua regardless of the zone wherein they may be except as hereon modified.

I hereby certify that this is a true and correct exposition of Harold E. Alexander's Subdivision of Parts of Out Lots 121 & 128 in Piqua, Miami County, Ohio

*George P. Fernandez*  
 Registered Surveyor #4079  
 Registered Professional Engineer #17658

**HAROLD E. ALEXANDER'S SECOND SUBDIVISION  
 Of Parts of Out-Lots # 121 & # 128 In  
 The City of Piqua, Miami County, State of Ohio**

**DEDICATION**

I the owner, of the hereon platted property do hereby certify that this is a true and correct exposition of the land owned by me in the City of Piqua, Miami County, Ohio

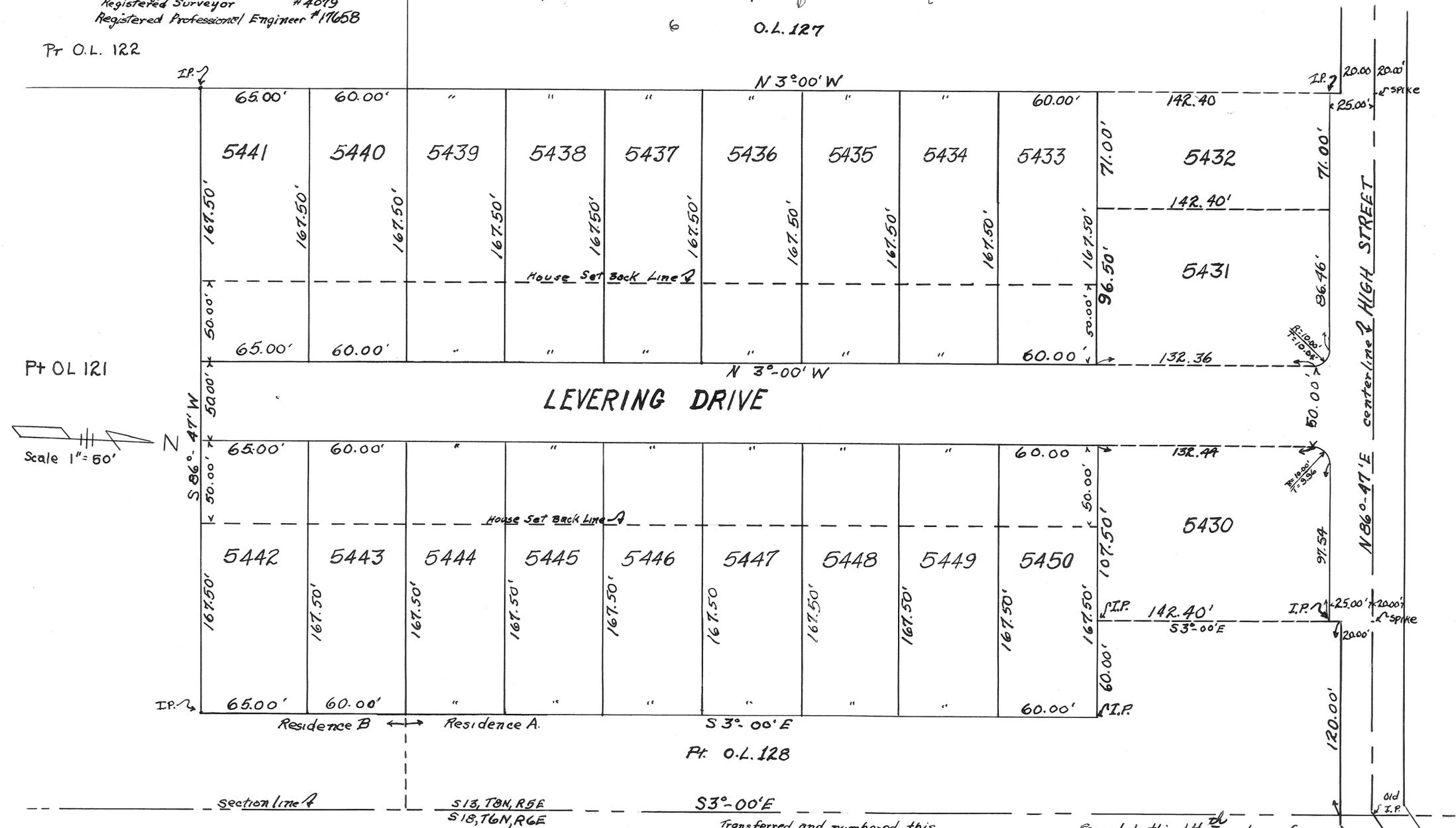
I further certify that Levering Drive as shown hereon is hereby dedicated to the public use forever.

In testimony whereof I, Harold E. Alexander, the owner of the hereon platted property, affix my signature this 15th day of December 1954

*Harold E. Alexander*  
 Owner

In testimony whereof I have subscribed my name and affixed my Notarial Seal this 15th day of December 1954

*James R. O'Connell*  
 Notary Public Within and For the State of Ohio  
 My commission expires 5th day of June, 1954



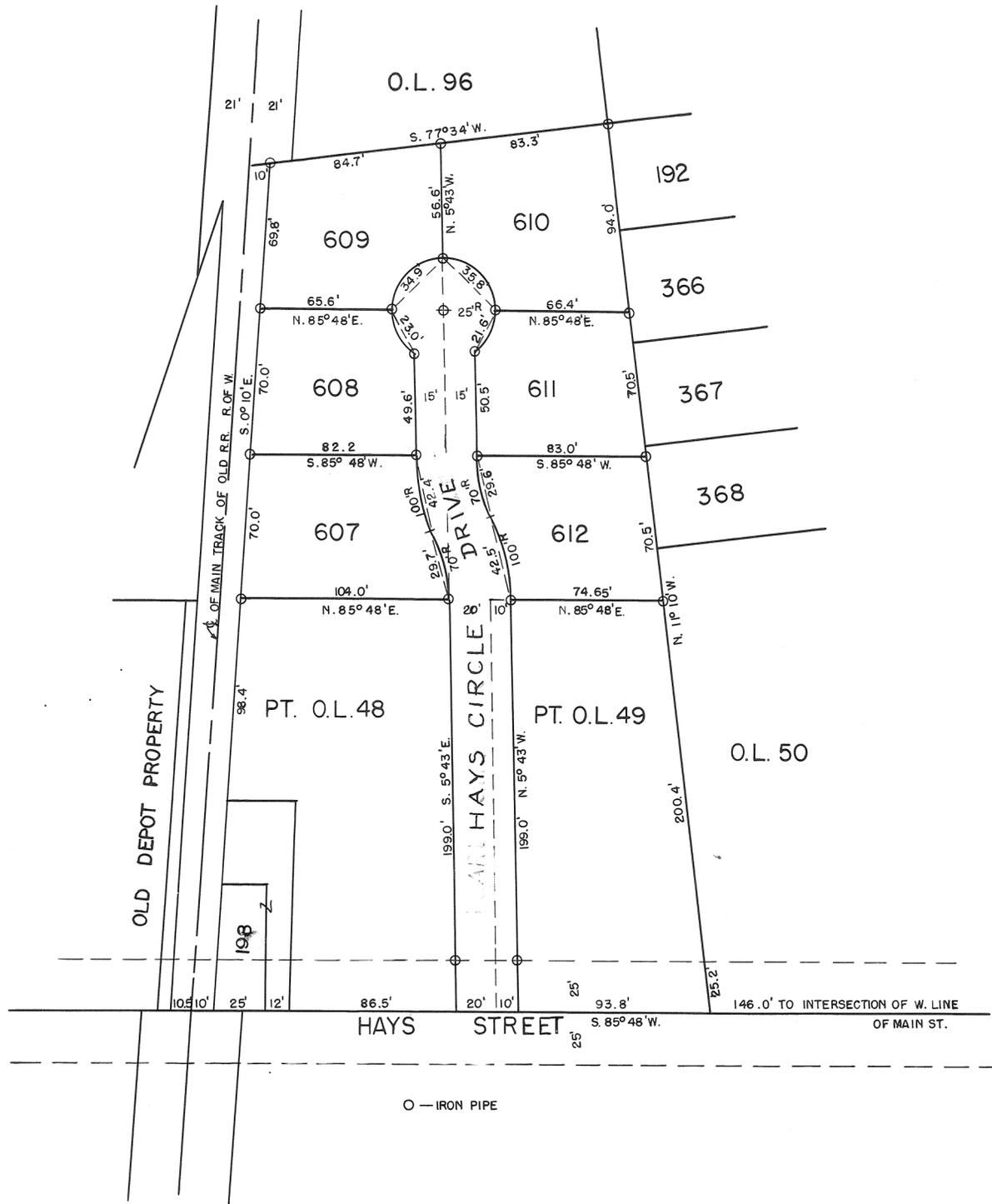
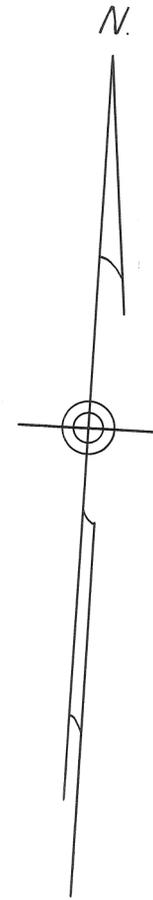
Transferred and numbered this 14th day of JANUARY 1955

*Charles J. Ross*  
 Miami County Auditor

Recorded this 14th day of January, 1955

*Horace C. Comer*  
 Miami County Recorder

75117



**KOOGLER PLAT**  
 VILLAGE OF WEST MILTON, OHIO

I hereby certify the above plat to be correct. This 22<sup>nd</sup> day of November, 1954.

Rupert S. Borchers  
 Registered Surveyor 2594

**DESCRIPTION**

Being a subdivision of part of O. Lots 48 & 49 of the Village of West Milton, Ohio as shown on this plat. The new In Lot numbers are 607 to 612 inclusive.

**DEDICATION**

I, the undersigned, do hereby voluntarily consent to the execution of this plat and to the dedication of the street to the public use forever. This 24<sup>th</sup> day of November, 1954.

Witness: Glorance Lees Signed: Frank W. Koogler  
Margaret E. Mafford Bessie E. Koogler

STATE OF OHIO, MIAMI COUNTY, S.S.

Be it remembered that on this 24<sup>th</sup> day of November, 1954, before me, a notary public in and said county, personally came Frank W. Koogler & Bessie E. Koogler who acknowledged the signing and dedication of this plat to be his voluntary act and deed.

Margaret E. Mafford  
 Notary Public in and for Miami County, O.

My Commission Expires July 9, 1956.

The foregoing plat approved by ordinance of council of the Village of West Milton, Ohio. Date January 18, 1955

Robert Robinson Village Clerk Peter M. Gymbala Mayor

I hereby approve this plat and have caused the Inlot Numbers to be placed here on to designate the tracts. This 26 day of JANUARY, 1954.

Charles S. Ross  
 Miami County Auditor

File No. 75325 Vol. 6, Page 29  
 Received: 1:47 P.M. Plat Records, Miami County, Ohio.  
 Recorded: Jan 26, 1955 Fee 4.30

Horace C. Cromer  
 Miami County Recorder.  
 By Edith Horner Deputy

RANGE PIQUA TOWN SECTION TOWNSHIP WARD  
 CORPORATION PRECINCT

PLAT NO. 159 VOL. NO. 5  
 MIAMI CO. ENGRS. RECORD OF LAND SURVEYS  
 SCALE 1 INCH = 50 FEET

REPLAT OF PART O.L. NO. 210 IN PIQUA, OHIO (0.59A)

I, THE UNDERSIGNED OWNER OF THE LOTS SHOWN ON THIS RE-PLAT, WITHOUT DEDICATION OF STREETS AND ALLEY BECAUSE OF PREVIOUS DEDICATION THEREOF, DO HERE BY APPROVE THIS RE-PLAT AND ACKNOWLEDGE THE SIGNING THEREOF TO BE MY VOLUNTARY ACT AND DEED.

AT A MEETING OF THE PIQUA CITY PLANNING AND ZONING COMMISSION HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1955, THIS RE-PLAT WAS APPROVED.

Minnie Mae Tabler  
 SIGNED  
 \_\_\_\_\_  
 SIGNED  
Marcia C. Leclerc  
 WITNESS  
Chas. S. Ross  
 WITNESS

J. E. Hurst CHAIRMAN  
Robert Patterson CITY ENGR  
Ed. Helman  
Robert W. Starnes Jr.

I HEREBY HAVE CAUSED THE INLOT NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN AND HAVE TRANSFERRED SAME.  
 February 10, 1955 Chas. S. Ross  
 MIAMI COUNTY AUDITOR

STATE OF OHIO, COUNTY OF MIAMI, SS; PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTY AND ACKNOWLEDGE THE SIGNING THEREOF. SWORN TO AND SUBSCRIBED BEFORE ME THIS 10 DAY OF Feb., 1955

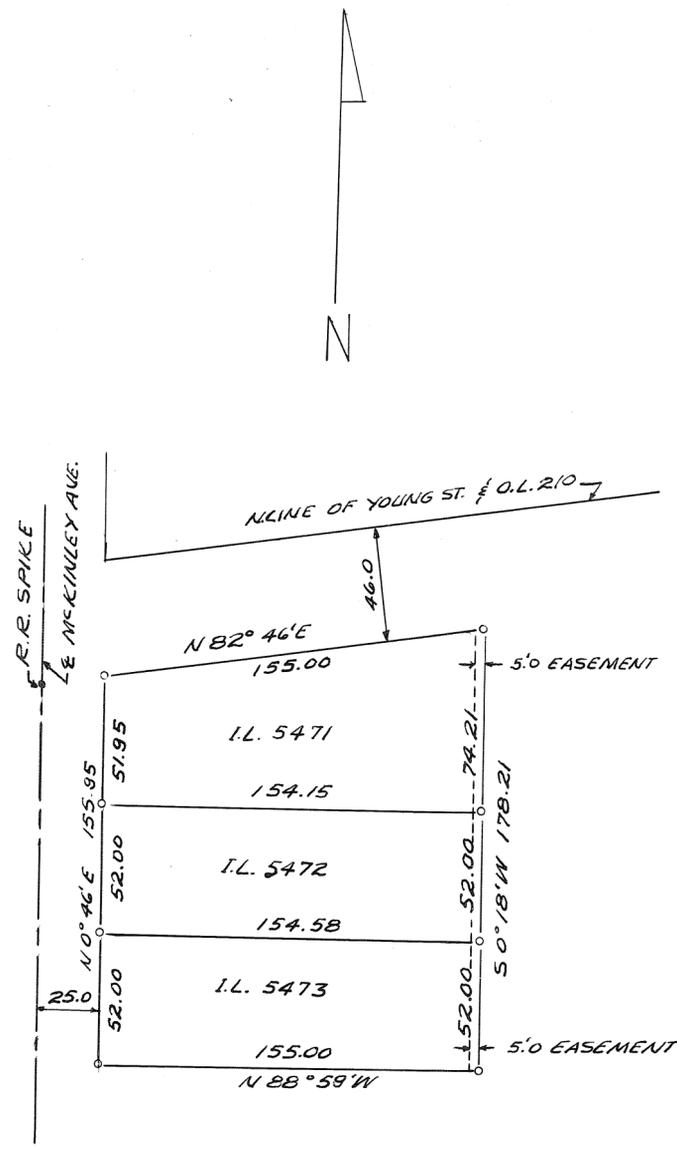
DATE \_\_\_\_\_, 1955.  
 APPROVED BY MIAMI COUNTY ENGINEER.

M. M. Burrell  
 SIGNED  
 NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES  
 November 14, 1955.

DATE FEB. 10, 1955.  
 FILE NUMBER 75553 RECEIVED  
3:25 P.M. FEBRUARY, 1955  
 TIME MONTH  
 RECORDED IN PLAT RECORD  
6 30  
 BOOK NUMBER PAGE NUMBER  
 FER \$4.30 Horace C. Palmer  
 MIAMI COUNTY RECORDER

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1955, THIS RE-PLAT WAS APPROVED BY ORDINANCE NUMBER \_\_\_\_\_

\_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 PRESIDENT OF COUNCIL  
 \_\_\_\_\_  
 SERVICE DIRECTOR



o INDICATES IRON PIN

TABLER - MINNIE MAE		
PIQUA - OHIO		
C. C. CARPENTER, C. E. -- TROY, OHIO		
OHIO REGISTRATION NO. 120		
DATE	DRAWN BY C.C.C.	SHEET NO
2-28-55	TRACED BY W.W.S.	1/1
	CHECKED BY CCC	

C. C. Carpenter

RANGE TOWN SECTION TOWNSHIP

WESTEDGE SUBDIVISION NO. 3

WESTEDGE SUBDIVISION NO. 3

PART OF S.L. 81 TIPP CITY, OHIO - 8.07 A.

NOTES

All dimensions for curved lot lines are measured along the chord of the curve.

There are five foot easements on each side of all interior building site lines.

All building set back lines are 25 ft. from street property lines. Symbol = -----

⊙ = Iron Pin Set

Wood stakes set at all lot corners where iron pins were not set.

872.86 = S. M. ( U. S. G. S. ) S.W. Cor. Riser base, water tower, Tipp City, Ohio.

I hereby certify this plat to be correct.

C. C. Carpenter U.S. Carpenter - C.E.

We the undersigned officers of Tipp City Land Development, Incorporated, owner of lands shown on this plat accept and approve this plat and restrictions and dedicate the streets as shown hereon to the public and acknowledge the signing thereof to be our voluntary act and deed.

John H. Holtvoigt President

Mildred Holtvoigt Secretary

Meriam Benham witness

Carl H. Moser witness

State of Ohio, Miami County, ss:

Personally appeared before me the above named John H. Holtvoigt as President, and Mildred Holtvoigt as Secretary of said corporation and acknowledge the signing thereof to be their voluntary act on behalf of said corporation.

Acknowledged and subscribed before me this 29th day of November, 1954.

Phyllis Giesseman Notary Public, In and for Miami County, Ohio My commission expires July 21, 1957

Approved by Municipal Engineer, Tipp City, Ohio.

Date Jan 3, 1955.

Russel H. Bland

At a meeting of the Tipp City Planning Commission held this day of , 1954, this plat and restrictions were approved.

Chairman

At a meeting of the Council of the Village of Tipp City, Ohio, held 3 day of JANUARY, 1955, this plat and restrictions were approved by ordinance Number 784.

Russel Lehman Mayor

Don J. Davis Pres. of Council

Phyllis Giesseman Vice of Council

Approved by Miami County Engineer.

Date Feb. 11, 1955.

M. C. Freshour Signed

I hereby have caused the inlet numbers to be placed hereon designating the tracts shown and have transferred same.

Date Feb. 11, 1955.

Charles S. Ross Miami County Auditor

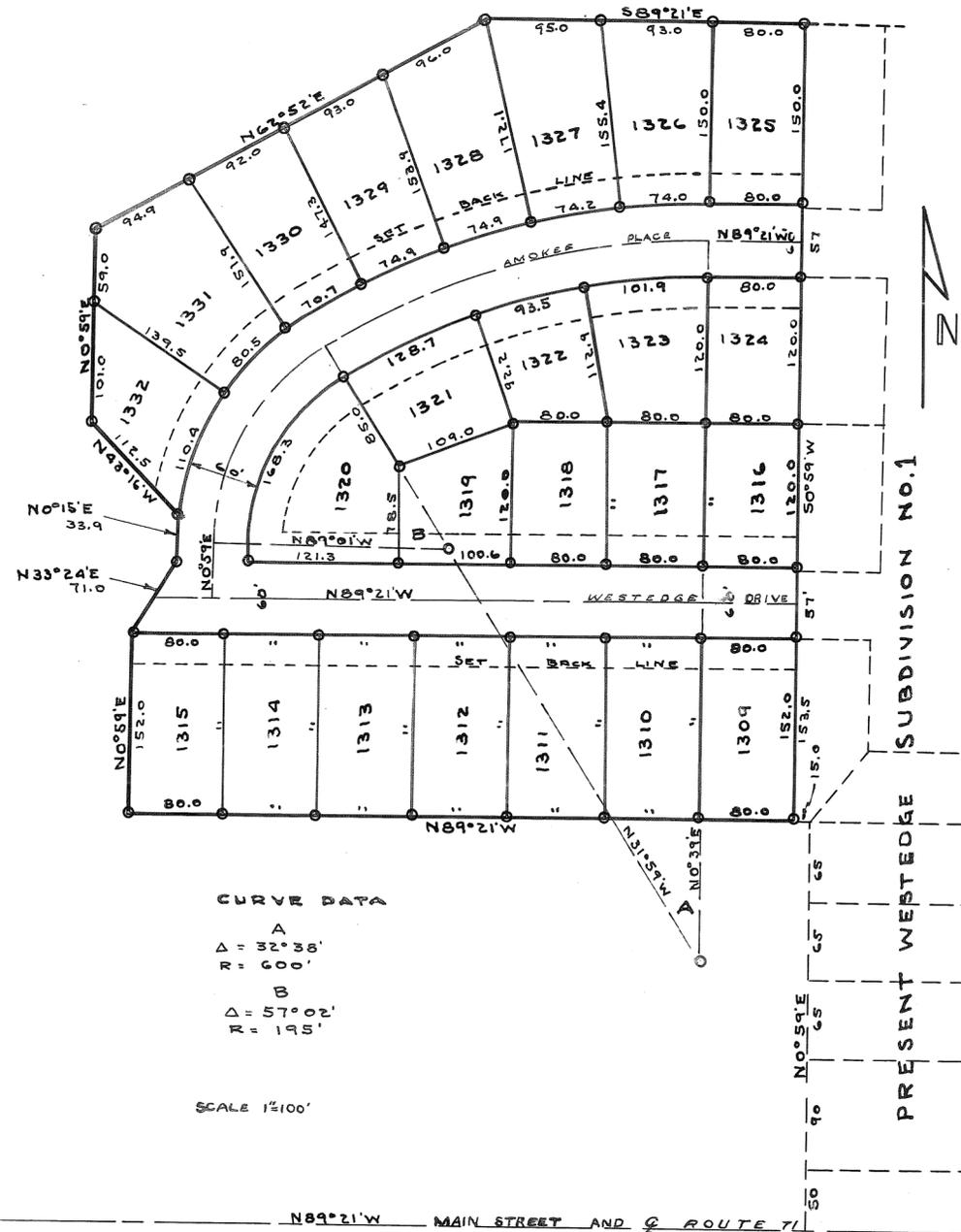
File Number 76567 Received 2:30 PM. 2-11-1955. Time Date

Recorded in Plat Record

Book Number 6 Page Number 31

Horace C. Conner Miami County Recorder

Fee \$ 5.70



CURVE DATA

A Δ = 32° 38' R = 600'

B Δ = 57° 02' R = 195'

SCALE 1"=100'

Sheet one of two.

TIFF CITY LAND DEVELOPMENT INC. WESTEDGE SUBDIVISION NO. 3 TIPP CITY, OHIO C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120 DATE NOV. 1954 DRAWN BY TRACED BY CHECKED BY SHEET NO 1/2

RANGE TOWN SECTION TOWNSHIP  
 DEPT. CITY CORPORATION RESTRICTIONS WARD PRECINCT

The title to all lots in this subdivision is subject to and has the benefit of the following restrictions. These restrictions are of the date of November 29, 1954, and all of the lots now belong to Tipp City Land Development, Inc.

1. To give assurance to the owners of the lots contained in this subdivision, the platting corporation states that the additional land owned by the dedicator as shown by plat attached to annexation proceeding of October 20, 1952, when platted shall contain restrictions similar to the restrictions herein set forth excepting insofar as such dedication may relate to commercial use, civil, church, school, parks, and other similar uses and purposes.

2. None of said lots or building sites may be improved, used or occupied for other than private residence purposes and no residence shall be ever used for more than two families.

3. No building shall be erected, altered, placed or permitted to remain on any lot or building site other than one detached dwelling not to exceed one and one-half (1-1/2) stories in height and a private garage of not more than two (2) cars.

4. Not more than one (1) residential structure shall be permitted on any building site. "Building site" shall mean any lot or portions of any two or more contiguous lots upon which a building may be erected in conformity with these requirements and such building site shall not comprise less than sixty (60) foot front. Such building site shall comprise not less than 6800 square feet.

5. No building shall be erected, placed or altered until the construction plans and specifications and plans showing elevation and location of the structure upon the building site have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to the location with respect to topography and finish-grade elevation. No fence or wall shall be erected, place or altered on any lot nearer to the street line than the minimum building set-back line unless similarly approved. Approval shall be as provided in Paragraph Nos. 13 and 14.

6. No dwelling shall be permitted on any lot at a cost of less than \$9,500.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a substantial workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at a minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet, for a one-story dwelling and such ground floor area to be not less than 720 square feet for a dwelling of one and one-half (1-1/2) stories.

7. No building shall be located on any building site nearer to the front lot line or nearer to the side street line than the minimum building set-back lines as shown on the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five (25) feet to the front line nor nearer than twenty-five (25) feet to any side street line. No building shall be located nearer than five (5) feet to any interior building site line. For the purpose of this covenant, caves, steps, and open porches shall not be considered as a part of a building, provided, however, this shall not be construed to permit any portion of a building on a building site to encroach within five (5) feet of the interior lot line.

8. An easement of five (5) feet in width is reserved on all inner lines on every building site, so that the total easement along all building sites shall be ten (10) feet. This easement is for the purpose of affording location for telephone, electric light, water and sewer lines and any other utility purposes, and each building site is subject to an easement for the construction and maintenance of such utility.

9. No noxious or offensive activity shall be carried on upon any lot or building site, nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighborhood.

10. No uncompleted dwelling nor any structure of a temporary character, trailer, basement, tent, shack, garage or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose so as not to violate the provisions of Section 9.

13. The Architectural Control Committee is composed of John H. Holtvoigt, Thomas C. Timmer and H. H. Chaffee. A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate

a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers or duties.

14. The Architectural Control Committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or, if no suit to enjoin the construction has been commenced prior to the completion thereof, the approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. These covenants are to run with the land and shall be binding to all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time such covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the building sites within this plat have been recorded agreeing to change said covenants in whole or in part.

16. This enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

17. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Tipp City Land Development, Inc., by its duly authorized officers, have hereunto caused their names and seal to be affixed to these restrictions this 29th day of November, 1954.

WITNESSED IN PRESENCE OF:

William Benham  
Helen L. Frye

TIPP CITY LAND DEVELOPMENT, INC.

By John H. Holtvoigt  
 Its President  
 And Mildred Holtvoigt  
 Its Secretary

STATE OF OHIO, COUNTY OF MIAMI, ss:

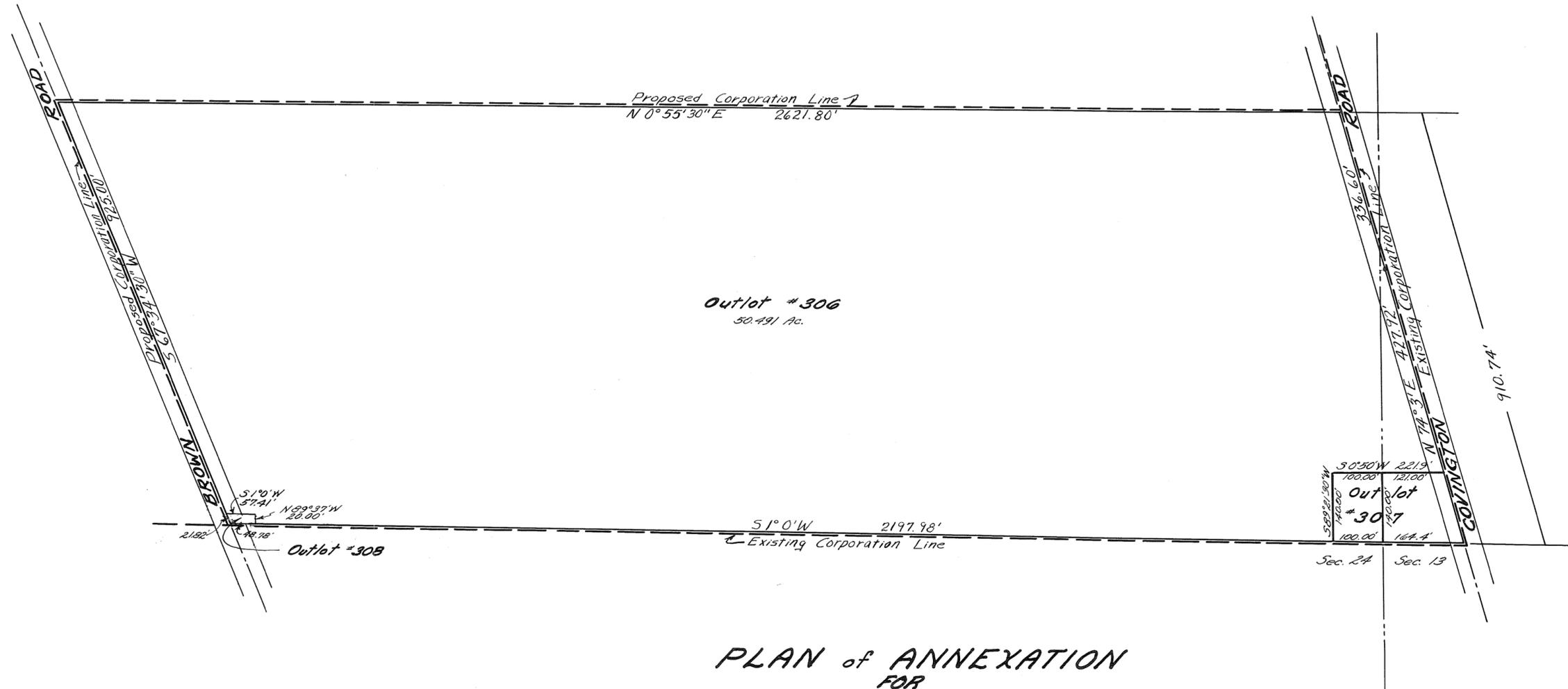
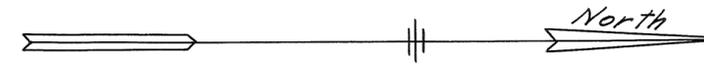
Before me, a Notary Public, in and for said county, personally appeared John H. Holtvoigt, President, and Mildred Holtvoigt, Secretary, of Tipp City Land Development, Inc., who acknowledge that the seals affixed to said instrument is the corporate seal of said corporation and that they did sign and seal said instrument as such president and secretary of Tipp City Land Development, Inc., on behalf of said corporation and by the authority of the Boards of Directors and that said instrument is their own free act and deed individually and the free and corporate act and deed of Tipp City Land Development, Inc..

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Tipp City, Ohio, this 29th day of November, 1954.

Phyllis Gieseman

Sheet two of two.

Tipp City Land Development, Inc. Westside Subdivision No. 3		
Tipp City, Ohio		
C. C. CARPENTER, C. E. — TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Nov. 1954	DRAWN BY TRACED BY CHECKED BY	SHEET NO 2 2



#76107  
 File Number Time-1:55  
 Received-MARCH 14, 1955  
 Recorded in Plat BK 6 pg 32  
 Fee # 9.10  
 Horace C. Gomer  
 Miami County Recorder

PLAN of ANNEXATION  
 FOR  
 PIQUA, OHIO

SEC. 13 & 24, T. 8, R. 5, WASHINGTON TWP.  
 MIAMI COUNTY  
 Scale: 1" = 200'

Ralph L. Woolpert Company  
 Consulting Engineers  
 Dayton, Ohio Mar. 1955

I Hereby Certify That I Have Surveyed The Above  
 50.491 Acres Tract, And That The Dimensions Given  
 Are Correct.

Ralph L. Woolpert  
 Registered Surveyor

I hereby have caused Outlet numbers  
 to be placed hereon designating the  
 tracts shown and transferred.

March 14, 1955  
 Date Arthur E. Johnson  
 Miami County Auditor

PETITION FOR ANNEXATION OF TERRITORY

October 13, 1954

TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO, TROY, OHIO

We, the undersigned, being inhabitants residing on territory hereinafter described, adjacent to the City of Piqua, Ohio, a municipal corporation, and being a majority of the adult free holders residing in such territory, hereby petition the Board of County Commissioners of Miami County, Ohio, to cause such territory to be annexed to the City of Piqua, Miami County, Ohio.

We appoint Bernard S. Keyt, Piqua National Bank Building, Piqua, Ohio, as our agent and who is authorized to act for us in securing such annexation.

Such territory is described as follows:

Situate in the Township of Washington, County of Miami, State of Ohio, and being bounded and described as follows:

Being a part of Section Thirteen (13), and Section Twenty-four (24), Town 8, Range 5, East, and commencing at the point of intersection of the center line of the Piqua-Covington Road (State Route #36) and west Corporation line of the City of Piqua, Ohio; thence S. 10 0' W. a distance of 2511.16 feet to the center of the Brown Pike; thence S. 67° 34' 30" W. along and with the center of the Brown Pike a distance of 946.82 feet; thence N. 00 55' 30" E. a distance of 2621.80 feet to the center of said Piqua-Covington Road; thence N. 74° 3' E. 910.74 ft. along and with the center of said Piqua Covington Road to the place of beginning.

This petition is accompanied by a map or plat of the territory sought to be annexed.

James R. Wheeler

Zora L. Wheeler

Filed-Oct. 15 1954
Filed Oct 15 1954
Auditor Miami County

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING CERTAIN TERRITORY TO THE CITY OF PIQUA, OHIO:

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached photostat copies of "PETITION FOR ANNEXATION OF TERRITORY", dated October 13, 1954; "AFFIDAVIT" of the agent, Bernard S. Keyt, certifying to the publication and posting of notice; and the Proof of Publication are true and correct copies.

I further certify that the attached typewritten copies of "ACCEPTANCE OF PETITION FOR ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PIQUA, OHIO", and "ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PIQUA", are true and correct copies of resolutions and action taken by the Board of Miami County Commissioners on dates of October 15, 1954 and December 17, 1954, as recorded in Commissioners' Journal No. 33, page 206, and Journal No. 33 page 245 respectively.

Mary F. Boyd
Clerk, Board of Miami County Commissioners

Dated: December 20, 1954

ACCEPTANCE OF PETITION FOR ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PIQUA, OHIO

James R. & Zora L. Wheeler, Petitioners

Mr. Straker introduced the following resolution and moved that it be adopted:

WHEREAS, a petition has been presented to the Board of Miami County Commissioners by James R. & Zora L. Wheeler, asking for annexation of territory, being a part of Section 13 and 24, Town 8, Range 5, in Washington Township, Miami County, as shown on plat 94, Volume 8 of the Record of Land Surveys of Miami County, Ohio, consisting of a little over 50.74 acres of land as more fully described in the petition and the plat map which are being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and said petition shall be for hearing on the seven-teenth day of December 1954, at nine o'clock A. M., in the office of the Commissioners of Miami County, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent of the petitioner, Bernard S. Keyt, Piqua National Bank Bldg., Piqua, Ohio, as designated in said petition, shall be notified by the Clerk of the Board of said hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows: Mr. Hance, yea; Mr. Garman, yea; and Mr. Straker, yea.

\* \* \* \* \*

ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PIQUA
James R. & Zora L. Wheeler, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED
(Sections 707.05 -06,-07, 709.03)

The following resolution was introduced by Mr. Straker, who also moved that it be adopted:

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on October 15, 1954, a public hearing was held in the Commissioners' Office Court House, Troy, Ohio, on this day, December 17, 1954, at nine o'clock A. M. on the petition of James R. and Zora L. Wheeler, requesting that the land as described in such petition being located in Sections 13 and 24 of Washington Township adjoining the city of Piqua, be annexed to the City of Piqua, Ohio, and

WHEREAS, said petition and accompanying map of land to be annexed has been on file in the County Auditor's office for public inspection since October 15, 1954, and

WHEREAS, no one appeared to object to the granting of the petition; the petitioner and the agent for the petitioner affirmed their approval of the annexation at the hearing, therefore, be it

RESOLVED, by the Board of Miami County Commissioners that:

- 1. The petition of James R. & Zora L. Wheeler to annex the land therein described in Washington Township to the city of Piqua, Ohio, be and it is hereby granted.
2. That said land, subject to approval of the Council of the City of Piqua, Ohio, be, and it is hereby annexed to said City.
3. That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Clerk of the City of Piqua, Ohio, a transcript of these proceedings, including a copy of the petition and map attached thereto.

The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows upon roll call: Mr. Hance, yea; Mr. Straker, yea; and Mr. Garman, yea.

\* \* \* \* \*

State of Ohio
County of Miami, ss.

AFFIDAVIT

Before me the undersigned Notary Public, personally came Bernard S. Keyt, who being duly sworn according to law deposes and says that he is agent for the petitioners freeholders living on the land sought to be annexed to the City of Piqua, Ohio, and which said land is described by metes and bounds in the petition filed in these proceedings. Affiant says that that said petition was signed by all the freeholders living and residing on said land and in said territory; that notice was published in the Piqua Daily Call, a newspaper of general circulation in Miami County, Ohio, for six consecutive weeks and that proof of publication is duly filed in these proceedings; that a true copy of said notice was posted in a conspicuous place within the limits of said territory on October 26, 1954, six week prior to the date of hearing of the petition on December 17, 1954. That this affidavit is for the purpose of showing full compliance with law pertaining to annexation proceedings.

Bernard S. Keyt

Sworn to and subscribed in my presence on December 17, 1954.

Notarial Seal M.M. Burrell, Notary Public M. M. Burrell
My Commission Expires November 14, 1955 Notary Public, Miami County, Ohio.

-- \* \*

LEGAL NOTICE

Notice is hereby given that on the 15th day of October, 1954, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult free-holders residing in the following territory, to-wit: Situate in the Township of Washington, County of Miami, State of Ohio, and being bounded and described as follows: Being a part of Section Thirteen (13) and Section Twenty-four (24) Town 8, Range 5, East, and commencing at the point of intersection of the center line of the Piqua-Covington Road (State Route 36) and West Corporation Line of the City of Piqua, Ohio; thence s. 10 0' W. a distance of 2,511.16 feet to the center of the Brown Pike; thence S. 67° 34' 30" W. along and with the center of the Brown Pike a distance of 946.82 feet; thence N. 00 55' 30" E. a distance of 2,621.80 feet to the center of said Piqua-Covington Road; thence N. 74° 3' E. 910.74 feet along and with the center line of said Piqua-Covington Road to the place of beginning. praying therein that said territory be annexed to the City of Piqua, Miami County, Ohio, in the manner provided by law, and designating the undersigned as their Agent in securing said annexation.

The Said Board of Commissioners has fixed the 17th day of December, 1954 at 10:00 o'clock A. M. as the time for hearing said petition at the office of the Commissioners in the Court House of Miami County, at Troy, Ohio  
BERNARD S. KEYT  
AGENT FOR PETITIONERS  
9699--10-23-30-11-6-13-20-27-54

THE PIQUA DAILY CALL  
Piqua, Ohio

State of Ohio,  
Miami County, ss:  
Personally appeared before me a notary in and for said county Paul W. Stiles for the Publisher of THE PIQUA DAILY CALL, who being duly sworn says that the original notice, a true copy of which is hereunto annexed, was published in the Piqua Daily Call, a newspaper printed and published in Piqua and of general circulation throughout Miami County, Ohio, for a period of 6 consecutive weeks, commencing on the 23rd day of October A.D., 1954.  
Paul W. Stiles

Sworn to before me and subscribed in my presence this 27th day of November A.D., 1954  
Helen Marshall  
Notary Public in and for Miami County, Ohio.

NOTARIAL SEAL

49 Sq. \$2573  
Notary Fee \$ 80  
Total \$2653

\*\*\*\*\*

ORDINANCE NO. 38-54  
AN ORDINANCE ACCEPTING APPLICATION  
FOR ANNEXATION OF TERRITORY

BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, three-fourths of all members elected thereto concurring:

SEC. 1: That the application of James R. Wheeler and Zora L. Wheeler for the annexation of the following described territory in the County of Miami adjacent to the City of Piqua, Ohio, Miami County, to wit:

Situate in the Township of Washington, County of Miami, State of Ohio, and being bounded and described as follows:

Being a part of Section ~~Thirteen~~ (13) and Section Twenty-four (24) Town 8, Range 5, East, and commencing at the point of intersection of the center line of the Piqua-Covington Road (State Route #36) and West Corporation line of the City of Piqua, Ohio; thence S. 10 0' W. a distance of 2,511.16 feet to the center of the Brown Pike; thence S. 67° 34' 30" W. along and with the center of the Brown Pike a distance of 946.82 feet; thence N. 0° 55' 30" E. a distance of 2,621.80 feet to the center of said Piqua-Covington Road; thence N. 74° 3' E. 910.74 feet along and with the center line of said Piqua-Covington Road to the place of beginning.

An accurate map of which territory, together with the petition for its annexation and other papers relating thereto, and a certified transcript of the proceedings of the County Commissioners in relation thereto are on file with the Clerk of this Commission, be and the same is hereby accepted.

SEC 2: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Wilbur F. Reck, Mayor

PASSED: December 20, 1954  
ATTESTED: Joe Klasman  
Joe Klasman  
Clerk of Commission

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio, do hereby certify that the above Ordinance is a true, accurate and correct copy of an ordinance passed by the Commission of the City of Piqua, Ohio on the 20th day of December, 1954.

Joe Klasman  
CLERK OF COMMISSION  
CORPORATED SEAL

\*\*\*\*\*

ORDINANCE NO. 7-55  
AN ORDINANCE MAKING FINAL ACCEPTANCE FOR ANNEXATION OF  
TERRITORY FOR THE CITY OF PIQUA, OHIO

WHEREAS, on December 20, 1954, the Board of Commissioners of Miami County Ohio deposited with the Clerk of this Commission a transcript of the Board of County Commissioners and the accompanying map or plat and petition of James R. Wheeler and Zora L. Wheeler for the annexation of territory to the City of Piqua, Ohio; and

WHEREAS, This Commission, by the provision of Ordinance No. 38-54, accepted said transcript, map or plat, and the petition; and

WHEREAS, this meeting of this Commission is the next regular session of the legislative authority of the City of Piqua, Ohio, after the expiration of 60 days from the date of the filing of said final transcript, map, or plat, and the petition of the free-holders residing on the territory sought to be annexed with the Clerk; and

WHEREAS, the Clerk of this Commission has laid before the legislative authority of this city, said transcript, map or plat and said petition, at said former meeting, which proceedings of the Board of County Commissioners of Miami County, Ohio have been accepted,

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, three-fourths of all members elected or appointed thereto concurring:

SEC. 1: That the application of James R. Wheeler and Zora L. Wheeler for the annexation of the following described territory in the County of Miami adjacent to the City of Piqua, Ohio, Miami County, to wit:

Situate in the Township of Washington County of Miami, State of Ohio, and being bounded and described as follows:

Being a part of Section Thirteen (13) and Section Twenty-four (24) Town 8, Range 5, East, and commencing at the point of intersection of the center line of the Piqua-Covington Road (State Route #36) and West Corporation Line of the City of Piqua, Ohio; thence S. 10 0' W. a distance of 2,511.16 feet to the center of the Brown Pike; thence S. 67° 34' 30" W. along and with the center of the Brown Pike a distance of 946.82 feet; thence N. 0° 55' 30" E. a distance of 2,621.80 feet to the center of said Piqua-Covington Road; thence N. 74° 3' E. 910.74 feet along and with the center line of said Piqua-Covington Road to the place of beginning.

An accurate map of which territory, together with the petition for its annexation and other papers relating thereto, and a certified transcript of the proceedings of the County Commissioners in relation thereto are on file with the Clerk of this Commission, be and the same is hereby accepted.

(Ordinance No. 7-55- Cont'd)

Sec. 2: That the Clerk of this Commission shall forthwith deliver to the Recorder of Miami County, Ohio, a transcript of the proceedings of the Board of County Commissioners and the resolutions and ordinances in relation to the annexation, and that said certificate shall certify to each copy, that the same is correct and shall be signed by the Clerk in his official capacity and shall be authenticated by the seal of the municipal corporation. The other such copies also shall be so certified and be forwarded by the Clerk to the Secretary of State of the State of Ohio.

SEC. 3: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

WILBUR F. RECK, MAYOR

PASSED: February 21, 1955  
ATTEST: William Fox  
WILLIAM FOX  
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio, do hereby certify that the above Ordinance is a true, accurate and correct copy of an Ordinance passed by the Commission of the City of Piqua, Ohio on February 21, 1955.

William Fox  
CLERK OF COMMISSION  
CORPORATED SEAL

\*\*\*\*\*

C E R T I F I C A T I O N

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio, do hereby certify that the attached photostat copies of "PETITION FOR ANNEXATION OF TERRITORY", dated October 13, 1954; "AFFIDAVIT" of the Agent, Bernard S. Keyt, certifying to the publication and posting of notice; and the Proof of Publication are true and correct copies.

I further certify that the attached typewritten copies of "ACCEPTANCE OF PETITION FOR ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PIQUA, OHIO", and "ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PIQUA", are true and correct copies of resolutions and action taken by the Board of Miami County Commissioners on dates of October 15, 1954 and December 17, 1954.

William Fox  
WILLIAM FOX  
CLERK OF COMMISSION

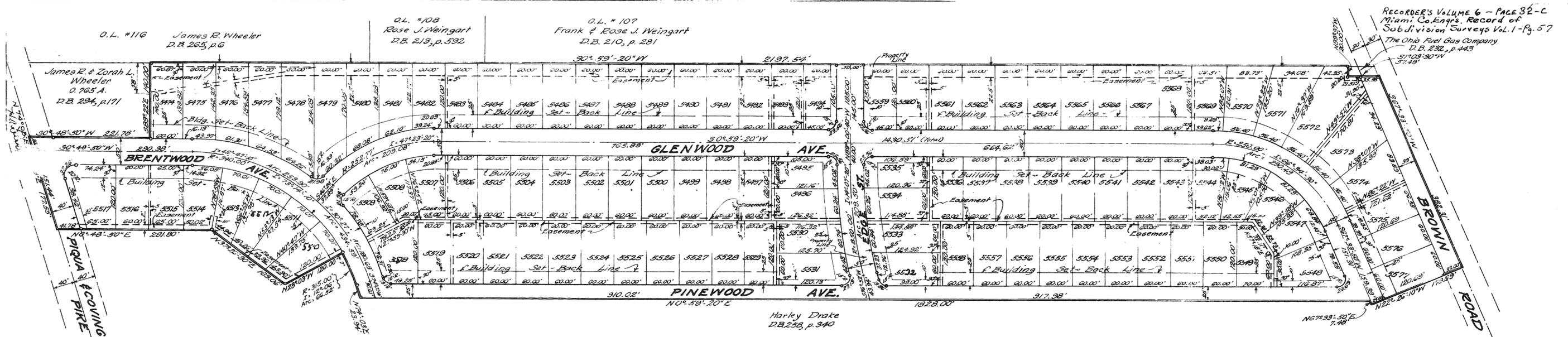
RESOLUTION NO. C-2664  
A RESOLUTION ACCEPTING THE FINAL PLAT OF THE  
LANDIN PARK SUBDIVISION OF SECTIONS ONE AND TWO OF LANDIN  
PARK CORPORATION LOCATED BETWEEN THE BROWN PIKE AND  
U.S. ROUTE 36 AND WEST OF THE FORMER CORPORATION LINE  
OF THE CITY OF PIQUA, OHIO.

WHEREAS, the Landin Park Subdivision, Sections 1 and 2 of Landin Park Corporation, the Subdivider, has prepared a preliminary plan of the Subdivision and the same has been filed with the Secretary of the City Planning Commission, together with four blueprint copies at least two weeks prior to the meeting of the Planning Commission at which the preliminary plat was temporarily approved; and

WHEREAS, on the 15th day of February, 1955, the preliminary plat was approved by the Planning Commission and was thereupon transmitted to the City Manager; and

WHEREAS, thereafter, the Subdivider file with the City Manager, an additional tracing with three blueprint copies of the final plat as approved, together with a certificate of title showing the ownership of lands to be dedicated to public use and the title thereafter is free and unencumbered; and

a certified copy of said petition, said map or plat,



**PROTECTIVE COVENANTS**

- All the lots in the within subdivision shall be known and described as single family residential lots.
- No structures shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height and a private garage for not more than two cars. The garage must conform as to design and materials with the dwelling being constructed of brick or wood, with gabled roof, and may not be constructed of concrete block, metal or frame covered with composition siding.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- No main structure shall be erected closer than six (6) feet to any side lot line, nor shall the sum of the side yard spaces be less than fourteen (14) feet and said structures shall not be erected nearer the front lot line than the indicated set-back line shown hereon, nor nearer the rear lot line than forty (40) feet.
- No dwelling costing less than eight thousand (\$8000) dollars shall be permitted in this plat. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than seven hundred fifty (750) square feet in case of one or one and one-half story structures, nor less than five hundred fifty (550) square feet in case of two or two and one-half story structures.
- No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this plat shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- No fence shall be erected on any lot nearer the front lot line than the front of the house, unless same shall be a hedge or shrub growth not to exceed four (4) feet in height.
- No sign or billboard, except professional or "FOR SALE" signs shall be erected on any lot in this plat; and no barn, stable or other outbuilding for housing domestic animals or poultry shall be erected upon the premises, nor shall any domestic animals or poultry except household pets be permitted.
- No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1980, at which time said covenants and restrictions are automatically extended for successive ten (10) year periods, unless by a vote of a majority of the property owners in this plat, these covenants and restrictions are amended or terminated.
- These covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
- Invalidation of any one of these covenants and restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

File Number - 75776  
 Received - 1:56 P.M. March 14, 1955  
 Recorded in Plat Record Book 6 Page 32-C  
 Fee \$4.30  
 Horace C. Croner  
 Miami County Recorder

**RECORD PLAN  
 LANDIN PARK  
 SECTIONS ONE AND TWO**  
 LOCATED IN AND BEING A PART OF OUTLOT  
 SECTIONS 13 & 24, T.8, R.5E  
 PIQUA, OHIO  
 No. 306  
 CONTAINING 23.26 ACRES

SCALE: 1"=100'  
 RALPH L. WOOLPERT CO.  
 CONSULTING ENGINEERS  
 360 W. FIRST ST. DAYTON, OHIO  
 January, 1955

Approved by the Piqua Planning Commission  
 this 14th day of February, 1955.  
 J. F. ... Chairman  
 J. ...  
 J. ...

Approved by the Piqua City Commission this  
 14th day of February, 1955.  
 J. ...  
 J. ...  
 J. ...  
 William E. ...  
 Clerk

The within plat is a subdivision of 13.20 acres out of the 14.35 acre tract conveyed to Landin Park Corporation by deed recorded in Book ... page ... and all of the 10.06 acre tract conveyed to Landin Park Section Two, Inc. by deed recorded in Book ... page ... of the Deed Records of Miami County, Ohio.  
 The measurements are certified correct and measurements are set as shown. Curved distances measured on the arc.  
 Ralph L. Woolpert

I hereby have caused the in lot numbers to be placed hereon designating the tracts shown and transferred same.  
 March 14, 1955  
 Date  
 Ruth E. ...  
 Miami County Auditor

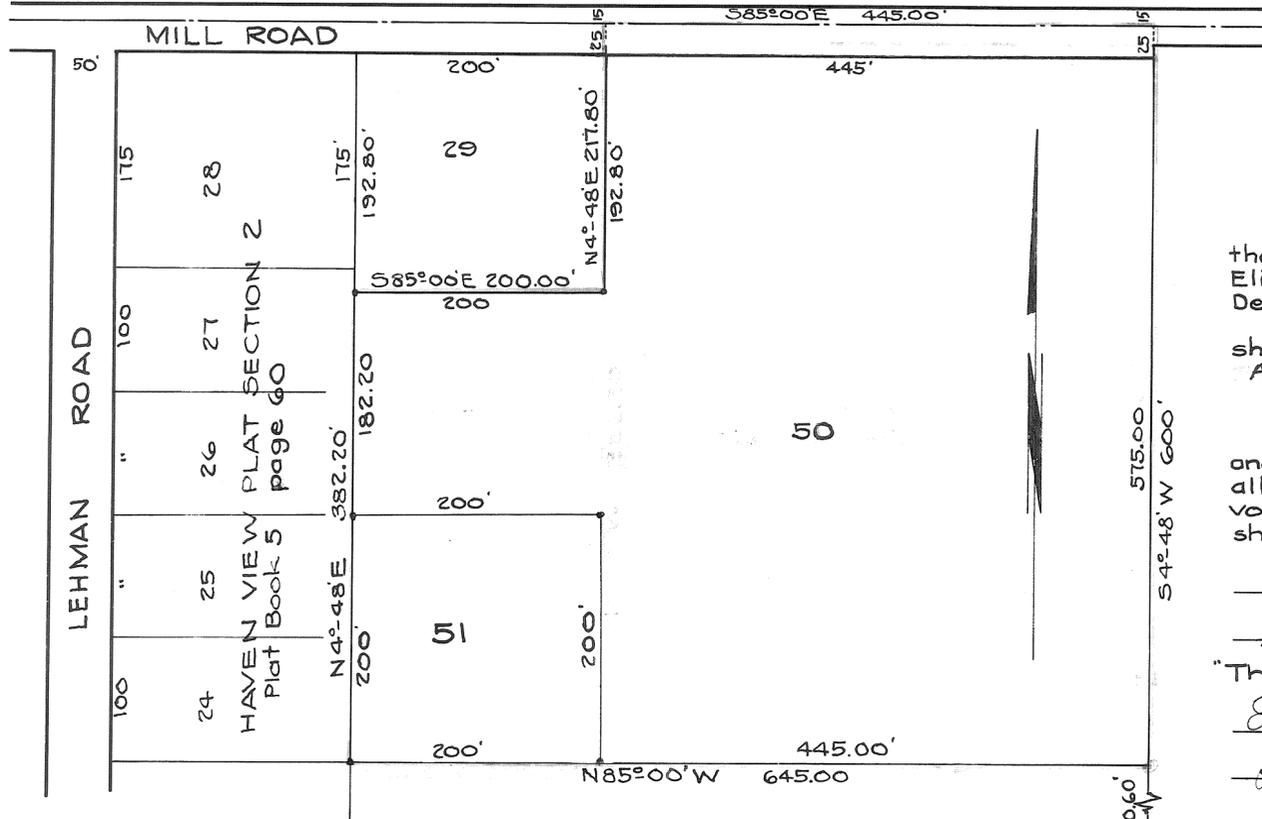
State of OHIO, County of HAMILTON  
 Be it remembered that on this 28th day of JANUARY, 1955, before me, the undersigned, a Notary Public in and for said county and state, personally came The Prudential Insurance Company of America by CC FLETCHER, its and REG. OMAL. MANAGER, its, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.  
 In testimony whereof, I have hereunto set my hand and notary seal on the day and date above written.  
 Robert M. ...  
 Notary Public in and for HAMILTON County, OHIO

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby dedicate the streets 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.

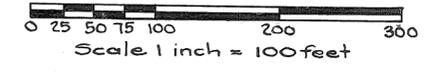
Signed and acknowledged in the presence of:  
 Homer E. ...  
 Yvonne Bourne  
 Landin Park Corporation  
 Wallace F. Holladay  
 Marion M. Kite  
 Landin Park Section Two, Inc.  
 Wallace F. Holladay  
 Marion M. Kite  
 The Prudential Insurance Company of America  
 E. ...  
 C. ...  
 Regina ...

State of Ohio, County of Montgomery, s.s.  
 Be it remembered that on this 19 day of January, 1955, before me, the undersigned, a Notary Public in and for said county and state, personally came said Landin Park Corporation, by Wallace F. Holladay, its president, and Marion M. Kite, its secretary; and said Landin Park Section Two, Inc., by Wallace F. Holladay, its president, and Marion M. Kite, its secretary, 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 notary seal on the day and date above written.  
 Richard A. Moyer  
 Notary Public in and for Montgomery County, Ohio

State of Ohio, County of Montgomery, s.s.  
 Wallace F. Holladay, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or lienholders, have united in its execution.  
 In testimony whereof, I have hereunto set my hand and notary seal on the day and date above written.  
 Wallace F. Holladay  
 Richard A. Moyer  
 Notary Public in and for Montgomery County, Ohio



# HAVEN VIEW PLAT SECTION 4



Being a subdivision of 8.012 acres of an 80 acre tract situated in the South half of the North West quarter of Section 3, Town 2, Range 10 MRS. Elizabeth Township, Miami County, Ohio, acquired by deed recorded in Deed Book 252 page 179 of the Miami County Deed Records.  
 Of the above subdivided acreage, 7.884 acres are in Lots 50 and 51 shown on this plat, and 0.128 acres are in the Cul-De-Sac at the West end of ADAMS Road as shown hereon.

Obed Hovatter and Velma Hovatter, his wife, and "The Covington Building and Loan Association" of Covington, Ohio, by its President and Secretary, being all the owners and lienholders of the land herein subdivided, do hereby voluntarily consent to the execution of said plat and dedicate the streets shown hereon to the public use forever, on this \_\_\_\_\_ day of \_\_\_\_\_, 1955

Obed Hovatter Husband Carrie M. Cox Witness  
Velma Hovatter Wife Marcia C. Leclerc Witness  
 "The Covington Building & Loan Association"  
Ed. Doehring President Robert B. Perry Witness  
Lloyd Reek Secretary Gray Phillips Witness

STATE OF OHIO, COUNTY OF MAMI SS  
 Before me a notary public, in and for Miami County, Ohio, personally came Obed Hovatter and Velma Hovatter, his wife, and "The Covington Building and Loan Association" by its president and secretary, and acknowledged the signing of the foregoing plat to be their voluntary act and deed. In witness whereof, I hereunto set my hand and notary seal this 9 day of March, 1955

M. M. Bunnell  
 Notary Public

My commission expires November 14, 1955

I hereby approve this plat and the lot numbers hereon  
Charles A. Koon March 11, 1955  
 Miami County Auditor Date

The foregoing plat approved by the Board of County Commissioners, Miami County, Ohio this 9 day of March, 1955

Berghel Straker  
Roy L. Garrison  
Robert H. Havel  
Mary E. Boyd  
 Clerk

I hereby approve this plat  
T. C. Freshour  
 Miami County Engineer  
 Date: March 9, 1955

plat no 33A

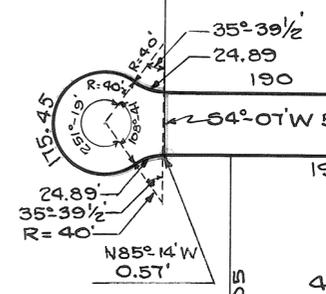
7605-4  
Received March 11, 1955  
Recorded March 11, 1955 - 3:50 P.M.  
Plat Book 6 - Page 33  
Worcester C. Conner, Recorder  
 Fee \$4.30

I hereby certify that all measurements are correct and iron pins are set at all lot corners.

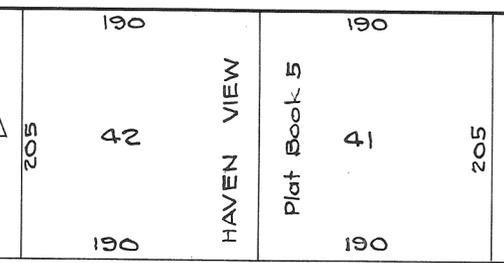
Albert R. Inace  
 Registered Surveyor  
 Parker S. Bookwalter & Associates  
 Consulting Engineers  
 205 East First Street, Dayton 2 Ohio

### RESTRICTIVE COVENANTS

- Lot No 51 shall become a part of Lots 24 and 25 of Haven View Plat Section 2
- No housing temporary or otherwise may be erected on Lot 51



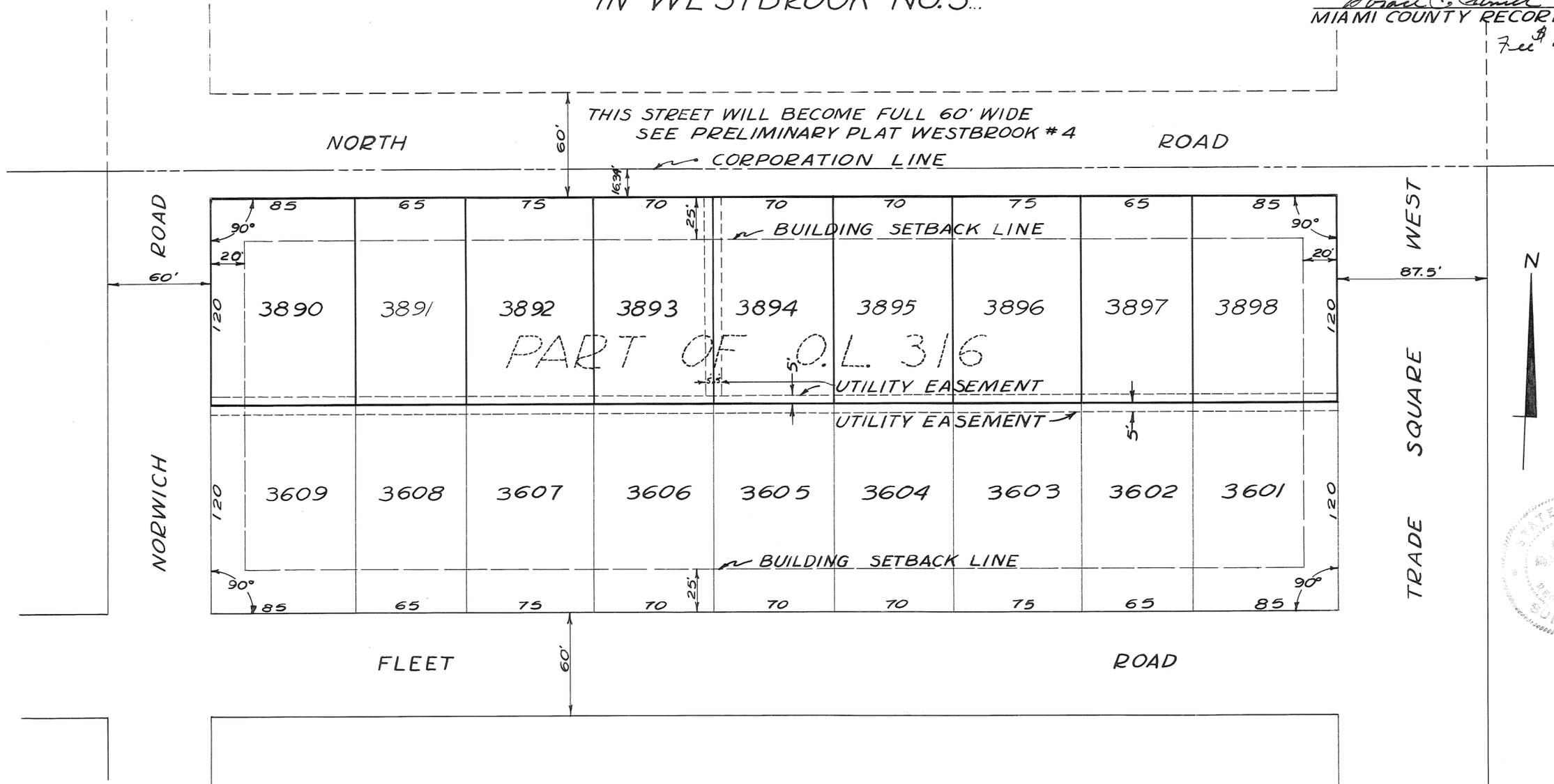
ADAMS RD. 50.00'



FILE NO. 76424 RECEIVED  
FOR RECORD AT Troy, O. ON THIS  
12<sup>th</sup> DAY OF April, 1955.  
PLAT RECORD BOOK 6, PAGE 34

*Thomas C. Connel*  
MIAMI COUNTY RECORDER  
Fee \$ 4.30

REPLAT OF PART OF O.L. 316  
IN WESTBROOK NO. 3...



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

WITNESSED BY: January 18, 1955  
THE TROY LAND IMPROVEMENT CO.  
BY, E. C. Salbreath PRESIDENT  
Robert J. Jones BY, Robert J. Jones SECRETARY

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 28<sup>th</sup> DAY OF JANUARY, 1955, THIS PLAT WAS APPROVED.

Paul W. Kerr ACTING PRESIDENT  
Horner E. Anderson ACTING SECRETARY

I HEREBY HAVE CAUSED THE INLOT NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN AND HAVE TRANSFERRED SAME.

Arthur E. Johnson  
MIAMI COUNTY AUDITOR  
DATE: Apr. 1, 1955

APPROVED BY MIAMI COUNTY ENGINEER.

STATE OF OHIO, COUNTY OF MIAMI  
BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE TROY LAND IMPROVEMENT COMPANY, A CORPORATION, BY E. C. Salbreath, ITS PRESIDENT AND Robert J. Jones, ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARY SEAL THIS 18<sup>th</sup> DAY OF January, 1955

MY COMMISSION EXPIRES, Feb 27, 1956  
Robert J. Jones  
NOTARY PUBLIC, MIAMI COUNTY, OHIO

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21<sup>st</sup> DAY OF FEBRUARY, 1955, THIS PLAT WAS APPROVED BY ORDINANCE NO. Q-6-55

Paul W. Kerr MAYOR  
O. S. Hutcheson PRES. OF COUNCIL  
H. H. Tompkins CLERK OF COUNCIL

DATE: \_\_\_\_\_, 1955

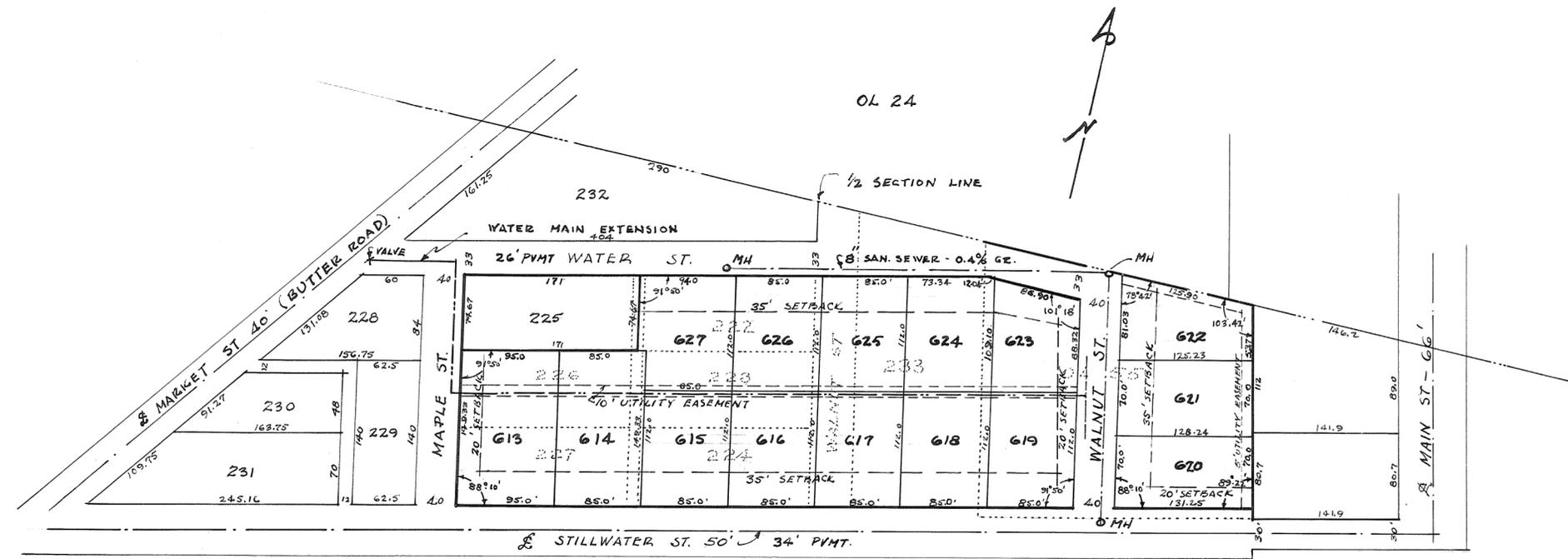
I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Glen G. McConnell Jr.  
GLEN G. MCCONNELL JR. C.E. REG. NO. 11553  
1710 PETERS RD. - TROY, OHIO  
JANUARY 28, 1955...

FILE N° # 76830 VOL 6 PAGE 35  
 RECEIVED APRIL 20-1955 PLAT RECORDS - MIAMI COUNTY, O.  
 RECORDED APRIL-20-1955 FEE \$4.30  
 3:52 P.M.  
 Horace C. Cromer  
 MIAMI COUNTY RECORDER

**BETLEY'S SUBDIVISION N° 1**

BEING A REPLAT OF LOTS 222, 223, 224, 226, 227 AND 233 OF  
 PETRY SUBDIVISION PLUS THE SUBDIVISION OF PART OF OUTLOT 55  
 IN THE VILLAGE OF WEST MILTON, OHIO



ALL STREETS TO BE 26' PAVEMENT EXCEPT STILLWATER ST TO BE 34' PAVEMENT

**DEDICATION**

I, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND TO THE DEDICATION OF STREETS, AS SHOWN HEREON, TO THE PUBLIC USE FOREVER ON THIS 5<sup>th</sup> DAY OF April 1955

WITNESS: William B. Loycock  
 SIGNED: William E. Beetley  
Phyllis J. Stoner Margaret L. Beetley  
Carrie E. Jasick

STATE OF OHIO, MIAMI COUNTY SS  
 BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF April 1955, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME William E. Beetley, Margaret L. Beetley, Carrie E. Jasick

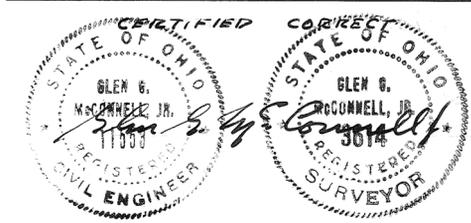
WHO ACKNOWLEDGE THE SIGNING AND DEDICATION OF THIS PLAT TO BE HIS/HER/THEIR VOLUNTARY ACT AND DEED  
Phyllis J. Stoner  
 NOTARY PUBLIC IN AND FOR MIAMI CO OHIO  
 MY COMMISSION EXPIRES June 3, 1956

**ACCEPTANCE**

THE FOREGOING PLAT APPROVED BY ORDINANCE OF THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO, DATED April 19, 1955  
Robert L. Lison Peter M. Gombala  
 VILLAGE CLERK MAYOR

I HEREBY APPROVE THIS PLAT AND HAVE CAUSED THE INLOT NUMBERS TO BE PLACED HEREON TO DESIGNATE THE TRACTS ON THIS 20 DAY OF April 1955  
Rich E. Graham  
 MIAMI COUNTY AUDITOR

SUBDIVISION FOR MR. WILBUR BETLEY  
 S. MAIN ST., WEST MILTON, OHIO

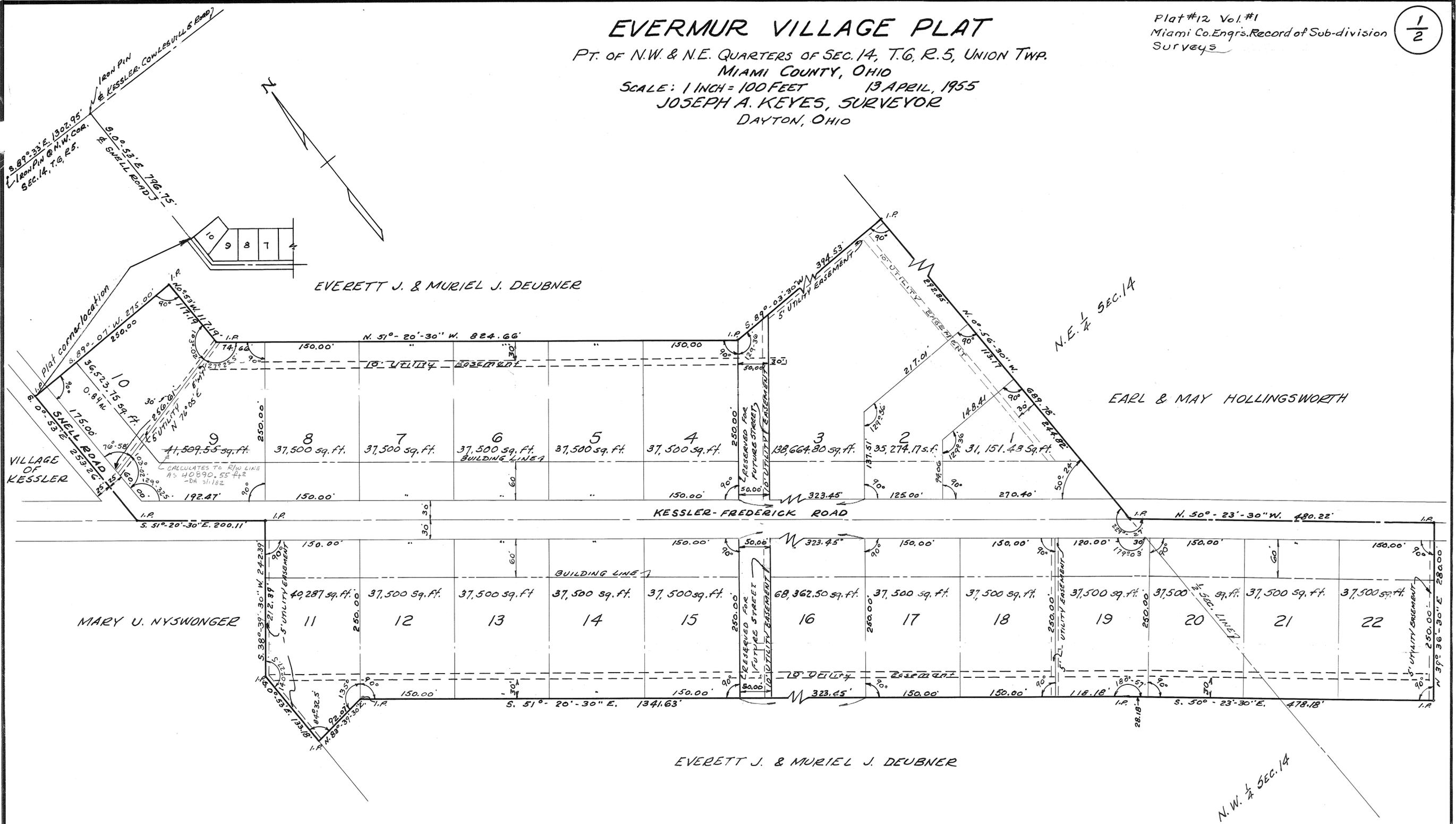


GLEN G. MCCONNELL, JR. REG. CIVIL ENGR & SUR.  
 1710 PETERS ROAD, TROY, OHIO

# EVERMUR VILLAGE PLAT

PT. OF N.W. & N.E. QUARTERS OF SEC. 14, T.6, R.5, UNION TWP.  
MIAMI COUNTY, OHIO  
SCALE: 1 INCH = 100 FEET 13 APRIL, 1955  
JOSEPH A. KEYES, SURVEYOR  
DAYTON, OHIO

Plat #12 Vol. #1  
Miami Co. Engrs. Record of Sub-division  
Surveys



Note: This Plat contains 25.16 acres, including street & highway shown, and is a part of the 96.4 Acres acquired by Everett J. & Muriel J. Deubner by deed recorded in Volume 318, page 264 of the Deed Records of Miami County, Ohio.

APPROVED (DATE) April 21 1955  
MIAMI COUNTY PLANNING COMMISSION  
*[Signature]*  
Committee on Approval  
and  
Miami County  
Commissioners

I hereby certify that this map is a true and complete survey made by me during the month of April, 1955, and that iron pins or pipes have been set at all lot corners.  
Joseph A. Keyes  
Registered Surveyor, No. 2278

I hereby have caused the lot numbers to be placed hereon, designating the lots shown, and have transferred the same.  
*[Signature]*  
MIAMI COUNTY AUDITOR

PLAT NO. 38  
76872  
Received for record this 22 day  
of April, 1955, at 3:30 P.M.  
Book No. 6 Page No. 36  
FEE \$6.40  
*[Signature]*  
MIAMI COUNTY RECORDER

APPROVED April 22 1955  
*[Signature]*  
MIAMI COUNTY ENGINEER

SECTION 14, TOWN 6, RANGE 5,  
UNION TOWNSHIP, MIAMI COUNTY, OHIO

RESTRICTIONS - EVERMUR VILLAGE PLAT

1. THE LOTS IN THE TRACT ARE TO BE USED FOR PRIVATE RESIDENCE PURPOSES ONLY, LOTS 3, 9, 10 & 16 EXCEPTED, AND NO BUSINESS, TRADE OR MANUFACTURE OF ANY KIND SHALL BE CONDUCTED THEREON EXCEPT THAT A PHYSICIAN, DENTIST, PLUMBER, BEAUTICIAN, BARBER, AND OTHER LICENSED TRADE AND/OR PROFESSION OCCUPYING A DWELLING THEREON MAY HAVE OR MAINTAIN HIS OFFICE THEREIN, AND THAT ANY LOT MAY BE USED FOR CHURCH PURPOSES.
2. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
3. NO BUILDING SHALL BE LOCATED NEARER THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT, (NO BUILDING OR PART THEREOF, SHALL BE ERECTED ON ANY LOT LESS THAN 60' FEET BACK FROM THE FRONT LOT LINE, EXISTING BUILDINGS EXCEPTED) ALL BUILDINGS ERECTED FOR DWELLING PURPOSES AND/OR BUSINESS PURPOSES SHALL PROVIDE A SIDE YARD SPACE OF NOT LESS THAN 20 FEET. SAID SIDE YARD SPACE MAY BE DIVIDED UNEVENLY PROVIDED NO PORTION OF ANY BUILDING IS ERECTED CLOSER THAN 5 FEET TO ANY LOT LINE. SIDE YARD SPACE ON CORNER LOTS SHALL BE 40 FEET TO LOT LINE BORDERING PROPOSED STREET EASEMENT.
4. NO DWELLING COSTING LESS THAN \$10,000.00 SHALL BE PERMITTED ON ANY TRACT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1000 SQ. FEET IN THE CASE OF ONE-STORY STRUCTURES, NOT LESS THAN 800 SQ. FEET IN THE CASE OF ONE AND ONE-HALF AND TWO STORY STRUCTURES, AND TRI-LEVEL OR CONTEMPORARY HOMES SHALL CONTAIN MINIMUM 1000 SQ. FEET.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE. NO BUILDINGS OR STRUCTURES WHICH CONTAIN USED OR SECOND-HAND MATERIALS SHALL BE MOVED ON ANY LOT, USED BRICK EXCEPTED.
6. NO BUILDINGS IN THIS PLAT SHALL BE CONSTRUCTED OF CONCRETE OR CINDER BLOCKS UNLESS FINISHED IN STUCCO; AND NO RESIDENCE AND/OR BUILDINGS SHALL BE FINISHED WITH ASBESTOS, ASPHALT, OR OTHER COMPOSITION METAL OR SYNTHETIC SIDING MATERIALS.
7. EVERY BUILDING IN THIS PLAT SHALL BE COMPLETED WITHIN ONE YEAR AFTER STARTING CONSTRUCTION UNLESS TIME EXTENSION IS GRANTED IN WRITING BY E. J. DEUBNER, HIS ADMINISTRATOR OR ASSIGNS, OR A COMMITTEE OF THREE LOT OWNERS RESIDING IN THE PLAT DULY ELECTED FOR THAT PURPOSE.

8. NO FOWL OR LIVESTOCK SHALL BE KEPT OR HARBORED ON ANY TRACT UNLESS THEY ARE SECURELY ENCLOSED BY A FENCE. UNDER NO CONDITIONS SHALL FOWL OR LIVESTOCK BE KEPT IN SUCH A MANNER AS TO PREJUDICE THE USE OF, OR ENDANGER THE HEALTH OF, OR SAFETY, OR UNREASONABLY DISTURB THE QUIET COMFORT OF ANY OCCUPANT OF THIS PLAT, NOR MAY ANY PART OF THIS PLAT BE USED IN SUCH A MANNER.
9. NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET BACK LINE.
10. NO SIGN OR BILLBOARD SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION, EXCEPT LOTS 3, 9, 10 & 16. ALL SIGNS SHALL BE ATTACHED TO BUSINESS BUILDINGS, PORTABLE SIGNS EXCEPTED.
11. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE.
12. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1970 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR PART.
13. THESE COVENANTS SHALL BE ENFORCIBLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS, OR ASSIGNS.
14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
15. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY BUILDING SITE IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING THE LOCATION OF EACH BUILDING HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY IN DESIGN WITH OTHER STRUCTURES IN THE SUBDIVISION, BY THE SUBDIVIDER, HIS REPRESENTIVE, OR BY A COMMITTEE COMPOSED OF THREE (3) LOT OWNERS AS DESIGNATED BY A MAJORITY OF THE LOT OWNERS; THIS COMMITTEE TO BE ELECTED AS SOON AS 10 RESIDENCES ARE COMPLETED AND OCCUPIED.
16. UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM IS CONSTRUCTED TO SERVE THIS SUBDIVISION A SEPTIC SYSTEM APPROVED BY THE COUNTY BOARD OF HEALTH SHALL BE USED. (1000 GAL. TANK REQUIRED)
17. UNTIL SUCH TIME AS A PUBLIC WATER SUPPLY IS AVAILABLE TO THIS SUBDIVISION DRINKING WATER SHALL BE SUPPLIED BY A DRILLED WELL APPROVED BY COUNTY BOARD OF HEALTH.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE 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 PROPERTY AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Everett J. Deubner  
Muriel J. Deubner  
J. A. Klepinger  
 WITNESS --- Ralph W. Dermitt  
Carl C. Karns  
Shelma F. Karns

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF April, 1955. BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME Everett J. Deubner Muriel J. Deubner AND J. A. Klepinger AND 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 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Ralph W. Dermitt  
 NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO

Rec. 6 pg 37  
See Rec 7 pg 7

# WINTERHILL PLAT

Subdivision of 6.72 acres in the southwest quarter of Section  
21 - T 2 - R 9, Bethel Township, Miami County, Ohio.

Plat # 7 Volume # 1  
Miami Co. Engr's Record of  
Subdivision Surveys  
Scale 1 inch = 100 feet

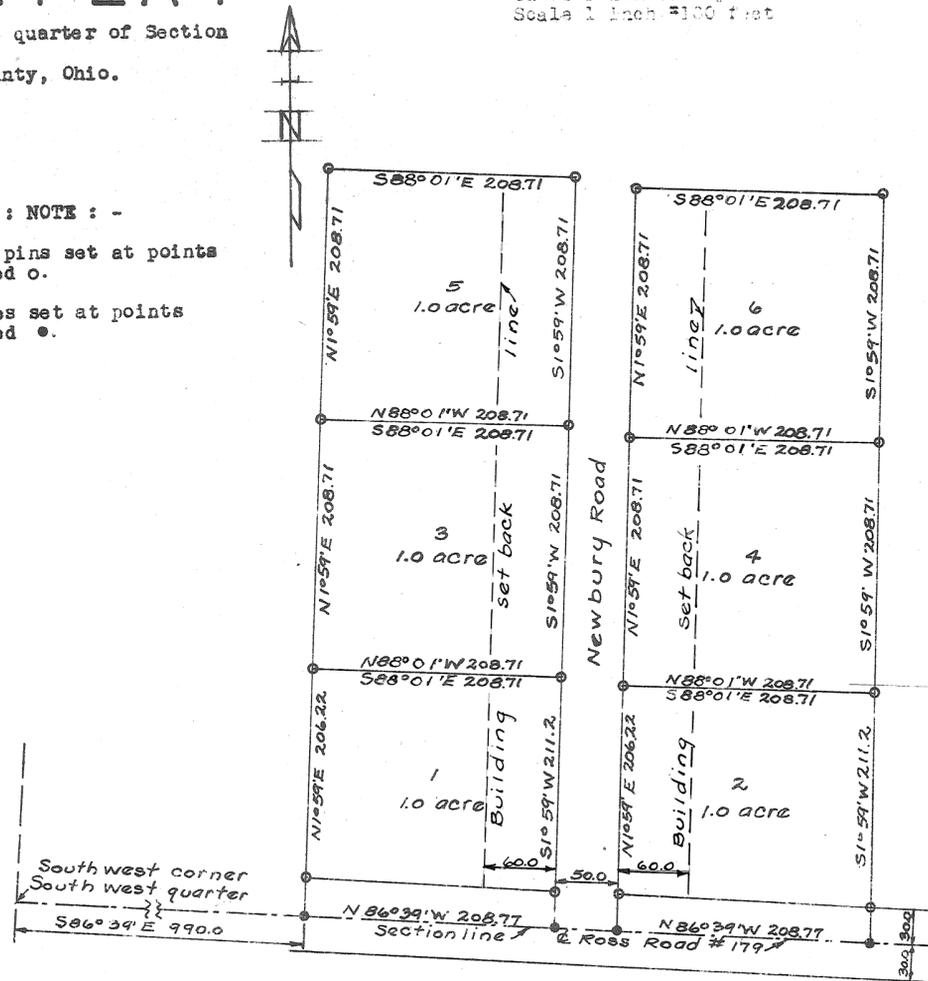
## PROTECTIVE COVENANTS AND RESTRICTIONS

1. All numbered homesites or building tracts in this subdivision shall be known and used as single residential homesites. No tract shall be resubdivided into smaller tracts for the purpose of additional residences. Only one residence may be built or placed on any tract.
2. No residence building with less than 1,000 square feet of first floor space or 800 square feet for 1½ or 2 story shall be erected or placed on any tract in this addition. The exterior shall be covered with wood siding, brick, stucco or stone. No concrete or cinder block houses will be permitted. No asphalt base exterior siding is permitted. Any building shall be fully completed within a period of one year from date of beginning.
3. Any outbuilding shall have same quality finish and roof as used for the residence. No such building can be made of unsightly material or boxes or similar lumber.
4. All buildings shall be placed back of set-back line as shown on the recorded plat, and no nearer than thirty feet of any side property line.
5. No trailer, defense cabin, tent or shack is permitted on this land, nor is any basement, garage, or outbuilding at any time to be used as a temporary or permanent residence.
6. Until such a time as a public water supply and a public sanitary sewage system are available, each dwelling erected in this subdivision shall have a well and a private sewage system, the location and construction of which shall be approved by the proper health authorities. No outside toilets permitted except during the period of construction.
7. No business is permitted. No noxious or offensive trade shall be carried on upon this land, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No unused building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
9. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract in this addition, and no portion thereof shall be used for automobile junk pile or the storage of any kind of junk or waste material.
10. The premises must be kept neat and clean, the buildings well painted and the weeds and underbrush must be kept under control at all times.
11. The privilege and easement is hereby reserved to the seller, his heirs, representatives and assigns to erect light and telephone poles and suitable equipment for any other utilities and to lay water lines on or in the rear eight feet, or as shown, of each tract herein platted, or on or in a three foot strip along the sideline of each tract when necessary to gain access to the rear line easement for utility purposes and to repair or replace poles, equipment or mains.
12. These covenants and restrictions are to run with the land and shall be binding on the parties and all persons claiming under them, until July, 1975, at which time said covenants shall be automatically extended for successive periods of ten years. At any time these covenants may be amended by written consent of sixty percent of the then owners of tracts, each owner having one vote for each separate tract owned by him.
13. If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development of subdivision described hereon, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violations.
14. In validation of any of these covenants by judgment or court order shall in no wise effect any of the provisions which shall remain in force and effect.
15. Written approval of design, plans and location of all buildings to be erected in accordance with these restrictions, shall be obtained from the owners of said subdivision, namely Fred C. Halteman or Virginia L. Halteman, or their agents. Each owner must furnish a complete set of house plans which will be retained by them.

- : NOTE : -

Iron pins set at points marked o.

Spikes set at points marked •.



State of Ohio, Montgomery County ss :  
Fred C. Halteman and Virginia L. Halteman, the grantors in the foregoing plat, do hereby acknowledge the signing and execution of the foregoing plat for uses and purposes herein mentioned.

Witnessed by us

*Jack G. Halteman*  
*Fred C. Halteman*

*Virginia L. Halteman*

Be it be remembered that on the 23rd of April, 1955, before me, the subscriber, a Notary Public, in and for said County, personally came Fred C. Halteman and Virginia Halteman, the grantors in the foregoing plat and acknowledged the signing of the same to be their voluntary act and deed.

GEO. W. LANE, Notary Public  
in and for Montgomery County, Ohio, Notary Public, Montgomery County, Ohio.  
My commission expires July 10 - 1955

My commission expires 7-10-1955

Plat #40

Approved April 25, 1955  
Miami Co. Planning Commission

Approved April 25, 1955  
County Engineer

*John A. Straker*  
*Robert J. ...*  
*...*

*T. C. ...*

I hereby have caused the lot numbers to be placed thereon to designate the tracts shown.

*Ruth E. ...*  
County Auditor Date April 25, 1955

File No. 76919  
Received for Record

April 26, 1955 8:00 A.M.

Recorded in Plat Record  
Book # 6, page # 38

*Herman ...*  
Miami County Recorder  
Fee \$ 4.50

The sizes of the lots and the widths of the roads are correctly shown.  
Newbury Road is hereby dedicated to public use forever.

*Barry A. ...*  
Ohio Registry #3334

NOTE:  
SEE REC. BK. G PG 89

# WESTBROOK SUBDIVISION NO. 4

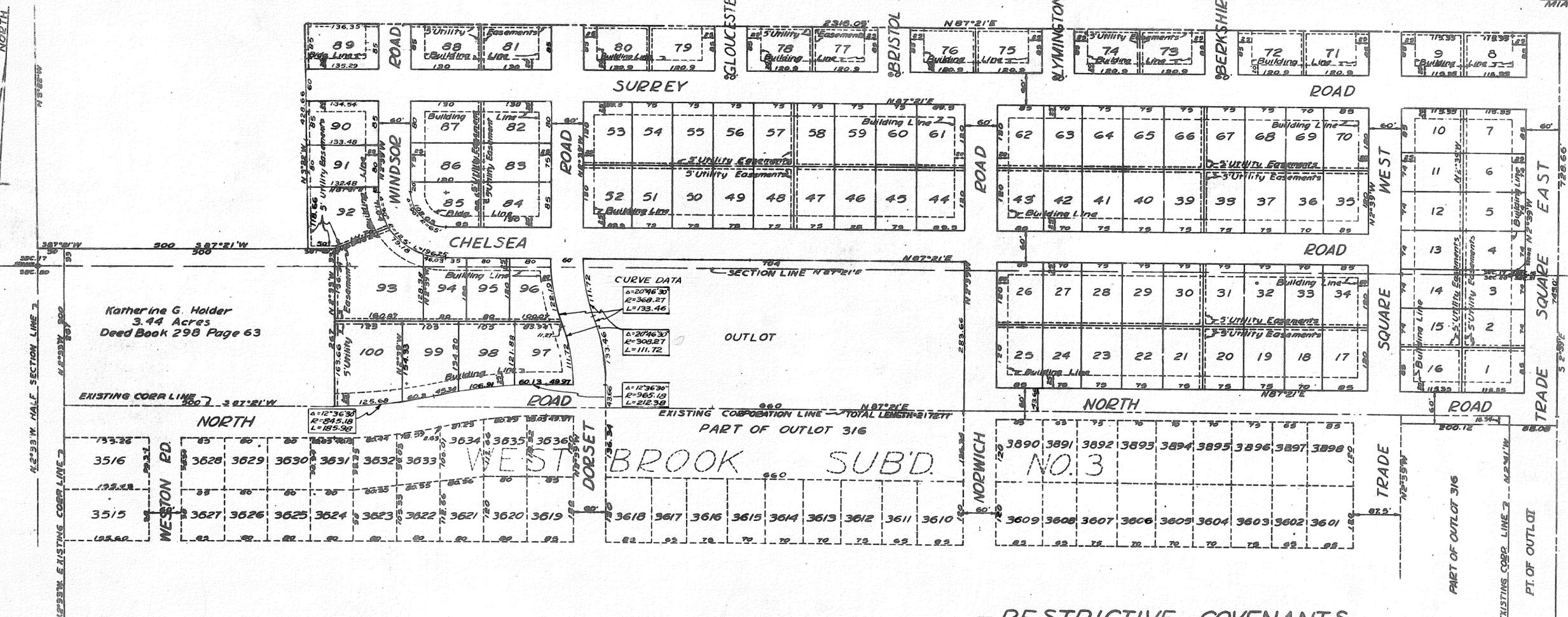
SCALE - (DO NOT SCALE)  
THIS IS A REDUCED  
PHOTOLITH

VOL. NO. 1 PLAT NO. 13  
MIAMI CO. ENGR'S RECORD OF LAND SURVEYS  
SUBDIVISION

FILE NO. 77337 RECEIVED FOR  
RECORD AT 3:26 ON THIS 19 DAY OF  
MAY 1955  
PLAT RECORD BOOK 6 PAGE 39

MIAMI COUNTY RECORDER

Being a subdivision of 38.097 acres in Town 5, Range 6 East, Concord Township consisting as follows; 0.936 acres in the S.W. quarter of Section 16; 23.272 acres in the S.E. quarter of Section 17; 13.316 acres in the N.E. quarter of Section 20; and 0.573 acres in the N.W. quarter of Section 21. Being a part of land acquired by deed recorded in Deed Book 266 Page 312 of Miami County Deed Records.



## - RESTRICTIVE COVENANTS -

These Covenants are to run with the land and shall be binding on all parties and persons claiming under them until Jan. 1, 1975, at which time said Covenants shall be automatically extended for successive periods of ten years, unless, by vote of the majority of the then owners of the lots, it is agreed to change said Covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the Covenants herein, it shall be lawful for any other person or persons owning real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenants and either to prevent him or them from so doing or to recover damages or other due for such violations. Invalidation of any one of these Covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots in this tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached lot 2 family dwelling not to exceed 2 and one-half stories in height and a private garage for not more than two cars. No outside stairway will be permitted on any structure.

2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the Recorded Plat. No residence shall be located nearer than 10 feet to any side lot line except in the case of attached garages in which case the garage side of the residence may be 5 feet from the side lot line. Detached garages shall be located at least 60 feet from the front lot line and not nearer than 5 feet from any side or rear lot line. Trees shall be located not nearer than 15 feet from any lot line on which there are utility easements.

3. No single lot shall hereafter be subdivided into parcels for additional residential building.

4. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or may become a nuisance or annoyance to the neighborhood.

5. No trailer, basement, tent, shack, barn or other out building erected on this plat shall at any time be used as a residence temporarily, nor shall any structure of a temporary nature be used as a residence.

6. No dwelling costing less than \$12,000 shall be erected on any lot in this plat. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 850 square feet in the case of a one and one-half story structure, nor less than 720 square feet in the case of a two or two and one-half story structure.

7. Easements affecting lots shown on the recorded plat are dedicated for utility installation and maintenance.

8. No permanent sign or billboard shall be erected on any lot.

9. In the event any restrictions have been omitted herein, which omitted restrictions are already a part of the zoning ordinance of the City of Troy, Ohio, such zoning ordinance shall apply.

We the undersigned, being all the owners and lienholders of the land described in the within plat, voluntarily consent to the execution of said plat and dedicate the streets shown hereon to the public use forever.

April 14<sup>th</sup> 1955  
Witnessed by: The Troy Land Improvement Co.  
Oliver M. Brown By R. C. Kelbreath President  
R. C. Kelbreath By R. C. Kelbreath Secretary

State of Ohio, County of Miami  
Before me a notary Public in and for Miami County, Ohio personally came, The Troy Land Improvement Company, a corporation by R. C. Kelbreath its president and R. C. Kelbreath its secretary and acknowledged the signing of the foregoing plat to be their voluntary act and deed. In witness whereof, I hereunto set my hand and notary seal this 13<sup>th</sup> day of April 1955.

Roberta Dawn  
Notary Public, Miami County, Ohio  
My commission expires Feb. 27, 1956.

At a meeting of the Troy City Planning and Zoning Commission held this 15<sup>th</sup> day of April 1955, this plat was approved.

L. J. Lindenberg President  
Opal Collins Secretary

PLAT NO. 39  
The foregoing plat approved by the Board of Commissioners of Miami County, Ohio. April 21 1955.

Herschel Stecker  
Boyd Garrison  
Paul H. Javel

I hereby approve this plat and the lot numbers shown thereon this 10<sup>th</sup> day of May 1955.  
Arthur J. Deane  
Miami County Auditor

I hereby approve this plat, this 22<sup>nd</sup> day of April 1955.  
R. C. Kelbreath  
Miami County Engineer

I hereby certify this plat to be correct.



# WESTBROOK SUBDIVISION No 1-A

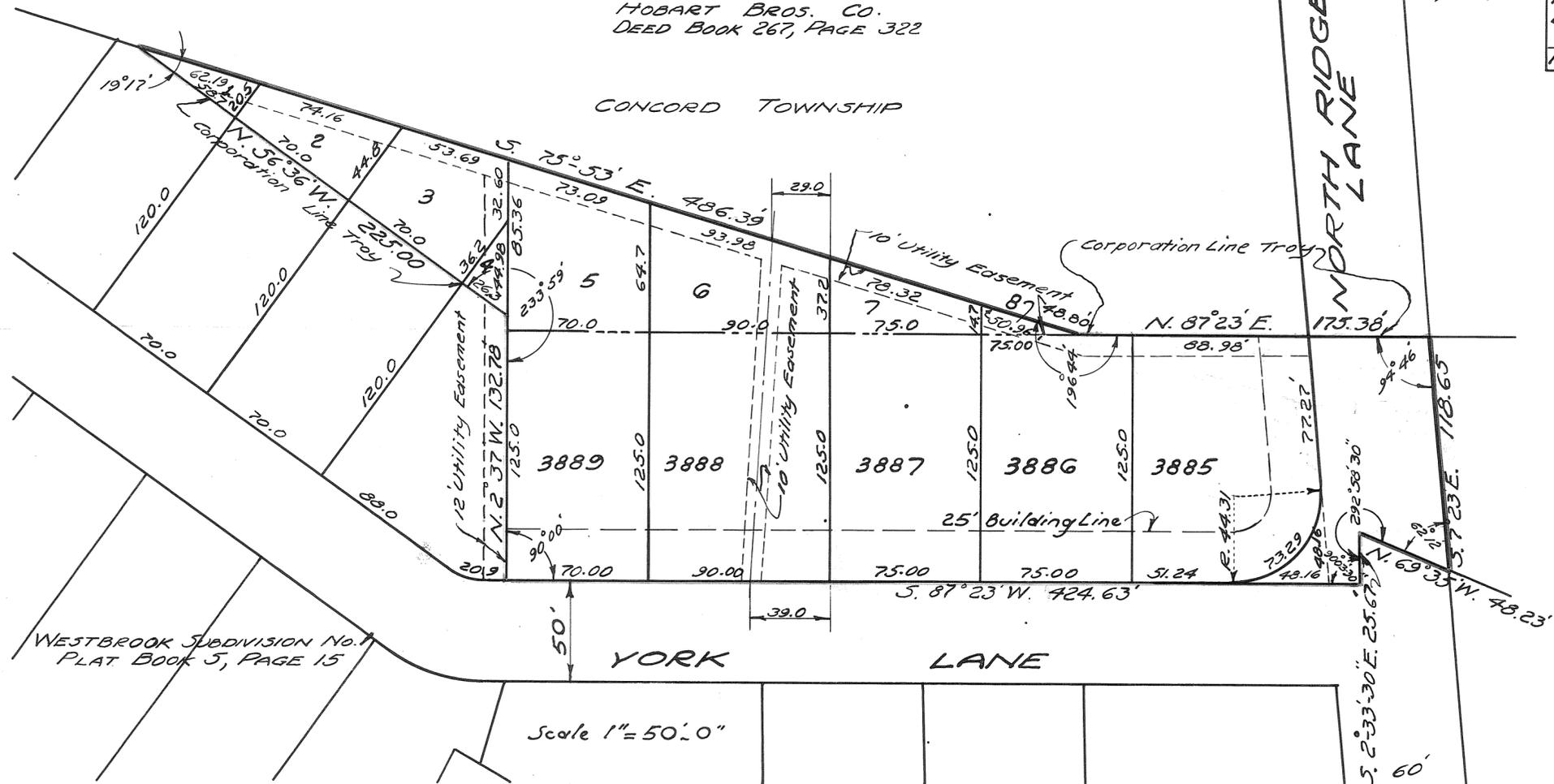
Being a subdivision of Out Lot 69, City of Troy, Ohio as conveyed to Troy Land Improvement Co. by deed recorded in Deed Book 298 page 432 and 0.440 acres of a tract situate in Section 21, Town 5, Range 6, Concord Township, Miami County Ohio, conveyed to Hobart Bros. Co. by deed recorded in Deed Book 267 page 322, all deed references in Miami County Deed Records. Out Lot 69 on Westbrook Subdivision No. 1 is subdivided into Lots 3885 to 3889 inclusive on this subdivision.

RECORDER'S Vol. 6 PAGE - 40  
 Lot Survey Record Vol. 5 Pg. 147  
 Office of Miami County Engineer

77475  
 \$ Fee 4.30

Received for Record  
 MAY - 18 - 1955  
 9:50 A.M.  
 Plat Record  
 Book No 6 Page 40  
 Horace C. Linn  
 Miami County Recorder

HOBART BROS. CO.  
 DEED BOOK 267, PAGE 322



WESTBROOK SUBDIVISION No. 1  
 PLAT BOOK 5, PAGE 15

Scale 1" = 50' 0"

We, the undersigned, being all the owners and lienholders of the land herein subdivided, do hereby voluntarily consent to the execution of the said subdivision and to the dedication of the streets to the public use forever.

We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public or private utility lines of services under, on or over these certain strips of land designated hereon as "Utility Easements."

Troy Land Improvement Co.

By R. C. Halbrath President Witness William R. Turner

By W. C. Jenkins Secretary Witness Marshall Beck

Hobart Bros. Co.

By E. A. Hobart President Witness William R. Turner

By R. C. Halbrath Secretary Witness Marshall Beck

STATE OF OHIO, COUNTY OF MIAMI, SS  
 Before me, a notary public, in and for Miami County, Ohio personally came The Troy Land Improvement Co., a corporation, by its President and its Secretary and The Hobart Bros. Co., a corporation, by its President and its Secretary, and acknowledged the signing and execution of the foregoing subdivision to be their voluntary act and deed; this 15th day of April, 1955

Notary Public Marshall Beck

My commission expires Dec. 18, 1955

The foregoing plat approved by the Planning Commission City of Troy, Ohio this 15th day of APRIL, 1955.

R. N. Sinsheimer President

Opal Collier Secretary

That portion of this plat which lies within the Corporate Limits of Troy, Ohio approved by ordinance of Council of Troy, Ohio.

ORD. No. 9-12-55 MAY 2, 1955 N. W. Jamplin Clerk of Council

O. S. McCull, President of Council

I hereby approve this plat and the lot numbers thereon.

Ruth E. Graham - May 6, 1955 Miami County Auditor

I hereby approve this plat May 18, 1955

H. C. Freshour Miami County Engineer

I hereby certify that all measurements are correct, and that iron pins are set at all lot corners, street intersections, and changes in alignment. All curved distances are measured on the arc.

Parker S. Bookwalter  
 Parker S. Bookwalter, Registered Surveyor

# BLOCHER SUBDIVISION

## DESCRIPTION

Being a subdivision of 8.80 Acres, situated in the N.W. Qr. Sec. 26, T-9, R-4E, Twp. of Newberry, County of Miami, State of Ohio, and being a subdivision of part of a tract of land conveyed by Clinton Peiffer to Lewis T. Arthur et. al. recorded in Vol. 252, Page 139, Deed Records, Miami County, Ohio. The lots are numbered for 1 to 5 inclusive as shown.

## DEDICATION

We, the undersigned, do hereby voluntarily consent to the execution of this plat.  
This 16 day of May, 1955.

Witness: *L. W. Steel* Signed: *Bertha S. Arthur*

STATE OF OHIO, MIAMI COUNTY, S.S.

Be it remembered that on this 16 day of May, 1955, before me, a notary public in and for said county, personally came *Bertha S. Arthur* and \_\_\_\_\_, who acknowledged the signing and execution of this plat to be their voluntary act and deed.

*L. W. Steel*  
Notary Public in and for Miami County, Ohio.

My Commission Expires Jan 11, 1957

Transferred on this 19th day of May, 1955

*Ruth E. Graham*  
Miami County Auditor

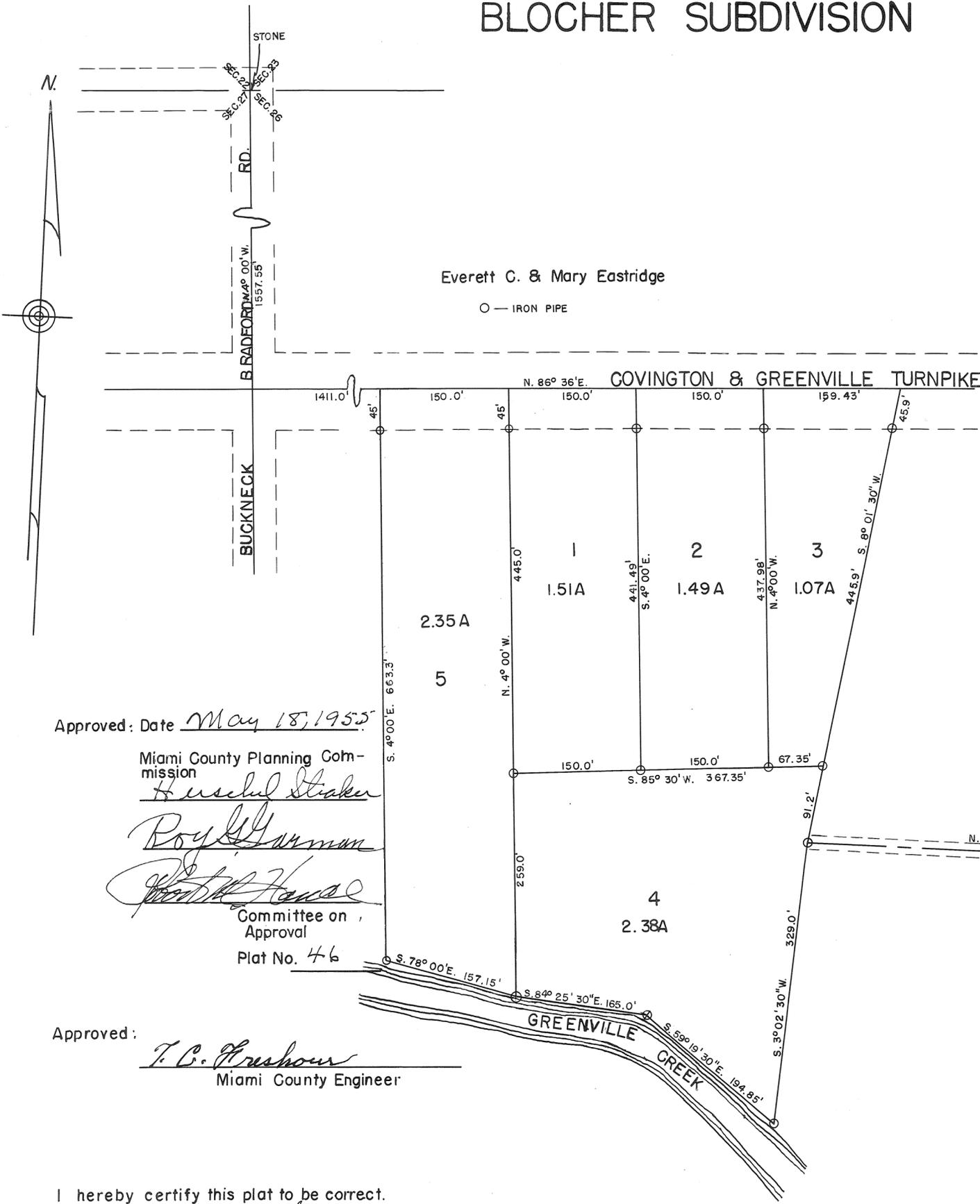
File No. 77501

Received: Time 9:30 A.M., Date 5-19, 1955.

Recorded: May 19, 1955 Book 6, Page 41

Fee \$ 4.30 Plat Records, Miami County, Ohio.

*Horace C. Comer*  
Miami County Recorder



Everett C. & Mary Eastridge

O - IRON PIPE

COVINGTON & GREENVILLE TURNPIKE

2.35A

5

1.51A

2

1.49A

3

1.07A

4

2.38A

GREENVILLE CREEK

Approved: Date May 18, 1955

Miami County Planning Commission

*Herschel Straker*  
*Roy L. Gorman*  
*Walter House*

Committee on Approval

Plat No. 46

Approved:

*T. C. Plushour*  
Miami County Engineer

I hereby certify this plat to be correct.

Date May 13<sup>th</sup> 1955

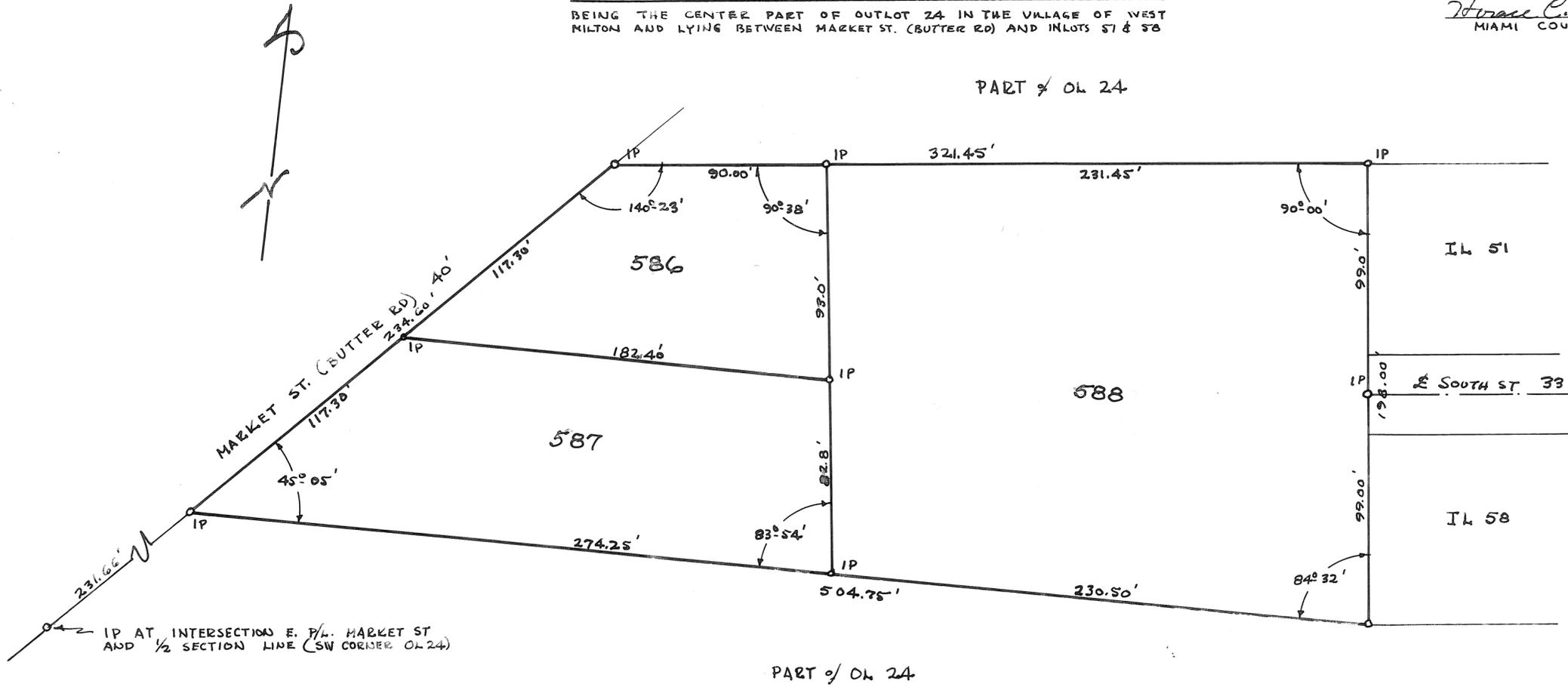
*Respect F. Boschers*  
Registered Surveyor 2594

FILE NO 77523 VOL 6 PAGE 42  
RECEIVED MAY 20 1955 PLAT RECORDS, MIAMI CO  
RECORDED MAY 20 1955 FEE \$ 4 30

*Horace C. Croner*  
MIAMI COUNTY RECORDER

HILL'S SUBDIVISION 1/2 PART 1/2 OUTLOT 24

BEING THE CENTER PART OF OUTLOT 24 IN THE VILLAGE OF WEST MILTON AND LYING BETWEEN MARKET ST. (BUTTER RD) AND INLOTS 51 & 58



DEDICATION

I, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND TO THE DEDICATION OF STREETS, AS SHOWN HEREON, TO THE PUBLIC USE FOREVER ON THIS 16 DAY OF May 1955

WITNESS:	SIGNED:
<i>Bertha M. Hill</i>	<i>Gale M. Hill</i>
<i>J. M. Galley</i>	<i>Mildred E. Hill</i>

ACCEPTANCE

THE FOREGOING PLAT APPROVED BY ORDINANCE OF THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO, DATED May 17, 1955

<i>Robert L. Pearson</i>	<i>Peter M. Cymbala</i>
VILLAGE CLERK	MAYOR

I HEREBY APPROVE THIS PLAT AND HAVE CAUSED THE INLOT NUMBERS TO BE PLACED HEREON TO DESIGNATE THE TRACTS ON THIS 20th DAY OF May 1955

*Ruth E. Dehman*  
MIAMI COUNTY AUDITOR

STATE OF OHIO, MIAMI COUNTY SS

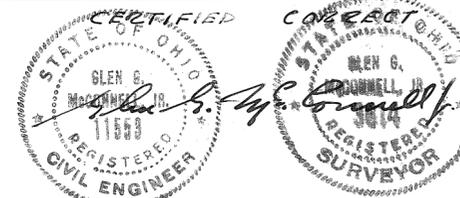
BE IT REMEMBERED THAT, ON THIS 16 DAY OF May 1955, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME

*Gale M. Hill & Mildred E. Hill*  
WHO ACKNOWLEDGE THE SIGNING AND DEDICATION OF THIS PLAT TO BE HIS/HER/THEIR VOLUNTARY ACT AND DEED

*J. M. Galley*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, O.

MY COMMISSION EXPIRES 4-13-56

SUBDIVISION FOR MR GALE HILL  
BOX 106, PLEASANT HILL, OHIO



GLEN G. McCONNELL JR., CIVIL ENGR & SURVEYOR  
1710 PETERS ROAD, TROY, OHIO

**DEDICATION FOR ALLEY OF PART OF O.L. 66**

2215. Sq. Ft.

NOTE

I hereby certify this plat to be correct.

C. C. Carpenter  
C.C. Carpenter - C.E.

We the undersigned owners of the land shown in this plot do hereby dedicate the same to be an alley for the public use forever, and do hereby acknowledge the signing hereof to be our voluntary act and deed.

Joseph Howard Nies May 16 1955  
Owner  
Lois Nies  
Owner

Mattis J. Mersch  
Witness

Ronald H. Hagman  
Witness

State of Ohio, Miami County, ss:

Personally appeared before me the above named

Joseph Howard Nies and Lois Nies and acknowledge the signing thereof to be their voluntary act and deed.

acknowledged and subscribed before me this 16<sup>th</sup> day of May, 1955.

Miriam Benham  
Notary Public,  
In and for Miami County, Ohio  
My commission expires May  
1st, 1957

Approved by Municipal Engineer, Tipp City, Ohio.

Date May 16, 1955.

Russel H. Blank  
signed

At a meeting of the Tipp City Planning Commission held this 16 day of May, 1955, this plat and restrictions were approved,

Chairman

Russell Lehman  
Mayor

At a meeting of the Council of the Village of Tipp City, Ohio, held 16 day of May, 1955, this plat and restrictions were approved by ordinance Number \_\_\_\_\_.

Down J. Davis  
Pres. of Council

Phyllis Gieseman  
Clerk of Council

Approved by Miami County Engineer.

Date May 20, 1955.

T. C. Freshour  
Signed

I hereby have made record of the dedication of the area shown hereon and have transferred the same.

Date May 20, 1955.

Ruth E. Graham  
Miami County Auditor

File Number 77524 Received

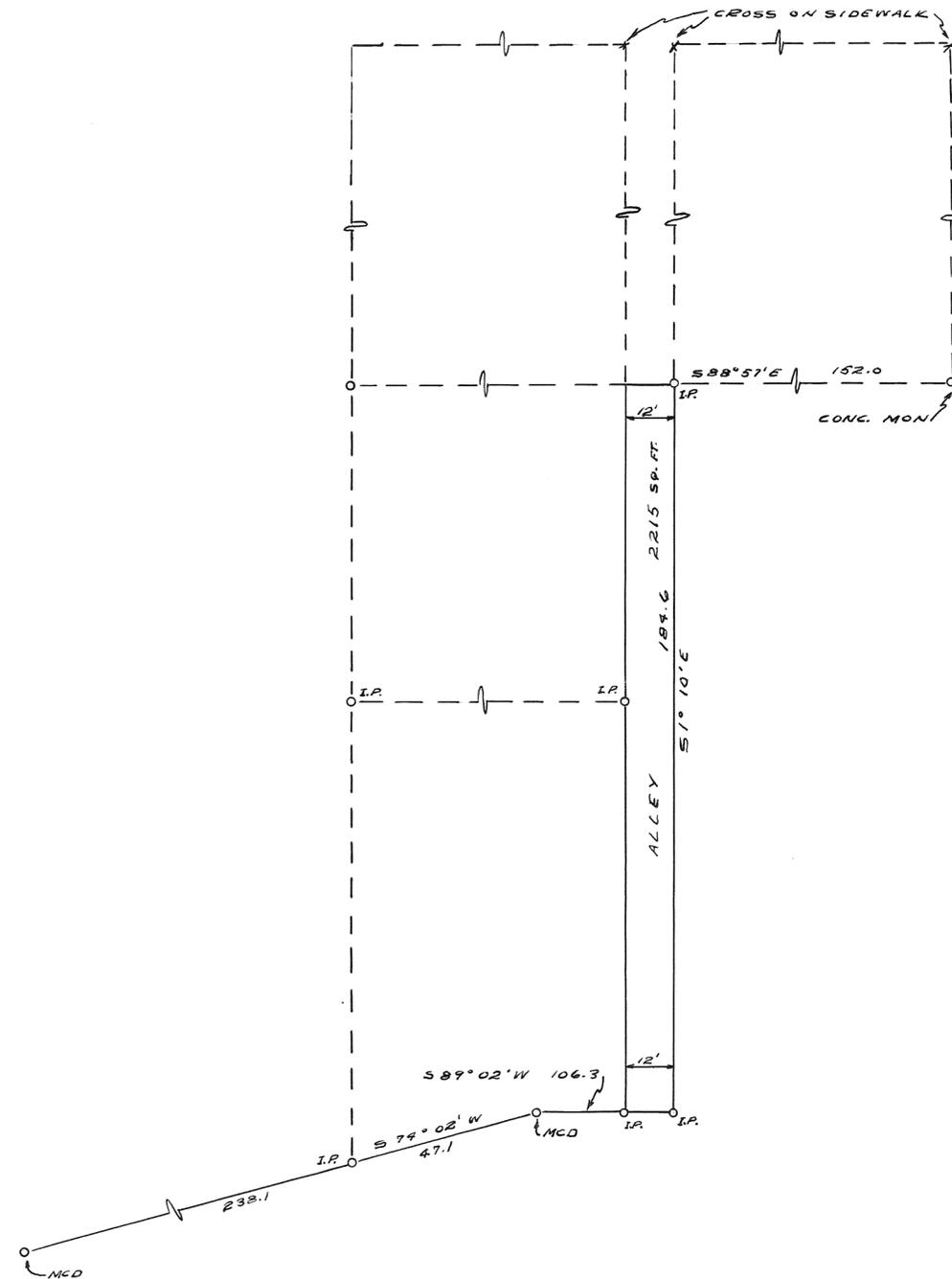
10:40 A.M. May 20, 1955.  
Time Date

Recorded in Plat Record

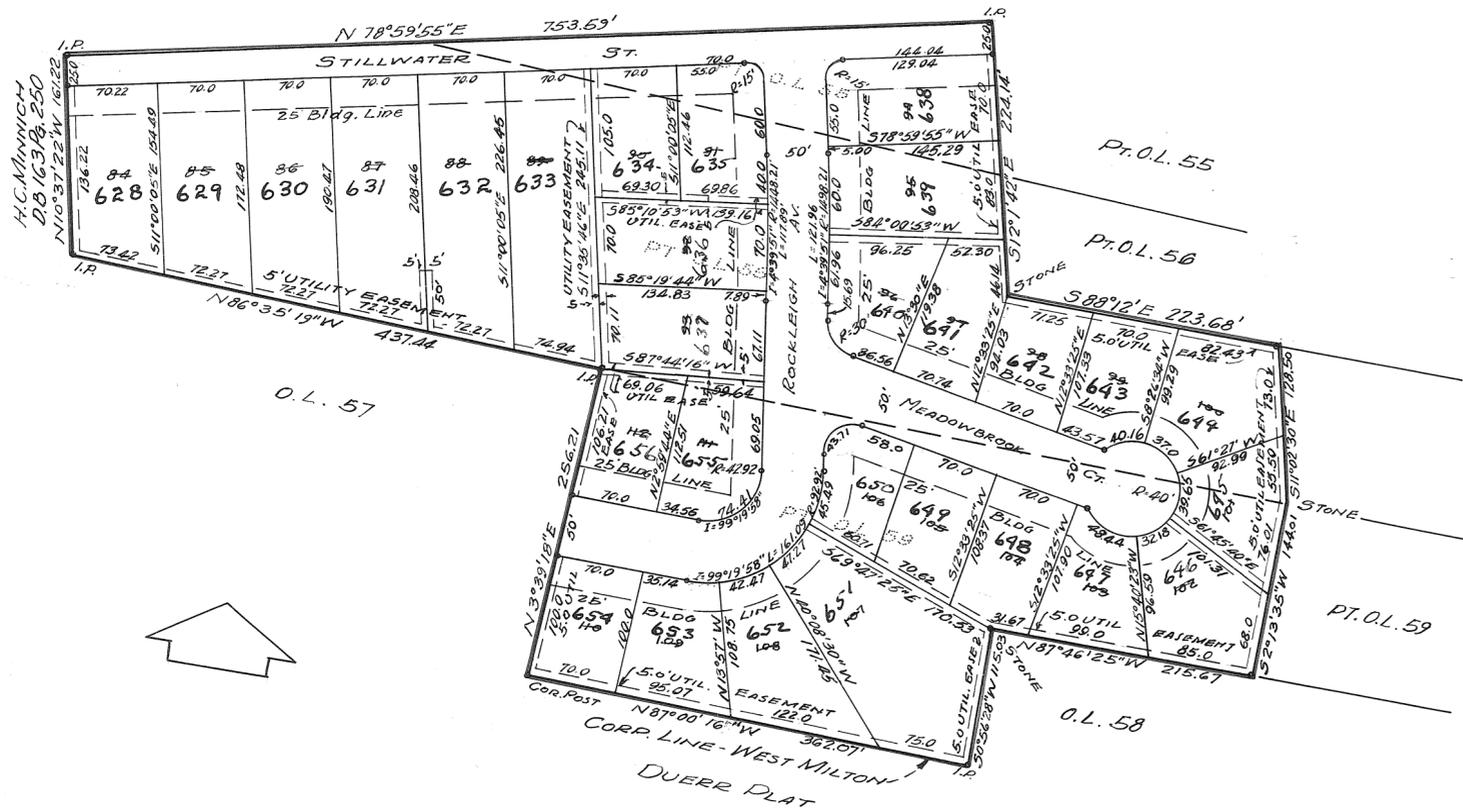
6 43  
Book Number Page Number

Horace C. Gomer  
Miami County Recorder

Fee \$ 4.30



DEDICATION OF ALLEY JOSEPH NIES		
TIPP CITY		
C. C. CARPENTER, C. E. — TROY, OHIO OHIO REGISTRATION NO. 120		
DATE APRIL 1955	DRAWN BY W.W.B. TRACED BY W.W.B. CHECKED BY C.C.C.	SHEET NO 1/1



**- COVENANTS -**

All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, not to exceed two and one-half stories in height and a private garage for not more than two cars.

No lot shall be hereafter subdivided into parcels for additional residential purposes.

No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. All buildings erected for residential purposes shall provide a total of not less than 15 feet of side yard space. Said sideyard space may be divided unevenly provided no portion of any building is erected closer than 5' to any lot line.

The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 975 square feet in the case of a one or one and one-half story structure, and not less than 700 sq. ft. in the case of a two or two and one-half story structure.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

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

No sign or billboard shall be erected on any lot in this subdivision.

Easements affecting lots shown on the recorded plat are dedicated for utility installation and maintenance.

These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975 at which time said covenants shall be automatically extended for successive periods of 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.

These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.

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

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

APPROVED on this 19<sup>th</sup> day of April, 1955  
by the COUNCIL of the Village of West Milton, O.

Pat M. Cymbala  
Mayor

Robert L. Pearson  
Clerk

TRANSFERRED on this 25<sup>th</sup> day of May, 1955 at 9:35 A.M.

Ruth E. Pshaw  
County Auditor  
Miami Co. Ohio

77624  
RECORDED on this 25<sup>th</sup> day of May, 1955 at 9:35 A.M.  
Plat Bk. 6 - Page 44

Fee \$4.32  
Horace C. Cramer  
County Recorder  
Miami Co. Ohio.

We, the undersigned, being all the owners and lien-holders of the lands herein platted, do hereby voluntarily consent to the execution of said plat and to dedicate the streets as shown hereon 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 ingress and egress to the property for said purposes and are to be maintained as such forever.

Ernest O. Brown  
Edward Duerr

James V. Harris  
Ernest O. Brown

Anna Belle Duerr  
James V. Harris

St. Lange  
Dr. H. Faust  
Wilbur D. Jackson

STATE of OHIO, County of Miami: ss

Be it remembered that on this day of 1955, before me, the undersigned, a Notary Public in and for said County and State, personally came

and 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 Notary Seal on this 5<sup>th</sup> day of April, 1955.

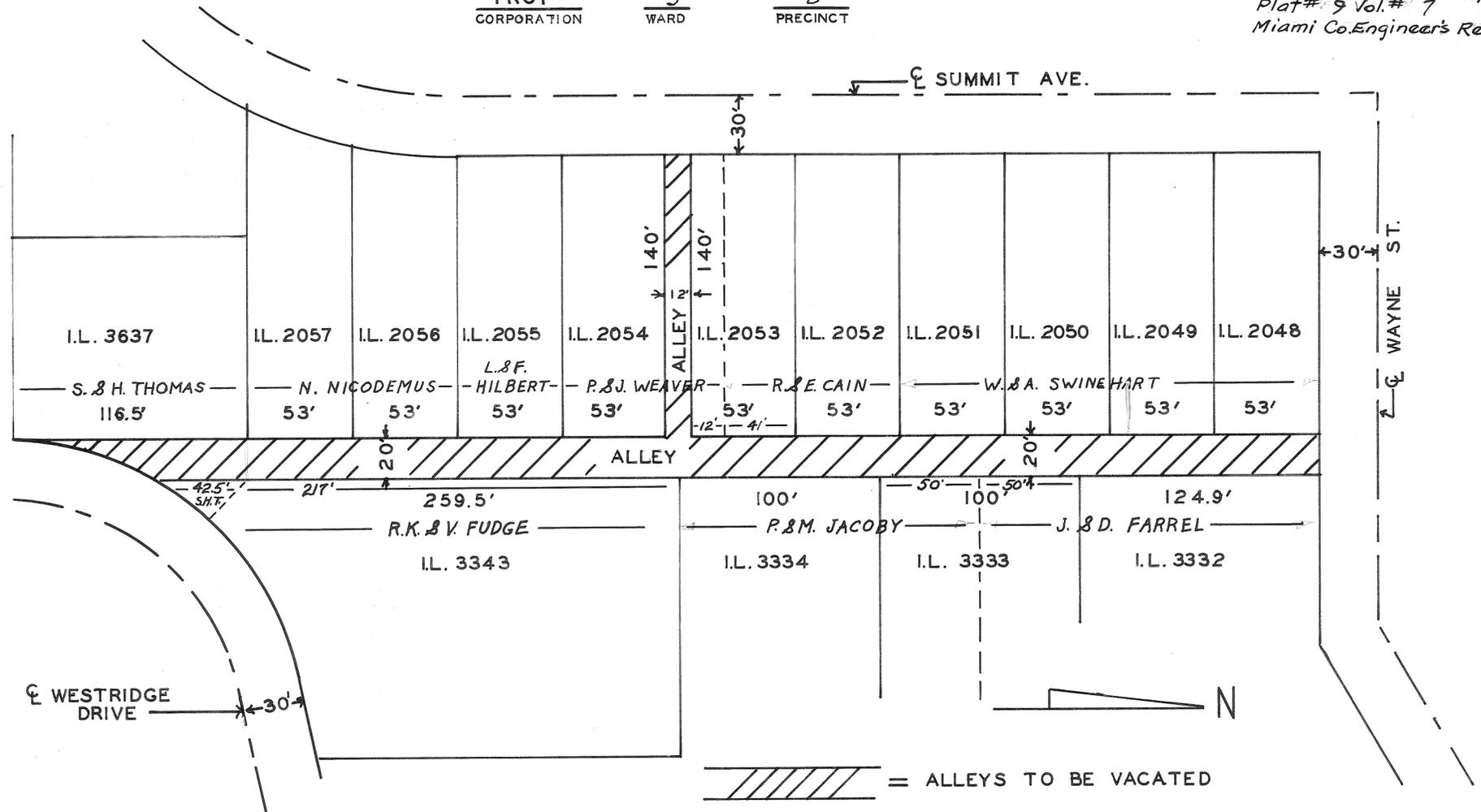
James V. Harris  
Notary Public  
Com. Expires Oct. 17, 1957

**DUERR PLAT NO 5  
WEST MILTON**

MIAMI CO. OHIO.  
Being a Replot of Part of O.L. 55, 56 & 59, Village of West Milton and being 7.93 Acres of that part of said Ouilots conveyed to Anna Belle Duerr and recorded in Deed Book 311 Page 284 on the Deed Records of said County.

I, hereby certify, that this map is a true and complete survey made under my supervision on April 4, 1955; that all monuments are set as shown.  
SCALE 1"=100'

Ernest O. Brown  
ERNEST O. BROWN  
REG. CIVIL ENG & SURVEYOR  
1516 ENMONS AV.  
DAYTON, O.



THE UNDERSIGNED PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE ABOVE ALLEYS VACATION AS BEING THEIR VOLUNTARY ACT AND DEED.

Stanley O. Thomas  
Helen S. Thomas  
Paul W. Jacoby  
Marge Jacoby  
Joseph E. Farrell  
Dorothy K. Farrell  
R. Keith Fudge  
Ulna Fudge  
Nora Nicodemus

Louis Hilbert  
Florence Hilbert  
E. dythe Cain  
Ralph W. Cain  
Paul J. Weaver  
June L. Weaver  
Ward E. Swinehart  
Arline A. Swinehart

WITNESS

WITNESS

SWORN AND SUBSCRIBED BEFORE ME THIS 2ND DAY OF APRIL 1955

W. R. Francis  
 NOTARY

NOTARY IN AND FOR MIAMI COUNTY, OHIO. MY COMMISSION EXPIRES JANUARY 1958

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO.  
 4-15-55 L. N. Lindenberg  
 PRESIDENT  
Opal Collier  
 SECRETARY

APPROVED MAY 2, 1955, BY ORDINANCE NO. 0-11-55 OF THE CITY COUNCIL OF CITY OF TROY, O.  
Paul W. Fess  
 MAYOR  
O. S. McLean  
 PRES. OF COUNCIL  
N. N. Tomplin  
 CLERK OF COUNCIL

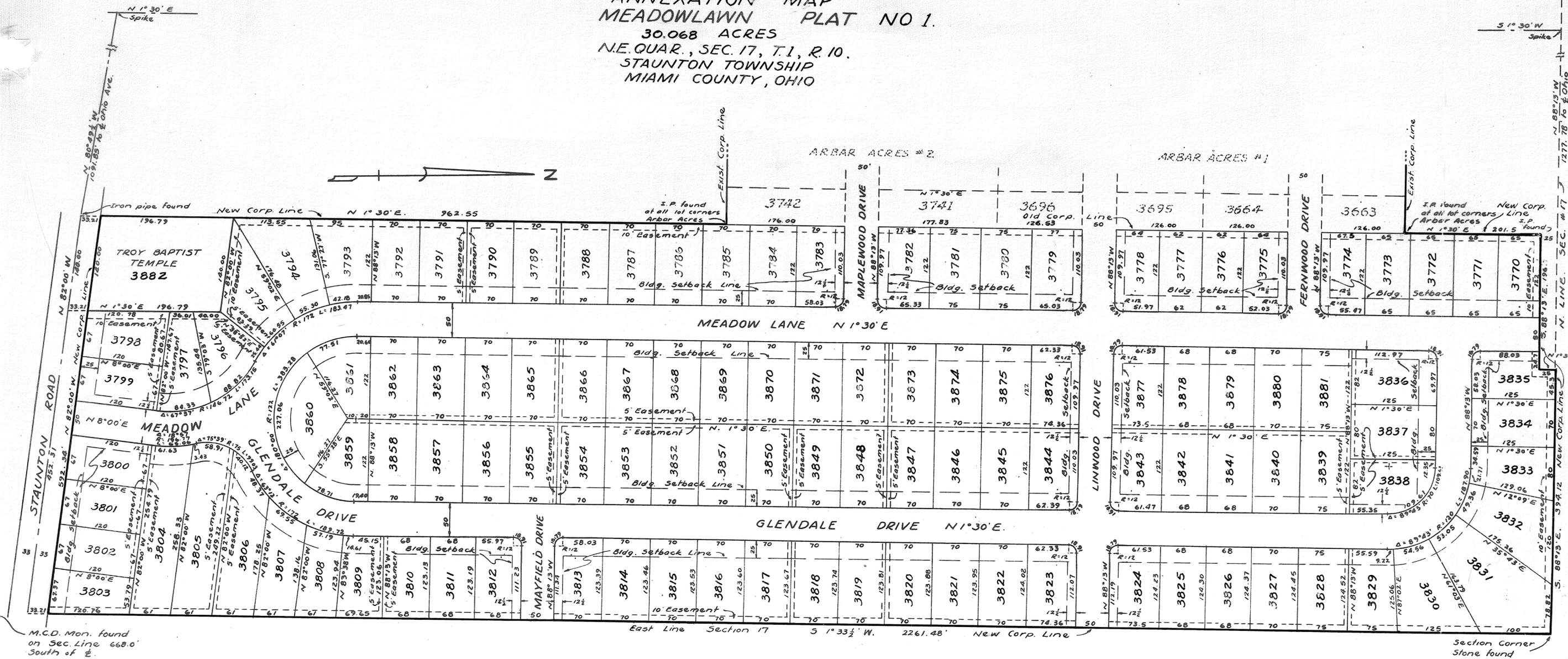
APPROVED May 30 1955  
Ruth E. Spalane  
 MIAMI CO. AUDITOR

FILE NO. 77529 RECEIVED  
2:10 P.M. MAY-20-1955  
 TIME MONTH  
 RECORDED IN PLAT RECORD  
6 44-A  
 BOOK NO. PAGE NO.  
Thomas E. Casner  
 MIAMI COUNTY RECORDER  
 FEE 4.30

VACATION OF ALLEYS		
TROY OHIO		
S.O. THOMAS P.E. TROY OHIO OHIO REGISTRATION NO. 9251		
DATE MARCH 1955	DRAWN BY S.O.J. TRACED BY S.O.J. CHECKED BY	SHEET NO

Note: This sketch filed for reference only. Not signed by a Registered Surveyor

ANNEXATION MAP  
MEADOWLAWN PLAT NO. 1.  
30.068 ACRES  
N.E. QUAR., SEC. 17, T.1, R. 10.  
STAUNTON TOWNSHIP  
MIAMI COUNTY, OHIO



At a meeting of the City Council of the City of Troy, Ohio held this 2nd day of May 1955, this annexation plat was accepted by Ordinance Number 0-9-55

*Paul W. New*  
Mayor  
*O. S. Miller*  
Pres. of Council  
*N. J. Tompkins*  
Clerk of Council

I hereby approve this annexation plat this 22nd day of November, 1954  
*L. C. Freshour*  
Miami County Engineer

I hereby certify this annexation plat to be correct.  
*Franklin D. Ruck*  
Franklin D. Ruck, C.E.  
Reg. Surv. # 3319

77853  
Received for Record this 3rd day of June 1955, at 3:20 P.M.  
Book No. 6 Page 45  
*Horace C. Palmer*  
Miami County Recorder

I hereby approve this annexation plat and the lot numbers thereon this 3rd day of June 1955.  
*Paul E. Graham*  
Miami County Auditor

MEADOWLAWN PLAT NO. ONE  
TROY OHIO

C E R T I F I C A T I O N  
In the matter of annexing Meadowlawn Plat No. 1.  
to  
The City of Troy, Miami County, Ohio

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio do hereby certify that the attached is a true copy of Ordinance No. 0-9-55 "Accepting application for annexation of territory, being Meadowlawn Plat Number One". Said Ordinance being adopted and approved by Council and Mayor on May 2, 1955.

I further certify that the attached certified Proof of Publication of Ordinance No 0-9-55 on May 7th and May 14th 1955 is true and correct.

Attached to transcript of proceedings of the County Commissioners of Miami County, in the matter of annexing Meadowlawn Plat No 1 to the City of Troy, Ohio is an annexation map showing the territory included in Ordinance No 0-9-55. This map shows the permanent numbers assigned to the various lots (112) being Nos 3770 to 3881 inclusive and the .74 acres facing on Staunton Road being Lot No. 3882 rather than the original lot numbers and description assigned prior to acceptance of annexation as shown in Ordinance No 0-9-55 as lots Nos 1 to 112 inclusive and the parcel containing .74 acres, more or less.

Dated May 23 1955  
OFFICIAL SEAL

H. H. Tamplin  
Clerk of Council and City Auditor  
of  
The City of Troy, Miami County, Ohio

PROOF OF PUBLICATION

THE STATE OF OHIO  
MIAMI COUNTY

ss:  
R. D. STEINMETZ, being first duly sworn, says that he is Business Manager of THE MIAMI UNION PUB. CO. publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Saturday, of each week for two weeks, beginning on the 7th day of May, 1955.

Sworn to and subscribed before me this 16th day of May, 1955.  
Printer's Fee \$ 21.38

Notary's Fee \$  
Total \$  
R. D. STEINMETZ  
Geraldine W. Hayner  
Notary Public, Miami County, Ohio  
Notarial Seal

ORDINANCE NO. 0-9-55

ORDINANCE ACCEPTING APPLICATION FOR ANNEXATION OF TERRITORY, BEING MEADOWLAWN PLAT NUMBER ONE. BE IT ORDAINED by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:

SECTION 1. That the application of Charlotte E. Archer for annexation of the following described territory in the County of Miami and adjacent to the City of Troy, to wit:

Situate in the State of Ohio, County of Miami, and in the Township of Staunton, and bounded and described as follows:

Being a part of Section 17, Town 1, Range 10, M.R.S. Beginning at a stone in the Northeast corner of said section, thence South 40 30' West with the section line 34.24 chains to an iron pipe; thence North 79o West, a distance of 8.98 chains to an iron pipe, the place of beginning of tract herein conveyed; thence North 40o 30' East, parallel with the East section line, 230 feet to a point, thence South 79o East, parallel with the Troy and Staunton Pike, 140 feet to a point; thence South 40 30' West 230 feet to the center of the Troy and Staunton Pike; thence North 79o West along the center of said Pike, 140 feet to the place of beginning, containing 0.74 acres, more or less.

Also the following described real estate situate in the Northeast Quarter of Section Seventeen, Town One, Range Ten, Staunton Township, Miami County Ohio, Being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, of Meadowlawn Plat No. 1 and the Streets dedicated in said Plat, as recorded in Volume No. 6, Plat No. 14, Miami County Recorder's Plat Records.

and accurate map of which territory, together with the petition for its annexation, and other papers relating thereto, in a certified transcript of the proceedings of the County Commissioners in relation thereto are on file with the Clerk of the Council of said City, be and the same is hereby accepted and approved.

SECTION 2. That this Ordinance shall take effect and be in full force from and after the earliest date allowed by law.  
Adopted May 2, 1955

O. S. Metcalf  
President of Council

Approved May 2, 1955

Paul W. Kerr,  
Mayor,

Attest H. H. Tamplin,  
Clerk of Council

May 7-14

ORDINANCE NO. 0-9-55

ORDINANCE ACCEPTING APPLICATION FOR ANNEXATION OF TERRITORY, BEING MEADOWLAWN PLAT NUMBER ONE

Be IT ORDAINED by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:

SECTION 1. That the application of Charlotte E. Archer for annexation of the following described territory in the County of Miami and adjacent to the City of Troy, to wit:

Situate in the State of Ohio, County of Miami, and in the Township of Staunton, and bounded and described as follows:

Being a part of Section 17, Town 1, Range 10, M.R.S. Beginning at a stone in the Northeast corner of said section, thence South 40 30' West with the section line 34.24 chains to an iron pipe; thence North 79o West, a distance of 8.98 chains to an iron pipe; the place of beginning of the tract herein conveyed; thence North 40 30' East, parallel with the East section line, 230 feet to a point, thence South 79o East, parallel with the Troy and Staunton Pike, 140 feet to a point; thence South 40 30' West 230 feet to the center of the Troy and Staunton Pike; thence North 79o West along the center of said pike, 140 feet to the place of beginning, containing 0.74 acres, more or less.

Also the following described real estate situate in the Northeast Quarter of Section Seventeen, Town, One, Range Ten, Staunton Township, Miami County, Ohio,

Being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, of Meadowlawn Plat No. 1, and the Streets dedicated in said Plat, as recorded in Volume No. 6. Plat No. 14, Miami County Recorder's Plat Records.

an accurate map of which territory, together with the petition for its annexation, and other papers relating thereto, in a certified transcript of the proceedings of the County Commissioners in relation thereto are on file with the Clerk of the Council of said City, be and the same is hereby accepted and approved.

SECTION 2. That this Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

Adopted May 2, 1955

O. S. Metcalf  
President of Council  
Paul W. Kerr  
Mayor

Approved May 2, 1955

Attest H. H. Tamplin  
Clerk of Council

C E R T I F I C A T I O N

In the Matter of annexing Meadowlawn Plat No. 1

to  
The City of Troy, Miami County, Ohio

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio, do hereby certify that the attached is a true copy of Transcript of proceedings in the matter of annexing Meadowlawn Plat No 1 to the City of Troy Ohio as filed with me as City Auditor and Clerk of Council of the City of Troy, Ohio, County of Miami, by the Board of Commissioners of Miami County, Ohio on February 11 1955.

Dated May 5, 1955  
OFFICIAL SEAL  
H. H. Tamplin  
Clerk of Council and City Auditor  
of the City of Troy, Miami County  
Ohio

Extract from Minutes of the Council of the City of Troy, Ohio concerning annexation of Meadowlawn Plat No. 1 to the City of Troy, Ohio.

April 25 1955:  
"ORDINANCE NO. 0-9-55 ACCEPTING APPLICATION FOR ANNEXATION OF TERRITORY, BEING MEADOWLAWN PLAT No 1 ----GIVEN FIRST READING."

May 2 1955  
"ORDINANCE NO. 0-9-55 ACCEPTING APPLICATION FOR ANNEXATION OF TERRITORY, BEING MEADOWLAWN PLAT NUMBER ONE. This Ordinance was given Second Reading. Jenkins moved, seconded by Gardner the rule requiring three readings be suspended. Vote on the Motion: Yeas: Chase, Cherrington, Gardner, Hoefflin, Holt, Jenkins, Barnett. Nays: None. On motion of Holt, duly seconded by Chase the Ordinance was adopted on the following roll call: Yeas: Chase, Cherrington, Gardner, Hoefflin, Holt, Jenkins, Barnett. Nays: None. ORDINANCE ADOPTED."

Troy Ohio May 5, 1955

In the matter of Annexation to the City of Troy Ohio of Meadowlawn Plat No. 1, I the undersigned H. H. Tamplin, Clerk of Council and Auditor of the City of Troy, County of Miami, State of Ohio, hereby certify that the above is a true copy taken from the minutes of a meeting of the Council of the City of Troy, Ohio held on the 25th day of April 1955 and also of a meeting of said Council held on May 2 1955.

OFFICIAL SEAL

H. H. Tamplin  
Clerk of Council of the  
City of Troy, Miami County,  
Ohio.

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING MEADOWLAWN PLAT NO. 1 \* Staunton TOWNSHIP, TO THE CITY OF TROY, OHIO

I, Mary F. Boyd, Clerk of the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached photostat copies of "PETITION FOR ANNEXATION", with map attached; the "AFFIDAVIT" of the agent, Edwin W. Barnes, certifying to the publication and posting notice; and the "PROOF OF PUBLICATION", are true and correct copies.

I further certify that the attached typewritten copies of the "ACCEPTANCE OF PETITION", and "PUBLIC HEARING HELD - PETITION GRANTED", are true and correct copies of resolutions and action taken by the Board of Miami County Commissioners on dates of November 22, 1954, and January 26, 1955, as recorded in Commissioners' Journal No. 33, pages 228, and 272 respectively.

LEGAL NOTICE

Notice is hereby given that on the 22nd day of November, 1954, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory, situated in the County of Miami and adjacent to the City of Troy, to-wit:

Date: Jan. 29, 1955

Mary F. Boyd  
Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio.

PETITION FOR ANNEXATION

To The Commissioners of Miami County, State of Ohio:

The undersigned, being a majority of the adult freeholders residing on the following described territory, situated in the County of Miami, and adjacent to the City of Troy, to-wit:

Situate in the State of Ohio, County of Miami, and in the Township of Staunton, and bounded and described as follows:

Being a part of Section 17, Town 1, Range 10, M.R.S. Beginning at a stone in the Northeast corner of said section, thence South 40 30' West with the section line 34.24 chains to an iron pipe; thence North 79o West, a distance of 8.98 chains to an iron pipe, the place of beginning of the tract herein conveyed; thence North 40 30' East, parallel with the East section line, 230 feet to a point; thence South 79o East, parallel with the Troy and Staunton Pike, 140 feet to a point; thence South 40 30' West 230 feet to the center of the Troy and Staunton Pike; thence North 79o West along the center of said pike, 140 feet to the place of beginning, containing 0.74 acres, more or less.

Also the following described real estate situate in the Northeast Quarter of Section Seventeen, Town One, Range Ten, Staunton Township, Miami County, Ohio.

Being lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, of Meadowlawn Plat No. 1, and the Streets dedicated in said Plat, as recorded in Volume No. 6, Plat No. 14, Miami County Recorder's Plat Records,

an accurate map of which territory is hereto attached; respectfully petition that the said above-described territory may be annexed to the City of Troy, and Edwin W. Barnes is hereby authorized to act as agent of the petitioners in securing such annexation.

Charlotte E. Archer

MEADOWLAWN PLAT #1 ANNEXATION

STATE OF OHIO, )  
MIAMI COUNTY, SS: ) AFFIDAVIT

Edwin W. Barnes, being first duly sworn, says that he is the agent of the petitioners for the annexation of 0.74 acres in Section 17, Town 1, Range 10, M.R.S., Staunton Township, Miami County, Ohio, and for Lots One to One Hundred Twelve, inclusive, of Meadowlawn Plat #1, Staunton Township, Miami County, Ohio.

Affiant says that the legal notice has been published in The Troy Daily News, as evidenced by the proof of publication attached hereto and made a part here of, and that a copy of said notice was posted in a conspicuous place within the limits of the property to be annexed in the 4th day of December, 1954, more than six weeks prior to the time fixed for the hearing, said legal publication and posting of said notice having been done in compliance with Section 707.05 of the Revised Code of the State of Ohio.

Further affiant saith not.

Edwin W. Barnes

Sworn to before me and subscribed in my presence by the said Edwin W. Barnes this 26th day of January, A.D. 1955.

J. Cameron Dungan

J. Cameron Dungan, Notary Public in and for the State of Ohio. My Commission expires December 1, 1956.

PROOF OF PUBLICATION

The State of Ohio )  
Miami County ) ss:

R. D. Steinmetz, being duly sworn, says that he is Business Manager of THE MIAMI UNION PUB. CO. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Friday of each week for 5 weeks, beginning on the 26th day of November, 1954.

R. D. Steinmetz

Sworn to and subscribed before me this 27th day of December, 1954.

Geraldine W. Hayner  
Notary Public, Miami County, Ohio

Printer's Fee \$47.94  
Notary's Fee \$ .80  
Total \$48.74

(SEAL)

Situate in the State of Ohio, County of Miami, and in the Township of Staunton, and bounded and described as follows:

Being a part of Section 17, Town 1, Range 10 M.R.S. Beginning at a stone in the Northeast corner of said section, thence South 40 30' West with the section line 34.24 chains to an iron pipe; thence North 79o West, a distance of 8.98 chains to an iron pipe, the place of beginning of the tract herein conveyed; thence North 40 30' East, parallel with the East section line, 230 feet to a point; thence South 79o East, parallel with the Troy and Staunton Pike, 140 feet to a point; thence South 40 30' West 230 feet to the center of the Troy and Staunton Pike; thence North 79o West along the center of said pike, 140 feet to the place of beginning, containing 0.74 acre, more or less.

Also the following described real estate situate in the Northeast Quarter of Section Seventeen, Town One, Range Ten, Staunton Township, Miami County, Ohio.

Being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, of Meadowlawn Plat No. 1, and the Streets dedicated in said Plat, as recorded in Volume No. 6, Plat No. 14, Miami County Recorder's Plat Records, praying therein that said territory be annexed to the City of Troy in the manner provided by law and designating the undersigned as their agent in securing such annexation.

The said Board of Commissioners has fixed the 26th day of January, 1955, at 10:00 o'clock A. M. as the time for hearing said petition at the office of the Commissioners in the Miami County Courthouse, Troy, Ohio.

EDWIN W. BARNES,  
Agent of the Petitioners.

J. CAMERON DUNGAN,  
Attorney.

Nov. 26--Dec. 3-10-17-24.

Page 1.

ANNEXATION OF MEADOWLAWN PLAT NO. 1 - STAUNTON TOWNSHIP, TO THE CITY OF TROY, OHIO

ACCEPTANCE OF PETITION

Charlotte E. Archer, Petitioner

Mr. Straker introduced the following resolution and moved that it be adopted:

WHEREAS, a petition has been presented to the Board of Miami County Commissioners by Charlotte E. Archer, asking for annexation of certain territory, being a part of Section 17, Town 1, Range 10, Staunton Township, containing 0.74 acres, more or less; together with 112 lots, known as Meadowlawn Plat No. 1, being located in the Northeast Quarter of Section 17, Town 1, Range 10, and filed as Plat No. 1, in Volume No. 1, of the "Record of Subdivisions" in the Miami County Engineer's office, and

WHEREAS, both parcels of land as described in said petition and the accompanying plat map, total approximately 30.068 acres to be annexed; and such petition is being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, BY THE Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and shall be for hearing on the 26th day of January 1955, at ten o'clock A. M., in the office of the Commissioners of Miami County, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent of the petitioner, Edwin W. Barnes, Troy, Ohio, as designated in said petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows: Mr. Hance, yea; Mr. Straker, yea; and Mr. Garman, yea,

\* \* \* \* \*

Page 2.

ANNEXATION OF MEADOWLAWN PLAT NO. 1 - STAUNTON TOWNSHIP, TO THE CITY OF TROY, OHIO  
(Sections 707.05, - 06, 07, 709.03)

Charlotte E. Archer, Petitioner

PUBLIC HEARING HELD - PETITION GRANTED

The following resolution was introduced by Mr. Hance, who also moved that it be adopted:

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on November 22, 1954, a public hearing was held in the Commissioners' Office, Court House, Troy, Ohio, on this day, January 26, 1955, at ten o'clock A. M. on the petition of Charlotte E. Archer, requesting that the land as described in such petition being located in Section 17, Town 1, Range 10, of Staunton Township, known as Meadowlawn Plat No. 1, be annexed to the city of Troy, Ohio, and

WHEREAS, said petition and accompanying map of land to be annexed has been on file in the County Auditor's office for public inspection since November 22, 1954, and

WHEREAS, the required legal notice of said petition and hearing has given by publication and posting as required by law, as appears from the affidavit and proof of publication submitted this date, and

WHEREAS, no one appeared to object to the granting of the petition; the petitioner's agent affirmed approval of the annexation at the hearing, therefore, be it

CONTINUED ON BACK SIDE



DESCRIPTION

Being a subdivision of a tract of land bounded by letters ABCDA as shown on this plat, and being a subdivision of part of O.L. 213, which was transferred by deed from Francis Buel et. ux. to Bessie I. Garbry and recorded in Vol. 291, Page 154, Deed Records of Miami County, Ohio. The lots of this plat are numbered from 5578 to 5580 inclusive.

DEDICATION

We, the undersigned, do hereby voluntarily consent to the execution of the said plat.  
 Date JUNE 1, 1955

Witness: Jack D. Dordick Signed: Bessie I. Garbry  
Clifford M. Utterback Ralph B. Garbry

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

Be it remembered that on this 7th day of JUNE, 1955, before me, a notary public in and for said county, personally came Bessie I. Garbry and Ralph B. Garbry who acknowledged the signing and execution of this plat to be their voluntary act and deed.

Ruth F. Utterback  
 Notary Public in and for Miami County, Ohio.

My Commission Expires June 12, 1955.

Date	Signed:	Date	Signed:
Approved: _____	Mayor, City of Piqua, O.	_____	City Commissioner, Piqua, O.
_____	City Manager, Piqua, O.	_____	City Commissioner, Piqua, O.
_____	City Commissioner, Piqua, O.	<u>6/2/55</u>	<u>B. Frank Albright</u> Chairman, Planning Commission
_____	City Commissioner, Piqua, O.	_____	<u>J. W. Schroeder</u> Planning Commissioner
_____	City Commissioner, Piqua, O.	<u>6/2/55</u>	<u>Phelan Jastrow</u> CITY ENGINEER

THE GARBRY PLAT  
 CITY OF PIQUA, OHIO

I hereby certify the above plat to be correct. This 19th day of May, 1955.

Robert J. Buchanan  
 Registered Surveyor 2594

I hereby approve this plat.

\_\_\_\_\_  
 Miami County Engineer

I hereby approve this plat and have caused the numbers to be placed there on to designate the tracts. This 8th day of June, 1955.

Ruth E. Graham  
 Miami County Auditor

File No. 77920 Vol. 6, Page 46  
 Received: 6/7-55 Plat Records, Miami County, Ohio.  
 Recorded: 6/7-55 Fee 4.30  
2:00 P.M.

Horace C. Gomer  
 Miami County Recorder



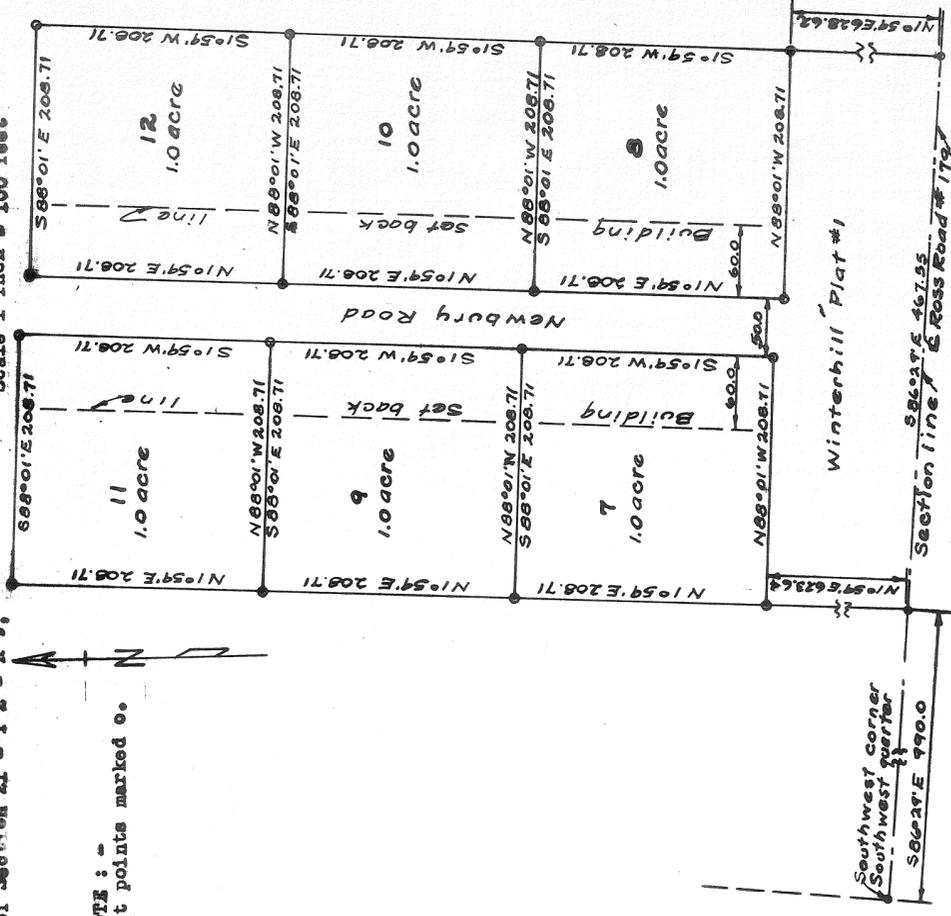


# WINTERHILL PLAT NO. 2

Plat #6 Volume #1  
Miami County Engineer's  
Record of Subdivision  
Surveys  
Scale 1 inch = 100 feet

Subdivision of 6.719 acres in the southwest quarter of Section 21 - T 2 - R 9.

Bethel Township, Miami County, Ohio.



NOTE: -

Set iron pins at points marked o.

### PROTECTIVE COVENANTS AND RESTRICTIONS

- All numbered homesites or building tracts in this subdivision shall be known and used as single residential homesites. No tract shall be resubdivided into smaller tracts for the purpose of additional residences. Only one residence may be built or placed on any tract.
- No residence building with less than 1,000 square feet of first floor space or 800 square feet for 1 1/2 or 2 story shall be erected or placed on any tract in this addition. The exterior shall be covered with wood siding, brick, stucco or stone. No concrete or cinder block houses will be permitted. No asphalt base exterior siding is permitted. Any building shall be fully completed within a period of one year from date of beginning.
- Any outbuilding shall have same quality finish and roof as used for the residence. No such building can be made of unsightly material or boxes or similar lumber.
- All buildings shall be placed back of set-back line as shown on the recorded plat, and no nearer than thirty feet of any side property line.
- No trailer, defense cabin, tent or shack is permitted on this land, nor is any basement, garage or outbuilding at any time to be used as a temporary or permanent residence.
- Until such a time as a public water supply and a public sanitary sewage system are available, each dwelling erected in this subdivision shall have a well and a private sewage system, the location and construction of which shall be approved by the proper health authorities. No outside toilets permitted except during the period of construction.
- No business is permitted. No noxious or offensive trade shall be carried on upon this land, nor shall anything be done therein which may become an annoyance or nuisance to the neighborhood.
- No unused building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
- No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract in this addition, and no portion thereof shall be used for automobile junk pile or the storage of any kind of junk or waste material.
- The premises must be kept neat and clean, the buildings well painted and the weeds and underbrush must be kept under control at all times.
- The privilege and easement is hereby reserved to the seller, his heirs, representatives and assigns to erect light and telephone poles and suitable equipment for any other utilities and to lay water lines on or in the rear eight feet, or as shown, of each tract herein platted, or on or in a three foot strip along the sideline of each tract when necessary to gain access to the rear line easement for utility purposes and to repair or replace poles, equipment or mains.
- These covenants and restrictions are to run with the land and shall be binding on the parties and all persons claiming under them, until July, 1975, at which time said covenants shall be automatically extended for successive periods of ten years. At any time these covenants may be amended by written consent of sixty percent of the then owners of tracts, each owner having one vote for each separate tract owned by him.
- If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of these covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development of subdivision described hereon, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violations.
- If validation of any of these covenants by judgment or court order shall in no wise effect any of the provisions which shall remain in force and effect.
- Written approval of design, plans and location of all buildings to be erected in accordance with these restrictions, shall be obtained from the owners of said subdivision, namely Fred C. Halteman or Virginia L. Halteman, or their agents. Each owner must furnish a complete set of house plans which will be retained by them.

The sizes of the lots and the width of the roads are correctly shown.

Newbury Road is hereby dedicated to public use forever.  
*Harry A. Lewis* June 25 1955.  
Ohio Registry #3834

State of Ohio, Miami County ss  
Fred C. Halteman and Virginia L. Halteman, the grantors in the foregoing Plat, do hereby acknowledge the signing and the execution of said plat for uses and purposes herein mentioned.

Witnessed by us  
*Bessie Frye*  
*St E Frye*

*Fred C. Halteman*  
*Virginia L. Halteman*

Be it be remembered that on the 24th day of June 1955, before me, the subscriber, a Notary Public, in and for said county, personally came Fred C. Halteman and Virginia L. Halteman, the grantors in the foregoing plat and acknowledged the signing of same to be their voluntary act and deed.

*Fred C. Halteman*  
Notary Public, Miami County, Ohio  
My Commission expires 12/31/58

Plat # 57

Approved June 27 1955  
Miami County Planning Commission

*Frank Straker*  
*Robert J. ...*  
*...*

Approved June 27 1955  
Miami County Engineer

*R. C. ...*

File No. 78329  
Received for Record

Recorded in Plat Record  
Book # 6, page 49

I hereby have caused the lot numbers to be placed thereon to designate the tracts shown.  
*...*  
County Auditor

Fee \$ 4.00  
County Auditor

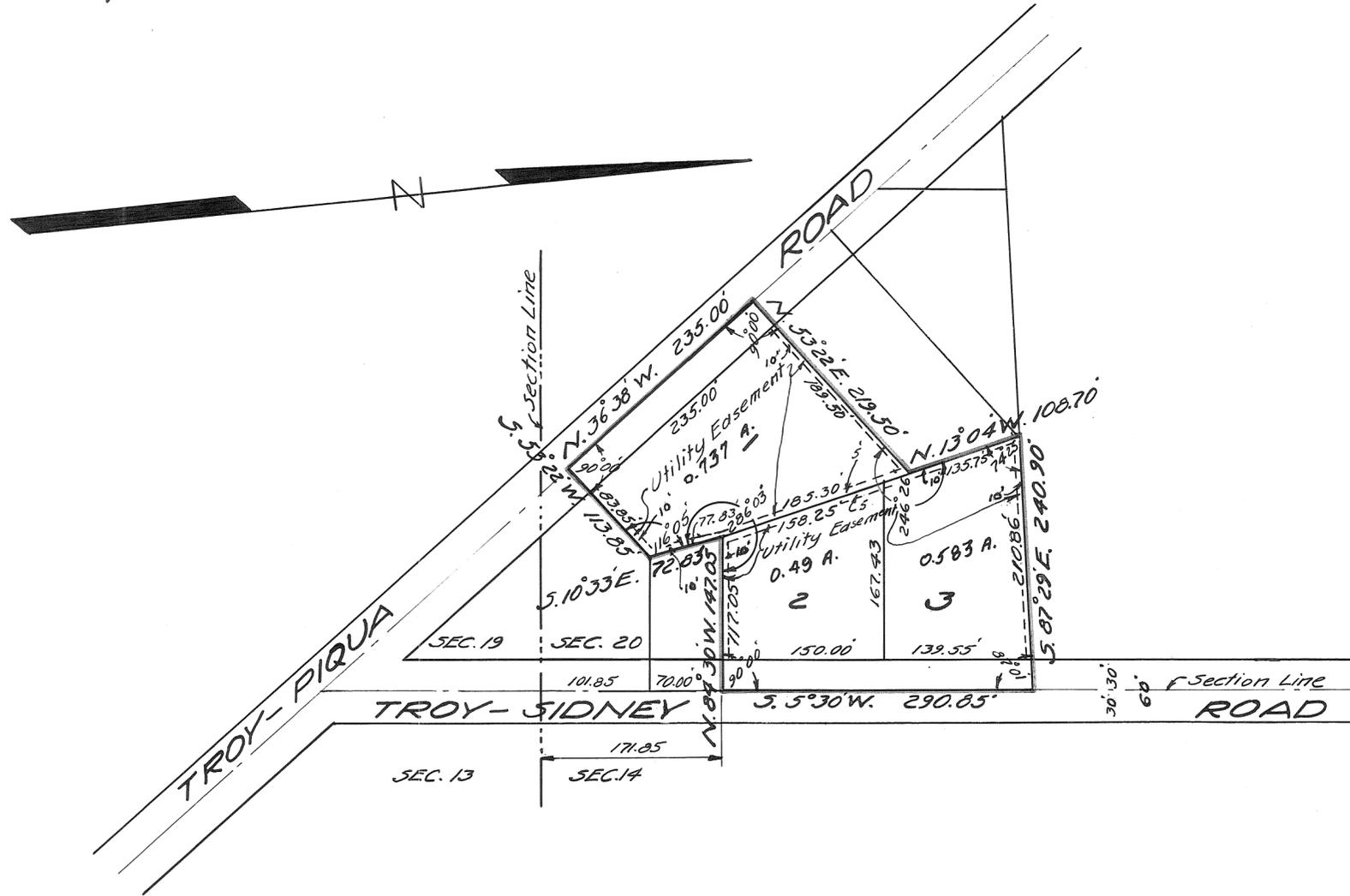
**HOLDER PLAT NO 2  
STAUNTON TOWNSHIP,  
MIAMI COUNTY, OHIO.**  
SCALE: 1" TO 100' JUNE, 1955.

RECORDER'S Vol. 6 Pg. 50  
SUBDIVISION BK. 1 Pg. 11

78662

Received for Record  
7-12-1955 3:10 P. M.  
1955  
Plot Record  
Book No. 6 Page 50  
Miami County Recorder

Trace C. Coomer Recorder  
of Miami County, O.



**DESCRIPTION:-**

Situated in the South-East quarter of Section 20, Town 1, Range 11, Staunton Township, Miami County, Ohio and being a subdivision of 2.172 acres of a 4.306 acre tract conveyed to Robert C. Holder & Kathryn G. Holder by deed recorded in Deed Book 297 Page 47 of the Miami County Deed Records.

**DEDICATION:-**

We the undersigned being all the owners and lienholders of the land herein subdivided, do hereby voluntarily consent to the execution of the said subdivision and to the dedication of the streets to the public use forever.

We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone or other public or private utility lines or services on under or over these certain strips of land designated hereon as "Utility Easement."

Kathryn G. Holder  
Kathryn G. Holder  
Robert C. Holder  
Robert C. Holder

Hobart J. Frost  
Witness  
William J. Saulson  
Witness

**ACKNOWLEDGMENT:-**

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
Before me a notary public in and for said county and state, personally came Kathryn G. Holder and Robert C. Holder, and acknowledged the signing and execution of the foregoing subdivision to be their voluntary act and deed.

In testimony whereof, I have set my hand and notary seal this 9th day of July 1955

William J. Saulson  
Notary Public in and  
for Miami County, Ohio.

My commission expires 3-26-57

**APPROVALS:-**

The foregoing plat approved by the Planning Commission of the City of Troy, Ohio, this 5 day of July 1955

L. J. Lindenbury M.D.  
President  
Opal Collier  
Secretary

Approved by the Board of County Commissioners of Miami County this 11 day of July 1955

Plat No. 63-

Hershel Steiker  
Roy Garrison  
Clerk of Commissioners

I hereby approve this plat and the lot numbers thereon this 12th day of July 1955

Ruth E. Graham  
Miami County Auditor

I hereby approve this plat this 11th day of July 1955

T. C. Freshour  
Miami County Engineer

I hereby certify that all measurements are correct and that iron pins are set at all lot corners street intersections and changes in alignment. All curved distances are measured on the arc

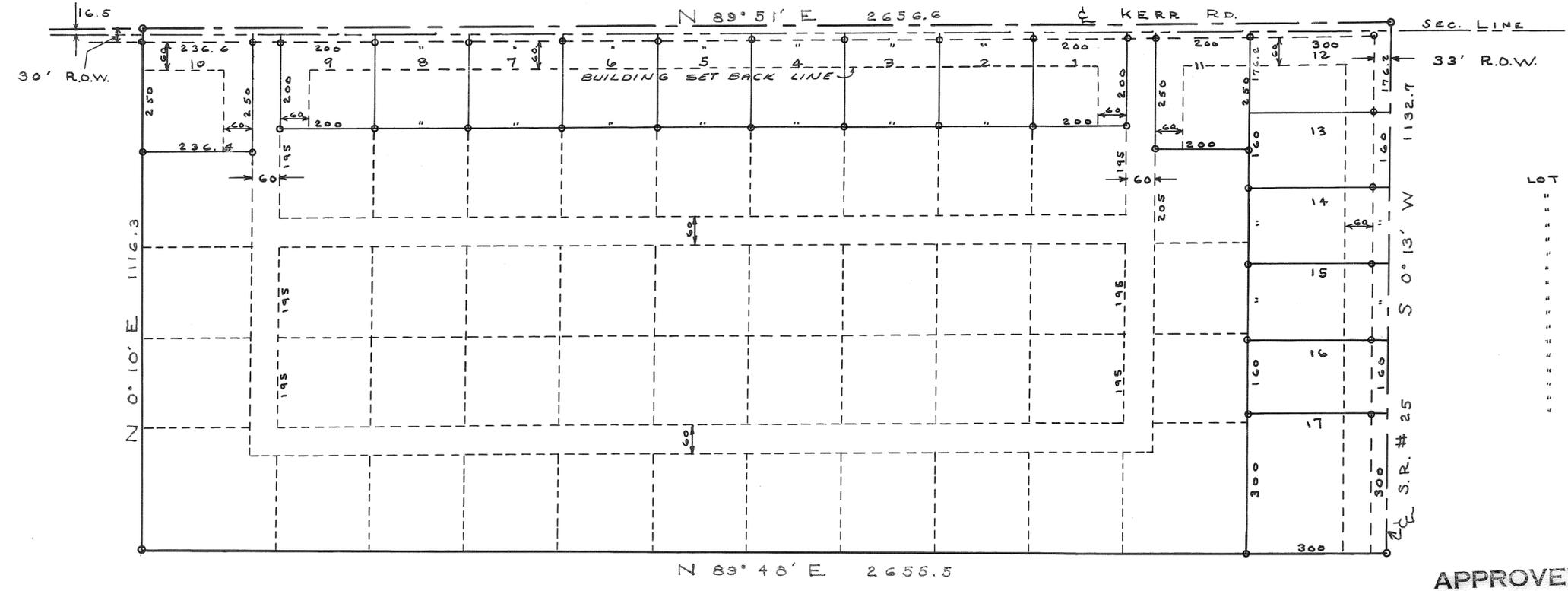
Albert R. Trace  
Registered Surveyor

PARKER S. BOOKWALTER ASSOCIATES,  
CONSULTING ENGINEERS,  
205 EAST FIRST STREET,  
DAYTON, OHIO.

6E RANGE 4 TOWN 21 SECTION MONROE TOWNSHIP

THIS PLAT SUPERCEDED BY REC. BK. 6 PG. 94

# DIXIE TARA ACRES



ACREAGE

LOT	ACREAGE
1	.918
2	.918
3	.918
4	.918
5	.918
6	.918
7	.918
8	.918
9	.918
10	1.398
11	1.148
12	1.214
13	1.102
14	1.102
15	1.102
16	1.102
17	2.067

THERE ARE FIVE (5) FOOT UTILITY EASEMENTS ON EACH SIDE OF ALL INTERIOR LOT LINES. ALL BUILDING SET BACK LINES ARE SIXTY (60) FEET FROM ROAD PROPERTY LINES. IRON PINS SET AT ALL LOT CORNERS.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.  
C. C. Carpenter  
 C.C. CARPENTER, C.E.

WE THE UNDERSIGNED OFFICERS OF DAYTON MASONRY & CONSTRUCTION COMPANY, INC. OWNER OF LANDS SHOWN ON THIS PLAT ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AND DEDICATE A STRIP OF LAND 13.5 FEET IN WIDTH SOUTH OF THE NORTH SECTION LINE OF SECTION NO. 21 THE ENTIRE LENGTH OF THE PLAT FOR PUBLIC ROAD USE FOREVER, AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

Margaret R. Holobaugh  
 PRESIDENT  
David B. Holobaugh  
 SECRETARY  
Russel H. Blank  
 WITNESS  
 WITNESS

STATE OF OHIO, MIAMI COUNTY, SS:  
 PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED MARGARET R. HOLOBAUGH AS PRESIDENT AND DAVID HOLOBAUGH AS SECRETARY OF SAID CORPORATION AND ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT ON BEHALF OF SAID CORPORATION  
 ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 5th DAY OF July 1955.  
Robert L. Kimmel  
 NOTARY PUBLIC  
 IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES JUNE 21 1958

APPROVED BY MIAMI COUNTY ENGINEER  
T. C. Freshour  
 COUNTY ENGINEER  
 DATE July 1 1955

APPROVED BY MIAMI COUNTY COMMISSIONERS  
Herschel Straker  
Robert H. Hesse  
Roy G. Garman  
 APPROVAL NO. \_\_\_\_\_  
 DATE July 1 1955

APPROVED BY MIAMI COUNTY AUDITOR  
Ruth E. Pabany  
 COUNTY AUDITOR  
 DATE July 13th 1955

APPROVED BY MIAMI COUNTY RECORDER  
 FILE NUMBER # 78748

RECEIVED 3:05 P.M. July 15 1955  
 TIME DATE  
 RECORDED IN PLAT RECORD  
 BOOK 6 PAGE 51  
Norace C. Croner  
 COUNTY RECORDER by Deputy  
 FEE \$ 5.70

APPROVED DATE 7/1/55  
 MIAMI COUNTY PLANNING COM.  
Herschel Straker  
Robert H. Hesse  
Roy G. Garman  
 COMMITTEE ON APPROVAL  
 PLAT NO. 61

APPROVED  
T. C. Freshour  
 MIAMI CO. ENGINEER

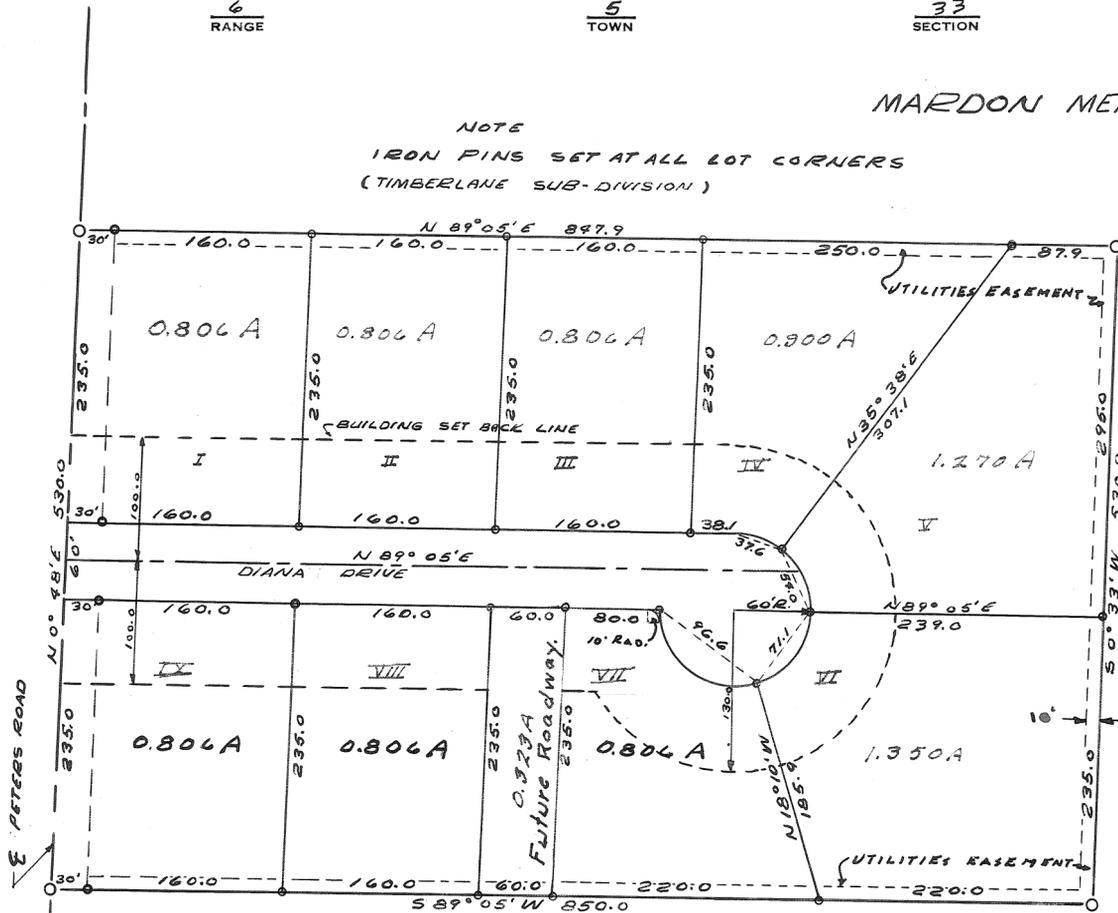
AT A MEETING OF THE TIPP CITY PLANNING COMMISSION HELD THIS 19 DAY OF July, 1955, THIS PLAT AND RESTRICTIONS WERE APPROVED.  
P. P. Rodenberg  
 CHAIRMAN

DAYTON MASONRY & CONSTRUCTION COMPANY INC.		
TIPP CITY, OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
Date JUNE 1955	Drawn by Traced by Checked by C.C.C. D.T. C.C.C.	Sheet No. 1 of 2

MARDON MEADOW SUB-DIVISION

NOTE  
IRON PINS SET AT ALL LOT CORNERS  
(TIMBERLANE SUB-DIVISION)

Approved by Miami Co. Commissioners.



RESTRICTIONS

The restrictions set forth below are a part of this plat and shall pass with the title to the land involved, whether or not mentioned in the instrument conveying title thereto, or any part thereof. They are for the benefit of the owners of the land when platted and their heirs and assigns and shall bind such owners and their respective heirs, executors, administrators, successors and assigns until Jan. 1, 1980.

- (1) No lot in this plat may be sub-divided or used for other than residential purpose.
- (2) Only one single family modern house may be built on any lot in this plat.
- (3) No building shall be nearer than 15 ft. from side lot lines or nearer to front lot line than shown by setback line on the plat.
- (4) Easements for utilities are reserved for a distance of 5 ft. on either side of all interior lot lines on this plat.
- (5) No animals or fowls, excepting pets shall be kept or raised on any lot in this sub-division.
- (6) Houses may be 1-story, 1 1/2-story or 2-story construction and the minimum ground floor area, not including breezeways, car ports and attached garages, shall be 1200 sq. ft. for 1-story, 1000 sq. ft. for 1 1/2-story 800 sq. ft. for 2-story construction.
- (7) No building shall be occupied unless and until it is completed. No trailer, garage or temporary building shall be used as a temporary or permanent residence in this sub-division.

No billboard or other advertising device, excepting "For Sale" or "For Rent" sign not in excess of 3 sq. ft. in size may be erected or maintained on any tract in this sub-division.

Each restriction here in shall be separate from every other restriction herein. Should any restriction herein be held, for any reason, to be invalid such ruling or decree shall in no way effect the validity of any other restriction herein.

Herchel Straker  
Robert S. Miller  
Roy D. Garrison  
Date Dec 2, 1955

Approved July 1 1955

H. C. Fushon  
Miami County Engineer.

Approved July 19 1955

Keith E. Graham  
Miami County Auditor

File No. 78791

Received 1:25 P.M. Jul 19-1955.  
time date

Horace C. Comer  
Miami County Recorder.  
Recording Fee \$ 4.30

Approved July 5, 1955

By Planning Commission of Troy, Ohio.  
L. N. Lindenberger M.D., Chairman  
Opal Collier, Clerk

Note -  
See Rerecorded Plat  
in Plat BK 8 - Pg. 74

I, the undersigned owner of lands shown on this sub-division, accept and approve the sub-division and restrictions as shown hereon, and do hereby dedicate the road and culdesac for public use forever. I acknowledge the signing to be my voluntary act and deed.

Mary Seiter Minelli

C. C. Carpenter  
Witness

Robert S. Miller  
Witness

State of Ohio, Miami County: 55

Personally appeared before me and acknowledged the signing thereof to be her voluntary act and deed.

Acknowledged and subscribed before me this 29th day of June 1955

Robert S. Miller  
Notary Public

In and for Miami County, Ohio.

My commission expires April 9, 1957

Note - Iron Pin markers set at all lot corners.

I certify this plat to be correct.

C. C. Carpenter  
6-14-55

APPROVED DATE 7/1/55  
MIAMI COUNTY PLANNING COM.

Herchel Straker  
Robert S. Miller  
Roy D. Garrison

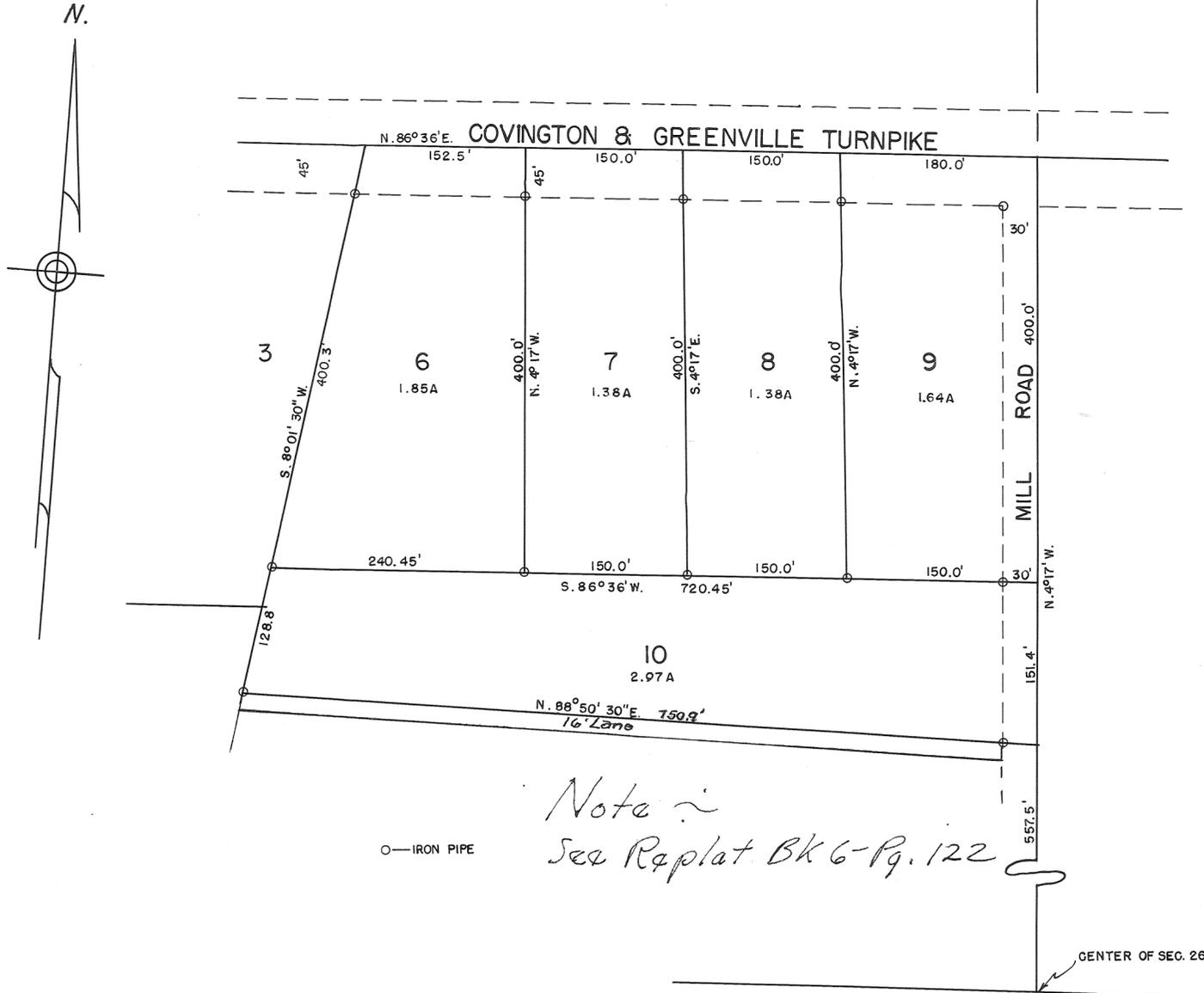
COMMITTEE ON APPROVAL  
PLAT NO. 60

APPROVED

H. C. Fushon 7/1/55  
MIAMI CO. ENGINEER

MARY MINELLI		
TROY OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
Date JUNE 1955	Drawn by Traced by Checked by C. C. C. W. W. B. C. C. C.	Sheet No. 1 of 1

# BLOCHER SUBDIVISION Sec. No. 2.



### DESCRIPTION

Being a subdivision of 8.32 Acres, situated in the N.W. Qr. Sec. 26, T-9, R-4E, Twp. of Newberry, County of Miami, State of Ohio, and being a subdivision of part of a tract of land conveyed by Clinton Peiffer to Lewis T. Arthur et al. recorded in Vol. 252, Page 139, Deed Records, Miami County, Ohio. The lots are numbered from 6 to 10 inclusive as shown.

### DEDICATION

We, the undersigned, do hereby voluntarily consent to the execution of this plat.  
This 4th day of August, 1955.

Witness:

Signed:

Garnet Enrick

Russel Blocher

L. W. Steel

Virginia G. Blocher

STATE OF OHIO, <sup>DARKE</sup> ~~MIAMI~~ COUNTY, S.S.

Be it remembered that on this 4th day of August, 1955, before me, a notary public in and for said county, personally came Russel Blocher and \_\_\_\_\_, who acknowledged the signing and execution of this plat to be their voluntary act and deed.

Garnet Enrick  
Notary Public in and for ~~Miami~~ <sup>DARKE</sup> County, Ohio.

My Commission Expires Sept. 2, 1956.

Transferred on this 5th day of August, 1955

Arthur C. Pugh  
Miami County Auditor

Approved: F. C. Freshour  
Miami County Engineer

Approved: Date August 5, 1955  
Miami County Planning Commission

Herschel Straker  
Arthur C. Pugh  
Roy L. Gorman  
Committee on Approval

Plat No. 74

I hereby certify this plat to be correct.

Date Aug 2nd 1955

Robert F. Bonchers  
Registered Surveyor 2594

File No. 79203

Received: Time 10:15, Date Aug 8th, 1955.

Recorded: Aug 8, 1955. Book 6, Page 53.  
Plat Records, Miami County, Ohio.  
Fee \$ 4.30

Horace C. Gomez  
Miami County Recorder

**CERTIFICATION**

I hereby certify that this plat is a true and correct exposition of Laverne Sipe's Subdivision of Parts of Outlots 210 & 212 in the City of Piqua, Miami County, State of Ohio, surveyed by me this 8<sup>th</sup> day of August, 1955.  
 I also here by certify that the land platted here on is the same land conveyed in the deed from Elmer Stephan to Arthur Sipe and recorded in Deed Volume 295, Page 529 of the Deed Records of Miami County, Ohio.  
George P. Fernandez  
 George P. Fernandez Registered Surveyor # 4079  
 Sidney, Ohio.

**DEDICATION**

I, Laverne Sipe, the undersigned, owner of the land shown on this plat and survey, do hereby assent to and adopt the subdivision of the land, and acknowledge that the plat and survey were made at my request. The five (5) foot strip on the east side of McKinley Ave., and the five (5) foot strip on the rear of each lot under the conditions herein set forth, I hereby dedicate to the Public Use forever.  
 Signed and acknowledged in the presence of:  
Laverne Sipe  
 Laverne Sipe  
 Administratrix of the estate, surviving spouse, and heir at law of Arthur Sipe deceased  
George P. Fernandez  
William C. McVey  
Laverne Sipe  
 Laverne Sipe

**ACKNOWLEDGEMENT**

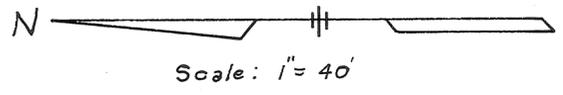
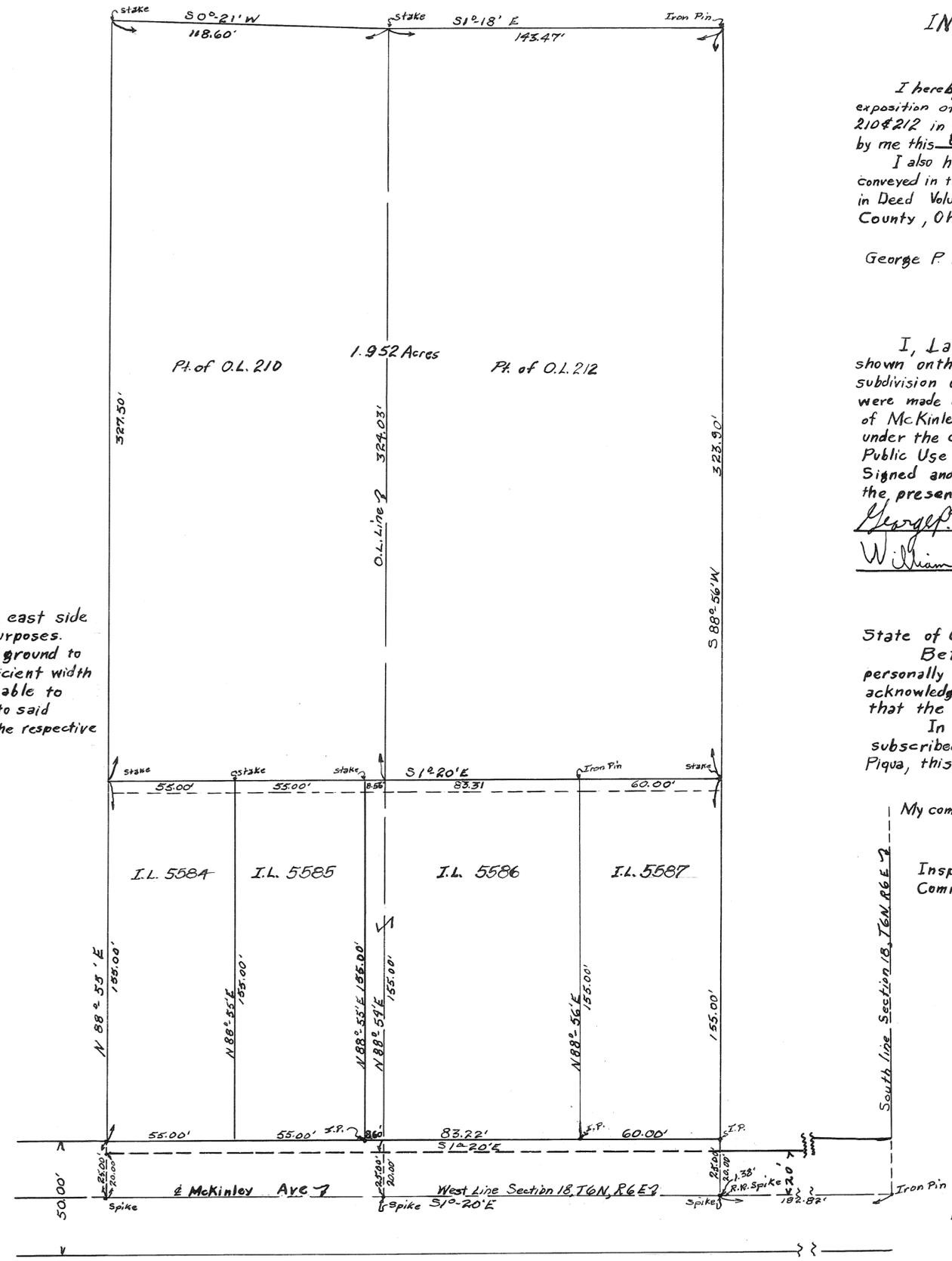
State of Ohio, Miami County, ss.  
 Before me, a Notary Public, in and for said county, personally appeared the above named Laverne Sipe, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.  
 In TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Piqua, this 9<sup>th</sup> day of August, 1955.  
Charlotte J. Hockett  
 My commission expires the 28 day of April, 1958.

**ACCEPTANCE**

Inspected, approved and accepted by the Piqua Planning Commission this 1<sup>st</sup> day of SEPT, 1955.  
L. J. Proctor  
 Chairman  
Olga Putman  
 City Manager  
 City Engineer  
R. J. Albright  
 Transferred and Numbered this 8<sup>th</sup> day of Sept, 1955  
Ruth E. Graham  
 Miami County Auditor  
 Recorded this 8 day of Sept, 1955 at 9:30 A.M.  
Grace C. Conner  
 MIAMI County Recorder

Instrument Number 79797 Fee \$4.30

A five (5.00) foot strip on the east side of each lot is reserved for alley purposes. Until such time as the owner of the ground to the east dedicates ground of sufficient width to make an alley of a width acceptable to the Piqua Planning Commission, title to said ground shall vest in the owners of the respective lots.



T-2 R-9 N. W. Qr. Sec. 13 BETHEL TWP.

Vol. 6, Plat No. 55

Miami County Recorder's Plat Records

Vol. 1, Plat No. 16

Miami County Engineer's Records of Subdivisions

Scale 1" = 100'-0"

○ — IRON PIPE  
● — IRON PIN

DESCRIPTION

Being a subdivision of 3.00 Acres, situated in the N.W. Qr. Sec. 13, T-2, R-9, Twp. of Bethel, County of Miami, State of Ohio, and being a subdivision of the same property deeded by E. C. Ivie et. al. to Walter E. Ivie et. al. and recorded in Deed Book 327, Page 294, Deed Records of Miami County, Ohio. The lots are numbered from 1 to 3 inclusive as shown on this plat.

DEDICATION

We, the undersigned, do hereby voluntarily consent to the execution of this plat. This 26 day of September 1955

Witness: Samuel Cook  
J. B. Whitney

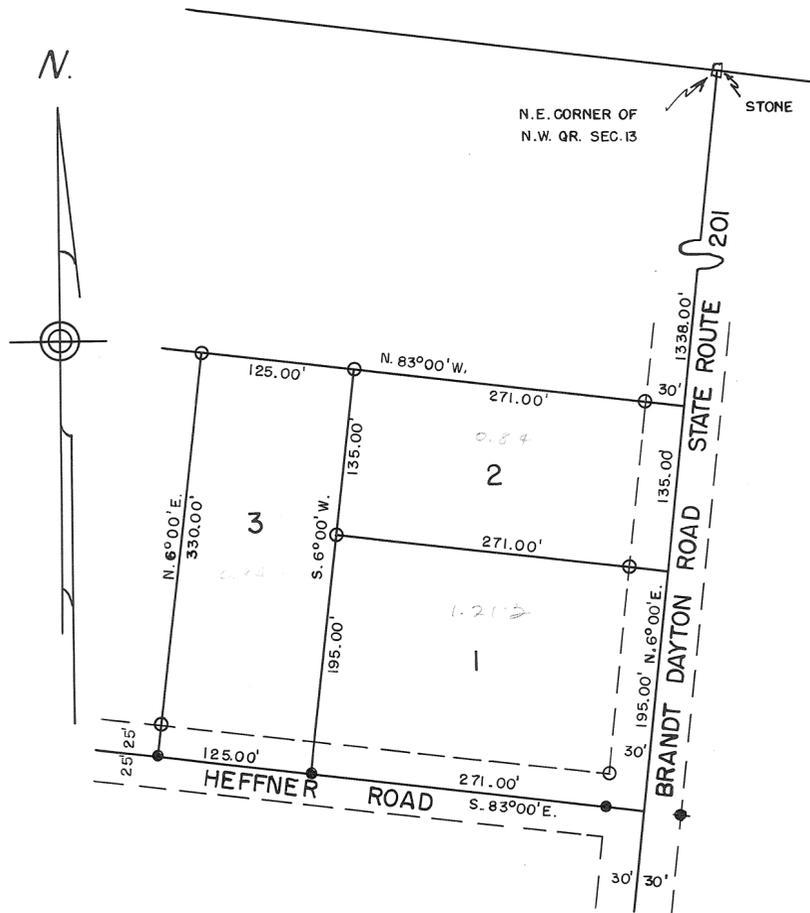
Signed: Walter E. Ivie  
Shirley A. Ivie

STATE OF OHIO, MIAMI COUNTY, S.S.

Be it remembered that on this 26 day of September, before me, a notary public in and said county, personally came Walter E. Ivie and Shirley A. Ivie who acknowledged the signing and execution of this plat to be their voluntary act and deed.

M. M. Russell  
Notary Public in and for Miami County, Ohio.

My Commission Expires Nov-14, 1955



Approved: T. C. Freshour  
Miami County Engineer

Approved: Date Sept. 26, 1955  
Miami County Planning Commission  
Herschel Straker  
Roy G. Gorman  
Walter E. Ivie

Committee on Approval  
Plat No. 87

Approved: Ruth E. Prahm  
Miami County Auditor

THE WALTER E. IVIE SUBDIVISION

BETHEL TOWNSHIP

MIAMI COUNTY, OHIO

File No. 80202

Received: Time 9:40 AM, Date Sept 27-1955

Recorded; 9/27 1955, Book 6, Page 55

Fee 4.30

I hereby certify this plat to be correct.

Date Sept 23<sup>rd</sup> 1955

August J. Bochers  
Registered Surveyor 2594

Horace C. Croner  
Miami County Recorder

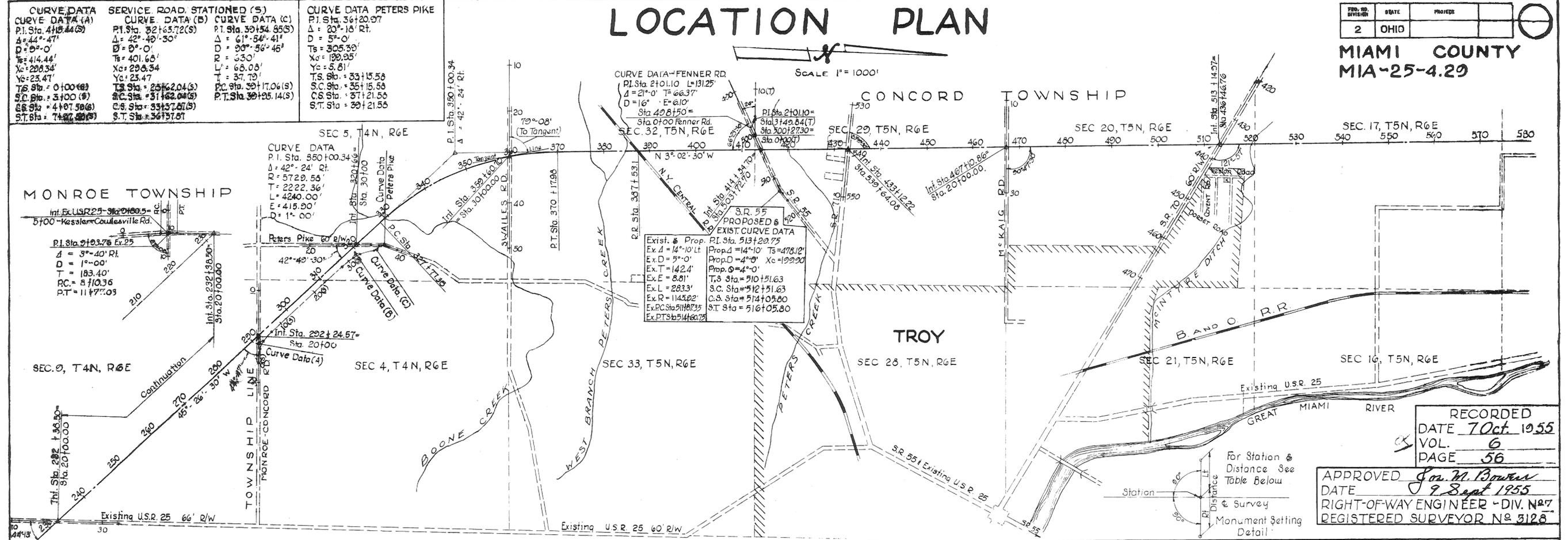
FILE NO. 80461 FEE \_\_\_\_\_

S/ HORACE C. CROMER  
MIAMI COUNTY RECORDER

# LOCATION PLAN

REV. NO.	DATE	PROVIDE
2	OHIO	

MIAMI COUNTY  
MIA-25-4.29



**CURVE DATA SERVICE ROAD STATIONED (S)**

CURVE DATA (A)	CURVE DATA (B)	CURVE DATA (C)
P.I. Sta. 418+44.6	P.I. Sta. 321+57.2(S)	P.I. Sta. 301+54.95(S)
$\Delta = 44^{\circ} 47'$	$\Delta = 42^{\circ} 40' 30''$	$\Delta = 61^{\circ} 54' 41''$
$D = 9^{\circ} 0'$	$D = 0^{\circ} 0'$	$D = 30^{\circ} 56' 45''$
$Ts = 414.44'$	$Ts = 401.66'$	$Ts = 350.30'$
$Xc = 208.34'$	$Xc = 208.34'$	$Xc = 190.95'$
$Yc = 23.47'$	$Yc = 23.47'$	$Yc = 5.81'$
$S.C. Sta. = 0+00.00$	$S.C. Sta. = 25+20.4(S)$	$S.C. Sta. = 33+15.58$
$E.S. Sta. = 3+00.00$	$E.S. Sta. = 31+62.04(S)$	$E.S. Sta. = 35+15.58$
$C.S. Sta. = 4+07.50(S)$	$C.S. Sta. = 33+57.81(S)$	$C.S. Sta. = 37+21.58$
$S.T. Sta. = 7+07.50(S)$	$S.T. Sta. = 36+15.81$	$S.T. Sta. = 39+21.58$

**CURVE DATA PETERS PIKE**

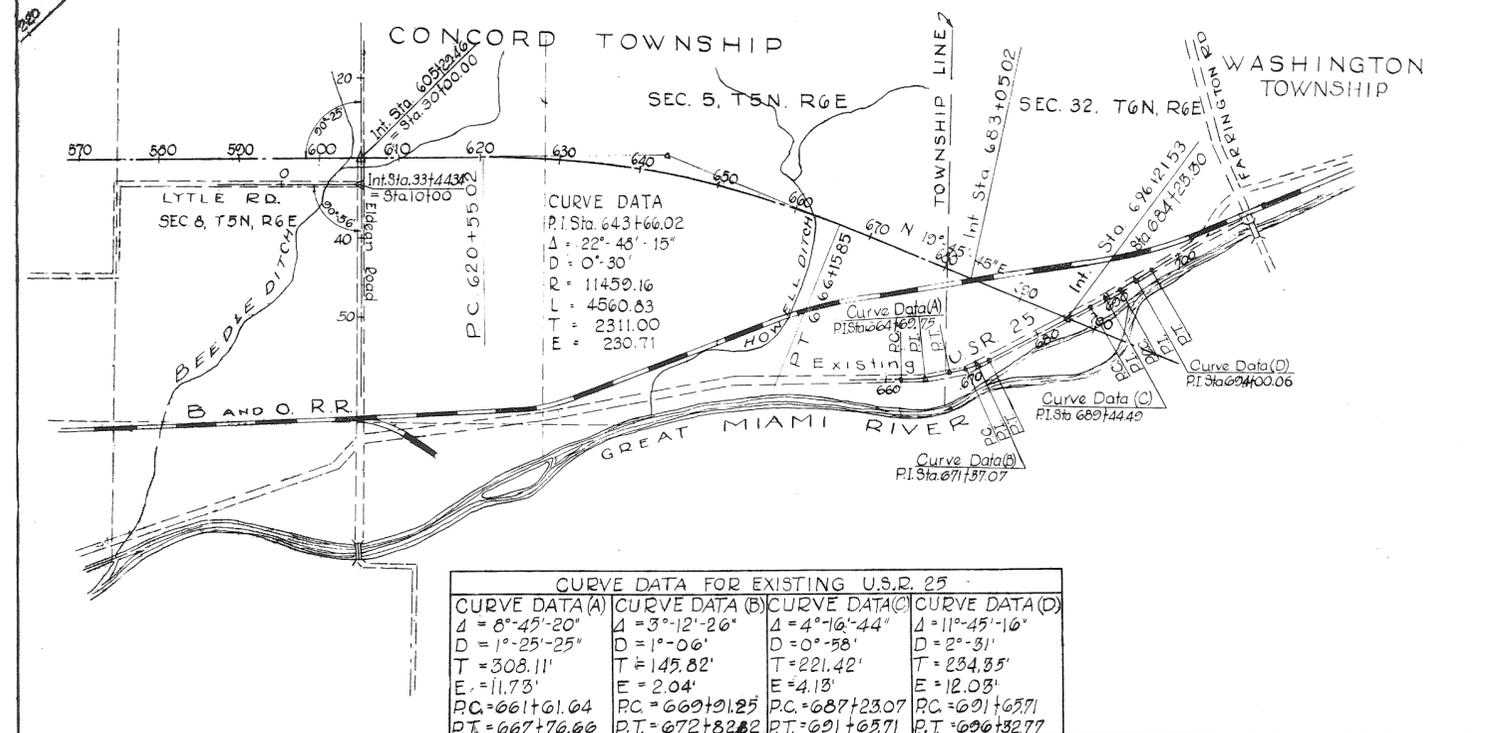
CURVE DATA (A)	CURVE DATA (B)	CURVE DATA (C)
P.I. Sta. 550+00.34	P.I. Sta. 301+00	P.I. Sta. 301+00
$\Delta = 42^{\circ} 24' 24''$	$\Delta = 42^{\circ} 24' 24''$	$\Delta = 42^{\circ} 24' 24''$
$D = 5729.58'$	$D = 5729.58'$	$D = 5729.58'$
$Ts = 2222.36'$	$Ts = 2222.36'$	$Ts = 2222.36'$
$Xc = 415.00'$	$Xc = 415.00'$	$Xc = 415.00'$
$Yc = 1^{\circ} 00'$	$Yc = 1^{\circ} 00'$	$Yc = 1^{\circ} 00'$

**CURVE DATA - FENNER RD.**

CURVE DATA (A)	CURVE DATA (B)	CURVE DATA (C)
P.I. Sta. 210+10	P.I. Sta. 210+10	P.I. Sta. 210+10
$\Delta = 21^{\circ} 0' 7.637''$	$\Delta = 21^{\circ} 0' 7.637''$	$\Delta = 21^{\circ} 0' 7.637''$
$D = 16^{\circ} 0' 0''$	$D = 16^{\circ} 0' 0''$	$D = 16^{\circ} 0' 0''$
$Ts = 305.30'$	$Ts = 305.30'$	$Ts = 305.30'$
$Xc = 190.95'$	$Xc = 190.95'$	$Xc = 190.95'$
$Yc = 5.81'$	$Yc = 5.81'$	$Yc = 5.81'$

RECORDED  
DATE 7 Oct. 1955  
VOL. 6  
PAGE 56

APPROVED  
DATE 9 Sept 1955  
RIGHT-OF-WAY ENGINEER - DIV. N&T  
REGISTERED SURVEYOR NO. 3128



**CURVE DATA FOR EXISTING U.S.R. 25**

CURVE DATA (A)	CURVE DATA (B)	CURVE DATA (C)	CURVE DATA (D)
$\Delta = 8^{\circ} 45' 20''$	$\Delta = 3^{\circ} 12' 26''$	$\Delta = 4^{\circ} 16' 44''$	$\Delta = 11^{\circ} 45' 16''$
$D = 1^{\circ} 25' 25''$	$D = 1^{\circ} 06'$	$D = 0^{\circ} 58'$	$D = 2^{\circ} 31'$
$T = 308.11'$	$T = 145.82'$	$T = 221.42'$	$T = 234.35'$
$E = 11.73'$	$E = 2.04'$	$E = 4.13'$	$E = 12.03'$
$PC = 661+61.64$	$PC = 669+91.25$	$PC = 687+23.07$	$PC = 691+63.71$
$PT = 667+76.66$	$PT = 672+83.62$	$PT = 691+63.71$	$PT = 696+32.77$

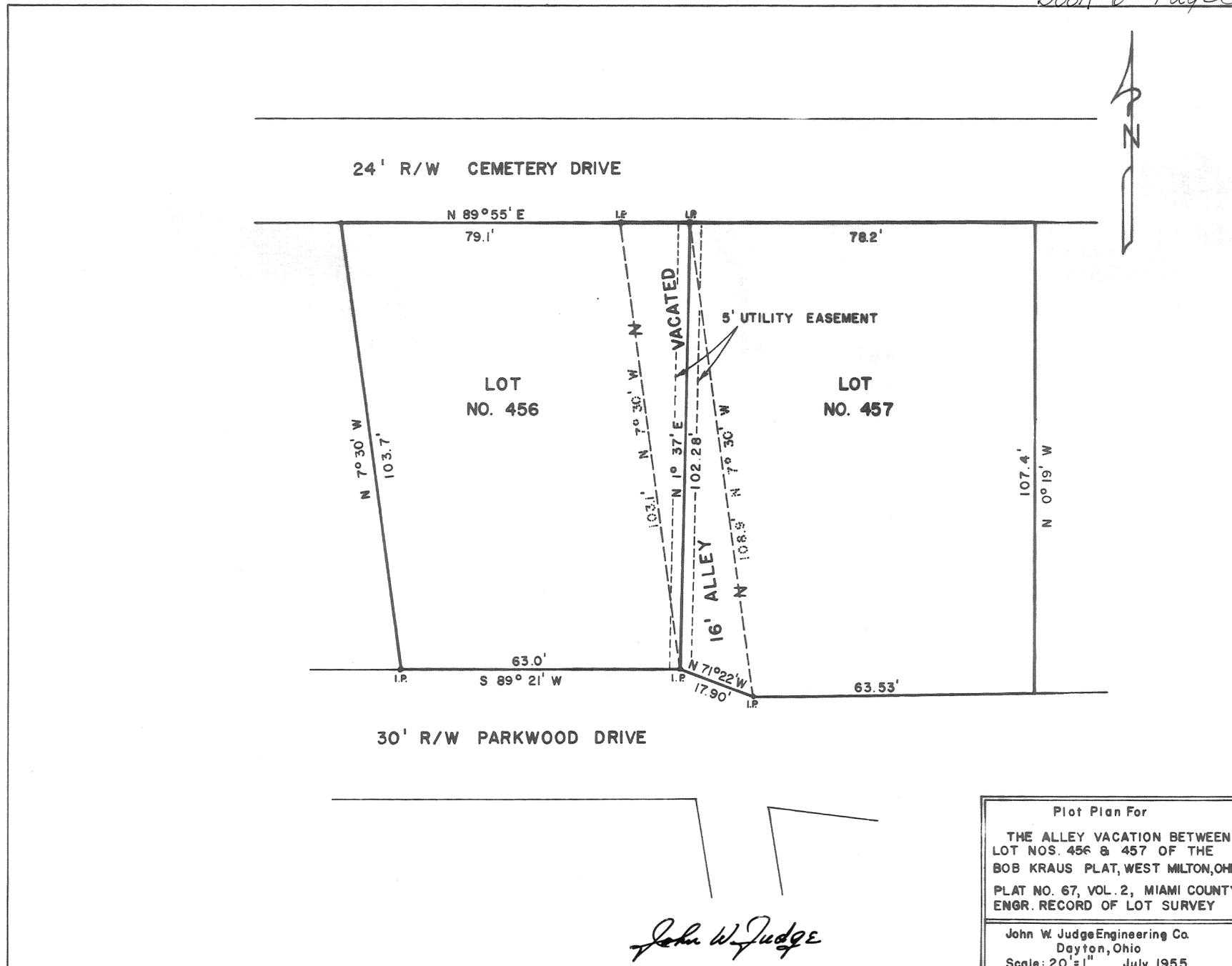
REFERENCE POINTS TO BE SET AFTER CONSTRUCTION - COMPLETED 3-12-59 BY J. SHER

Station	Dist. from	Station	Dist. from	Station	Dist. from	Station	Dist. from	Station	Dist. from	Station	Dist. from
Rt.	Lt.	Rt.	Lt.	Rt.	Lt.	Rt.	Lt.	Rt.	Lt.	Rt.	Lt.
226+40.71	12'	390+00	22'	555+00	22'	Existing U.S.R. 25		Swales Road		State Route 70	
230+00	12'	395+00	22'	560+00	22'	221+50	15'	426+00	15'	426+00	15'
235+00	12'	400+00	22'	565+00	22'	225+00	15'	434+00	15'	434+00	15'
240+00	22'	405+00	22'	570+00	22'	229+00	15'	438+06	34'	438+06	34'
245+50	22'	410+00	22'	575+00	22'	233+00	15'	443+00	38'	443+00	38'
250+00		415+00	22'	580+00	22'	237+00	15'	448+00	30'	448+00	30'
255+00		420+00	22'	585+00	22'	241+00	15'	454+00	30'	454+00	30'
260+00		425+00	22'	590+00	22'	245+00	15'	459+00	30'	459+00	30'
265+50		430+00	22'	595+00	22'	249+00	15'	465+00	27'	465+00	27'
270+00		435+00	22'	600+00	22'	253+00	15'	470+00	18'	470+00	18'
275+50		440+00	22'	605+00	22'	257+00	15'	475+00	18'	475+00	18'
280+00		445+00	22'	610+00	22'	261+00	15'	481+00	18'	481+00	18'
285+50		450+00	22'	615+00	22'	265+00	15'	486+00	18'	486+00	18'
290+00		455+00	22'	620+00	22'	269+00	15'	491+00	17'	491+00	17'
295+50		460+00	22'	625+00	22'	273+00	15'	496+00	17'	496+00	17'
300+00		465+00	22'	630+00	22'	277+00	15'	501+00	16'	501+00	16'
305+50		470+00	22'	635+00	22'	281+00	15'	506+00	16'	506+00	16'
310+00		475+00	22'	640+00	22'	285+00	15'	511+00	16'	511+00	16'
315+50		480+00	22'	645+00	22'	289+00	15'	516+00	16'	516+00	16'
320+00		485+00	22'	650+00	22'	293+00	15'	521+00	16'	521+00	16'
325+50		490+00	22'	655+00	22'	297+00	15'	526+00	16'	526+00	16'
330+00		495+00	22'	660+00	22'	301+00	15'	531+00	16'	531+00	16'
335+00		500+00	22'	665+00	22'	305+00	15'	536+00	16'	536+00	16'
340+00		505+00	22'	670+00	22'	309+00	15'	541+00	16'	541+00	16'
345+00		510+00	22'	675+00	22'	313+00	15'	546+00	16'	546+00	16'
350+00		515+00	22'	680+00	22'	317+00	15'	551+00	16'	551+00	16'
355+00		520+00	22'	685+00	22'	321+00	15'	556+00	16'	556+00	16'
360+00		525+00	22'	690+00	22'	325+00	15'	561+00	16'	561+00	16'
365+00		530+00	22'	695+00	22'	329+00	15'	566+00	16'	566+00	16'
370+00		535+00	22'	700+00	22'	333+00	15'	571+00	16'	571+00	16'
375+00		540+00	22'	705+00	22'	337+00	15'	576+00	16'	576+00	16'
380+00		545+00	22'	710+00	22'	341+00	15'	581+00	16'	581+00	16'
385+00		550+00	22'	715+00	22'	345+00	15'	586+00	16'	586+00	16'

# LOCATION PLAN

Note ~  
See Ord. 789  
West Milton,  
11-22-1955

Book 6 Page 57



*John W. Judge*

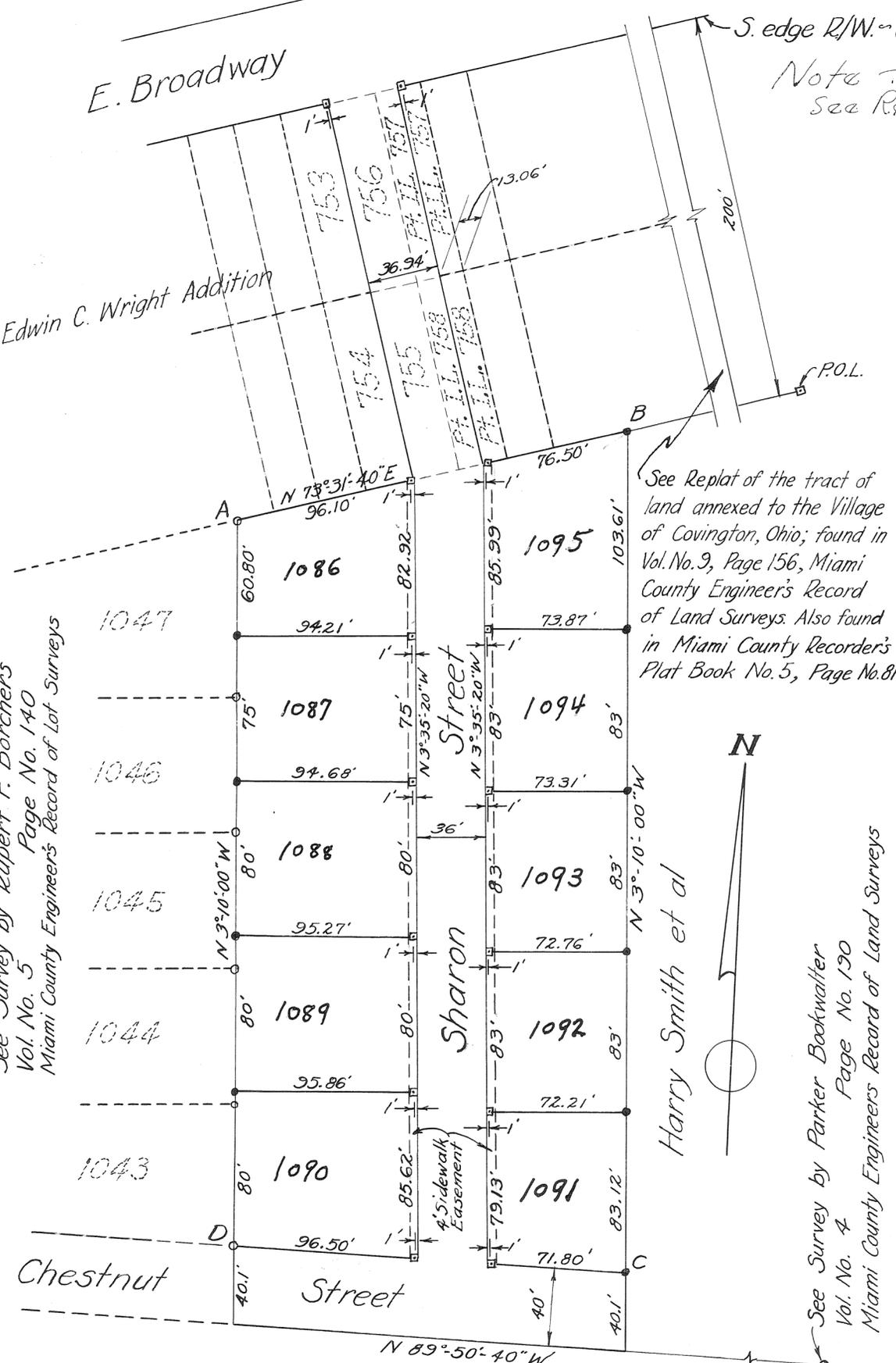
#80655  
Received - October 19, 1955  
At 3:50 P.M.  
Recorded October 19, 1955  
Book 6 Page 57  
Fee \$4.30

*Horace C. Cromer, Recorder  
J. C. Deputy*

TRANSFERRED  
OCT 19 1955  
RUTH E. COLEMAN, AUDITOR  
MIAMI COUNTY, OHIO

1-94

Note -  
 See Replat in BK. 7 - Pg. 38 - Eng. 1 Pg. 94



**DESCRIPTION**  
 Being a subdivision of a tract of land bounded by the letters ABCDA as shown on this plat, and being a subdivision of part of Outlot No. 37 of the Village of Covington, Ohio, which is described by deed from Edwin C. Wright to Harry Smith et al and recorded in Vol. 174, Page 322, Deed Records of Miami County, Ohio. The lots are numbered from 1086 to 1095 inclusive. The subdivision contains 2.39 Acres, of which 0.53 Acres are in streets and 1.86 Acres are in lots.

**DEDICATION**  
 We, the undersigned, do hereby voluntarily consent to the execution of the said plat and to the dedication of the streets as shown hereon to the public use forever.  
 Witness: Roger C. O'Donnell Date: October 18<sup>th</sup> 1955  
Robert S. Sennick Signed: Harry A. Smith  
Pearl M. Smith

STATE OF OHIO, MIAMI COUNTY, S.S.  
 Be it remembered that on this 18<sup>th</sup> day of October 1955, before me, a Notary Public in and for said county, personally appeared Harry A. Smith and Pearl M. Smith, who acknowledged the signing and execution of this plat to be their voluntary act and deed.  
Roger C. O'Donnell  
 ROGER C. O'DONNELL, Notary Public in and for Miami County, Ohio  
 My Commission expires My Commission Expires Oct. 20, 1958

The foregoing plat approved by ordinance of the Council of the Village of Covington, Ohio. Date October 18<sup>th</sup> 1955  
Mary W. Thayer Village Clerk  
J. D. Huffman Mayor

I hereby approve this plat and have caused the Inlot Numbers to be placed thereon to designate the tracts. This 21<sup>st</sup> day of October 1955.  
Luth E. Gahm  
 Miami County Auditor

File No. 80683  
 Received October 21, 1955 8:45 A.M.  
 Recorded October 21, 1955  
 Vol. 6 Page 58  
 Plat Records - Miami County, Ohio  
Horace C. Cromer By J. C.  
 Miami County Recorder

**THE HARRY SMITH SUBDIVISION**  
**SEC. NO. 2**  
 Part of Outlot No. 37 Covington, Ohio  
 ○ Found Iron Pin  
 ● Set Iron Pin  
 □ Set Tacked Wood Hub  
 Closure Error = 1: 7209

Surveyed: James R. Longenecker, P.E.  
Keith E. Longenecker, P.E.  
 Reviewed & Approved Joe M. Bowen  
 Date 17 Oct 1955

See Survey by Rupert F. Borchers  
 Vol. No. 5 Page No. 140  
 Miami County Engineers' Record of Lot Surveys

See Survey by Parker Bookwalter  
 Vol. No. 4 Page No. 190  
 Miami County Engineers' Record of Land Surveys

See Replat of the tract of land annexed to the Village of Covington, Ohio; found in Vol. No. 9, Page 156, Miami County Engineers' Record of Land Surveys. Also found in Miami County Recorder's Plat Book No. 5, Page No. 81.

Harold Alexander's Subdivision of Part of the  
 SW 1/4 of S2; T8N; R5E  
 Miami County, State of Ohio  
 Washington Township

Plat #18 Vol. #1  
 Miami Co. Engrs. Record of Sub-division Surveys

CERTIFICATION

I hereby certify that this plat is a true and correct exposition of Harold Alexander's Subdivision of Part of the SW 1/4 of S2; T8N; R5E, Miami County, State of Ohio. Surveyed by me this 13<sup>th</sup> day of September 1955.

I also certify that the land platted hereon is part of the same land conveyed in the deed from C.A. & N.M. Thornton to Harold Alexander and recorded in Deed Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Deed Records of Miami County, Ohio.

George P. Fernandez  
 Registered Surveyor #4079  
 Sidney, Ohio

DEDICATION

I Harold Alexander, the undersigned, owner of the land shown on this plat and survey, do hereby assent to and adopt the subdivision of the land, and acknowledge that the plat and survey was made at my request.

Harold E. Alexander  
 Harold Alexander

Signed and acknowledged in the presence of  
James A. Schamp  
Howard D. Brown

ACKNOWLEDGEMENT

State of Ohio, Miami County, ss  
 Before me, a notary public, in and for said county, personally appeared the above named Harold Alexander, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Piqua, this 4<sup>th</sup> day of OCTOBER 1955.

Raymond W. Blinnell  
 My Commission expires the 5<sup>th</sup> day of JUNE 1956.

ACCEPTANCE

Inspected, approved and accepted by the Piqua Planning Commission this 6<sup>th</sup> day of October - 1955

R. Frank Albright  
 Chairman

Philip J. Garton  
 City Manager

J.W. Schwanke  
 City Engineer

Transferred and numbered this 21<sup>st</sup> day of October 1955 at 8:53 P.M.

Luther E. Palam  
 Miami County Auditor

Recorded this 21<sup>st</sup> day of October 1955 at 8:53 P.M.

Harold C. Greiner  
 Miami County Recorder

Instrument Number 80684  
 Fee \$ 4.30

COVENANTS

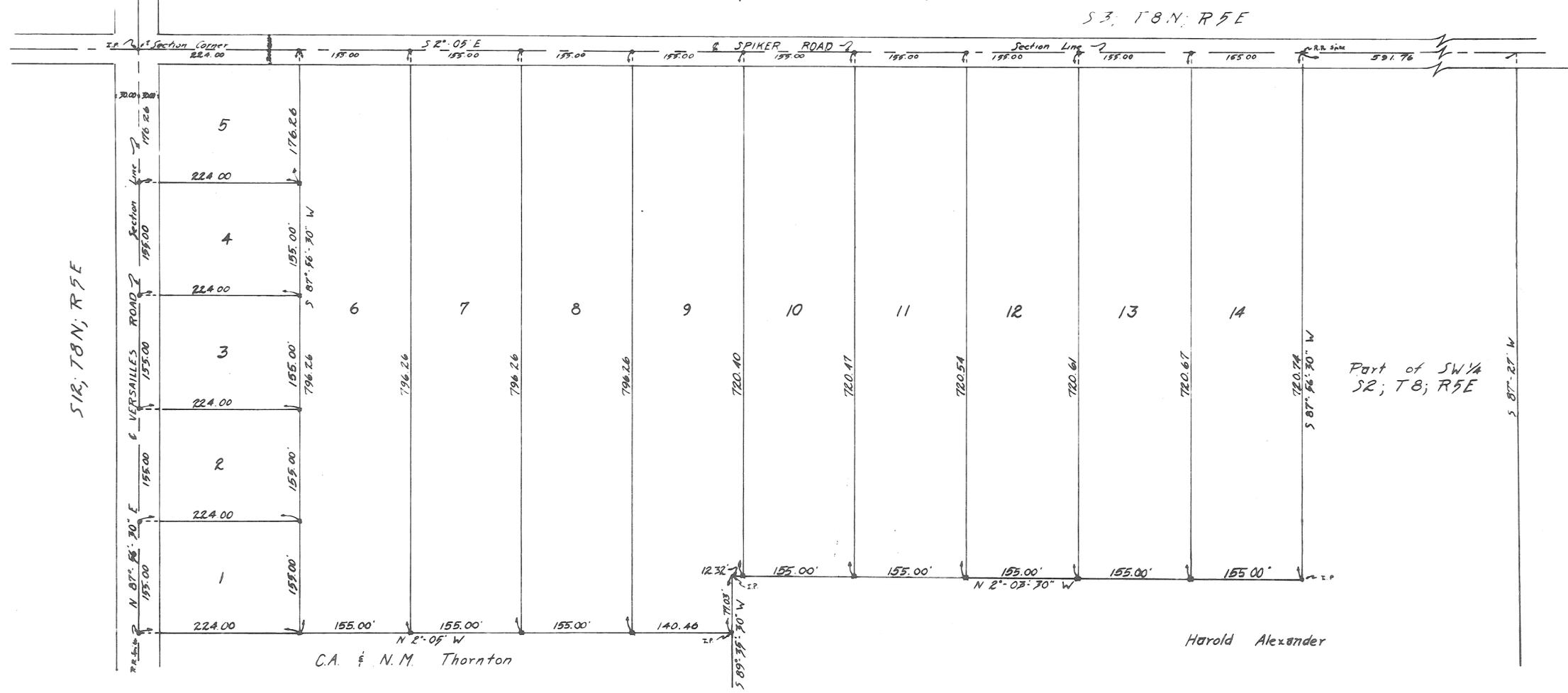
- The following Covenants are to run with the land and shall be binding on all parties all persons claiming under them
1. No structure shall be constructed or maintained within fifty (50) feet of the road right-of-way line, nor within twenty-five (25) feet of any other property line.
  2. No lot in this subdivision shall be used for other than private residential and/or agricultural purposes.
  3. No residence building shall contain less than one thousand (1000) square feet of floor area, nor shall be of lesser quality than one costing twelve thousand (\$12,000.00) at the prices prevailing in 1955.

Scale in Feet



NOTE

- Railroad Spikes denoted thus ○
- Wooden Stakes denoted thus □



TIPP CITY CORPORATION

WARD

PRECINCT

# WESTEDGE SUB-DIVISION NO. 4

PART OF O.L. NO. 81 = 14.866A

### NOTE

ALL DIMENSIONS FOR CURVED LOT LINES ARE MEASURED ALONG THE CORD OF THE CURVE.

THERE ARE FIVE FOOT EASEMENTS ON EACH SIDE OF ALL INTERIOR BUILDING SITE LINES.

ALL BUILDING SET BACK LINES ARE 25 FT. FROM STREET PROPERTY LINES. SYMBOLS:-----

O = IRON PIN SET

WOOD STAKES SET AT ALL LOT CORNERS WHERE IRON PINS WERE NOT SET.

572.86 = B.M. (U.S.G.S.) S.W. COR. RISER BASE, WATER TOWER, TIPP CITY, OHIO.

WE THE UNDERSIGNED OFFICERS OF TIPP CITY LAND DEVELOPMENT, INCORPORATED OWNER OF LANDS SHOWN ON THIS PLAT ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AND DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

John H. Holtvoigt  
PRESIDENT  
Mildred Holtvoigt  
SECRETARY

Russell H. Blank  
WITNESS  
Miriam Benham  
WITNESS

STATE OF OHIO, MIAMI COUNTY, SS:

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JOHN H. HOLTVOIGT AS PRESIDENT, AND MILDRED HOLTVOIGT AS SECRETARY OF SAID CORPORATION AND ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT ON BEHALF OF SAID CORPORATION.

ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS

22nd DAY OF July, 1955

Phyllis Gieseeman  
NOTARY PUBLIC  
IN AND FOR MIAMI COUNTY OHIO  
MY COMM. EXPIRES July 21, 1957

APPROVED BY MUNICIPAL ENGINEER, TIPP CITY, OHIO.

DATE July 27, 1955.

R. Blank  
SIGNED

AT A MEETING OF THE TIPP CITY PLANNING COMMISSION HELD THIS 12th DAY OF May, 1955,

THIS PLAT AND RESTRICTIONS WERE APPROVED

P. A. Lodenberg  
CHAIRMAN

Phyllis Gieseeman  
SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF TIPP CITY, OHIO, HELD 30 DAY OF JUNE, 1955, THIS PLAT AND RESTRICTIONS WERE APPROVED BY ORDINANCE NUMBER 799.

Russell Schuman  
MAYOR  
Don J. Davis  
PRESIDENT OF COUNCIL  
Phyllis Gieseeman  
CLERK OF COUNCIL

APPROVED BY MIAMI COUNTY ENGINEER

DATE October 24, 1955.

T. C. Freshour  
SIGNED

I HEREBY HAVE CAUSED THE INLOT NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN AND HAVE TRANSFERRED SAME.

DATE Oct 24, 1955.

Ruth E. Pahlam  
MIAMI COUNTY AUDITOR

FILE NUMBER # 80774 RECEIVED

3:50 P.M., October 24, 1955.

RECORDED IN PLAT RECORD

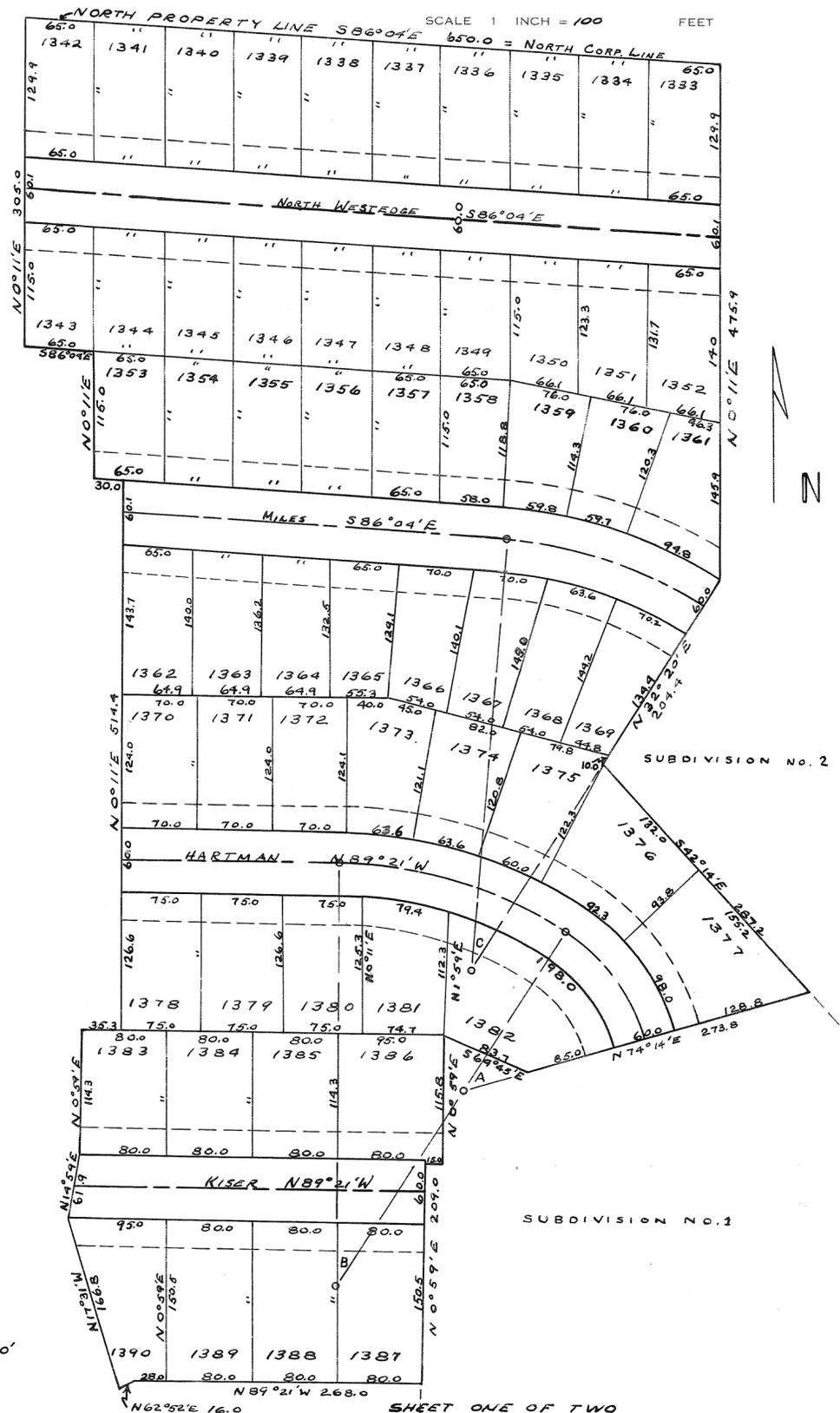
6 BOOK NUMBER 60 PAGE NUMBER

Horace C. Cromer  
MIAMI COUNTY RECORDER J.C.

FEE \$4.30

### CURVE DATA

- A  
Δ = 58°01'  
R = 175'  
d = (50'CORD) 8°10'  
2
- B  
Δ = 31°59'  
R = 390'  
d = (50'CORD) 3°40'30"  
2
- C  
Δ = 28°24'  
R = 400'  
d = (50'CORD) 3°35"  
2



SHEET ONE OF TWO

TIPP CITY LAND DEV. INC.  
WESTEDGE SUBDIVISION NO. 4  
TIPP CITY, OHIO

C. C. CARPENTER, C. E. — TROY, OHIO  
OHIO REGISTRATION NO. 120

DATE	DRAWN BY DMC	SHEET NO
	TRACED BY WWB	1/2
	CHECKED BY CCC	

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.  
C. C. Carpenter

RANGE TOWN SECTION TOWNSHIP  
TIPP CITY CORPORATION WARD PRECINCT

PLAT NO. 1-QVOL. NO. 6  
MIAMI CO. ENGRS. RECORD OF ~~PLAT~~ LOT SURVEYS  
SCALE 1 INCH = FEET

RESTRICTIONS

The title to all lots in this subdivision is subject to and has the benefit of the following restrictions. These restrictions are of the date of November 21, 1955, and all of the lots now belong to Tipp City Land Development, Inc.

1. To give assurances to the owners of the lots contained in this subdivision, the platting corporation states that the additional land owned by the dedicator as shown by plat attached to annexation proceeding of October 20, 1952, when platted shall contain restrictions similar to the restrictions herein set forth excepting insofar as such dedication may relate to commercial use, civil, church, school, parks, and other similar uses and purposes.
2. None of said lots or building sites may be improved, used or occupied for other than private residence purposes and no residence shall be ever used for more than two families.
3. No building shall be erected, altered, placed or permitted to remain on any lot or building site other than one detached dwelling not to exceed one and one-half ( 1-1/2 ) stories in height and a private garage of not more than two ( 2 ) cars.
4. Not more than one ( 1 ) residential structure shall be permitted on any building site. "Building site" shall mean any lot or portions of any two or more contiguous lots upon which a building may be erected in conformity with these requirements and such building site shall not comprise less than sixty (60) foot front. Such building site shall comprise not less than 8800 square feet.
5. No building shall be erected, placed or altered until the construction plans and specifications and plans showing elevation and location of the structure upon the building site have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to the location with respect to topography and finish-grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to the street line than the minimum building set-back line unless similarly approved. Approval shall be as provided in Paragraph Nos. 13 and 14.
6. No dwelling shall be permitted on any lot at a cost of less than \$9,500.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a substantial workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at a minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet, for a one-story dwelling and such ground floor area to be not less than 720 square feet for a dwelling of one and one-half (1-1/2) stories.
7. No building shall be located on any building site nearer to the front lot line or nearer to the side street line than the minimum building set-back lines as shown on the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five (25) feet to the front line nor nearer than twenty-five (25) feet to any side street line. No building shall be located nearer than five (5) feet to any interior building site line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, this shall not be construed to permit any portion of a building on a building site to encroach within five (5) feet of the interior lot line.
8. An easement of five (5) feet in width is reserved on all inner lines on every building site, so that the total easement along all building sites shall be ten (10) feet. This easement is for the purpose of affording location for telephone, electric light, water and sewer lines and any other utility purposes, and each building site is subject to an easement for the construction and maintenance of such utility.
9. No noxious or offensive activity shall be carried on upon any lot or building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
10. No uncompleted dwelling nor any structure of a temporary character, trailer, basement, tent, shack, garage or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.
11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose so as not to violate the provisions of Section 9.
13. The Architectural Control Committee is composed of John H. Holtvoigt, Thomas C. Plummer and H. H. Chaffee. A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate

a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers or duties.

14. The Architectural Control Committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or, if no suit to enjoin the construction has been commenced prior to the completion thereof, the approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. These covenants are to run with the land and shall be binding to all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time such covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the building sites within this plat have been recorded agreeing to change said covenants in whole or in part.

16. This enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

17. Invalidtion of any of these covenants by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Tipp City Land Development, Inc., by its duly authorized officers, have hereunto caused their names and seal to be affixed to these restrictions this 21st day of November, 1955.

WITNESSED IN PRESENCE OF:

TIPP CITY LAND DEVELOPMENT, INC.

Paul H. Moran  
Phyllis Jean Sturml

By John H. Holtvoigt  
Its President  
and Mildred Holtvoigt  
Its Secretary

STATE OF OHIO, COUNTY OF MIAMI, ss:

Before me, a Notary Public, in and for said county, personally appeared John H. Holtvoigt, president, and Mildred Holtvoigt, Secretary, of Tipp City Land Development, Inc., who acknowledge that the seals affixed to said instrument is the corporate seal of said corporation and that they did sign and seal said instrument as such president and secretary of Tipp City Land Development, Inc., on behalf of said corporation and by the authority of the Board of Directors and that said instrument is their own free act and deed individually and the free and corporate act and deed of Tipp City Land Development, Inc.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Tipp City, Ohio, this 21st day of November, 1955.

Phyllis Lissaman

NOTARY PUBLIC, Miami County, Ohio  
My Commission Expires July 21, 1957

Tipp City Land Development, Inc. 124 1/2 S. Main St. Tipp City, Ohio		
C. C. CARPENTER, C. E. — TROY, OHIO OHIO REGISTRATION NO. 120		
DATE	DRAWN BY TRACED BY CHECKED BY	SHEET NO 2/2

Transferred on this 21st day  
 of November, 1955

Ruth C. Graham  
 County Auditor  
 Miami County, Ohio

I hereby approve this plat  
 This 21st day of November 1955  
J. C. Graham  
 County Engineer

Recorded on this 21st day  
 of November 1955, at 9:00 A.M.  
 Plat Book 6 Page 61  
 Fee \$ 4.30

The foregoing plat approved by the  
 Board of County Commissioners of  
 Miami County, Ohio Nov. 16 1955

Norace C. Cromer  
 County Recorder  
 Miami County, Ohio

Herschel Straker  
Roy G. Garman  
John H. Hance

**ARNOLDS SUBDIVISION  
 SECTION ONE**

Being a plat of 9.987 acres in  
 Section 28, Town 6, Range 5 East  
 Union Township, Miami County, Ohio

The within plat is a subdivision of 9.987 acres of a 62.50± acre tract  
 conveyed to Rodger L. Arnold & Esther Arnold by deed as recorded  
 in Deed Book 324, Page 463 of the Deed Records of Miami  
 County, Ohio.

We, the undersigned, being all the owners and lienholders of the lands  
 herein platted, do hereby dedicate the streets shown on the plat to the  
 public use forever.  
 Easements are to be five feet in width on the side and rear of each  
 lot. Easements are for the construction, operation, maintenance,  
 repair, replacement or removal of water, gas, sewer, electric, telephone  
 or other utility lines or services, and for the express privilege of re-  
 moving 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 purpose and are to be maintained as such  
 forever.

Signed and acknowledged in the presence of:

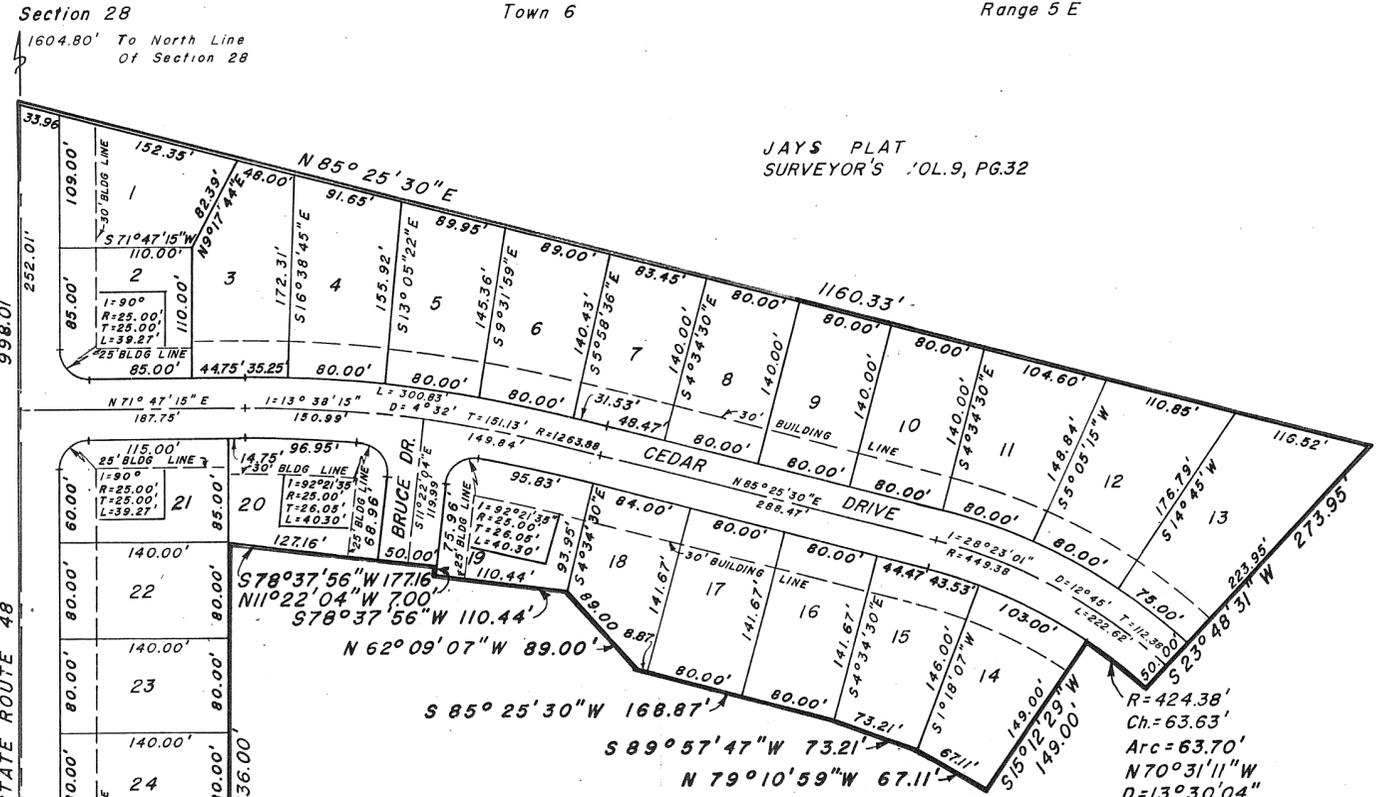
Betta Mae Schwarz Rodger L. Arnold owner  
Winifred Martindale Esther Arnold owner

State of Ohio, ss.  
 Be it remembered that on this 16 day of November 1955, before  
 me, the undersigned, a Notary Public in and for said State of Ohio,  
 personally came the said Rodger L. Arnold & Esther Arnold, 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 notary  
 seal on the day and date above written.

Winifred Martindale  
 Notary Public in and for the State of Ohio  
 My Commission Expires 3 Dec 1956

State of Ohio, ss.  
 Rodger L. Arnold & Esther Arnold being duly sworn, say that  
 all persons and corporations, to the best of their knowledge, in-  
 terested in this dedication, either as owners or lienholders, have  
 united its execution.  
 In testimony whereof, I have hereunto set my hand and notary  
 seal on the day and date above written.

Winifred Martindale  
 Notary Public in and for the State of Ohio  
 My Commission Expires 3 Dec 1956



**COVENANTS & RESTRICTIONS**

- All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one (1) detached single family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than three (3) cars.
- No dwelling shall be permitted on any lot at a cost of less than \$15,500 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 950 square feet for a one-story dwelling.
- No building shall be located on any lot nearer to the front lot line or near to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 25 feet to any side street line. No building shall be located near than 5 feet to any interior lot line, and each lot shall contain a total of 15 feet of side yard. No dwelling shall be located on any interior lot nearer than 5 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, or a lot to encroach upon another lot.
- No lot shall be further subdivided into smaller lots or parcels for the purpose of providing additional building sites.
- No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No fence, wall, hedge or shrub planting which obstructs sight lines of elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until November 1974 at which time said covenants shall automatically extend 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.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any one of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

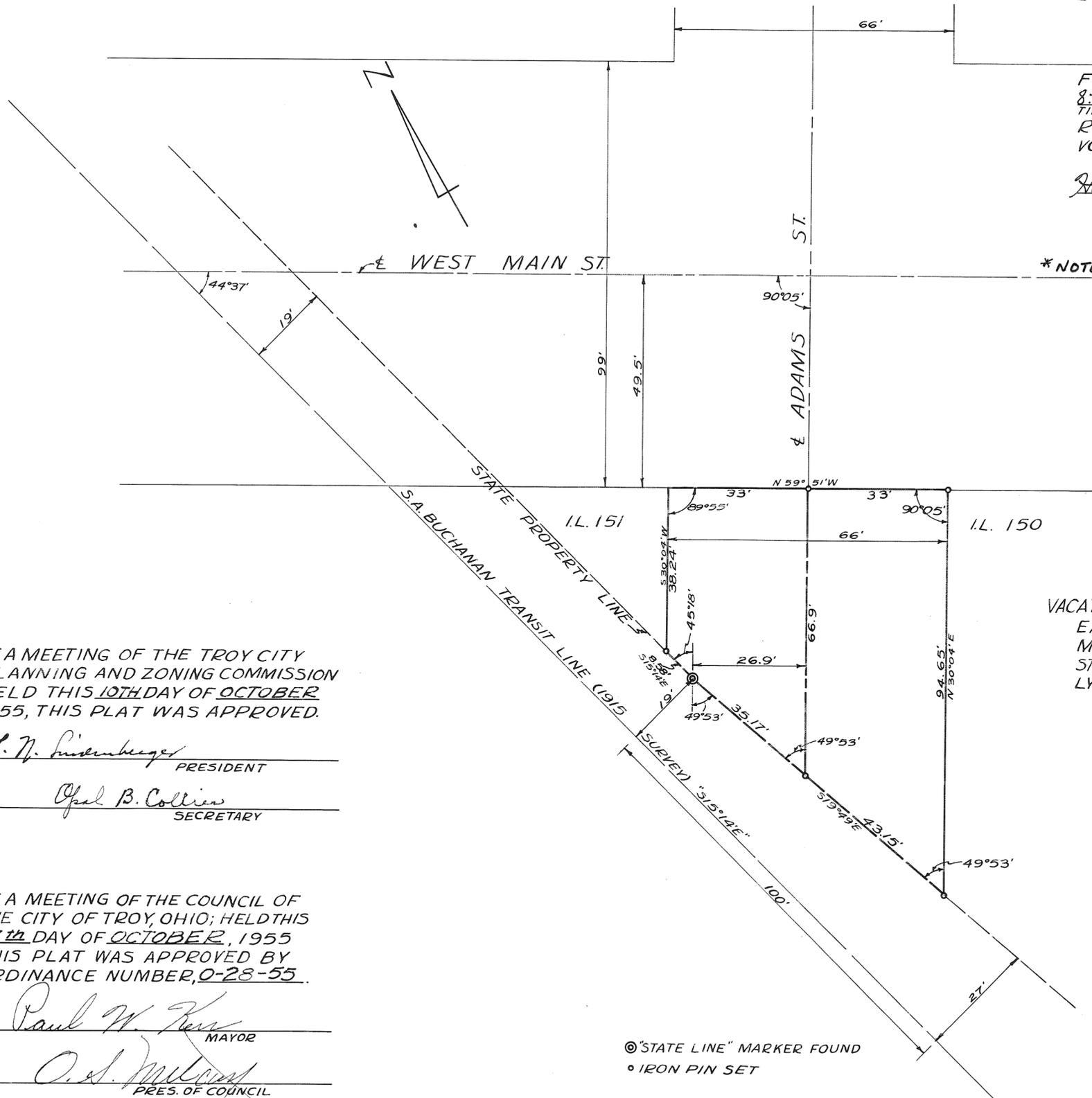
I hereby certify the measurements as shown to be correct.

John W. Judge  
 JOHN W. JUDGE ENGINEERING CO. DAYTON, OHIO

Approved by Miami County Planning  
 Commission Nov. 16 1955

Herschel Straker  
Roy G. Garman  
John H. Hance

Plat No. 97



FILE NUMBER 80818 RECEIVED  
8:16 A.M. October 26 1955  
TIME MONTH DAY

RECORDED IN PLAT RECORD  
VOL. NO. 6 PLAT NO. 61-A \* SEE NOTE

Horace C. Cromer  
MIAMI COUNTY RECORDER J.C.  
FEE \$4.30

\*NOTE: THIS PLAT WAS <sup>ORIGINAL</sup> GIVEN A DUPLICATE  
PAGE NUMBER. ON MARCH 1<sup>ST</sup>, 1999, THIS  
PLAT WAS GIVEN THE PLAT BOOK AND PAGE  
NUMBER OF VOLUME 6 PAGE 61-A.

John W. D'Brien  
MIAMI COUNTY RECORDER

Bobbie Mueller  
BY DEPUTY

AT A MEETING OF THE TROY CITY  
PLANNING AND ZONING COMMISSION  
HELD THIS 10<sup>TH</sup> DAY OF OCTOBER  
1955, THIS PLAT WAS APPROVED.

L. N. Lindenberger  
PRESIDENT

Opal B. Collins  
SECRETARY

AT A MEETING OF THE COUNCIL OF  
THE CITY OF TROY, OHIO; HELD THIS  
17<sup>TH</sup> DAY OF OCTOBER, 1955  
THIS PLAT WAS APPROVED BY  
ORDINANCE NUMBER, O-28-55.

Paul W. Kers  
MAYOR

O. S. Milroy  
PRES. OF COUNCIL

J. V. Franklin  
CLERK OF COUNCIL

I HEREBY APPROVE THIS PLAT

Frank E. Ruck  
MIAMI COUNTY AUDITOR

DATE: Oct. 25, 1955

⊙ "STATE LINE" MARKER FOUND  
• IRON PIN SET

REFERENCE:  
MIAMI & ERIE CANAL LAND SURVEY  
BY S.A. BUCHANAN (1915)

I HEREBY CERTIFY THIS  
PLAT TO BE CORRECT.

Franklin D. Ruck  
FRANKLIN D. RUCK  
REG. SURVEYOR #3319  
SEPTEMBER 28, 1955

Ruck

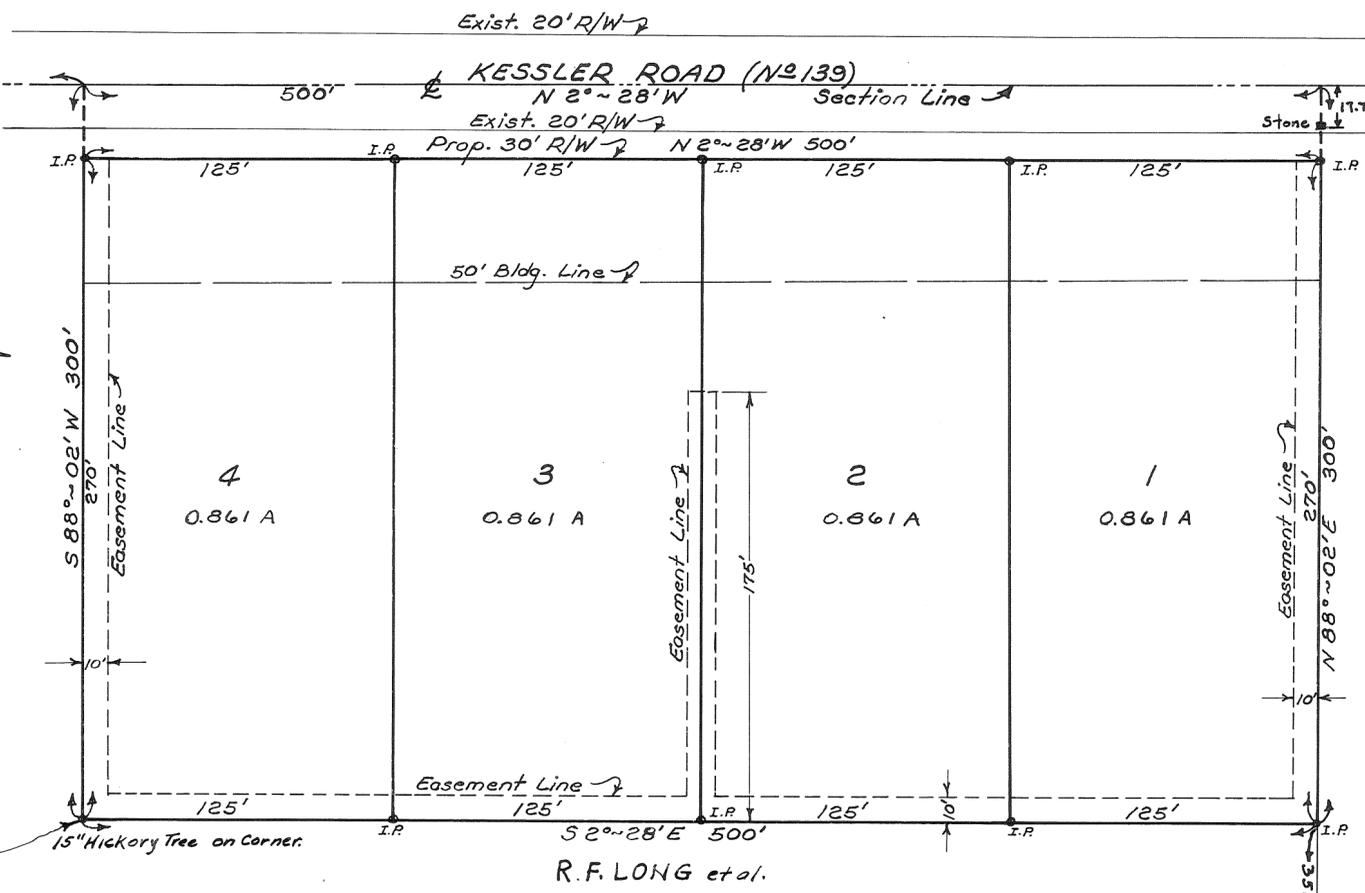
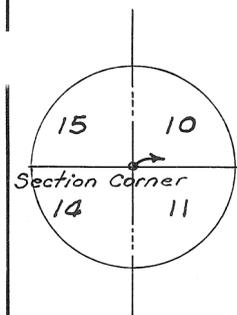
UNION TOWNSHIP SECTION 11 TOWN 6 RANGE 5E

# R. F. LONG PLAT

Being a subdivision of 3.444 acres of the Russell F. & Bessie Long 40 acre tract as located in Union Township, and being in the southwest corner of the southwest quarter of Section 11, Town 6, Range 5E as recorded in Deed Book 240, page 126 of the Miami County Records.

VOLUME 6 PLAT No. 62  
Miami County Recorders Plat Record  
VOLUME 1 PAGE No. 17  
Miami Co. Engr's. Record of Subdivision  
Scale 1"=50'

NOTE: ACRES ARE SHOWN GOES TO E ROAD.  
SINCE NO DEDICATION, LET LINE IS E.  
MIAMI COUNTY ENTERS A 30' HIGHWAY  
EASEMENT ON EAST SIDE OF ROAD.  
D VENTURA  
7-26-2001



**CORRECTION OF DESCRIPTION**  
The word southwest corner  
should read northwest corner.  
*Charles Schumaker*  
Reg. Surveyor No 2978  
Approved By Miami County Engr.  
4/20/58 *C. C. Freshman*

**CERTIFICATE OF SURVEYOR**  
I hereby certify that this map is  
a true and complete survey made by  
me, on October 26 1955; that all  
monuments are set as shown.  
*Charles Schumaker*  
Registered Surveyor # 2978

Approved Date November 23, 1955  
Miami County Planning Commission  
*Russell F. Long*  
*Bessie Long*  
*Charles Schumaker*  
Plat No. 98

Approved Date Nov. 23, 1955  
*C. C. Freshman*  
Miami County Planning Engineer

Approved Date Nov 23, 1955  
*Suth E. Graham*  
Miami County Auditor

**CERTIFICATE OF NOTARY PUBLIC**  
State of Ohio, Miami County, S.S.  
Be it remembered on this 15 day of November, 1955,  
1955, before me the undersigned, a notary  
public in and for said county and state, person-  
ally came Russell F. Long and Bessie Long  
and acknowledged the signing and execution  
of the foregoing plat to be their voluntary act  
and deed.  
In witness whereof, I have set my hand and  
notary seal on the day and date above written.  
*Donald W. Cook*  
Notary Public in and for Miami Co., Ohio

**OWNERS CONSENT AND DEDICATION**  
We the undersigned, being all the owners and lien holders  
of the lands herein platted, do hereby voluntarily consent  
to the execution of the said plat.

Easements shown on this plat are for the construction  
operation, maintenance, repair, replacement or removal of  
water, sewer, gas, electric, telephone or other utility lines  
or services, and for the 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.

Russell F. Long  
Bessie Long  
C. C. Freshman  
Citizens National Bank, Pres. - Covington, Ohio.  
D. E. Stadel  
Citizens National Bank, Secy. - Covington, Ohio.

File No. 81234  
Recorded Time 10:46 Date Nov 23-55  
Recorded Nov 23-55 Book 6 Page 62  
Fee: # 4.30

PLAT No. \_\_\_\_\_

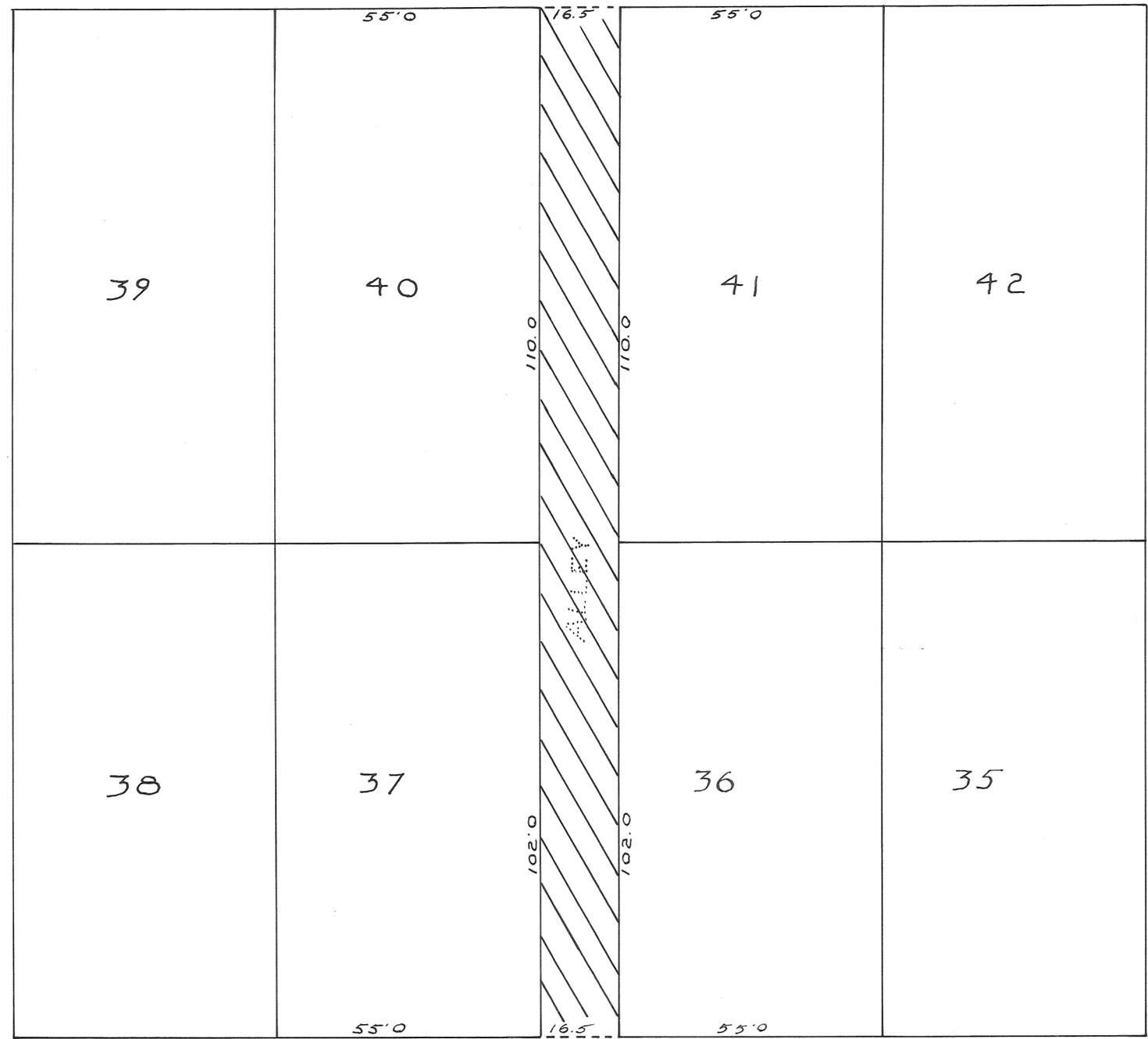
Scale 1" = 20"

VILLAGE OF POTSDAM  
 VACATION OF ALLEY



File Number 81240 Received 1955  
 Time 3:55 P.M. Month Nov. Day 23 1955  
 Recorded in Plot Record Vol. No. 6 Plat No. 63  
Thomas C. Sumner  
 Miami County Recorder

16.5 ALLEY



At a meeting of the council of the Village of Potsdam, Ohio, held this 20th day of October 1955

This plat was approved by  
 ORDINANCE NUMBER # 121

Description :-  
 The alley running Northerly and Southerly between Inlots # 37 & 40 on the West and Inlots No. 36 & 41 on the east, be, and the same is hereby vacated from the edge of CROSS STREET on the south to the edge of Alley running easterly and westerly along north edge of Inlots # 40 and 41

I hereby approve this plat  
W. C. Graham  
 Miami County Auditor  
 Date Nov. 23 1955

Legend  
 Area to be vacated  
 Cross Street

21  
Section

6  
Town

5  
Range

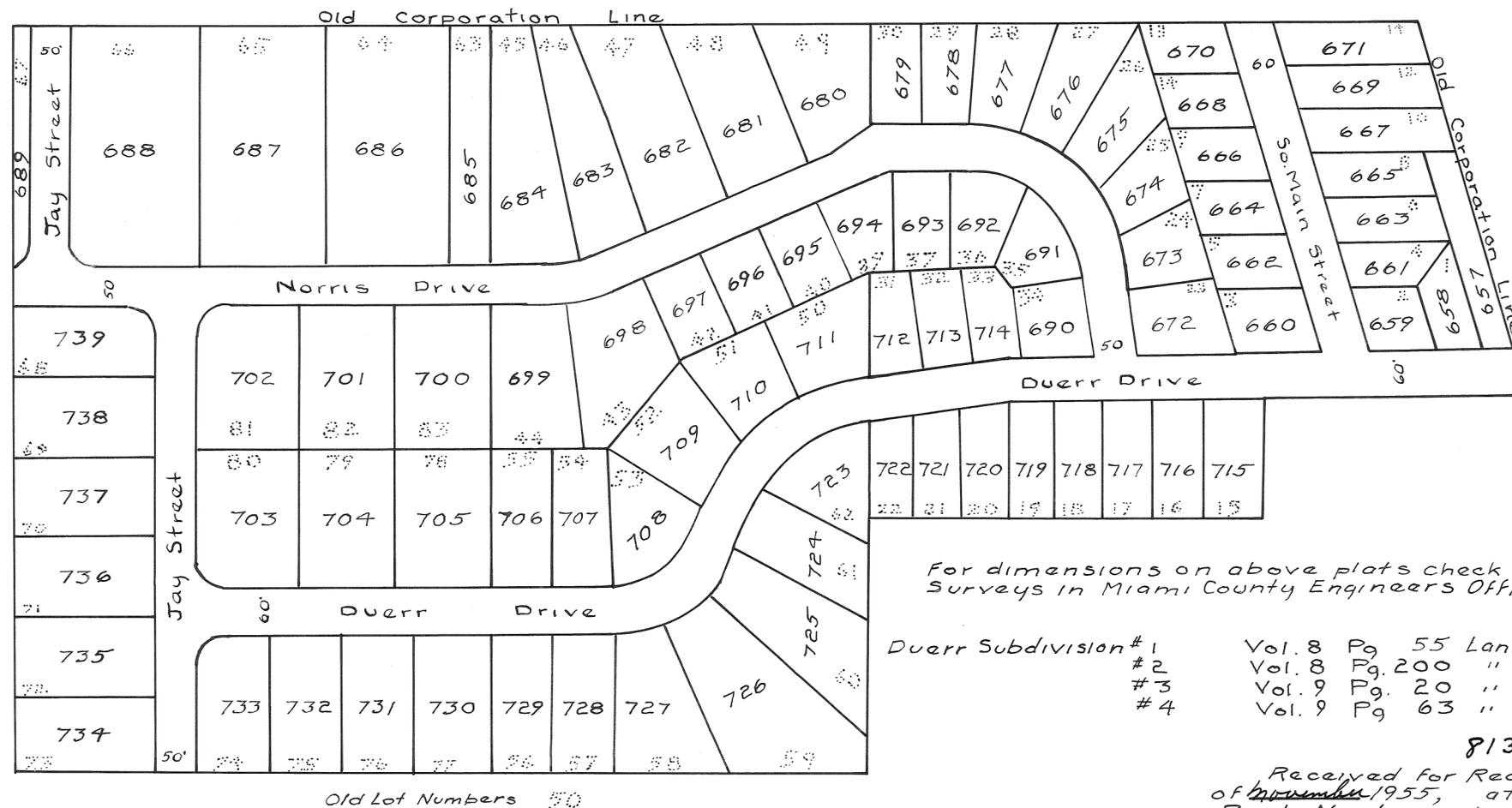
Vol. No. 6 Plat No. 64  
Miami County Recorders Plat Records  
Vol. No. 5 Plat No. 200  
Miami County Engineer's Record of  
Lot Surveys

Scale 1" = 120'

ANNEXATION MAP  
DUERR PLATS NUMBERS #1-2-3-4  
S.W. Quarter of Section 21, Town 6, Range 5  
33.532 Acres

Union Township

Miami County, Ohio



For dimensions on above plats check  
Surveys in Miami County Engineers Office

Duerr Subdivision #1	Vol. 8	Pg. 55	Land Surveys
#2	Vol. 8	Pg. 200	"
#3	Vol. 9	Pg. 20	"
#4	Vol. 9	Pg. 63	"

81323

Received for Record this 29 Day  
of November 1955, at 2:20 P.M.  
Book Number 6 Page 64

Horace Chamber  
Miami County Recorder  
Febr 12, 70

At a meeting of the Village Council  
of the Village of West Milton, Ohio held  
this 18th day of October 1955  
This annexation plat was accepted  
by ORDINANCE NUMBER #791

(Signed) Peter M. Cymbala  
Mayor

(Signed) Myron Hunt  
Pres. of Council

(Signed) Robert L. Pearson  
Clerk of Council

I hereby approve this annexation plat  
this 29th day of November 1955

H. C. Freshour  
Miami County Engineer

I hereby approve this annexation plat  
and the lot numbers therein  
this 29th day of November 1955

Ruth E. Graham  
Miami County Auditor

÷ Note ÷

The above subdivisions are also on record  
in the Miami County Recorder's Plat Records  
Book # 5 Page 29 - #1  
5 53 - #2  
5 57 - #3  
5 69 - #4

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING DUERR SUBDIVISIONS 1, 2, 3, & 4- UNION TOWNSHIP, TO WEST MILTON, OHIO

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached photostat copies of the "PETITION" and the accompanying map; and the photostat copy of the "PROOF OF PUBLICATION" filed in the above matter are true and correct copies.

I further certify that the typewritten copy of the "AFFIDAVIT" of the agent, Robert D. Ullery, regarding the publication and posting; and the copies of resolutions, "ACCEPTANCE OF PETITION - HEARING DATE SET" and "PUBLIC HEARING HELD - PETITION GRANTED" are true and correct copies of resolutions and action taken by the Board of Miami County Commissioners on dates of June 8, 1955, and August 15, 1955, as recorded in Commissioners' Journal No. 33, Pages 358, 401 and 402 respectively.

Dated: Mary F. Boyd  
Mary F. Boyd, Clerk to the  
Board of Miami County  
Commissioners, Troy, Ohio

August 17, 1955

Filed  
 June 10-1955  
 Ruth E. Graham, Auditor

June 8, 1955  
 (Section 1)

PETITION FOR ANNEXATION

TO THE COMMISSIONERS OF MIAMI COUNTY, STATE OF OHIO:

The undersigned, being a majority of the adult freeholders residing on the following described territory situated in the County of Miami, and adjacent to the Village of West Milton, to-wit:

Being lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37 and part of lot numbered 38, in the Duerr Subdivision No. 1, which is a subdivision of 9.97 acres in the southwest quarter of Section 21, Town 6, Range 5 East in Union Township, Miami County, Ohio, conveyed to C. Edward Duerr by Deed recorded in Book 256, Page 230, Deed Records of Miami County, Ohio, said Subdivision being recorded in Volume 8, as Plat No. 55, Miami County Engineer's Records of Land Surveys, subject to easements and restrictions of record.

Being also lots numbered 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49 in the Duerr Subdivision No. 2, which is a subdivision of 4.805 acres in the southwest quarter of Section 21, Town 6, Range 5 East, in Union Township, Miami County, Ohio, and part of Lot No. 38 in the Duerr Subdivision No. 1, Plat Book No. 5, Page 29, conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, said subdivision being recorded in Volume 8, Plat No. 200, Miami County Engineer's Records of Land Surveys, subject to (2) easements and restrictions of record.

Being also lots numbered 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 and 62 in the Duerr Subdivision No. 3, which is a subdivision of 5.626 acres in the southwest quarter of Section 21, Town 6, Range 5 East, Union Township, Miami County, Ohio, and being part of a 23.24 acre tract conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, subject to easements and restrictions of record., being recorded in (3) Vol. 9, Page 20, Miami County Engineer's Records of Land Surveys.

Being also lots numbered 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82 and 83 in the Duerr Subdivision No. 4, which is a subdivision of 13.131 acres in the southwest quarter of Section 21, Town 6, Range 5 East, Union Township, Miami County, Ohio, and being a part of a 23.24 acre tract conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, said plat being recorded in Volume 9, as Plat No. 63, Miami County Engineer's Surveys, subject to easements and restrictions of record;

An accurate map of which territory is hereto attached; Respectfully petition that the said above-described territory may be annexed to the Village of West Milton, Ohio, and Robert D. Ullery is hereby authorized to act as agent of the petitioners in securing such annexation.

NAME	ADDRESS	LOT NOS.
James Elicker	Duerr Dr.	54
Phyllis R. Elleman	S. Main	1/2 of 11 & 13
Kenneth Elleman	S. Main	1/2 of 11 & 13
Robert D. Ullery	S. Main	9 & 1/2 of 11
Anne D. Ullery	S. Main	9 & 1/2 of 11
Omer C. Cool		5 & 7
Catherine Cool		5 & 7
Gladys A. Eversole	Norris Drive	25
Albert R. Oglesbee		36
Bessie E. Oglesbee		36
Forest Henderson		29
Maude Henderson		29
R. E. Ehlers	Norris Dr.	Lot 41 & 1/2 42
Vesta Ehlers	Norris Dr.	" "
Fleta Farrenkopf	Norris Dr.	43 & 1/2 42
Wayne S. Hurley	Norris Dr.	37
Ruth L. Hurley	Norris Dr.	37
Thelma E. Carroll	Norris Dr.	26
V. J. Carroll	Norris Dr.	27
Clyde Hines	Norris Dr.	83
Mary E. Hines	Norris Dr.	83
Harley G. Lavey		47
Thelma M. Lavey		47
Cleon D. Klepinger	Duerr Dr.	23
Jean C. Klepinger	"	"

NAME ADDRESS LOT NOS.

Marvin J. Morris	Duerr Dr.	50
Katherine N. Morris	Duerr Drive	50
Gayle D. Suydam	Duerr Drive	82
George H. Minnich	11 Duerr Drive	33 & 1/2 of 32
Charles W. Watson	15 Duerr Drive	1/2 of 32 & 31
Margaret E. Watson	15 Duerr Drive	"
Delbert R. Hoover	28 Duerr Dr.	East 1/2 lot. 57, & 58
Hazel M. Hoover	28 Duerr Dr.	E 1/2 57 & 58

June 8, 1955  
 (Section 2)

PETITION FOR ANNEXATION

TO THE COMMISSIONERS OF MIAMI COUNTY, STATE OF OHIO:

The undersigned, being a majority of the adult freeholders residing on the following described territory situated in the County of Miami, and adjacent to the Village of West Milton, to-wit:

Being lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37 and part of lot numbered 38, in the Duerr Subdivision No. 1, which is a subdivision of 9.97 acres in the southwest quarter of Section 21, Town 6, Range 5 East in Union Township, Miami County, Ohio, conveyed to C. Edward Duerr by Deed recorded in Book 256, Page 230, Deed Records of Miami County, Ohio, said Subdivision being recorded in Volume 8, as Plat No. 55, Miami County Engineer's Records of Land Surveys, subject to easements and restrictions of record.

Being also lots numbered 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49 in the Duerr Subdivision No. 2, which is a subdivision of 4.805 acres in the southwest quarter of Section 21, Town 6, Range 5 East, in Union Township, Miami County, Ohio, and part of Lot No. 38 in the Duerr Subdivision No. 1, Plat Book 5, Page 29, conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, said subdivision being recorded in Volume 8, Plat No. 200, Miami County Engineer's Records of Land Surveys, subject to easements and restrictions of record.

Being also lots numbered 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62 in the Duerr Subdivision No. 3, which is a subdivision of 5.626 acres in the southwest quarter of Section 21, Town 6, Range 5 East, Union Township, Miami County, Ohio, and being part of a 23.24 acre tract conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, subject to easements and restrictions of record, being recorded in Vol. 9, Page 20, Miami County Engineer's Records of Land Surveys.

Being also lots numbered 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, and 83 in the Duerr Subdivision No. 4, which is a subdivision of 13.131 acres in the southwest quarter of Section 21, Town 6, Range 5 East, Union Township, Miami County, Ohio, and being part of a 23.24 acre tract conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, said plat being recorded in Volume 9, as Plat No. 63, Miami County Engineer's Surveys, subject to easements and restrictions of record; An accurate map of which territory is hereto attached;

Respectfully petition that the said above-described property may be annexed to the Village of West Milton, Ohio and Robert D. Ullery is hereby authorized to act as agent of the petitioners in securing such annexation.

NAME ADDRESS LOT NOS.

William L. Chadwell	Duerr Dr.	55
Elmer F. Kester	Duerr Dr.	77
Martin E. Thompson	Duerr Dr.	53
Robert Tinnerman	Jay St.	70
Ruth Tinnerman	Jay St.	70
Dorothy Dittmer	Duerr Dr.	79
Keith S. Dittmer	Duerr Dr.	79
Ronald D. Schaefer	Duerr Dr.	61
Evelyn A. Schaefer	Duerr Dr.	61
Galen Dittmer		10 & 12
Mariamama Dittmer	Main St.	10 & 12
Granville R. Minnich		59
Dorwin W. Fetters	21 Duerr Dr.	52
Paul Miller	19 Norris Dr.	48
Juanita Miller	19 Norris Dr.	48
Floyd Mendenhall	12 Norris Dr.	40
Rose Mendenhall	12 Norris Dr.	40
Edwin J. Glauser	12 Duerr Dr.	18 & 19 & 20
Vivian L. Glauser	12 Duerr Dr.	18 & 19 & 20
Earl R. Nicholson	711 S. Jay	73
Nan A. Nicholson	711 S. Jay	73
Della G. Clum	Duerr Dr.	62
Ernest T. Pearson M.D.	31 Norris Dr.	66
Margaret F. Pearson	"	"
Russell W. Norris	25 Norris Dr.	1 and 2
Russell W. Norris	" " "	8 and part 6
Russell W. Norris	" " "	51
Russell W. Norris	" " "	63-45-46
Russell W. Norris	" " "	67
Wm A. Brauckmann	20 Norris Dr.	43
Irene T. Brauckmann	20 Norris Dr.	43
Carris M. Fasick	17 Norris Dr.	49
Hazel Fasick	17 Norris Dr.	49

PROOF OF PUBLICATION

THE STATE OF OHIO )
MIAMI COUNTY ) ss:

I Mary L. Gordon do solemnly swear that I am member of the firm of Record Printing Co., publishers of THE WEST MILTON RECORD a newspaper printed and published and of general circulation throughout Miami County, Ohio; and that the original notice, a true copy of which is hereto annexed, was published in said newspaper for a period of six consecutive weeks, commencing on the 15th day of June A.D. 1955. Mary L. Gordon

NOTICE OF PETITION FOR ANNEXATION OF Duerr Subdivisions One, Two, Three, and Four to Village of West Milton.

Notice is hereby given that a petition has been filed with the Commissioners of Miami County, Court House, Troy, Ohio, requesting annexation to Village of West Milton, Ohio of certain territory as follows: 1. Duerr Subdivision Number One (1) including lots numbered serially from one (1) to thirty-eight (38) inclusive. 2. Duerr Subdivision Number Two (2) including lots numbered serially from thirty-eight (38) to forty-nine (49) inclusive. 3. Duerr Subdivision Number Three (3) including lots numbered serially from fifty (50) to sixty-two (62) inclusive. 4. Duerr Subdivision Number Four (4) including lots numbered serially from sixty-three (63) to eighty-three (83) inclusive; and as recorded in Miami County Engineers Records of Land Surveys at Vol. 8, Page 55; Vol. 8, Page 200; Vol. 9, Page 20; and Vol. 9, Page 63 respectively, but subject to easements and restrictions of record.

That said petition has been set for hearing before said County Commissioners at their office in said Court House on Monday, August 15, 1955, at 10:00 O'clock a. m. Robert D. Ullery, Agent for Petitioners. First publication June 15, 1955. Printer's Charge \$ Notary Fee Sworn to before me and subscribed in my presence, this 13 day of August A.D. 1955. Winifred L. Martindale. Winifred L. Martindale, Notary Public in and for the State of Ohio My Commission Expires Dec. 3, 1956. SEAL Certification State of Ohio, County of Miami, SS: I, Horace C. Cromer, Recorder of the aforesaid County, do hereby certify that this is a true and correct copy as made from the original. In Testimony Whereof, I hereby subscribe my name and affix my official seal this 17 day of Aug., 1955. Horace C. Cromer Horace C. Cromer, Miami County Recorder SEAL

VILLAGE OF WEST MILTON ANNEXATION OF DUERR PLATS #1, #2, #3, and #4

STATE OF OHIO )
COUNTY OF MIAMI ) ss AFFIDAVIT Robert D. Ullery, being first duly sworn, says that he is the agent of the petitioners for the annexation fo Duerr Plats Number 1, 2, 3, and 4 recorded in Engineers Record Volume 8, Plat No. 55, Volume 8, Plat No. 200, Volume 9, Plat No. 20, Volume 9, Plat No. 63 of Union Township, Miami County, Ohio.

Affiant says that the legal notice has been published in The West Milton Record, as evidenced by the proof of publication attached hereto and made a part hereof, and that a copy of said notice was posted in a conspicuous place within the limits of the property to be annexed on the 5 day of July, 1955, more than six weeks prior to the time fixed for the hearing, said legal publication and posting of said notice having been done in compliance with Section 707.05 of the Revised Code of the State of Ohio. Further affiant saith not. Robert D. Ullery Sworn to before me and subscribed in my presence by the said Robert D. Ullery this 15 day of August, A.D. 1955. Winifred L. Martindale. Winifred L. Martindale, Notary Public in and for the State of Ohio. My Commission expdres December 3, 1956. SEAL

ANNEXATION OF DUERR SUBDIVISIONS 1, 2, 3, & 4 - UNION TOWNSHIP TO WEST MILTON, OHIO

Russell W. Norris, et al, Petitioners ACCEPTANCE OF PETITION \* HEARING DATE SET
Mr. Hance introduced the following resolution and moved that it be adopted:
WHEREAS, a petition has been presented to the Board of Miami County Commissioners by Russell W. Norris, et al, asking for annexation of certain territory, known as Duerr Subdivisions 1, 2, 3, & 4, located adjacent to West Milton, Ohio, in Union Township, Range 5, Town 6, Section 21, containing 33.532 acres, more or less, as shown on Plat No. 21-A, Union Township Plat Records in the Miami County Engineer's Records; such territory to be annexed is more fully described in the petition and the accompanying plat map, as outlined in red lines thereon, both of which are being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it RESOLVED, BY THE Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and shall be for hearing on the 15th day of August, 1955, at ten o'clock A.M., in the office of the Commissioners of Miami County, Court House, Troy, Ohio, and be it further RESOLVED, that the agent of the petitioners, Robert D. Ullery, 649 S. Main St., West Milton, Ohio as designated in said petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice thereof as required by law. The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows: Mr. Straker, yea; Mr. Garman, Yea; and Mr. Hance, yea

ANNEXATION OF DUERR SUBDIVISIONS 1, 2, 3, & 4 - UNION TOWNSHIP TO WEST MILTON, OHIO

Russell W. Norris, et al, Petitioner PUBLIC HEARING HELD - PETITION GRANTED
The following resolution was introduced by Mr. Hance, who also moved that it be adopted:
WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on June 8, 1955, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, this day, August 15, 1955, at ten o'clock A.M., on the petition of Russell W. Norris, et al, requesting that the land described in such petition being located in Section 21, Town 6, Range 5, East, of Union Township, Miami County, Ohio, known as Duerr Subdivisions Numbers 1, 2, 3, & 4, consisting of approximately 33.532 acres, be annexed to the Village of West Milton, Ohio, and
WHEREAS, said petition and accompanying map of land to be annexed has been on file in the Miami County Auditor's office for public inspection since June 10, 1955, and
WHEREAS, the required legal notice of said petition and hearing has been given by publication and posting as required by law, as appears from the affidavit and proof of publication submitted this date, and
WHEREAS, no one appeared to object to the granting of the petition, and all those present at the hearing approved the annexation, therefore, be it
RESOLVED, by the Board of Miami County Commissioners that:

- 1. The petition of Russell W. Norris, et al, to annex the land therein described in Union Township, Miami County, Ohio, to the Village of West Milton, Ohio, be and it is hereby granted.
2. That said land, subject to approval of the Council of west Milton, Ohio, be and it is hereby annexed to said Village.

3. That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Council of West Milton, Ohio, a transcript of these proceedings, including the petition and map attached thereto.

The motion for the adoption of this resolution was seconded by Mr. Garman, with the Board voting as follows upon roll call: Mr. Straker, yea; Mr. Garman, yea; and Mr. Hance, yea. (From Commissioners' Journal No. 33, Pages 401 and 402)

\* \* \*
ORDINANCE NO. 791

Accepting application for annexation for territory.

Be it Ordained by the Council of the Village of West Milton, State of Ohio:

Section 1: That the application of Robert D. Ullery and others for the annexation of the following described territory in the County of Miami and adjacent to the Village of West Milton, towit: Entire Duerr Subdivision No. 1, its lands, streets and lots: Being lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37 and part of lot numbered 38, in the Duerr Subdivision No. 1, which is a subdivision of 9.97 acres in the southwest quarter of Section 21, Town 6, Range 5 East in Union Township, Miami County, Ohio, conveyed to C. Edward Duerr by Deed recorded in Book 256, page 230, Deed Records of Miami County, Ohio, said Subdivision being recorded in Volume 8, as Plat No. 55, Miami County Engineer's Records of Land Surveys, subject to easements and restrictions of record.

Entire Duerr Subdivision No. 2, its lands, streets and lots: Being also lots numbered 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49 in the Duerr Subdivision No. 2, which is a subdivision of 4.805 acres in the southwest quarter of Section 21, Town 6, Range 5 East, in Union Township, Miami County, Ohio, and part of Lot No. 38 in the Duerr Subdivision No. 1, Plat Book No. 5, Page 29, conveyed to Russell W. Norris by Deed recorded in book 293, Page 590, Miami County Deed Records, said subdivision being recorded in Volume 8, Plat No. 200, Miami County Engineer's Records of Land Surveys, subject to easements and restrictions of record.

Entire Duerr Subdivision No. 3, its lands, streets and lots: Being also lots numbered 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, in the Duerr Subdivision No. 3, which is a subdivision of 5.626 acres in the southwest quarter of Section 21, Town 6, Range 5 East, Union Township, Miami County, Ohio, and being part of a 23.24 acre tract conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, subject to easements and restrictions of record, being recorded in Vol. 9, Page 20, Miami County Engineer's Records of Land Surveys.

Entire Duerr Subdivision No. 4, its lands, streets and lots: Being also lots numbered 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, and 83 in the Duerr Subdivision No. 4, which is a subdivision of 13.131 acres in the southwest quarter of Section 21, Town 6, Range 5 East, Union Township, Miami County, Ohio, and being a part of a 23.24 acre tract conveyed to Russell W. Norris by Deed recorded in Book 293, Page 590, Miami County Deed Records, said plat being recorded in Volume 9, as Plat No. 63, Miami County Engineer's Surveys, subject to easements and restrictions of record; be and the same is hereby accepted.

Section 2: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

(Signed) Myron Hunt
President of Council

Passed this 18th day of October, 1955.

Attest: (Signed) Robert L. Pearson
Clerk of Council

Approved: October 18, 1955.

(Signed) Peter M. Cymbala
Mayor

C E R T I F I C A T E

I, Robert L. Pearson, Clerk of Council of the Village of West Milton, Ohio, do hereby certify under R. C. 1731.24 that the foregoing ordinance was duly published in the West Milton Record, an English newspaper, the only newspaper published and of general circulation in said village for two weeks on the following dates October 26, 1955 and November 2, 1955.

Robert L. Pearson
Robert L. Pearson, Clerk

A F F I D A V I T

State of Ohio
County of Miami

Robert L. Pearson, being first duly sworn or affirmed states that he is Clerk of the Village of West Milton, Ohio and that the foregoing is a true and complete copy of the ordinance of annexation 791 of the said Village, and herewith so certifies same under seal of the Village. Passed unanimously by roll call of council.

Robert L. Pearson
Robert L. Pearson

Seal Sworn to and subscribed before me this 12th day of November, 1955.

WASHINGTON TOWNSHIP

Northeast Pt S.E. Qr. Section 19-T.6, -R.6,

Vacation of Part of SHORT STREET - Sunnyside Addition

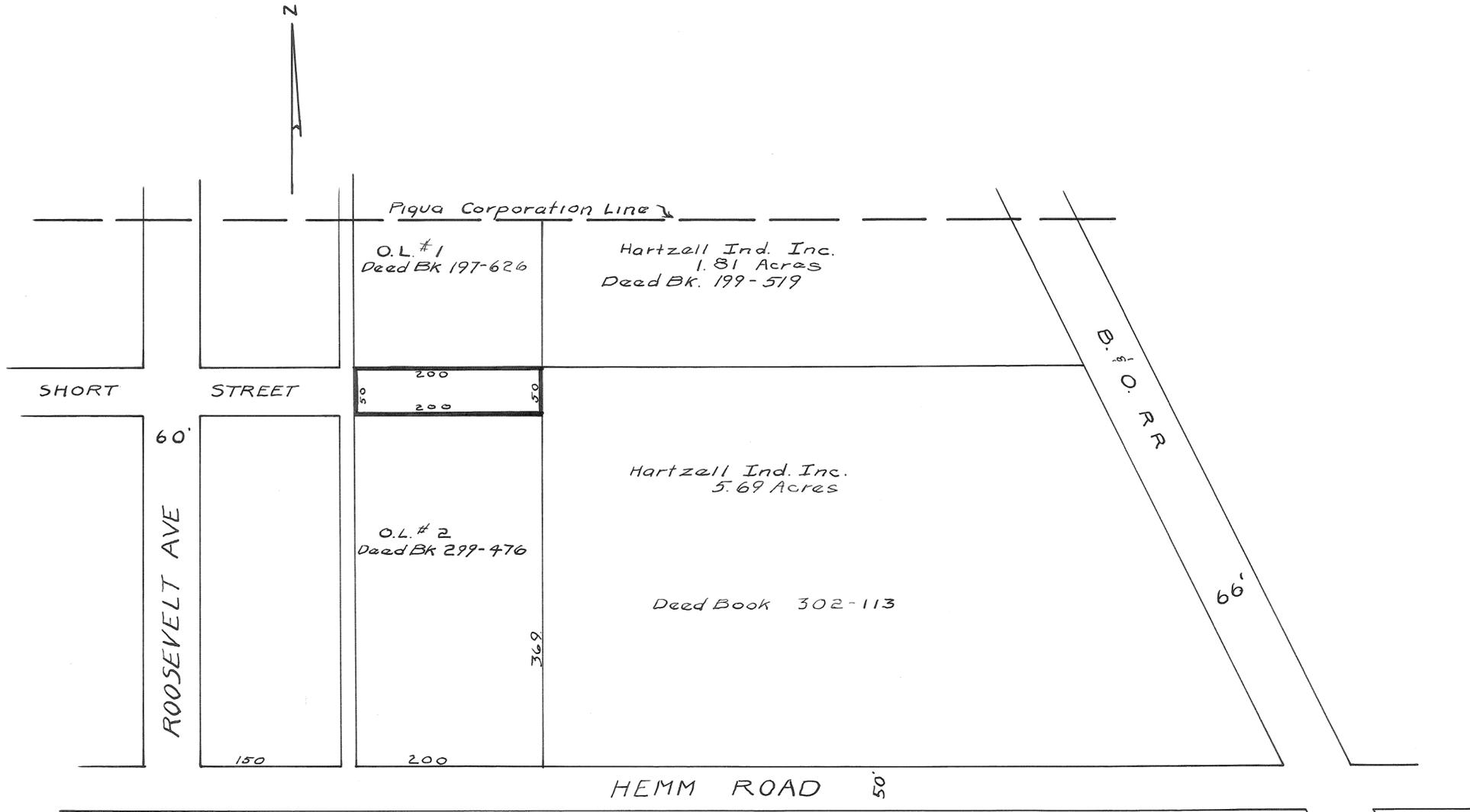
Plat No. Rec. Vol. - 6 - P. 65  
 Miami County Recorders Record of Plats  
 Plat No. 161 Vol. 10  
 Miami County Engineers Record of Land Surveys  
 File Number 81792.

8:50 - 12 - 29 - 1955  
 Time Month Day  
 no change.

At a meeting of the Miami County Commissioner's held this 29<sup>th</sup> day of August 1952. This Vacation was approved

See Commissioners Journal  
 Vol. 32 Page 184  
 Vol. 32 Page 184-A

DESCRIPTION  
 Being that part of Short street lying between O.L.#1 and O.L.#2 of Sunnyside Addition Recorded in Bk#2 Pg. 208 of the Miami County Recorders Record of Plats

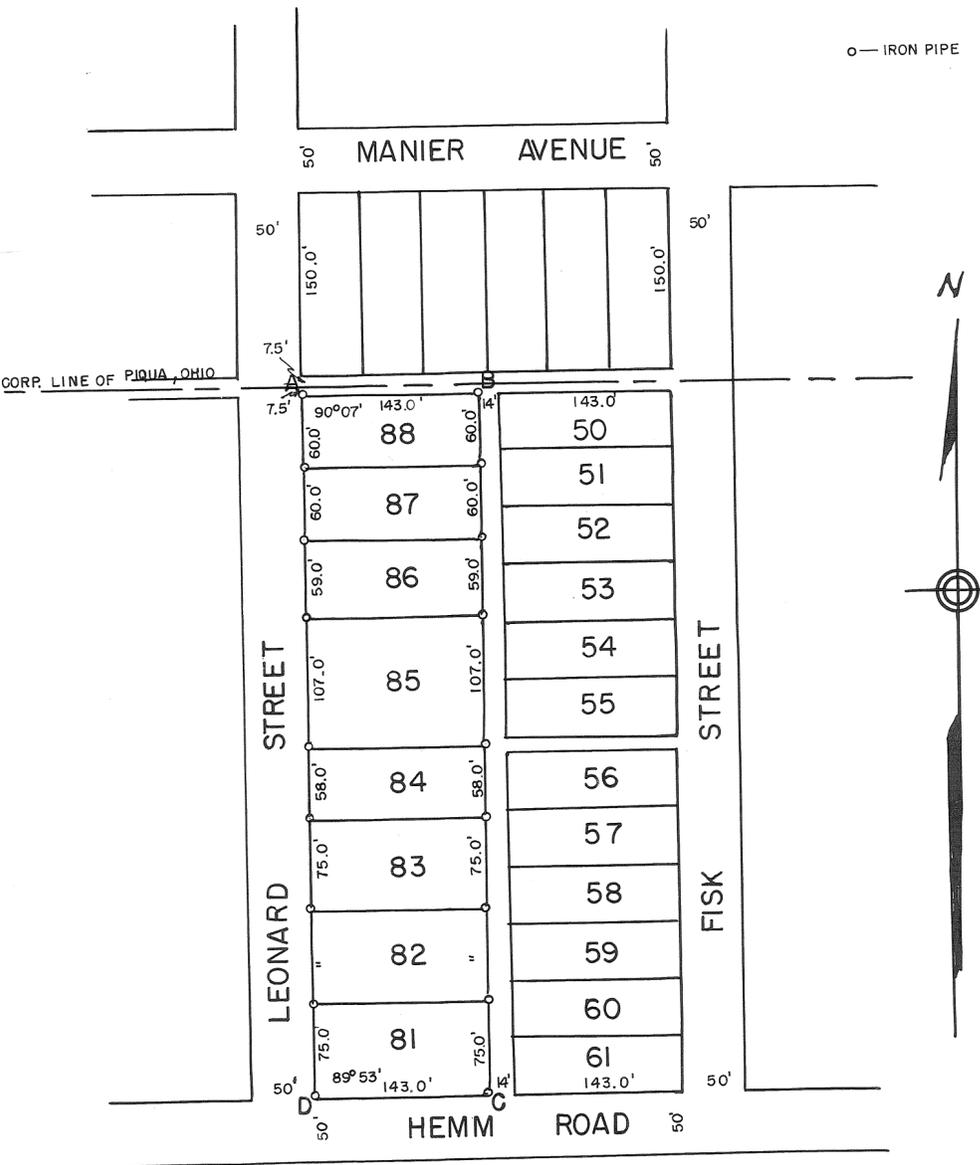


I hereby approve this Plat  
Kath. E. Graham  
 Miami County Auditor  
 Date Dec 29, 1955

I hereby approve this Plat  
F. C. Freshour  
 Miami County Engineer  
 Date Dec 29- 1955

SUBDIVISION OF OUT LOT No. 3 SUNNYSIDE  
NEW NUMBERS 81 TO 88 INCLUSIVE

Vol. 6, Page 66  
Miami County Recorder's Plat Records.  
Vol. 1, Page 20  
Miami County Engr's Records of Sub-  
divisions.  
Scale 1" = 100'-0"



APPROVAL

Approved:	Signed
Date _____	_____ Mayor, City of Piqua, O.
_____	_____ City Manager, Piqua, O.
_____	_____ City Commissioner, Piqua, O.
_____	_____ City Commissioner, Piqua, O.
_____	_____ City Commissioner, Piqua, O.
_____	_____ City Commissioner, Piqua, O.
12/22/55	_____ Chairman, Planning Commission
12/22/55	_____ Planning Commissioner
12/22/55	_____ Planning Commissioner

RESTRICTIVE COVENANT

All restrictive covenants which apply to out lot No. 3 will also apply to all lots of this plat.

DESCRIPTION

Being a subdivision of Out lot No. 3, Sunnyside, Washington Twp., County of Miami, State of Ohio; and being a subdivision of land bounded by letters ABCDA as shown on this plat. The lots are numbered from 81 to 88 incl.

DEDICATION

We, the undersigned, do hereby voluntarily consent to the execution of this plat  
Date Nov 28 1955

Witness:  
Robert E. Thomas  
Pat P. Fitz  
as to 1 & 2  
Virginia K. Oite  
Pat P. Fitz  
as to 3 & 4

Signed:  
Edward L. Archer  
Minnie E. Archer  
Guy E. McSwain  
Wanita M. McSwain

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

Be it remembered that on this 28th day of November, 1955, before me, a notary public in and for said county, personally came Edward L. Archer, Minnie E. Archer, Guy E. McSwain, and Wanita M. McSwain who acknowledged the signing and execution of this plat to be their voluntarily act and deed.

Pat P. Fitz  
Notary Public, in and for Miami County, Ohio.  
My Commission Expires October 28, 1956.

THE EDWARD ARCHER  
PLAT  
SUNNYSIDE

WASHINGTON TWP. MIAMI COUNTY, OHIO

APPROVED 11/6/56  
Phyllis J. Gorman  
CITY ENGINEER

I hereby approve this plat.  
T. C. Freshour Jan 9, 1956  
Miami County Engineer

I hereby approve this plat and have caused the numbers to be placed there on to designate the tracts. This 9th day of January, 1956.  
Ruth E. Graham  
Miami County Auditor

File No. 81940 Vol. 6, Page 66  
Received: 1-10-56 Plat Records, Miami County, Ohio  
Recorded: 1-10-56 Fee 4.30  
Horace B. Croner  
Miami County Recorder

I hereby certify the above plat to be correct. All monuments are set as shown. This 21 day of Nov, 1955.  
Rupert J. Bachman  
Registered Surveyor 2594

WE THE UNDERSIGNED OWNERS OF LANDS SHOWN ON THIS PLAT ACCEPT AND APPROVE THIS PLAT AND DEDICATE THE STREETS AS SHOWN THEREON TO THE CITY OF TROY, MIAMI COUNTY, OHIO, AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED...

F.A. ARCHER DEVELOPMENT CO. INC.

Forrest A. Archer PRESIDENT  
William A. Haulton SECRETARY  
Anne Goodin  
Nina M. Cary

STATE OF OHIO, MIAMI COUNTY  
PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF. SWORN TO AND SUBSCRIBED BEFORE ME THIS 2<sup>ND</sup> DAY OF DECEMBER 1955

Edwin M. Barnes  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES SEPT. 18<sup>TH</sup>, 1956

ATA MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 2<sup>ND</sup> DAY OF DECEMBER 1955, THIS PLAT WAS APPROVED.

Harold E. Anderson ACTING PRESIDENT  
Opal Collins SECRETARY

THE FOREGOING PLAT APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, December 12, 1955.

Herschel Straker  
Walter J. Jones  
Roy L. Gannon

I HEREBY APPROVE THIS PLAT.  
L.C. Freshour MIAMI COUNTY ENGINEER

RECEIVED FOR RECORD THIS 14<sup>TH</sup> DAY OF January 1956 AT 8:23 P.M.  
BOOK NO. 6 PAGE 67

Horace C. Croner  
MIAMI COUNTY RECORDER & C.  
#82034



SHERWOOD MANOR SUBDIVISION  
BEING A SUBDIVISION OF A TRACT OF 100.678 ACRES IN SECTION 18, TOWN 1, RANGE 10 STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

I HEREBY APPROVE THIS PLAT AND NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN THIS 13<sup>TH</sup> DAY OF January 1956

Ruth E. DeLam  
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Franklin D. Ruck  
FRANKLIN D. RUCK, C.E.  
SURV. REGISTRATION NO. 3319

S/ HORACE G. GROMER  
 MIAMI COUNTY RECORDER

# LOCATION PLAN

## MIA-25-13.13

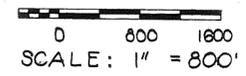
### MIAMI COUNTY STAUNTON & SPRINGCREEK TOWNSHIPS

## LIMITED ACCESS

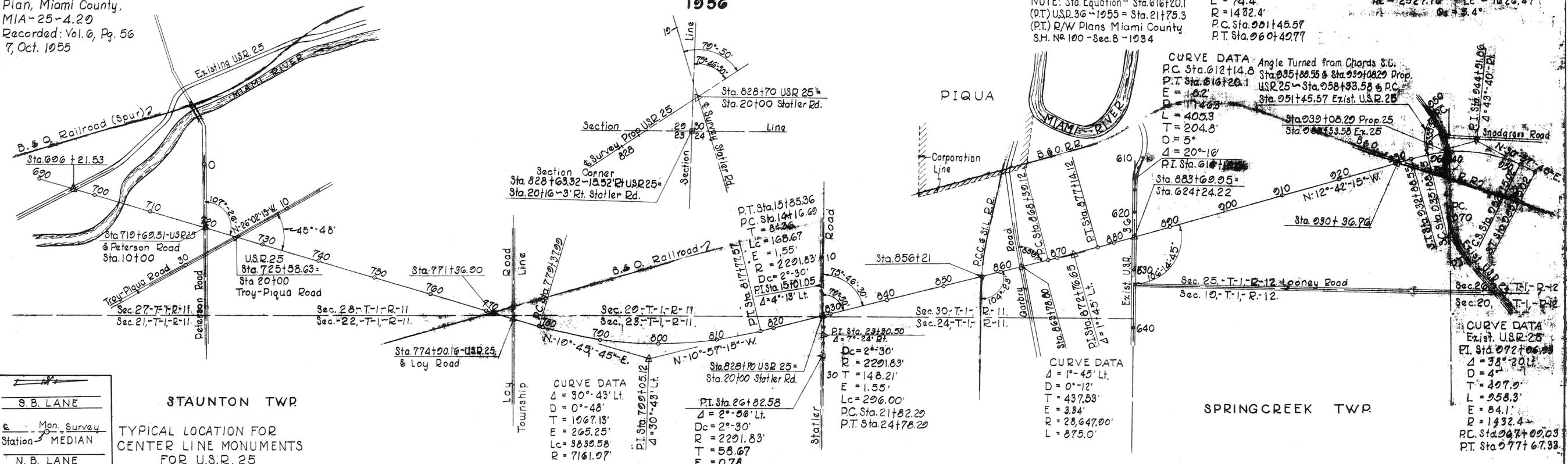
FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

MIAMI COUNTY  
 MIA-25-13.13

NOTE: Sta. Equation = Sta. 051+45.57 (P.C.)  
 Exist. U.S.R. 25 = Sta. 63+68.1 (P.C.)  
 R/W Plans S.H. No. 237 Sec. F  
 Miami County - 1932



NOTE: Reference back Sta. 700+00, See Location Plan, Miami County, MIA-25-4.20  
 Recorded: Vol. 6, Pg. 56  
 7, Oct. 1955



CURVE DATA		CURVE DATA	
Exist. U.S.R. 25	Prop. U.S.R. 25	Exist. U.S.R. 25	Prop. U.S.R. 25
PI. Sta. 056+13.32	PI. Sta. 056+13.32	$\Delta = 48^{\circ}-40'$	$X_c = 200.800'$
$\Delta = 36^{\circ}-10'$	$\Delta = 36^{\circ}-10'$	$D_c = 2^{\circ}-16'$	$Y_c = 5.234'$
$D = 4^{\circ}-0'$	$D = 4^{\circ}-0'$	$L_s = 300'$	$P = 147.9'$
$T = 467.8'$	$T = 467.8'$	$T_s = 1163.31'$	$K = 107.462'$
$L = 004.2'$	$L = 004.2'$	$E_s = 196.92'$	$\Delta_c = 56^{\circ}-52'$
$E = 74.4'$	$E = 74.4'$	$R_c = 2527.76'$	$L_c = 1626.47'$
$R = 1482.4'$	$R = 1482.4'$	$G_s = 5.4'$	
PC. Sta. 001+45.57	PC. Sta. 001+45.57		
P.T. Sta. 060+40.77	P.T. Sta. 060+40.77		

NOTE: Sta. Equation = Sta. 616+20.1  
 (P.T.) U.S.R. 36 = 1955 = Sta. 21+75.3  
 (P.T.) R/W Plans Miami County  
 S.H. No. 100 - Sec. B - 1934

CURVE DATA		CURVE DATA	
Exist. U.S.R. 25	Prop. U.S.R. 25	Exist. U.S.R. 25	Prop. U.S.R. 25
PC. Sta. 012+14.8	PC. Sta. 012+14.8	$\Delta = 38^{\circ}-20'$	$L = 407.9'$
P.T. Sta. 016+20.1	P.T. Sta. 016+20.1	$D = 4^{\circ}-0'$	$E = 84.1'$
$E = 1.55'$	$E = 1.55'$	$R = 1432.4'$	
$L = 405.8'$	$L = 405.8'$		
$T = 204.8'$	$T = 204.8'$		
$D = 5^{\circ}$	$D = 5^{\circ}$		
$\Delta = 20^{\circ}-16'$	$\Delta = 20^{\circ}-16'$		
PI. Sta. 014+14.8	PI. Sta. 014+14.8		
Sta. 883+60.05	Sta. 883+60.05		
Sta. 624+24.22	Sta. 624+24.22		

S. B. LANE		STAUNTON TWP
Mon. Survey Station		TYPICAL LOCATION FOR CENTER LINE MONUMENTS FOR U.S.R. 25
N. B. LANE		

For Sta. See Table Below  
 REFERENCE POINT MONUMENTS TO BE SET ON & AFTER CONSTRUCTION

Monuments Set By W.F. WAGNER Date 29 Sept. 1958

Point Referenced	Station	Point Referenced	Station	Point Referenced	Station
P.O.T.	700+00	P.O.C.	790+00	P.C.	868+30.12
	707+00	P.O.C.	795+00	M.P.O.C.	872+76.62
	715+00	M.P.O.C.	798+57.78	P.T.	877+14.12
	720+00	P.O.C.	800+00	P.O.T.	880+00
	725+00	P.O.C.	805+00		885+00
	730+00	P.O.C.	810+00		890+00
	735+00	P.T.	817+77.57		895+00
	740+00	P.O.T.	820+00		900+00
	745+00		825+00		905+00
	750+00		830+00		910+00
	756+00		835+00		915+00
	760+00		840+00	P.O.T.	920+00
	765+00		845+00		
	769+00		850+00		
P.O.T.	775+00		854+00		
P.C.	779+37.92		859+00		
P.O.C.	785+00	P.O.T.	865+00		

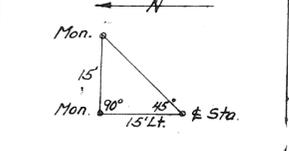
REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION

TROY-PIQUA ROAD				STATLER ROAD			
Station	Dist. from Rt.	Dist. from Lt.		Station	Dist. from Rt.	Dist. from Lt.	
12+00	15	15		8+00	15	15	
18+00	15	15		14+16.69	PC.		
22+00	15	15		15+85.36	P.T.		
28+00	15	15		18+50			
				21+82.29	PC.		
				24+78.29	P.T.		
				26+28.91	PC.		
				27+41.24	P.T.	15	15
				30+00		12	12.5

REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION - U.S.R. 36

Station	Dist. from Rt.	Dist. from Lt.
617+00		
622+00		
626+00		
631+00		

Ref. Mon. Set on Lt. of Sta. 24+78.29 (P.C.) Statler Rd.



RECORDED  
 DATE 3-2 1956  
 VOL. 6  
 PAGE 68

APPROVED Geo. W. Boutwell  
 DATE 23 Feb. 1956  
 RIGHT-OF-WAY ENGINEER - DIV. No. 7  
 REGISTERED SURVEYOR No. 3128

# HAVEN VIEW PLAT SEC. 5



Scale: 1 inch = 100 feet



Plat # 191 Vol. # 10  
 Miami Co. Engrs. Record of Land Surveys  
 REC. BOOK 6 PAGE 69

Being a replat of lots 16, 17, 22 and 23 of Haven View Plat Section 2, in the South half of the North West quarter of Sec. 3, Town 2, Range 10 MRS, Elizabeth Township, Miami County, Ohio and recorded in Plat Book 5 Page 60 of the Miami County Plat Records.

Obed Hovatter and Velma Hovatter, his wife, being all the owners and leinholders, of the land described in the Plat hereon, do hereby voluntarily consent to the execution of said plat.

Obed Hovatter  
 Husband

Velma Hovatter  
 Wife

J. H. Dunavent  
 Witness

James H. U. Cook  
 Witness

State of Ohio, County of Miami  
 Before me, a notary public in and for Miami County, Ohio personally came Obed Hovatter and Velma Hovatter his wife, and acknowledged the signing of the foregoing plat to be their voluntary act and deed.  
 In witness whereof, I hereunto set my hand and notary seal this 10<sup>th</sup> day of April 1956.

M. M. Russell  
 Notary Public, Miami County, Ohio  
 My Commission expires November 14, 1958

Transferred this 17<sup>th</sup> day of April 1956  
Ruth E. Graham  
 Auditor of Miami County

File No. 83616  
 Received for Record APRIL 17, 1956  
 Recorded in Plat Record Book No. 6 Page No. 69

Horace C. Cromer  
 Recorder of Miami County

The foregoing plat approved by the Board of County Commissioners Miami County April 16 1956

Harold Straker  
Bob G. Harmon  
Frank J. Jones

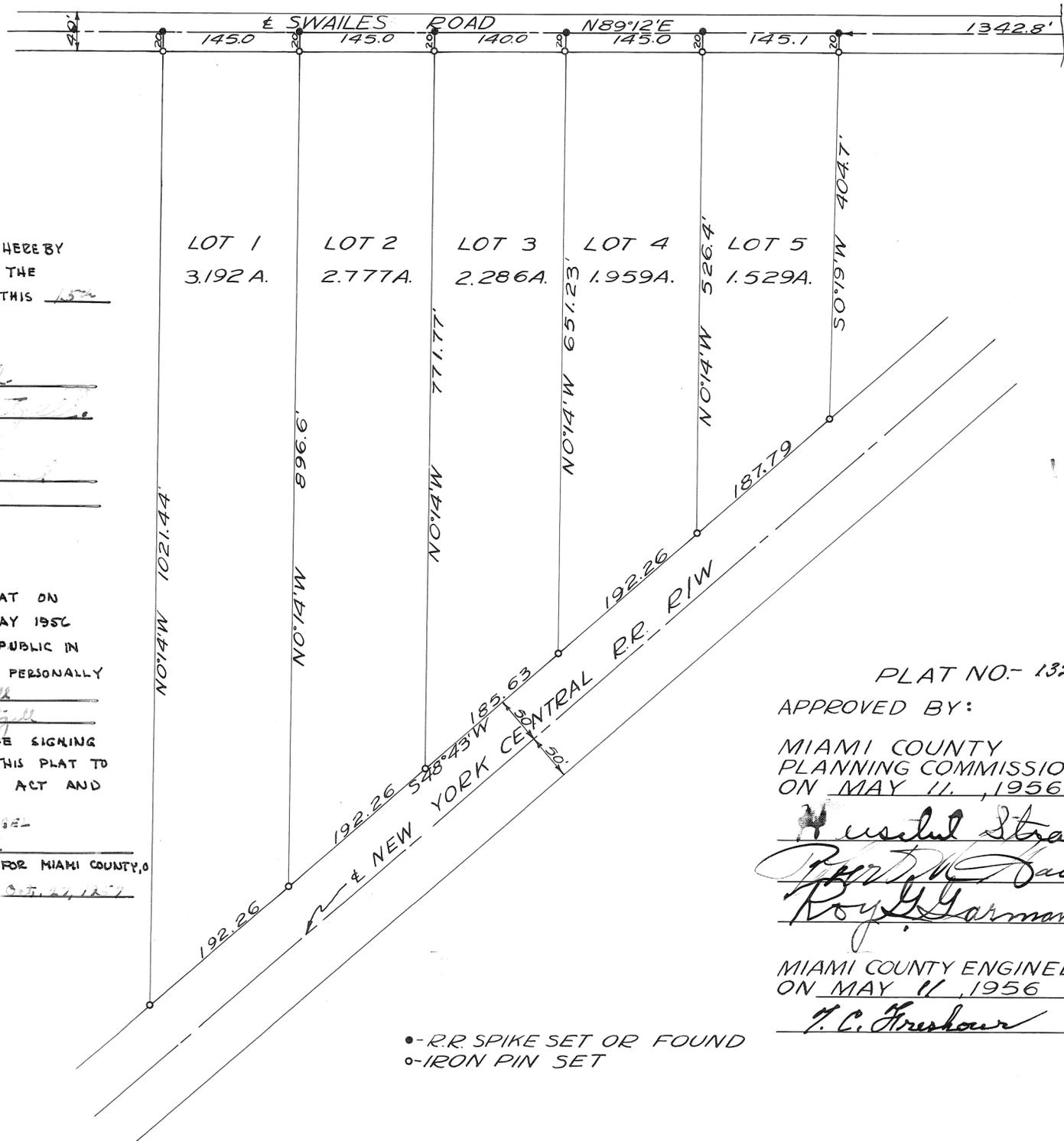
Mary J. Boyd  
 Clerk

I hereby approve this plat April 10 - 1956  
T. C. Freshour  
 Miami County Engineer

This Instrument prepared by Albert R. Phace  
 Parker S. Bookwalter & Associates  
 Consulting Engineers  
 205 East First Street, Dayton 2, Ohio

FILE 84056 VOL. 6 PAGE 70  
REC'D May 11 1956  
RECORDED May 11 1956 FEE 4.30  
Horace C. Palmer  
MIAMI COUNTY RECORDER

CEDARHURST SUBDIVISION



R.R. SPIKE FOUND  
@ N.E. COR. OF N.E.  
QUARTER-SEC. 6

I HEREBY APPROVE THIS PLAT AND THE  
LOT NUMBERS THEREON THIS 15th DAY  
OF MAY 1956

*Ruth E. Rahaw*  
MIAMI COUNTY AUDITOR

WE THE UNDERSIGNED DO HEREBY  
VOLUNTARILY CONSENT TO THE  
EXECUTION OF THIS PLAT THIS 15th  
DAY OF MAY 1956

SIGNED  
*Paul C. Hartzell*  
*George W. Straker*

WITNESS  
*George W. Straker*  
*George W. Straker*

STATE OF OHIO  
MIAMI CO. SS

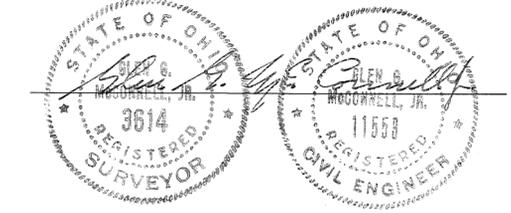
BE IT REMEMBERED THAT ON  
THIS 15th DAY OF MAY 1956  
BEFORE ME, A NOTARY PUBLIC IN  
AND FOR SAID COUNTY, PERSONALLY  
CAME *Paul C. Hartzell*  
AND *George W. Straker*  
WHO ACKNOWLEDGE THE SIGNING  
AND EXECUTION OF THIS PLAT TO  
BE THEIR VOLUNTARY ACT AND  
DEED

GEORGE W. STRAKER  
*George W. Straker*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY,  
MY COMMISSION EXPIRES OCT. 27, 1957

BOUNDARY DESCRIPTION  
BEGINNING AT A RR SPIKE IN THE CENTER  
OF SWAILES RD, ON THE N. SECTION LINE  
OF SECTION 6, 1342.8' WEST OF THE NE  
CORNER OF SECTION 6, THENCE 50°-19'W  
ALONG THE EAST SIDE OF A LANE 404.7' TO  
AN IRON PIN AT THE NYC RR B/W, THENCE  
S 48°-43'W ALONG THE NYC RR B/W 950.2'  
TO AN IRON PIN, THENCE N 0°-14'W ALONG  
THE EAST SIDE OF A LANE 1021.44' TO THE  
CENTER OF RD. AND N. LINE OF SECTION 6  
THENCE N 89°-12'E 720.1' TO THE PLACE  
OF BEGINNING AND CONTAINING 11.743 ACRES

PLAT NO.- 132  
APPROVED BY:  
MIAMI COUNTY  
PLANNING COMMISSION  
ON MAY 11, 1956.  
*George W. Straker*  
*Robert W. Dause*  
*Roy G. Gorman*  
MIAMI COUNTY ENGINEER  
ON MAY 11, 1956  
*W. C. Freshour*

SURVEY OF SUBDIVISION OF  
11.743 ACRES IN N.E. QUAR. SEC. 6  
T-4, R-6; IN CONCORD TWP.  
FOR MR. PAUL HARTZELL



GLEN G. MCCONNELL JR.  
REG. SURVEYOR # 3614  
MAY 7, 1956

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

# WINTERHILL PLAT NO. 3

Plat #24 Volume #1  
Miami County Engineer's  
Record of Subdivision  
Surveys  
Scale 1 inch = 100 feet

Subdivision of 15.317 acres in the southwest quarter of Section  
21 - T 2 - R 9, Bethel Township, Miami County, Ohio.

## PROTECTIVE COVENANTS AND RESTRICTIONS

- All numbered homesites or buildings tracts in this subdivision shall be known and used as single residential homesites. No tract shall be resubdivided into smaller tracts for the purpose of additional residences. Only one residence may be built or placed on any tract.
- No residence building with less than 1,000 square feet of first floor space or 800 square feet for 1 1/2 or 2 story shall be erected or placed on any tract in this addition. The exterior shall be covered with wood siding, brick, stucco or stone. No concrete or cinderblock houses will be permitted. No asphalt base exterior siding is permitted. Any building shall be fully completed within a period of one year from date of beginning.
- Any building shall have same quality finish and roof as used for the residence. No such building can be made of unsightly material or boxes or similar lumber.
- All buildings shall be placed back of set-back line as shown on the recorded plat, and no nearer than thirty feet of any side property line.
- No trailer, defense cabin, tent or shack is permitted on this land, nor is any basement, garage, or outbuilding at any time to be used as a temporary or permanent residence.
- Until such a time as a public water supply and a public sanitary sewage system are available, each dwelling erected in this subdivision shall have a well and a private sewage system, the location and construction of which shall be approved by the proper health authorities. No outside toilets permitted except during the period of construction.
- No business is permitted. No noxious or offensive trade shall be carried on upon this land, nor shall anything be done therein which may be or become an annoyance or nuisance to the neighborhood.
- No used building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
- No wornout or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract in this addition, and no portion thereof shall be used for automobile junk pile or the storage of any kind of junk or waste material.
- The premises must be kept neat and clean, the buildings well painted and the weeds and underbrush must be kept under control at all times.
- The privilege and easement is hereby reserved to the seller, his heirs, representatives and assigns to erect light and telephone poles and suitable equipment for any other utilities and to lay water lines on or in the rear eight feet, or as shown, of each tract herein platted, or on or in a three foot strip along the sideline of each tract when necessary to gain access to the rear line easement for utility purposes and to repair or replace poles, equipment or mains.
- These covenants and restrictions are to run with the land and shall be binding on the parties and all persons claiming under them, until July 1975, at which time said covenants shall be automatically extended for successive periods of ten years. At any time these covenants may be amended by written consent of sixty percent of the then owners of tracts, each owner having one vote for each separate tract owned by him.
- If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of these covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development of subdivision described hereon, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violations.
- In validation of any of these covenants by judgment or court order shall in no wise effect any of the provisions which shall remain in force and effect.
- Written approval of design, plans and location of all buildings to be erected in accordance with these restrictions, shall be obtained from the owners of said subdivision, namely Fred C. Halteman or Virginia L. Halteman, or their agents. Each owner must furnish a complete set of house plans which will be retained by them.

State of Ohio, Miami County ss:  
Fred C. Halteman and Virginia L. Halteman, the grantors in the foregoing plat, do hereby acknowledge the signing and execution of said plat for uses and purposes herein mentioned.

Witnessed by us

*James P. Ditt*

*Marion Rieder*

Be it remembered that on the

29

of

May

1956,

before me, the

subscriber, a Notary Public, in and for said county, personally came Fred C. Halteman and Virginia L. Halteman, the grantors in the foregoing plat and acknowledged the signing of same to be their voluntary act and deed.

I hereby have caused the lot numbers to be placed thereon to designate the tracts shown.

*Charles E. Duff*

Notary Public, Miami County, Ohio.

My Commission expires *April 23, 1958*

*Frank C. Halteman*

*Virginia L. Halteman*

*James P. Ditt*

*Marion Rieder*

*Charles E. Duff*

*Frank C. Halteman*

*Virginia L. Halteman*

*James P. Ditt*

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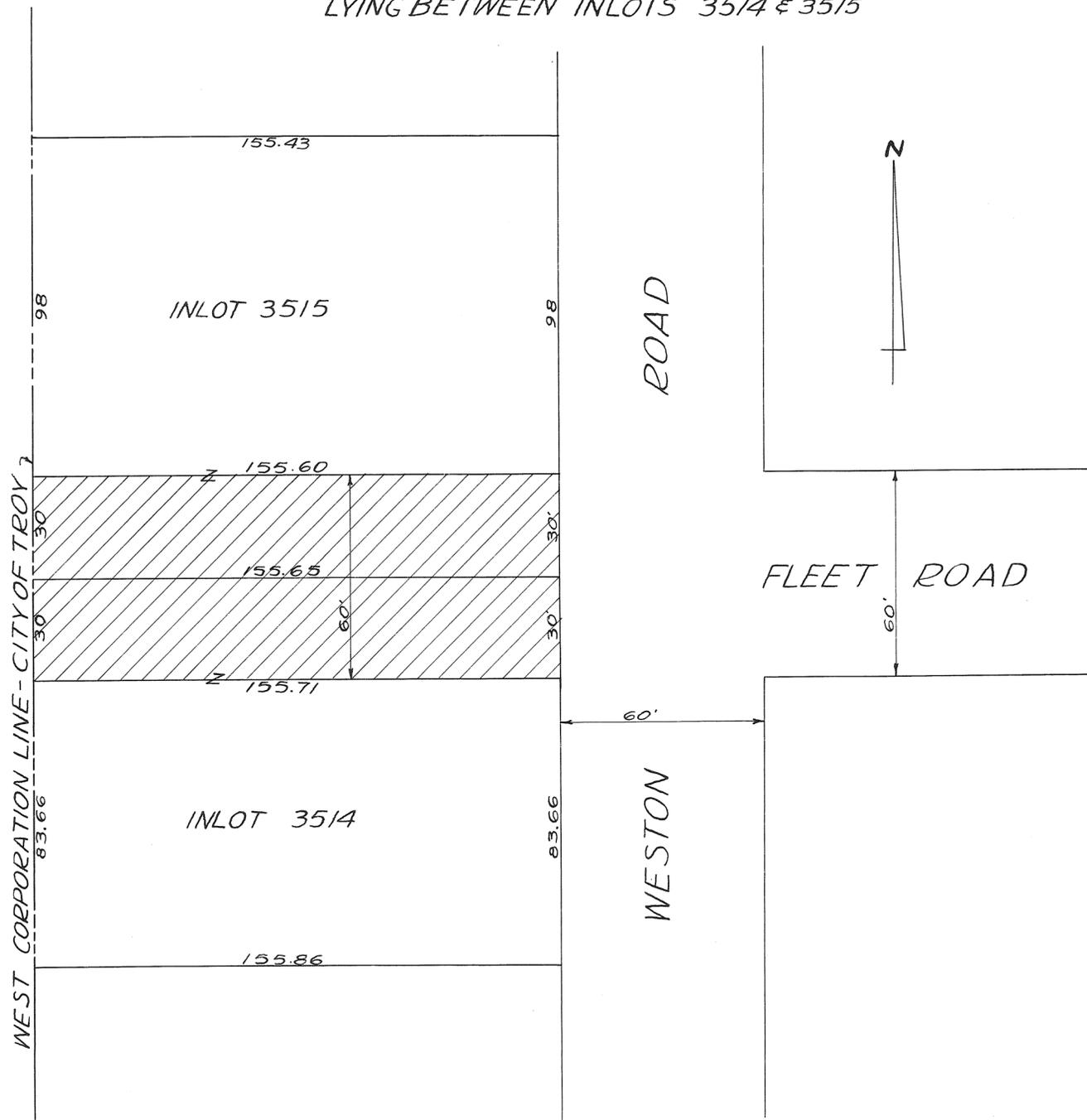
*Virginia L. Halteman*

*James P. Ditt*

TROY CORPORATION

2 WARD C PRECINCT  
VACATION PLAT OF PART OF FLEET ROAD  
EXTENDING WEST FROM WESTON ROAD TO  
THE CORPORATION LINE OF CITY OF TROY AND  
LYING BETWEEN INLOTS 3514 & 3515

Rec. Vol. 6 Pg. 71-A  
PLAT NO. 37 VOL. NO. 6  
MIAMI CO. ENGR'S RECORD  
OF LOT SURVEYS  
SCALE 1"=30'



LEGEND:  
////- AREA TO BE VACATED

PLAT REF: MIAMI CO. RECORDERS PLAT RECORDS (VOL. 5; PLAT 50).

FILE NUMBER 89246 RECEIVED  
3:05 P.M. May 16 1956  
TIME MONTH DAY

RECORDED IN PLAT RECORD  
VOL. NO. 6 PLAT NO. 71-A

*James C. Comer*  
MIAMI COUNTY RECORDER

FEE - 4.30

AT A MEETING OF THE TROY CITY  
PLANNING AND ZONING COMMISSION  
HELD THIS 24TH DAY OF Oct.  
1955, THIS PLAT WAS APPROVED.

*R. N. Simons*  
PRESIDENT

*Opal Collins*  
SECRETARY

AT A MEETING OF THE COUNCIL OF  
THE CITY OF TROY, OHIO, HELD THIS  
2ND DAY OF APRIL, 1956  
THIS PLAT WAS APPROVED BY  
ORDINANCE NUMBER- 0-8-56

*O. S. McLean*  
MAYOR (ACTING)

*R. J. Gardner*  
PRES. OF COUNCIL (PRO TEM)

*H. W. Tomplin*  
CLERK OF COUNCIL

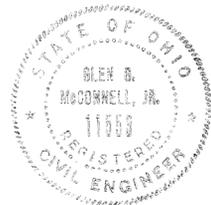
I HEREBY APPROVE THIS PLAT

*Ruth E. Pahaw*  
MIAMI COUNTY AUDITOR

DATE: May 16, 1956

I HEREBY CERTIFY THIS  
PLAT TO BE CORRECT.

*Glen G. McConnell Jr.*  
GLEN G. MCCONNELL JR.  
REG. CIVIL ENGINEER 11553  
FEBRUARY 20, 1956



# ANNEXATION MAP

S.W. Quarter of Section 21, Town 6, Range 5,  
Union Township  
Miami County, Ohio

Vol. No. 6 Plat No. 72  
Miami County Recorders Plat Records  
Vol. No. 6 Plat No. 39  
Miami County Engineer's Record of Lot Surveys  
Scale 1" = 100'

At a meeting of the Village Council of the  
Village of West Milton, Ohio held this 17<sup>th</sup> day  
of April 1956,

This annexation plat was accepted by  
ORDINANCE NUMBER 802

Peter M. Cymbala Mayor  
James Eldon Shade Pres of Council  
Robert L. Leason Clerk of Council

I hereby approve this annexation plat  
this 11<sup>th</sup> day of May 1956

T. C. Freshour  
Miami County Engineer

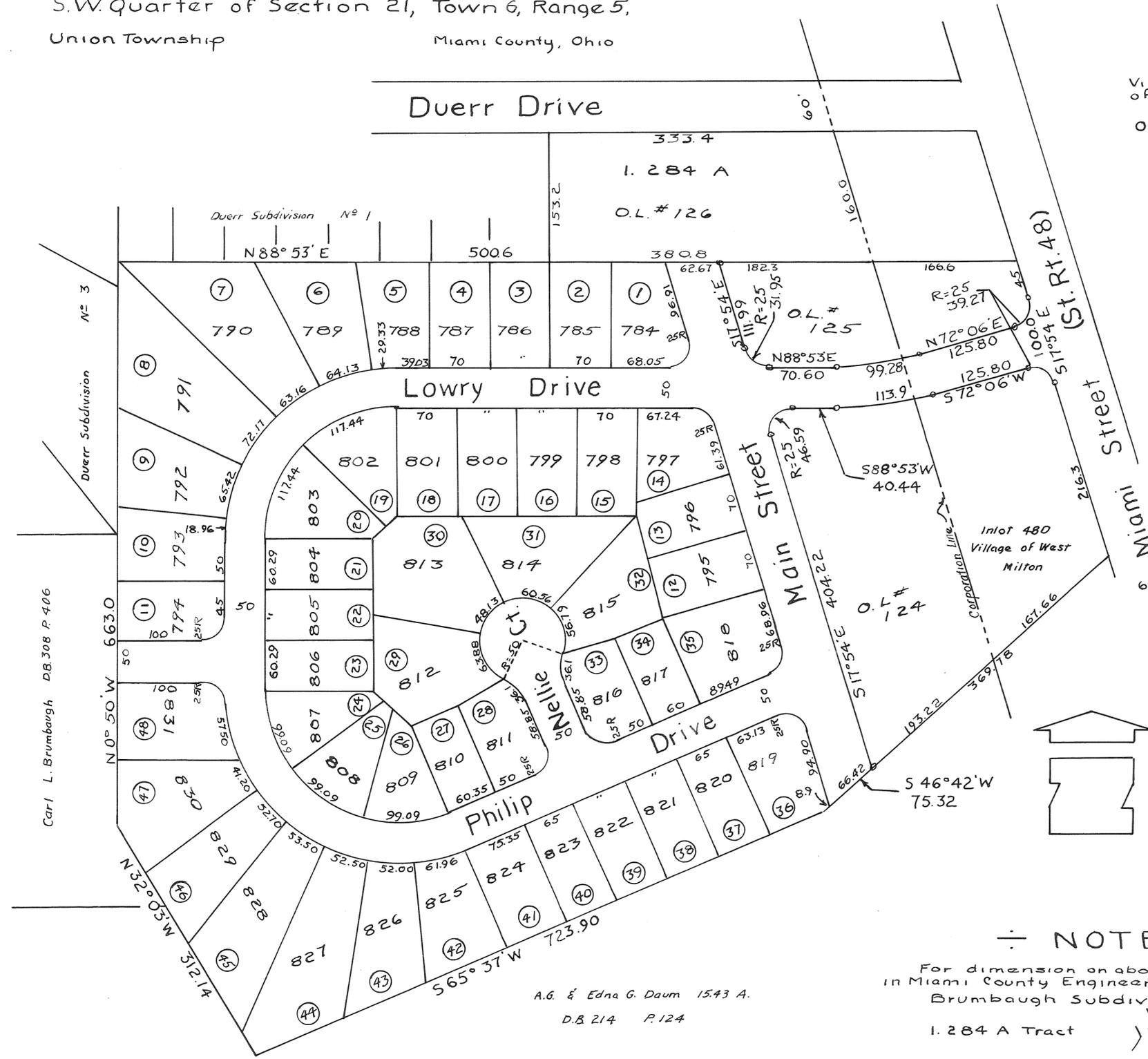
I hereby approve this annexation plat and  
the Lot Numbers thereon

This 3<sup>rd</sup> day of May 1956

Ruth E. Graham  
Miami County Auditor

Received for Record this 31 day  
of May 1956, at  
Book No 6 Page 325 P.M.

Horace C. Cramer  
Miami County Recorder  
Fee



÷ Legend ÷  
Old Lot Numbers ①

Prepared by:  
Albert R. Trace  
Registered Surveyor

÷ NOTE ÷  
For dimension on above plats check surveys  
in Miami County Engineer's Office.  
Brumbaugh Subdivision Vol. 9 Page 119  
I. 284 A Tract Vol. 6 Page 124  
Vol. 8 Page 55  
Brumbaugh Subdivision is also filed  
in Vol. 5 Page 88 Miami County  
Recorders Record of Plats

Carl L. Brumbaugh DB. 308 P. 406

A.G. & Edna G. Daum 15.43 A.  
D.B. 214 P. 124

84412

#84506

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING THE BRUMBAUGH PLAT AND OTHER TERRITORY IN UNION TOWNSHIP TO WEST MILTON, OHIO:

William J. Gents, et al, Petitioners

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION" and accompanying map is the original thereof; and that the attached photostat copy of the "PROOF OF PUBLICATION", and the typewritten copy of the "AFFIDAVIT" of the agent, Carl L. Brumbaugh, regarding publication and posting, all filed in the above matter are true and correct copies thereof.

I further certify that the typewritten copies of the resolutions, "ACCEPTANCE OF PETITION \* HEARING DATE SET", and "PUBLIC HEARING HELD-PETITION GRANTED", are true and correct copies of resolutions and action taken by the Board of Miami County Commissioners on dates of October 31, 1955, and January 4, 1956, as recorded in Commissioners' Journal No. 33, Pages 442, 481 and 492 respectively.

Dated: Mary F. Boyd
January 11, 1956 Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio

\* \* \* \* \*

PETITION FOR ANNEXATION to Village of West Milton, Ohio of Brumbaugh Subdivision, Etc.

TO THE COMMISSIONERS OF MIAMI COUNTY, STATE OF OHIO:

The undersigned, being a majority of adult freeholders residing on the following described territory situated in the County of Miami, State of Ohio and adjacent to the Village of West Milton, Ohio, to-wit:

Territory "A" being all the land contained in Brumbaugh Subdivision as recorded in Plat No. 119, Volume 9, Miami County Engineer's Records of Plats. Territory "B" also the following described lands adjacent to territory "A", to-wit: Situate in Section 21, Town 6, Range 5, East, Union Township, Miami County, Ohio and being more fully described as follows: Beginning at the intersection of the West line of Main Street and the North Line of Brumbaugh Subdivision as recorded in Plat Book 5 page 88 of the Miami County Plat Records, said point of beginning being the North East corner of Lot 1 of said subdivision. Thence North 88 degrees 53 minutes East, 244.97 feet to the West line of Inlot 480 Village of West Milton, Ohio and the present corporation line of said Village. Thence South 17 degrees 54 minutes East with the said West line of Inlot 480 and the present Corporation line, 485.19 feet to the South West corner of said Inlot. Thence South 46 degrees 42 minutes West, 259.64 feet to the intersection of the West line of Main Street with the South line of said Brumbaugh Subdivision and being also the South East corner of Lot 36 of said Subdivision. Thence North 17 degrees 54 minutes West with the West line of Main Street, 667.30 feet to the place of beginning containing 3.103 Acres. Territory "C" Situate in Section 21, Town 6, Range 5, East, Union Township, Miami County, Ohio, and being all lands North of said territories "A" and "B"; South and East of Duerr Subdivision No. 1; and West of Inlot 479 of said Village, being lands owned by Lucas Motor Sales, Inc., and more particularly described as follows: Beginning at an iron pin on the West line of Inlot 479 in the Village of West Milton which iron pin is located from the North West corner of the South West quarter of Section 21, Town 6, Range 5, East, by the following courses; South 10 5' East, Eight Hundred Eighty-two and one half (882.5) feet to an iron pin. Thence North 88o 46' East, one thousand seven hundred seventy-six and one-tenth (1776.1) feet with the old Village Corporation Line to an iron pin. Thence South 18o 2' East, four hundred ninety and one tenth feet (490.1) feet to place of beginning. Thence from above described beginning point South 88o 47' West, three hundred thirty three and four tenths (333.4) feet to an iron pin. Thence South 10 13' East one hundred fifty-three and two tenths (153.2) feet along East line of Inlot No. 15 of Duerr Subdivision No. 1 to an iron pin. Thence North 88o 47' East three hundred eighty and eight tenths (380.8) feet to the West line of inlot No. 479. Thence North 18o 2' West one hundred sixty (160.0) feet to place of beginning, being 1.284 Acres.

(Deeds recorded Volume 276 page 81 and Volume 287 Page 502 Miami County Records of Deeds)

all as per plat map hereto attached and made a part hereof, respectfully petition that the said above described territory may be annexed to the Village of West Milton, Ohio. And Carl L. Brumbaugh is herby authorized to act as agent of petitioners in securing such annexation.

Table with 3 columns: Owner, Lot No., Spouse. Rows include William J. Gents, Jeanne M. Gents, and Brumbaugh Subdivision.

PROOF OF PUBLICATION

NOTICE OF PETITION FOR ANNEXATION -- To the Village of West Milton of Brumbaugh Subdivision, and Other adjacent Lands of Carl L. Brumbaugh and Lucas Motor Sales, Inc. -- Notice is hereby given that a petition has been filed with the Commissioners of Miami County, Court House, Troy, Ohio, requesting annexation to the Village of West Milton, Ohio of certain territory in Section 21, Town 6, Range 5 East, Union township, Miami County, Ohio as follows: Territory "A" being Brumbaugh Subdivision of 14.90 acres as recorded in Plat No. 119, Vol. 9, Miami County Engineers Records of Plats. Territory "B" being 3.103 acres on the east of, and adjacent to, said Brumbaugh Subdivision being a part of lands acquired by Carl L. Brumbaugh by deed recorded Volume 308, Page 406 of Miami County Records of Deeds, but not including Inlot 480 in Village of West Milton. Territory "C" being 1.284 acres north of territory "A" and "B" and adjacent thereto being a part of lands acquired by Lucas Motor Sales, Inc, by deed recorded Vol. 276, Page 81, Miami County Records of Deeds, but excepting from lands described therein lands conveyed by Lucas Motor Sales, Inc. to C. Edward Duerr by deed recorded Vol. 287, Page 502, Miami County Records of Deeds, as corrected by deed recorded Volume 289, Page 153. All subject to easements and restrictions of record. That said petition has been set for hearing before said County Commissioners at their office in said Court House on January 4, 1956, at 10 o'clock a.m.

Carl L. Brumbaugh, Agent for Petitioners.

First publication Nov 2, 1955
Printer's Charge \$
Notary Fee
THE STATE OF OHIO
MIAMI COUNTY

6w

I Mary L. Gordon do solemnly swear that I am Member of the firm of Record Printing Co., Publishers of THE WEST MILTON RECORD a newspaper printed and published and of general circulation throughout Miami County, Ohio; and that the original notice, a true copy of which is hereto annexed, was published in said newspaper for a period of six consecutive weeks, commencing on the 2nd day of November, A. B. 1955.

Sworn to before me and subscribed in my presence, this 15 day of December A. D. 1955
Mary L. Gordon
Winfred L. Martindale
Winfred L. Martindale, Notary Public in and for the State of Ohio
My Commission Expires Dec. 3, 1956

Notary Seal

\* \* \* \* \*

VILLAGE OF WEST MILTON, OHIO ANNEXATION OF BRUMBAUGH SUBDIVISION AND OTHER LANDS

STATE OF OHIO
COUNTY OF MIAMI

A F F I D A V I T of Publication and Posting

Carl L. Brumbaugh of North Main Street, West Milton, Ohio states that he is agent of petitioner, William J. Gents for the annexation of Brumbaugh Subdivision and other lands to the Village of West Milton; that said William J. Gents was the only resident freeholder in the territory sought to be annexed at the time of filing of said petition with the County Commissioners of Miami County, Ohio; that publication of notice of petition for annexation of said subdivision and other lands has been published in the West Milton Record, a newspaper of English Language, being the only newspaper published and of general circulation in said Village, and is of general circulation in said County, for six weeks as required by law, the affidavit of the publisher pertaining to said publication having been filed with Miami County Commissioners herein;

That affiant has caused notice of the filing of said petition, and a copy of said petition to be posted in the area to be annexed as required by law on the 2d day of November 1955 and for the period required by law to-wit: from said date to the date of this affidavit for six weeks or more. Said notice and copy of petition were posted at the Northwest corner of Main Street and Lowry Drive, in said Brumbaugh Subdivision, Union Township, Miami County, Ohio.

Further affiant sayeth not.

Carl L. Brumbaugh
Carl L. Brumbaugh
Agent for Petitioners

STATE OF OHIO
COUNTY OF MIAMI

Carl L. Brumbaugh being first duly sworn states that he is agent for petitioner, William J. Gents for the annexation of Brumbaugh Subdivision and other lands to the Village of West Milton, Ohio and that the facts set forth in the foregoing affidavit are true as he verily believes.

Sworn to before me and subscribed in my presence this 15th day of December, 1955.
Carl L. Brumbaugh
Carl L. Brumbaugh
Winfred L. Martindale
Notary Public

Notary seal

ANNEXATION OF BRUMBAUGH PLAT AND OTHER TERRITORY TO WEST MILTON, OHIO
William J. Gents, et al, Petitioners.
ACCEPTANCE OF PETITION - HEARING DATE SET

Mr. Hance introduced the following resolution and moved that it be adopted:

WHEREAS, a petition has been presented to the Board of Miami County Commissioners by William J. Gents, and Jeanne M. Gents, asking for annexation of certain territory including what is known as the Brumbaugh Sub-division as recorded in the Miami County Engineer's Records of Plats as Plat No. 119, Vol. 9, also a tract now owned by Carl L. Brumbaugh, and another tract owned by Lucas Motor Sales, Inc.; all of which land is located in Union Township, Section 21, Town 6, Range 5, East, and is adjacent to the Village of West Milton, Miami County, Ohio; and

WHEREAS, such territory to be annexed is more fully described in the petition and the accompanying plat map, as outlined in red lines thereon, both of which are being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and shall be for hearing on the 4th day of January 1956, at ten o'clock A. M. in the office of the Commissioners of Miami County, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent of the petitioners, Carl L. Brumbaugh, West Milton, Ohio, as designated in said petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows: Mr. Straker, yea; Mr. Garman, yea; and Mr. Hance, yea.

(From Commissioners' Journal No. 33, Page 442, under date of October 31, 1955)

ANNEXATION OF BRUMBAUGH PLAT AND OTHER TERRITORY TO WEST MILTON, OHIO  
William J. Gents, et al, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED

Mr. Straker introduced the following resolution, who also moved that it be adopted:

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on October 31, 1955, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on this day, January 4, 1956, at ten o'clock A. M. on the petition of William J. Gents, et al, requesting that the land as described in such petition being located in Union Township, Section 21, Town 6, Range 5, East, known as the Brumbaugh Plat, be annexed to the city of West Milton, Ohio, and

WHEREAS, said petition and accompanying map of land to be annexed has been on file in the County Auditor's office for public inspection since October 31, 1955, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication and posting as required by law, as appears from the affidavit and proof of publication submitted this date, and

WHEREAS, no one appeared to object to the granting of the petition; the petitioner's agent affirmed his approval of the annexation at the hearing, therefore, be it

RESOLVED, by the Board of Miami County Commissioners that:

1. The petition of William J. Gents, et al, to annex the land therein described in Union Township to the Village of West Milton, Ohio, be and it is hereby granted.
2. That said land, subject to approval of the Council of the Village of West Milton, Ohio, be and it is hereby annexed to said Village.
3. That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Auditor of the Village of West Milton, Ohio, (or the Solicitor) a transcript of these proceedings, including a copy of the petition and map attached thereto.

The motion for the adoption of the resolution was seconded by Mr. Hance, with the Board voting as follows upon roll call: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

(From Commissioners' Journal No. 33, Pages 481 and 482, under date of January 4, 1956.)

Ordinance No. 802

Accepting petition for annexation of territory.

Be It Ordained by the Council of the Village of West Milton, State of Ohio:

Section 1: That the petition of Carl L. Brumbaugh and William J. Gents for the annexation of the following described territory in the County of Miami and adjacent to the Village of West Milton, to-wit:

Territory "A" being all the land contained in Brumbaugh Subdivision as recorded in Plat No. 119, Volume 9, Miami County Engineer's Records of Plats.

Territory "B" also the following described lands adjacent to territory "A" to-wit:  
Situates in Section 21, Town 6, Range 5, East, Union Township, Miami County, Ohio and being more fully described as follows:  
Beginning at the intersection of the West line of Main Street and the North line of Brumbaugh Subdivision as recorded in Plat Book 5 page 88 of the Miami County Plat Records, said point of beginning being the North East corner of Lot 1 of said subdivision. Thence North 88 degrees 55 minutes East, 244.97 feet to the West line of Inlot 480 Village of West Milton, Ohio and the present Corporation Line of said Village. Thence South 17 degrees 54 minutes east with the said West line of Inlot 480 and the present Corporation Line, 435.19 feet to the South West corner of said Inlot. Thence South 46 degrees 42 minutes West, 259.64 feet to the intersection of the West line of Main Street with the South line of said Brumbaugh Subdivision and being also the South East corner of Lot 36 of said Subdivision. Thence North 17 degrees 54 minutes West with the West line of Main Street, 667.30 feet to the place of beginning containing 3.103 acres.

Territory "C" Situate in Section 21, Town 6, Range 5, East, Union Township, Miami County, Ohio, and being all lands North of said territories "A" and "B"; South and East of Duerr Subdivision No. 1; and West of Inlot 479 of said Village, being lands owned by Lucas Motos Sales, Inc., and more particularly described as follows:

Beginning at an iron pin on the West line of Inlot 479 in the Village of West Milton which iron pin is located from the North West corner of the South West quarter of Section 21, Town 6, Range 5, East, by the following courses; South 10 5' East, Eight Hundred Eighty-two and one half (882.5) feet to an iron pin.

Thence North 88o 46' East, one thousand seven hundred seventy-six and one-tenth (1776.1) feet with the old Village Corporation Line to an iron pin.

Thence South 18o 2' East, four hundred ninety and one tenth feet (490.1) feet to place of beginning. Thence from above described beginning point South 88o 47' West, three hundred thirtythree and four tenths (333.4) feet to an iron pin.

Thence South 1o 13' East one hundred fifty-three and two tenths (153.2) feet along East line of Inlot No. 15 of Duerr Subdivision No. 1 to an iron pin.

Thence North 88o 47' East three hundred eighty and eight tenths (380.8) feet to the West line of Inlot No. 479.

Thence North 18o 2' West one hundred sixty (160.0) feet to place of beginning, being 1.284 acres. (Deeds recorded Volume 276 Page 81 and Volume 287 Page 502)

be and the same is hereby accepted by unanimous vote.

Section 2: This Ordinance shall take effect and be in force from and after the earliest period allowed by law. (signed) James E. Shade President of Council

Passed this 17th day of April, 1956.

Approved: (signed) Peter M. Cymbala Peter M. Cymbala, Mayor

Attest: (signed) Robert L. Pearson Robert L. Pearson, Clerk of Council (seal)

CLERKS CERTIFICATE

I, Robert L. Pearson, Clerk of Council of the Village of West Milton, Ohio, do hereby certify under R. C. 1731.24 that the foregoing ordinance was duly published in the West Milton Record, an English newspaper, the only newspaper published and of general circulation in said Village for two weeks on the following dates: April 25th and May 2nd, 1956. (signed) Robert L. Pearson

Robert L. Pearson, Clerk of Council

CLERKS CERTIFICATE (Ohio R. C. 709.06)

I, Robert L. Pearson, Clerk of the Village of West Milton, Ohio herewith certify that the attached papers pertaining to petition for annexation of Brumbaugh Subdivision and other lands to said Village are true and correct copies thereof, to-wit:

- (a) petition for annexation,
- (b) map of area annexed,
- (c) proof of publication of notice of petition for annexation,
- (d) affidavit of publication and posting,
- (e) acceptance of petition for annexation by Board of County Commissioners of Miami County, Ohio;
- (f) proceedings of County Commissioners of Miami County, Ohio granting said petition for annexation,
- (g) certification by Clerk of said Commissioners,
- (h) ordinance no. 802 of the Village of Milton (now West Milton) accepting and approving said petition for annexation.

that the transcript of said proceedings were deposited in my hands and filed in the records of my office more than sixty days before passage of said ordinance, and that same with accompanying map was laid before council at the next regular session thereafter and passed as set forth in copy of ordinance hereto attached and as required by law. Robert L. Pearson Robert L. Pearson, Clerk, Village of West Milton, Ohio

SEAL

Received: June 5, 1956 at 3:05 P.M.

Recorded: June 7, 1956 in Plat Book 6 Page 72, 72-A, 72-B

Fee: \$7.00

Horace C. Cromer, Recorder  
Miami County, Ohio

Janet Cain, Deputy  
Judy Garman, Deputy

Dedication of part of Outlot #61 for  
the extension of south Main Street.

State of Ohio, Miami County, ss:

Wilfrid Lieser, Catherine I. Lieser

Russell O. Elliott, Marie M. Elliott

Harold Ream, Patricia Ream and

Mary B. Stayton, per Earl Stayton, Attorney in fact.

the grantors in this plat, do hereby acknowledge  
the signing and execution of said plat for the ded-  
ication of said street for public use forever

Witnesses

Carl K. Weed Wilfrid C. Lieser

Marjorie M. Weed Catherine I. Lieser

Russell O. Elliott

Marie Elliott

Harold O. Ream Jr.

Patricia Ream

Mary B. Stayton *By W.E. Stayton  
Attorney in fact.*

Be it be remembered that on the 1<sup>st</sup> day of May 1956  
before me the subscriber, a Notary Public in and for said County,  
personally, came Wilfrid Lieser, Catherine I. Lieser, Russell O.  
Elliott, Marie M. E. Elliott, Harold Ream, Patricia Ream and  
Earl Stayton, Atty. in fact for Mary B. Stayton, the grantors in said  
plat and acknowledged the signing of same to be their vol-  
untary act and deed.

Albee

Notary Public, Miami County, Ohio  
My commission expires May 26, 1957

The foregoing Plat approved by ordinance of the Council of  
the Village of West Milton, Ohio, 5 June 1956, No 809.

Robert L. Pearson  
Clerk

Peter M. Gymbala  
Mayor

I hereby approve this Plat and have caused the area shown  
to be transferred for street purposes.

Arthur E. Palam  
Miami County Auditor

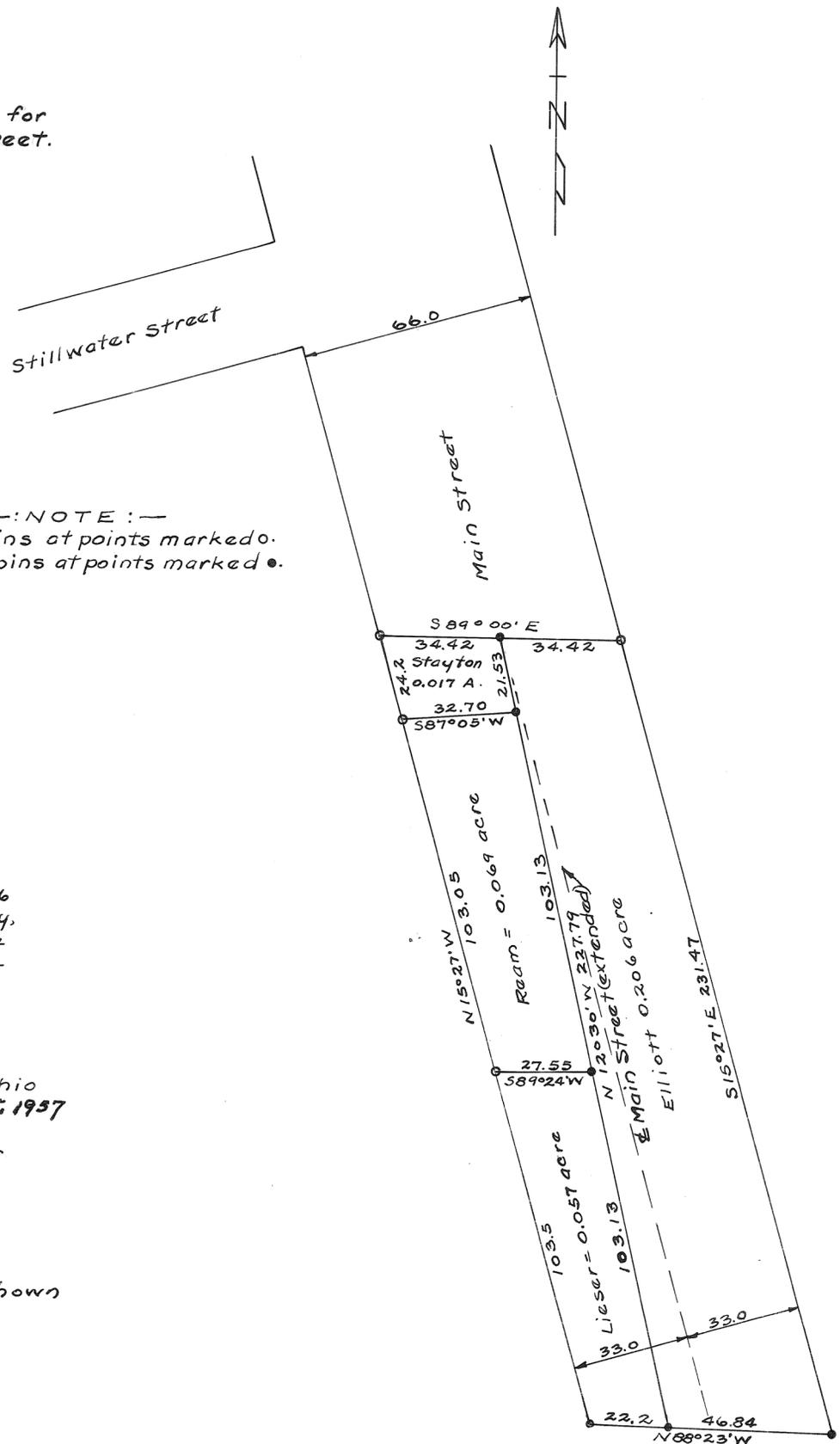
File No. # 84530

Received for Record June 6, 1956

Recorded in Plat Record Book # 6 Page # 73

Fee \$ 4.30

Horace C. Currier  
Miami County Recorder



Survey for Lieser, Elliott, Ream + Stayton  
Nancy G. Lewis May 1, 1956.  
Ohio Registry #3834

TOWN 4 RANGE 6 SECTION 34 MONROE TOWNSHIP

VOL. 11 PLAT 11  
MIAMI CO ENGR RECORD OF LAND SURVEYS  
JUNE 1956 1" = 100'

FILE 84756 VOL 11 PAGE 74  
REC'D June 20<sup>th</sup> 1956  
RECORDED June 20-56-FEE \$ 4.30  
Warren E. Reesor  
MIAMI COUNTY RECORDER

### REASOR'S SUBDIVISION

BEGINNING AT THE NW CORNER OF THE SW QTR OF SECTION 34 THENCE S1°44'W FOR 232.15' TO THE CENTER OF GINGHAM-CHARLESTON RD., THENCE WITH THE CENTERLINE OF ROAD S87°04'E FOR 236.75', S87°20'E FOR 1079.25', S84°41'E FOR 471.65' TO A SPIKE IN ROAD MARKING THE BEGINNING OF TRACT THENCE S84°41'E ALONG THE CENTER OF ROAD 964.0' TO THE W. 1/2 W LINE OF NEW US RTE 25 THENCE N1°19'W 647.7' ALONG THE W R/W LINE OF NEW US RTE 25 TO AN IRON PIN AT FENCE CORNER THENCE S85°11'W FOR 832.3' TO AN IRON PIN AT FENCE CORNER THENCE S1°54'W FOR 480.2' TO THE PLACE OF BEGINNING OF TRACT AND CONTAINING 12.24 ACRES OF WHICH 0.52 ACRES IN THE NE QTR 0.70 A IN THE SE QTR, 5.99 A IN THE SW QTR AND 5.03 A IN THE NW QTR OF SECTION 34

WE THE UNDERSIGNED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 19<sup>th</sup> DAY OF JUNE 1956  
SIGNED: -

I HEREBY APPROVE THIS PLAT AND THE LOT NUMBERS THEREON THIS 20 DAY OF JUNE 1956

Warren E. Reesor

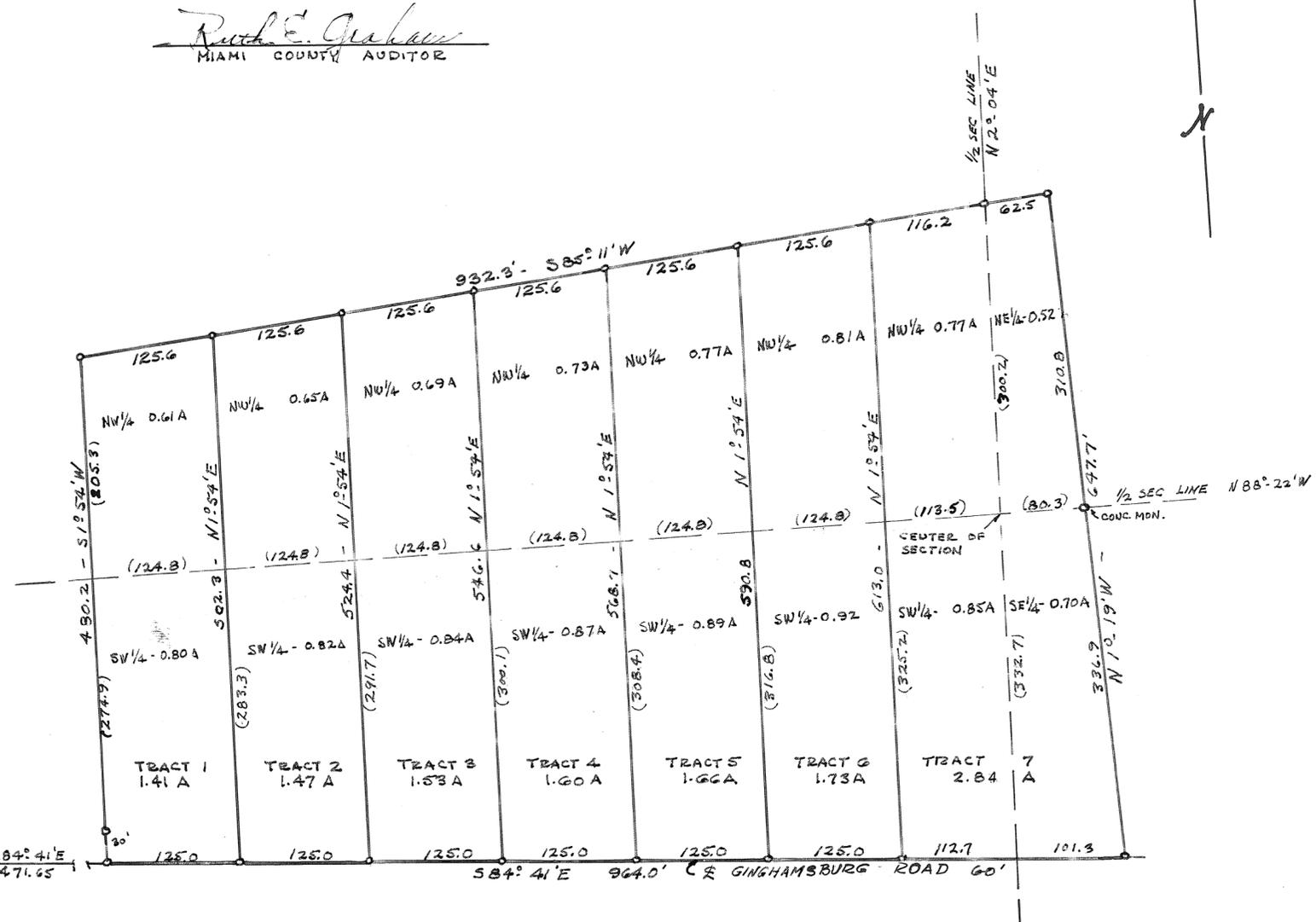
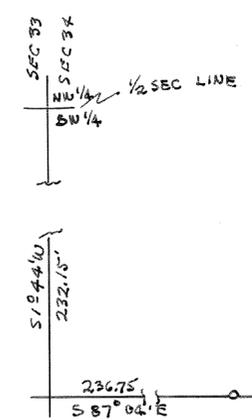
Ruth E. Graham  
MIAMI COUNTY AUDITOR

Warren E. Reesor

WITNESS: -  
Bessie Frye  
Glen E. Frye

STATE OF OHIO  
MIAMI CO SS  
BE IT REMEMBERED THAT ON THIS 19 DAY OF JUNE 1956 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME  
Warren E. Reesor  
AND  
Bessie Frye  
Glen E. Frye

WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED  
Bessie Frye  
Glen E. Frye  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 12-31-1957



PLAT No 150

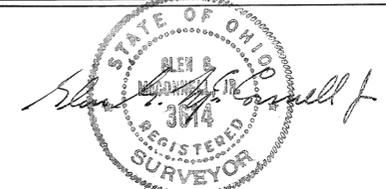
APPROVED BY MIAMI COUNTY PLANNING COMMISSION ON 20<sup>th</sup> JUNE 1956

Handwritten signatures of commission members: Harold Straker, Roy [unclear], and [unclear]

APPROVED BY MIAMI CO ENGR ON 20 JUNE, 1956

T. C. Fushow  
COUNTY ENGINEER

SUBDIVISION OF 12.24 ACRE TRACT FOR MR. WARREN REASOR ON GINGHAM-CHARLESTON RD.



GLEN G. MCCONNELL JR. REG. SURVEYOR  
1710 PETERS ROAD - TROY, OHIO

6E RANGE

5 TOWN

30 SECTION

Concord TOWNSHIP

NOTE: The acreage shown for each lot on this plat includes the area taken in by extending the boundary lines for each lot to the center of Dorothy Lane. The distances shown along Dorothy Lane for each lot are measured from P.I. to P.I., or along the chord for each lot, respectively, around the cul-de-sac.

# SHADY ACRES

3.747 ACRES

## RESTRICTIONS

- A. No tract shown on this plat shall be used for any purpose other than residential.
- B. No live stock or poultry, other than pets, shall be raised or kept on any of the tracts shown on this plat.
- C. The minimum ground floor area, not including breezeway or attached garage, shall be 900 sq. ft.
- D. Foundations for dwelling shall be not less than 1.5 ft. above finished grade of circle.
- E. Only one single-family modern dwelling may be built on any tract in this plat.
- F. No building shall be nearer than 10 ft. from a side lot line.
- G. No dwelling higher than 1 1/2 stories shall be built on any tract in this plat.
- H. No building shall be closer to the street than the 40 ft. set back line.
- I. These restrictions shall continue in full force and effect until Jan. 1, 1976.

Approved June 21, 1956 by  
Miami County Commissioners

Hershel Straker  
Roy Garman  
Robert L. Barnett

Approved 11-18-1955

T. C. Freshour  
Miami County Engineer.

Approved June 23, 1956

Ruth E. Graham  
Miami County Auditor.

File No. 84854

Received 11:00 A.M. 6-25-1956

Frank C. Carner  
Miami County Recorder.

Recording Fee \$ 4.<sup>30</sup>

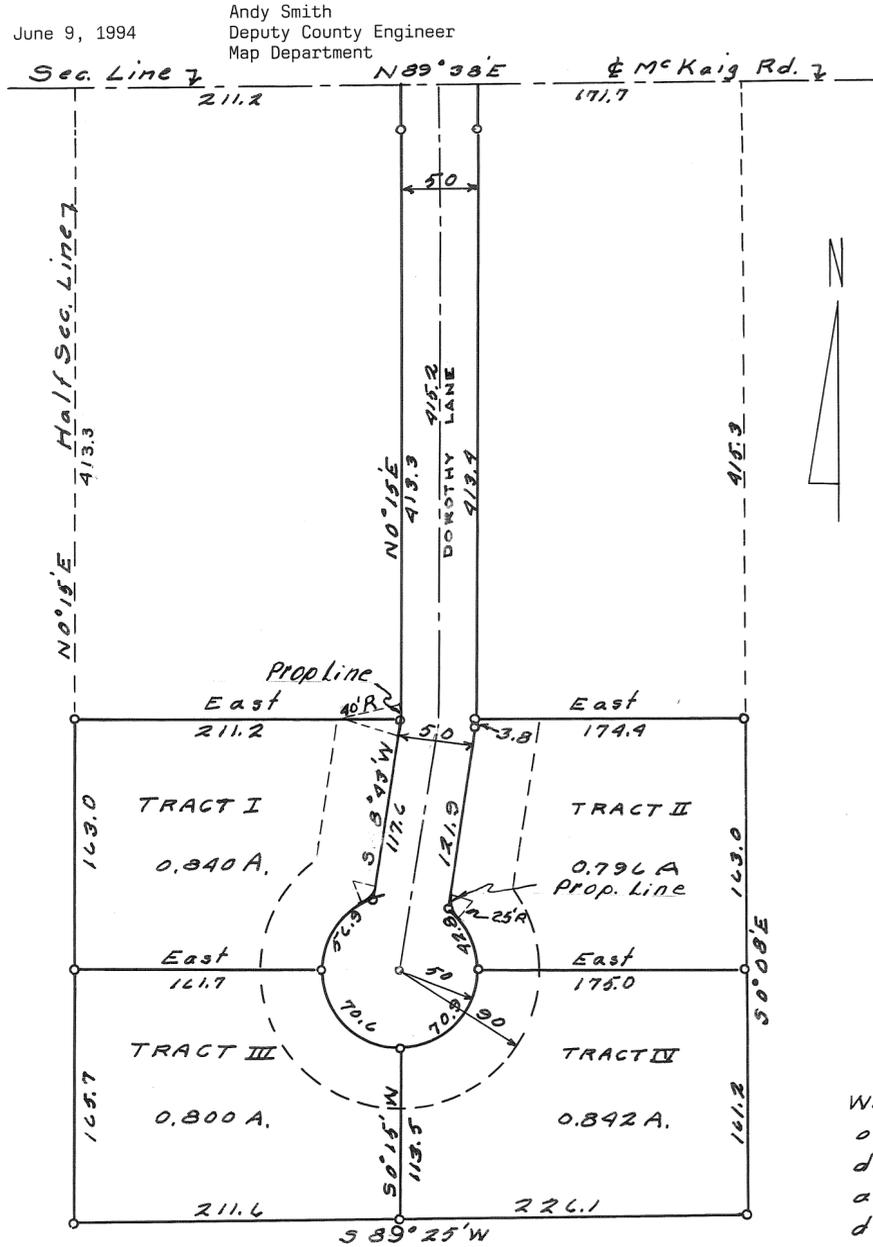
Approved May 11, 1956

By Planning Commission of Troy, Ohio.

L. M. Linderburger M.D.  
Opal Collier, Clerk

I certify this plat to be correct.

C. C. Carpenter  
11-17-55



We, the undersigned owners of lands shown on this plat, accept and approve this subdivision and restrictions as shown hereon, and do hereby dedicate the road and cul-de-sac for public use forever. We acknowledge the signing to be our voluntary acts and deeds.

C. C. Carpenter

Witness

Daniel D. Turner Dorothy E. Carpenter  
Robert L. Barnett

State of Ohio, Miami Co. ss.

Acknowledged and subscribed before me this

21st day of June, 1956

Frank C. Carner  
Notary Public.

My commission expires October 22, 1958

Iron pin markers set as indicated by 0

No. 101

Approved Nov. 30, 1955  
Miami Co. Planning Commission

Hershel Straker  
Robert L. Barnett  
Roy Garman

Approved 11-18-1955

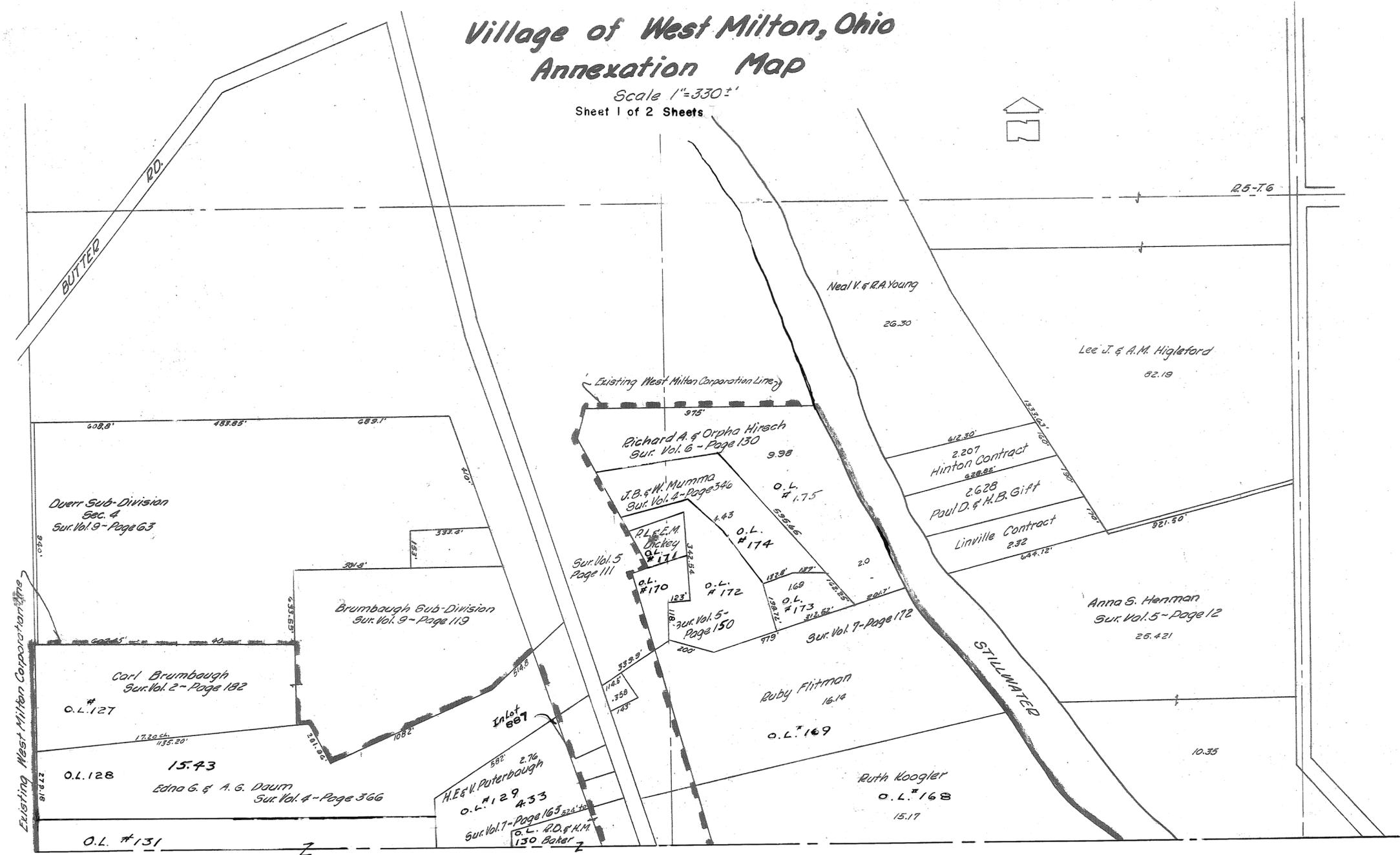
T. C. Freshour  
Miami Co. Engineer.

C. C. CARPENTER, C. E. - TROY, OHIO		
OHIO REGISTRATION NO. 120		
Date	Drawn by	Sheet No.
	Traced by	
	Checked by	

NOTE: SEE REC. VOL. 9 PG. 62  
 FOR DETACHMENT OF LAMBERT AND DAUM PROPERTIES  
 PARTS OF CUTLOTS 128-131-147-132

# Village of West Milton, Ohio Annexation Map

Scale 1"=330'  
 Sheet 1 of 2 Sheets



85-134 Vol. No. 6 Plat. No. 76  
 Miami County Recorders Plat Records  
 Vol. No. \_\_\_\_\_ Plat. No. \_\_\_\_\_  
 Miami County Engineers Record of Lot Surveys

At A Meeting of The Village Council of The Village of  
 West Milton, Ohio Held This 1st Day of MAY, 1956,  
 This annexation Plat was Accepted by ORDINANCE NUMBER 803

Peter M. Gymbala  
 Mayor  
James E. Shade  
 Pres. of Council

Ruth L. Pearson  
 Clerk of Council

I Hereby Approve This Annexation Plat This 12th Day of July, 1956  
H.C. Freshman  
 Miami County Engineer  
 Numbered and Transferred This 12 Day of July, 1956  
Ruth C. Graham  
 Miami County Auditor

Received For Record This 12 Day of July, 1956, At Fee \$ 8.60  
 Book No. 6 Page 76

Horace C. Corner  
 Miami County Recorder  
 Fee



CERTIFICATION

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN SECTIONS 21, 27, and 28, UNION TOWNSHIP TO WEST MILTON, OHIO:

Robert A. Demmitt, et al, petitioners

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION" and accompanying map is the original thereof; and that the attached photostat copy of the "PROOF OF PUBLICATION", and the typewritten copy of the "AFFIDAVIT" of the agent, Rodger L. Arnold, regarding publication and posting, all filed in the above matter, are true and correct copies thereof.

I further certify that the typewritten copies of the resolutions, "ACCEPTANCE OF PETITION- HEARING DATE SET" and "PUBLIC HEARING HELD- PETITION GRANTED", are true and correct copies of such resolutions and action taken by the Board of Miami County Commissioners on date of November 14, 1955, and January 18, 1956, as recorded in Commissioners' Journal No. 33, Pages 450, and 493, respectively.

Dated: January 30, 1956

Mary F. Boyd
Mary F. Boyd, Clerk to the
Board of Miami County
Commissioners, Troy, Ohio

PETITION TO ANNEX TERRITORY
To Village of West Milton, Ohio

To the Commissioners of Miami County, State of Ohio:
The undersigned, being a majority of the adult freeholders residing on the following described territory situated in the State of Ohio, County of Miami, Township of Union and adjacent to the Village of West Milton, to-wit:

I. Being all that part of Section Twenty-one (21), Town Six (6), Range Five (5)E., south of the south Corporation Line of the Village of West Milton, said corporation line running in an irregular line from Stillwater River westerly to west line of said Section Twenty-one (21).

II. All of the north half of Section Twenty-eight (28), Town Six (6), Range Five (5) E., lying West of the Stillwater River, except lands of Hugo H. Uhlig described in deed recorded volume 193 page 497, Miami County Records of Deeds.

III. All lands in the south half of Section Twenty-eight (28), Town Six (6), Range Five (5) East, Union Township, Miami County, Ohio, which are northerly of the following line:

Beginning in the South west corner of the 49.60 acre tract of Ralph E. Lambert as described in deed recorded volume 198 page 472 Miami County Records of Deeds, thence easterly along the entire south line of said lands; thence continuing easterly along the entire south line of fifteen (15) acre tract of Emanuel H. Yates and Colletta V. Yates as described in deed recorded volume 259 page 20, Miami County Records of Deeds; thence continuing easterly along the entire south line of 52.50 acre tract of W. Kenneth and Waunita Gingrich as described in deed recorded volume 257 page 38, Miami County Records of Deeds; thence continuing easterly along the entire south line of 13.47 acre tract of Clara T. Mitchell as described in deed recorded volume 229 page 322, Miami County Records of Deeds (See Survey vol. 4, page 297, Miami County Engineers Records of Surveys) to the center of Dayton-Covington Pike (S. R. 48) thence northerly with center line of Dayton-Covington Pike to the south west corner of lands of Rodger L. Arnold and Esther Arnold as described in deed recorded volume 324 page 463, Miami County Records of Deeds. (See Survey volume Page Miami County Records of Surveys) thence easterly along the irregular south line of said lands of said Rodger L. and Esther Arnold as described in said deed to the east line of said Section Twenty-eight (28).

IV. All lands: (a) of Rodger L. Arnold and Esther Arnold as described in said deed recorded volume 324 page 463 Miami County Records of Deeds which are in Section Twenty-seven (27);

(b) of Scott D. Jay and Elsie J. Jay as described in deed recorded volume 279 page 106, Miami County Records of deeds which are in said Section Twenty-seven (27), Union Township, Miami County, Ohio.

An accurate map of the territory herein sought to be annexed, is hereto attached and made a part hereof.

respectfully petition that said above described territory, designated in parts I, II, III, and IV of this petition, but as also shown in said map, be annexed to the Village of West Milton, Ohio, and designate Rodger L. Arnold, West Milton, Ohio, who is hereby authorized to act as agent of the petitioners in securing said annexation.

Further petitioners sayeth not.

PETITION TO ANNEX TERRITORY
To Village of West Milton, Ohio

Table with 5 columns: Tract No., Signatures of Resident Freeholder as written on deed, Vol & Pg of deed, Vol & Pg of Survey, Acreage. Lists various tracts and their details.

Table with 3 columns: Name, Amount, Amount. Lists names like Robert C. Miller, Winifred R. Miller, John A. Kuntz, etc.

PROOF OF PUBLICATION

NOTICE OF PETITION FOR ANNEXATION

Notice is hereby given that petition has been filed on 14th November, 1955, with the Commissioners of Miami County, Court House, Troy, Ohio, requesting annexation to the Village of West Milton of certain territory as follows: Situated in the State of Ohio, County of Miami, Township of Union and adjacent to the Village of West Milton to-wit: I. Being all that part of Section Twenty-one (21), Town Six (6), Range Five (5) E., south of the south corporation line of the Village of West Milton, said corporation line running in an irregular line from Stillwater River westerly to west line of said Section Twenty-one (21).

II. All of the north half of Section Twenty-eight (28), Town Six (6), Range Five (5) E., lying west of the Stillwater River, except lands of Hugo H. Uhlig described in deed recorded volume 193, page 497, Miami County Records of Deeds.

III. All lands in the south half of Section Twenty-eight (28), Town Six (6), Range Five (5) East, Union Township, Miami County, Ohio, which are northerly of the following line: Beginning in the southwest corner of the 49.60 acre tract of Ralph E. Lambert as described in deed recorded volume 198, page 472 Miami County Records of Deeds, thence easterly along the entire south line of said lands; thence continuing easterly along the entire south line of fifteen (15) acre tract of Emanuel H. Yates and Colletta V. Yates as described in deed recorded volume 259, page 20, Miami County records of Deeds; thence continuing easterly along the entire south line of 52.50 acre tract of W. Kenneth and Juanita Gingrich as described in deed recorded volume 257, page 38, Miami County Records of Deeds; thence continuing easterly along the entire south line of 13.47 acre tract of Clara T. Mitchell as described in deed recorded volume 229, page 322, Miami County Records of Deeds (See Survey Vol. 4, page 297, Miami County Engineers Records of Surveys) to the center of Dayton-Covington pike (S.R. 48) thence northerly with center line of Dayton-Covington pike to the southwest corner of lands of Rodger L. Arnold and Esther Arnold as described in deed recorded volume 324, page 463, Miami County Records of Deeds; thence easterly along the irregular south line of said lands of said Rodger L. and Esther Arnold as described in said deed to the east line of said Section Twenty-eight (28).

IV. All lands: (a) of Rodger L. Arnold and Esther Arnold as described in said deed recorded volume 324, page 463, Miami County Records of Deeds which are in Section Twenty-seven (27). (b) of Scott D. Jay and Elsie J. Jay as described in deed recorded volume 279, page 106, Miami County Records of Deeds which are in Section Twenty-seven (27), Union Township, Miami County, Ohio. An accurate map of the territory herein sought to be annexed has been filed with said petition. That said petition has been set for hearing before said County Commissioners at their office in said Court House on Wednesday, the 18th day of January, 1956 at 10:00 o'clock a.m. RODGER L. ARNOLD, Agent for Petitioners. First publication Nov. 16, 1955. 6w

I Mary L. Gordon do solemnly swear that I am member of the firm of Record Printing Co., publishers of THE WEST MILTON RECORD a newspaper printed and published and of general circulation throughout Miami County, Ohio; and that the original notice, a true copy of which is hereto annexed, was published in said newspaper for a period of Six consecutive weeks, commencing on the 16th day of November A.D. 1955. Mary L. Gordon Sworn to before me and subscribed in my presence, this 29 day of December A.D. 1955. Winifred L. Martindale SEAL Winifred L. Martindale, Notary Public In and for the State of Ohio Mr commission Expires Dec. 3, 1956.

VILLAGE OF WEST MILTON, OHIO
ANNEXATION OF APPROXIMATELY 455 ACRES

Rodger L. Arnold of 244 South Miami Street, West Milton, Ohio, states that he is agent for petitioners Robert A. Demmitt, Scott D. Jay and others for annexation of approximately 455 acres to the Village of West Milton, Ohio as shown on map attached to petition by John W. Judge, Engineering Company (Oct., 1955) of Dayton, Ohio; that said petition contains the signatures of more than three-fourths of the resident freeholders within said territory sought to be annexed; that publication of notice of said petition for newspaper published and of general circulation in said Village, and is of general circulation in said County, for six weeks as required by law, the affidavit of the publisher pertaining to said publication having been filed with Miami County Commissioners herein; That affiant has caused notice of the filing of said petition, and a copy of said petition to be posted in the area to be annexed as required by law on the 14th day of November 1955 for the period required by law to-wit: from said date to the date of this affidavit for six weeks or more. Said notice and copy of petition were posted at THE SALESROOM OF ORCHARD SPRINGS FISHERIES. Furth affiant sayeth not. Rodger L. Arnold, Rodger L. Arnold, Agent for Petitioners STATE OF OHIO COUNTY OF MIAMI ss

Rodger L. Arnold, being first duly sworn states that he is agent for petitioners, Robert A. Demmitt, Scott D. Jay and others for annexation of approximately 455 acres to the Village of West Milton, Ohio and that the facts set forth in the foregoing affidavit are true as he verily believes. Rodger L. Arnold Rodger L. Arnold Sworn to before me and subscribed in my presence this 23rd day of January, 1956. Winifred L. Martindale, Winifred L. Martindale, Notary Public In and for The State of Ohio. My commission Expires Dec. 3, 1956. SEAL

ANNEXATION OF CERTAIN TERRITORY TO VILLAGE OF WEST MILTON, OHIO

Robert A. Demmitt, et al, Petitioners
ACCEPTANCE OF PETITION \* HEARING DATE SET
Mr. Hance introduced the following resolution and moved that it be adopted:
WHEREAS, a petition has been presented to the Board of Miami County Commissioners by Robert A. Demmitt, et al, asking for annexation of certain territory in Sections 21, 27, and 28, Union Township, Miami County, Ohio, lying South of and adjacent to the Corporation line of West Milton, Ohio, and West of the Stillwater River, containing approximately 455 acres; such territory to be annexed is more fully described in the petition and the accompanying plat map as outlined in heavy black lines thereon, both of which are being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore, be it

RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and shall be for hearing on the 18th day of January, 1956, at ten o'clock A.M. in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent for the petitioners, Rodger L. Arnold, West Milton, Ohio, as designated in said petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows: Mr. Straker, yea; Mr. Garman, yea; and Mr. Hance, yea.

(From Commissioners' Journal No. 33, Page 450, under date of November 14, 1955)

ANNEXATION OF CERTAIN TERRITORY TO VILLAGE OF WEST MILTON, OHIO

Robert A. Demmitt, et al, Petitioners

PUBLIC HEARING HELD \* PETITION GRANTED

The following resolution was introduced by Mr. Straker, who also moved that it be adopted:

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on November 14, 1955, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, this day, January 18, 1956, at ten o'clock A.M., on the petition of Robert A. Demmitt, et al, requesting that the land described in such petition being located in Sections 21, 27, and 28, Union Township, Miami County, Ohio, lying South of and adjacent to the Corporation Line of West Milton, Ohio, consisting of approximately 455 acres, be annexed to the Village of West Milton, Ohio, and

WHEREAS, said petition and accompanying map of land to be annexed has been on file in the Miami County Auditor's office for public inspection since November 14, 1955 and

WHEREAS, the required legal notice of said petition and hearing has been given by publication and posting as required by law, as appears from the affidavit and proof of publication submitted this date, and

WHEREAS, only minor objection was raised by one of the interested freeholders present at the hearing and this objection was withdrawn after discussing the matter, resulting finally in all parties present approving the annexation, therefore be it

RESOLVED, by the Board of Miami County Commissioners that:

1. The petition of Robert A. Demmitt, et al, to annex the land therein described in Union Township, Miami County, Ohio, to the Village of West Milton, Ohio, be and it is hereby granted.

2. That said land, subject to approval of the Council of West Milton, Ohio, be and it is hereby annexed to said Village.

3. That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Council of West Milton, Ohio, through their Solicitor, a transcript of these proceedings, including the original petition and map attached thereto.

The motion for the adoption of this resolution was seconded by Mr. Hance, with the Board voting as follows upon roll call: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

(From Commissioners' Journal No. 33, Page 493, under date of January 18, 1956.

Ordinance No. 803

Accepting petition for annexation of territory.

Be It Ordained by the Council of the Village of West Milton, State of Ohio:

Section 1: That the petition for annexation of Robert A. Demmitt, Scott D. Jay and others, who have designated Rodger L. Arnold as their agent for securing the annexation of the following described territory situated in the State of Ohio, in the County of Miami and adjacent to the Village of West Milton, to-wit:

I: Being all that part of Section Twenty-one (21), Town Six (6), Range Five (5) E., south of the south Corporation line of the Village of West Milton, said corporation line running in an irregular line from Stillwater River westerly to west line of said Section Twenty-one (21).

II: All of the north half of Section Twenty-eight (28), Town Six (6), Range Five (5) E., lying West of the Stillwater River, except lands of Hugo H. Uhlig described in deed recorded volume 193, page 497, Miami County Records of Deeds.

III: All lands in the south half of Section Twenty-eight (28), Town Six (6), Range Five (5) east, Union Township, Miami County, Ohio, which are northerly of the following line:

Beginning in the South west corner of the 49.60 acre tract of Ralph E. Lambert as described in deed recorded volume 198, page 472, Miami County Records of Deeds; thence easterly along the entire south line of said lands; thence continuing easterly along the entire south line of a fifteen (15) acre tract of Emanuel H. Yates and Colletta V. Yates as described in deed recorded volume 259, page 20, Miami County Records of Deeds; thence continuing easterly along the entire south line of 52.50 acre tract of W. Kenneth and Waunita Gingrich as described in deed recorded volume 257, page 38, Miami County Records of Deeds; thence continuing easterly along the entire south line of 13.47 acre tract of Clara T. Mitchell as described in deed recorded volume 229, page 322, Miami County Records of Deeds (See Survey vol. 4, page 297, Miami County Engineers Records of Surveys) to the center of Dayton-Covington Pike (S.R. 48) thence northerly with center line of Dayton-Covington Pike to the south west corner of lands of Rodger L. Arnold and Esther Arnold as described in deed recorded volume 324, page 463, Miami County Records of Deeds; thence easterly along the irregular south line of said lands of said Rodger L. and Esther Arnold as described in said deed to the east line of said Section Twenty-eight (28).

IV: All lands: (a) of Rodger L. Arnold and Esther Arnold as described in said deed recorded volume 324, page 463, Miami County Records of Deeds which are in Section Twenty-seven (27);

(b) of Scott D. Jay and Elsie J. Jay as described in deed recorded volume 279, page 106, Miami County Records of Deeds which are in said Section Twenty-seven (27); Union Township, Miami County, Ohio. be and the same is hereby accepted.

Section 2: This Ordinance shall take effect and be in force from and after the earliest period allowed by law. (signed) James E. Shade President of Council

Passed this 1st day of May, 1956, by three-fourths vote of the Council.

Approved: (signed) Peter M. Cymbala Peter M. Cymbala, Mayor

Attest: (signed) Robert L. Pearson Robert L. Pearson, Clerk of Council SEAL

CLERKS CERTIFICATE

I, Robert L. Pearson, Clerk of Council of the Village of West Milton, Ohio, do hereby certify under R. C. 1731.24 that the foregoing ordinance was duly published in the West Milton Record, an English newspaper, the only newspaper published and of general circulation in said Village for two weeks on the following dates: May 9th, 1956 and May 16th, 1956.

(signed) Robert L. Pearson  
Robert L. Pearson, Clerk of Council

CLERKS CERTIFICATE  
(Ohio R. C. 709.06)

I, Robert L. Pearson, Clerk of the Village of West Milton, Ohio herewith certify that the attached papers pertaining to petition for annexation of Robert A. Demmitt, Scott D. Jay, Rodger L. Arnold and others, of certain lands in Sections 21, 27, and 28, Union Township, Miami County, Ohio, are true and correct copies pertaining thereto, to-wit:

- (a) petition for annexation,
- (b) map of area annexed,
- (c) proof of publication of notice of petition for annexation,
- (d) affidavit of publication and posting,
- (e) acceptance of petition for annexation by Board of County Commissioners of Miami County, Ohio;
- (f) proceedings of County Commissioners of Miami County, Ohio, granting said petition for annexation,
- (g) certification by Clerk of said Commissioners,
- (h) ordinance No. 803 of the Village of Milton (now West Milton) accepting and approving said petition for annexation.

that the transcript of said proceedings were deposited in my hands and filed in the records of my office more than sixty days before passage of said ordinance, and that same with accompanying map was laid before council at the next regular session thereafter and passed as set forth in copy of ordinance hereto attached as required by law.

Robert L. Pearson  
Robert L. Pearson, Clerk  
Village of West Milton, Ohio

SEAL

Received: July 12, 1956 at 1:25P.M.

Recorded: July 13, 1956

Plat Book # 6, Page 76B & 76C

Horace C. Cromer, Recorder

Janet Cain, Deputy

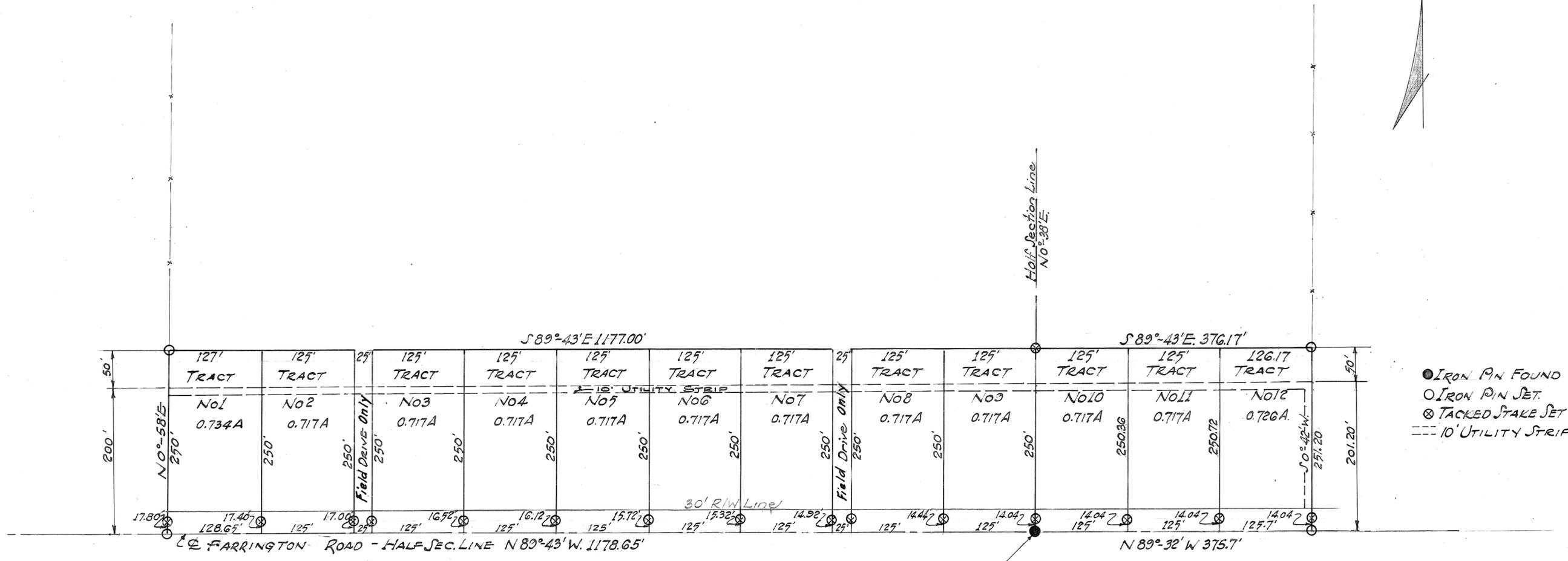
Judy Garman, Deputy

Fee \$8.40

5 RANGE 8 TOWN 36 SECTION WASHINGTON TOWNSHIP

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION  
THIS 11<sup>th</sup> DAY OF July 1956 Plat No. 159

*Helen Straker*  
*Roy G. ...*  
*...*



- IRON PIN FOUND
- IRON PIN SET
- ⊗ TACKED STAKE SET
- 10' UTILITY STRIP

We the undersigned being all the owners and lien holders of the lands hereon plotted do hereby voluntarily consent to the execution of the said plat.

*Milo Holfinger*  
Signed  
*Edith S. Holfinger*  
Signed  
*Lora C. Long*  
Witness  
*Philo Johnson*  
Witness

APPROVED THIS 12<sup>th</sup> DAY OF July 1956  
*Ruth E. Graham*  
MIAMI COUNTY AUDITOR

APPROVED THIS 9 DAY OF July 1956  
*T. C. Freshour*  
MIAMI COUNTY ENGINEER

STATE OF OHIO, Miami County, S.S.  
Be it remembered that on this 12 day of July 1956.  
Before me, the undersigned a notary public in and for said county and state, personally came Milo HOLFINGER and Edith S. HOLFINGER and 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 notary seal on the day and date above written

*Mary Ann Hunter*  
Notary Public in and for Miami Co., O.

85164  
RECORDED THIS 13<sup>th</sup> DAY OF July 1956  
*Grace E. ...*  
MIAMI COUNTY RECORDER  
Fee 4.30

SUBDIVISION OF 8.92 ACRES  
FOR  
MILO & EDITH S. HOLFINGER  
Surveyed & Plotted 6/30/56 P.M. Gastineau Reg. Eng. #3208

Plat #31 - Vol. 1  
Miami Co. Engrs. Record of Sub-Div. Surveys

ANNEXATION MAP  
WESTBROOK SUBDIVISION NO. 4  
AND ADJACENT TERRITORY  
TO CITY OF TROY, MIAMI CO., OHIO.  
SCALE: 1" = 200'

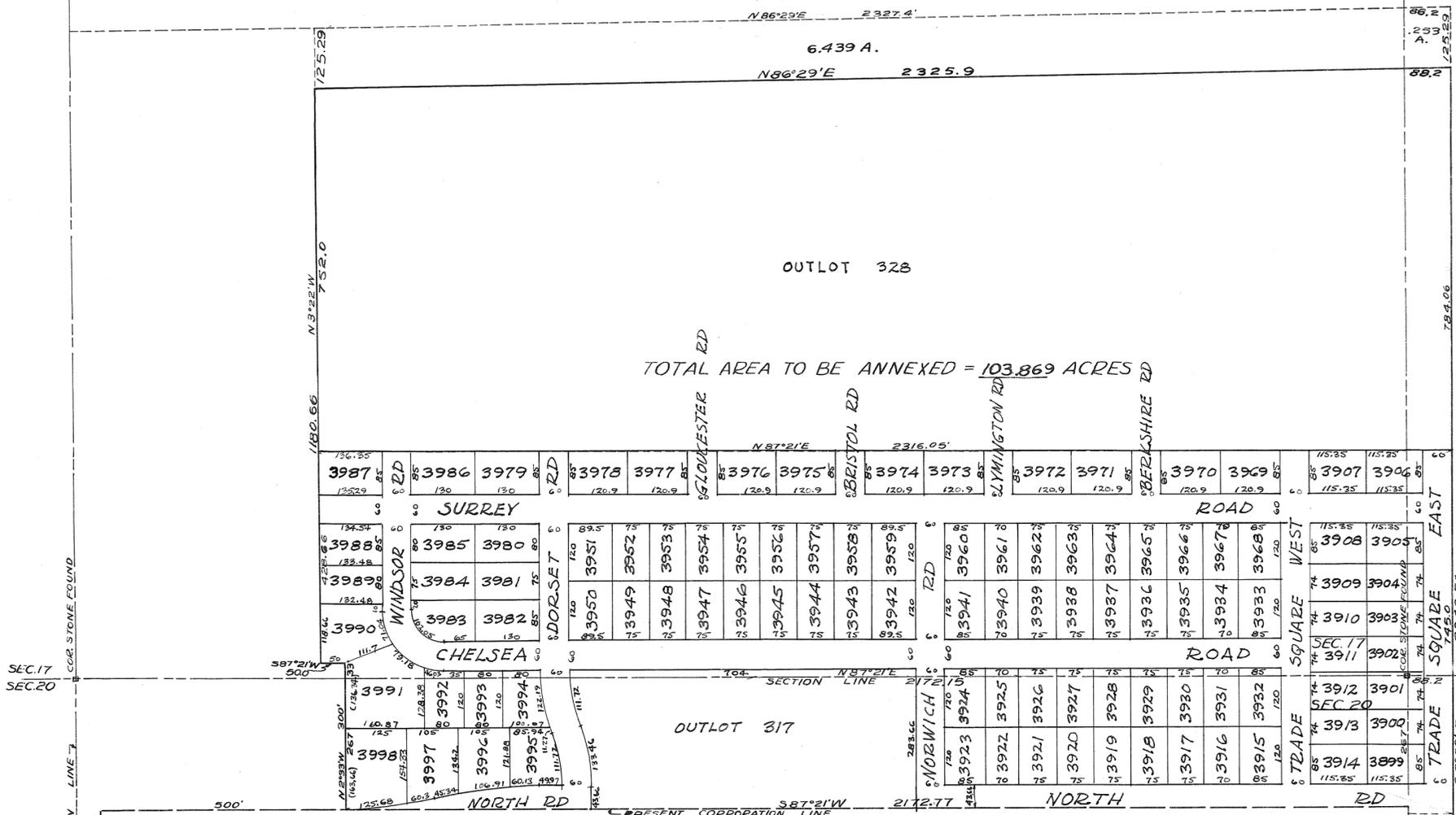
FILE NUMBER 85237  
RECEIVED FOR RECORD THIS  
18<sup>th</sup> DAY OF July 1956  
AT 11:20 AM. - BOOK NO. 16 PAGE 77

Horace C. Conner  
MIAMI COUNTY RECORDER

Dec 4.30  
Diamond - 9.80  
14.10

DESCRIPTION OF AREA TO BE ANNEXED

SITUATE IN THE STATE OF OHIO, MIAMI COUNTY, CONCORD TWP., TOWN 5, RANGE 6 EAST - CONSISTING OF 103.869 ACRES DIVIDED AS FOLLOWS:  
2.522 ACRES IN THE S.W. QUARTER OF SECTION 16;  
62.881 ACRES IN THE S.E. QUARTER OF SECTION 17;  
13.316 ACRES IN THE N.E. QUARTER OF SECTION 20; AND  
25.150 ACRES IN THE N.W. QUARTER OF SECTION 21.  
INCLUDING IN THE ABOVE, WESTBROOK SUBDIVISION NO. 4 AS RECORDED IN VOL. 6; PAGE 39 OF THE MIAMI CO. RECORDERS PLAT RECORDS AND THAT PORTION OF WESTBROOK SUBDIVISION NO. 1-A, THAT LIES NORTH OF THE CORPORATION OF THE CITY OF TROY, OHIO, AND IS RECORDED IN VOL. 6, PAGE 40, OF THE MIAMI CO. RECORDERS PLAT RECORDS.  
THE BOUNDARY OF THE ENTIRE TRACT TO BE ANNEXED TO THE CITY OF TROY, OHIO BEING MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN N87°21'E 500' FROM THE N.W. CORNER OF WESTBROOK SUBD. NO. 3 AS ANNEXED TO THE CITY OF TROY, OHIO AND RECORDED IN VOL. 5 PAGE 50 OF MIAMI CO. RECORDERS PLAT RECORDS; THENCE N2°33'W, 300.0'; THENCE S87°21'W, 50.0'; THENCE N3°22'W, 1180.66'; THENCE N86°29'E, 2325.9'; THENCE S2°39'E, 2348.56'; THENCE N87°21'E, 805.75' TO W. R/W LINE OF B&O. R.R.; THENCE S16°54'E, 1064.1' ALONG R.R. R/W. TO PRESENT CORP. LINE - THENCE WITH THE PRESENT CORP. LINE, S87°23'W, 708.7'; THENCE N2°37'W, 778'; THENCE N56°36'W, 225.5'; THENCE N 79°26'W, 3078'; THENCE N24°11'W, 1646.1'; THENCE S87°21'W, 2172.77' TO THE PLACE OF BEGINNING...



OUTLOT 328  
TOTAL AREA TO BE ANNEXED = 103.869 ACRES

FOR ORIGINAL PLAT OF WESTBROOK SUBD #4  
REFERENCE PLAT BOOK G PAGE 39  
MIAMI COUNTY RECORDER.

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO - HELD THIS 21<sup>ST</sup> DAY OF MAY 1956. THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE NUMBER 0-13-56

Paul W. Kerr MAYOR  
D. S. [Signature] PRES. OF COUNCIL  
H. J. [Signature] CLERK OF COUNCIL

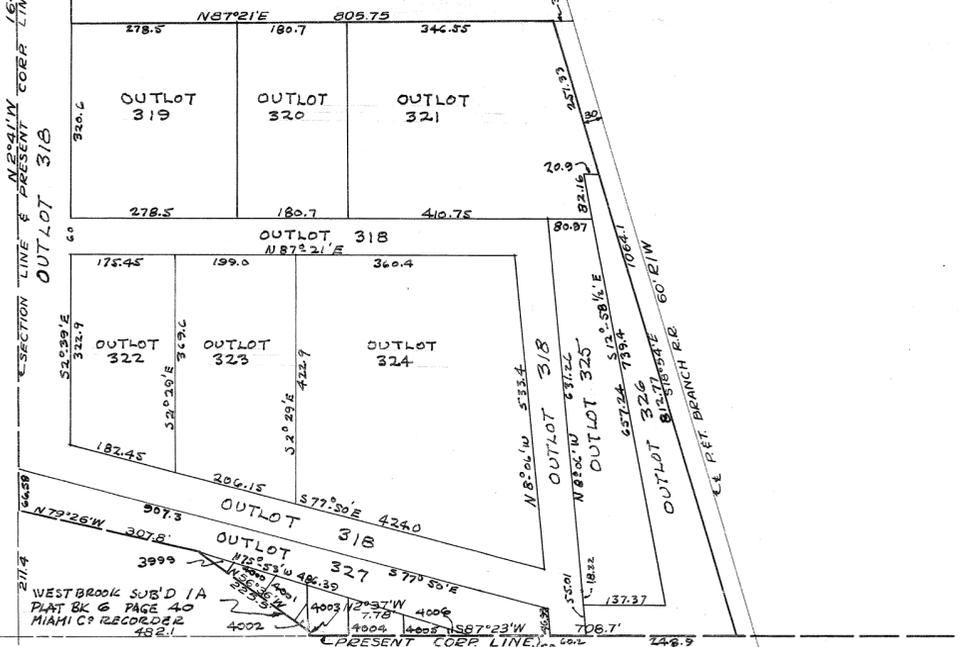
I HEREBY APPROVE THIS ANNEXATION PLAT, THIS 18<sup>th</sup> DAY OF July 1956. AND HAVE CAUSED THE LOT NUMBERS SHOWN TO BE PLACED HEREON Ruth E. [Signature] MIAMI COUNTY AUDITOR

I HEREBY APPROVE THIS ANNEXATION PLAT, THIS 24<sup>th</sup> DAY OF FEBRUARY 1956.  
T. C. Freshour MIAMI COUNTY ENGINEER

THE FOREGOING PLAT APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO ON THIS 24<sup>th</sup> DAY OF FEBRUARY 1956.  
[Signatures]

NOTE:  
See rerecorded and amended plat Bk. 6 - Pg. 89 to show cert. of consent of Hobart Bros. to platting.

I HEREBY CERTIFY THIS ANNEXATION MAP TO BE CORRECT.  
Glen G. McConnell Jr.  
REG. SURVEYOR # 3614  
NOVEMBER 30, 1955



CERTIFICATION

In the matter of annexing Westbrook No. 4 and other Territory to

THE CITY OF TROY, MIAMI COUNTY, OHIO

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio, do hereby certify that the attached is a true copy of Ordinance No. O - 13 - 56 "Accepting the Annexation of Westbrook Subdivision No. 4 and Adjacent Territory to City of Troy, Ohio". Said Ordinance being adopted and approved by Council and Mayor on May 21, 1956.

I further certify that the attached certified Proof of Publication of Ordinance No. O - 13 - 56 on May 26th and June 2nd 1956 is true and correct. Attached to transcript of proceedings of the County Commissioners of Miami County, in the matter of annexation Westbrook No. 4 and adjacent Territory is an annexation map showing the territory included in Ordinance No. O - 13 - 56. This map does not show a break down of lots, merely a description of the area to be annexed. Attached hereto is a map showing lots and lot numbers as assigned by the Auditor of Miami County covering Westbrook No. 4 and adjacent territory. (seal) Dated: June 4, 1956

H. H. Tamplin Clerk of Council and City Auditor of The City of Troy, Miami County, Ohio

ORDINANCE NO. O-13-56

ORDINANCE ACCEPTING THE ANNEXATION OF WESTBROOK SUBDIVISION NO. 4 AND ADJACENT TERRITORY TO CITY OF TROY, OHIO

WHEREAS, there was filed with the City Auditor and Clerk of this Council on March 13, 1956, a complete transcript, duly certified, of the annexation proceedings held by the county commissioners to annex Westbrook Subdivision No. 4 and other territories to the City of Troy, Ohio, and

WHEREAS, said transcript of said proceedings has been on file the required statutory time, and,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:

SECTION 1. That the petition for annexation of William F. Sinks be and the same is hereby accepted and approved.

SECTION 2. That the land to be annexed as described in said amended petition is described as follows: Situate in the State of Ohio, Miami County, Concord Township, Town 5, Range 6 East, consisting of 103.869 acres divided as follows: 2.522 acres in the S.W. Quarter of Section 16 - 62.881 acres in the S. E. Quarter of Section 17 - 13.316 acres in the N.E. Quarter of Section 20 - 25.150 acres in the N.W. Quarter of Section 21 including in the above, Westbrook Subdivision No. 4, as recorded in Vol. 6, Page 39 of the Miami County Recorders Plat Records and that portion of Westbrook Subdivision No. 1-A, that lies North of the Corporation of the City of Troy, Ohio, and is recorded in Vol. 6, Page 40 of the Miami County Recorders Plat Records. The boundary of the entire tract to be annexed to the City of Troy, Ohio, being more fully described as follows: Beginning at an iron pin N 87o 21' E. 500' from the N.W. corner of Westbrook Subdivision No. 3 as annexed to the City of Troy, Ohio, and recorded in Vol. 5, Page 50, of Miami County Recorders Plat Records; thence N. 2o 33' W. 300.00'; thence S. 87o 21' E. 805.75' to W. R/W line of B. 2325.9'; thence S. 2o 39' E. 2348.56'; thence N. 87o 21' E. 805.75' to W. R/W line of B. & O. R.R.; thence S. 18o 54' E. 1064.1' along R.R. R/W to present Corporation line; thence with the present corporation line, S 87o 23' W. 708.7'; thence N. 2o 37' W. 7.78'; thence N. 56o 36' W. 225.5'; thence N. 79o 26' W. 307.8'; thence N. 2o 41' W. 1646.1'; thence S. 87o 21' W. 2172.77' to the place of beginning.

SECTION 3. That the Clerk of this Council is hereby authorized to forward to the County Auditor a certified copy of this Ordinance approving and accepting said annexation and so the same may be duly transferred on the tax roll of the County Auditor.

SECTION 4. That this Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

Adopted May 21, 1956 O. S. Metcalf President of Council
Approved May 21, 1956 Paul W. Kerr Mayor
Attest H. H. Tamplin Clerk of Council

PROOF OF PUBLICATION

ORDINANCE NO. O-13-56

ORDINANCE ACCEPTING THE ANNEXATION OF WESTBROOK SUBDIVISION NO. 4 AND ADJACENT TERRITORY TO CITY OF TROY, OHIO

WHEREAS, there was filed with the City Auditor and Clerk of this Council on March 13, 1956, a complete transcript, duly certified, of the annexation proceedings held by the county commissioners to annex Westbrook Subdivision No. 4 and other territories to the City of Troy, Ohio, and

WHEREAS, said transcript of said proceedings has been on file the required statutory time, and,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:

SECTION 1. That the petition for annexation of William F. Sinks be and the same is hereby accepted and approved.

SECTION 2. That the land to be annexed as described in said amended petition is described as follows: Situate in the State of Ohio, Miami County, Concord Township, Town 5, Range 6 East, consisting of 103.869 acres divided as follows: 2.522 acres in the S.W. Quarter of Section 16 - 62.881 acres in the S.E. Quarter of Section 17 - 13.316 acres in the N.E. Quarter of Section 20 - 25.150 acres in the N.W. Quarter of Section 21 including in the above, Westbrook Subdivision No. 4, as recorded in Vol. 6, Page 39 of the Miami County Recorders Plat Records.

County Recorders Plat Records and that portion of Westbrook Subdivision No. 1-A, that lies North of the Corporation of the City of Troy, Ohio, and is recorded in Vol. 6, Page 40 of the Miami County Recorders Plat Records. The boundary of the entire tract to be annexed to the City of Troy, Ohio, and being more fully described as follows:

Beginning at an iron pin N 87o 21' E. 500' from the N.W. corner of Westbrook Subdivision No. 3 as annexed to the City of Troy, Ohio, and recorded in Vol. 5, Page 50, of Miami County Records Plat Records; thence N. 2o 33' W. 300.00'; thence S. 87o 21' W. 50.0'; thence N. 3o 22' W. 1180.66'; thence N. 86o 29' E. 2325.9'; thence S. 2o 39' E. 2348.56'; thence N 87o 21' E. 805.75' to W. R/W line of B. & O. R.R.; thence S. 18o 54' E. 1064.1' along R.R. R/W to present Corporation line; thence with the present corporation line, S. 87o 23' W. 708.7'; thence N. 2o 37' W. 7.78'; thence N. 56o 36' W. 225.5'; thence N. 79o 26' W. 307.8'; thence N. 2o 41' W. 1646.1'; thence S. 87o.21o W. 2172.77' to the place of beginning.

SECTION 3. That the Clerk of this Council is hereby authorized to forward to the County Auditor a certified copy of this Ordinance approving and accepting said annexation and so the same may be duly transferred on the tax roll of the County Auditor.

SECTION 4. That this Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

Adopted May 21, 1956 O. S. Metcalf, President of Council
Approved May 21, 1956 Paul W. Kerr, Mayor

Attest: H. H. Tamplin Clerk of Council May 26--June 2.

THE STATE OF OHIO )
MIAMI COUNTY ) ss

R. D. Steinmetz, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Saturday of each week for two weeks, beginning the 26th day of May, 1956. R. D. Steinmetz Sworn to and subscribed before me this 4th day of June, 1956.

Geraldine M. Hayes Notary Public, Miami County, Ohio (seal)

Printer's Fee \$ 21.60
Notary's Fee \$
Total \$ 21.60

CERTIFICATION

Extract from Minutes of the Council of the City of Troy, Ohio on May 21, 1956 concerning annexation of Westbrook Subdivision No. 4 and adjacent territory to the City of Troy, Ohio

May 21, 1956 ORDINANCE NO. O - 13 - 56 ACCEPTING THE ANNEXATION OF WESTBROOK SUBDIVISION NO. 4 AND ADJACENT TERRITORY TO THE CITY OF TROY, OHIO. On motion of Gardner, seconded by Chase the rule requiring three readings was suspended on the following roll call: Yeas: Cherrington, Gardner, Holt, Jenkins, LeFevre, Barnett, Chase. Nays: None. Motion then made by Barnett, seconded by Jenkins the Ordinance be adopted. Vote on the motion: Yeas: Cherrington, Gardner, Holt, Jenkins, LeFevre, Barnett, Chase. Nays: None. ORDINANCE ADOPTED.

Troy Ohio June 4, 1956 In the matter of Annexation to the City of Troy, Ohio of Westbrook Subdivision No. 4 and adjacent Territory, I, the undersigned, H. H. Tamplin, Clerk of Council and Auditor of the City of Troy, Ohio, hereby certify that the above is a true copy of the Minutes as pertaining to said annexation, of a meeting of the Council of the City of Troy, Ohio held on the 21st day of May 1956.

H. H. Tamplin Clerk of Council and City Auditor Troy, Miami County Ohio

CERTIFICATION

In the matter of annexing Westbrook No. 4 and other Territory to

THE CITY OF TROY, MIAMI COUNTY, OHIO

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio, do hereby certify that the attached is a true copy of Transcript of proceedings in the matter of annexing Westbrook No. 4 and other Territory to the City of Troy, Ohio, and filed with me as City Auditor and Clerk of Council of the City of Troy, Ohio, County of Miami, by the Board of Commissioners of Miami County, Ohio on March 13, 1956.

H. H. Tamplin Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio

Dated: June 4, 1945

(seal)

CERTIFICATION

IN THE MATTER OF ANNEXING WESTBROOK NO. 4 AND OTHER TERRITORY TO THE CITY OF TROY, OHIO

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION FOR ANNEXATION" with the Original and Amended maps; the "AFFIDAVIT" OF the agent, Earl C. Galbreath, certifying to the publication and posting of notice; and the "PROOF OF PUBLICATION" from the Troy Daily News, are the originals thereof filed in this matter.

I further certify that the attached typewritten copies of "ACCEPTANCE OF PETITION - HEARING DATE SET", "PUBLIC HEARING HELD - ADJOURNED HEARING DATE SET", and "ADJOURNED HEARING HELD - PETITION AMENDED AND APPROVED", are true and correct copies of resolutions and action taken by the Board of Miami County Commissioners on dates of December 14, 1955, February 17, 1956, and February 24, 1956, as recorded in Commissioners' Journal No. 33, Page 469, and in Commissioners' Journal No. 34, pages 16 and 21 respectively.

Mary F. Boyd Clerk, Board of Miami County Commissioners

Dated: March 12, 1956

Filed in the Office of City Auditor March 13, 1956. H. H. Tamplin, City Auditor

Troy, Ohio  
December 12, 1955

Commissioners of Miami County  
State of Ohio  
Troy, Ohio

Gentlemen: Subject: Petition for Annexation

The undersigned, being a majority of the adult freeholders residing on the following described territory, situated in the County of Miami and adjacent to the City of Troy, Ohio, to-wit:  
Description of Area to be Annexed -  
Situate in the State of Ohio, Miami County, Concord Twp., Town 5, Range 6 east - consisting of 109.048 acres divided as follows:

- 2.686 acres in the S.W. Quarter of Section 16;
- 67.896 acres in the S. E. Quarter of Section 17;
- 13.316 acres in the N.E. Quarter of Section 20; and
- 25.150 acres in the N.W. Quarter of Section 21

Including in the above, Westbrook Subdivision No. 4 as recorded in Vol. 6; Page 39 of the Miami Co. Recorder's Plat Records and that portion of Westbrook Subdivision No. 1-A, that lies North of the Corporation of the City of Troy, Ohio, and is recorded in Vol. 6, Page 40, of the Miami Co. Recorder's Plat Records.

The boundary of the entire tract to be annexed to the City of Troy, Ohio being more fully described as follows:-

Beginning at an iron pin N 87o-21'E 500' from the N.W. corner of Westbrook Subdivision No. 3 as annexed to the City of Troy, Ohio and recorded in Vol. 5, Page 50 of the Miami Co. Recorder's Plat Records; thence N 2o-33'W 300.0'; thence S 87o-21'W, 50.0'; thence N 3o-22'W, 1293.66'; thence N 87o21'E, 2327.2'; thence S 2o-39'E, 2429.5'; thence N 87o-21'E, 805.75' to W.R/W line of B&O R.R.; thence S 18o-54'E, 1064.1' along the present Corp. line, S 87o-23'W, 708.7'; thence N 2o-37'W, 7.78'; thence N 56o-36'W, 225.5'; thence N 79o-26'W, 307.8'; thence N 2o-41'W, 1646.1'; thence S 87o-21'W, 2172.77' to the place of beginning;

an accurate map of which territory is hereto attached; respectfully petition that the above described territory be annexed to the City of Troy, Ohio and Earl Galbreath is hereby authorized to act as agent of the petitioners in securing such annexation.

William F. Sinks  
William F. Sinks - Freeholder  
Lot Number (per above description)

Troy, Ohio  
February 21, 1956

STATE OF OHIO ss  
COUNTY OF MIAMI

AFFIDAVIT

Earl C. Galbreath, being first duly sworn, says that he is the agent of the petitioners for the annexation of the following described property situated in the State of Ohio, Miami County, Concord Township, Town 5, Range 6 East - consisting of 109.048 acres divided as follows:

- 2.686 acres in the S.W. Quarter of Section 16;
- 67.896 acres in the S.E. Quarter of Section 17;
- 13.316 acres in the N.E. Quarter of Section 20; and
- 25.150 acres in the N.W. Quarter of Section 21

Including in the above,, Westbrook Subdivision No. 4 as recorded in Vol. 6; Page 39 of the Miami County Recorders Plat Records and that portion of Westbrook Subdivision No. 1-A that lies North of the Corporation of the City of Troy, Ohio, and is recorded in Vol. 6, Page 40, of the Miami County Recorder's Plat Records.

Affiant says that the legal notice has been published in the Troy Daily News, as evidenced by the proof of publication attached hereto and made a part hereof, and that a copy of said notice was posted in a conspicuous place within the limits of the property to be annexed on the 31st day of December, 1955, more than six weeks prior to the time fixed for the hearing, said legal publication and posting of said notice having been done in compliance with Section 707.05 of the Revised Code of the State of Ohio.

Further affiant saith not.  
Sworn to before me and subscribed in my presence by the said Earl C. Galbreath this 21 day of Feb., A.D.1956.

Earl C. Galbreath  
Earl C. Galbreath  
Robert A. Jones, Notary Public in and for the State of Ohio. My commission expires Feb. 27, 1956.

(notarial seal)  
Robert A. Jones, Notary Public  
My commission expires February 27, 1956.

PROOF OF PUBLICATION

LEGAL NOTICE  
Notice is hereby given that on the 15th day of December, 1955, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory situated in the County of Miami adjacent to the City of Troy, Ohio, to-wit:

- Description of Area to be Annexed--  
Situate in the State of Ohio, Miami County, Concord Township, Town 5, Range 6 East - consisting of 109.048 acres divided as follows:
- 2.686 acres in the S.W. Quarter of Section 16;
  - 67.896 acres in the S.E. Quarter of Section 17;
  - 13.316 acres in the N.E. Quarter of Section 20; and
  - 25.150 acres in the N.W. Quarter of Section 21

Including in the above, Westbrook Subdivision No. 4 as recorded in Vol. 6; Page 39 of the Miami County Recorder's Plat Records and that portion of Westbrook Subdivision No. 1-A, that lies North of the Corporation of the City of Troy, Ohio, and is recorded in Vol. 6, Page 40, of the Miami County Recorder's Plat Records.

The boundary of the entire tract to be annexed to the City of Troy, Ohio being more fully described as follows:

Beginning at an iron pin N 87o-21' E 500' from the N.W. corner of Westbrook Subdivision No. 3 as annexed to the City of Troy, Ohio and recorded in Vol. 5, Page 50 of the Miami County Recorder's Plat Records; thence N 2o-33'W, 300.0'; thence S. 87o-21'W, 50.0'; thence N 3o-22'W, 1293.66'; thence N 87o-21'E, 2327.2'; thence S 2o-39'E, 2429.5'; thence N 87o-21'E, 805.75' to W.R/W line of B&O R.R.; thence S 18o-54'E, 1064.1' along R.R. R/W to present Corp. line; thence with the present Corp. line, S 87o-23'W, 708.7'; thence N 2o-37'W, 7.78'; thence N 56o-36'W, 225.5'; thence N 79o-26'W, 307.8'; thence N 2o-41'W, 1646.1'; thence S 87o-21'W, 2172.77' to the place of beginning; Praying therein that said territory be annexed to the City of Troy in the manner provided by law and designating the undersigned as their agent in securing such annexation. The said Board of Commissioners has fixed the 17th day of February, 1956 at 10 o'clock A.M. as the time for hearing said petition at the offices of the Commissioners in the Miami County Courthouse, Troy, Ohio.  
Earl Galbreath  
Agent of the Petitioners  
Dec. 21-28--Jan. 4-11-18-25.

The State of Ohio )  
Miami County ) ss

R. D. Steinmetz, being first duly sworn, says that he is Business Manager of THE MIAMI UNION P UB. CO. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Wednesday of each week for six weeks, beginning on the 21st day of Dec. 1955.  
Sworn to and subscribed before me this 26th day of January 1956.

Printer's Fee \$ 37.28  
Notary's Fee \$ .80  
Total \$ 38.08

Geraldine M. Hayes  
Notary Public, Miami County, Ohio (seal)

ANNEXATION OF WESTBROOK SUBDIVISION NO. 4 AND ADJACENT TERRITORY TO CITY OF TROY, OHIO

William F. Sinks, Petitioner

APPECTANCE OF PETITION - HEARING DATE SET

Mr. Hance introduced the following resolution and moved that it be adopted:  
WHEREAS, a petition has been presented to the Board of Miami County Commissioners by William F. Sinks, asking for annexation of Westbrook Subdivision No. 4, and other adjacent territory lying North of the Corporation line of Troy, Ohio, being located in Sections 16, 17, 20 and 21, Concord Township, Miami County, Ohio, containing approximately 109 acres; such territory to be annexed to the city of Troy, Ohio, is more fully described in the petition and the accompanying plat map, both of which are being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it  
RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and shall be for hearing on the 17th day of February 1956, at ten o'clock A.M., in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and be it further  
RESOLVED, that the agent for the petitioner, Earl Galbreath, Troy, Ohio, as designated in said petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows: Mr. Straker, yea; Mr. Garman, yea; and Mr. Hance, yea.  
(From Commissioner's Journal No. 33, Page 469, under date of December 14, 1955)  
\*\*\*\*\*

ANNEXATION OF WESTBROOK SUBDIVISION NO. 4 AND ADJACENT TERRITORY TO CITY OF TROY, OHIO

William F. Sinks, Petitioner

PUBLIC HEARING HELD - ADJOURNED HEARING DATE SET

The following resolution was introduced by Mr. Straker, who also moved that it be adopted:  
WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on December 14, 1955, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, this day, February 17, 1956, at ten o'clock A.M., on the petition of William F. Sinks, requesting that Westbrook Subdivision No. 4, and other adjacent territory lying North of the Corporation line of Troy, Ohio, in Sections 16, 17, 20, and 21, Concord Township, Miami County, Ohio, consisting of approximately 109 acres, be annexed to the City of Troy, Ohio, and  
WHEREAS, said petition and accompanying map of land to be annexed has been on file in the Miami County Auditor's office for public inspection since December 14, 1955, and  
WHEREAS, the required legal notice of said petition and hearing has been given by publication and posting as required by law, as appears from the affidavit and proof of publication submitted this date, and  
WHEREAS, Earl Galbreath, agent for the petitioner, appeared at the hearing favoring the annexation; while Richard LeFevre, representing Wilbur H. Telford, owner of land adjacent and north of the land owned by the Troy Land Improvement Company, part of which is proposed to be annexed, opposed such annexation, and  
WHEREAS, it is evident from the information presented at the hearing that the wedge shaped area approximately 12 feet by 2,327 feet by 44 feet, owned by the Troy Land Improvement Company lying along the north boundary line of the proposed annexation plat and the property line of Wilbur H. Telford, could not be used or sold as a building site since this would be against the principles as set up by the Miami County Planning Commission, therefore be it  
RESOLVED, by the Board of Miami County Commissioners that pursuant to Section 707.06 of the Revised Code of Ohio, this hearing be, and it is hereby adjourned to the date of February 24, 1956, at nine o'clock A.M., in the office of the Miami County Commissioners, Court House, Troy, Ohio, at which time consideration will be given to amending the petition to meet the requirements of the Board of Commissioners.

The motion to adopt the resolution was seconded by Mr. Hance, with the Board voting as follows: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.  
(From Commissioners' Journal No. 34, Page 16, under date of February 17, 1956)  
\*\*\*\*\*

ANNEXATION OF WESTBROOK SUBDIVISION NO. 4 AND ADJACENT TERRITORY TO CITY OF TROY, OHIO

William F. Sinks, Petitioner

ADJOURNED HEARING HELD - PETITION AMENDED AND APPROVED

The following resolution was introduced by Mr. Straker, who also moved that it be adopted:

WHEREAS, pursuant to order of the Board of Miami County Commissioners on February 17, 1956, an adjourned hearing was held this day, February 24, 1956, at nine o'clock A.M., in the offices of the Commissioners, Court House, Troy, Ohio, on the petition of William F. Sinks, to annex Westbrook No. 4, and other territory to the City of Troy, Ohio, and

WHEREAS, a new plat map was filed with the Board showing a reduced acreage of territory to be annexed with the petitioner dropping the northern boundary line a distance of 125.29 feet, thus eliminating the narrow wedge shaped area as shown on the original annexation plat map, lying between the Troy Land Improvement Company tract and the land owned by Wilbur H. Telford; and

WHEREAS, this new area created at the Northern boundary line of Troy will be suitable in size for platting of lots outside the Corporation to meet the requirements of the Miami County Planning Commission, therefore, be it

RESOLVED, by the Board of Miami County Commissioners that pursuant to Section 707.06 of the Revised Code of Ohio, the original petition be and it is hereby amended to exclude part of the original territory from the annexation and that the territory to be annexed is now described according to the new plat map filed as follows:

"Situate in the State of Ohio, Miami County, Concord Township, Town 5, Range 6 East, consisting of 103.869 acres divided as follows:

- 2.522 acres in the S.W. Quarter of Section 16;
- 62.881 acres in the S.E. Quarter of Section 17;
- 13.316 acres in the N.E. Quarter of Section 20; and
- 25.150 acres in the N.W. Quarter of Section 21,

including in the above, Westbrook Subdivision No. 4, as recorded in Vol. 6, Page 39 of the Miami County Recorders Plat Records and that portion of Westbrook Subdivision No. 1-A, that lies North of the Corporation of the City of Troy, Ohio, and is recorded in Vol. 6, Page 40 of the Miami County Recorders Plat Records. The boundary of the entire tract to be annexed to the City of Troy, Ohio, being more fully described as follows:

Beginning at an iron pin N 87°-21'E 500' from the N.W. corner of Westbrook Subdivision No. 3 as annexed to the City of Troy, Ohio, and recorded in Vol 5, Page 50, of Miami County Recorders Plat Records; thence N 20-33'W, 300.00'; thence S 87°-21'W, 50.0'; thence N 30-22'W, 1180.66'; thence N 86°-29'E, 2325.9'; thence S 20-39'E, 2348.56'; thence N 87°-21'E, 805.75' to W. R/W line of B. & O. R.R.; thence S 18°-54'E, 1064.1' along R. R, R/W to present Corporation line; thence with the present corporation line, S 87° 23'W, 708.7'; thence N 20-37'W, 7.78'; thence N 56°-36'W, 225.5'; thence N 79°-26'W, 307.8'; thence N 20-41'W, 1646.1'; thence S 87°-21'W, 2172.77' to the place of beginning."

and further be it

RESOLVED, by the Board of Miami County Commissioners that:

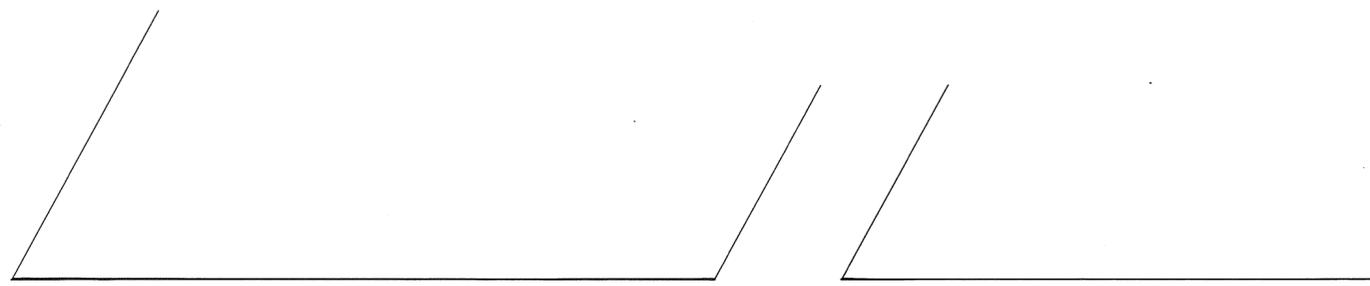
1. The petition of William F. Sinks, as herein amended, to annex the land herein described in Concord Township to the City of Troy, Ohio, be and it is hereby granted.
2. That said land, subject to approval of the Council of the City of Troy, Ohio, be, and it is hereby annexed to said City.
3. That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Auditor of the City of Troy, Ohio, a transcript of these proceedings, including a copy of the petition and maps attached thereto.

The motion for the adoption of the resolution was seconded by Mr. Hance, with the Board voting as follows upon roll call: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

(From Commissioners' Journal No. 34, Page 21, under date of February 24, 1956)

Horace C. Cromer, Recorder  
Judy Garman, Deputy  
July 20, 1956

Transferred July 18, 1956  
Ruth E. Graham, Auditor Miami County, Ohio



WEST 50' R/W ST.

70	10	70	10
150.0	911	912	913
			914
			150.0

10'	125	15' + 15'	ALLEY	125
51.75	917	10'		920
51.75	918			921
51.75	919			922
	135	280		135

MAPLE ST. 40' R/W VACATED BY ORD# 885

ST.  
 49.5' R/W  
 WALNUT

LOT No.	OWNER
917	Mae Harmon
	CCC & St L RR Co.
	CCC & St L RR Co.
920	R.E. & F.J. McKinney
921	Robert Lee Moats
922	CCC & St L RR Co.

AT A MEETING of the CITY COUNCIL HELD THIS 7<sup>th</sup> DAY of AUG. 1950, THIS PLAT WAS APPROVED.  
*O.S. Melick* PRESIDENT PRO TEM  
*J.V. J. Tamplin* CLERK

AT A MEETING of THE CITY'S PLANNING & ZONING COMMISSION HELD THIS 4<sup>th</sup> DAY of AUG 1950, THIS PLAT WAS APPROVED.  
*P.J. Lindenberger* PRESIDENT  
*G.M. Stollenberg* SECRETARY

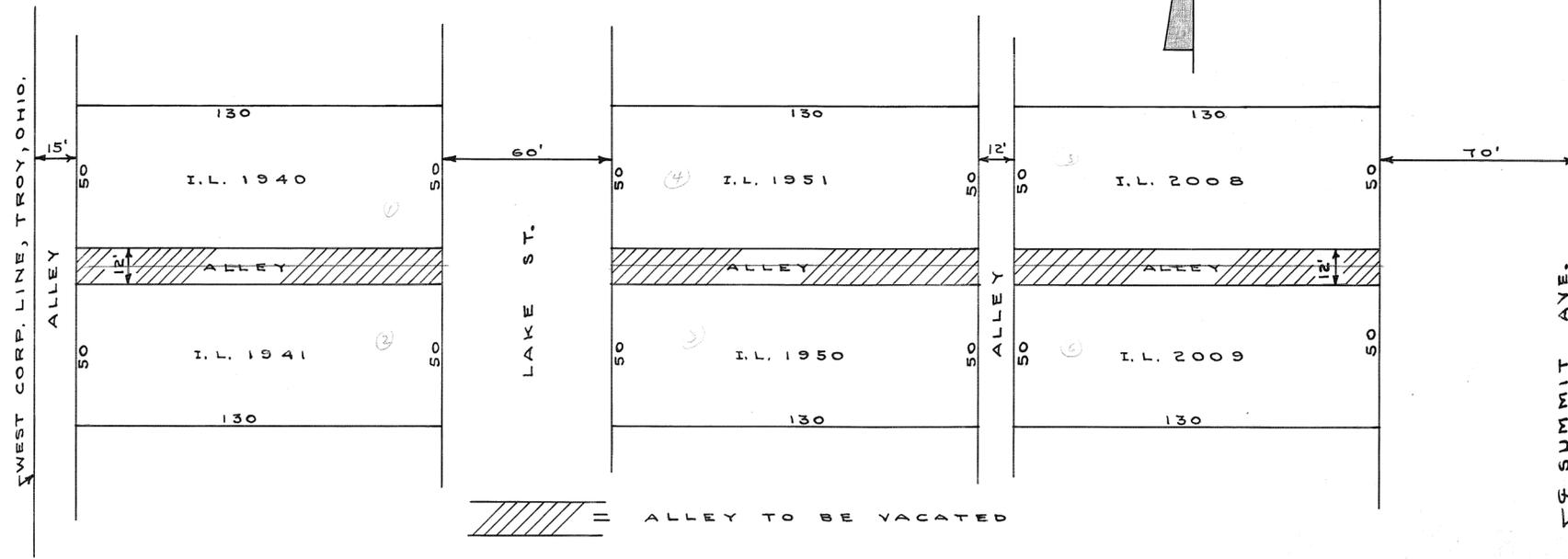
TRANSFERRED July 26 1956  
*Ruth E. Graham*  
 MIAMI COUNTY AUDITOR

#85362  
 RECEIVED for RECORD July 26, 1956 10:18 A.M.  
 RECORDED IN PLAT RECORD: BOOK 6 PAGE 79  
*Harold L. Gomer*  
 MIAMI COUNTY RECORDER

\$4.30

*John S. McConnel*  
 CITY ENGINEER

REPLAT of PART of SIMPSON ADDITION  
 • SHOWING ALLEY to be VACATED •  
 ORDINANCE No. 2528 - C-69.



THE UNDERSIGNED PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE ABOVE ALLEY VACATION AS BEING THEIR VOLUNTARY ACT AND DEED.

James R. Hughes

Christine Hughes

Arthur W. Grigsby

Elsie M. Grigsby

Norman G. Long

Zella L. Long

A. David Armstrong

Isabelle C. Stephey (Klaus)

Irene F. Carity - WITNESSED BY Frank R. Shaughnessy

Howard O. Carney  
WITNESS

Howard M. Gurbale  
WITNESS

SWORN AND SUBSCRIBED BEFORE ME THIS 6<sup>th</sup> DAY OF November 1950

N. J. V. Tamplin  
SIGNED  
NOTARY IN AND FOR MIAMI COUNTY, OHIO.  
MY COMMISSION EXPIRES JULY 14<sup>th</sup> 1952

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO  
SEPTEMBER 18, 1950

L. F. Fiedenbecker  
PRESIDENT

Garland M. Shellenbarger  
SECRETARY

APPROVED DEC. 4, 1950, BY ORDINANCE NO. 2545 OF THE COUNCIL OF CITY OF TROY, OHIO.

Paul W. Kerr  
MAYOR

H. Coleman Deatt  
PRES. OF COUNCIL

N. J. V. Tamplin  
CLERK OF COUNCIL

APPROVED July 26 1956

Paul E. Graham  
MIAMI CO. AUDITOR

FILE NUMBER #85363 RECEIVED

10:19 P.M. July 26 1956  
TIME MONTH

RECORDED IN PLAT RECORD  
6 80  
BOOK NUMBER PAGE NUMBER

Howard M. Gurbale  
MIAMI COUNTY RECORDER

FEE \$ 4.30

VACATION OF ALLEY		
TROY - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
Date NOV. 1950	Drawn by Traced by Checked by C.C.C.	Sheet No.

C. C. Carpenter  
11-8-50

EVAN & DOROTHY ENGLISH  
 D.B. 320. P. 427

**COVENANTS & RESTRICTIONS**

- 1) No lot shall be used except for residential purposes and only one residential structure shall be allowed on any one lot. None can be more than one family dwellings.
- 2) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at anytime as a residence either temporarily or permanently.
- 3) No dwelling shall be permitted on any lot at a cost of less than ninety-five hundred (\$9500), based upon cost prevailing at the date these covenants are recorded.
- 4) The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 800 sq.ft. for a one story dwelling and not less than 768 sq.ft. for a dwelling of one and one-half stories. No two or more story dwellings shall be allowed.
- 5) No building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing by Randler Construction Co. or their authorized representative.
- 6) No building shall be located on any lot nearer to the front line or side street line than the minimum set back lines shown on the recorded plat. No building shall be located nearer than five feet to any interior building site line.
- 7) An easement of five (5) feet in width is reserved on all inner lines on every building site, so that the total easement along all building sites shall be ten feet. This easement is for the purpose of affording location for telephone, electric light, water, gas and sewer lines or any other utility purposes. Each building site is subject to an easement for the construction and maintenance of such utility.
- 8) Any building shall be completed within a period of twelve (12) months from beginning of construction.
- 9) No noxious or offensive odor or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 10) No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets provided they are not kept, bred or maintained for any commercial purposes.
- 11) The restrictions and covenants are to run with the land and shall be binding on all persons and parties claiming under them. At any time these covenants may be amended by written consent of all the owners of all the tracts. Each owner having one voice vote for each separate tract.
- 12) Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN-HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE 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

WITNESS

RANDLER CONSTRUCTION Co.  
 BY *Carl R. Scholz*  
 BY *L.W. Sandets*

*Edward James Duffy Jr.*  
*Edward James Duffy Jr.*

STATE OF OHIO, MIAMI COUNTY, S.S.  
 BE IT REMEMBERED THAT ON THIS 16 DAY OF July, 1956, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RANDLER CONSTRUCTION Co., AN OHIO CORPORATION BY Carl R. Scholz its President, and L.W. Sandets its Secretary/Treasurer AND 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 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO: *Edward James Duffy Jr.*  
*Edward James Duffy Jr.*  
 Notary Public in & for state of Ohio  
 My commission expires Sept 5, 1957

STATE OF OHIO, MIAMI COUNTY, S.S.  
Carl R. Scholz Pres., BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIEN-HOLDERS, HAVE UNITED IN ITS EXECUTION.  
*Carl R. Scholz*

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO: *Edward James Duffy Jr.*  
*Edward James Duffy Jr.*  
 Notary Public in & for state of Ohio  
 My commission expires Sept 5, 1957

THIS INSTRUMENT WAS PREPARED BY: *Harold R. McClure*

I HEREBY CERTIFY THAT THIS MAP IS TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN MAY 16, 1956, THAT ALL MONUMENTS ARE SET AS SHOWN:  
 (O) = IRON PIN - (C) = CONCRETE MONUMENT.

REGISTERED SURVEYOR: *Harold R. McClure*

HAROLD R. MCCLURE ENGINEERING CO.  
 2360 W. DOROTHY LANE. WA. 4108  
 DAYTON 9, OHIO

**ROSLYN SUBDIVISION SEC. ONE**

BEING A SUBDIVISION OF 10.531 ACRES  
 PART OF OUTLOT No. 77, MONROE TWP., VILLAGE OF TIPP CITY, MIAMI COUNTY, OHIO.  
 AND BEING PART OF THE 35.939 ACRE TRACT  
 AS CONVEYED TO RANDLER CONSTRUCTION Co.  
 IN DEED BOOK 334 PAGE 117 OF THE MIAMI COUNTY DEED RECORDS

FILE NUMBER #85393 RECEIVED

TIME 10:13 P.M. DATE July 28, 1956

SCALE: 1" = 60'

JUNE 4, 1956

RECORDED IN PLAT RECORD

BOOK NUMBER 6 PAGE NUMBER 81

*Horace C. Crowe*  
 MIAMI COUNTY RECORDER  
 FEE 4.30

I HEREBY HAVE CAUSED THE INLOTS NUMBER TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN AND HAVE TRANSFERRED SAME.

DATE July 28 1956  
*Ruth E. Graham*  
 MIAMI COUNTY AUDITOR

APPROVED & ACCEPTED BY THE COUNCIL OF TIPP CITY, OHIO:

APPROVED BY THE CITY PLANNING BOARD OF TIPP CITY, OHIO:

MAYOR: *Russell N. Blank*

CHAIRMAN: *Frank J. Snell*

CLERK: *Walter G. Wiseman*

DATE: June 11, 1956

DATE: July 16, 1956

APPROVED BY MUNICIPAL ENGINEER OF TIPP CITY, OHIO

ENGINEER: *Russell N. Blank*

DATE: July 17, 56

RANDLER CONSTRUCTION Co.  
 D.B. 334 - P.117

STREET

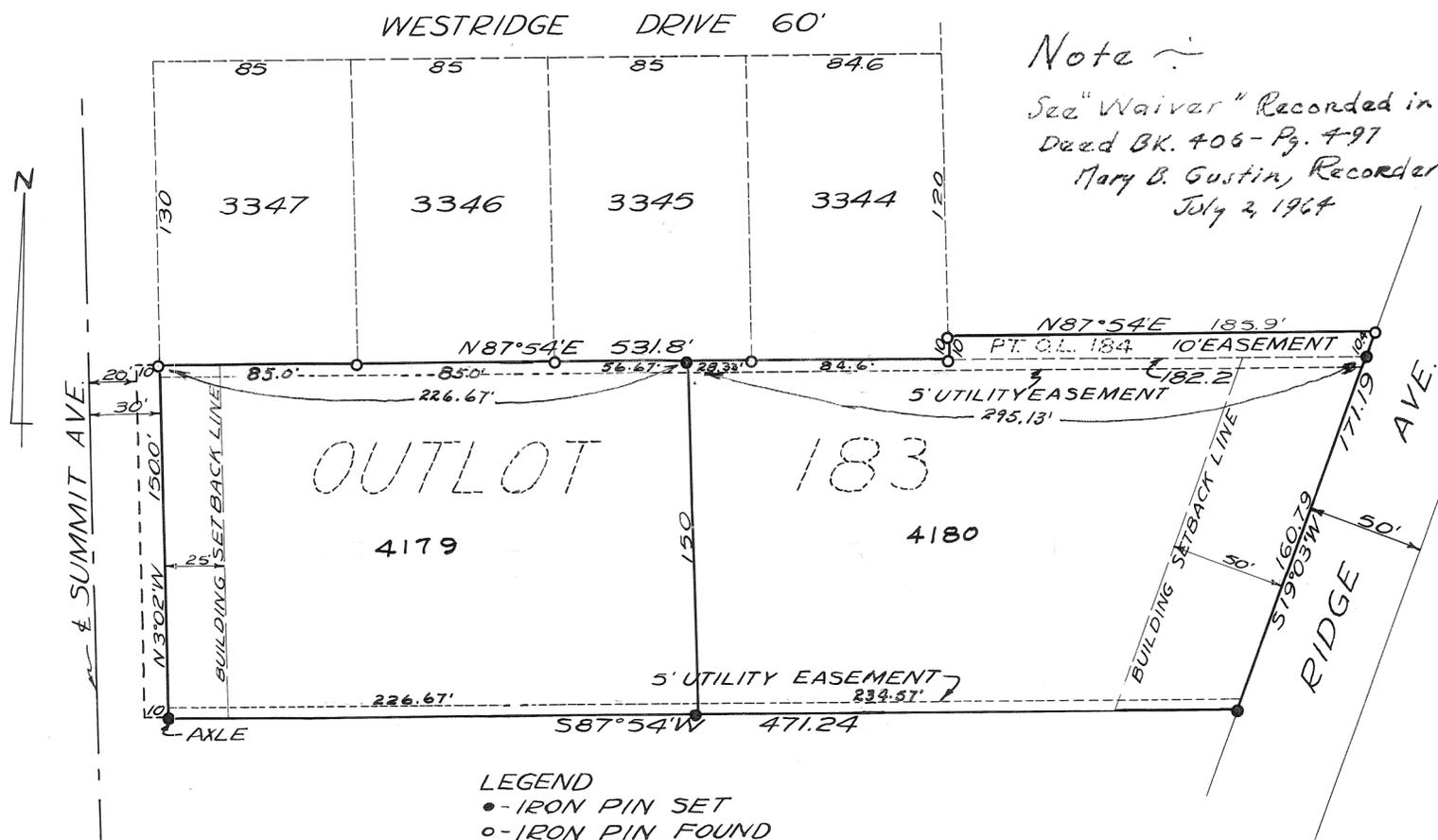
650.55

S. 59° 04' E.

550.77

HYATT





Note -  
See "Waiver" Recorded in  
Deed BK. 406 - Pg. 497  
Mary B. Gustin, Recorder  
July 2, 1964

FILE NUMBER 84959 REC'D.  
FOR RECORD THIS 7<sup>th</sup> DAY OF  
August, 1956 AT 2:40 P.M.  
PLAT BOOK 6, PAGE NO. 82

*Harold C. Cameron*  
MIAMI COUNTY RECORDER  
Fee 4.30

REPLAT OF OUTLOT 183  
& PART OF OUTLOT 184  
SCALE: 1" = 50'

AT A MEETING OF THE TROY CITY  
PLANNING AND ZONING COMMISSION  
HELD THIS 6<sup>th</sup> DAY OF July 1956  
1956 THIS REPLAT WAS APPROVED

*L. N. Funderburg M.D.*  
PRESIDENT  
*Hal Collier*  
SECRETARY

AT A MEETING OF THE COUNCIL OF THE  
CITY OF TROY, OHIO, HELD THIS 6<sup>th</sup> DAY  
OF AUGUST, 1956. THIS REPLAT  
WAS APPROVED BY ORDINANCE NO. 0-19-56

*O. S. [Signature]*  
MAYOR  
*R. G. [Signature]*  
PRES. OF COUNCIL  
*H. H. [Signature]*  
CLERK OF COUNCIL

WE THE UNDERSIGNED OWNERS OF LANDS SHOWN ON THIS REPLAT  
ACCEPT AND APPROVE THIS PLAT AND DEDICATE 10' OFF THE WEST  
SIDE OF O.L. 183, (AS SHOWN ABOVE), FOR STREET PURPOSES, TO THE  
CITY OF TROY, MIAMI COUNTY, OHIO AND ACKNOWLEDGE THE SIGNING  
THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

*John A. [Signature]*  
*Harold R. Skoupp*  
*Harold [Signature]*  
*Frank [Signature]* WITNESS  
*Robert L. Kimmel* WITNESS

STATE OF OHIO - MIAMI COUNTY  
PERSONALLY APPEARED BEFORE ME, THE ABOVE SIGNED PARTIES AND  
ACKNOWLEDGE THE SIGNING THEREOF.  
SWORN TO AND SUBSCRIBED BEFORE ME THIS 5<sup>th</sup> DAY OF July, 1956.

*Robert L. Kimmel*  
NOTARY PUBLIC IN AND FOR MIAMI  
COUNTY  
MY COMMISSION EXPIRES  
JUNE 21, 1958

I HEREBY HAVE CAUSED THE LOT NUMBERS  
TO BE PLACED HEREON DESIGNATING  
THE TRACTS SHOWN AND HAVE  
TRANSFERRED SAME, THIS 7<sup>th</sup> DAY  
OF AUGUST 1956

*Ruth E. [Signature]*  
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO  
BE CORRECT.

*Franklin D. Ruck*  
FRANKLIN D. RUCK  
REG. SURVEYOR #3319  
JUNE 20, 1956

RUR

REPLAT OF PART OF O.L. 316 AND PART OF O.L. 318 SUBDIVISION & DEDICATION PLAT OF ANNEXED AREA ADJACENT TO WESTBROOK SUBDIVISION NO. 4 SCALE: 1" = 100'

FILE NO. 85560 RECEIVED FOR RECORD AT 7:40 ON THIS 7th DAY OF August 1956. PLAT RECORD BOOK 6 PAGE 93.

Trace P. Jones MIAMI CO. RECORDER Fee \$4.20

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

THE HOBART BROS. CO. July 24, 1956

BY: William H. Hobart Vice-President, Carl C. Halbreath Secretary

WITNESSED BY-

Norman Matson, Robert Jones

THE TROY LAND IMPROVEMENT CO July 24, 1956

BY: Carl C. Halbreath President, W.C. Jenkins Secretary

WITNESSED BY-

Norman Matson, Robert Jones

STATE OF OHIO, COUNTY OF MIAMI BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE HOBART BROS. CO., A CORPORATION BY William H. Hobart ITS PRESIDENT AND Carl C. Halbreath ITS SECRETARY AND THE TROY LAND IMPROVEMENT CO. BY Carl C. Halbreath ITS PRESIDENT AND W.C. Jenkins ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 24 DAY OF July 1956.

Robert Jones NOTARY PUBLIC-MIAMI COUNTY OHIO MY COMMISSION EXPIRES Feb 27, 1959

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 27 DAY OF July 1956 THIS PLAT WAS APPROVED.

L.H. Brudenbergs M.D. PRESIDENT

Opal B. Collier SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO - HELD THIS 6th DAY OF August 1956 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-21-56

O.S. McLean MAYOR

R.T. Parsons PRES. OF COUNCIL

N.V. Tompkins CLERK OF COUNCIL

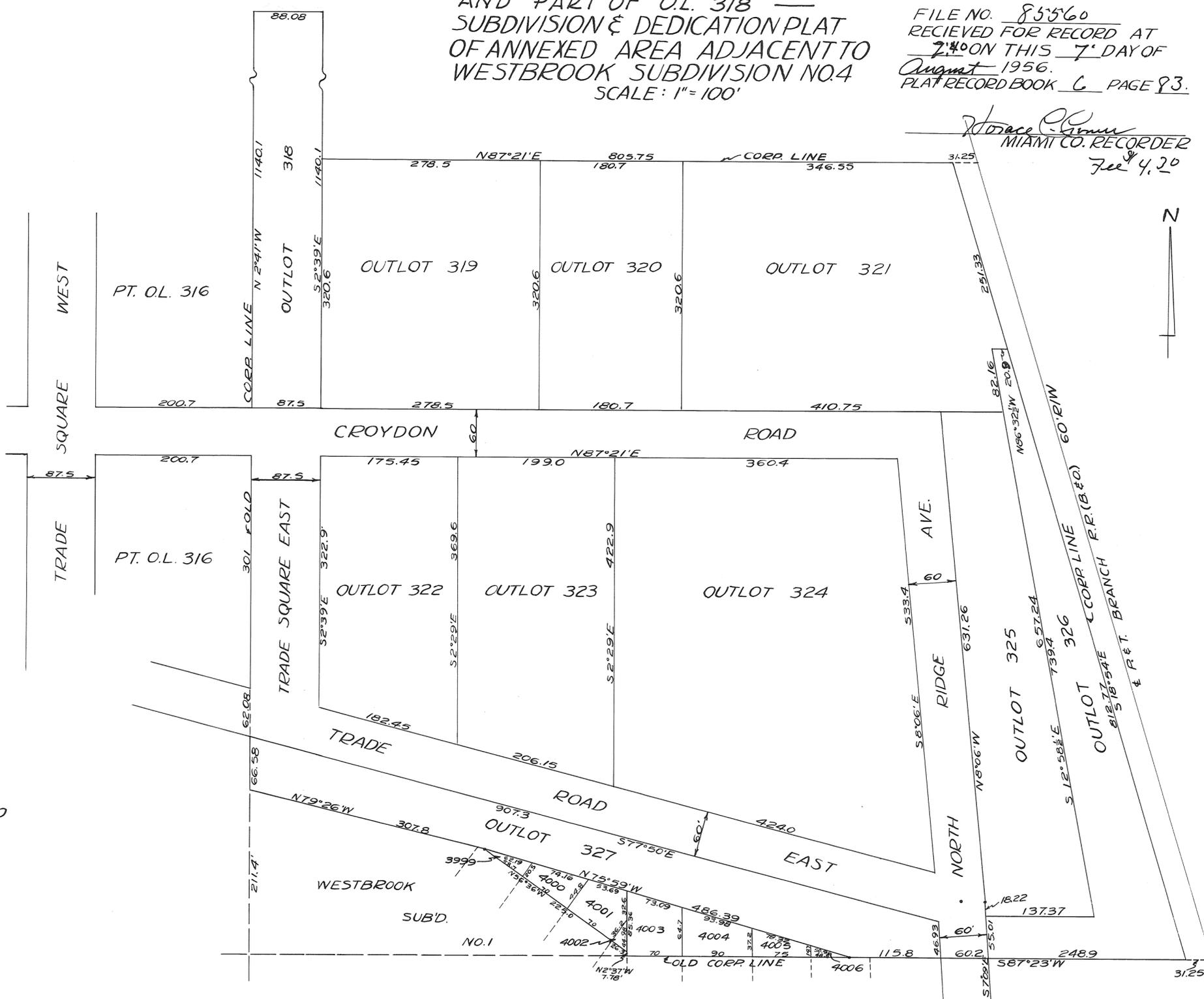
I HEREBY APPROVE THIS PLAT AND THE LOT NUMBERS SHOWN HEREON DESIGNATING THE TRACTS SHOWN, THIS 7th DAY OF AUGUST 1956.

Ruth E. Johnson MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Glen G. McConnell Jr.

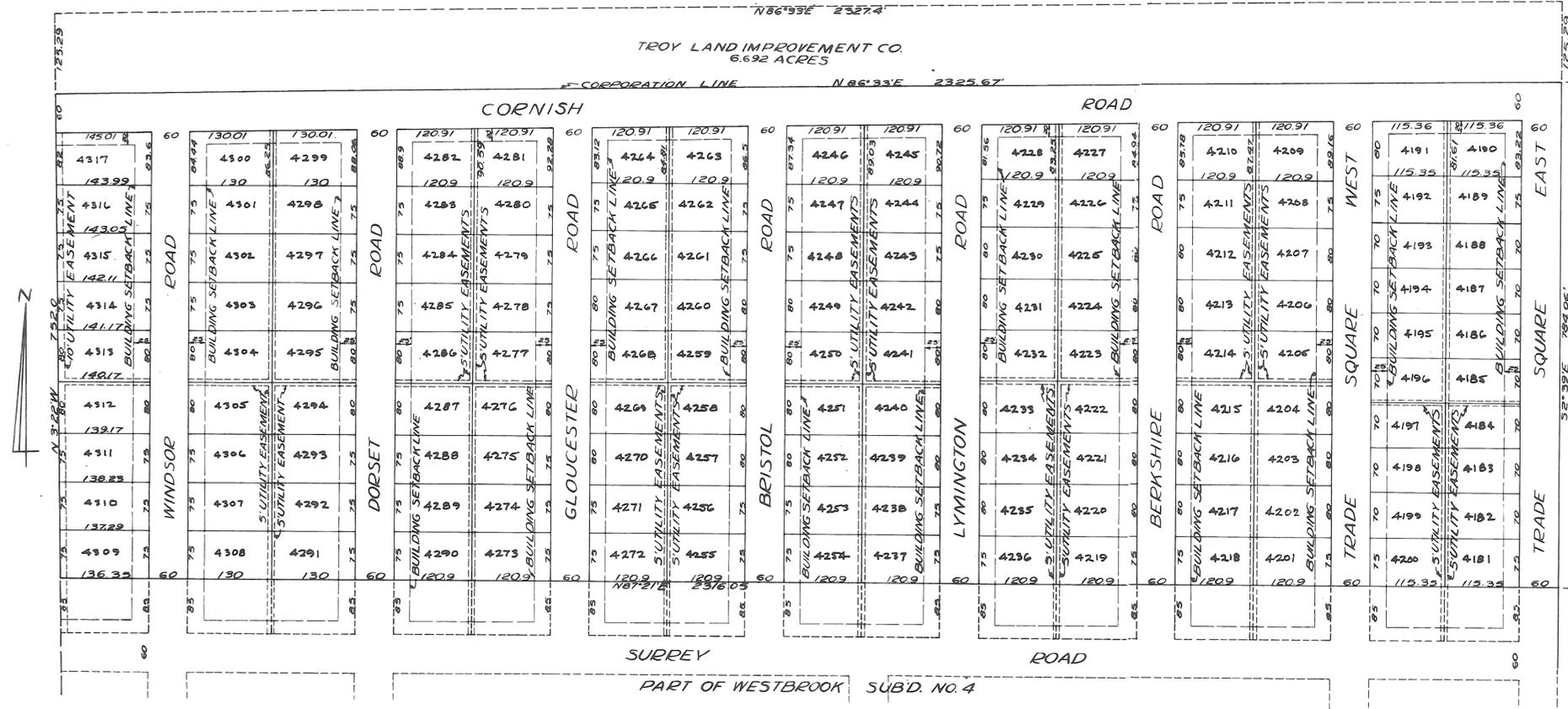
GLEN G. MCCONNELL JR. REG. SURVEYOR #3614 JULY 11, 1956



Rwb

# WESTBROOK SUBDIVISION NO. 5

SCALE: 1"=100'



PLAT NO. 32 VOLUME NO. 1  
MIAMI COUNTY ENGINEERS RECORD  
OF SURVEYS.  
Sub. Div.

FILE NO. 85561 RECEIVED FOR  
RECORD AT 2:40 P.M. ON THIS 7<sup>th</sup>  
DAY OF August, 1956.  
PLAT BOOK 6, PLAT NO. 84

*James P. ...*  
MIAMI COUNTY RECORDS  
JUL 4 1956

WESTBROOK SUBDIVISION NO. 5  
BEING A REPLAT OF ALL OF OUTLOT  
328 AS SHOWN ON PLAT RECORDED IN  
PLAT BOOK PLAT NO. OF THE  
PLAT RECORDS OF THE MIAMI COUNTY  
RECORDER.

AT A MEETING OF THE TROY CITY PLANNING  
AND ZONING COMMISSION HELD THIS  
27 DAY OF July, 1956 THIS  
REPLAT WAS APPROVED.

*L. N. ...* PRESIDENT  
*Opal B. ...* SECRETARY

AT A MEETING OF THE CITY COUNCIL OF  
THE CITY OF TROY, OHIO, HELD THIS  
6<sup>th</sup> DAY OF August, 1956, THIS  
REPLAT OF OUTLOT 328 WAS ACCEPTED  
BY ORDINANCE NO. 0-22-56

*O. A. ...* MAYOR  
*R. J. ...* PRES. OF COUNCIL  
*N. S. ...* CLERK OF COUNCIL

I HEREBY APPROVE THIS PLAT AND HAVE  
ASSIGNED THE LOT NUMBERS DES-  
IGNATING THE TRACTS AS SHOWN  
ON THIS REPLAT, ON THIS 7<sup>th</sup> DAY  
OF August, 1956

*John C. ...*  
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS REPLAT OF  
OUTLOT 328 TO BE CORRECT.

*John G. ...*

GLEN G. MCCONNELL, JR.  
REGISTERED SURVEYOR # 3614  
JUNE 25, 1956  
*Reid*

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN-  
HOLDERS OF THE LAND DESCRIBED IN THE WITHIN REPLAT  
VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT  
AND DEDICATE THE STREETS SHOWN HEREON TO THE  
PUBLIC USE FOREVER.

July 6<sup>th</sup>, 1956  
THE TROY LAND IMPROVEMENT CO. WITNESSED BY:  
BY *Carl B. ...* PRESIDENT *Olin M. Brown*  
BY *L. C. ...* SECRETARY *Mary Gillis*

STATE OF OHIO - COUNTY OF MIAMI  
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
PERSONALLY CAME, THE TROY LAND IMPROVEMENT CO., A  
CORPORATION BY *Carl B. ...* ITS PRESIDENT AND  
*L. C. ...* ITS SECRETARY AND ACKNOWLEDGED THE  
SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY  
ACT AND DEED. IN WITNESS WHEREOF, I HEREBY SET MY  
HAND AND NOTARY SEAL THIS 6<sup>th</sup> DAY OF July, 1956.

*Marshall Beck*  
NOTARY PUBLIC - MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES Dec 18, 1958

## RESTRICTIVE COVENANTS

THESE COVENANTS ARE TO RUN WITH THE LAND AND  
SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIM-  
ING UNDER THEM UNTIL JULY 1, 1976, AT WHICH TIME  
SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR  
SUCCESSIVE PERIODS OF TEN YEARS, UNLESS, BY VOTE OF  
THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT  
IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR PART.

IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS  
OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS  
HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON  
OR PERSONS OWNING REAL ESTATE SITUATED IN SAID  
SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN  
EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR  
ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND  
EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO  
RECOVER DAMAGES OR OTHER DUE FOR SUCH VIOLATIONS.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT  
OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER  
PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED  
AS RESIDENTIAL LOTS, EXCEPT THE TIER OF LOTS LYING  
BETWEEN TRADE SQUARE WEST AND TRADE SQUARE EAST,  
WHICH SHALL BE KNOWN AS COMMERCIAL LOTS.  
NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PER-  
MITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE  
DETACHED 1 OR 2 FAMILY DWELLING NOT TO EXCEED TWO AND  
ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT  
MORE THAN TWO CARS. NO OUTSIDE STAIRWAY WILL BE  
PERMITTED ON ANY STRUCTURE.

2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT  
LINE OR NEARER TO THE SIDE STREET LINE THAN THE  
BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT.  
NO RESIDENCE SHALL BE LOCATED NEARER THAN 10 FEET TO ANY  
SIDE LOT LINE EXCEPT IN THE CASE OF ATTACHED GARAGES IN  
WHICH CASE THE GARAGE SIDE OF THE RESIDENCE MAY BE 5  
FEET FROM THE SIDE LOT LINE. DETACHED GARAGES SHALL BE  
LOCATED AT LEAST 60 FEET FROM THE FRONT LOT LINE AND  
NOT NEARER THAN 5 FEET FROM ANY SIDE OR REAR LOT LINE.  
TREES SHALL BE LOCATED NOT NEARER THAN 15 FEET  
FROM ANY LOT LINE ON WHICH THERE ARE UTILITY EASEMENTS.

3. NO SINGLE INLOT SHALL HEREAFTER BE SUBDIVIDED INTO  
PARCELS FOR ADDITIONAL RESIDENTIAL BUILDING.

4. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON  
UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH  
MAY BE OR MAY BECOME A NUISANCE OR ANNOYANCE TO  
THE NEIGHBORHOOD.

5. NO TRAILER, BASEMENT, TENT, OR SHACK, OR BARN, OR OTHER  
OUT-BUILDING ERECTED ON THIS PLAT SHALL AT ANY TIME BE  
USED AS A RESIDENCE TEMPORARILY, NOR SHALL ANY STRUCTURE  
OF A TEMPORARY NATURE BE USED AS A RESIDENCE.

6. NO DWELLING COSTING LESS THAN \$2,000 SHALL BE ERECTED  
ON ANY LOT IN THIS PLAT. THE GROUND FLOOR AREA OF THE MAIN  
STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES,  
SHALL NOT BE LESS THAN 850 SQUARE FEET. IN THE CASE OF  
A ONE AND ONE-HALF STORY STRUCTURE, NOT LESS THAN 720  
SQUARE FEET IN THE CASE OF A TWO AND ONE-HALF STORY STRUCTURE.

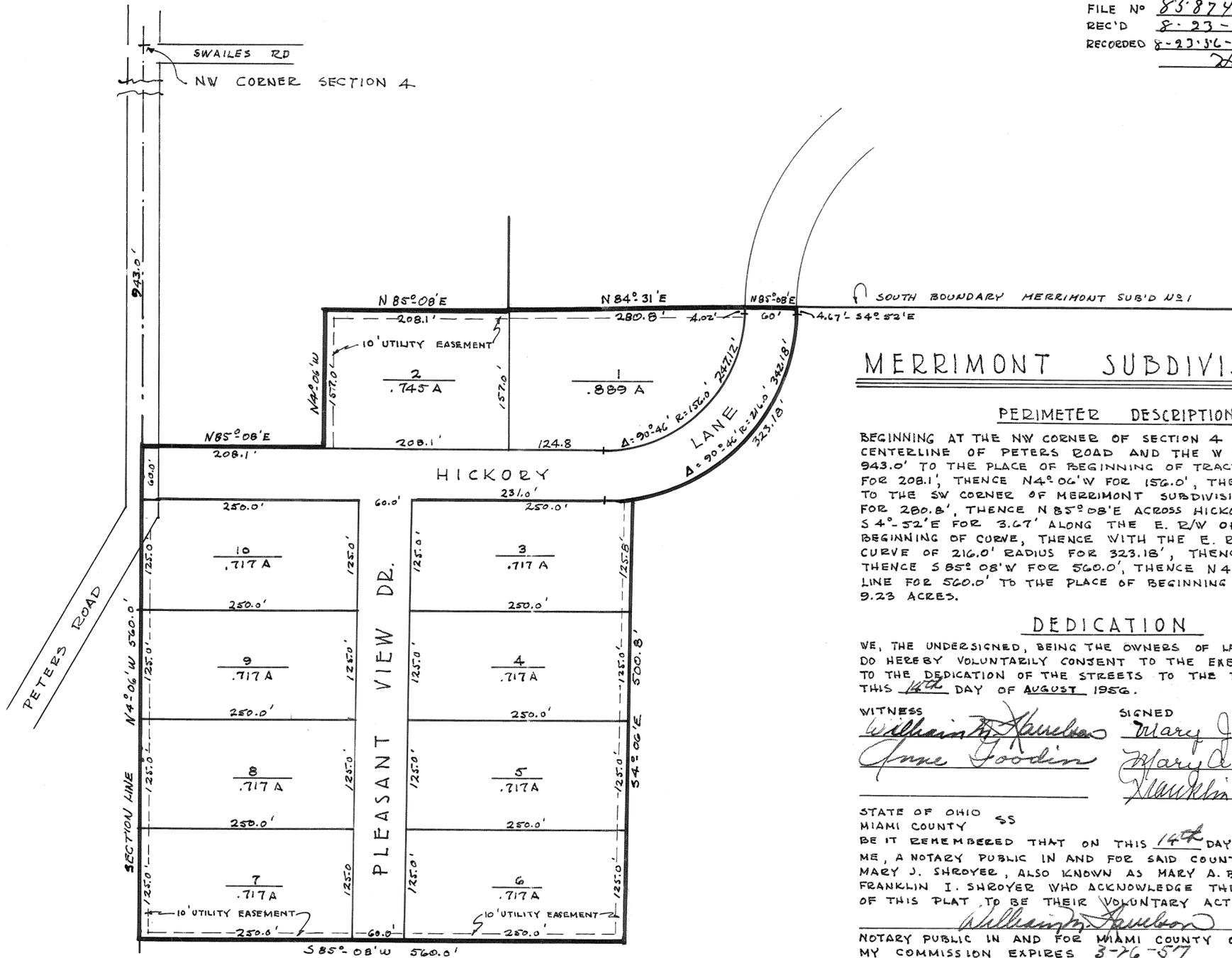
7. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT  
ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE.

8. NO PERMANENT SIGN OR BILLBOARD SHALL BE ERECTED ON ANY  
LOT IN THIS PLAT.

9. IN THE EVENT ANY RESTRICTIONS HAVE BEEN OMITTED  
HEREIN, WHICH OMITTED RESTRICTIONS ARE ALREADY A  
PART OF THE ZONING ORDINANCE OF THE CITY OF TROY, OHIO,  
SUCH ZONING ORDINANCE SHALL APPLY.

TOWN 4 RANGE 6 SECTION 4 QTR NW TOWNSHIP CONCORD

VOL 1 PLAT 27  
 MIAMI CO ENGR RECORD of SUB-DIV. SURVEYS  
 SCALE 1" = 100' AUG 1956  
 FILE NO 85874 VOL 6 PAGE 85  
 REC'D 8-23-56 PLAT RECORDS, MIAMI CO  
 RECORDED 8-23-56 2:15 PM FEE \$ 4.30  
 Horace Clamer  
 MIAMI CO. RECORDER



MERRIMONT SUBDIVISION N<sup>o</sup> 2

PERIMETER DESCRIPTION

BEGINNING AT THE NW CORNER OF SECTION 4 THENCE S4°06'E ALONG THE CENTERLINE OF PETERS ROAD AND THE W LINE OF SECTION 4 FOR 943.0' TO THE PLACE OF BEGINNING OF TRACT, THENCE N85°08'E FOR 208.1', THENCE N4°06'W FOR 156.0', THENCE N85°08'E FOR 208.1' TO THE SW CORNER OF MERRIMONT SUBDIVISION N<sup>o</sup> 1, THENCE N84°31'E FOR 280.8', THENCE N85°08'E ACROSS HICKORY LANE 60.0', THENCE S4°52'E FOR 3.67' ALONG THE E. R/W OF HICKORY LANE TO THE BEGINNING OF CURVE, THENCE WITH THE E. R/W OF HICKORY LANE ON A CURVE OF 216.0' RADIUS FOR 323.18', THENCE S4°06'E FOR 500.8' THENCE S85°08'W FOR 560.0', THENCE N4°06'W ALONG THE SECTION LINE FOR 560.0' TO THE PLACE OF BEGINNING OF TRACT AND CONTAINING 9.23 ACRES.

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF LANDS DESCRIBED IN THIS PLAT, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER ON THIS 14<sup>th</sup> DAY OF AUGUST 1956.

WITNESS William J. Shroyer SIGNED Mary J. Shroyer  
Anne Goodin Mary A. B. Josse Shroyer  
Franklin I. Shroyer

STATE OF OHIO ss  
 MIAMI COUNTY ss  
 BE IT REMEMBERED THAT ON THIS 14<sup>th</sup> DAY OF AUGUST 1956 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MARY J. SHROYER, ALSO KNOWN AS MARY A. B. JOSSE SHROYER AND FRANKLIN I. SHROYER WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

William J. Shroyer  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY OHIO  
 MY COMMISSION EXPIRES 3-26-57

APPROVAL

PLAT NO 166  
 APPROVED BY THE COMMISSIONERS OF MIAMI COUNTY ON 10 AUG 1956  
Herbert Shaker  
Roy Sabman  
Herbert Haice

APPROVED BY THE CITY OF TROY PLANNING AND ZONING COMMISSION ON AUGUST 17, 1956  
L. N. Finckh M.D. PRESIDENT  
Paul Collins SECRETARY

APPROVED ON 8-19-56  
M. C. Freshour  
 MIAMI CO ENGINEER

APPROVED ON Aug 23/1956  
Lucas E. Graham  
 MIAMI CO AUDITOR

SEE AFFIDAVIT RECORDED IN MISC. BOOK 16 PAGE 681 AUGUST 13, 1969  
Mary B. Austin  
 MIAMI COUNTY RECORDER

SUBDIVISION FOR DE FRANKLIN SHROYER SWAILES ROAD, RR, TROY, OHIO



GLEN G. McCONNELL JR. ENGR & SURVEYOR  
 1710 PETERS ROAD, TROY, OHIO

FILE NUMBER - # 86181  
RECEIVED FOR RECORD THIS 10<sup>TH</sup> DAY  
OF September 1956 AT 12:38 P. M.  
PLAT BOOK NO. 6 PAGE 86

Horace C. Croner  
MIAMI COUNTY RECORDER

FEE - \$4.30

I THE UNDERSIGNED, AS AGENT FOR THE OWNERS REQUEST ANNEXATION OF THIS AREA TO THE CITY OF TROY, MIAMI COUNTY, OHIO, AND ACKNOWLEDGE THE SIGNING THEREOF TO BE MY VOLUNTARY ACT AND DEED.

Joseph A. Ruck  
AGENT

Thomas W. Cook  
WITNESS

STATE OF OHIO - MIAMI COUNTY  
PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF, SWORN TO AND SUBSCRIBED BEFORE ME THIS 16<sup>TH</sup> DAY OF JANUARY 1956.

Edwin H. Barnes

NOTARY PUBLIC IN AND FOR COUNTY OF MIAMI  
MY COMMISSION EXPIRES - 9/13/1956

I HEREBY APPROVE THIS AREA  
THIS 16 DAY OF April 1956.

T. C. Freshour  
MIAMI COUNTY ENGINEER

I HEREBY APPROVE THIS AREA AND NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN THIS 10<sup>TH</sup> DAY OF September 1956.

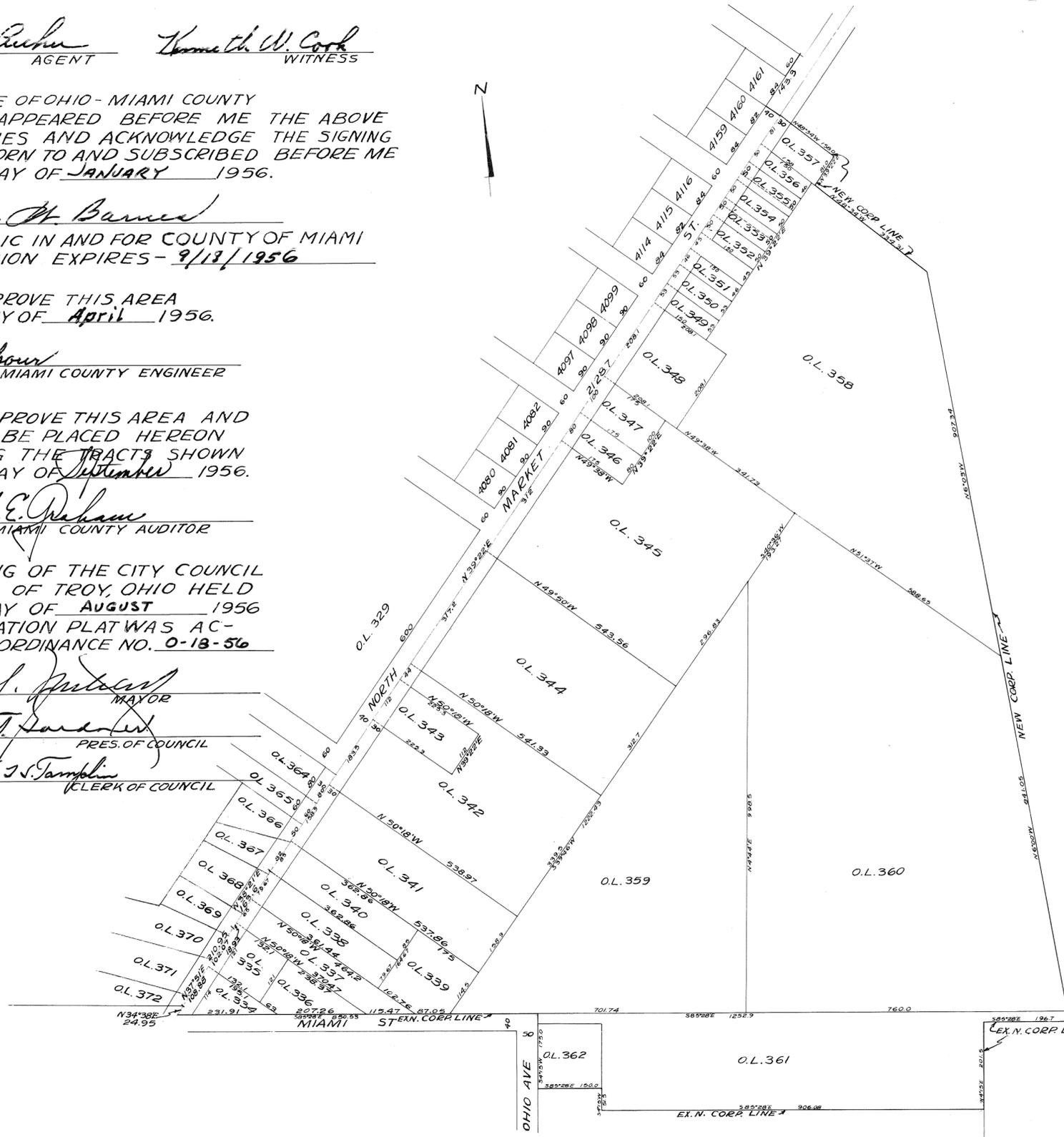
Luth E. Dehane  
MIAMI COUNTY AUDITOR

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 6<sup>TH</sup> DAY OF AUGUST 1956 THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE NO. 0-18-56

O. S. Antecost  
MAYOR

J. A. ...  
PRES. OF COUNCIL

H. J. S. Tamplin  
CLERK OF COUNCIL



ANNEXATION MAP

BEING AN AREA BOUNDED BY N. MARKET STREET ON THE WEST AND THE NORTH CORPORATION LINE OF THE CITY OF TROY ON THE SOUTH AND BEING 60.137 ACRES IN SECTIONS 17 AND 18; TOWN 1; RANGE 10 STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO. DIVIDED AS FOLLOWS: 5.427 ACRES IN SECTION 17; TOWN 1; RANGE 10; AND 54.710 ACRES IN SECTION 18; TOWN 1; RANGE 10...

THE FOREGOING AREA APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO.

Roy W. ...  
Herschel Straker

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Franklin D. Ruck  
FRANKLIN D. RUCK  
SURVEYOR REG. NO. 3319

SCALE: 1" = 200'

Horace C. Ormer  
MIAMI COUNTY RECORDER  
FEE - \$ 4.30

AT A MEETING OF THE CITY COUNCIL  
OF THE CITY OF TROY, OHIO HELD  
THIS 6<sup>th</sup> DAY OF August, 1956  
THIS ANNEXATION PLAT WAS ACCEPTED  
BY ORDINANCE NUMBER 0-12-56

SEE REC. 6-67  
FOR DEDICATION

D. VENTURA  
5-1-2013

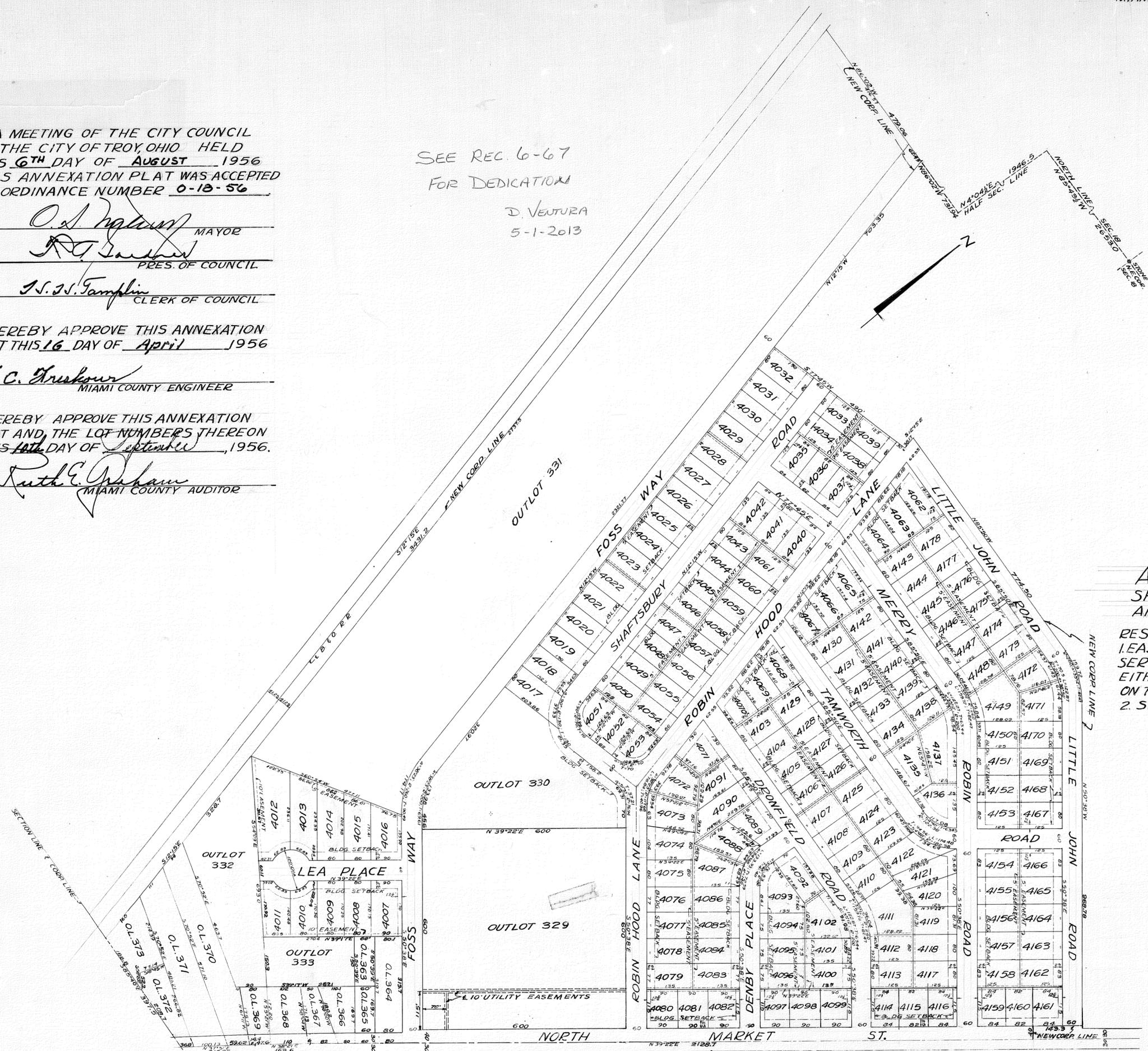
O. J. [Signature] MAYOR  
[Signature] PRES. OF COUNCIL  
N. J. [Signature] CLERK OF COUNCIL

I HEREBY APPROVE THIS ANNEXATION  
PLAT THIS 16 DAY OF April, 1956

J. C. [Signature]  
MIAMI COUNTY ENGINEER

I HEREBY APPROVE THIS ANNEXATION  
PLAT AND THE LOT NUMBERS THEREON  
THIS 10<sup>th</sup> DAY OF September, 1956.

Ruth E. [Signature]  
MIAMI COUNTY AUDITOR



ANNEXATION MAP  
SHERWOOD MANOR SUBDIVISION  
AND ADJACENT TERRITORY

- RESTRICTIONS:
- 1. EASEMENTS FOR UTILITIES ARE RESERVED FOR A WIDTH OF 5 FEET ON EITHER SIDE OF ALL INTERIOR LOT LINES ON THIS PLAT.
  - 2. SETBACK LINES ARE AS SHOWN ON PLAT.

I HEREBY CERTIFY THIS ANNEXATION  
PLAT TO BE CORRECT.

Franklin D. Ruck  
FRANKLIN D. RUCK, C.E. &  
REG. SURVEYOR # 3319

A N N E X A T I O N  
OF  
TERRITORY IN SECTIONS 17 AND 18, STAUNTON TOWNSHIP  
TROY OHIO

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING TERRITORY IN SECTIONS 17 AND 18, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO (#1)  
IN THE MATTER OF ANNEXING TERRITORY IN SECTION 18, STAUNTON TOWNSHIP TO THE CITY OF TROY, OHIO (#2):

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio, do hereby certify that the attached is a true copy of Ordinance No. 0 - 18 - 56 "Accepting the Annexation of Annexation No. 1 and 2, Staunton Township and adjacent territories to the City of Troy, Ohio". Said Ordinance being adopted and approved by Council and the Mayor on August 6, 1956.

I further certify that the attached certified Proof of Publication of Ordinance 0 - 18 - 56 on August 11 and 18 1956 is true and correct.

Maps attached hereto are true copies of the original maps of the territory annexed. The original maps covering the territory described in Ordinance No. 0 - 18 - 56 have been approved by the County Auditor and filed with the Recorder of Miami County, Ohio.

H. H. Tamplin  
Clerk of Council and City Auditor

Dated  
September 5 1956  
City of Troy Seal

of  
The City of Troy, Miami County, Ohio

\* \*

ORDINANCE NO. 0-18-56

ORDINANCE ACCEPTING THE ANNEXATION OF ANNEXATION NO. 1 and 2, STAUNTON TOWNSHIP AND ADJACENT TERRITORIES TO THE CITY OF TROY, OHIO

Whereas, there has been filed with the City Auditor and the Clerk of this Council on April 25, 1956, a complete transcript duly certified, of the annexation proceedings held by the county commissioners to annex Parcel No. 1 and 2, Staunton Township and other territories to the City of Troy, Ohio and

Whereas, said transcript of said proceedings has been on file the required statutory time, and

Now, therefore, be it ordained by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:

Section 1. That the petitions for annexation of Vernon G. Francis, John E. Blue, Jr., et al, be and the same are hereby accepted and approved.

Section 2. The land to be annexed as described in said petition is described as follows:

Parcel No. 1. Situate in the State of Ohio, County of Miami, and Township of Staunton, in Section 18, Town 1, Range 10, bounded and described as follows:

Beginning at a stone found at the N. E. Corner of Section 18, Town 1, Range 10, thence along the North line of Section 18, N. 85 deg. 43 1/2' W. 2653.0 feet to a post; thence along the half section line S. 4 deg. 04 1/2' W. 1946.5 feet to a point, witness an iron pin 1.0 feet W. on line next described; thence N. 86 deg. 02' W. 731.94 feet to an iron pin, same being the place of beginning; thence N. 86 deg. 02' W. 479.06 feet to an iron pin on the East right-of-way line of the B & O Railroad; thence S. 12 deg. 15' E. 3431.2 feet along the east right-of-way line of the B & O Railroad to an iron pin; thence S. 85 deg. 40' E. 397.5 feet along Section line, same being present north corporation line of the City of Troy, to a nail on the center line of Troy-Urbana Road No. 193 witnessed by monument found 34.53 feet west on line just described; thence N. 37 deg. 51' E. 210.95 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 38 deg. 21' E. 163.6 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 39 deg. 22' E. 2128.7 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 50 deg. 38' W. 40.0 feet to a pin; thence N. 39 deg. 22' W. 143.3 feet to an iron pin; thence N. 50 deg. 38' W. 968.78 feet to an iron pin set at P. C. of a curve; thence along the arc of a curve to the left, whose radius is 260.0 feet and arc distance is 159.72 feet; thence N. 85 deg. 50' W. 774.5 feet to an iron pin set; thence S. 12 deg. 15' E. 38.17 feet to an iron pin set; thence S. 77 deg. 45' W. 490.0 feet to an iron pin set; thence N. 12 deg. 15' W. 703.35 feet to an iron pin set, same being the place of beginning, containing 109.056 acres, more or less. Subject to all legal limit for Highway Right of Ways.

Parcel No. 2. Situate in the State of Ohio, County of Miami, and township of Staunton in Sections 17 and 18, Town 1, Range 10, bounded and described as follows:

Beginning at a stone at the southeast corner of Section 18, Staunton Township, Town 1, Range 10, thence with the South line of Section 18, N. 85 deg. 28' W. 394.12; to the place of beginning; thence S. 4 deg. 15' W. with the present corporation line 25.0', thence N. 85 deg. 28' W. with the present coporation line 196.7'; thence S. 4 deg. 15' W. with said corporation line 201.5' to an iron pin; thence N. 85 deg. 28' W. with said corporation line 906.08' to an iron pin; thence N. 4 deg. 15' E. with said corporation line 51.5' to an iron pin; thence N. 85 deg. 28' W. with said corporation line 150.0' to an iron pin on the East property line of Ohio Avenue; thence N. 4 deg. 15' E. with the East property line of Ohio Avenue and present coporation line 175.0' to a concrete monument on the South line of Section 18 (same being North line of Miami Street); thence N. 85 deg. 28' W with the South line of Section 18 (same being North line of Miami Street and present coporation line) 850.53' to spike in the center of the Troy-Urbana Road; thence N. 34 deg. 38' E. with the center of said road, 24.95' to a spike; thence N. 37 deg. 51' E. with the center of said road 210.95' to a spike; thence N. 38 deg. 21' E. with the center of said road 163.6' to a spike; thence N. 39 deg. 22' E with the center of said road 2128.7' to a point at the Northwest corner of a 0.294 acre tract owned by Arthur Hornberk; thence S. 48 deg. 34' E. 158.0' to an iron pin; thence S. 39 deg. 22' W. 81.0' to an iron pin; thence S. 48 deg. 34' E. 334.31' to a stone; thence S. 6 deg. 03' E. 907.34' to an iron pin; thence S. 48 deg. 34' E. 841.05 feet to an iron pin at the place of beginning. Containing 60.137 acres, divided as follows: 5.427 acres in Section 17, Town 1, Range 10, and 54.710 acres in Section 18, Town 1, Range 10. Subject to all legal limit for Highway Right of Ways.

Section 3. That the Clerk of this Council is hereby authorized to forward to the County Auditor a certified copy of this Ordinance approving and accepting said annexation and so the same may be duly transferred on a tax roll with the County Auditor.

Section 4. That this Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

Adopted August 6, 1956

Approved August 6, 1956

Attest H. H. Tamplin  
Clerk of Council

Richard A. Gardner  
President of Council

O. S. Metcalf  
Mayor

ORDINANCE NO. 0-18-56

ORDINANCE ACCEPTING THE ANNEXATION OF ANNEXATION NO. 1 and 2, STAUNTON TOWNSHIP AND ADJACENT TERRITORIES TO THE CITY OF TROY, OHIO

Whereas, there has been filed with the City Auditor and the Clerk of this Council on April 25, 1956, a complete transcript duly certified, of the annexation proceedings held by the county commissioner to annex Parcel No. 1 and 2, Staunton Township and other territories to the City of Troy, Ohio, and

Whereas, said transcript of said proceedings has been on file the required statutory time, and NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:

Section 1. That the petitions for annexation of Vernon G. Francis, John E. Blue, Jr., et al, be and the same are hereby accepted and approved.

Section 2. The land to be annexed as described in said petition is described as follows:

Parcel No. 1. Situate in the State of Ohio, County of Miami, and Township of Staunton, in Section 18, Town 1, Range 10, bounded and described as follows:

Beginning at a stone found at the N. E. corner of Section 18, Town 1, Range 10, thence along the North line of Section 18, N. 85 deg. 43 1/2' W. 2653.0 feet to a post; thence along the half section line S. 4 deg. 04 1/2' W. 1946.5 feet to a point, witness an iron pin 1.0 feet W. on line next described; thence N. 86 deg. 02' W. 731.94 feet to an iron pin, same being the place of beginning; thence N. 86 deg. 02' W. 479.06 feet to an iron pin on the east right-of-way line of the B & O Railroad; thence S. 12 deg. 15' E. 3431.2 feet along the east right-of-way line of the B & O Railroad to an iron pin; thence S. 85 deg. 40' E. 397.5 feet along Section line same being present north corporation line of the City of Troy, to a nail on the center line of Troy-Urbana Road No. 193, witnessed by monument found 34.53 feet west on line just described; thence N. 37 deg. 51' E. 210.95 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 38 deg. 21' E. 163.6 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 39 deg. 22' E. 2128.7 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 50 deg. 38' W. 40.0 feet to a pin; thence N. 39 deg. 22' W. 143.3 feet to an iron pin; thence N. 50 deg. 38' W. 968.78 feet to an iron pin set at P. C. of a curve; thence along the arc of a curve to the left, whose radius is 260.0 feet and arc distance is 159.72 feet; thence N. 85 deg. 50' W. 774.5 feet to an iron pin set; thence S. 12 deg. 15' E. 38.17 feet to an iron pin set; thence S. 77 deg. 45' W. 490.0 feet to an iron pin set; thence N. 12 deg. 15' W. 703.35 feet to an iron pin set, same being the place of beginning, containing 109.056 acres, more or less. Subject to all legal limit for highway Right of Ways.

Parcel No. 2. Situate in the State of Ohio, County of Miami, and Township of Staunton in Sections 17 and 18, Town 1, Range 10, and bounded and described as follows:

Beginning at a stone at the southeast corner of Section 18, Staunton Township, Town 1, Range 10, thence with the South line of Section 18, N. 85 deg. 28' W. 394.12 to the place of beginning; thence S. 4 deg. 15' W. with the present corporation line 25.0' thence N. 85 deg. 28' W. with the present corporation line 196.7'; thence S. 4 deg. 15' W. with said corporation line 201.5' to an iron pin; thence N. 85 deg. 28' W. with said corporation line 906.08' to an iron pin; thence N. 4 deg. 15' E. with said corporation line 51.5' to an iron pin; thence N. 85 deg. 28' W. with said corporation line 150.0' to an iron pin on the East property line of Ohio Avenue; thence N. 4 deg. 15' E. with the East property line of Ohio Avenue and present corporation line 175.0' to a concrete monument on the South line of Section 18 (same being North line of Miami Street); thence N. 85 deg. 28' W. with the South line of Section 18 (same being North line of Miami Street and present corporation line) 850.53' to spike in the center of the Troy-Urbana Road; thence N. 34 deg. 38' E. with the center of said road, 24.95' to a spike; thence N. 37 deg. 51' E. with the center of said road 210.95' to a spike; thence N. 38 deg. 21' E. with the center of said road 163.6' to a spike; thence N. 39 deg. 22' E. with the center of said road 2128.7' to a point at the Northwest corner of a 0.294 acre track owned by Arthur Hornberk; thence S. 48 deg. 34' E. 158.0' to an iron pin; thence S. 39 deg. 22' W. 81.0' to an iron pin; thence S. 48 deg. 34' E. 334.31' to a stone; thence S. 6 deg. 03' E. 907.34' to an iron pin; thence S. 6 deg. 00' E. 841.05 feet to an iron pin at the place of beginning. Containing 60.137 acres, divided as follows: 5.427 acres in Section 17, Town 1, Range 10, and 54.710 acres in Section 18, Town 1, Range 10. Subject to all legal limit for Highway Right of Ways.

Section 3. That the Clerk of this Council is hereby authorized to forward to the County Auditor a certified copy of this Ordinance approving and accepting said annexation and so the same may be duly transferred on a tax roll with the County Auditor.

Section 4. That this Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

Adopted: August 6, 1956

Richard A. Gardner  
President of Council

Approved: August 6, 1956

O. S. Metcalf, Mayor  
Attest: H. H. Tamplin, Clerk of Council.

PROOF OF PUBLICATION

THE STATE OF OHIO | ss  
MIAMI COUNTY |

R. D. Steinmetz, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. PUBLISHERS OF THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Saturday of each week for 2 weeks, beginning on the 11th day of August, 1956.

Sworn to and subscribed before me this 20th day of August, 1956.

R. D. Steinmetz  
Geraldine M. Hayner  
Notary Public, Miami County, Ohio

Printer's Fee \$ 37.90  
Notary's Fee \$

Total \$ 37.80

Seal

C E R T I F I C A T I O N

Extract from Minutes of the Council of the City of Troy, Ohio on August 6th, 1956 concerning annexation of No. 1 and 2, Staunton Township and adjacent territories to the City of Troy, Ohio.

August 6, 1956

ORDINANCE ACCEPTING THE ANNEXATION OF ANNEXATION NO. 1 and 2, STAUNTON TOWNSHIP AND ADJACENT TERRITORIES TO THE CITY OF TROY, OHIO. Jenkins moved, Seconded by Holt the rule requiring three readings be suspended. Vote on the motion: Yeas: Barnett, Chase, Cherrington, Holt, Jenkins, Le Fevre, Markley. Nays: None. On motion of Barnett, seconded by Le Fevre the Ordinance was adopted on the following roll call: Yeas: Barnett, Chase, Cherrington, Holt, Jenkins, Le Fevre, Markley. Nays: None. ORDINANCE ADOPTED.

Troy, Ohio, September 5th 1956

In the matter of Annexation to the City of Troy, Ohio of Annexation No. 1 and 2 Staunton Township and adjacent territories, I, the undersigned H. H. Tamplin, Clerk of Council and Auditor of the City of Troy, Ohio, hereby certify that the above is a true copy of the Minutes as pertaining to said annexation, of a meeting of the Council of the City of Troy, Ohio, held on the 6th day of August 1956. SEAL H. H. Tamplin

Clerk of Council and City Auditor Troy Miami County, Ohio

John E. Blue, Jr.  
Rita A. Blue  
William A. Coppess  
Ruth L. Coppess  
Albert L. Rhynard  
Naom F. Rhynard  
Ralph E. Sotherland  
Mary I. Sotherland  
Leonard I. Pour  
Colette A Pour

Arthur Hornbeck  
Mary Hornbeck  
Cledith Burnell  
M. M. Burnell  
Marie Graef  
Ralph Leonard  
Lillian Leonard  
Mrs. Lyda Zile

PROOF OF POSTING OF NOTICES

State of Ohio ) SS:  
County of Miami

F. A. Archer, being first duly cautioned and sworn, deposes and says that on February 27, 1956, he caused to be duly posted on the premises sought to be annexed two (2) notices of a proposed annexation, one upon the East tract and one upon the West tract. F. A. Archer  
Sworn to before me and subscribed in my presence this 16th day of April, 1956.

Seal Naomi Saylor, Notary Public, Miami County Notary Public  
Ohio, My Commission Expires February 17, 1959.

(THE ABOVE AFFIDAVIT OR SWORN STATEMENT IS WITH REFERENCE TO ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 17 and 18, (#1) - east side; AND TERRITORY IN SECTION 18, #2 - west side of North Market Street).

PROOF OF PUBLICATION

LEGAL NOTICE

Notice is hereby given that on the 13th day of February, 1956, there was presented to the board of commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory situated in the County of Miami and adjacent to the City of Troy, to wit:

Beginning at a stone at the southeast corner of Section 18, Staunton Township, Town 1, Range 10, thence with the South line of Section 18, N 85o 28' W. 394.12' to the place of beginning; thence S. 4o 15' W. with the present corporation line 25.0', thence N. 85o 28' W. with the present corporation line 196.7'; thence S. 4o 15' W. with said corporation line 201.5' to an iron pin; thence N. 85o 28' W. with said corporation line 906.08' to an iron pin; thence N. 4o 15' E. with said corporation line 51.5' to an iron pin; thence N. 85o 28' W. with said corporation line 150.0' to an iron pin on the East property line of Ohio Avenue; thence N. 4o 15' E. with the East property line of Ohio Avenue and present corporation line 175.0' to a concrete monument on the South line of Sections 18 (same being North line of Miami Street); thence N. 85o 28' W. with the South line of Section 18 (same being North line of Miami Street and present corporation line) 850.53' to spike in the center of the Troy-Urbana Road; thence N. 43o 38' E. with the center of said road, 24.95' to a spike; thence N. 37o 51' E. with the center of said road 210.95' to a spike; thence N. 38o 21' E. with the center of said road 163.6' to a spike; thence N. 39o 22' E. with the center of said road 2128.7' to a point at the Northwest corner of a 0.294 acre tract owned by Arthur Hornbeck; thence S. 48o 34' E. 158.0' to an iron pin; thence S. 39o 22' W. 81.0' to an iron pin; thence S. 48o 34' E. 334.31' to a stone; thence S. 6o 03' E. 907.34' to an iron pin; thence S. 6 deg. 00' E. 841.05 feet to an iron pin at the place of beginning. Containing 60.137 acres divided as follows: 5.427 acres in Section 17, Town 1, Range 10 and 54.710 acres in Section 18, Town 1, Range 10. Praying therein that said territory be annexed to the City of Troy, in the manner provided by law and designating the undersigned as their agent in securing such annexation. The said board of commissioners has fixed the 16th day of April, 1956, at 10 o'clock A.M. as the time for hearing said petition at the office of the commissioners in the court house, Troy, Ohio. F. A. ARCHER, Agent for The Petitioners, Faust & Harrelson, Attorneys Feb. 22-29--Mar. 7-14-21-28.

The State of Ohio )SS  
Miami County

R. D. Steinmetz, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Wednesday of each week for six weeks, beginning on the 22nd day of February, 1956. R. D. Steinmetz  
Sworn to and subscribed before me this 29th day of March, 1956. Geraldine M. Hayer  
Notary Public, Miami County, Ohio SEAL

Printer's Fee \$40.95  
Notary's Fee \$ .80  
Total \$41.75

ANNEXATION OF TERRITORY IN SECTIONS 17 & 18, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO (#1)

John E. Blue, Jr., et al, Petitioners

ACCEPTANCE OF PETITION - HEARING DATE SET

Mr. Hance introduced the following resolution and moved that it be adopted:

WHEREAS, a petition signed by John E. Blue, Jr., et al, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Sections 17 and 18, Staunton Township, Miami County, Ohio, Town 1, Range 10, lying East of North Market Street, and being adjacent to the North corporation line of Troy, Ohio, containing approximately 60.137 acres; such territory to be annexed is more fully described in the petition and the accompanying plat map being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and shall be for hearing on the 16th day of April, 1956, at ten o'clock A.M. in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent for the petitioners, F. A. Archer, Troy, Ohio, as designated in said petition, shall be notified by the Clerk of The Board of such hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Straker, with the Board voting as follows: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

( From Commissioners' Journal No. 34, Page 12, 2/13/56)

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING TERRITORY IN SECTIONS 17 and 18, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO (#1):

IN THE MATTER OF ANNEXING TERRITORY IN SECTION 18, STAUNTON TOWNSHIP TO THE CITY OF TROY, OHIO (#2):

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio, do hereby certify that the attached is a true copy of Transcript of proceedings in the matter of annexing territory in Sections 17 and 18, Staunton Township to the City of Troy, Ohio and filed with me as City Auditor and Clerk of Council of the City of Troy, County of Miami, by the Board of Commissioners of Miami County, Ohio on April 25th 1956. Dated: September 5, 1956 H. H. Tamplin SEAL

Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING TERRITORY IN SECTIONS 17 & 18, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO (#1):

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION" with the accompanying map, and the "PROOF OF POSTING OF NOTICES" by the Agent, F. A. Archer, are the originals thereof filed in these proceedings.

I further certify that the photostat copy of the "PROOF OF PUBLICATION" from the Troy Daily News; the typewritten copies of "ACCEPTANCE OF PETITION - HEARING DATE SET" and "PUBLIC HEARING HELD - PETITION GRANTED", all of which are attached, are true and correct copies thereof. The latter are copies of resolutions and action taken by the Board of Miami County Commissioners on dates of February 13, 1956, and April 16, 1956, as recorded in Commissioners' Journal No. 34, pages 12 and 57 respectively. Dated: April 20, 1956 Mary F. Boyd

Clerk, Board of Miami County Commissioners

Filed in the Office of City Auditor April 25, 1956

H. H. Tamplin  
City Auditor

P E T I T I O N

To the Commissioners of Miami County, State of Ohio:

The undersigned, being a majority of the adult freeholders residing on the following described territory situated in the County of Miami, and adjacent to the City of Troy, to wit:

Beginning at a stone at the southeast corner of Section 18, Staunton Township, Town 1, Range 10, thence with the South line of Section 18, N 85o 28' W 394.12' to the place of beginning; thence S 4o 15' W with the present corporation line 25.0', thence N 85o 28' W with the present corporation line 196.7'; thence S 4o 15' W with said corporation line 201.5' to an iron pin; thence N 85o 28' W with said corporation line 906.08' to an iron pin; thence N 4o 15' E with said corporation line 51.5' to an iron pin; thence N 85o 28' W with said corporation line 150.0' to an iron pin on the East property line of Ohio Avenue; thence N 4o 15' E with the East property line of Ohio Avenue and present corporation line 175.0' to a concrete monument on the South line of Section 18 (same being North line of Miami Street); thence N 85o 28' W with the South line Section 18 (same being North line of Miami Street and present corporation line) 850.53' to spike in the center of the Troy-Urbana Road; thence N 34o 38' E with the center of said road, 24.95' to a spike; thence N 37o 51' E with the center of said road 210.95' to a spike; thence N 38o 21' E with the center of said road 163.6' to a spike; thence N 39o 22' E with the center of said road 2128.7' to a point at the Northwest corner of a 0.294 acre tract owned by Arthur Hornbeck; thence S 48o 34' E 158.0' to an iron pin; thence S 39o 22' W 81.0' to an iron pin; thence S 48o 34' E 334.31' to a stone; thence S 6o 03' E 907.34' to an iron pin; thence S 6 deg 00' E 841.05 feet to an iron pin at the place of beginning. Containing 60.137 acres, divided as follows: 5.427 acres in Section 17, Town 1, Range 10 and 54.710 acres in Section 18, Town 1, Range 10. An accurate map of which territory is hereto attached;

Respectfully petition that the said above described territory may be annexed to the City of Troy.

And F. A. Archer is hereby authorized to act as agent of the petitioners in securing such annexation.

ANNEXATION OF TERRITORY IN SECTIONS 17 and 18, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO (#1)  
John E. Blue, Jr., et al, Petitioners (Sections 707.05, 06, 07, 709.03)  
PUBLIC HEARING HELD - PETITION GRANTED

PROOF OF POSTING OF NOTICES

STATE OF OHIO )  
COUNTY OF MIAMI )SS:

F. A. Archer, being first duly cautioned and sworn, deposed and says that on February 27, 1956, he caused to be duly posted on the premises sought to be annexed two (2) notices of a proposed annexation, one upon the East tract and one upon the West Tract.  
F. A. Archer

Sworn to before me and subscribed in my presence this 16th day of April, 1956.  
Naomi Saylor, Notary Public, Miami County, Ohio  
My Commission Expires February 17, 1959  
Naomi Saylor  
Notary Public

(THE ABOVE AFFIDAVIT OR SWORN STATEMENT IS WITH REFERENCE TO ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 17 and 18, (#1) - east side; AND TERRITORY IN SECTION 18, (#2) - west side of North Market Street).

PROOF OF PUBLICATION

LEGAL NOTICE  
Notice is hereby given that on the 13th day of February, 1956, there was presented to the board of commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory situated in the County of Miami and adjacent to the City of Troy: to-wit:

Situate in the State of Ohio, County of Miami and Township of Staunton, in Section 18, Town 1, Range 10, bounded and described as follows:  
Beginning at a stone found at the N.E. corner of Section 18, Town 1, Range 10; thence along the North line of Section 18, N. 85 deg. 43 1/2' W. 2653.0 feet to a post; thence along the half section line S. 4 deg. 04 1/2' W. 1946.5 feet to a point witness an iron pin 1.0 feet W. on line next described; thence N. 86 deg. 02' W. 731.94 feet to an iron pin, same being the place of beginning; thence N. 86 deg. 02' W. 479.06 feet to an iron pin on the East right-of-way line of the B & O Railroad; thence S. 12 deg. 15' E. 3431.2 feet along the east right-of-way line of the B & O Railroad to an iron pin; thence S. 85 deg. 40' E. 397.5 feet along Section line, same being present North corporation line of the City of Troy, to a nail on the center line of Troy-Urbana Road No. 193, witnessed by monument found 34.53 feet west on line just described; thence N. 37 deg. 51' E. 210.95 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 38 deg. 21' E. 163.6 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 39 deg. 22' E. 2128.7 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 50 deg. 38' W. 40.0 feet to a pin; thence N. 39 deg. 22' E. 143.3 feet to an iron pin; thence N. 50 deg. 38' W. 968.78 feet to an iron pin set at P. C. of a curve; thence along the arc of a curve to the left, whose radius is 260.0 feet and arc distance is 159.72 feet; thence N. 85 deg. 50' W. 774.5 feet to an iron pin set; thence S. 12 deg. 15' E. 38.17 feet to an iron pin set; thence S. 77 deg. 45' W. 490.0 feet to an iron pin set; thence N. 12 deg. 15' W. 703.35 feet to an iron pin set, same being the place of beginning containing 109.056 acres, more or less, excepting for all legal limits for highway right-of-ways.

Praying therein that said territory be annexed to the City of Troy, in the manner provided by law and designating the undersigned as their agent in securing such annexation.  
The said board of commissioners has fixed the 14th day of April, 1956, at 10:30 A.M. as the time for hearing said petition at the office of the commissioners in the court house, Troy, Ohio.  
F. A. Archer, Agent for the Petitioner.  
Faust & Harrelson, Attorneys  
Feb. 22-29--Mar. 7-14-21-28

The State of Ohio )  
Miami County )SS:

R. D. Steinmetz, first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Wednesday of each week for six weeks, beginning on the 22nd day of February, 1956.  
Sworn to and subscribed before me this 29th day of March 1956.  
R. D. Steinmetz  
Geraldine M. Hayter  
Notary Public, Miami County, Ohio Seal

Printer's Fee \$44.63  
Notary's Fee \$ .80  
Total \$45.43

ANNEXATION OF TERRITORY IN SECTION 18, STAUNTON TOWNSHIP, TO CITY OF TROY, OHIO (#2)

Vernon G. Francis, et al, Petitioners  
ACCEPTANCE OF PETITION \* HEARING DATE SET

Mr. Straker introduced the following resolution and moved that it be adopted:

WHEREAS, a petition signed by Vernon G. Francis, et al, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Section 18 of Staunton Township, Miami County, Ohio, Town 1, Range 10 lying North of the North Corporation Line and being adjacent to the City of Troy, Ohio, containing approximately 109.056 acres; such territory to be annexed to the City of Troy, Ohio, is more fully described in the petition and the accompanying plat map, both of which are being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio where it shall be subject to the inspection of any person interested, and shall be for hearing on the 16th day of April, 1956, at ten-thirty o'clock, A.M. in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent for the petitioners, Forrest A. Archer, Troy, Ohio, as designated in said petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Hance, with the Board voting as follows: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

\*\*\*\*\*  
(From Commissioners' Journal No. 34, Pages 12 & 13, 2/13/56.)

The following resolution was introduced by Mr. Hance, who also moved that it be adopted:  
Whereas, pursuant to action taken by the Board of Miami County Commissioners on February 13, 1956, a public hearing was held in the Commissioners' Office, Court House, Troy, Ohio, on this day, April 16, 1956, at ten o'clock A. M. on the petition of John E. Blue, Jr., et al requesting that the land as designated in such petition being located in Sections 17 & 18, Staunton Township, Miami County, Ohio, Town 1, Range 10, lying East of North Market Street, be annexed to the City of Troy, Ohio, and

Whereas, said petition and accompanying map of land to be annexed has been on file in the County Auditor's office for public inspection since February 13, 1956, and

Whereas, the required legal notice of said petition and hearing has been given by publication as required by law and as shown by the proof of publication submitted this date, and by posting as appears from the affidavit filed by the agent, and

Whereas, no one appeared to object to the granting of the petition; the petitioner's agent affirmed approval of the annexation at the hearing, therefore, be it

- Resolved, by the Board of Miami County Commissioners that:
1. The petition of John E. Blue, Jr., et al, to annex the land therein described in Staunton Township to the City of Troy, Ohio, be and it is hereby granted.
  2. That said land, subject to approval of the Council of the City of Troy, Ohio, be and it is hereby annexed to said City.
  3. That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Auditor of the City of Troy, Ohio, a transcript of these proceedings, including a copy of the Petition and map attached thereto.

The motion for the adoption of the resolution, was seconded by Mr. Straker, with the Board voting as follows upon roll call: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

\*\*\*\*\*  
(From Commissioners' Journal No. 34, Page 57, 4/16/56)

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING TERRITORY IN SECTION 18, STAUNTON TOWNSHIP TO THE CITY OF TROY OHIO (#2):

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION FOR ANNEXATION", with the accompanying map, are the originals thereof.

I further certify that the photostat copies of the "PROOF OF POSTING OF NOTICES" by the Agent, F. A. Archer, the "PROOF OF PUBLICATION" from the Troy Daily News; and the typewritten copies of "ACCEPTANCE OF PETITION - HEARING DATE SET" and "PUBLIC HEARING HELD - PETITION GRANTED", all of which are attached, are true and correct copies thereof. The latter are copies of resolutions and action taken by the Board of Miami County Commissioners on dates of February 13, 1956 and April 16, 1956, as recorded in Commissioners' Journal No. 34, pages 12, 13, and 58 respectively.

Mary F. Boyd  
Clerk, Board of Miami County Commissioners  
Dated: April 20, 1956  
Filed in the Office of City Auditor April 25, 1956. H. H. Tamplin  
City Auditor

P E T I T I O N F O R A N N E X A T I O N

To the Commissioners of Miami County, State of Ohio:  
The undersigned, being a majority of the adult freeholders residing on the following described territory, situated in the County of Miami, and adjacent to the City of Troy, to wit: Situate in the State of Ohio, County of Miami and Township of Staunton, in Section 18, Town 1, Range 10, bounded and described as follows:

Beginning at a stone found at the N. E. corner of Section 18, Town 1, Range 10, thence along the North line of Section 18, N. 85 deg. 43 1/2' W. 2653.0 feet to a post; thence along the half section line S. 4 deg. 04 1/2' W. 1946.5 feet to a point, witness an iron pin 1.0 feet W. on line next described; thence N. 86 deg. 02' W. 731.94 feet to an iron pin, same being the place of beginning; thence N. 86 deg. 02' W. 479.06 feet to an iron pin on the East right-of-way line of the B & O Railroad; thence S. 12 deg. 15' E. 3431.2 feet along the east right-of-way line of the B & O Railroad to an iron pin; thence S. 85 deg. 40' E. 397.5 feet along Section line, same being present north corporation line of the City of Troy, to a nail on the center line of Troy-Urbana Road No. 193, witnessed by monument found 34.53 feet west on line just described; thence N. 37 deg. 51' E. 210.95 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 38 deg. 21' E. 163.6 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 39 deg. 22' E. 2128.7 feet to a spike set on center line of Troy-Urbana Road No. 193; thence N. 50 deg. 38' W. 40 feet to a pin; thence N. 39 deg. 22' W. 143.3 feet to an iron pin; thence N. 50 deg. 38' W. 968.78 feet to an iron pin set at P. C. of a curve; thence along the arc of a curve to the left, whose radius is 260.0 feet and arc distance is 159.72 feet; thence N. 85 deg. 50' W. 774.5 feet to an iron pin set; thence S. 12 deg. 15' E. 38.17 feet to an iron pin set; thence S. 77 deg. 45' W. 490.0 feet to an iron pin set; thence N. 12 deg. 15' W. 703.35 feet to an iron pin set, same being the place of beginning, containing 109.056 acres, more or less. Subject to all legal limit for Highway Right of Ways, an accurate map of which territory is hereto annexed; respectfully petition that the said above-described territory may be annexed to the City of Troy, and Forrest A. Archer is hereby authorized to act as agent of the petitioners in securing such annexation.

- |                    |                       |
|--------------------|-----------------------|
| Vernon G. Francis  | Walter Daniel         |
| Wreatha M. Francis | Mrs. Walter Daniel    |
| C. F. Winters      | Mrs. Daniel Folck     |
| Mona E. Winters    | Daniel F. Folck       |
| Fairy Palsgrove    | Richard G. Strominger |
| Vertie F. Sands    | Martha A. Strominger  |
| O. D. Sands        | Melba L. Davis        |
|                    | Voyle O. Davis        |

ANNEXATION OF TERRITORY IN SECTION 18, STAUNTON TOWNSHIP, TO  
CITY OF TROY, OHIO (#2)

Vernon G. Francis, et al, Petitioners

(Sections 707.05, 06, 09, 709.03)

PUBLIC HEARING HELD - PETITION GRANTED

The following resolution was introduced by Mr. Hance, who also moved that it be adopted;

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on February 13, 1956, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on this day, April 16, 1956, at ten-thirty o'clock A.M., on the petition of Vernon G. Francis, et al, requesting that the land described in such petition being located in Section 18, Staunton Township, Miami County, Ohio, Town 1, Range 10, lying north of the North Corporation line of Troy, Ohio, and West of North Market Street, be annexed to the City of Troy, Ohio, and

WHEREAS, said petition and accompanying map of land to be annexed has been on file in the County Auditor's office for public inspection since February 13, 1956, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, and as shown by the proof of publication submitted this date, and by posting as appears from the affidavit filed by the agent, and

WHEREAS, no one appeared to object to the granting of the petition; and the petitioners' agent gave approval of the annexation at the hearing, therefore, be it

RESOLVED, by the Board of Miami County Commissioners that:

1. The petition of Vernon G. Francis, et al, to annex the land therein described in Staunton Township to the City of Troy, Ohio, be and it is hereby granted.
2. That said land, subject to approval of the Council of the City of Troy, Ohio, be and it is hereby annexed to said City.
3. That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Auditor of the City of Troy, Ohio, a transcript of these proceedings, including a copy of the petition and map attached thereto.

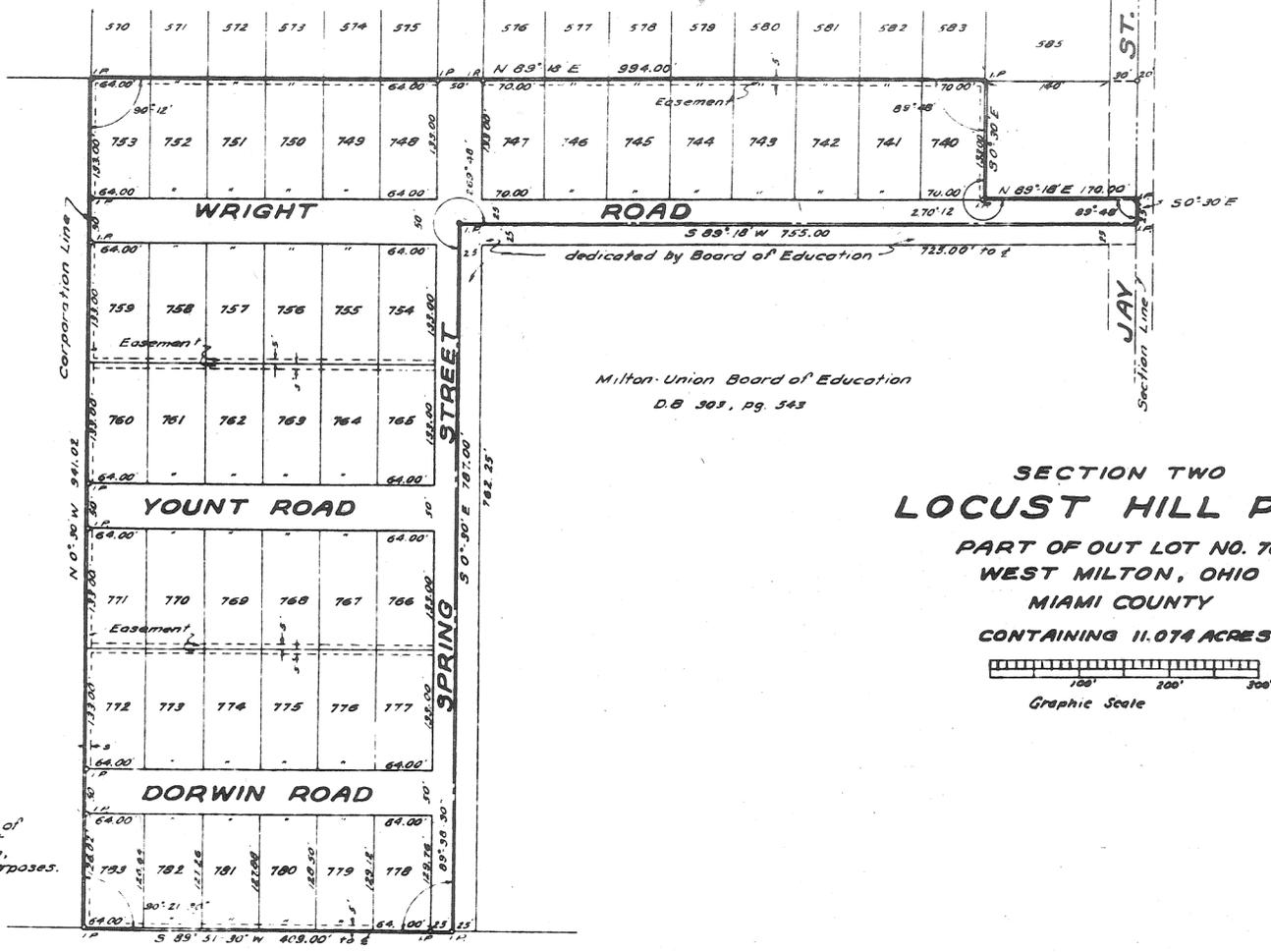
The motion for the adoption of the resolution was seconded by Mr. Straker, with the Board voting as follows upon roll call: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

\* \* \* \* \*

(From Commissioners' Journal No. 34, Page 58, 4/16/56.

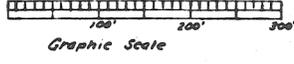
Copied from the original transcript 9/13/56.  
Horace C. Cromer, Recorder  
Judy Garman and Janet Cain, Deputies  
Received at 12:38 P.M. on September 10, 1956  
Fee: \$14.00

Locust Hill Plat  
Plat Book 5, page 42



**SECTION TWO  
LOCUST HILL PLAT**

PART OF OUT LOT NO. 76  
WEST MILTON, OHIO  
MIAMI COUNTY  
CONTAINING 11.074 ACRES



Milton-Union Board of Education  
D.B. 303, pg. 543

Kenneth O. f Maryellen J. Wright  
D.B. 335, pg. 512

We hereby dedicate that twenty-five (25) tract of land east of the center line of Spring Street, and that twenty-five (25) foot tract of land south of the center line of Wright Road, as shown, to the Village of West Milton, Miami County, Ohio, for street purposes.  
Signed this 9th day of January, 1956.

Milton-Union Board of Education  
Richard L. Starn President  
Byron V. Starn Clerk

Frank Vere

I have hereby caused the in lot numbers to be placed hereon, designating the tract shown, and have transferred same

Ruth E. Graham  
Miami County Auditor

We, the undersigned, owners of the lands shown on this plat, accept and approve this plat and dedicate the streets as shown thereon to the Village of West Milton, Miami County, Ohio, and acknowledge the signing thereof to be my voluntary act and deed.

Forrest Shale Witness  
Petta Mae Schwartz Witness  
Kenneth O. Wright  
Maryellen J. Wright

James H. Driver  
Charles L. Ehlers  
Paul W. Snyff  
James E. Apple  
J. H. Fenton

Village Council of West Milton,  
Miami County, Ohio  
Robert K. Ransom, Clerk  
Robert M. Gumbala, Mayor  
AUG. 7-1956  
Date

State of Ohio, County of Miami ss.  
Personally appeared before me the above signed parties and acknowledged the signing thereof, sworn to and subscribed before me this 15th day of August 1956.  
to be their free act and deed.  
Winfred Hart  
Notary Public in and for Miami County, Ohio  
My commission expires 30th day of 1956

File Number #86201 Received  
2:24 P.M. 11th September 1956  
time day month year

Recorded in Plat Record  
6 88  
Book Number Page Number

Horace C. Cromer  
Miami County Recorder

We hereby certify this plat to be correct and monuments are set as shown.

E.E. Survey Company  
by Edwin B. Seebach  
Reg. Surveyor No. 4095

# Re-Recorded Plat WESTBROOK SUBDIVISION NO. 4

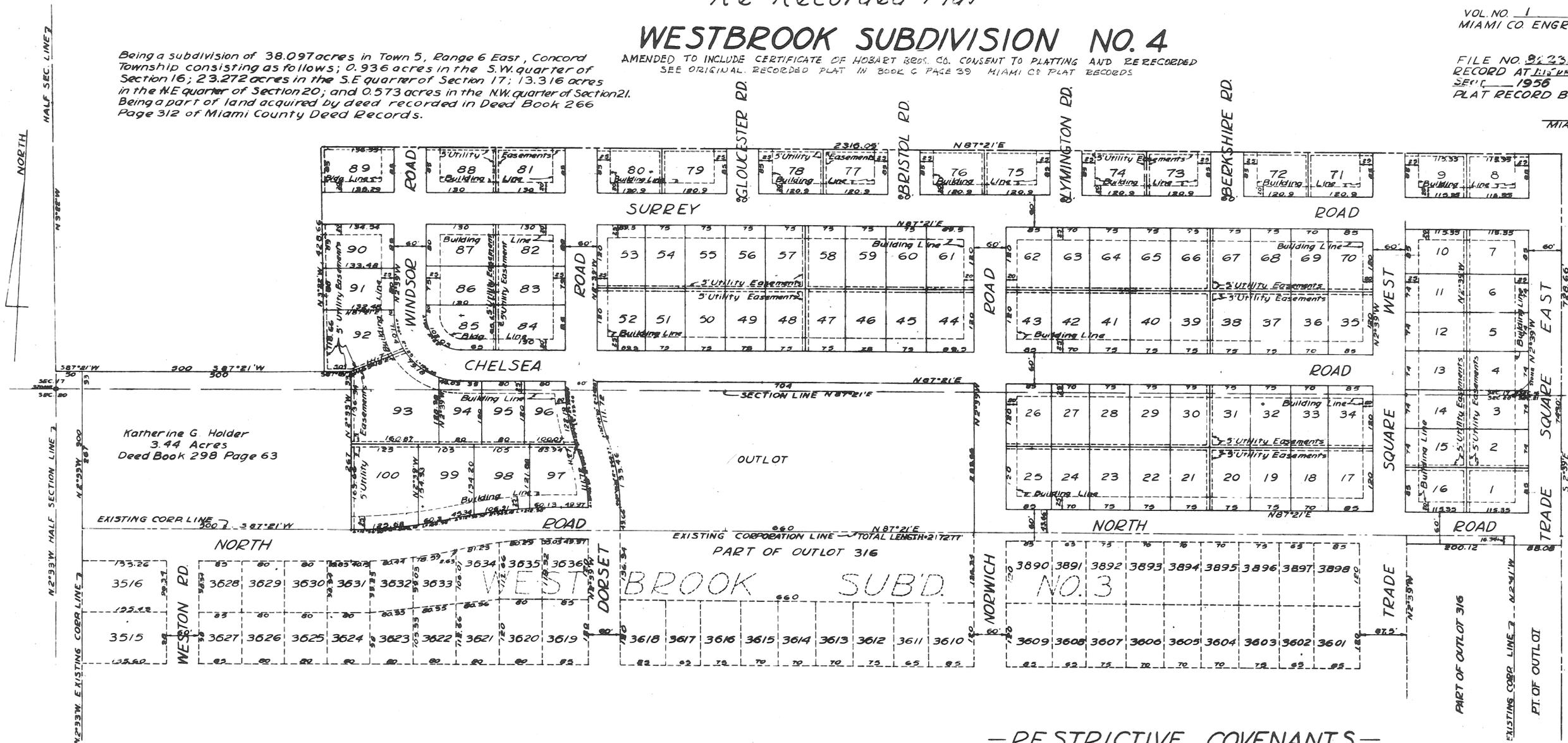
VOL. NO. 1 PLAT NO. 13-a  
MIAMI CO ENGR'S RECORD OF LAND SURVEYS  
Sub-Div.

FILE NO. 81235 RECEIVED FOR  
RECORD AT 11:30 AM ON THIS 13th DAY OF  
APRIL 1955  
PLAT RECORD BOOK 6 PAGE 33

MIAMI COUNTY RECORDER

Being a subdivision of 38.097 acres in Town 5, Range 6 East, Concord Township consisting as follows; 0.936 acres in the S.W. quarter of Section 16; 23.272 acres in the S.E. quarter of Section 17; 13.316 acres in the N.E. quarter of Section 20; and 0.573 acres in the N.W. quarter of Section 21. Being a part of land acquired by deed recorded in Deed Book 266 Page 312 of Miami County Deed Records.

AMENDED TO INCLUDE CERTIFICATE OF HOBART REOS. CO. CONSENT TO PLATTING AND RECORDED  
SEE ORIGINAL RECORDED PLAT IN BOOK 6 PAGE 33 MIAMI CO PLAT RECORDS



Katherine G. Holder  
3.44 Acres  
Deed Book 298 Page 63

WE, the undersigned, being owners and holders of the land described in the within plat, voluntarily consent to the execution of said plat and dedicate the streets shown hereon to the public use forever.  
Witnessed by  
Notary Public, Miami County, Ohio  
BY E. C. Galbraith President  
BY L. B. Johnson Secretary

### - RESTRICTIVE COVENANTS -

These Covenants are to run with the land and shall be binding on all parties and persons claiming under them until Jan. 1, 1975, at which time said Covenants shall be automatically extended for successive periods of ten years, unless, by vote of the majority of the then owners of the lots, it is agreed to change said Covenants in whole or in part.

2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the Recorded Plat. No residence shall be located nearer than 10 feet to any side lot line except in the case of attached garages in which case the garage side of the residence may be 5 feet from the side lot line. Detached garages shall be located at least 60 feet from the front lot line and not nearer than 5 feet from any side or rear lot line. Trees shall be located not nearer than 15 feet from any lot line on which there are utility easements.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the Covenants herein, it shall be lawful for any other person or persons owning real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenants and either to prevent him or them from so doing or to recover damages or other due for such violations. Invalidation of any one of these Covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

3. No single lot shall hereafter be subdivided into parcels for additional residential building.

1. All lots in this tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached 1 or 2 family dwelling not to exceed 2 and one-half stories in height and a private garage for not more than two cars. No outside stairway will be permitted on any structure.

4. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or may become a nuisance or annoyance to the neighborhood.

5. No trailer, basement, tent, shack, barn or other out building erected on this plat shall at any time be used as a residence temporarily, nor shall any structure of a temporary nature be used as a residence.

6. No dwelling costing less than \$12,000 shall be erected on any lot in this plat. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 850 square feet in the case of a one and one-half story structure, nor less than 720 square feet in the case of a two or two and one-half story structure.

7. Easements affecting lots shown on the recorded plat are dedicated for utility installation and maintenance.

8. No permanent sign or billboard shall be erected on any lot.

9. In the event any restrictions have been omitted herein, which omitted restrictions are already a part of the zoning ordinance of the City of Troy, Ohio, such zoning ordinance shall apply.

We the undersigned, being all the owners and holders of the land described in the within plat, voluntarily consent to the execution of said plat and dedicate the streets shown hereon to the public use forever.

Witnessed by:  
Oliver M. Brown  
R. Collins  
The Troy Land Improvement Co.  
By E. C. Galbraith President  
By L. B. Johnson Secretary

State of Ohio, County of Miami  
Before me a Notary Public in and for Miami County, Ohio personally came, The Troy Land Improvement Company, a corporation, by E. C. Galbraith its president and L. B. Johnson its secretary and acknowledged the signing of the foregoing plat to be their voluntary act and deed. In witness whereof, I hereunto set my hand and notary seal this 13th day of April, 1955.

My commission expires Feb. 27, 1956.  
Notary Public, Miami County, Ohio

At a meeting of the Troy City Planning and Zoning Commission held this 15th day of April, 1955, this plat was approved.

L. J. Lindenberger President  
Opal Collier Secretary

PLAT NO. -39  
The foregoing plat approved by the Board of Commissioners of Miami County, Ohio, April 21, 1955.

Herschel Steiner  
Raymond  
James

I hereby approve this plat and the lot numbers shown thereon this 14th day of May, 1955.

S. C. Johnson  
Miami County Auditor

I hereby approve this plat, this 22nd day of April, 1955.

L. C. Johnson  
Miami County Engineer

I hereby certify this plat to be correct.



### FLESH'S SUNSET ACRES SUBDIVISION

OF A PART OF OUTLOT 149

In PIQUA, MIAMI COUNTY, OHIO

Plat #33 Vol. #1  
Miami Co. Engrs. Record of Sub. Div. Surveys

#### ACCEPTANCE

The plat of the herein proposed subdivision herewith recorded has been inspected and accepted by the City Commission of the City of Piqua, Ohio this 30<sup>th</sup> day of August, 1926.

Edward J. Patton Mayor  
Paul W. Gorman City Manager

#### DEDICATION

We, A. L. Flesh and Patricia C. Flesh, by Leo H. Faust, her legal guardian, the undersigned owners of the land shown on this plat and survey, do hereby assent to and adopt the subdivision of the land and acknowledge that the plat and survey were made at our request.

We do also hereby dedicate to the public use forever Alpha Drive and Omega Drive as shown hereon.

Signed and acknowledged in the presence of:

William J. Spaulding  
A. L. Flesh  
Patricia C. Flesh  
by Leo H. Faust, Guardian

#### CERTIFICATION

I hereby certify that this plat is a true and correct exposition of A. L. & Patricia C. Flesh's SUNSET ACRES SUBDIVISION of part of Outlot 149 in Piqua, Miami County, Ohio, surveyed by me this 13<sup>th</sup> day of August, 1926.

I also certify that the land platted hereon is part of the same land conveyed in the deed from N. P. Dodge & L. W. Dodge to A. L. Flesh recorded in Deed Volume 195, Page 450 of the Deed Records of Miami County, Ohio, and being more particularly described as follows, to-wit:

Beginning at a spike at the SW corner of the SE 1/4 of S12, T8N, R5E and the SW corner of O.L. 149 in the centerline of Sunset Drive; thence N89°50'E along the south line of said S12 and the south line of said O.L. 149, 493.48' to a stone which is at the NW corner of I.L. 5150; thence, continuing along said south line of S12 and O.L. 149 and the north line of I.L. 5150, 349.38' to an iron pin which is at the NE corner of I.L. 5150; thence, N37°37'W, 70.00' to a point; thence, in a Northwesterly direction along a line curving to the right, 104.09' to a point, the radius of said curved line being 190.89' and the chord of said curved line bearing N21°57'W, 102.84'; thence, N89°37'W, 353.27' to a point; thence, N1°20'E, 512.15' to an iron pin in the North line of said O.L. 149; thence, S89°18'W, 325.11' to a spike in the half-section line of said S12 and the centerline of said Sunset Drive; thence, S1°20'E along said half-section line and said centerline 660.00' to the place of beginning. Containing 6.285 Acres more or less.

ALSO, commencing at an iron pin at the Southeast corner of the above described tract of land also being the NE corner of I.L. 5150; thence, S89°37'E, 26.26' to a point; thence, in a Northeasterly direction along a line curving to the right, 104.11' to a spike at the place of beginning of this parcel; the radius of said curved line being 500.00' and the chord of said curved line bearing N65°50'30"E, 103.89'; thence, continuing along said line curving to the right, 36.60' to a spike; the chord of said curved line bearing N75°45'30"E, 36.60'; thence, N79°19'30"E, 155.15' to a spike; thence, in a North-easterly direction along a line curving to the left, 98.25' to a spike; the radius of said curved line being 232.72' and the chord of said curved line bearing N67°09'E, 97.50'; thence, N84°16'W, 127.58' to an iron pin; thence, N3°58'30"E, 55.00' to an iron pin; thence, S68°16'W, 220.25' to an iron pin; thence, S8°28'30"W, 167.35' to the place of beginning. Containing 0.883 Acres more or less.

George P. Fernandez  
Registered Surveyor #1079  
Sidney, Ohio

#### ACKNOWLEDGMENT

State of Ohio, Miami County, ss.

Before me, a Notary Public, in and for said county, personally appeared the above named, A. L. Flesh and Patricia C. Flesh, by Leo H. Faust, her legal guardian, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Piqua, Ohio, this 13<sup>th</sup> day of August, 1926.

My commission expires the 13<sup>th</sup> day of August, 1926.

#### APPROVAL

The plat of the herein proposed subdivision herewith recorded has been inspected and approved by the Planning Commission of the City of Piqua on this 13<sup>th</sup> day of August, 1926.

Robert C. Reed Chairman  
John K. Mangano City Engineer

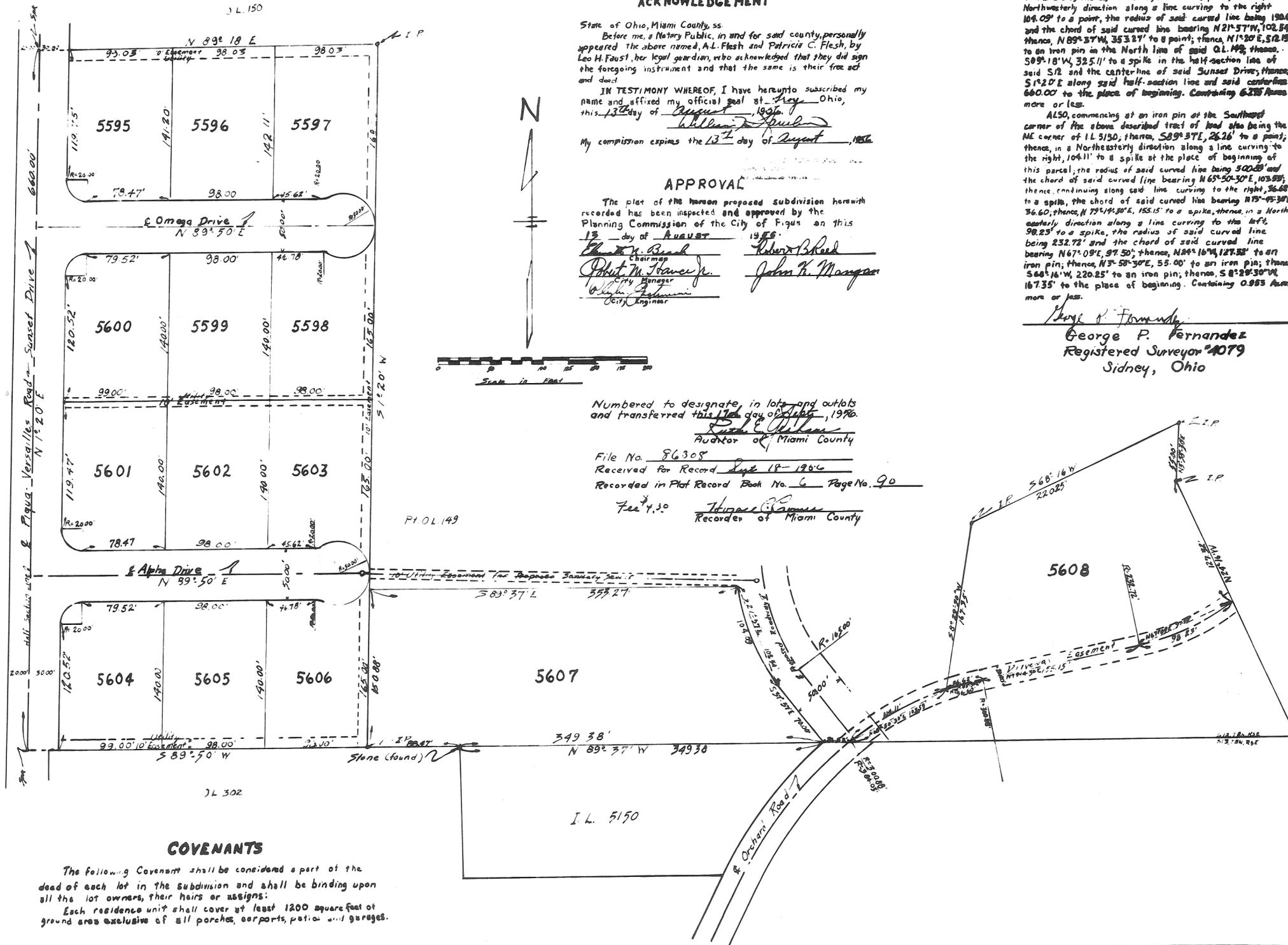
Numbered to designate, in lots and outlots and transferred this 17<sup>th</sup> day of August, 1926.

Paul C. Patton  
Auditor of Miami County

File No. 86308  
Received for Record Sept 18-1926

Recorded in Plat Record Book No. 6 Page No. 90

Fee \$4.30  
Thomas C. Patton  
Recorder of Miami County



#### COVENANTS

The following Covenant shall be considered a part of the deed of each lot in the subdivision and shall be binding upon all the lot owners, their heirs or assigns:  
Each residence unit shall cover at least 1200 square feet of ground area exclusive of all porches, carports, patios and garages.

At a meeting of the City Commission of Piqua, Ohio, held this 17 day of September, 1956, this Annexation Plat was accepted by Ordinance Number 55-56

Richard A. Hoates  
Mayor, City of Piqua, Ohio  
Richard A. Hoates  
President, City Commission  
William C. Joy  
Clerk, City Commission

# PLAT

Of Land annexed to the City of Piqua  
Being part of the SW 1/4 of S13; T8N; R5E  
in Washington Township, Miami County, Ohio

34

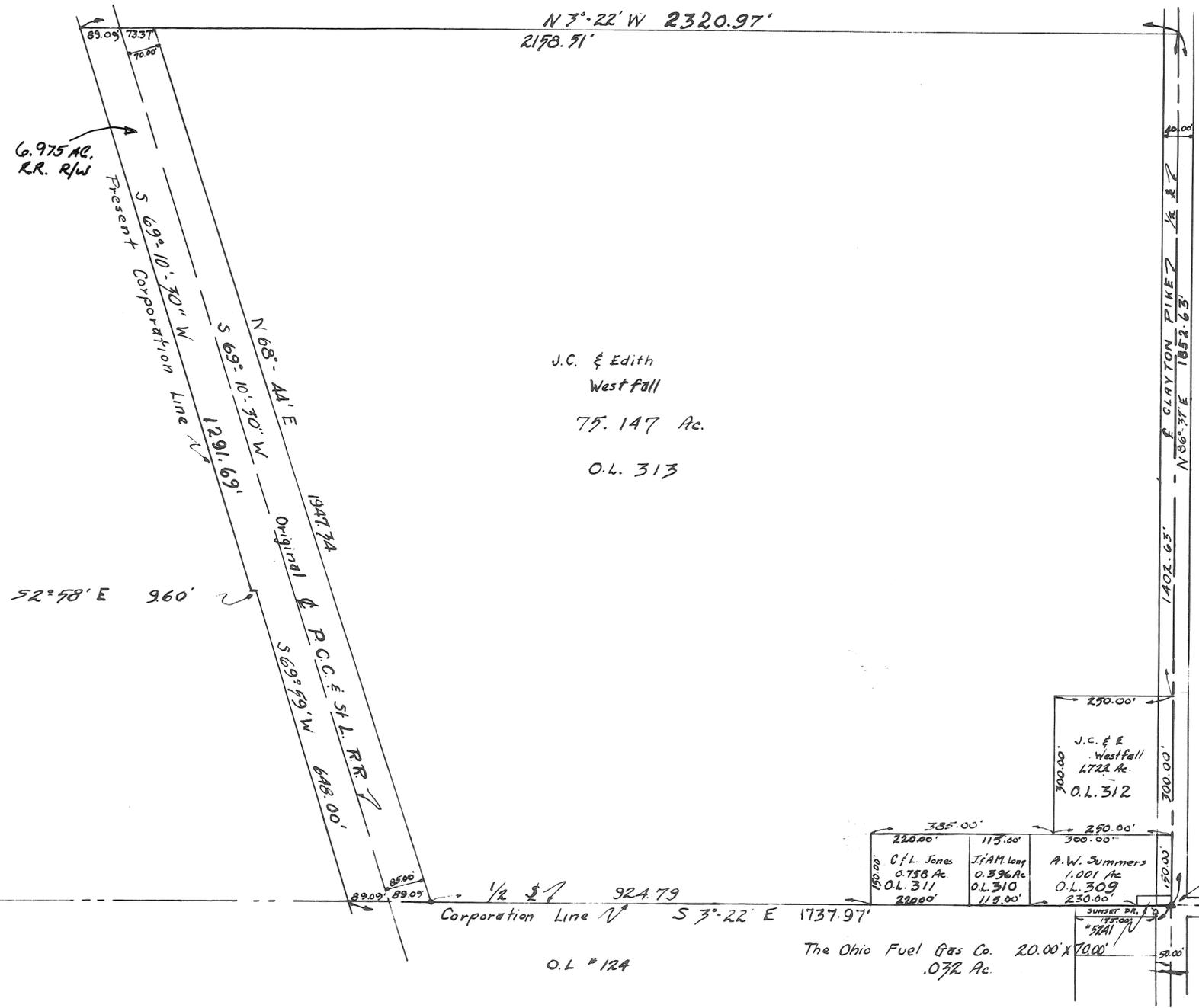
George P. Fernandez  
George P. Fernandez  
Registered Surveyor # 4079  
Sidney, Ohio 17 Jan 1956  
Scale 1" = 200'



I hereby approve this Annexation Plat this 8 day of October, 1956.

T. C. Dreshman  
Miami County Engineer

Roy & Elizabeth Lavy



J.C. & Edith  
Westfall  
75.147 Ac.  
O.L. 313

Numbered to designate inlots and outlots and transferred this 8th day of October, 1956

Keith E. Pabans  
Auditor of Miami County

File No. # 86672  
Received for Record October 8, 1956  
Recorded in Plat Record Book No. 6 Page No. 91  
Fee \$ 4.30

Harace C. Cronin  
Recorder of Miami County

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio, do hereby certify that the attached "PETITION" with the accompanying map; and the "AFFIDAVIT" as to the posting of notice and publication of notice by the Agent, Bernard S. Keyt, are the originals thereof filed in these proceedings.

I further certify that the photostat copy of the "PROOF OF PUBLICATION" from the Piqua Daily Call; the typewritten copies of "ACCEPTANCE OF PETITION - HEARING DATE SET" and "PUBLIC HEARING HELD - PETITION GRANTED", all of which are attached, are true and correct copies thereof. The latter are copies of resolutions and action taken by the Board of Miami County Commissioners on dates of March 9, 1956, and May 9, 1956, as recorded in Commissioners' Journal No. 34, Pages 37 and 45 respectively.

I further certify that the attached photostat copy of the "RESOLUTION TO EXCLUDE PART OF TERRITORY", and the accompanying revised plat map are true and correct copies thereof filed herewith in these proceedings. This action was taken by the Board of Miami County Commissioners on date of September 7, 1956 as recorded in Commissioners' Journal No. 34, Pages 158 and 159. I further certify that the attached dittoed copy of Ordinance No. 55-56 is true and correct and is action taken by the City Commission of the City of Piqua, Ohio, on February 17, 1956.

CITY OF PIQUA  
SEAL-----

William E. Fox  
WILLIAM E. FOX  
CLERK OF COMMISSION

ORDINANCE NO. 55-56

AN ORDINANCE ACCEPTING APPLICATION FOR ANNEXATION OF TERRITORY.

BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, three-fourths of all members elected or appointed thereto concurring:

SEC. 1: That the application of John C. Westfall and others for the annexation of the following described land in the Township of Washington, County of Miami and State of Ohio and adjacent to the City of Piqua, to-wit:

"Situate in Washington Township, Miami County, State of Ohio, being part of the Southwest Quarter of Section Thirteen; Town Eight North; Range Five East (S13, T8N, R5E), and being more particularly described as follows, to-wit:

Beginning at a stone at the Northeast corner of the Southwest Quarter of said section 13, thence, South three degrees twenty-two minutes East (S 3°-22' E) one thousand seven hundred thirty-seven and ninety-seven hundredths (1737.97) feet along the East line of the Southwest Quarter of said section to a point on the South right-of-way line of the P.C.C. and St. L. Railroad; thence, South sixty-nine degrees fifty-nine minutes West (S 69°-59' W) along the South right-of-way line of the P.C.C. & St. L. Railroad six hundred forty-eight (648.00) feet to a point; thence, South two degrees fifty-eight minutes East (S 2°-58' E) nine and sixty hundredths (9.60) feet to a point; thence, South sixty-nine degrees ten minutes thirty seconds West (S 69°-10'-30" W) one thousand two hundred ninety-one and sixty-nine hundredths (1291.69) feet along the South right-of-way line of the P.C.C. & St. L. Railroad to a point; thence, North three degrees twenty-two minutes West (N 3°-22' W) two thousand three hundred twenty and ninety-seven hundredths (2320.97) feet to a point on the centerline of the Clayton Pike; thence North eighty-six degrees thirty-seven minutes East (N 86°-37' E) one thousand eight hundred fifty-two and sixty-three hundredths (1852.63) feet along the center line of the Clayton Pike and the North line of the Southwest Quarter of said Section 13 to the point of beginning, containing eighty-six and two hundred thirty-three thousandths (86.233) acres, more or less."

An accurate map of which territory together with the petition for its annexation and other papers relating thereto, a certified transcript of the proceedings of the County Commissioners, in relation thereto, are on file with the Clerk of this Commission, be and the same is hereby accepted.

SEC. 2: That in accordance with Section 709.01.1 of the Revised Code of Ohio, the Clerk of this Commission is hereby directed to notify in writing, the Board of Elections of all changes in the boundaries of the municipal corporation in accordance with the above description and the transcript of the Board of County Commissioners and the accompanying map.

SEC. 3: That in accordance with Section 709.06 of the Revised Code of Ohio, the Clerk of this Commission is hereby directed to make two copies, containing the petition, the map or plat accompanying the petition, the transcript of the proceedings of the Board of County Commissioners, and resolutions and ordinances in relation to this annexation, with his certificate to each copy that it is correct. That such certificate shall be signed by the Clerk in his official capacity and shall be authenticated by the seal of the municipal corporation, and shall forth-with deliver one copy thereof to the county Recorder who shall make a record thereof in the proper book of Records, and file and preserve the same, and the other copy shall be forwarded by the Clerk to the Secretary of State.

SEC. 4: That this Ordinance shall take effect and be in force from and after passage.

PASSED: Sept. 17, 1956

ATTEST: William Fox  
WILLIAM FOX  
CLERK OF COMMISSION

Richard A. Goater  
RICHARD A. GOATER, MAYOR

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio, do hereby certify that the above Ordinance is a true, accurate and correct copy of an ordinance passed by the Commission of the City of Piqua, on 17th day of September, 1956.

CITY OF PIQUA SEAL-----

William E. Fox  
William E. Fox, Clerk of Commission

CERTIFICATION

IN THE MATTER OF ANNEXING TERRITORY IN WASHINGTON TOWNSHIP, MIAMI COUNTY, TO THE CITY OF PIQUA, OHIO:

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached photostat copy of the "RESOLUTION TO EXCLUDE PART OF TERRITORY", and the accompanying revised plat map are true and correct copies thereof filed herewith in these proceedings.

Such action was taken by the Board of Miami County Commissioners on date of September 7, 1956, as recorded in Commissioners' Journal No. 34, Pages 158 and 159.

Dated: September 10, 1956

Mary F. Boyd  
Clerk, Board of Miami County Commissioners

The Board of Miami County Commissioners met this day pursuant to adjournment on Wednesday, September 5, 1956. The meeting was called to order by the President of the Board with all members attending as follows: Roy G. Garman, Robert M. Hance, and Herschel Straker.

The minutes of the previous meeting held on Wednesday September 5, 1956, were read and approved.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP  
TO THE CITY OF PIQUA, OHIO  
RESOLUTION TO EXCLUDE PART OF TERRITORY

Mr. Hance introduced the following resolution and moved its adoption:  
WHEREAS, by resolution dated May 9, 1956, we the Board of Miami County Commissioners approved the petition filed March 9, 1956, for annexation of certain territory to the City of Piqua, Ohio, and did file a transcript of said proceedings with the Clerk of the Commission of the City of Piqua, Ohio; and  
WHEREAS, certain property owners have indicated their desire and willingness to have their real estate excluded from said annexation proceedings, to-wit: Inland Homes Corporation and Sefton Fiber Can Co., and part of the land owned by the P.C.C. & St. L. Railroad; and  
WHEREAS, the City of Piqua, Ohio, has not yet acted upon the transcript as filed with said Clerk, now therefore be it  
RESOLVED, that the former resolution approving said annexation be modified to remove from the annexation proceedings the following described real estate:

"Situate in Washington Township, Miami County, State of Ohio, being part of the Southwest Quarter of Section 13; R5E; T8N; and the Northwest Quarter of Section 24, T8N, R5E; and the Southeast Quarter of Section 14, T8N, R5E; and being more particularly described as follows, to-wit:  
Commencing at a stone located at the Northwest corner of Section 24, and running thence North eighty-four degrees fifty-seven minutes thirty seconds East (N 84°-57'-30" E), eight hundred seventy-seven and eighty-eight hundredths (877.88) feet along the South line of Section 13, which is also the North line of Section 24, to a point; thence, South five degrees twenty-four minutes thirty seconds East (S 5°-24'-30" E) three hundred sixty-eight and eight hundredths (368.08) feet to a point on the centerline of U. S. Route #36; thence, South sixty-eight degrees fifty-five minutes thirty seconds West (S 68°-55'-30" W) nine hundred twenty-one and ninety-six hundredths (921.96) feet along the centerline of U.S. Route #36, to a point on the West line of Section 24; thence North four degrees fifty-four minutes thirty seconds West (N 4°-54'-30" W) six hundred thirty-eight and nineteen hundredths (638.19) feet along the West line of Section 24 to a stone at the Northwest corner of Section 24; thence, South eighty-six degrees thirty-five minutes thirty seconds West (S 86°-35'-30" W) two hundred ninety-three and five hundredths (293.05) feet along the South line of Section 14, which is also the South right-of-way line of the P.C.C. and St. L. Railroad, to a point; thence, North twenty-degrees forty-nine minutes thirty seconds West (N 20°-49'-30" W) one hundred thirty (130.00) feet to a point on the North right-of-way line of the P.C.C. and St. L. Railroad; thence, North sixty-nine degrees ten minutes thirty seconds East (N 69°-10'-30" E) three hundred thirty and fourteen hundredths (330.14) feet along the North line of the P.C.C. and St. L. Railroad to a point on the East line of Section 14; thence, North three degrees forty minutes thirty seconds West (N 3°-40'-30" W) fifteen and seventy hundredths (15.70) feet along the East line of Section 14 to a point on the Northerly right-of-way line of the P.C.C. and St. L. Railroad; thence, North sixty nine degrees ten minutes thirty seconds East (N 69°-10'-30" E) eight hundred thirty-three and twenty-one hundredths (833.21) feet to an iron pin on the North right-of-way line of the P.C.C. and St. L. Railroad; thence South three degrees twenty-two minutes East (S 3°-22' East) one hundred sixty-two and forty-six hundredths feet (162.46) to a point on the South right-of-way line of the P.C.C. and St. L. Railroad; thence South sixty-nine degrees ten minutes thirty seconds West (S 69°-10'-30" W) eight hundred twenty-nine and three tenths (829.3) feet with the South line of the right-of-way to a point on the West line of Section 13; thence South three degrees forty minutes thirty seconds East (S 3°-40'-30" E) eighty-one and thirty-three hundredths (81.33) feet to the point of beginning."

and further be it,  
RESOLVED, that the former approval of said annexation proceedings and the supplemental resolution of July 18, 1956, be confirmed as to the remainder of the real estate described in said petition, and being more particularly described as follows:

FRIDAY, SEPTEMBER 7, 1956

"Situate in Washington Township, Miami County, State of Ohio, being part of the Southwest Quarter of Section Thirteen; Town Eight North; Range Five East (S13, T8N, R5E), and being more particularly described as follows, to-wit: Beginning at a stone at the Northeast corner of the Southwest Quarter of said Section 13; thence, South three degrees twenty-two minutes East (S 3°-22' E) one thousand seven hundred thirty-seven and ninety-seven hundredths (1737.97) feet along the East line of the Southwest Quarter of said section to a point on the South right-of-way line of the P.C.C. and St. L. Railroad; thence, South sixty-nine degrees fifty-nine minutes West (S 69°-59' W) along the South right-of-way line of the P.C.C. & St. L. Railroad six hundred forty-eight (648.00) feet to a point; thence, South two degrees fifty-eight minutes East (S 2°-58' E) nine and sixty hundredths (9.60) feet to a point; thence South sixty-nine degrees ten minutes thirty seconds West (S 69°-10'-30" W) one thousand two hundred ninety-one and sixty-nine hundredths (1291.69) feet along the South right-of-way line of the P.C.C. & St. L. Railroad to a point; thence, North three degrees twenty-two minutes West (N 3°-22' W) two thousand three hundred twenty and ninety-seven hundredths (2320.97) feet to a point on the centerline of the Clayton Pike; thence North eighty-six degrees thirty-seven minutes East (N 86°-37' E) one thousand eight hundred fifty-two and sixty-three hundredths (1852.63) feet along the center line of the Clayton Pike and the North line of the Southwest Quarter of said Section 13 to the point of beginning, containing eighty-six and two hundred thirty-three Thousandths (86.233) acres, more or less."

And be it further,  
RESOLVED, that the Clerk of the Board of Miami County Commissioners file with the Clerk of the Commission of the City of Piqua, Ohio, a certified copy of this resolution, together with a corrected map or plat of the territory to be embraced in the annexation as hereby approved by this Board, the same to be considered as a supplement to the transcript heretofore filed with the Clerk of the City of Piqua, Ohio.  
The motion to adopt the resolution was seconded by Mr. Straker, with the Board voting as follows: Mr. Garman, yea; Mr. Hance, yea; and Mr. Straker, yea.

CERTIFICATION

IN THE MATTER OF ANNEXING TERRITORY IN SECTIONS 12, 14, and 24, WASHINGTON TOWNSHIP, MIAMI COUNTY, TO THE CITY OF PIQUA, OHIO:

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION" with the accompanying map; and the "AFFIDAVIT" as to the posting of notice and publication of notice by the Agent, Bernard S. Keyt, are the originals thereof filed in these proceedings.

I further certify that the photostat copy of the "PROOF OF PUBLICATION" from the Piqua Daily Call; the typewritten copies of "ACCEPTANCE OF PETITION - HEARING DATE SET" and "PUBLIC HEARING HELD - PETITION GRANTED", all of which are attached, are true and correct copies thereof. The latter are copies of resolutions and action taken by the Board of Miami County Commissioners on dates of March 9, 1956, and May 9, 1956, as recorded in Commissioners' Journal No. 34, Pages 37 and 75 respectively.

Dated: May 14, 1956.

Mary F. Boyd  
Clerk, Board of Miami County Commissioners

## PETITION FOR ANNEXATION

Exhibit "C"

TO THE BOARD OF COUNTY COMMISSIONERS,  
MIAMI COUNTY, OHIO.

March 9, 1956

We, the undersigned, being a majority of the adult freeholders residing in and on territory adjacent to the City of Piqua, Miami County, Ohio, a Municipal Corporation, a full description of which territory is attached and marked "Exhibit A", do hereby petition for such territory to be annexed to said Municipal Corporation in accordance with the pertinent Sections of 709.2 to 709.11 inclusive, of the Revised Code of Ohio.

This petition is accompanied by an accurate map or plat of the territory sought to be annexed, and is hereto attached and marked "Exhibit B".

We, the undersigned, being petitioners, do hereby name Bernard S. Keyt as a person authorized to act as our agent in the premises to secure such annexation.

John C. Westfall  
Edith Westfall

Clifford D. Jones  
Laurine Jones  
James T. Long  
Anna Mae Long

INLAND HOMES CORPORATION  
By E.E. Kurtz President

Sefton Fibre Can Company  
By C. D. Wenstrup Gen'l Mgr.  
and Vice-President

## LEGAL DESCRIPTION OF LAND TO BE ANNEXED TO THE CITY OF PIQUA Exhibit "A"

Situate in Washington Township, Miami County, State of Ohio, being part of the SW 1/4 of S 13; R5E; T8N; the NW 1/4 of S24; T8N; R5E, and the SE 1/4 of S 14; T8N R5E, and being more particularly described as follows, to-wit:

Beginning at a stone at the Northeast corner of the Southwest Quarter of said Section 13; thence, South three degrees twenty-two minutes East (S 3°-22' E) one thousand seven hundred thirty-seven and ninety-seven hundredths (1737.97) feet along the East line of the SW 1/4 of said section to a point on the South right-of-way line of the P.C.C. and St. L. Railroad; thence, South sixty-nine degrees fifty-nine minutes West (S 69°-59' W) along the South right-of-way line of the P.C.C. and St. L. Railroad six hundred forty-eight (648.00) feet to a point; thence, South two degrees fifty-eight minutes East (S 2°-58' E) nine and sixty hundredths (9.60) feet to a point; thence, South sixty nine degrees ten minutes thirty seconds West (S 69°-10'-30" W) two thousand one hundred twenty and ninety-nine hundredths (2120.99) feet to a point on the West line of Section 13; thence, South three degrees forty minutes thirty seconds East (S 3°-40'-30" E) eighty-one and thirty-three hundredths (81.33) feet to a stone at the Southwest corner of Section 13; thence, North eighty-four degrees fifty-seven minutes thirty seconds East (N 84°-57' -30" E) eight hundred seventy-seven and eighty-eight hundredths (877.88) feet along the South line of Section 13, which is also the North line of Section 24, to a point; thence, South five degrees twenty-four minutes thirty seconds East (S 5°-24'-30" E) three hundred sixty-eight and eight hundredths (368.08) feet to a point on the Centerline of U.S. Route #36; thence, South sixty-eight degrees fifty-five minutes thirty seconds West (S 68°-55'-30" W) nine hundred twenty-one and ninety-six hundredths (921.96) feet along the centerline of U.S. Route #36, to a point on the West line of Section 24; thence, North four degrees fifty-four minutes thirty seconds West (N 4°-54' -30" W) six hundred thirty-eight and nineteen hundredths (638.19) feet along the West line of Section 24 to a stone at the Northwest corner of Section 24; thence, South eighty-six degrees thirty-five minutes thirty seconds West (S 86°-35'-30" W) two hundred ninety-three and five hundredths (293.05) feet along the South line of Section 14, which is also the South right-of way line of the P.C.C. and St. L. Railroad, to a point; thence, North twenty-degrees forty-nine minutes thirty seconds West (N 20°-49'-30" W) one hundred thirty (130.00) feet to a point on the North right-of-way line of the P.C.C. and St. L. Railroad; thence, North sixty-nine degrees ten minutes thirty second East (N 69°-10'-30" E) three hundred thirty and fourteen hundredths (330.14) feet along the North line of the P.C.C. and St. L. Railroad to a point on the East line of Section 14; thence, North three degrees forty minutes thirty seconds West (N 3°-40'-30" W) fifteen and seventy hundredths (15.70) feet along the East line of Section 14 to a point on the Northerly right-of-way line of the P.C.C. and St. L. Railroad; thence, North sixty nine degrees ten minutes thirty seconds East (N 69°-10'-30" E) eight hundred thirty-three and twenty-one hundredths (833.21) feet to an iron pin on the North right-of-way line of the P.C.C. and St. L. Railroad; thence, North three degrees twenty-two minutes West (N 3°-22' W) two thousand one hundred fifty-eight and fifty-one hundredths (2158.51) feet to a point on the centerline of the Clayton Pike; thence, North eighty-six degrees thirty-seven minutes East (N 86° -37' E) one thousand eight hundreds fifty-two and sixty-three hundredths (1852.63) feet along the centerline of the Clayton Pike and the North line of the Southwest Quarter of Section 13 to the point of beginning.

The above described territory to be annexed contains 100.493 acres, more or less, as follows:

Tract of J. C. Westfall, et al, 79.081 acres;  
Tract of Inland Homes and Sefton Fiber Can Co., 10.117 A.;  
P. C. C. & St. L. R. R., 11.295 A.

Before me, the undersigned Notary Public, personally came Bernard S. Keyt, who, being first duly sworn according to law, deposes and says that he is the agent for the petitioner freeholders living on the land sought to be annexed to the City of Piqua, Miami County, Ohio, and which said land is described by metes and bounds in the petition filed in this proceedings.

Affiant says that said petition was signed by all of the free-holders living and residing on said land and in said territory; that notice was published in the Piqua Daily Call, a newspaper of general circulation in Miami County, Ohio, for six consecutive weeks, and that proof of publication is duly filed in this proceedings; that a true copy of said notice was posted in a conspicuous place within the limits of said territory on March 19, 1956, six weeks prior to the date of the hearing of the petition on May 9, 1956.

That this affidavit is for the purpose of showing full compliance with law pertaining to annexation proceedings.

Sworn to and subscribed in my presence this 11th day of May, 1956.

Bernard S. Keyt

Mabel D. Kiefer  
Mabel D. Kiefer, Notary Public

In and for Miami County, Ohio

My Commission Expires July 21, 1956

NOTARIAL SEAL-----

## LEGAL NOTICE

Notice is hereby given that on the 9th day of March, 1955, there was presented to the Board of County Commissioners of Miami County, Ohio, at Troy, Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory, to-wit:

LEGAL DESCRIPTION OF LAND TO BE ANNEXED TO THE CITY OF PIQUA

Situate in Washington Township, Miami County, State of Ohio, being part of the SW 1/4 of S 13; R5E; T8N; the NW 1/4 of S 24; T8N; R5E, and SE 1/4 of S 14; T8N R5E, and being more particularly described as follows, to-wit:

Beginning at a stone at the Northeast corner of the Southwest Quarter of said Section 13; thence, South three degrees twenty-two minutes East (S 3°-22' E) one thousand seven hundred thirty-seven and ninety-seven hundredths (1737.97) feet along the East line of the SW 1/4 of said section to a point on the South right-of-way line of the P.C.C. and St. L. Railroad; thence, South sixty-nine degrees fifty-nine minutes West (S 69°-59' W) along the South right-of-way line of the P.C.C. and St. L. Railroad six hundred forty-eight (648.00) feet to a point; thence, South two degrees fifty-eight minutes East (S 2°-58' E) nine and sixty hundredths (9.60) feet to a point; thence, South sixty nine degrees ten minutes thirty seconds West (S 69°-10'-30" W) two thousand one hundred twenty and ninety-nine hundredths (2120.99) feet to a point on the West line of Section 13; thence, South three degrees forty minutes thirty seconds East (S 3°-40'-30" E) eighty-one and thirty-three hundredths (81.33) feet to a stone at the Southwest corner of Section 13; thence, North eighty-four degrees fifty-seven minutes thirty seconds East (N 84°-57'-30" E) eight hundred seventy-seven and eighty-eight hundredths (877.88) feet along the South line of Section 13, which is also the North line of Section 24, to a point; thence, South five degrees twenty-four minutes thirty seconds East (S 5°-24' -30" E) three hundred sixty-eight and eight hundredths (368.08) feet to a point on the Centerline of U.S. Route #36; thence, South sixty-eight degrees fifty-five minutes thirty seconds West (S 68°-55'-30" W) nine hundred twenty-one and ninety-six hundredths (921.96) feet along the centerline of U.S. Route #36, to a point on the West line of Section 24; thence, North four degrees fifty-four minutes thirty seconds West (N 4°-54' -30" W) six hundred thirty-eight and nineteen hundredths (638.19) feet along the West line of Section 24 to a stone at the Northwest corner of Section 24; thence, South eighty-six degrees thirty-five minutes thirty seconds West (S 86°-35'-30" W) two hundred ninety-three and five hundredths (293.05) feet along the South line of Section 14, which is also the South right-of-way line of the P.C.C. and St. L. Railroad, to a point; thence, North twenty-degrees forty-nine minutes thirty seconds West (N 20°-49' -30" W) one hundred thirty (130.00) feet to a point on the North right-of-way line of the P.C.C. and St. L. Railroad; thence, North sixty-nine degrees ten minutes thirty seconds East (N 69°- 10' -30" E) three hundred thirty and fourteen hundredths (330.14) feet along the North line of the P.C.C. and St. L. Railroad to a point on the East line of Section 14; thence, North three degrees forty minutes thirty seconds West (N 3°-40' -30" W) fifteen and seventy hundredths (15.70) feet along the East line of Section 14 to a point on the Northerly right-of-way line of the P.C.C. and St. L. Railroad; thence, north sixty-nine degrees ten minutes thirty seconds East (N 69°-10' -30" E) eight hundred thirty-three and twenty-one hundredths (833.21) feet to an iron pin on the North right-of-way line of the P.C.C. and St. L. Railroad; thence, North three degrees twenty-two minutes West (N 3°- 22' W) two thousand one hundred fifty-eight and fifty-one hundredths (2158.51) feet to a point on the centerline of the Clayton Pike; thence, North eighty-six degrees thirty-seven minutes East (N 86°-37' E) one thousand eight hundred fifty-two and sixty-three hundredths (1852.63) feet along the centerline of the Clayton Pike and the North Line of the Southwest Quarter of Section 13 to the point of beginning.

The above described territory to be annexed contains 100.493 acres, more or less, as follows:

Tract of J. C. Westfall, et al 79.081 acres.  
Tract of Inland Homes Corporation and Sefton Fibre Can Company 10.117 acres.  
P. C. C. and St. L. R. R. 11.295 acres.

Praying therein that said territory be annexed to the City of Piqua, Miami County, Ohio, in the manner provided by law and designating the undersigned as their agent in securing such annexation.

That the said Board of County Commissioners has fixed the 9th day of May, 1956 at 10 o'clock, A. M. as the time for hearing said petition at the office of the County Commissioners of Miami County, Ohio, in the Court House at Troy, Ohio.

BERNARD S. KEYT

Agent of the Petitioners

10,320 --- 3-20-27; 4-3-10-17-24-56

THE PIQUA DAILY CALL Piqua, Ohio

State of Ohio,  
Miami County, ss:

Personally appeared before me a notary in and for said county Frank R. Myers for the Publisher of THE PIQUA DAILY CALL, who being duly sworn says that the original notice, a true copy of which is hereunto annexed, was published in the Piqua Daily Call, a newspaper printed and published in Piqua and of general circulation throughout Miami County, Ohio, for a period of 6 consecutive weeks, commencing on the 20th day of March A.D. 1956

Sworn to before me and subscribed in my presence this 24th day of April A.D., 1956.

Helen Marshall

Notary Public in and for Miami County, Ohio.

(SEAL)

NOTARIAL SEAL-----

15'0 Sq. \$78.75  
Notary Fee \$  
Total \$78.75



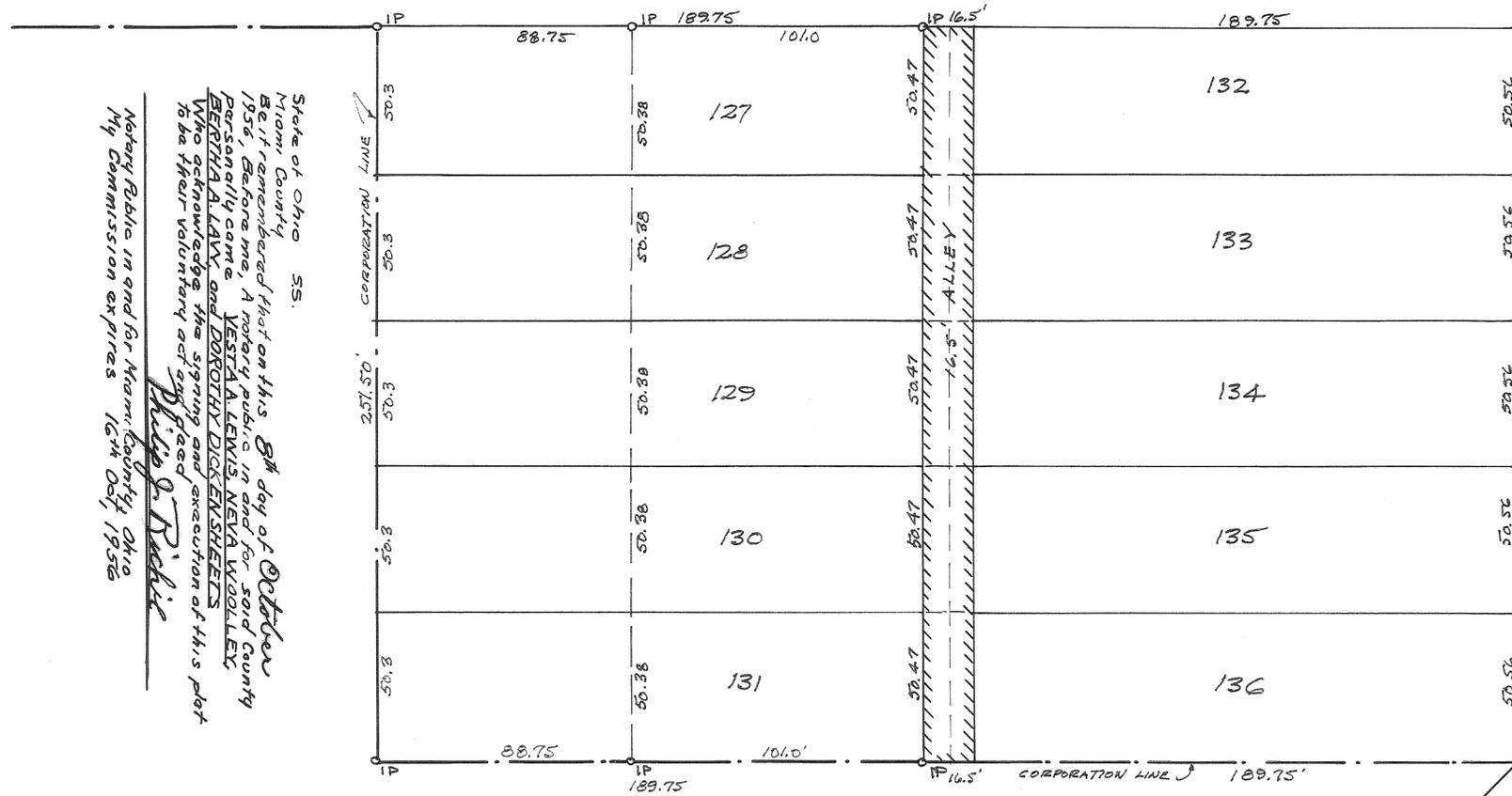
VILLAGE BRANDT VACATION OF ALLEY

VOL 6 PLAT 65 MIAMI CO ENGR RECORD of LOT SURVEYS SCALE 1"=40' SEPT 1956 FILE #86798 VOL 6 PAGE 92 REC'D October 15, 1956 RECORDED October 15, 1956 FEE 4.30

VACATION PLAT ALLEY BETWEEN INLOTS 127 to 131 & 132 to 136 VILLAGE of BRANDT,

Horace C. Crowley MIAMI COUNTY RECORDER

WALNUT ST 66'



THIRD ST 66'



Notary Public in and for Miami County, Ohio My Commission Expires 16th Oct, 1956

WE THE UNDERSIGNED BEING THE OWNERS OF LOTS ABUTTING ON THE ALLEY TO BE VACATED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 26 DAY OF September 1956

PLAT NO APPROVED BY MIAMI COUNTY COMMISSIONERS ON Sep 10 1956

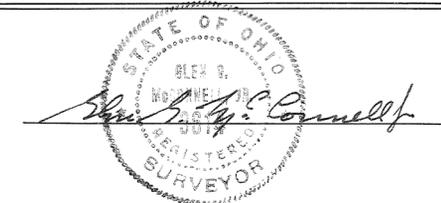
SIGNED: Vestal A. Lewis, Wallace Lurie, Nena Woolley, Robert A. Woolley, Bertha W. Law, John A. Law, Dorothy Dickenson, Phillip J. Richie, Theda B. Richie, As to 1-2-3-4, As to 5-6-7-8

Approved by Miami County Engineers on Oct 1 1956 T.C. Freshour COUNTY ENGINEER

SURVEY of ALLEY for VACATION PLAT AT REQUEST OF PHILLIP RICHIE, ATTY.

STATE OF OHIO SS. MIAMI COUNTY BE IT REMEMBERED THAT ON THIS 26 DAY OF September 1956 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME Wallace Lurie, Robert A. Woolley, John A. Law, and F.W. Dickensheets

APPROVED BY MIAMI COUNTY AUDITOR ON Oct 10 1956 Ruth E. Osburn COUNTY AUDITOR



GLEN G. MCCONNELL JR., REG. SURVEYOR 1710 PETERS ROAD, TROY, OHIO

WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED Phillip J. Richie NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO MY COMMISSION EXPIRES 16 Oct 1956

CORPORATION

WARD

PRECINCT



# TIPPERARY SUBDIVISION NO. I

APPROVED MIAMI COUNTY AUDITOR

Ruth E. Graham

DATE Nov. 14 1956

FILE NO. # 87329

RECEIVED Nov. 14, 1956

STATE OF OHIO, MIAMI COUNTY: ss  
Personally appeared before, Helen E. Dodds,  
and acknowledged the signing thereof to  
be his voluntary act and deed. Acknowledged  
and subscribed before me this 13<sup>th</sup> day of  
NOVEMBER 1956.

Robert L. Kimmel  
Notary Public in & for Miami Co., Ohio

My commission expires JUNE 21, 1958

RECORDED IN

6 93  
BOOK PAGE

Harold C. Brewer  
MIAMI COUNTY RECORDER

FEE \$4.30

I, the undersigned owner of lands shown  
on this subdivision accept and approve the  
subdivision and restrictions as shown hereon  
and acknowledge the signing thereof to  
be my voluntary act and deed, and hereby  
dedicate all roads to the public.

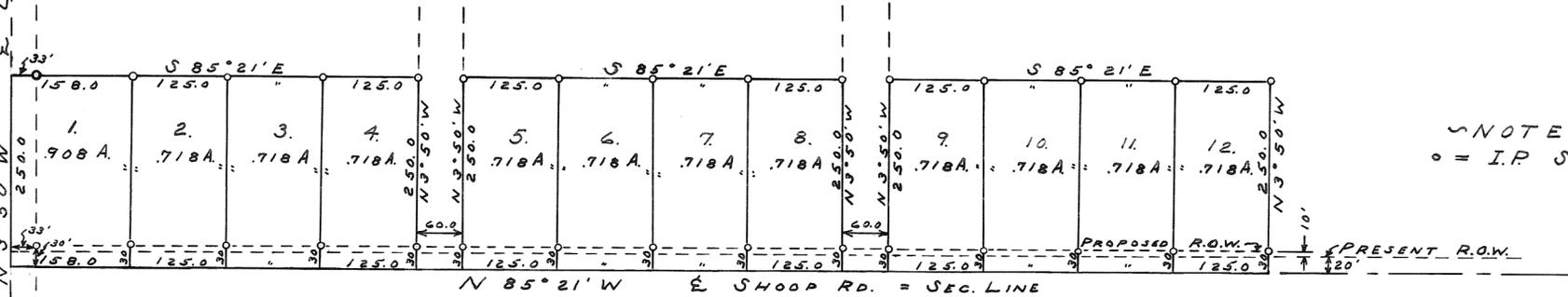
Helen E. Dodds

I hereby certify this plat to be correct.

C. C. Carpenter  
C. C. CARPENTER - C. E.

Les E. Johnson  
WITNESS  
Daniel D. Turner  
WITNESS

SEC. LINE  
U.S. ROUTE No. 25 = R.O.W.  
N 3° 50' W



NOTE  
o = I.P. SET

NOTE  
TEN (10) FOOT UTILITY EASEMENT ON ALL EXTERIOR PROPERTY LINES  
FIVE (5) " " EASEMENTS ON EACH SIDE OF ALL INTERIOR PROPERTY LINES

APPROVED MIAMI COUNTY COMMISSIONERS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE \_\_\_\_\_

APPROVED MIAMI COUNTY PLANNING  
COMMISSION

Harold Straker  
Ray Garman  
Robert Brewer  
DATE Nov. 14, 1956 NO. 199  
T. C. Frishour  
APPROVED MIAMI COUNTY ENGINEER

HASTINGS CONSTRUCTION Co.		
DAYTON - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO		
OHIO REGISTRATION NO. 120		
DATE	DRAWN BY	SHEET NO.
OCT.	D.T.	
1956	D.T.	
	CHECKED BY	
	C.C.C.	

C. C. Carpenter

PLAT NO. 35-a No. 1 Sub. Div. MIAMI CO. ENGRS. RECORD OF LOT LAND SURVEYS SCALE 1 INCH = FEET

RANGE TOWN SECTION TOWNSHIP CORPORATION WARD PRECINCT

RESTRICTIONS

- 1. No lot in this plat may be sub-divided or used for other than residential purposes. 2. Only one single family, modern dwelling may be built on any lot in this plat. 3. No building may be constructed on any lot in this plat closer than 105 feet from the center line of Shoop Road, nor closer than 8 feet to the property line on either side. 4. Houses erected on said plat may be two story, one and one-half story, or one story construction. 5. The minimum ground floor area of the house in any one story building shall be 1000 square feet exclusive of garage, and the minimum ground floor in any two story or one and one-half story building shall be 800 square feet, exclusive of garage. 6. No house in this plat shall be constructed of concrete or cinder blocks unless finished in stucco, stone, brick or combination of any of these; no house shall be finished with asbestos, asphalt or other composition, or synthetic siding material. 7. No house shall be occupied unless and until it is completed. No trailer or garage may be used as a temporary or permanent residence in this sub-division. No trailer, (house or commercial), may be stored or kept on any lot in this sub-division; no billboard or other advertising device, (excepting "For Sale" or professional signs not in excess of 3 square feet in size) may be erected or maintained on this plat, except either of the parties herein referred to as Buyer and/or Seller may erect or construct temporary signs for the sale of said houses or lots.. 8. No animals or fowls excepting household pets of owner shall be kept or raised on any lot in this sub-division. 9. The restrictions set forth herein shall be a part of this plat and shall pass with the title to the land involved, whether or not mentioned in the instrument conveying title hereto, or any part thereof, and are for the benefit of the owner of the land when platted and shall bind her heirs and assigns, executor and administrators, and successors of any subsequent owner. 10. These restrictions shall attach to and run with the land and it shall be lawful not only for the Seller and/or Buyer, their respective heirs, executors, administrators and assigns, but also for the subsequent owner of any lot or lots located in said plat to institute and prosecute any proceeding at law or in equity against any person, persons, firm or corporation violating or threatening to violate the same.

- 11. These restrictions shall continue in full force and effect until January 1, 1977, each restriction herein shall be separate and distinct from every other restriction herein. Should any restriction herein be held, for any reason, to be invalid, such ruling or decree shall in no way affect the validity of any other restrictions herein.

HASTINGS CONSTRUCTION Co. DAYTON - OHIO C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120 DATE OCT. 1956 DRAWN BY TRACED BY CHECKED BY C.C.C. SHEET No. 2/2

C. C. Carpenter

6 E RANGE

4 TOWN

21 SECTION

MONROE TOWNSHIP

PLAT NO. 34 - VOL. NO. 1

MIAMI CO. ENGRS. RECORD OF LOT LAND SURVEYS

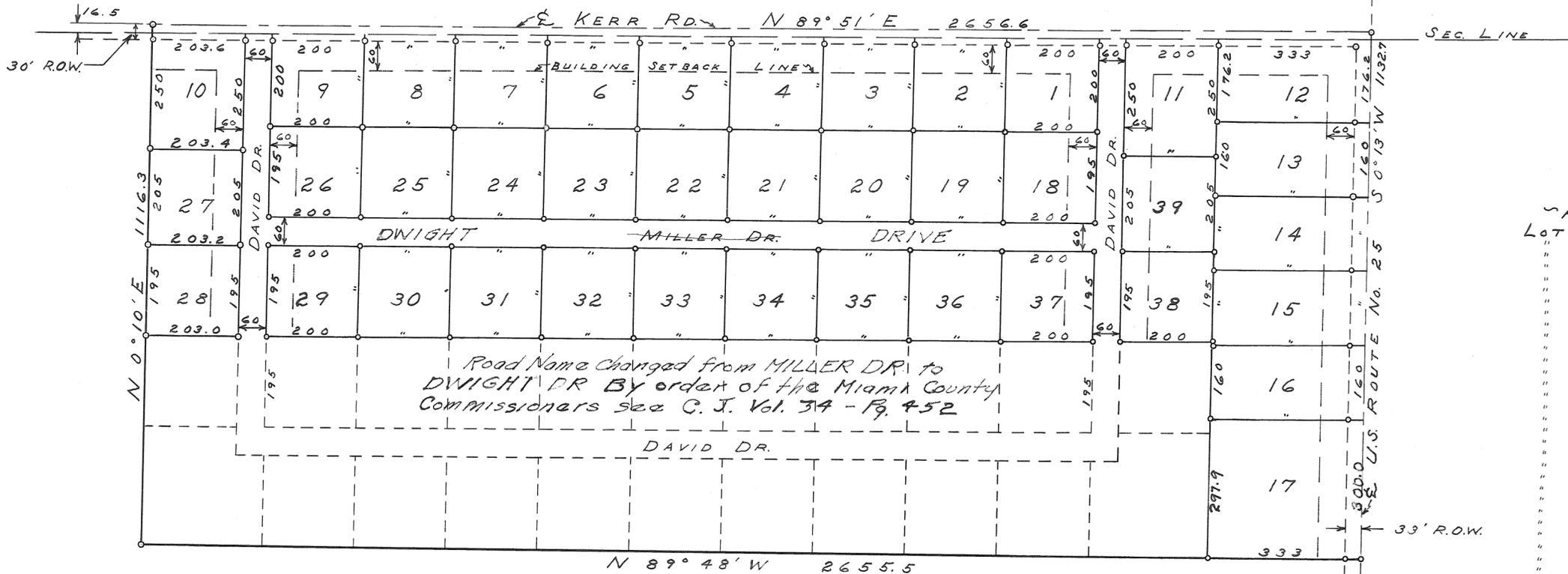
SCALE 1 INCH = 200 FEET

CORPORATION

WARD

PRECINCT

# DIXIE TARA ACRES REPLAT



Lot No.	ACREAGE
1	.918
2	.918
3	.918
4	.918
5	.918
6	.918
7	.918
8	.918
9	.918
10	1.168
11	1.148
12	1.347
13	1.213
14	1.213
15	1.213
16	1.213
17	2.272
18	.895
19	.895
20	.895
21	.895
22	.895
23	.895
24	.895
25	.895
26	.895
27	.958
28	.907
29	.895
30	.895
31	.895
32	.895
33	.895
34	.895
35	.895
36	.895
37	.895
38	.895
39	.942
Streets	4.270

There are five (5) foot utility easements on each side of all interior lot lines. All building set back lines are sixty (60) feet from road property lines. Iron pins set at all lot corners.

I hereby certify this plat to be correct.

C. C. Carpenter  
C.C. CARPENTER - C.E.

APPROVED BY MIAMI Co. COMMISSIONERS

Hugh H. Steaker  
Roy L. Gorman  
Walter H. Sance

APPROVAL NO. \_\_\_\_\_  
DATE: Nov. 14 1956

At a meeting of the Tipp City Planning Commission held this 20th day of Nov. 1956, this plat and restrictions were approved.

Frank J. Kennell  
CHAIRMAN

We the undersigned officers of Dayton Masonry and Construction Company, Inc., owners of lands shown on this plat, accept and approve this the streets as shown and dedicate a strip of land 13.5 feet in width south of north section line of section no. 21 the entire length of the plat for public road use forever, and do acknowledge the signing thereof to be our voluntary act and deed.

Joe E. Johnson  
WITNESS

Margaret R. Holobaugh  
PRESIDENT

Daniel P. Turner  
WITNESS

David Holobaugh  
SECRETARY AND TREASURER

APPROVED BY MIAMI Co. AUDITOR

Ruth E. Graham  
COUNTY AUDITOR

DATE Nov. 21 1956

APPROVED BY MIAMI Co. RECORDER

FILE NO. 87473

RECEIVED 10:45 TIME NOV. 21 DATE 1956

RECORDED IN PLAT RECORD

BOOK 6 PAGE 94

Horace C. Gomer  
COUNTY RECORDER

FEE \$ 4.30

STATE OF OHIO, MIAMI COUNTY, ss:

Personally appeared before me the above named Margaret R. Holobaugh as president and David Holobaugh as secretary and treasurer of said corporation and acknowledge the signing thereof to be their voluntary act on behalf of said corporation.

Acknowledged and subscribed before me this 14th day of NOVEMBER 1956.

Robert L. Nimmel  
Notary Public in and for Miami Co., Ohio

My commission expires JUNE 21, 1958

APPROVED MIAMI COUNTY PLANNING COMMISSION

Hugh H. Steaker  
Roy L. Gorman  
Walter H. Sance

DATE Nov. 14 - 1956 NO. 148

T. C. Freshour  
APPROVED MIAMI COUNTY ENGINEER

DAYTON MASONRY & CONSTRUCTION COMPANY, INC.		
TIPP CITY - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE NOV 1956	DRAWN BY TRACED BY CHECKED BY D. T. D. T. C. C. C.	SHEET No.

C. C. Carpenter

RANGE

TOWN

SECTION

TOWNSHIP

Recorder's Vol. 6 Pg. 94-A  
PLAT NO. 14-a Vol. No. 1

MIAMI CO. ENGRS. RECORD OF SURVEYS

SCALE 1 INCH = FEET

RESTRICTIONS FOR DIXIE FARA ACRES

The restrictions set forth below are a part of this plat and shall pass with the title to the land involved, whether or not mentioned in the instrument conveying title thereto, or any part thereof. They are for the benefit of the owners of the land when platted and their heirs and assigns, and shall bind such owners and their respective heirs, administrators, executors, successors and assigns until July, 1, 1980.

1. No tract in this plat may be sub-divided or used for other than residential purposes excepting tracts facing Dixie Highway.
2. Only one single family, modern house may be built on any lot in this sub-division.
3. No building shall be nearer than 15 feet from side lot lines or nearer to front lot lines than shown by set back lines on the plat. (set back 60')
4. Easements for utilities are reserved for a distance of 5 feet on either side of all interior lot lines on this plat.
5. No animals or fowls, excepting pets, shall be kept or raised on any lot in this sub-division.
6. Houses may be one story or one and a half story construction and the minimum ground floor area, not including breezeways and attached garages, shall be 1150 sq. feet for one story, 1000 sq. feet for one and a half story.
7. No building shall be occupied unless and until it is completed. No trailer, garage or temporary building shall be used as a temporary or permanent residence in this sub-division. No trailer (house, commercial or otherwise) may be stored or kept on any lot in this sub-division.
8. No billboard or other advertising device, excepting "For Sale" and "For Rent" signs, not in excess of 3 sq. feet in size may be erected or maintained in this sub-division.

9. No building in this plat shall be constructed of concrete or cinder block, no house shall be finished with asbestos, asphalt or other composition, metal or synthetic siding material. It is to be understood that all buildings are to be constructed of either of brick or cut stone or wood exterior.
10. All buildings constructed on the lots contained in this plat shall be housed with accessory buildings attached by breezeway or otherwise. All plans, drawings and specifications for any building in this plat must be approved by the President and Secretary of The Dayton Masonry & Construction Co., Inc., in writing before work on building is started.
11. Each restriction herein shall be separate from every other restriction herein. Should any restriction herein be held, for any reason, to be invalid such ruling or decree shall in no way affect the validity of any other restriction herein.

Dayton Masonry & Construction Co. Inc.		
Hipp City, Ohio		
C. C. CARPENTER, C. E. - TROY, OHIO		
OHIO REGISTRATION NO. 120		
Date Nov. 1955	Drawn by Traced by Checked by	Sheet No. 2/2

RANGE

TOWN

SECTION

TOWNSHIP

RECORDER'S Vol. 6 Pg. 94-A  
PLAT NO. 14-a Vol. No. 1

MIAMI CO. ENGRS. RECORD OF SURVEYS

Subdivision

SCALE 1 INCH = FEET

## RESTRICTIONS FOR DIXIE PARK ACRES

The restrictions set forth below are a part of this plat and shall pass with the title to the land involved, whether or not mentioned in the instrument conveying title thereto, or any part thereof. They are for the benefit of the owners of the land when platted and their heirs and assigns, and shall bind such owners and their respective heirs, administrators, executors, successors and assigns until July, 1, 1980.

1. No tract in this plat may be sub-divided or used for other than residential purposes excepting tracts facing Dixie Highway.
2. Only one single family, modern house may be built on any lot in this sub-division.
3. No building shall be nearer than 15 feet from side lot lines or nearer to front lot lines than shown by set back lines on the plat. Set back 8'.
4. Easements for utilities are reserved for a distance of 5 feet on either side of all interior lot lines on this plat.
5. No animals or fowls, excepting pets, shall be kept or raised on any lot in this sub-division.
6. Houses may be one story or one and a half story construction and the minimum ground floor area, not including breezeways and attached garages, shall be 1150 sq. feet for one story, 1000 sq. feet for one and a half story.
7. No building shall be occupied unless and until it is completed. No trailer, garage or temporary building shall be used as a temporary or permanent residence in this sub-division. No trailer (house, commercial or otherwise) may be stored or kept on any lot in this sub-division.
8. No billboard or other advertising device, excepting "For Sale" and "For Rent" signs, not in excess of 3 sq. feet in size may be erected or maintained in this sub-division.

9. No building in this plat shall be constructed of concrete or cinder block, no house shall be finished with asbestos, asphalt or other composition, metal or synthetic siding material. It is to be understood that all buildings are to be constructed of either brick or out of brick and concrete exterior.

10. All buildings constructed on the lots contained in this plat shall be housed with accessory buildings attached by the side or otherwise. All plans, drawings and specifications for any building in this plat must be approved by the President and Secretary of the Eastern Masonry & Construction Co., Inc., in writing before work on building is started.
11. Each restriction herein shall be separate from every other restriction herein. Should any restriction herein be held, for any reason, to be invalid such invalidity or error shall in no way affect the validity of any other restriction herein.

Eastern Masonry & Construction Co., Inc.		
Cincinnati, Ohio		
C. C. CARPENTER, C. E. - TROY, OHIO		
OHIO REGISTRATION NO. 120		
Date Nov. 1955	Drawn by Traced by Checked by	Sheet No. 2/2

# LOCATION PLAN

## MIAMI COUNTY-55-CITY OF TROY STAUNTON & LOST CREEK TOWNSHIPS & VILLAGE OF CASSTOWN

RECORDED  
 DATE: 11-23-56  
 VOL: 6  
 PAGE: 95

FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

**MIAMI COUNTY**  
**MIA-55-12.15**

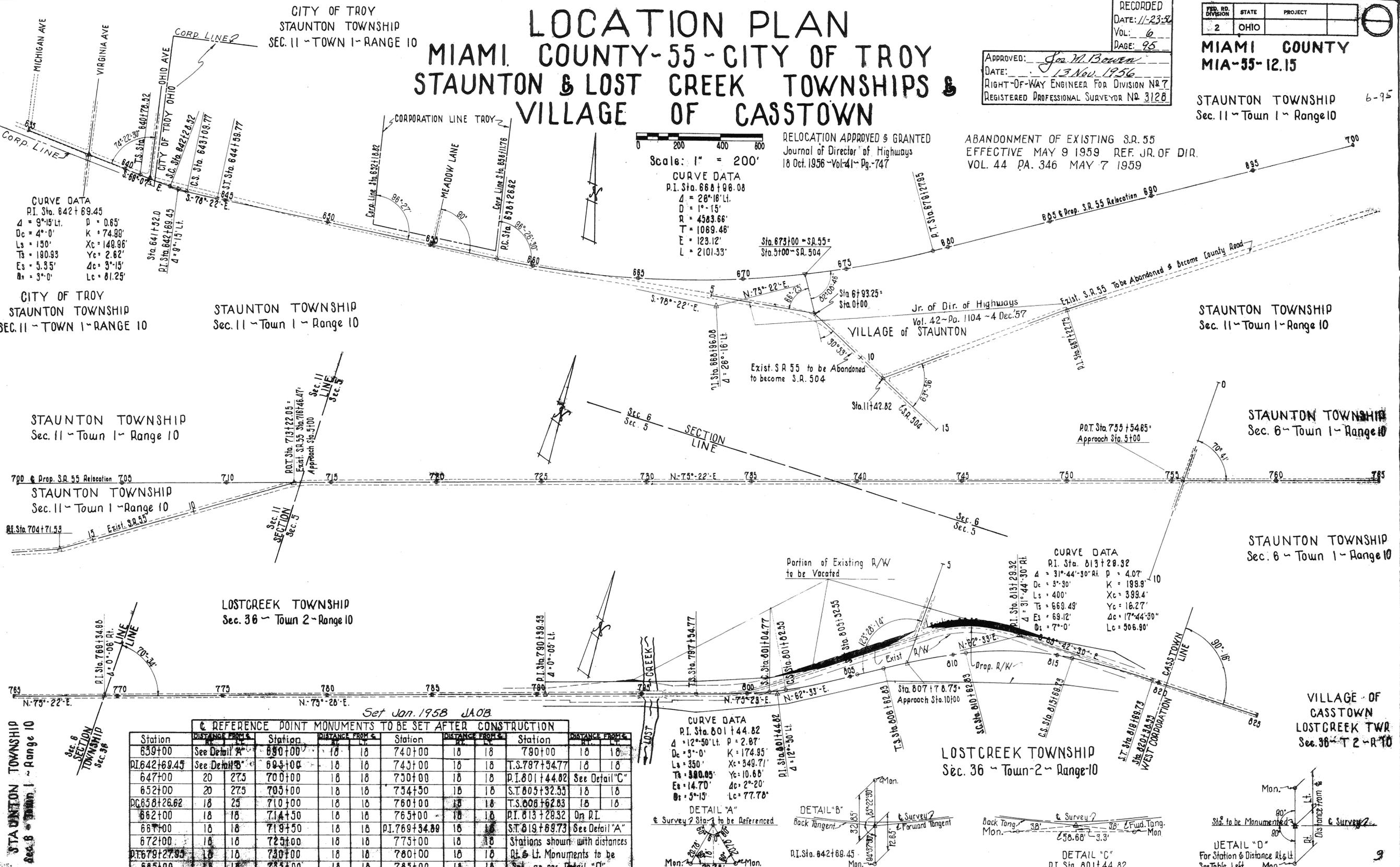
STAUNTON TOWNSHIP 6-95  
 Sec. 11 ~ Town 1 ~ Range 10

APPROVED: *Joe M. Bowen*  
 DATE: 13 Nov. 1956  
 RIGHT-OF-WAY ENGINEER FOR DIVISION NO. 7  
 REGISTERED PROFESSIONAL SURVEYOR NO. 3128

RELOCATION APPROVED & GRANTED  
 Journal of Director of Highways  
 18 Oct. 1956 - Vol. 41 - Pg. 747

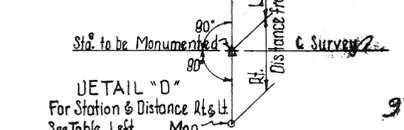
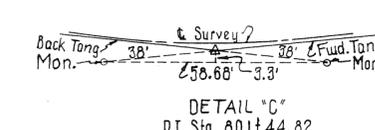
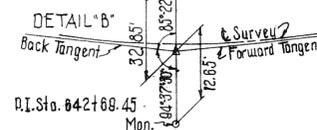
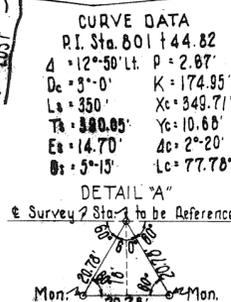
ABANDONMENT OF EXISTING S.R. 55  
 EFFECTIVE MAY 9 1959 REF. JR. OF DIR.  
 VOL. 44 PA. 346 MAY 7 1959

Scale: 1" = 200'  
 CURVE DATA  
 P.I. Sta. 668+98.08  
 Δ = 28°-16'-11"  
 D = 1°-15'  
 R = 4583.66'  
 T = 1069.46'  
 E = 123.12'  
 L = 2101.33'



Set Jan. 1958 JA0B

REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION							
Station	DISTANCE FROM	Station	DISTANCE FROM	Station	DISTANCE FROM	Station	DISTANCE FROM
639+00	See Detail "A"	690+00	18	740+00	18	790+00	18
PI. 642+69.45	See Detail "B"	695+00	18	745+00	18	T.S. 787+54.77	18
647+00	20	700+00	18	750+00	18	P.I. 801+44.02	See Detail "C"
652+00	20	705+00	18	754+50	18	S.T. 805+32.55	18
PC. 658+26.02	18	710+00	18	760+00	18	T.S. 808+62.83	18
662+00	18	714+50	18	765+00	18	P.I. 813+28.32	On P.I.
667+00	18	719+50	18	PI. 769+34.89	18	S.T. 819+69.73	See Detail "A"
672+00	18	725+00	18	775+00	18	Stations shown with distances	
PI. 678+27.95	18	730+00	18	780+00	18	PI. & Lt. Monuments to be	
685+00	18	735+00	18	785+00	18	Set as per Detail "D"	



SCHEMATIC PLAN

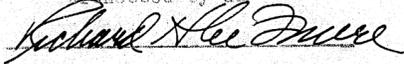
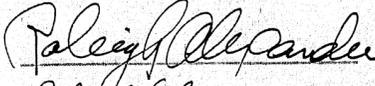
# WEYMER SUBDIVISION NO. 1

Recorder's Vol. 6 Pg. 96  
 Plat # 38 Volume #1  
 Miami County Engineer's Record of  
 Subdivision Surveys  
 Scale 1 inch = 80 feet

## RESTRICTIONS

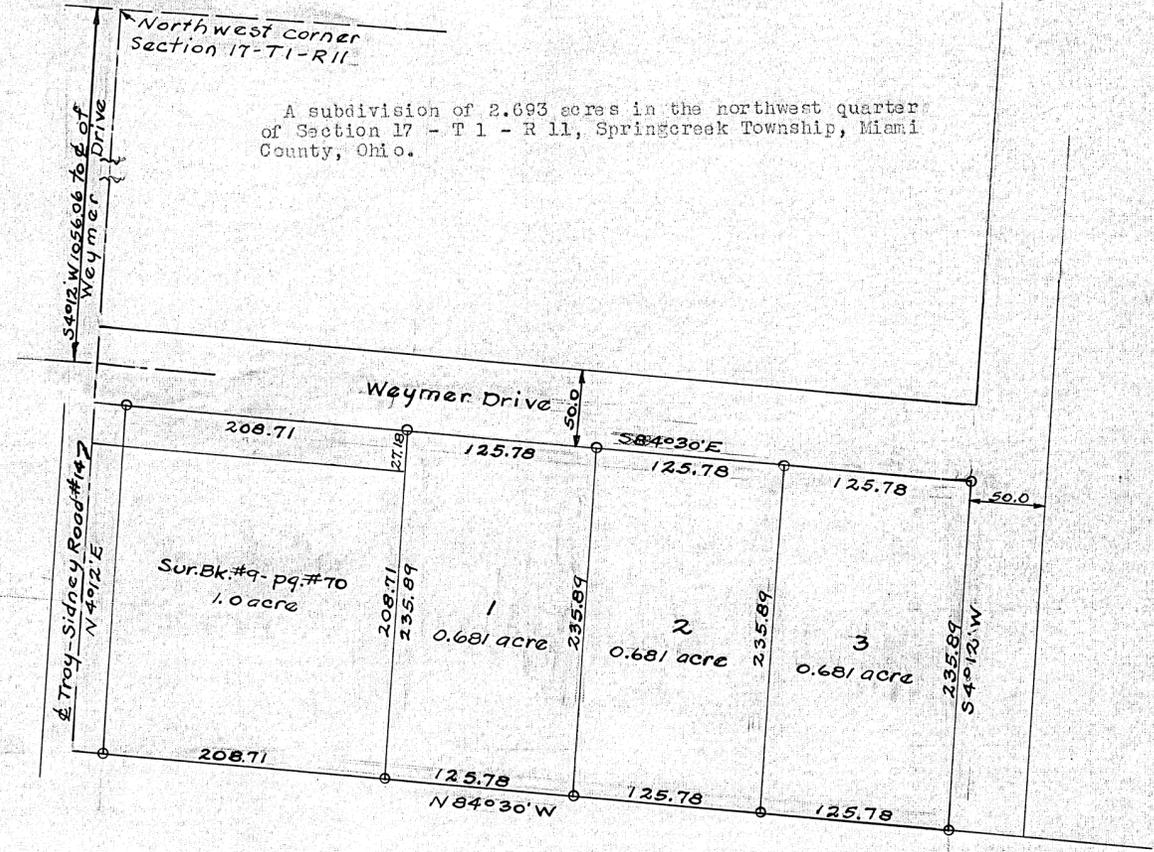
1. Said premises shall be used for residence purposes only and such uses as are frequently or customarily incident thereto.
2. No part of any dwelling house, excluding open porches and stoops, or outbuilding shall be erected on said premises, placed or suffered to remain on said premises within seventy-five feet of the center line of the street or highway upon which said premises abut, nor within ten feet of any side lot line, nor within fifty feet of the center line of any street or highway adjacent to a side lot line.
3. No dwelling or other structure shall be erected upon a building site consisting of a part of a lot or adjacent parts of two lots unless such building site has a frontage of not less than one hundred twenty-five feet on a public street or highway and a depth of not less than two hundred thirty-five feet.
4. No outside toilets or cesspools shall be constructed or permitted to remain on said premises. Facilities for the disposal of sewage shall be sanitary and constructed and located in accordance with the rules and regulations of the Miami County Board of Health in effect at the time of construction.
5. No cattle, hogs, goats or other obnoxious animals shall be kept or permitted to remain on said premises; and in event other domestic animals are kept thereon, they shall be kept in such manner as not to endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.
6. No dwelling shall be erected on said premises having less than nine hundred sixty square feet of area on the first floor, exclusive of stoops and open porches.
7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said premises shall at any time be used as a residence either temporarily or permanently; nor shall any structure of a temporary character be used as a residence.
8. The elevation of the top of the foundation of any residence erected on the above described premises shall not be less than 1.5 feet above the elevation of the center line of the street or road in front of said premises.
9. The several covenants and agreements hereinbefore contained in paragraphs numbered 1 to 8, inclusive, shall run with the land hereby conveyed and shall be binding upon the grantees, their heirs, executors, administrators and assigns, and upon all persons claiming under them, until the 1st. day of September, 1967, and thereafter said restrictions shall be renewed for successive periods of five years each unless the owners of a majority of the lots agree to terminate said restrictions and file notice thereof in the office of the Recorder of Miami County, Ohio.

State of Ohio, Miami County ss:  
 Raleigh Alexander and Ida T. Alexander, the grantors in the foregoing plat, do hereby acknowledge the signing and execution of said plat for uses and purposes herein mentioned.

Witnessed by us  
  
  
  
 Richard H. Druce  
 Notary Public, Miami County, O.

Be it remembered that on the 29<sup>th</sup> day of November 1956, before me, the subscriber, a Notary Public, in and for said County, personally came Raleigh Alexander and Ida T. Alexander, the grantors in the foregoing plat and acknowledged the signing of same to be their voluntary act and deed.

  
 Notary Public, Miami County, O.  
 My commission expires 23 March 1958



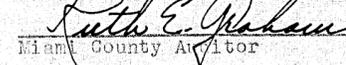
Approved Dec. 3, 1956  
 Miami County Engineer

  
 Approved Dec. 3, 1956  
 Miami County Planning Commission


Plat # 206

Transferred Dec. 8, 1956

  
 Miami County Auditor

File No. 27719  
 Received for Record

10:35 A. M. Dec. 8, 1956

Recorded in Plat Record Book # 6

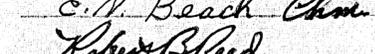
Page # 96

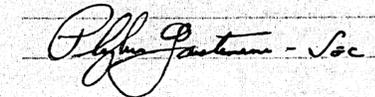
  
 Miami County Recorder

Fee \$ 4.30

NOTE  
 Iron pins set at points marked o.

Approved Dec 5, 1956  
 Miami County Planning Commission


  
 Sec

Sizes of lots and width of Weymer Drive are correctly shown.

  
 Dec. 3, 1956.  
 Ohio Registry #3854

# WEYMER SUBDIVISION NO. 1

Recorder's Vol. 6 Pg. 96  
 Plat # 38 Volume #1  
 Miami County Engineer's Record of  
 Subdivision Surveys  
 Scale 1 inch = 80 feet

## RESTRICTIONS

1. Said premises shall be used for residence purposes only and such uses as are frequently or customarily incident thereto.
2. No part of any dwelling house, excluding open porches and stoops, or outbuilding shall be erected on said premises, placed or suffered to remain on said premises within seventy-five feet of the center line of the street or highway upon which said premises abut, nor within ten feet of any side lot line, nor within fifty feet of the center line of any street or highway adjacent to a side lot line.
3. No dwelling or other structure shall be erected upon a building site consisting of a part of a lot or adjacent parts of two lots unless such building site has a frontage of not less than one hundred twenty-five feet on a public street or highway and a depth of not less than two hundred thirty-five feet.
4. No outside toilets or cesspools shall be constructed or permitted to remain on said premises. Facilities for the disposal of sewage shall be sanitary and constructed and located in accordance with the rules and regulations of the Miami County Board of Health in effect at the time of construction.
5. No cattle, dogs, goats or other obnoxious animals shall be kept or permitted to remain on said premises; and in event other domestic animals are kept thereon, they shall be kept in such manner as not to endanger the health or unduly disturb the quiet of any occupant of adjacent or neighboring premises.
6. No dwelling shall be erected on said premises having less than nine hundred sixty square feet of area on the first floor, exclusive of stoops and open porches.
7. No trailer, tent, shack, garage, barn or other outbuilding erected on said premises shall at any time be used as a residence either temporarily or permanently; nor shall any structure or temporary structure be used as a residence.
8. The elevation of the top of the foundation of any residence erected on the above described premises shall not be less than 1.5 feet above the elevation of the center line of the street or road in front of said premises.
9. The several covenants and agreements hereinafore contained in paragraphs numbered 1 to 8, inclusive, shall run with the land hereby conveyed and shall be binding upon the grantees, their heirs, executors, administrators and assigns, and upon all persons claiming under them, until the 1st day of September, 1967, and thereafter said restrictions shall be renewed for successive periods of five years each unless the owners of a majority of the lots agree to terminate said restrictions and file notice thereof in the office of the Recorder of Miami County, Ohio.

State of Ohio, Miami County ss:

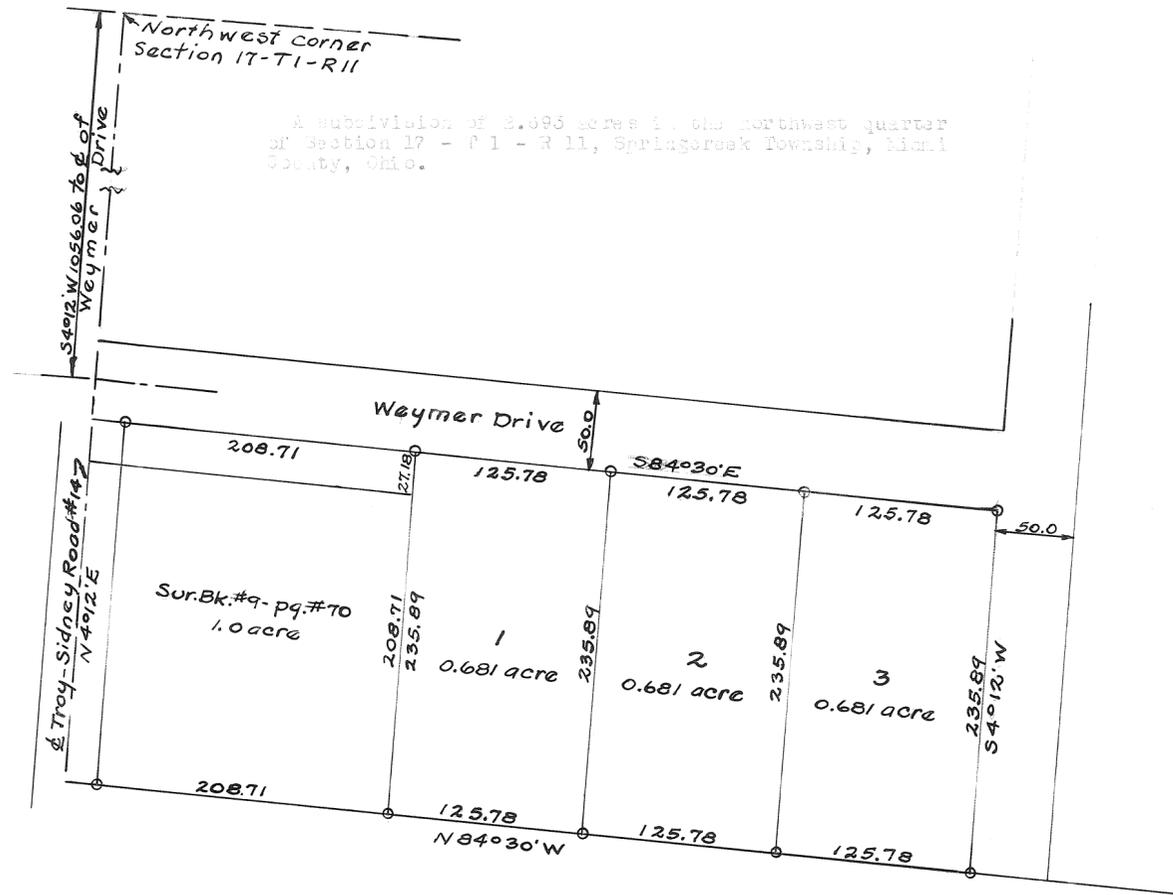
Raleigh Alexander and Ida P. Alexander, the grantors in the foregoing plat, do hereby acknowledge the signing and execution of said plat for uses and purposes herein mentioned.

Witnessed by  
*Richard Lee Duce*  
*Reggie Anne Martin*

*Raleigh Alexander*  
*Ida P. Alexander*

As it be remembered that on the 29<sup>th</sup> day of November 1956, before me, the subscriber, a Notary Public, in and for said County, personally came Raleigh Alexander and Ida P. Alexander, the grantors in the foregoing plat and acknowledged the signing of same to be their voluntary act and deed.

*Richard Lee Duce*  
 Notary Public, Miami County, O.  
 My commission expires 23 March 1958



Approved Dec. 3, 1956  
 Miami County Engineer

*H. C. Freshour*

Approved Dec. 3, 1956  
 Miami County Planning Commission

*Herschel Straker*  
*Roy Garman*

Plat # 206

Transferred Dec. 8, 1956

*Ruth E. Graham*  
 Miami County Auditor

File No. 87719

Received for Record

10:35 A. M. Dec. 8, 1956

Recorded in Plat Record Book # 6

Page 7 of 96

*Horace Elsom*  
 Miami County Recorder

Fee 4.30

Plat # 206

DEC 5, 1956

*E. N. Beach*  
*Robert Reed*  
*John H. Mangon*

*Phyllis Jackson* - Sec

*Harry A. Lewis* Dec. 3, 1956  
 Public Registry #3084

FILE NUMBER 87925 RECEIVED FOR RECORD AT 10:00 AM ON THIS 20th DAY OF December 1956.

PLAT RECORD BOOK 6 PAGE 97

FEE - 4.30

Horace C. Rumer MIAMI COUNTY RECORDER

STREET DEDICATION PLAT OF EXTENSIONS OF FLEET ROAD; SUSSEX ROAD & TRADE SQUARE EAST THRU OUTLOTS 316 & 318 (WESTBROOK) AND REPLAT OF PARTS OF OUTLOTS 316 & 318

WE THE UNDERSIGNED BEING ALL OF THE OWNERS AND LEINHOLDERS OF THE LAND SHOWN ON THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER.

WITNESSED BY: THE TROY LAND IMPROVEMENT CO. NOVEMBER 15, 1956

Robert Jones BY: E.C. Gelbrath PRESIDENT D. Jenkins BY: L.C. Jenkins SECRETARY

STATE OF OHIO, COUNTY OF MIAMI - BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME, THE TROY LAND IMPROVEMENT CO. A CORPORATION, BY E.C. Gelbrath, ITS PRESIDENT AND D. Jenkins, ITS SECRETARY AND ACKNOWLEDGE THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HERETO SET MY HAND AND NOTARY SEAL THIS 15th DAY OF November 1956.

Robert Jones NOTARY PUBLIC IN AND FOR MIAMI COUNTY

MY COMMISSION EXPIRES - Feb. 27, 1959

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 30th DAY OF November 1956 THIS STREET DEDICATION PLAT WAS APPROVED.

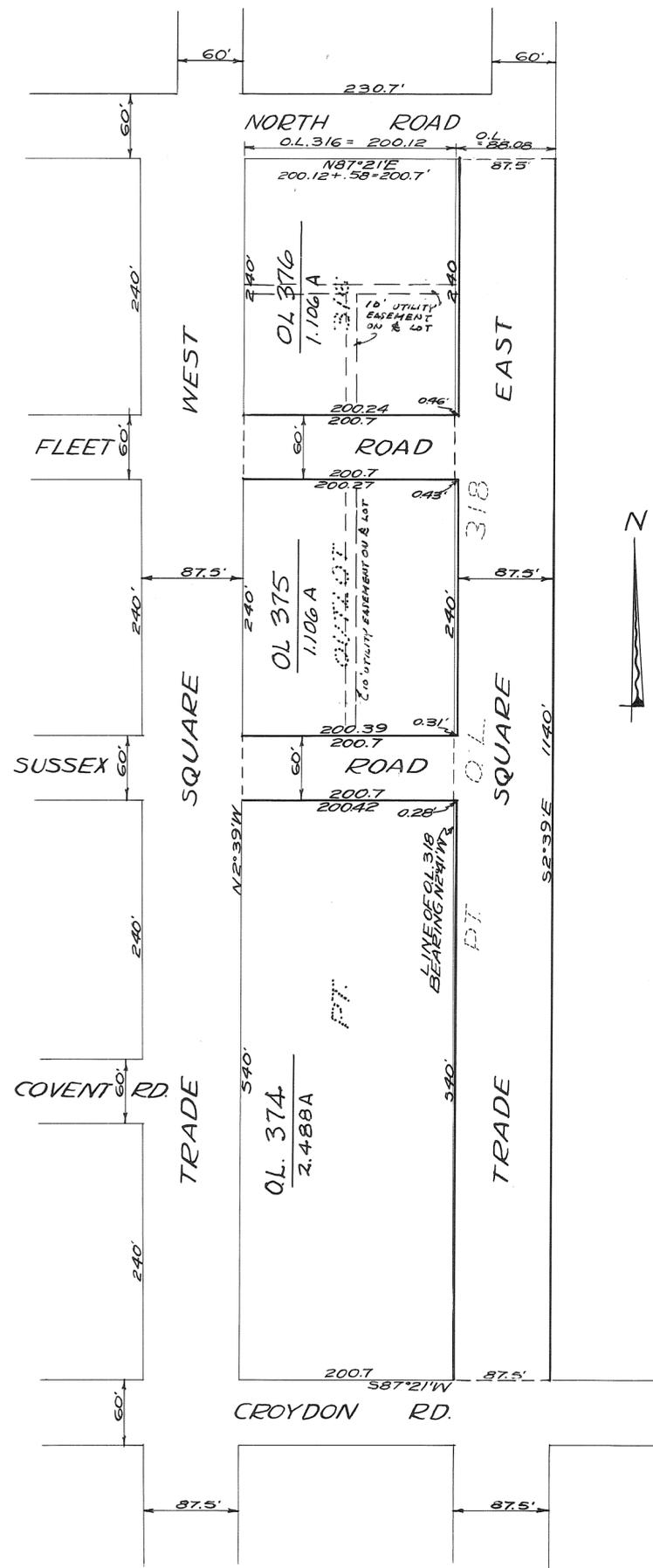
L.M. Finschberger M.D. PRESIDENT April Collins SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY HELD THIS 17th DAY OF DECEMBER 1956, THIS STREET DEDICATION PLAT WAS APPROVED BY ORDINANCE NUMBER O-35-56

O.S. Mitchell MAYOR W.C. Jones PRES. OF COUNCIL H. L. Farquhar CLERK OF COUNCIL

I HEREBY APPROVE THIS DEDICATION PLAT THIS 20th DAY OF DECEMBER 1956.

Ruth E. Parker MIAMI COUNTY AUDITOR RUC 10-31-56



SCALE: 1" = 100'

I HEREBY CERTIFY THIS STREET DEDICATION PLAT TO BE CORRECT.

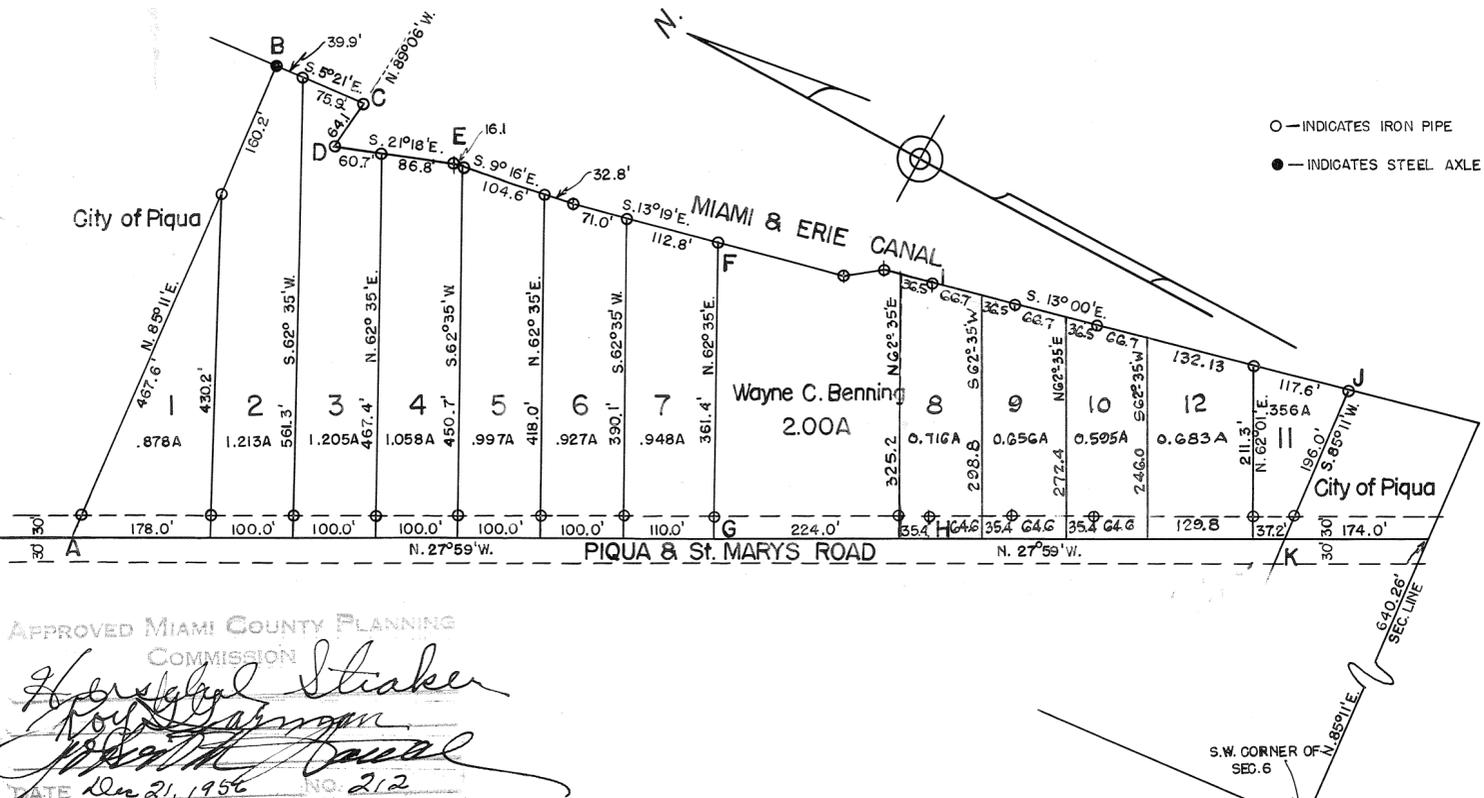
Glenn G. McConnell, Jr. REGISTERED SURVEYOR # 3614

GLEN G. McCONNELL JR. REG. SURVEYOR # 3614

RESTRICTIVE COVENANTS

Rec. Vol. 6 Pg. 99.

1. No structures of any kind shall be erected or maintained nearer than five (5) ft. to any side or rear lot line of any lot.
2. Only a single dwelling or a two family dwelling may be erected as the main building on any lot and the same shall not exceed two stories in height. All one story dwellings must have a minimum of 900 square ft. of main floor space and a story and a half or a two story dwelling must have a minimum of 700 square ft. of main floor space exclusive of porches and garages.
3. No defence cabin, tent, or shack, or prefabricated building will be permitted on this plat nor is any garage, basement, or other outbuilding to be used at any time as a temporary or permanent residence.
4. No structure shall have asphalt shingle or imitation brick or stone siding.
5. No outside toilet conveniences shall be erected. Domestic water supply and sewage disposal systems shall be installed in strict accordance with the sanitary code adopted by Miami County.
6. No lot shall be further subdivided into smaller tracts for the purpose of additional residences. Only one residence may be built or placed on any lot.
7. Any building shall be fully completed within a period of eighteen (18) months from the time of beginning construction.
8. Livestock maintained on this plat must be confined at least 400 ft. from the front property line.
9. No fences over four feet in height shall be built or permitted on any lot and no fences of any kind shall be constructed on the front lot line nor shall any fence constructed on any part of a lot extend toward the rear line beyond the building fronts.
10. An easement is reserved to the Seller, his heirs and assigns, to erect and maintain pole lines and other utilities in a 5 ft. strip along the rear and front boundary lines of said premises.
11. No junk yard or used automobile park shall be maintained on these premises.
12. These restrictions and covenants are to run with the land and shall be binding on all parties and persons claiming under them. At any time these covenants may be amended by written consent of all the owners of the tract, each owner having one voice for each separate tract owned by him.
13. Invalidity of any of the foregoing restrictions by any authorized public authority shall not result in the invalidation of any of the remaining restrictions herein contained.



APPROVED MIAMI COUNTY PLANNING COMMISSION  
*Herzog Staker*  
 DATE Dec 21, 1956 NO 212  
 (See Below)  
 APPROVED MIAMI COUNTY ENGINEER

THE W. D. BENNING PLAT

WASHINGTON TOWNSHIP MIAMI COUNTY, OHIO

DESCRIPTION DEDICATION

Being a subdivision of a tract of land bounded by letters ABCDEFGHIJKA as shown on this plat, and being a subdivision of 10.00 Acres of a tract of land, which was transferred by deed from Wayne C. Benning to W.D. Benning and recorded in Vol. 244, Page 627, Deed Records of Miami County, Ohio. The lots of this plat are numbered for 1 to 12 inclusive.

We, the undersigned, do hereby voluntarily consent to the execution of the said plat.

Witness: *Mabel D. Kiefer* *W.D. Benning*  
*Maie Saunders*  
 Witness: *Marg Paul Sage* *\* Minnie W. Benning*  
*W. Hitzman*  
 STATE OF OHIO, COUNTY OF MIAMI, S.S.

Approved:	Date	Signed
<i>Wilbur F. Reed</i>	May 3, 1954	Mayor, City of Piqua, O.
<i>Robert M. Hauer Jr.</i>	May 3, 1954	City Manager, Piqua, O.
<i>J. L. Lawler</i>	May 3, 1954	City Commissioner, Piqua, O.
<i>L. E. Townsend</i>	May 3, 1954	City Commissioner, Piqua, O.
<i>Geo. U. Cox</i>	May 3, 1954	City Commissioner, Piqua, O.
<i>Martin T. Winnick</i>	May 3, 1954	City Commissioner, Piqua, O.
<i>L. F. Horvath</i>	May 3, 1954	City Commissioner, Piqua, O.
<i>L. F. Horvath</i>	May 3, 1954	Chairman, Planning Commission
<i>J. W. Scherlucker</i>	May 3, 1954	Planning Commissioner
<i>Robert M. Hauer Jr.</i>	May 3, 1954	Planning Commissioner

Be it remembered that on this 17 day of April, 1954, before me, a notary public in and for said county, personally came W. D. Benning and \_\_\_\_\_ who acknowledged the signing and execution of this plat to be their voluntary act and deed.

*Mabel D. Kiefer*  
 Notary Public in and for Miami County, Ohio.

My Commission Expires 7-21-1956  
 STATE OF OHIO, County of Miami, S.S.  
 \* Be it remembered that on this 21 day of December 1956, before me, a notary public in and for said county personally came Minnie W. Benning who acknowledged the signing and execution of this plat to be her voluntary act and deed. *W. Hitzman* Notary Public in and for Miami County, Ohio  
 I hereby certify the above plat to be correct. All monuments are set as shown. This 15<sup>th</sup> day of April, 1954.

*Rupert J. Bonchus*  
 Registered Surveyor 2594

I hereby approve this plat. December 21-1956

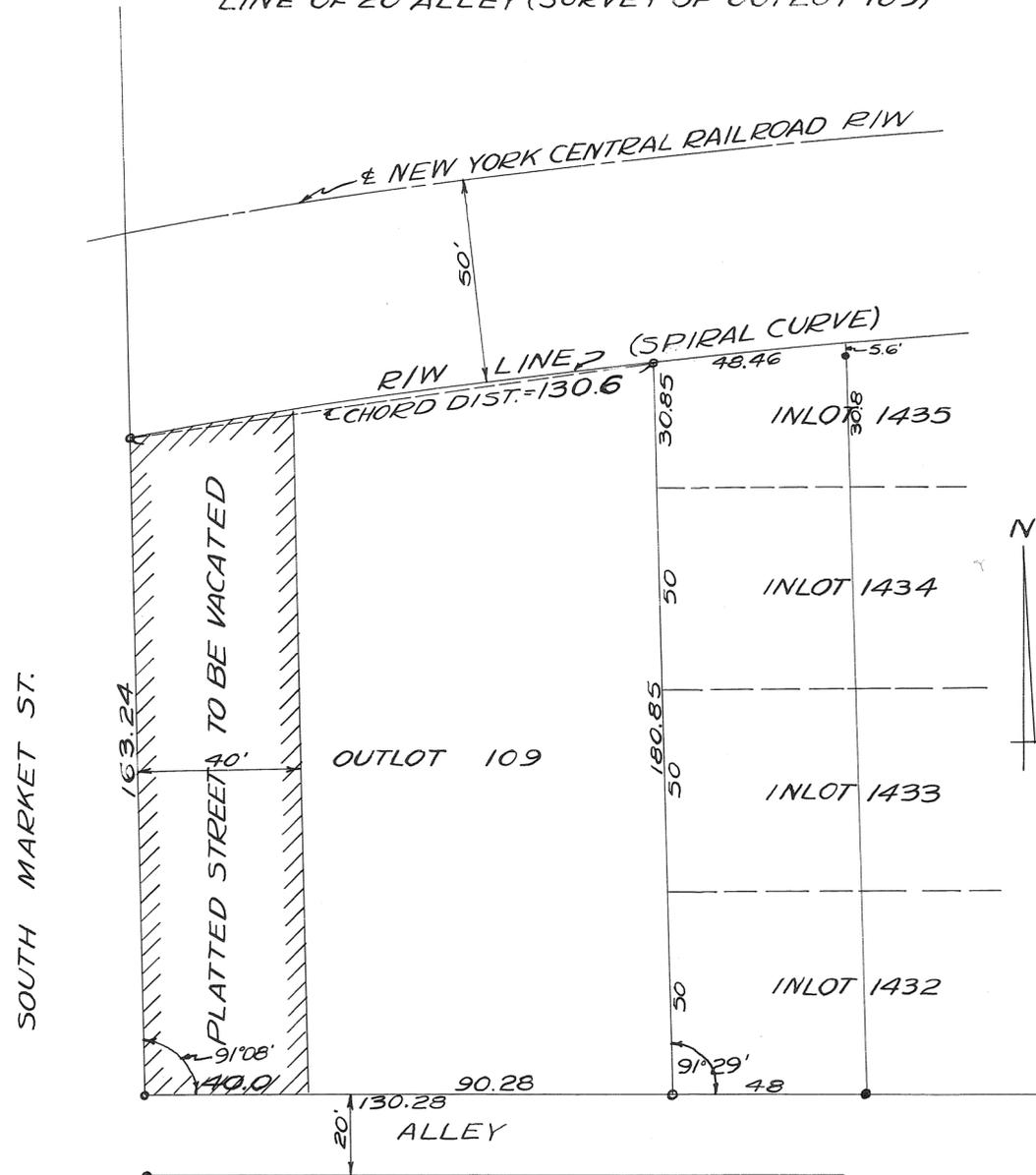
*T. C. Freshover*  
 Miami County Engineer

~~I hereby approve this plat and have caused the numbers to be transferred thereon to designate the tracts. This 22<sup>nd</sup> day of~~

December 1956  
1954.  
*Lucas E. Pabam*  
 Miami County Auditor

File No 87963 Vol. 6, Page 99  
 Received: 9:40-A.M. 12-22-1956 Plat Records, Miami County, Ohio  
 Recorded: 12-22-1956 Fee 4.30  
*Horace C. Conner*  
 Miami County Recorder

SURVEY AND VACATION PLAT OF THAT PORTION OF DEDICATED 40' STREET LYING EAST OF AND ADJACENT TO SOUTH MARKET ST. - EXTENDING FROM SOUTH R/W OF N.Y.C. RAILROAD TO NORTH LINE OF 20' ALLEY (SURVEY OF OUTLOT 109)



LEGEND-  
• - IRON PIN FOUND  
◦ - IRON PIN SET

FILE NUMBER 87954 RECEIVED FOR RECORD THIS 22 DAY OF December 1956. RECORDED IN PLAT RECORD VOL. NO. 6 PLAT NO. 100

*Harold C. Croner*  
MIAMI COUNTY RECORDER  
FEE - \$ 4.30

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 26 DAY OF October 1956, THIS PLAT WAS APPROVED.

*L. N. Lindenberger M.D.*  
PRESIDENT  
*Paul B. Collier*  
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO - HELD THIS 17<sup>TH</sup> DAY OF DECEMBER 1956. THIS VACATION PLAT WAS APPROVED BY ORDINANCE NUMBER 0-30-56

*O. S. Miley*  
MAYOR  
*W. C. Jenkins*  
PRES. OF COUNCIL  
*W. H. Tomplin*  
CLERK OF COUNCIL

I HEREBY APPROVE THIS PLAT

*Ruth E. Graham*  
MIAMI COUNTY AUDITOR  
DATE: Dec 22, 1956

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

*Glen G. McConnell Jr.*  
REGISTERED SURVEYOR

GLEN G. MCCONNELL JR  
REG. SURVEYOR # 3614  
SEPT. 18, 1956

10  
RANGE

1  
TOWN

5  
SECTION

Stanton  
TOWNSHIP

PLAT NO. 40 VOL. NO. 1

MIAMI CO. ENGRS. RECORD OF SUB-DIV. LOT SURVEYS

SCALE 1 INCH = 200 FEET

CORPORATION

WARD

PRECINCT

### Golda M. Galbreath's Subdivision

12.252 Acres

o = IRON PIN SET



Note:  
See Replat in Plat Bk. 8 - Pg. 28

APPROVED BY MIAMI COUNTY AUDITOR

*Ruth E. Graham*

DATE Jan. 7, 1957

FILE NO. \_\_\_\_\_

RECEIVED Jan 7, 1957

89137

APPROVED BY MIAMI COUNTY RECORDER

Jan 7, 1957 *Hosace C. Carver*

RECORDED IN BOOK 6 PAGE 101

FEE \$ 5.00

APPROVED CITY OF TROY PLANNING COMMISSION  
THIS 4 DAY OF January 1957

*C. C. Carpenter, C. E.*  
*Chas. Collins, Clerk*

I, THE UNDERSIGNED OWNER OF LANDS SHOWN ON THIS PLAT, ACCEPT AND APPROVE THIS SUBDIVISION AND RESTRICTIONS AS SHOWN HEREON, AND ACKNOWLEDGE THE SIGNING THEREOF TO BE MY VOLUNTARY ACT AND DEED.

Golda M. Galbreath

Ac E. Johnson  
WITNESS

Daniel D. Turner  
WITNESS

APPROVED MIAMI COUNTY PLANNING COMMISSION

*Hershel Staker*  
*Roy G. ...*

DATE Dec. 4 - 1956 NO. 208

*T. C. Anshour*  
APPROVED MIAMI COUNTY ENGINEER

STATE OF OHIO, MIAMI Co., ss:

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED GOLDA M. GALBREATH AND ACKNOWLEDGED THE SIGNING THEREOF TO BE HER VOLUNTARY ACT AND DEED. ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 30<sup>th</sup> DAY OF Nov. 1956.

Robert L. ...  
NOTARY PUBLIC

My COMMISSION EXPIRES JUNE 21, 1958

Golda M. Galbreath's Subdivision		
Troy, Ohio		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Nov. 1956	DRAWN BY A.J. TRACED BY A.J. CHECKED BY C.C.C.	SHEET No. 1 of 2

*C. C. Carpenter*

RANGE TOWN SECTION TOWNSHIP  
CORPORATION WARD PRECINCT

GOLDA M. GALBREATH'S SUBDIVISION

RESTRICTIONS

The following restrictions are made a part of this plat for the benefit of the owners of the respective parcels, and shall be binding upon their heirs, administrators, executors and assigns of said respective owners until January 1, 1976. Such restrictions shall be incident to conveyance of title to any and all of said tracts therein.

1. Said tracts shall be used exclusively for residential purposes, excluding concrete block structure other than for basements, and there shall not be erected in any subdivision any residence, the actual completed value of which, exclusive of garage and out buildings, is less than fifteen thousand (\$15,000) dollars.
2. No residence or other buildings shall be placed on any of said tracts nearer than seventy five (75) feet to the center line of Lefevre Rd., nor nearer than fifteen (15) feet to either of the side or property lines of any of said lots.
3. No live stock or poultry, other than pets, shall be raised or kept on any of the tracts shown on this plat.
4. The ground floor area of any residence, including breezeway or attached garage, shall not be less than 960 square ft. and the minimum frontage of any residence, including breezeway or attached garage, shall be forty (40) feet.
5. Only one single-family modern dwelling may be built on any tract in this plat.
6. There shall be a five (5) feet utility easement on each side of all interior property lines and a ten (10) feet utility easement on all exterior property lines.
7. No trailer, garage or partially completed building may be used as a residence for a period longer than three months.
8. No bill board or other advertising device ( excepting "For Sale" signs or professional signs not to exceed three Square feet in area) may be erected or maintained on any tract in this plat
9. Every building in this plat shall be completed within one (1) year after its construction is commenced, unless otherwise agreed in writing by Golda M. Galbreath or her administrator or executor.
10. No part of this plat shall be used in such a manner as to prejudice the use of or endanger the health or safty or unreasonably disturb the quiet comfort of any occupant of this plat.
11. Golda M. Galbreath or her administrator or executor may enforce these restrictions but shall be free from the duty of doing so.

Golda M. Galbreath		
Troy, Ohio		
C. C. CARPENTER, C. E. — TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Nov. 1956	DRAWN BY A.J. TRACED BY CHECKED BY	SHEET No. 2 of 2

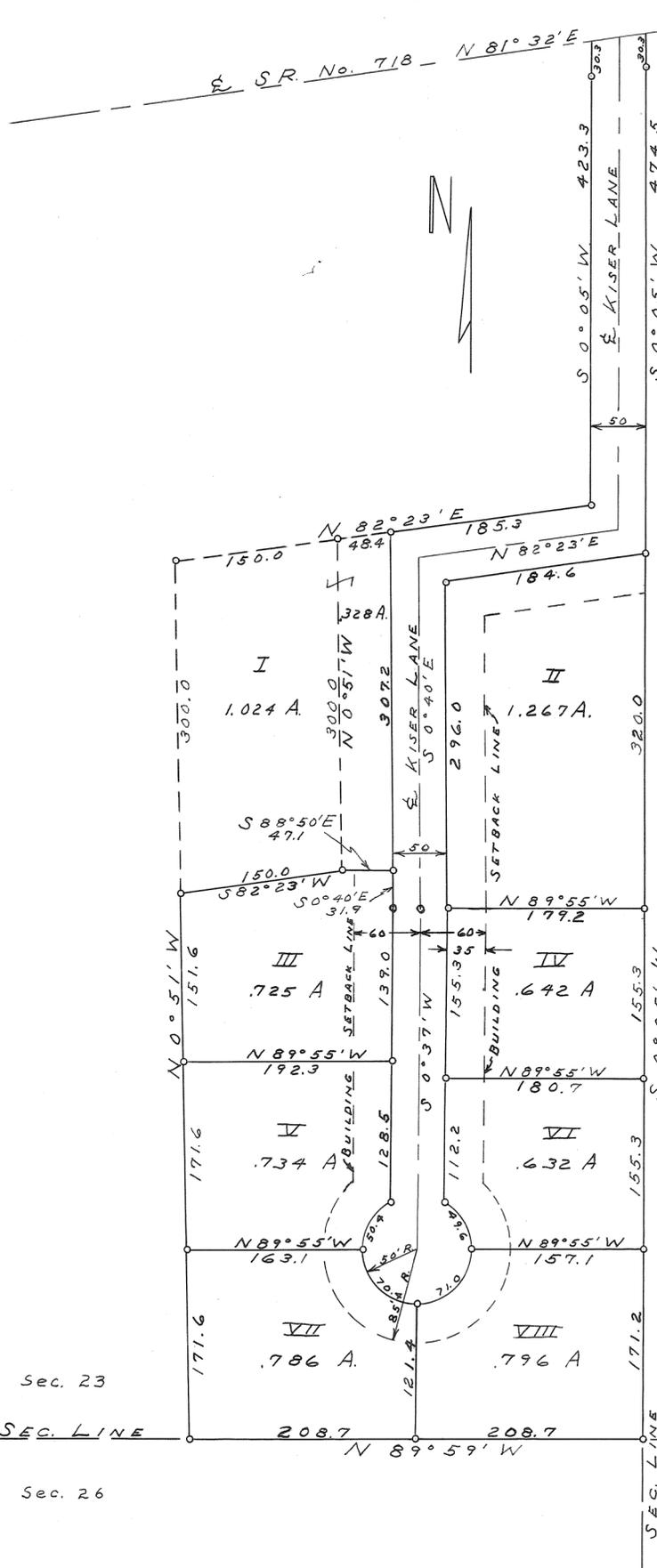
C. C. Carpenter

CORPORATION

WARD

PRECINCT

# WOOD ACRES



APPROVED BY MIAMI Co. AUDITOR

DATE January 11 1957

FILE NO. \_\_\_\_\_

RECEIVED January 11, 1957

Lucas E. Johnson  
MIAMI COUNTY AUDITOR

APPROVED BY MIAMI Co. RECORDER

# 88216 Horace C. Clamer

Received JANUARY 11, 1957

Recorded in BOOK 6 PAGE 103

TIME 10:38 A.M.

FEE \$ 5.00

I hereby certify this plat to be correct.

C. C. Carpenter  
C. C. CARPENTER - C.E.

Total acreage of road = 1.569 A.

We, the undersigned owners of tract 1 as shown on this plat, accept and approve this sub-division and restrictions as shown hereon and do hereby dedicate the road and cul de sac for public use for ever.

Frank S. Kiser Alex Golowin  
C. C. Carpenter Sophia Golowin  
Witnesses.

Personally appeared before me Alex Golowin and Sophia Golowin and acknowledged the signing thereof to be their voluntary act and deed. Subscribed before me this 10th day of Jan 1957

Robert L. Kimmel

Sec. 24 My commission expires JUNE 21, 1958

Sec. 25

We, the undersigned owners of lands shown on this plat, accept and approve this subdivision and restrictions as shown hereon, and do hereby dedicate the road and cul de sac for public use forever.

Alex E. Johnson Frank S. Kiser  
WITNESS Ada I. Kiser  
Daniel D. Turner  
WITNESS

STATE OF OHIO, MIAMI Co., ss:

Personally appeared before the above named Frank S. Kiser and Ada I. Kiser and acknowledged the signing thereof to be their voluntary act and deed. Acknowledged and subscribed before me this 16th day of Nov. 1956.

Robert L. Kimmel  
NOTARY PUBLIC

My commission expires JUNE 21 1958

APPROVED MIAMI COUNTY COMMISSIONERS

Herb Straker  
Roy Garman  
Robert H. France

DATE Dec 26, 1956

APPROVED MIAMI COUNTY PLANNING COMMISSION

Herb Straker  
Roy Garman  
Robert H. France  
DATE Nov. 16 - 1956 NO. 213  
T. C. Burshaw  
APPROVED MIAMI COUNTY ENGINEER

KISER - FRANK		
TROY - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Nov 1956	DRAWN BY D.T. TRACED BY D.T. CHECKED BY C.C.C.	SHEET No. 1/2

C. C. Carpenter

RANGE TOWN SECTION TOWNSHIP  
 CORPORATION WARD PRECINCT

WOOD ACRES SUBDIVISION  
 RESTRICTIONS

The following restrictions are made a part of this plat for the benefit of the owners of the respective parcels, and shall be binding upon their heirs, administrators, exutors and assigns of said respective owners until January 1, 1976. Such restrictions shall be incident to conveyance of title to any and all of said tracts therein.

1. Said tracts shall be used exclusively for residential purposes and there shall not be erected in said subdivision any residence, the construction cost of which, exclusive of garage and out buildings, is less than fifteen thousand (15,000) dollars.
2. No residence or other buildings shall be placed on any of said tracts nearer than 60 feet from the center line of Kiser Lane; nor nearer than 15 feet to either of the side or property lines of any of said lots.
3. No live stock or poultry, other than pets, shall be raised or kept on any of the tracts shown on this plat.
4. The minimum ground floor area of any residence, not including breezeway or attached garage, shall be 1200 square feet.
5. Only one single-family modern dwelling may be built on any tract in this plat.
6. There shall be a 5 feet utility easement on each side of all interior property lines.
7. No trailer, garage or partially completed building may be used as a residence for a period longer than three months.
8. No billboard or other advertising device ( excepting "For Sale" signs ) may be erected or maintained on any tract in this plat.
9. Every building in this plat shall be completed within 1 year after its construction is commenced, unless otherwise agreed in writing by Frank S. Kiser or his administrator or executor.
10. No part of this plat may be used in such a manner as to prejudice the use or endanger the health or safety or unreasonably disturb the quiet comfort of any occupant of this plat.
11. Frank S. Kiser or his administrator or executor may enforce these restrictions but shall be free from the duty of doing so.

KISER - FRANK		
TROY - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE	DRAWN BY	SHEET No.
Nov.	TRACED BY	2/2
1956	CHECKED BY CCC.	

*C. C. Carpenter*

WE THE UNDER SIGNED OWNERS OF LANDS SHOWN ON THIS REPLAT ACCEPT AND APPROVE THIS PLAT AND DEDICATE THE STREET SHOWN THEREON TO THE CITY OF TROY, MIAMI COUNTY, OHIO AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED

### MIAMI STREET DEDICATION REPLAT OF INLOTS 3770 & 3771 AND VACATION OF A PART OF MEADOW LANE - IN MEADOW- LAWN PLAT NO. 1.

FILE NO. - #88449  
RECEIVED FOR RECORD THIS 26 DAY  
OF JANUARY, 1956 AT 11:10 A.M.  
BOOK NO. 6; PAGE 105

F.A. ARCHER DEVELOPMENT CO. INC. WITNESSED BY:

J.A. Archer  
PRESIDENT

Richard W. Hobbs

William D. Hamilton  
SECRETARY

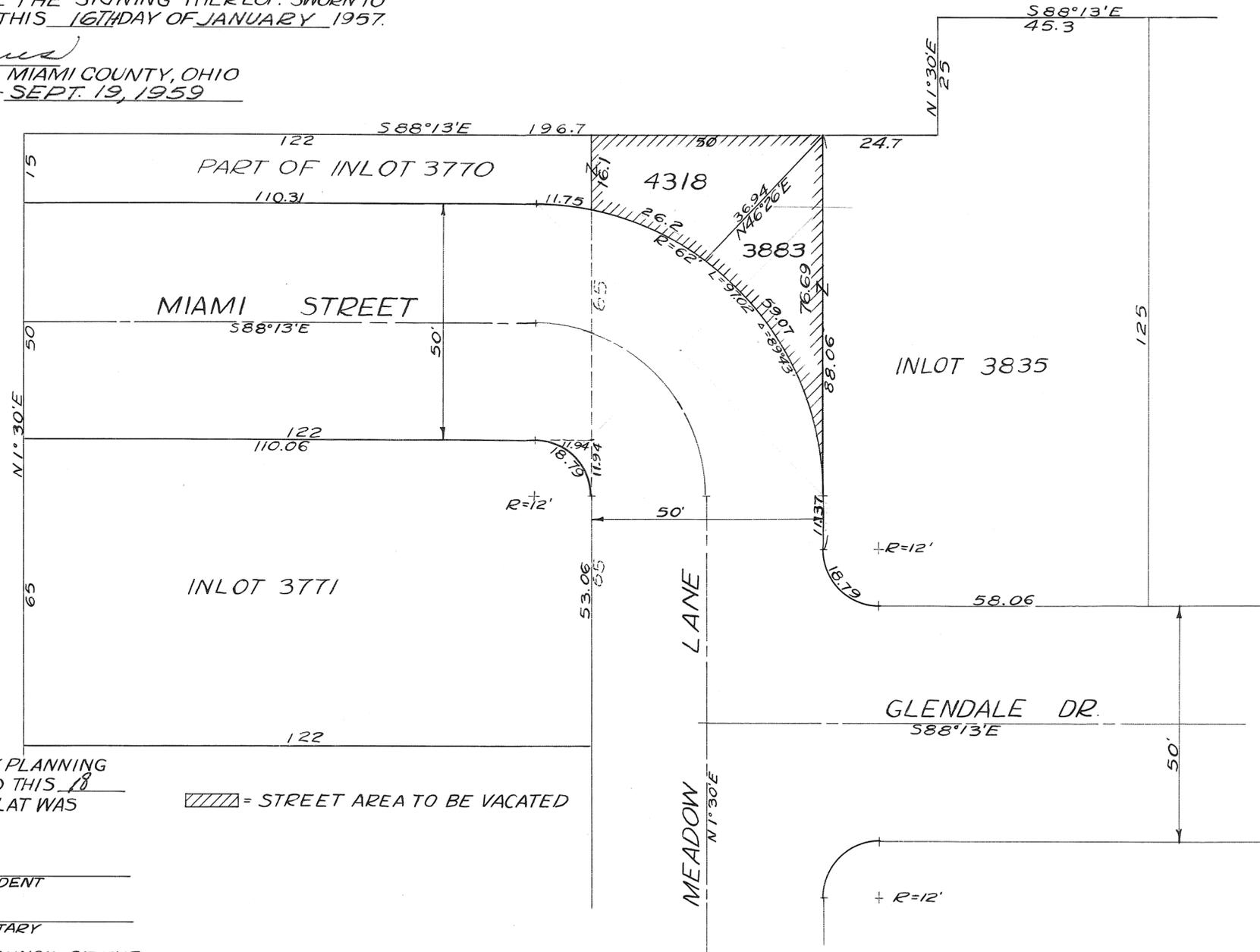
Edwin H. Barnes

Horace C. Cromer  
MIAMI COUNTY RECORDER

FEE - 4.30

STATE OF OHIO - MIAMI COUNTY  
PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED  
PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF SWORN TO  
AND SUBSCRIBED BEFORE ME THIS 16TH DAY OF JANUARY 1957.

Edwin H. Barnes  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES - SEPT. 19, 1959



AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 18 DAY OF Jan 1957 THIS REPLAT WAS APPROVED.

L. N. Friedlander M.D.  
PRESIDENT

Norman E. Anderson  
ACTING SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 21<sup>ST</sup> DAY OF JANUARY 1957. THIS REPLAT WAS APPROVED. BY ORDINANCE NUMBER 0-7-57.

O. J. Miller  
MAYOR

A. J. Gardner  
PRES. OF COUNCIL

J. J. J. Tompkins  
CLERK OF COUNCIL

////// = STREET AREA TO BE VACATED

I HEREBY APPROVE THIS REPLAT THIS 26<sup>th</sup> DAY OF January 1957. AND HAVE CAUSED THE LOT NUMBERS SHOWN TO BE PLACED HEREON.

Ruth E. Graham  
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS RE-PLAT TO BE CORRECT.

Franklin D. Ruck  
FRANKLIN D. RUCK  
REGISTERED SURVEYOR #3319

# MEADOWLAWN PLAT NO. 2

REPLAT OF OUTLOTS 359, 360 & 361,  
 AND PART OF INLOT 3770 & INLOT 4318

FILE NUMBER # 98450  
 RECEIVED FOR RECORD THIS 26 DAY  
 OF JANUARY 1957, AT 11:14 A. M.  
 PLAT BOOK 6 PAGE 106  
 MIAMI COUNTY RECORDERS PLAT RECORDS

Horace C. Cromer  
 MIAMI COUNTY RECORDER

FEE - 4.30

WE THE UNDER SIGNED OWNERS OF THE LANDS SHOWN ON THIS REPLAT, ACCEPT AND APPROVE THIS REPLAT AND DEDICATE THE STREETS AND ALLEY AS SHOWN THEREON TO THE CITY OF TROY, MIAMI COUNTY, OHIO, AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

F.A. ARCHER DEVELOPMENT CO. INC.

J. Archer PRESIDENT  
William D. Amerson SECRETARY

Ernest S. Edminson  
Reba Edminson  
J. Archer

WITNESS TO ACKNOWLEDGEMENT:

Richard W. Klockner

Edwin W. Barnes

STATE OF OHIO - MIAMI COUNTY  
 PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES  
 AND ACKNOWLEDGE THE SIGNING THEREOF. SWORN TO AND SUB-  
 SCRIBED BEFORE ME THIS 15th DAY OF January 1957.

Edwin W. Barnes

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES SEPT. 19, 1959

AT A MEETING OF THE TROY CITY PLANNING  
 AND ZONING COMMISSION HELD THIS 18th  
 DAY OF Jan 1957, THIS REPLAT WAS APPROVED.

L. N. Lindenberger M.D. PRESIDENT

Home E. Anderson ACTING SECRETARY

AT A MEETING OF THE CITY COUNCIL OF  
 THE CITY OF TROY, OHIO HELD THIS  
 21st DAY OF JANUARY 1957, THIS  
 REPLAT WAS APPROVED AND ACCEPTED  
 BY ORDINANCE NUMBER 0-6-57

C. J. ... MAYOR

... PRES. OF COUNCIL

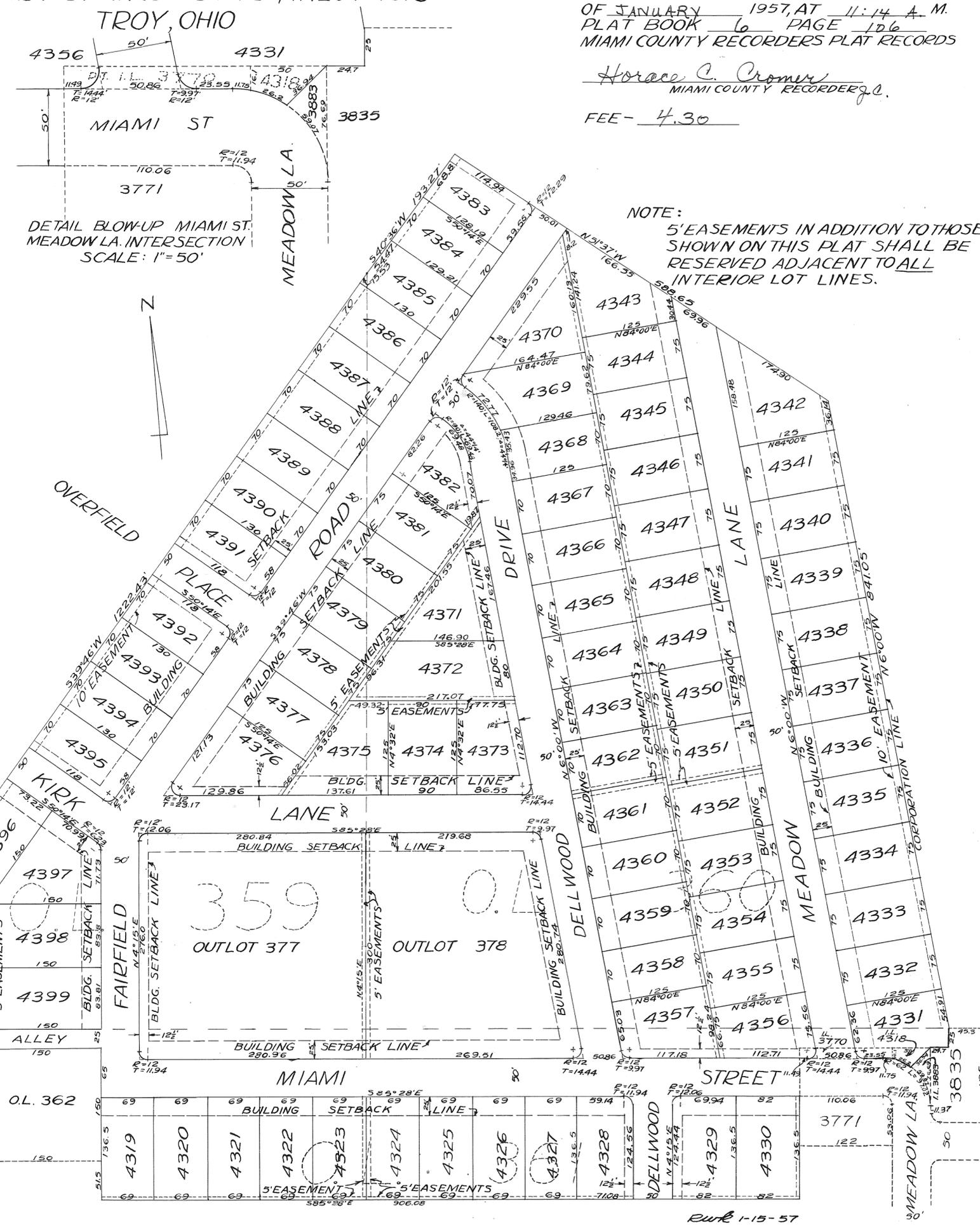
J. J. ... CLERK OF COUNCIL

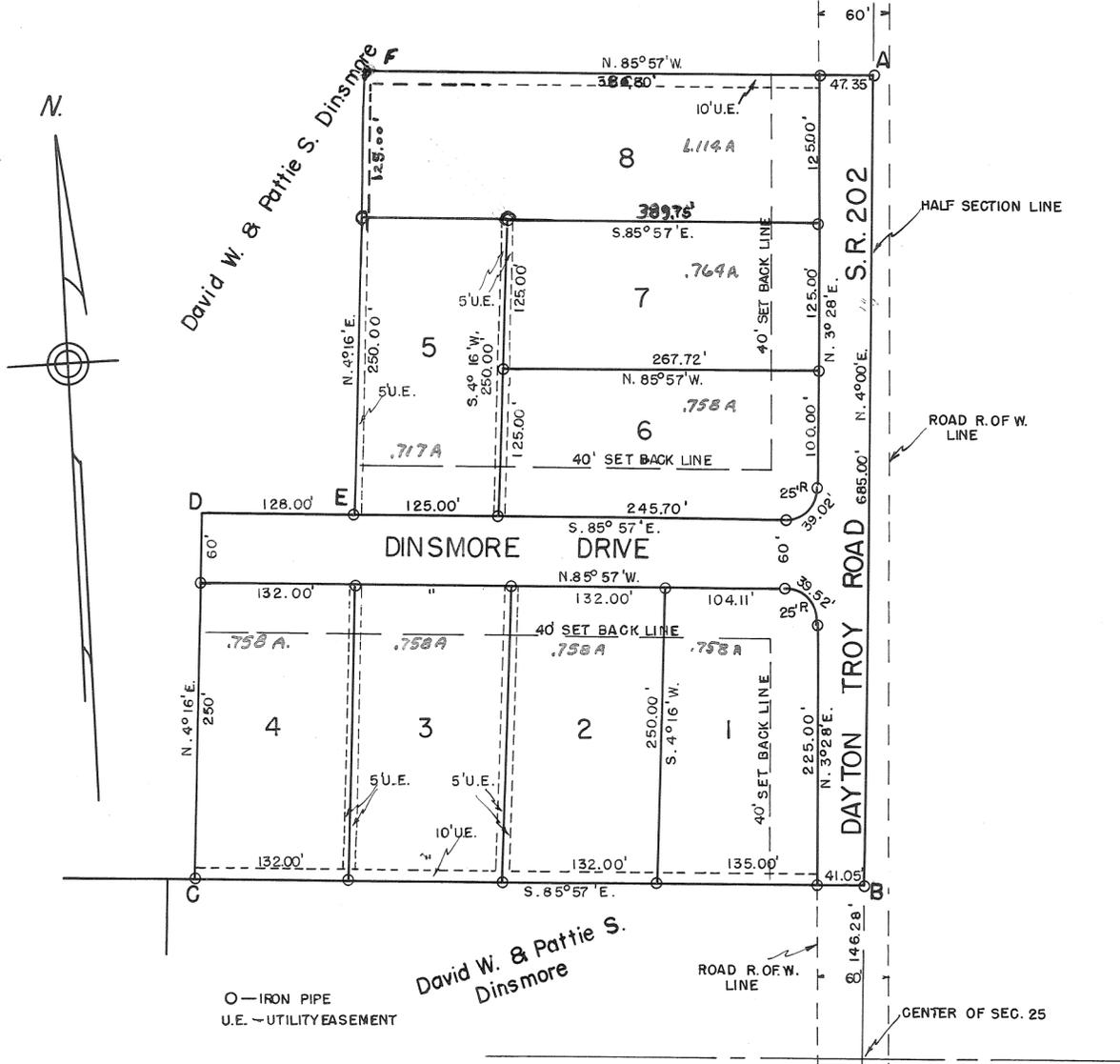
I HEREBY APPROVE THIS REPLAT AND  
 NUMBERS TO BE PLACED HEREON  
 DESIGNATING THE TRACTS SHOWN  
 THIS 26th DAY OF January 1957.

Ruth E. Graham MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE  
 CORRECT.

Franklin D. Ruck  
 FRANKLIN D. RUCK  
 REGISTERED SURVEYOR #3319





DESCRIPTION

BEING A SUBDIVISION OF 7.87 ACRES, SITUATED IN THE N.W. QR. SEC. 25, T-2, R-9, TWP. OF BETHEL, COUNTY OF MIAMI, STATE OF OHIO, AND BEING PART OF ACRE TRACT OF LAND CONVEYED BY ALITHA K. KENDIG TO DAVID W. AND PATTIE S. DINSMORE AND RECORDED IN VOL. 284, PAGE 514, DEED RECORDS, MIAMI COUNTY, OHIO. THE SUBDIVISION IS BOUNDED BY LETTERS A B C D E F A S SHOWN HEREON. THE LOTS ARE NUMBERED FROM 1 TO 8 INCLUSIVE AS SHOWN.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT. THIS 4<sup>th</sup> DAY OF August, 1956.  
 WITNESS: Jim J. P. O'Neill SIGNED: David W. Dinsmore  
J. C. Whitney Pattie S. Dinsmore

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, S.S.  
 BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF August, 1956, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID W. DINSMORE AND PATTIE S. DINSMORE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.  
 MY COMMISSION EXPIRES November 14, 1958 W. W. Bussard NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

PLAT OF  
 GREENDALE SEC. No. 1

RESTRICTIVE COVENANTS

- NO TRACT IN THIS PLAT MAY BE SUB-DIVIDED OR USED FOR OTHER THAN RESIDENTIAL PURPOSES EXCEPTING LOTS 1, 6, 7, 8, 24, & 25 WHICH MAY HAVE TYPE B RESTRICTED BUSINESS. HOUSES MAY BE ONE STORY OR ONE AND A HALF STORY CONSTRUCTION AND THE MINIMUM GROUND FLOOR AREA, NOT INCLUDING BREEZEWAYS AND ATTACHED GARAGES SHALL BE 1150 SQ. FT. FOR ONE STORY, 1000 SQ. FT. FOR ONE AND A HALF STORY. CONSTRUCTION OF THE HOUSE SHALL BE COMPLETED IN MAXIMUM OF TWO YEARS. IT IS TO BE UNDERSTOOD THAT ALL BUILDINGS ARE TO BE CONSTRUCTED OF EITHER BRICK OR STONE WITH A MAXIMUM OF 50% WOOD EXTERIOR PERMITTED. NO ASBESTOS, ASPHALT OR OTHER COMPOSITION SIDING MATERIAL MAY BE USED. PLANS, DWGS. & SPECS. FOR ANY BLDG. IN THIS PLAT MUST BE APPROVED BY D.W. DINSMORE OR HIS DESIGNATED REP. BEFORE CONSTRUCTION IS STARTED.
- ALL OUTBUILDINGS SHALL HAVE THE SAME QUALITY FINISH AND ROOF AS THAT DESCRIBED FOR RESIDENCE IN RESTRICTION NO. 1. HEREOF. NO SUCH BUILDING SHALL BE MADE OF UNSIGHTLY MATERIAL, BOXES, OR SIMILAR LUMBER.
- NO BUILDING IS TO BE ERRECTED OR PLACED NEARER THAN THE SET BACK LINE, AS SHOWN ON THIS PLAT, TO THE FRONT PROPERTY LINE; OR NEARER THAN 10 FT. TO ANY SIDE LINE. NO HEDGE OR FENCE TO EXCEED 4 FT. IN HEIGHT.
- NO TRAILER, DEFENCE CABIN, TENT OR SHACK IS PERMITTED ON THIS LAND, NOR IS ANY BASEMENT, GARAGE, OR OTHER OUT-AT ANY TIME TO BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
- NO UNUSED BUILDING MATERIAL, JUNK, OR RUBBISH SHALL BE LEFT EXPOSED ON ANY LOT EXCEPT DURING ACTUAL BUILDING CONSTRUCTION.
- NO PIGS MAYBE KEPT ON ANY LOT IN THIS PLAT.
- UTILITY EASEMENTS AS SHOWN ARE HEREBY RESERVED.
- NO NOXIOUS OR OFFENSIVE TRADES SHALL BE CARRIED ON UPON ANY LOT IN THIS PLAT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAYBE OR MAYBECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, NO OUTSIDE TOILETS PERMITTED.
- NO LOT SHALL HEREFTER BE SUBDIVIDED AND ONLY ONE DWELLING MAY BE ERRECTED ON EACH LOT.
- THESE COVENANT ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM, UNTIL JUNE 1976, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED SUCCESSIVE PERIODS OF TEN YEARS. AT ANY TIME, THESE COVENANTS MAYBE AMENDED BY WRITTEN CONSENT OF 60% OF THE THEN OWNERS OF LOTS, EACH OWNER HAVING ONE CONSENT FOR EACH SEPARATE LOT OWNED BY HIM.
- IF THE PARTIES HERE TO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE, OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION, HEREIN DESCRIBED, TO PROSECUTE ANY PROCEEDING AT LAW, IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE COVENANTS; EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- LOTS SHALL BE KEPT MOWED & FREE OF WEEDS WHETHER DWELLING HAS BEEN BUILT OR NOT.

TRANSFERRED ON THIS 8<sup>th</sup> DAY OF February, 1958.  
Ruth E. Graham MIAMI COUNTY AUDITOR  
 WE HEREBY RECOMEN THIS PLAT BE APPROVED AND ACCEPTED FOR RECORD. THIS 6<sup>th</sup> DAY OF Feb, 1958.  
Roy D. Harman  
Adam Wilgus  
Richard Cleifried  
 BOARD OF MIAMI COUNTY COMMISSIONERS  
 APPROVED: THIS 13<sup>th</sup> DAY OF February, 1958.  
T. C. Freshman MIAMI COUNTY ENGINEER

FILE NO.; 88664  
 RECEIVED: TIME 11:50 A.M.  
 RECORDED: Feb 8-1958  
 BOOK 6, PAGE 107  
 PLAT RECORDS, MIAMI COUNTY, OHIO.  
 FEE 4.30

Horace C. Gomer MIAMI COUNTY RECORDER  
 APPROVED: DATE Feb. 6, 1957  
 MIAMI COUNTY PLANNING COMMISSION  
Roy D. Harman  
Adam Wilgus  
Richard Cleifried COMMITTEE ON APPROVAL  
 PLAT NO. 225

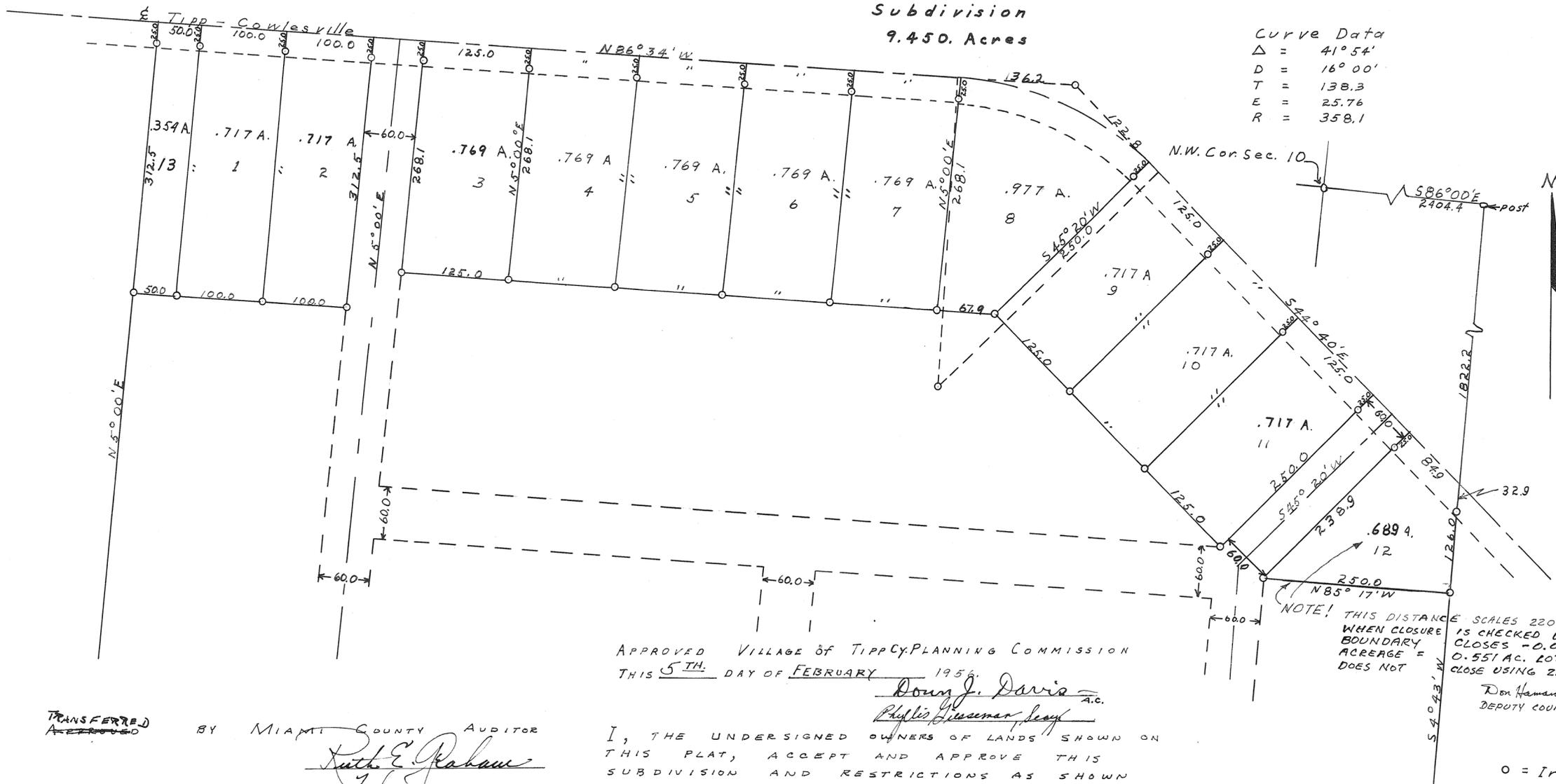
I HEREBY CERITY THIS PLAT TO BE CORRECT.  
 DATE July 6<sup>th</sup> 1956  
Rupert J. Bonchers REGISTERED SURVEYOR 2594

CORPORATION

WARD

PRECINCT

David K. Galbreath's  
Subdivision  
9.450. Acres



Curve Data  
Δ = 41° 54'  
D = 16° 00'  
T = 138.3  
E = 25.76  
R = 358.1

APPROVED VILLAGE OF TIPPECANOE PLANNING COMMISSION  
THIS 5<sup>TH</sup> DAY OF FEBRUARY 1956.

Don J. Davis A.C.

Phyllis Gussner Secy

I, THE UNDERSIGNED OWNERS OF LANDS SHOWN ON THIS PLAT, ACCEPT AND APPROVE THIS SUBDIVISION AND RESTRICTIONS AS SHOWN HEREON, AND ACKNOWLEDGE THE SIGNING THEREOF TO BE MY VOLUNTARY ACT AND DEED.

David K. Galbreath

David K. Galbreath

A. E. Johnson WITNESS

Daniel D. Turner WITNESS

NOTE! THIS DISTANCE SCALES 220 FT. ON THIS PLAT. WHEN CLOSURE IS CHECKED USING 220 FT., CLOSES -0.077'S. & 0.025'E. ACREAGE = 0.551 AC. LOT BOUNDARY CLOSE USING 250 FT. (-2.54'S & 29.92'E)

Don Hamann 12/11/91  
DEPUTY COUNTY ENGINEER

o = Iron Pin Set

APPROVED MIAMI COUNTY PLANNING COMMISSION

Herschel Straker  
W. O. Freshour

DATE Nov. 14 1956 NO. 200.

W. O. Freshour  
APPROVED MIAMI COUNTY ENGINEER

TRANSFERRED APPROVED

BY MIAMI COUNTY AUDITOR

Ruth E. Raham

DATE Feb 11 1957

FILE NO. \_\_\_\_\_

RECEIVED \_\_\_\_\_

88710

Recorded Feb 11-1957-11:00 A.M.

APPROVED BY MIAMI COUNTY RECORDER

Horace Croner

RECORDED IN BOOK 6 PAGE 108

FEE \$ 6.00

APPROVED CITY OF TROY PLANNING COMMISSION

THIS 4<sup>th</sup> DAY OF January 19567

L. J. Lindenberger M.D. Pres.  
Opal Callier Clerk

STATE OF OHIO, MIAMI Co., ss:

Personally appeared before me the above named David K. Galbreath and acknowledged the signing thereof to be his voluntary act and deed, Acknowledged and subscribed before me this 30<sup>th</sup> day of Nov. 1956.

Robert L. Kimmel  
Notary Public

My commission expires JUNE 21, 1958

David K. Galbreath's Subdivision		
Troy, Ohio		
C. C. CARPENTER, C. E. No. 120 OHIO REGISTRAR		
DATE Nov. 1956	DRAWN BY TRACED BY CHECKED BY A.J. A.J. C.C.C.	SHEET NO. 1 of 1

C. C. Carpenter

RANGE TOWN SECTION TOWNSHIP  
CORPORATION WARD PRECINCT

DAVID K. GALBREATH'S SUBDIVISION  
RESTRICTIONS

The following restrictions are made a part of this plat for the benefit of the owners of the respective parcels, and shall be binding upon their heirs, administrators, executors and assigns of said respective owners until January 1, 1976. Such restrictions shall be incident to conveyance of title to any and all of said tracts therein.

1. Said tracts shall be used exclusively for residential purposes, excluding concrete block structures other than for basements, and there shall not be erected in any subdivision any residence, the actual completed value of which, exclusive of garage and out buildings, is less than ~~ten~~ <sup>(10,000)</sup> thousand (\$10,000) dollars.
2. No residence or other building shall be placed on any of said tracts nearer than seventy five (75) feet to the center line of The Tipp Cowlesville Rd., nor nearer than fifteen feet to either of the side or property lines of any of said lots.
3. No live stock or poultry, other than pets, shall be raised or kept on any of the tracts shown on this plat.
4. The ground floor area of any residence, including breezeway or attached garage, shall not be less than 960 square feet and the minimum frontage of any residence, including breezeway or attached garage, shall be forty (40) feet.
5. Only one single-family modern dwelling may be built on any tract in this plat.
6. There shall be a five (5) feet utility easement on each side of all interior property lines, and a ten (10) feet utility easement on all exterior property lines
7. No trailer, garage or partially completed building may be used as a residence for a period longer than three months.
8. No bill board or other advertising device (excepting " For Sale" signs or professional signs not to exceed three (3) square feet in area) may be erected or maintained on any tract in this plat.
9. Every building in this plat shall be completed within one (1) year after its construction is commenced, unless otherwise agreed in writing by David K. Galbreath or his administrator or executor.
10. No part of this plat may be used in such a manner as to prejudice the use of or endanger the health or safety or unreasonably disturb the quiet comfort of any occupant of this plat.
11. David K. Galbreath or his administrator or executor may enforce these restrictions but shall be free from the duty of doing so.

David K. Galbreath		
Troy, Ohio		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Nov. 1956	DRAWN BY A. J. TRACED BY CHECKED BY	SHEET No. 2 of 2

C. C. Carpenter

5  
RANGE

8  
TOWN

2  
SECTION

WASHINGTON  
TOWNSHIP

PLAT NO. 45 VOL. NO. 1

MIAMI CO. ENGRS. RECORD OF SURVEYS

SCALE 1 INCH = 80 FEET

CORPORATION

WARD

PRECINCT

# M<sup>c</sup>COLLOCH'S SUBDIVISION NO. I

4.463 Acres

Approved by Miami County Auditor

Ruth E. Graham

Date Feb. 13, 1957

File No. Feb 14-1957-10:30 A.M.

Received Feb. 14, 1957

Approved by Miami County Recorder

88759

Horace C. Cromer

Recorded in Book 6 PAGE 109

FEE \$ 6.00

I hereby certify this plat to be correct.

C. C. Carpenter  
C. C. CARPENTER - C.E.

City of Piqua Planning Commission  
this \_\_\_\_\_ day of \_\_\_\_\_ 1956.

I, the undersigned owners of lands shown on this plat, accept and approve this subdivision and restrictions as shown hereon, and dedicate a strip of land 13.5 ft in width for additional right of way the entire length of the plat for public road use forever.

Josephine McColloch Frank Z. Colloch

Margaret McCrory  
WITNESS

Lee E. Johnson  
WITNESS

STATE OF OHIO, MIAMI Co., ss:

Personally appeared before me the above named Frank Z. Mc Colloch and acknowledged the signing thereof to be his voluntary act and deed. Acknowledged and subscribed before me this 5<sup>th</sup> day of DECEMBER 1956.

Robert L. Nimmel  
NOTARY PUBLIC

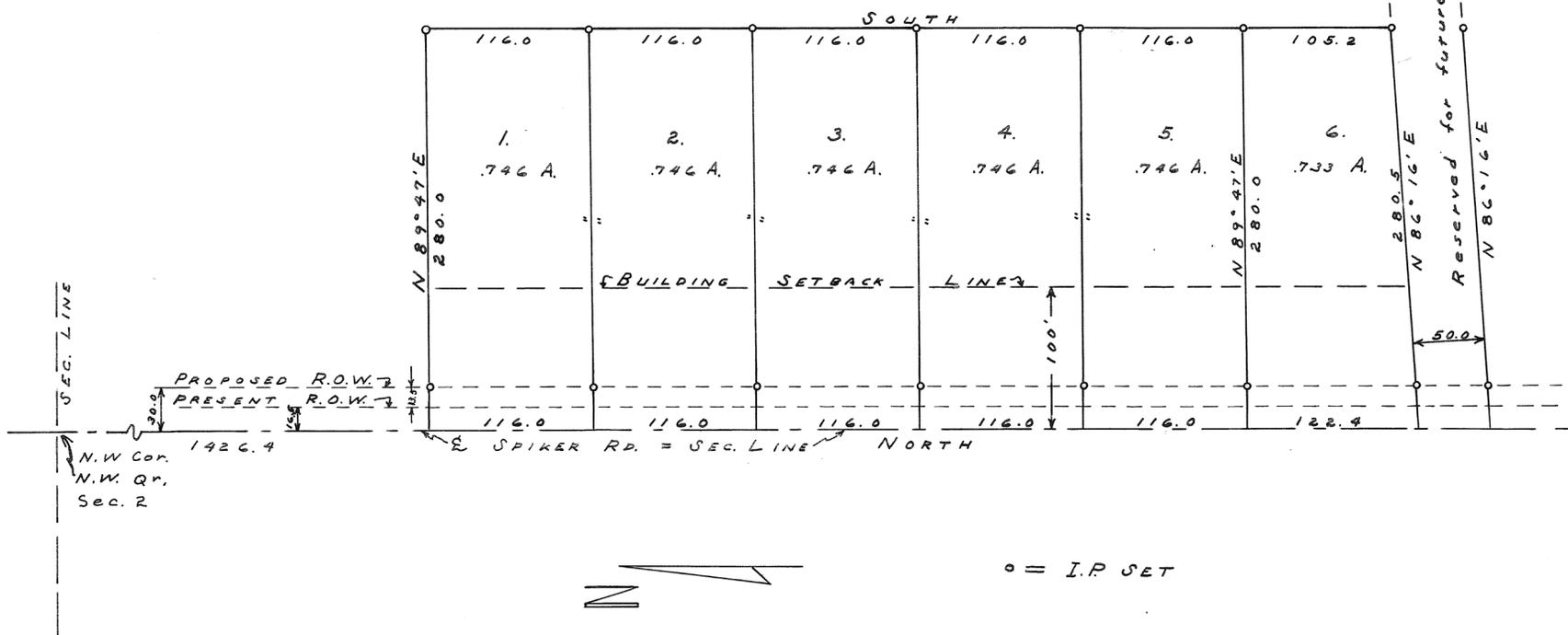
My commission expires JUNE 21, 1958

APPROVED BY THE PIQUA PLANNING COMMISSION THIS 9<sup>TH</sup> DAY OF JAN. 1956

E. M. Beach CHAIRMAN  
Robert Speed  
John F. Mangos  
Robert M. Staufe Jr.  
Phyllis Johnson SECY

APPROVED MIAMI COUNTY PLANNING COMMISSION

Herschel Straker  
Roy G. Starnman  
DATE Dec 10, 1956 NO. 209  
L. C. Freshour  
APPROVED MIAMI COUNTY ENGINEER



M <sup>c</sup> COLLOCH - FRANK Z.		
PIQUA - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO		
OHIO REGISTRATION NO. 120		
DATE	DRAWN BY	SHEET NO
OCT. 1956	D. T.	1/2
	TRACED BY	
	D. T.	
	CHECKED BY	
	C. C. C.	

C. C. Carpenter

RANGE TOWN SECTION TOWNSHIP  
 CORPORATION WARD PRECINCT

RECORDER'S Vol. 6 Pg. 109-A  
 PLAT NO. 45-a  
 SUB. DIV.  
 MIAMI CO. ENGRS. RECORD OF LOT SURVEYS  
 SCALE 1 INCH = FEET

Mc COLLOCH SUBDIVISION NO.1

RESTRICTIONS

The following restrictions are made a part of this plat for the benefit of the owners of the respective parcels, and shall be binding upon their heirs, administrators, executors and assigns of said respective owners until January 1, 1976. Such restrictions shall be incident to conveyance of title to any and all of said tracts therein.

1. Said tracts shall be used exclusively for residential purposes and there shall not be erected in said subdivision any residence, the actual value of which, exclusive of garage and out buildings, is less than fourteen thousand (\$14,000) dollars.
2. No live stock or poultry, other than pets, shall be raised or kept on any of the tracts shown on this plat.
3. The ground floor area of any residence, not including breezeway or attached garage, shall not be less than 900 square ft.
4. No residence or other building shall be placed on any of said tracts nearer than one hundred feet to the center of Spiker Rd., which bounds said lots on the west thereof; nor nearer than fifteen feet to either of the side or property lines of any of said lots.
5. Only one single-family modern dwelling may be built on any tract in this plat.
6. No dwelling higher than 1 1/2 stories shall be built on any tract in this plat.
7. There shall be a 5 feet utility easement on each side of all interior property lines.
8. No trailer, garage or partially completed building may be used as a residence for a period longer than three months.
9. No bill board or other advertising device ( excepting " For Sale" signs ) may be erected or maintained on any tract in this plat.
10. Every building in this plat shall be completed within one (1) year after its construction es commenced, unless otherwise agreed in writing by Frank Z. Mc Colloch or his administrator or executor.
11. No part of this plat may be used in such a manner as to prejudice the use or endanger the health or safty or unreasonably disturb the quiet comfort of any occupant of this plat.
12. Frank Z. Mc Colloch or his administrator or executor may enforce these restrictions but shall be free from the duty of doing so.

Frank Z. Mc Colloch		
Piqua, Ohio		
C. C. CARPENTER, C. E. — TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Oct 1956	DRAWN BY A J TRACED BY CHECKED BY	SHEET No. 2 of 2

RANDLER CONSTRUCTION Co.  
 D.B. 334 - P. 117

**COVENANTS & RESTRICTIONS**

- 1) - No lot shall be used except for residential purposes and only one residential structure shall be allowed on any one lot. None can be more than one family dwelling.
- 2) - No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- 3) - No dwelling shall be permitted on any lot at a cost of less than ninety-five hundred (\$9500), based upon cost prevailing at the date these covenants are recorded.
- 4) - The ground floor area of the main structure, exclusive one story open porches and garages, shall be not less than 800 sq. ft. for a one story dwelling and not less than 768 sq. ft. for a dwelling of one and one-half stories. No two or more story dwellings shall be allowed.
- 5) - No building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing by the Randler Construction Co. or their authorized representative.
- 6) - No building shall be located on any lot nearer to the front line or side street line than the minimum setback lines shown on the recorded plat. No building shall be located nearer than (5) feet to any interior building site line.
- 7) - An easement of five (5) feet in width is reserved on all inner lines on every building site, so that the total easement along all building sites shall be ten feet. This easement is for the purpose of affording location for telephone, electric light, water, gas and sewer lines or any other utility purposes. Each building site is subject to an easement for the construction and maintenance of such utility.
- 8) - Any building shall be completed within a period of twelve (12) months from beginning of construction.
- 9) - No noxious or offensive odor or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 10) - No animals, livestock, poultry of any kind be raised, bred or kept on any lot, except dogs, cats or other household pets provided they are not kept, bred or maintained for any commercial purposes.
- 11) - The restrictions and covenants are run with the land and shall be binding on all persons and parties claiming under them. At any time these covenants may be amended by written consent of all the owners of all the tracts. Each owner having one voice vote for each separate vote.
- 12) - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN-HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREIN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE 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 WITNESS

RANDLER CONSTRUCTION Co.  
 By *Carl R. Scholz*, Pres. *Edw. James Duffy Jr.*  
 By *L. W. Sandlets*, Sec. *Edward James Duffy Jr.*  
 STATE OF OHIO, MIAMI COUNTY, S.S.  
 BE IT REMEMBERED THAT ON THIS 15 DAY OF Feb. 1957,  
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME  
*Carl R. Scholz*, Pres.  
*L. W. Sandlets*, Sec.

AND 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 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
 NOTARY PUBLIC IN AND FOR  
 STATE OF OHIO *Edward James Duffy Jr.*  
 My Comm. Expires Sept 5, 1957 *Edward James Duffy Jr.*  
 STATE OF OHIO, MIAMI COUNTY, S.S.

*L. W. Sandlets* BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIEN-HOLDERS, HAVE UNITED IN ITS EXECUTION.  
 IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
 NOTARY PUBLIC IN AND FOR  
 STATE OF OHIO *Edward James Duffy Jr.*  
 My Comm. Expires Sept 5, 1957 *Edward James Duffy Jr.*  
 THIS INSTRUMENT WAS PREPARED BY: *Harold R. McClure*

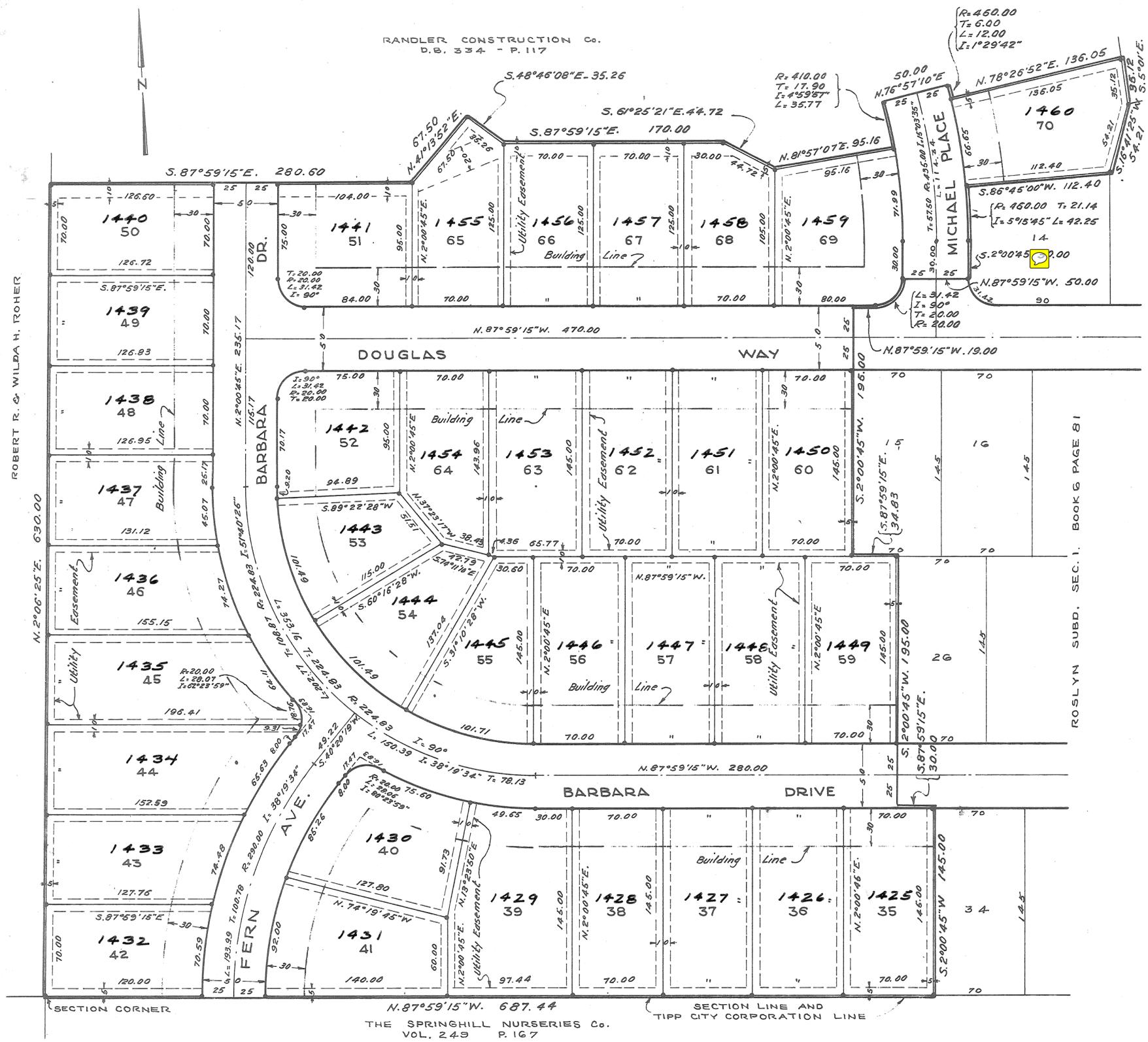
I HEREBY CERTIFY THAT THIS MAP IS TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN MAY, 1956, THAT ALL MONUMENTS ARE SET AS SHOWN: ● = IRON PIN □ = CONCRETE MONUMENT.

REGISTERED SURVEYOR: *Harold R. McClure*

HAROLD R. MCCLURE ENGINEERING Co.  
 2360 W. DOROTHY LANE - WA. 4108  
 DAYTON 9, OHIO

APPROVED & ACCEPTED BY THE COUNCIL OF TIPP CITY, OHIO  
 Mayor *Russell Lehman*  
 Clerk *Charles Kisserman*  
 DATE February 18, 1957

APPROVED BY THE CITY PLANNING BOARD OF TIPP CITY, OHIO  
 Chairman *Thomas P. Thompson*  
 DATE February 19, 1957



I HEREBY HAVE CAUSED THE INLOTS NUMBER TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN AND HAVE TRANSFERRED SAME

DATE Feb 21 1957  
*Ruth E. Graham*  
 MIAMI COUNTY AUDITOR

FILE NUMBER # 88881 RECEIVED

TIME 9:33 AM DATE FEBRUARY 21, 1957  
 RECORDED IN PLAT RECORD

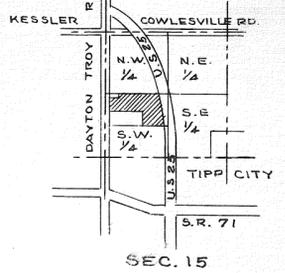
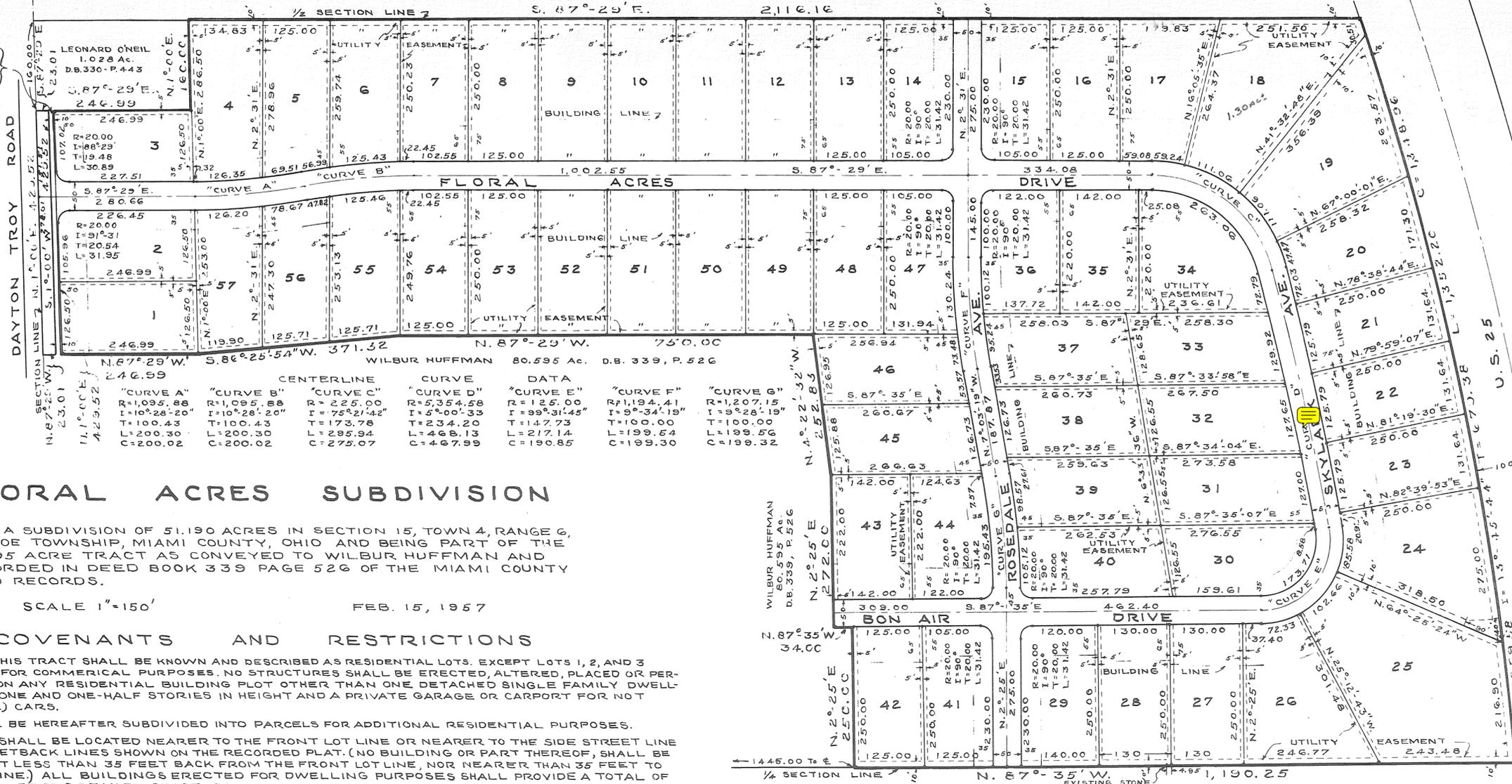
BOOK NUMBER 6 PAGE NUMBER 110  
*Horace C. Croner*  
 MIAMI COUNTY RECORDER  
 FEE \$ 4.30

**ROSLYN SUBDIVISION SEC. TWO.**

BEING A SUBDIVISION OF 10.068 ACRES PART OF OUTLOT No. 77, MONROE TWP. VILLAGE OF TIPP CITY, MIAMI COUNTY, OHIO AND BEING PART OF THE 35.939 ACRE TRACT AS CONVEYED TO RANDLER CONSTRUCTION Co. IN DEED BOOK 334 PAGE 117 OF THE MIAMI, COUNTY DEED RECORDS

SCALE 1" = 60' AUG. 4, 1956

WINTERS NATIONAL BANK  
D.B. 217 P. 492  
FROM  
OLD DAYTON TROY R.R.



### FLORAL ACRES SUBDIVISION

BEING A SUBDIVISION OF 51.190 ACRES IN SECTION 15, TOWN 4, RANGE 6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING PART OF THE 80.595 ACRE TRACT AS CONVEYED TO WILBUR HUFFMAN AND RECORDED IN DEED BOOK 339 PAGE 526 OF THE MIAMI COUNTY DEED RECORDS.

SCALE 1"=150'

FEB. 15, 1957

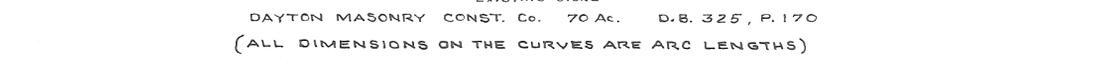
### COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, EXCEPT LOTS 1, 2, AND 3 WHICH MAY BE USED FOR COMMERCIAL PURPOSES. NO STRUCTURES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED ONE AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE OR CARPORT FOR NOT MORE THAN TWO (2) CARS.
- NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. (NO BUILDING OR PART THEREOF, SHALL BE ERRECTED ON ANY LOT LESS THAN 35 FEET BACK FROM THE FRONT LOT LINE, NOR NEARER THAN 35 FEET TO ANY SIDE STREET LINE.) ALL BUILDINGS ERRECTED FOR DWELLING PURPOSES SHALL PROVIDE A TOTAL OF NOT LESS THAN 25 FEET OF SIDE YARD SPACE. SAID SIDE YARD SPACE MAY BE DIVIDED UNEVENLY PROVIDED NO PORTION OF ANY BUILDING IS ERRECTED CLOSER THAN 10 FEET TO ANY LOT LINE.
- THE GROUND FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF ONE-STORY OPEN PORCHES, GARAGES OR CARPORT, SHALL BE NOT LESS THAN 950 SQ. FT. IN THE CASE OF A ONE OR ONE AND ONE-HALF STORY STRUCTURE.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERRECTED IN THE TRACT 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.
- ALL FIRST FLOOR ELEVATIONS MUST BE ADJUSTED TO MATCH ADJACENT PROPERTY.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.
- NO SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION.
- EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL MARCH 1, 1977 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 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.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY IN DESIGN WITH OTHER STRUCTURES IN THE SUBDIVISION, BY THE SUBDIVIDER, HIS REPRESENTATIVE, OR BY A COMMITTEE COMPOSED OF THREE (3) LOT OWNERS AS DESIGNATED BY A MAJORITY OF THE LOT OWNERS.
- UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM SHALL HAVE BEEN CONSTRUCTED TO SERVE THIS SUBDIVISION, A SEWAGE DISPOSAL SYSTEM CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH SHALL BE INSTALLED TO SERVE EACH DWELLING. THE EFFLUENT FROM SEPTIC TANKS SHALL NOT BE PERMITTED TO DISCHARGE INTO A STREAM, STORM SEWER, OPEN DITCH OR DRAIN.
- UNTIL SUCH TIME AS PUBLIC WATER SUPPLY IS AVAILABLE TO SERVE THIS SUBDIVISION, DRINKING WATER SHALL BE SUPPLIED FROM INDIVIDUAL WELLS DRILLED FOR EACH DWELLING ERRECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH
- ON ALL CORNER LOTS THE GARAGE OR CARPORT MUST BE ATTACHED TO AND BE A PART OF THE RESIDENCE BUILDING.
- NO RESIDENCE OR ATTACHED APPURTENANCE SHALL BE ERRECTED ON ANY LOT FARTHER THAN 165 FEET, FROM THE FRONT LOT LINES.
- ALL DRIVEWAY CULVERTS SHALL BE 20' IN LENGTH AND APPROVED AS TO SIZE AND STRENGTH BY THE COUNTY ENGINEER.

APPROVED BY THE CITY PLANNING BOARD OF TIPP CITY, OHIO.

CHAIRMAN James P. Thompson  
DATE February 19, 1957

APPROVED BY THE MIAMI COUNTY OHIO, PLANNING BOARD  
Harold R. McClure  
Harold R. McClure  
February 23, 1957  
PLAT No 229



(ALL DIMENSIONS ON THE CURVES ARE ARC LENGTHS)

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE 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 WITNESS  
Wilbur A. Huffman (Husband) Alta A. Huffman (Wife)  
Harold R. McClure

STATE OF OHIO, MIAMI COUNTY, S.S.  
BE IT REMEMBERED THAT ON THIS 20th DAY OF February, 1957, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Wilbur A. Huffman (Husband) Alta A. Huffman (Wife) Harold R. McClure AND 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 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO. Lowell Murr  
STATE OF OHIO, MIAMI COUNTY, S.S.  
WILBUR A. HUFFMAN, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIEN-HOLDERS, HAVE UNITED IN ITS EXECUTION.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO. Lowell Murr

THIS INSTRUMENT WAS PREPARED BY Harold R. McClure  
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN FEBRUARY 1957, THAT ALL MONUMENTS ARE SET AS SHOWN (C) - IRON PINS

REGISTERED SURVEYOR Harold R. McClure  
FILE NUMBER 88917 RECEIVED  
TIME 10:00 A.M. DATE Feb 23, 1957  
RECORDED IN PLAT RECORD  
BOOK NUMBER 6 PAGE NUMBER 111  
Harold R. McClure  
MIAMI COUNTY RECORDER  
FEE 4.30

I HEREBY HAVE CAUSED THE IN-LOTS NUMBER TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN AND HAVE TRANSFERRED SAME.  
DATE Feb 23, 1957  
Walter E. Graham  
MIAMI COUNTY AUDITOR  
HAROLD R. MCCLURE ENGINEERING CO.  
2360 W. DOROTHY LANE  
DAYTON 9, OHIO  
WA. 4108  
APPROVED BY THE MIAMI COUNTY, OHIO, ENGINEER.  
T.C. Freshour  
DATE 2-23-57

FILE NO. 89612 FEE \_\_\_\_\_  
S/ HORACE C. CROMER  
MIAMI COUNTY RECORDER

# LOCATION PLAN

## STATE ROUTE 71

### MIAMI COUNTY-BETHEL TOWNSHIP

### CLARK COUNTY-BETHEL TOWNSHIP

SCALE: 1" = 500'



RECORDED		
COUNTY	MIAMI	CLARK
DATE	APRIL 3, 1957	APRIL 4, 1957
VOL.	6	10
PAGE	112	74-A
APPROVED:	Joe M. Bowen	
DATE:	25 Mar. 1957	
RIGHT-OF-WAY ENGINEER FOR DIVISION NO 7		
REGISTERED PROFESSIONAL SURVEYOR NO 3128		

FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

MIAMI COUNTY  
MIA-71-571-16.96  
CLARK COUNTY  
CLA-71-571-0.00

BETHEL TWP  
SEC. 17-T.2-R.9

BETHEL TWP  
SEC. 11-T.2-R.9

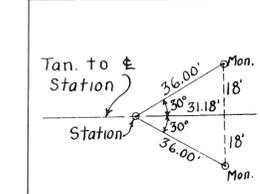
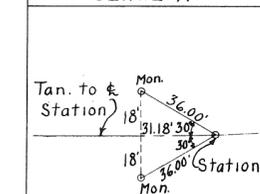
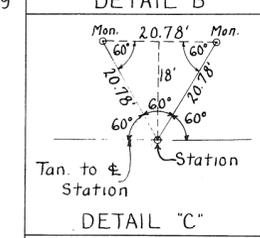
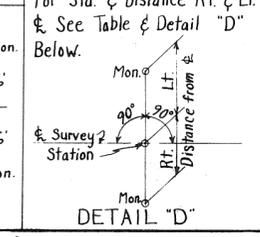
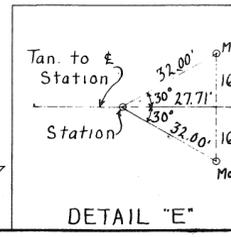
BETHEL TWP  
SEC. 17-T.2-R.9

BETHEL TWP  
SEC. 16-T.2-R.9

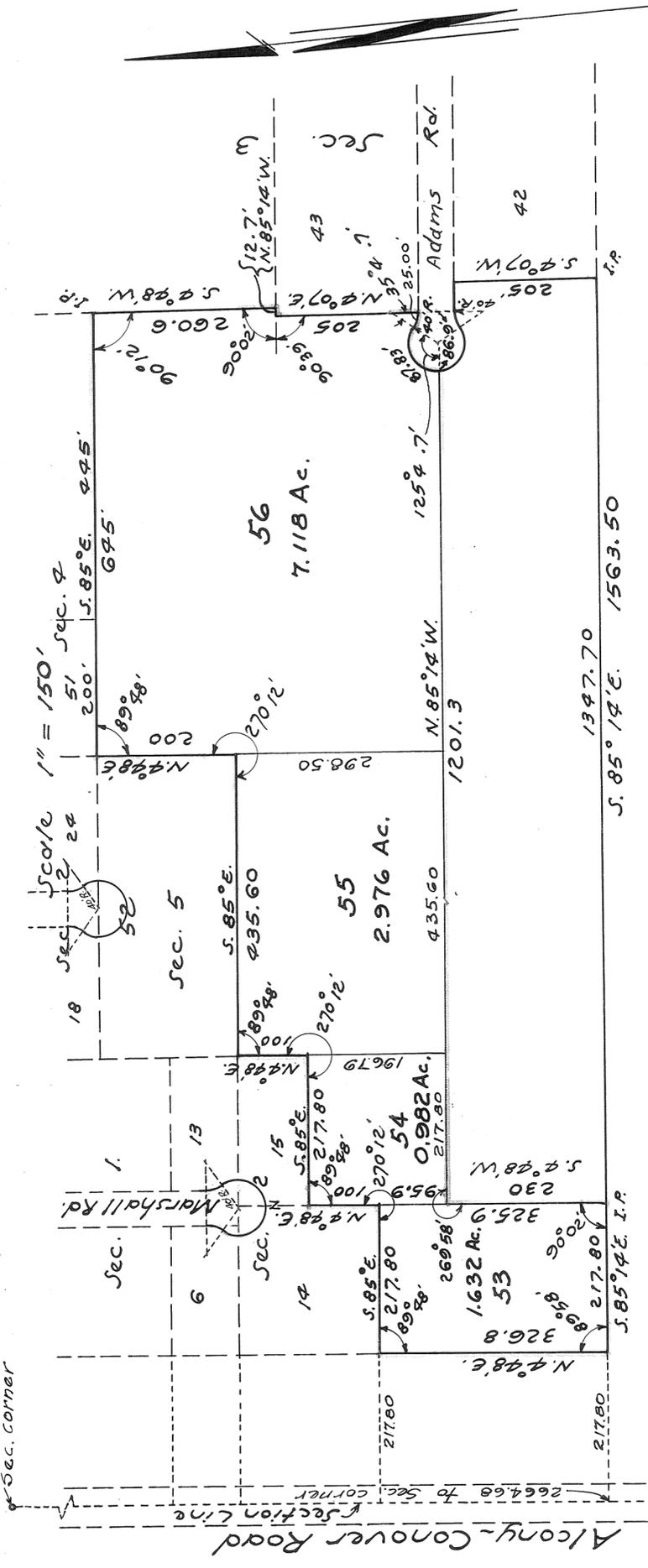
REFERENCE POINT MONUMENTS  
TO BE SET AFTER CONSTRUCTION

Station	DISTANCE FROM	Station	DISTANCE FROM		
	LT.	RT.	LT.	RT.	
893+00	18	18	SC.1037+43.13	18	18
898+00	18	18	MP.1043+11.47	18	18
T.S. 901+99.83	See Detail A		C.S. 1058+79.80	18	18
SC. 904+99.83	18	18	ST. 1061+29.80	18	18
MP. 908+79.00	18	18	1065+00	18	18
C.S. 912+58.16	18	18	1070+00	18	18
ST. 915+58.16	18	18	1075+00	18	18
920+00	18	18	TS. 1080+54.60	18	18
T.S. 925+87.00	18	18	SC. 1083+04.60	See Detail A	
SC. 928+37.00	18	18	MP. 1086+85.85	18	18
MP. 930+74.33	18	18	C.S. 1090+67.10	18	18
C.S. 933+11.67	18	18	ST. 1093+17.10	18	18
ST. 935+61.67	18	18	1098+00	18	18
940+00	18	18	1104+50	18	18
T.S. 946+84.46	18	18	TS. 1108+61.55	18	18
SC. 949+34.46	18	18	SC. 1111+11.55	18	18
MP. 953+30.79	18	18	PT. 1112+48.46	On P.I.	
C.S. 957+27.13	18	18	C.S. 1113+82.88	18	18
ST. 959+77.13	See Detail B		ST. 1116+32.88	18	18
966+00	18	18	1122+00	18	18
T.S. 971+50.26	18	18	TS. 1128+43.45	18	18
SC. 974+50.26	See Detail A		SC. 1130+93.45	18	18
MP. 978+51.65	18	18	MP. 1133+51.37	18	18
C.S. 982+53.04	18	18	C.S. 1136+09.29	See Detail C	
ST. 985+53.04	18	18	ST. 1138+59.29	See Detail B	
990+00	18	18	1146+00	18	18
995+00	18	18	TS. 1150+46.49	18	20
1001+00	18	18	SC. 1152+96.49	18	20
T.S. 1007+00.19	18	18	MP. 1153+60.67	18	18
SC. 1009+50.19	See Detail B		C.S. 1154+24.84	See Detail A	
MP. 1010+08.94	18	18	ST. 1156+74.84	18	18
C.S. 1010+67.69	18	18	1160+50	18	18
ST. 1013+17.69	See Detail B		1165+00	18	18
1015+00	18	18	1169+00	18	18
1020+00	18	18	PC. 5+41.74	18	18
1024+00	18	18	MP. 7+55.38	18	18
1030+00	17	18	PT. 9+69.01	See Detail E	
T.S. 1034+93.13	18	18			

NOTE: Reference Monuments Set By Div 7 Construction Dept. as shown - 1-14-1959  
Stakes Set. E. Peoples - Mon. Set R. Garry



# HAVEN VIEW PLAT ~ ~ SEC. 6



Being a subdivision of 12.708 acres of an 80 acre tract situated in the south half of the northwest quarter of Section 3, Town 2, Range 10 MRS. Elizabeth Township, Miami County, Ohio. Acquired by deed recorded in Deed Book 252 Page 179 of the Miami County Deed Records.

Obed Hovatter and Velma Hovatter, his wife, being all the owners and lienholders of the land described in the plat hereon, do hereby voluntarily consent to the execution of said plat.

Obed Hovatter \_\_\_\_\_  
 Husband  
 Velma Hovatter \_\_\_\_\_  
 Wife

William H. Dunavent \_\_\_\_\_  
 Witness  
 Janet H. Dunavent \_\_\_\_\_  
 Witness

State of Ohio, County of Miami.  
 Before me, a notary public in and for Miami County, Ohio, personally came Obed Hovatter and Velma Hovatter, his wife, and acknowledged the signing of the foregoing plat to be their voluntary act and deed.

In witness whereof I hereunto set my hand and notary seal this 3rd day of May 1957.

M. M. Burrell  
 Notary Public, Miami County, Ohio

My Commission Expires November 14, 1958

Transferred this 10th day of May, 1957  
 Ruth E. Galum  
 Auditor of Miami County

File No 98249  
 Received for Record May 10 1957  
 Recorded in Plat Record Book No 6 Page No 112  
 Thomas C. Gamm  
 Recorder of Miami County  
 Fee 4.30

## RESTRICTIVE COVENANTS

1. It is expressly agreed that the premises herein conveyed shall be used only for residential purposes.
2. No residence shall be erected on said premises closer than twenty five (25) feet to the property lines.
3. No temporary housing including trailers and defense cabins may be erected on said premises. It is expressly agreed however that the grantee have the right to erect a garage on said tract and use the same temporarily as a residence.
4. It is further agreed that these restrictions may be modified, changed or released only with the consent of all property owners of this plat.

Clerk

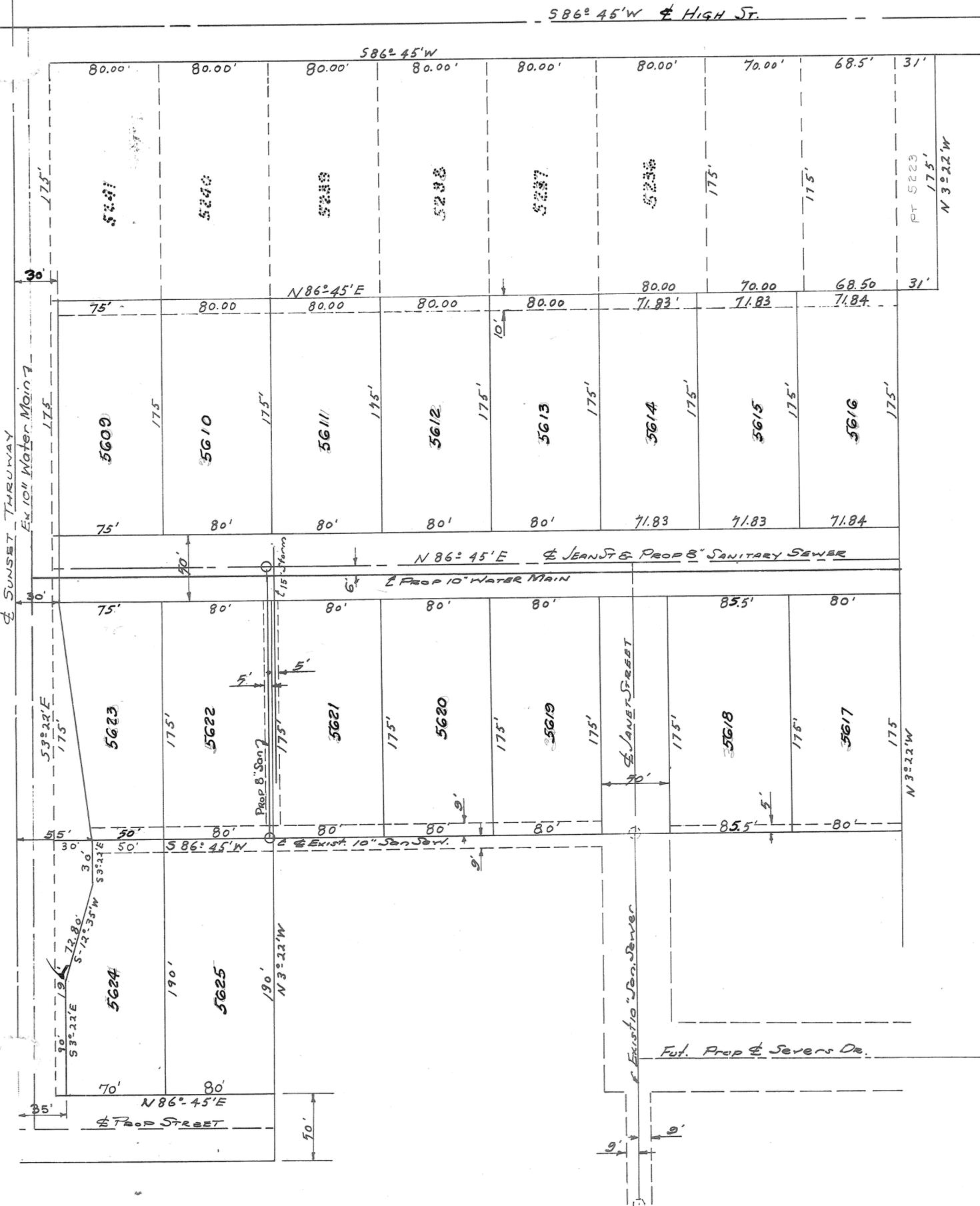
I hereby certified that all measurements are correct and that iron pins are set at all corners of the plat and lots.

Albert R. J...  
 Parker S. Bookwalter & Associates  
 Consulting Engineers  
 205 East First Street  
 Dayton 2, Ohio.

APPROVED MIAMI COUNTY PLANNING COMMISSION

Richard O. ...  
 DATE May 7 - 1957 NO. 252  
 APPROVED MIAMI COUNTY ENGINEER

GILFORD H. & KITTIE B. PETERS' SECOND SUBDIVISION OF  
 PART OF O.L. # 124 CITY OF PIQUA  
 MIAMI COUNTY, OHIO



DEDICATION

We, the undersigned being all the lienholders of the lands herein plotted do hereby voluntarily consent to the execution of the said plat and dedicate the streets as shown hereon to the public use forever

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water gas sewer, electric, telephone, or other utility lines or services, and for the express privilege of removing any 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

Witness Ralph H. Peters William J. Mellety  
C. R. Apple Rosa Shaffer Kittie B. Peters  
 State of Ohio Miami County, ss. Ralph H. Peters William J. Mellety

Be it remembered that on this 7 day of May, 1957, before me the undersigned, a notary public in and for said county and state, personally came Gilford H. & Kittie B. Peters and 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 notary seal on the day and date above written.  
William J. Mellety  
 Notary Public in and for Miami County, Ohio.

Approved by The Piqua Planning Commission this 8<sup>th</sup> day of May 1957  
E. N. Beach  
Robert Reed  
John K. Mangan Ralph H. Peters  
 Approved by The Piqua City Commission this \_\_\_\_\_ day of \_\_\_\_\_ 1957.

Transferred and numbered this 18<sup>th</sup> day of June 1957  
Ruth E. Ashdown  
 Miami County Auditor  
 Recorded this 18<sup>th</sup> day of June 1957 at 11:45 - A - M  
Blk-6-Page 113  
 Instrument No 90941  
Harold C. Corner  
 Miami County Recorder 4.30 fee

DEDICATION

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

Witness: Bob Kraus  
Witness: Isabelle S. Kraus

STATE OF OHIO; MIAMI COUNTY SS:  
BE IT REMEMBERED THAT ON THIS 12<sup>th</sup> DAY OF June 1957, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BOB KRAUS AND ISABELLE S. KRAUS, HIS WIFE, AND 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 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
Notary Public in and for Miami County, Ohio

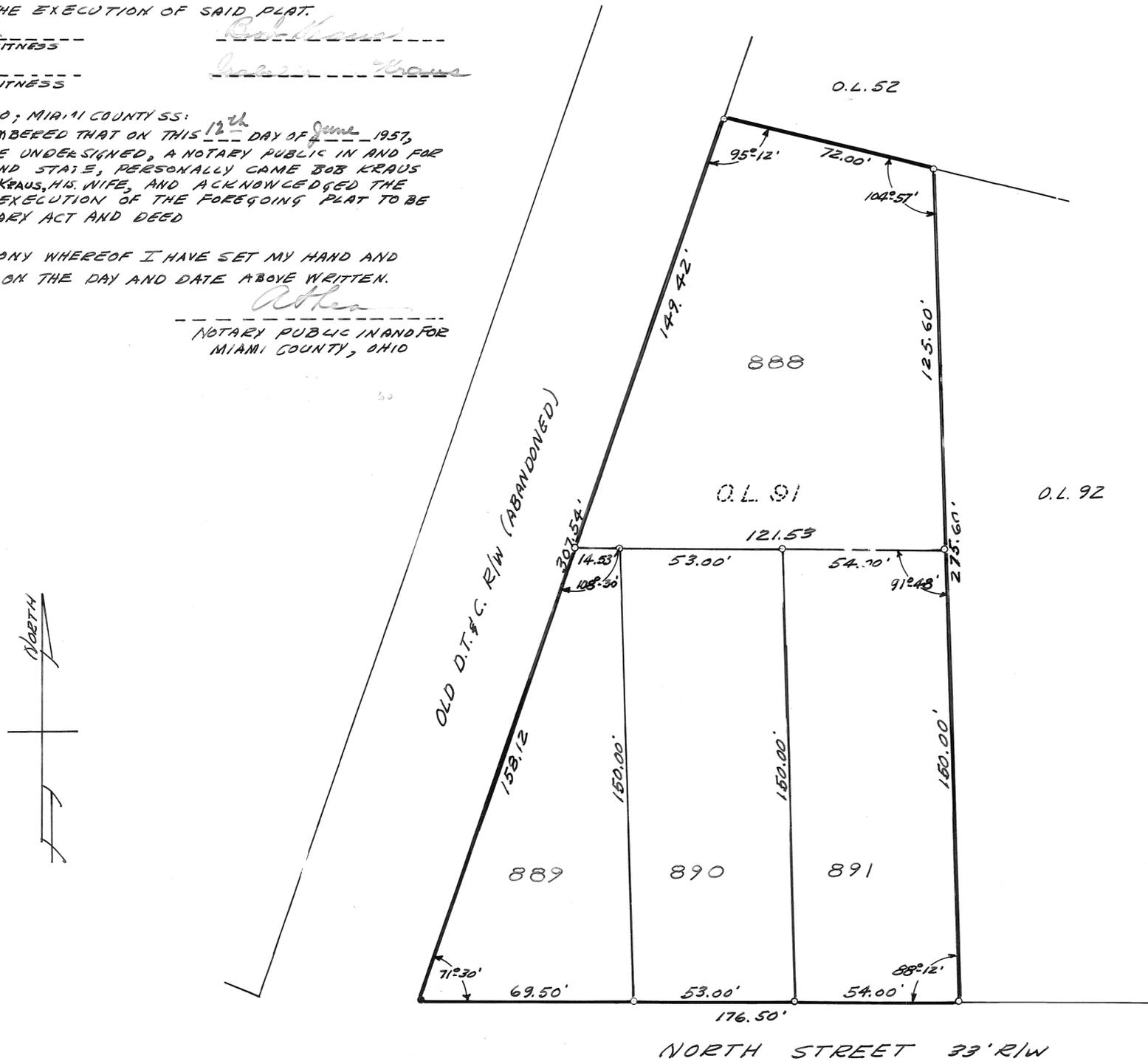
REPLAT OF O.L. 91  
WEST MILTON, OHIO

APPROVED BY THE WEST MILTON VILLAGE COUNCIL THIS 18<sup>th</sup> DAY OF JUNE 1957 (R.C. 711.131)  
Peter M. Cymbala MAYOR  
Robert L. Pearson CLERK

TRANSFERRED AND NUMBERED THIS 24<sup>th</sup> DAY OF July 1957  
Nathaniel E. Graham MIAMI COUNTY AUDITOR

FILE NO. 91010  
RECEIVED FOR RECORD - June 24 1957  
RECORDED IN PLAT BOOK No. 6 PAGE No. 113

Fee 4.30  
Horace C. Cunniff MIAMI COUNTY RECORDER



NOTE:  
SET IRON PINS AT POINTS MARKED ○  
SET IRON SPIKES AT POINTS MARKED ●

SURVEY OF O.L. 91, WEST MILTON FOR BOB KRAUS

GORDON H. HILL AND ASSOCIATES WEST MILTON, OHIO  
SCALE 1"=30' JUNE 5, 1957  
Atsario L. Riancho

Plat # 49 - Vol. # 1  
Miami Co. Engrs. Record of Sub. Div. Surveys

DONALD F. & CELESTE M. HAMPSHIRE SUBDIVISION  
OF LOTS NUMBER 4293, 4294, 4295, 4296, 4297 & PART  
LOTS NUMBER 4305, 4306 & VACATED ALLEY, CITY OF PIQUA  
MIAMI COUNTY, OHIO.

DEDICATION

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

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION,  
OPERATION, MAINTAINANCE, REPAIR, REPLACEMENT OR REMOVAL OF  
WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES  
OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING  
ANY 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.

*Auth. E. Culpepper*  
WITNESS  
*Harold L. Shout*  
WITNESS

*Donald F. Hampshire*  
Celeste M. Hampshire

STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THIS 2<sup>ND</sup> DAY OF July, 1957, BEFORE ME  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND  
STATE, PERSONALLY CAME DONALD F. HAMPSHIRE AND CELESTE  
M. HAMPSHIRE, HIS WIFE, AND ACKNOWLEDGED THE SIGNING AND  
EXECUTION OF THE FORE GOING 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.

*Harold L. Shout*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

APPROVED BY THE PIQUA PLANNING COMMISSION THIS 5<sup>TH</sup> DAY OF  
June, 1957.

*E. V. Beach*  
*Robert B. Reed*  
*John K. Morgan*

*Alfred J. Gutz*

APPROVED BY THE PIQUA CITY COMMISSION THIS 12<sup>TH</sup> DAY OF JULY, 1957.

*Charles A. Best*  
*John W. Stales*  
*J. E. Lawrence*

*Richard J. Steuten*  
*John J. Beigler*

TRANSFERRED AND NUMBERED THIS 3<sup>RD</sup> DAY OF July, 1957.

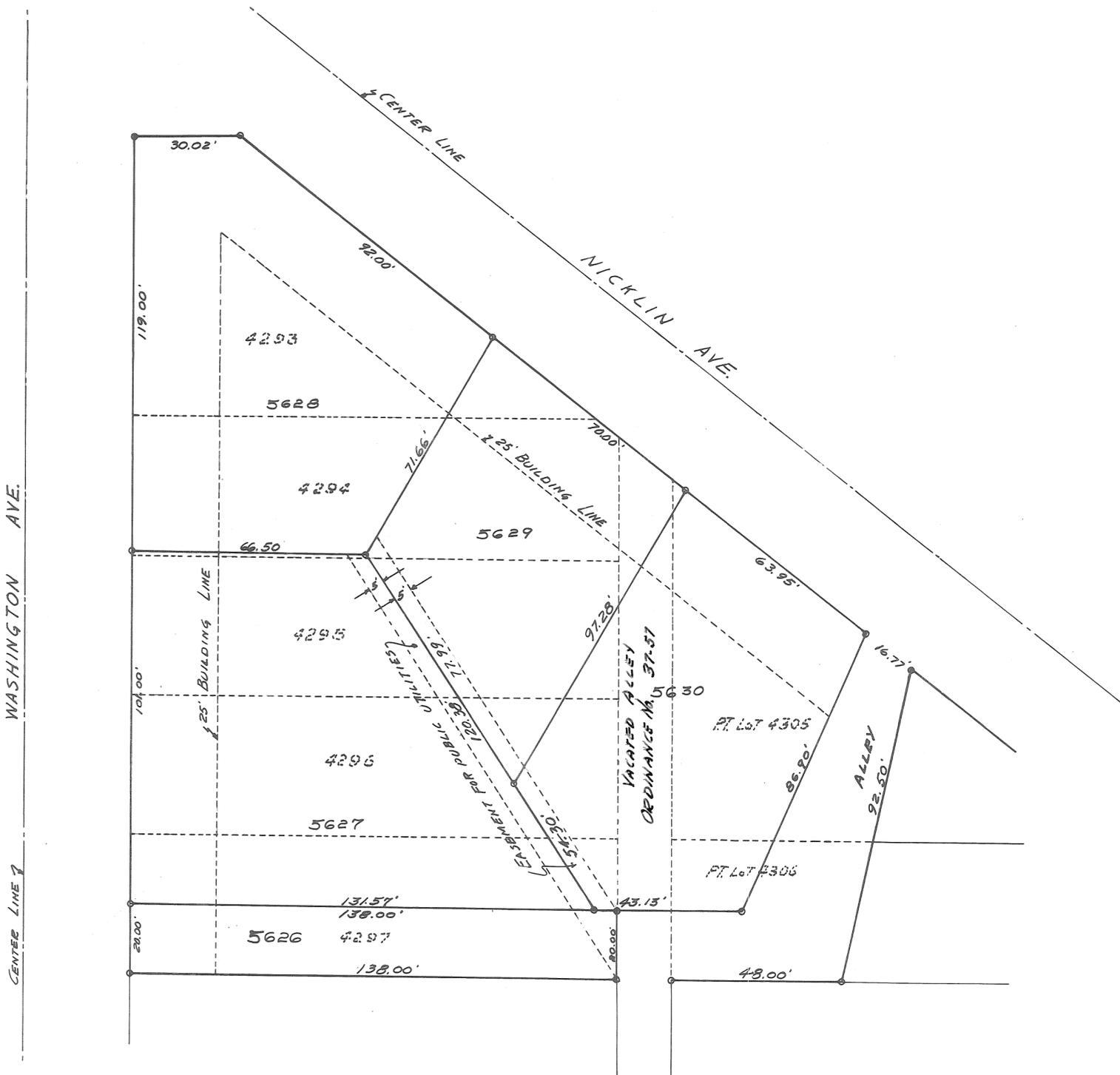
*Arthur L. Graham*  
MIAMI COUNTY AUDITOR

RECORDED THIS 3<sup>RD</sup> DAY OF July, 1957, AT 11:10 A.M.

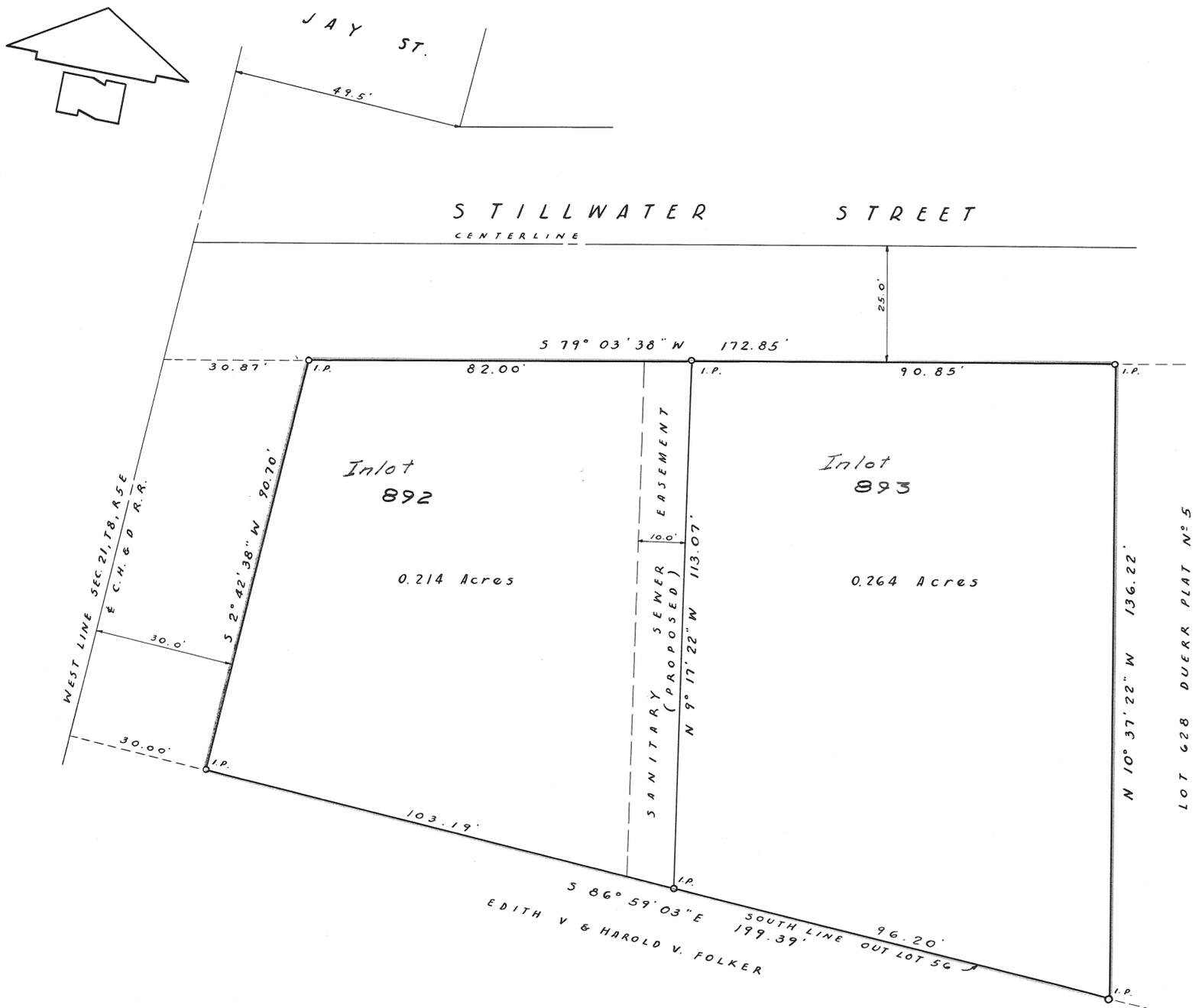
*James C. Cannon*  
MIAMI COUNTY RECORDER  
FEE \$ 4.30

INSTRUMENT NO. 91161

GORDON H. HILL  
AND ASSOCIATES  
WEST MILTON, OHIO  
SCALE 1" = 20' MAY 15, 1957  
*A. L. Biancho*



NOTE:  
I HEREBY CERTIFY THAT THE DIMENSIONS ON THIS  
DRAWING ARE CORRECT AND IRON PINS SET AS SHOWN  
*A. L. Biancho*



# DUNN & LUCOUS PLAT

### APPROVAL

Approved by Ordinance No. \_\_\_\_\_  
of the Council of the Village of West  
Milton, Ohio. Under P.C. 711.131

Robert L. Lawson July 2 1957  
Clerk Date

Christopher M. Cymbala July 2 1957  
Mayor Date

I hereby approve this replat and  
have caused the Inlot Nos. to be  
placed hereon to designate the  
tracts. This 8th day of July 1957

Volume \_\_\_\_\_ Page \_\_\_\_\_  
Plat Records  
Miami Co., Ohio

Ruth E. Graham  
AUDITOR - MIAMI  
COUNTY

Fee \$ 4.30 # 91231  
Recorded this 8th day of July 1957 - 3:50 P.M.  
Horace C. Gomer, Miami County Recorder

### DEDICATION

We the undersigned, owners of lands shown on this  
replat accept and approve this plat, and acknowledge  
the signing thereof to be our voluntary act and deed.

Jack B. Dunn      Robert W. Lucous  
Joel B. Dunn      Bertha L. Lucous

### DESCRIPTION

Being a replat of Part of lot No. 56  
West Milton, Ohio.

### CERTIFICATION

I hereby certify that all measurements are  
correct and iron pipe set as shown.

Engene R. Brown  
Registered Surveyor

STATE OF OHIO, COUNTY OF MIAMI: SS  
Personally appeared before me, the above signed  
parties and acknowledged the signing thereof.  
Sworn to and signed in my presence on this 6 day  
of July, 1957.  
Notary Public Winifred P. Martindale  
My Commission Expires 13 Dec 1959

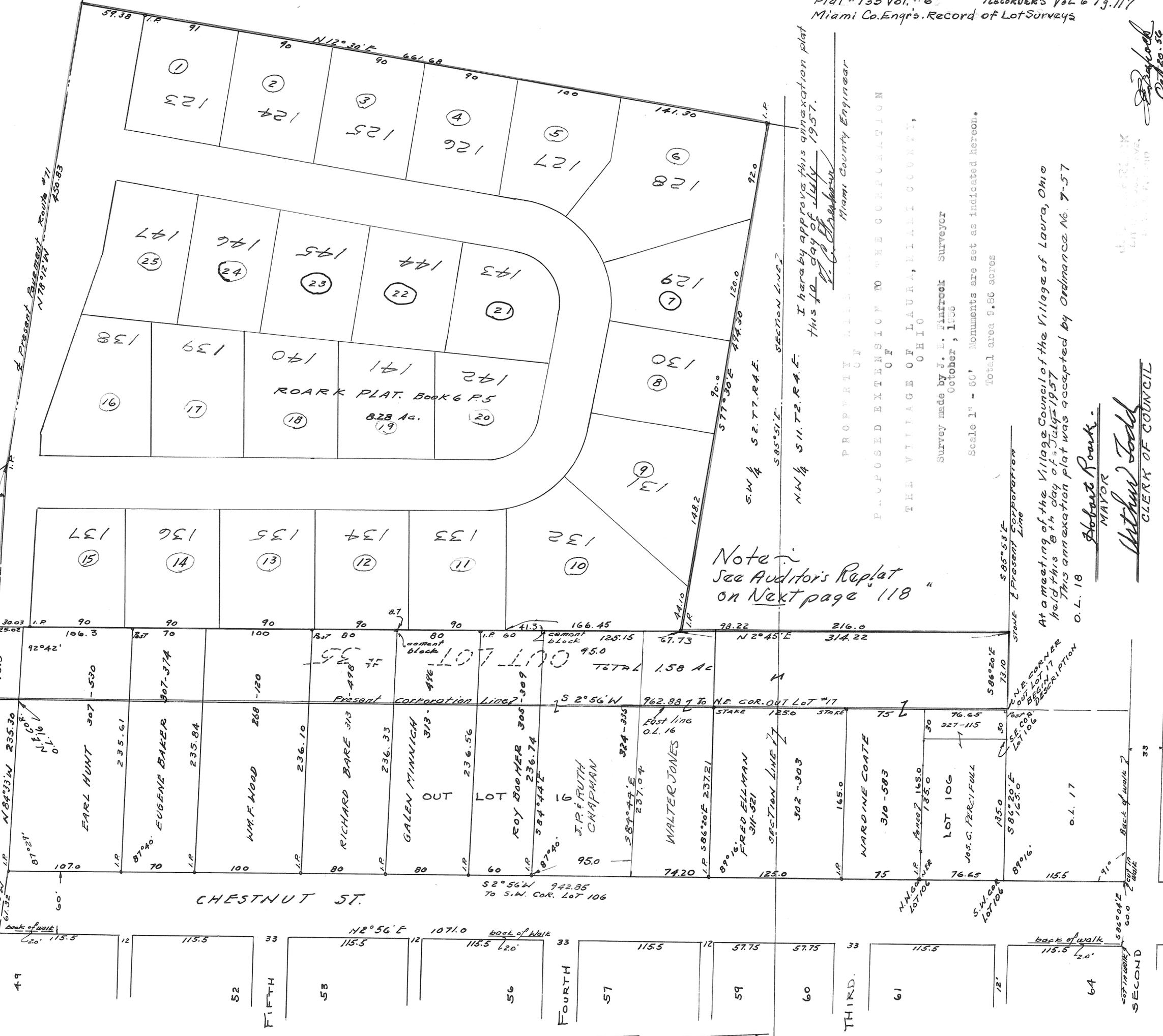
This instrument prepared by The Miami Engineering Co.

MIAMI ENGINEERING CO. ENGINEERS-SURVEYORS DAYTON, OHIO		
Scale 1"=20'	Drawn C.G.	Chkd. ERB
Date June 1957	Job No. 57-585	

1273  
 Received for Record 7-2- day of July  
 1957 at 3.25 P.M Book No. 10, Page 117,  
 Trace C. Garner  
 Miami County Recorder  
 Fee 1.00

Numbered to designate in lots and  
 our lots, and the same as in  
 1957 day of July 1957  
 Arthur J. Fadden  
 Auditor of Miami County  
 O.L. 15

O.L. 14



Plat #135 Vol. #6  
 Recorder's Vol. 6 Pg. 117  
 Miami Co. Engr's Record of Lot Surveys

I hereby approve this annexation plat  
 this 10 day of July 1957.  
 J. C. Finfrock  
 Miami County Engineer

PROPERTY OF THE  
 PROPOSED EXTENSION TO THE CORPORATION  
 OF  
 THE VILLAGE OF LAURA, MIAMI COUNTY,  
 OHIO  
 Survey made by J. L. Finfrock Surveyor  
 October, 1936  
 Scale 1" = 60' Monuments are set as indicated hereon.  
 Total area 9.86 acres

At a meeting of the Village Council of the Village of Laura, Ohio  
 held this 8th day of July 1957  
 This annexation plat was accepted by Ordinance No. 7-57  
 O.L. 18  
 Robert Rowak  
 Mayor  
 Arthur J. Fadden  
 Clerk of Council

J. L. Finfrock  
 Surveyor

J. C. Finfrock  
 O.L. 20.56

Note:  
 See Auditor's Replat  
 on Next page 118

ONE CORNER  
 OUT LOT  
 BEEN IT  
 DESCRIPTION  
 SEE COR.  
 LOT 106

SECOND

Accepting petition for annexation of territory.

Be It Ordained by the Council of the Village of Laura, State of Ohio:

Section 1: That the petition for annexation of Robert G. Roark and others who have designated said Robert G. Roark as their agent for securing the annexation of the following described territory:

Situated in the County of Miami and adjacent to the Village of Laura, to-wit: The following described real estate; Situate in the southwest quarter of Section 2, Town 7, Range 4, East. Union Township, Miami County, and in the northwest quarter of Section 11, Town 7, Range 4 East Union Township, Miami County, State of Ohio. Bounded and described as follows.

Beginning at the northeast corner of Out Lot number 17 in the Village of Laura as shown on the plat thereof. Said beginning point is located a distance of 165.0 feet east from the west line of Out Lot 17 and from the east line of Chestnut Street.

Thence South 86o 20' East along the north line of Out Lot number 18 for a distance of 73.10 feet to a stone set for a corner; thence North 2o 45' East for a distance of 314.22 feet to an iron pin set for the southwest corner of the Roark Plat as shown in Plat Book 6, page 5 of the records of said county. Thence South 77o 30' East along the south line of said Roark Plat for a distance of 494.30 feet to an iron pin set for the southeast corner thereof.

Thence North 12o 30' East with the east line of said Roark Plat for a distance of 661.68 feet to the northeast corner thereof and in the center of State Route #71; thence North 78o 12' West with the center of said road and with the north line of said Roark Plat for a distance of 450.83 feet to a point on the present Corporation line of said Village of Laura; thence North 84o 33' West along the north line of said Roark Plat and with the center of the Darke County Pike and the present Corporation line for a distance of 224.3 feet to a corner on the east line of Out Lot 16 extended. Said corner is located a distance of 70.3 feet west from the northwest corner of said Roark Plat.

Thence South 2o 56' West along the present Corporation line and with the east line of Out Lot 16, and being parallel to and a distance of 165.0 feet east from the east line of Chestnut Street, as shown on the Plat of said Village of Laura, for a distance of 962.88 feet to the point of beginning. Containing 9.86 acres more or less. be and the same is hereby accepted and approved.

Section 2: This ordinance shall take effect and be in force from and after the earliest period allowed by law. Passed unanimously this 8th day of July, 1957.

ATTEST:

Arthur Todd  
(Arthur Todd, Clerk of Council)

CLERK'S CERTIFICATE

Hobart Roark  
(Hobart Roark, Mayor)

July 8, 1957

I hereby certify that the foregoing ordinance has this day been posted in not less than five (5) of the most public places in the municipal corporation of Laura as designated by the Village Council. (R. R. 731.25)

Arthur Todd  
(Arthur Todd, Clerk of Council)

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXING TERRITORY IN SECTIONS 2 & 11, UNION TOWNSHIP, ROARK PLAT TO VILLAGE OF LAURA, OHIO:

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the "PETITION" with accompanying map, and the "AFFIDAVIT" of the Agent, Robert G. Roark, regarding the publication and posting, filed in the above matter, are the originals thereof; and the photostatic copy of the "PROOF OF PUBLICATION" is true and correct.

I further certify that the typewritten copy of the resolution, "ACCEPTANCE OF PETITION \* HEARING DATE SET", and the photostat copy of "PUBLIC HEARING HELD - PETITION GRANTED" are true and correct copies of resolutions and action taken by the Board of Miami County Commissioners on dates of February 20, 1957, and April 24, 1957, as recorded in Commissioners' Journal N. 34, Pages 265 and 305 respectively. Dated: May 1, 1957

Mary F. Boyd  
Mary F. Boyd, Clerk to the Board of  
Miami County Commissioners, Troy, Ohio

To the Commissioners of Miami County, State of Ohio:

The undersigned, being a majority of the adult freeholders residing on the following described territory situated in the County of Miami and adjacent to the Village of Laura, to-wit:

The following described real estate: Situate in the southwest quarter of Section 2, Town 7, Range 4, East. Union Township, Miami County, and in the northwest quarter of Section 11, Town 7, Range 4, East Union Township, Miami County, State of Ohio. Bounded and described as follows.

Beginning at the northeast corner of Out Lot number 17 in the Village of Laura as shown on the Plat thereof. Said beginning point is located a distance of 165.0 feet east from the west line of Out Lot 17 and from the east line of Chestnut Street.

Thence South 86o 20' East along the north line of Out Lot number 18 for a distance of 73.10 feet to a stone set for a corner; Thence North 2o 45' East for a distance of 314.22 feet an iron pin set for the southwest corner of the Roark Plat as shown in Plat Book 6, page 5, of the records of said county. Thence South 77o 30' East along the south line of said Roark Plat for a distance of 494.30 feet to an iron pin set for the southeast corner thereof.

Thence North 12o 30' East with the east line of said Roark Plat for a distance of 661.68 feet to the northeast corner thereof and in the center of State Route #71; Thence North 78o 12' West with the center of said road and with the north line of said Roark Plat for a distance of 450.83 feet to a point on the present Corporation line of said Village of Laura; Thence North 84o 33' West along the north line of said Roark Plat and with center of the Darke County Pike and the present Corporation line for a distance of 224.3 feet to a corner on the east line of Out Lot 16 extended. Said corner is located a distance of 70.3 feet west from the northwest corner of said Roark Plat.

Thence South 2o 56' West along the present Corporation line and with the east line of said Out Lot 16, and being parallel to and a distance of 165.0 feet east from the east line of Chestnut Street, as shown on the Plat of said Village of Laura, for a distance of 962.88 feet to the point of beginning. Containing 9.86 acres more or less. An accurate map of which territory is hereto attached, respectfully petition that the said above described territory may be annexed to the said Village of Laura.

Filed Feb. 29, 1957 Ruth Graham, Auditor

And Robert G. Roark residing at Box 102, Laura, Ohio is hereby authorized to act as agent for the petitioners herein in securing such annexation. Further petitioners sayeth not.

Robert G. Roark  
Ellis G. Fourman  
John T. Kochersperger  
J. Dale Routzong  
Ben A. Williamson  
Mrs. Marilyn Williamson  
Mrs. Maxine Kochersperger  
Mrs. Ellis Fourman  
Mrs. Mary Routzong  
Mrs. Jane Roark

Box 102 Laura, O.  
Box 98 Laura, Ohio  
Box 21, Laura, Ohio  
Box 237, Laura, Ohio  
Box 105 Laura, O.  
Box 27, Laura, Ohio  
Box 21, Laura, Ohio  
Box 98, Laura, Ohio  
Box 257, Laura, Ohio  
Box 102 Laura, O.

VILLAGE OF LAURA, OHIO  
ANNEXATION OF ROARK PLAT

Robert G. Roark of Roark Plat, Box 102, Laura, Ohio states that he is agent for petitioners, Robert G. Roark and others for annexation of Roark Plat and other lands to the Village of Laura, Ohio as shown on map attached to said petition by J. E. Finrock, Registered Surveyor of Dayton, Ohio.

That said petition contains the signatures of a majority of the resident freeholders within said territory to be annexed;

That publication of notice of said petition for annexation has been published in the West Milton Record, a newspaper of English language, being the only newspaper published and of general circulation in said Village, and is of general circulation in said County, for six weeks as required by law, the affidavit of the publisher pertaining to said publication having been filed with Miami County Commissioners herein;

That affiant has caused notice of the filing of said petition, and a copy of said petition to be posted in the area to be annexed as required by law on the 5th day of March, 1957 for the period required by law to wit: from said date to the date of this affidavit for six weeks or more. Said notice and copy of petition were posted on bulletin board erected on premises of aforesaid Robert G. Roark.

Further affiant sayeth not.

Robert G. Roark  
Robert G. Roark  
Agent for Petitioners

STATE OF OHIO  
COUNTY OF MIAMI ss:

Robert G. Roark, being first duly sworn states that he is agent for petitioners for annexation of Roark Plat to the Village of Laura, Ohio and that the facts set forth in the foregoing affidavit are true as he verily believes.

Robert G. Roark  
Robert G. Roark

Sworn to before me and subscribed in my presence this 17th day of April, 1957.

State Seal  
Winfred L. Martindale  
Winfred L. Martindale, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 3, 1959

Proof of Publication

Notice of Petition for Annexation  
Notice is hereby given that petition has been filed on February 20, 1957, with the Commissioners of Miami County, Court House, Troy, Ohio, requesting annexation to the Village of Laura of certain territory as follows:

Situate in the southwest quarter of Section 2, Town 7, Range 4 East, Union Township, Miami County, and in the northwest quarter of Section 11, Town 7, Range 4 East, Union township, Miami County, State of Ohio. Bounded and described as follows:

Beginning at the northeast corner of Out Lot number 17 in the Village of Laura as shown on the plat thereof. Said beginning point is located a distance of 165.0 feet east from the west line of Out Lot 17 and from the east line of Chestnut street.

Thence south 86o 20' East along the north line of Out Lot number 18 for a distance of 73.10 feet to a stone set for a corner; thence north 2o 45' East for a distance of 314.22 feet to an iron pin for the southwest corner of the Roark Plat as shown in Plat Book 6, Page 5 of the records of said county, thence south 77o 30' east along the south line of said Roark Plat for a distance of 494.39 feet to an iron pin set for the southeast corner thereof.

Thence north 12o 30' East with the east line of said Roark Plat for a distance of 661.68 feet to the northeast corner thereof and in the center of State Route No. 71; thence north 78o 12' west with the center of said road and with the north line of said Roark Plat for a distance of 450.83 feet to a point on the present Corporation line of said Village of Laura; thence North 84o 33' west along the north line of said Roark Plat and with the center of the Darke County Pike and the present Corporation line for a distance of 224.3 feet to a corner on the east line of Out Lot 18 extended. Said Corner is located a distance of 70.3 feet west from the northwest corner of said Roark Plat.

Thence south 2o 56' west along the present Corporation line and with the east line of said Out Lot 16, and being parallel to and a distance of 165.0 feet east from the east line of Chestnut street, as shown on the plat of said Village of Laura, for a distance of 962.88 feet to the point of beginning.

Containing 9.86 acres more or less.

An accurate map of the territory herein sought to be annexed has been filed with said petition.

That said petition has been set for hearing before said County Commissioners at their office in said Court House on Wednesday, the 24th day of April, 1957 at Ten o'clock A.M..  
First publication Feb. 27, 1957

Robert G. Roark,  
Agent for Petitioners

THE STATE OF OHIO) ss:  
MIAMI COUNTY )

I, Mary L. Gordon do solemnly swear that I am member of the firm of Record Printing Co., publishers of THE WEST MILTON RECORD A newspaper printed and published and of general circulation throughout Miami County, Ohio; and that the original notice, a true copy of which is hereto annexed, was published in said newspaper for a period of six consecutive weeks, commencing on the 27th day of February A. D. 1957.  
Mary L. Gordon  
Sworn to before me and subscribed in my presence, this 24th day of April A. D. 1957.  
Winfred L. Martindale

ANNEXATION OF TERRITORY IN SECTIONS 2 & 11, UNION TOWNSHIP, ROARK PLAT TO VILLAGE OF LAURA, OHIO  
Robert G. Roark, et al, Petitioners  
ACCEPTANCE OF PETITION - HEARING DATE SET  
Mr. Seifried introduced the following resolution and moved that it be adopted:

WHEREAS, a petition signed by Robert G. Roark, et al, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Sections 2 and 11, Union Township, Miami County, Ohio, known as the Roark Plat (Book 6, Page 5, Recorder's Office), and being adjacent to the East corporation line of the Village of Laura, Ohio, containing approximately 9.86 acres; such territory to be annexed in more fully described in the petition and the accompanying plat map being filed under the provision of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested, and shall be for hearing on the 24th day of April 1957, at ten o'clock A. M. , in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and be it further,

RESOLVED, that the agent for the petitioners, Robert G. Roark, Box 102, Laura, Ohio, as designated in said petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Wilgus, with the Board voting as follows: Mr. Garman, yea; Mr. Seifried, yea; and Mr. Wilgus, yea.

\* \* \*

(Taken from Commissioners' Journal No. 34, Page 265)

ANNEXATION OF TERRITORY IN SECTIONS 2 & 11, UNION TOWNSHIP, ROARK PLAT TO VILLAGE OF LAURA, OHIO  
Robert G. Roark, et al, Petitioners  
(Sections 707.06, 07, and 709.03, Revised Code of Ohio)

PUBLIC HEARING HELD - PETITION GRANTED

The following resolution was introduced by Mr. Seifried, who moved its adoption:

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on February 20, 1957, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on the 24th day of April, 1957, at ten o'clock A. M., on the petition of Robert G. Roark, et al, requesting that territory including the Roark Plat, designated in such petition being located in Union Township, Sections 2 and 11, lying adjacent to the East Corporation line of the Village of Laura, Ohio, containing 9.86 acres, more or less, be annexed to the Village of Laura, Ohio, and

WHEREAS, said petition and accompanying map of land to be annexed has been on file in the Auditor's office for public inspection since February 20, 1957, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, and as shown by proof of publication submitted, and by posting a copy of such notice in a conspicuous place within the limits of the proposed territory to be annexed for six weeks or more preceding the time fixed for the hearing, as stated in the Affidavit filed by the Agent for the petitioners, Robert G. Roark, and

WHEREAS, no interested party or property owner appeared at the hearing to object to the granting of the petition; the Agent for the petitioners, Robert G. Roark, was present and affirmed his approval of the annexation at said hearing, therefore be it

RESOLVED, by the Board of Miami County Commissioners, State of Ohio, that;

- (1) The petition of Robert G. Roark et al, contains all the matters required by law;
- (2) That the statements in the petition are true;
- (3) That the map, or plat is accurate;
- (4) That the persons whose names are subscribed to the petition are a majority of the adult freeholders residing in the territory sought to be annexed;
- (5) That the legal notice and posting has been given as required by law;
- (6) That the territory to be annexed is adjacent to the Village of Laura, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Robert G. Roark, et al, to annex the land therein described in Union Township to the Village of Laura, Ohio, be and it is hereby granted;
- (9) That said land, subject to approval of the Council of Laura, Ohio, be and it is hereby annexed to said Village;
- (10) That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Clerk of the Council of the Village of Laura, Ohio, a transcript of these proceedings, including a copy of the petition and map attached thereto.

The motion for the adoption of the resolution was seconded by Mr. Wilgus, with the Board voting as follows: Mr. Garman, yea; Mr. Seifried, yea; and Mr. Wilgus, yea.

Received: July 10, 1957  
Recorded: July 11, 1957  
Fee: \$10.60  
Horace C. Cromer, Recorder  
Judy Garman and Janet Cain, Deputy

No. 91364

Received for Record this 16 day of July  
 1957 at 3:00 P.M., Book No. 6, Page 118  
Horace C. Cronin  
 Miami County Recorder &c.

# AUDITORS FLAT

Subdivision of OUTLOTS 16 & 35 and Replat of INLOT 106  
 in the  
 Village of LAURA, Miami County, Ohio

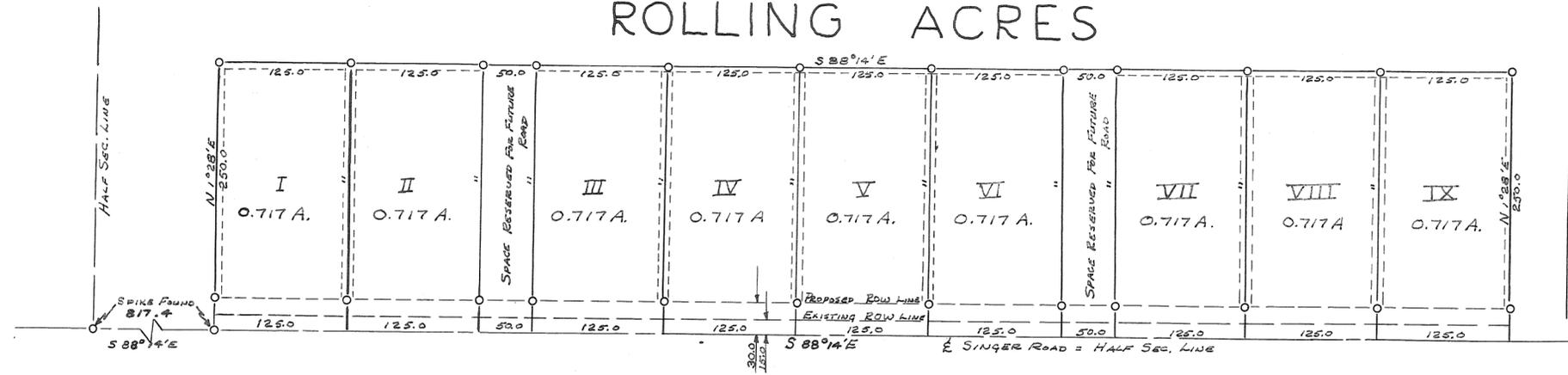
Numbered to designate inlots, and  
 transferred this 16th day of July, 1957  
Ruth E. Gresham  
 Auditor of Miami County

Note -  
 This plat was made from deeds and a survey  
 recorded in Vol. 6 - Pg. 117 Miami Co. Recorder's  
 Record of Plats



9 RANGE 2 TOWN 7 SECTION BETHEL TOWNSHIP  
 CORPORATION WARD PRECINCT

# ROLLING ACRES



IRON PIN MARKERS SET AS INDICATED BY O  
 5 FOOT EASEMENTS ALONG PROPERTY LINES INDICATED BY ---  
 TOTAL FARM AREA 112.37 ACRES  
 TOTAL SUBDIV. AREA 7.031 "  
 NET FARM AREA 105.34 "

- RESTRICTIONS**
- A. NO TRACT SHOWN ON THIS PLAT SHALL BE USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL.
  - B. NO LIVE STOCK OR POULTRY, OTHER THAN PETS, SHALL BE RAISED OR KEPT ON ANY OF THE TRACTS SHOWN ON THIS PLAT.
  - C. THE MINIMUM GROUND FLOOR AREA, NOT INCLUDING BREAKWAY OR ATTACHED GARAGE, SHALL BE 720 SQUARE FEET.
  - D. ONLY ONE SINGLE-FAMILY MODERN DWELLING MAY BE BUILT ON ANY TRACT IN THIS PLAT.
  - E. NO BUILDING SHALL BE NEARER THAN 15 FEET FROM A SIDE PROPERTY LINE.
  - F. NO BUILDING SHALL BE NEARER THAN 10 FEET FROM THE CENTER LINE OF THE SINGER ROAD.
  - G. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED ON SAID PREMISE SHALL AT ANY TIME BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY; NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS RESIDENCE. NO BILLBOARD OR OTHER ADVERTISING DEVICE (EXCEPT "FOR SALE" OR PROFESSIONAL SIGNS NOT IN EXCESS OF 3 SQFT IN SIZE) MAY BE ERECTED OR MAINTAINED ON THIS PLAT.
  - H. PLANS FOR CONSTRUCTION OF BUILDINGS MUST BE SUBMITTED TO ROY B. WELLS, SR., HIS HEIRS, ADMINISTRATOR, EXECUTOR AND ASSIGNS BEFORE CONSTRUCTION OF ANY BUILDING IS STARTED.
  - I. NO RESIDENCE ON ANY TRACT OF THIS PLAT SHALL BE OCCUPIED, UNLESS THE SANITARY AND WATER REGULATIONS OF THE MIAMI COUNTY BOARD OF HEALTH HAVE BEEN COMPLIED WITH.
  - K. THESE RESTRICTIONS RUN WITH THE TITLE OF THE LAND IN THIS PLAT, AND ARE FOR THE BENEFIT OF ALL LOTS WITHIN THE PLAT AND ARE FOR THE BENEFIT ALSO OF THE TRACT OF LAND FROM WHICH THESE LOTS HAVE BEEN PLATTED; AND THESE RESTRICTIONS SHALL BE ENFORCEABLE BY ANY OWNER OF ANY LOT OF THIS PLAT AND BY ROY B. WELLS, SR., THE PRESENT OWNER OF THE LAND FROM WHICH THIS SUBDIVISION IS BEING MADE, HIS HEIRS, ADMINISTRATOR, EXECUTOR AND ASSIGNS.
  - L. THESE RESTRICTIONS SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL AUGUST 1, 1977.

APPROVED MIAMI COUNTY PLANNING COMMISSION  
*Roy B. Wells, Sr.*  
*Adam Wilgus*  
*Richard Seifried*  
 DATE Aug. 8-1957 NO. 280  
*T. C. Freshour*  
 APPROVED MIAMI COUNTY ENGINEER

ACCEPTANCE OF ADDITIONAL RIGHT OF WAY ALONG SINGER RD.  
 MIAMI COUNTY COMMISSIONERS  
*Roy B. Wells, Sr.*  
*Adam Wilgus*  
*Richard Seifried*  
 ACCEPTANCE OF ADDITIONAL RIGHT OF WAY ALONG SINGER RD.  
*T. C. Freshour*  
 MIAMI COUNTY ENGINEER

APPROVED AUG. 10, 1957  
*Ruth E. Grabeau*  
 MIAMI COUNTY AUDITOR  
 FILE NO. 91824 Bk #6-pg. #119  
 RECEIVED 10:37 A.M. Aug. 10, 1957  
*Horace C. Cromer*  
 MIAMI COUNTY RECORDER J.C.  
 RECORDING FEE \$ 4.30

I, THE UNDERSIGNED OWNER OF LANDS SHOWN ON THIS PLAT, ACCEPT AND APPROVE THIS SUBDIVISION AND RESTRICTIONS SHOWN HEREON, AND DO HEREBY DEDICATE THE ADDITIONAL RIGHT OF WAY FOR PUBLIC USE FOREVER.  
 I ACKNOWLEDGE THE SIGNING TO BE MY OWN VOLUNTARY ACT AND DEED  
*Roy B. Wells, Sr.*  
 WITNESS  
*Robert L. Kimmel*  
*Frank E. Bagler*

STATE OF OHIO, MIAMI COUNTY SS  
 ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS  
3RD DAY OF Aug., 1957  
*Robert L. Kimmel*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES JUNE 21, 1958

I CERTIFY THIS PLAT TO BE CORRECT  
*C. C. Carpenter*

ROY B. WELLS SUBDIVISION		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE AUGUST 1957	DRAWN BY RLB TRACED BY RLB CHECKED BY C.C.	SHEET No. 1/2

# VACATION OF ALLEY VILLAGE OF LAURA

Scale 1" = 30'

File No. #91890

Received 8:45 Aug 13 1957  
Time Month Day

Recorded in Plat Record  
Vol. 6 Plat No. 120

Horace C. Cromer  
Miami County Recorder p.c.

Description :-

Alley running between Inlots 99 & 100  
running from the east side of MAIN STREET  
easterly 185.0 feet to an alley

At a meeting of the Council of the  
Village of Laura, Ohio held this  
12 day of August, 1957

This plat was approved by  
ORDINANCE NO. 8-57

I hereby approve this plat  
Ruth C. Williams  
Auditor of Miami County  
Date Aug 13, 1957

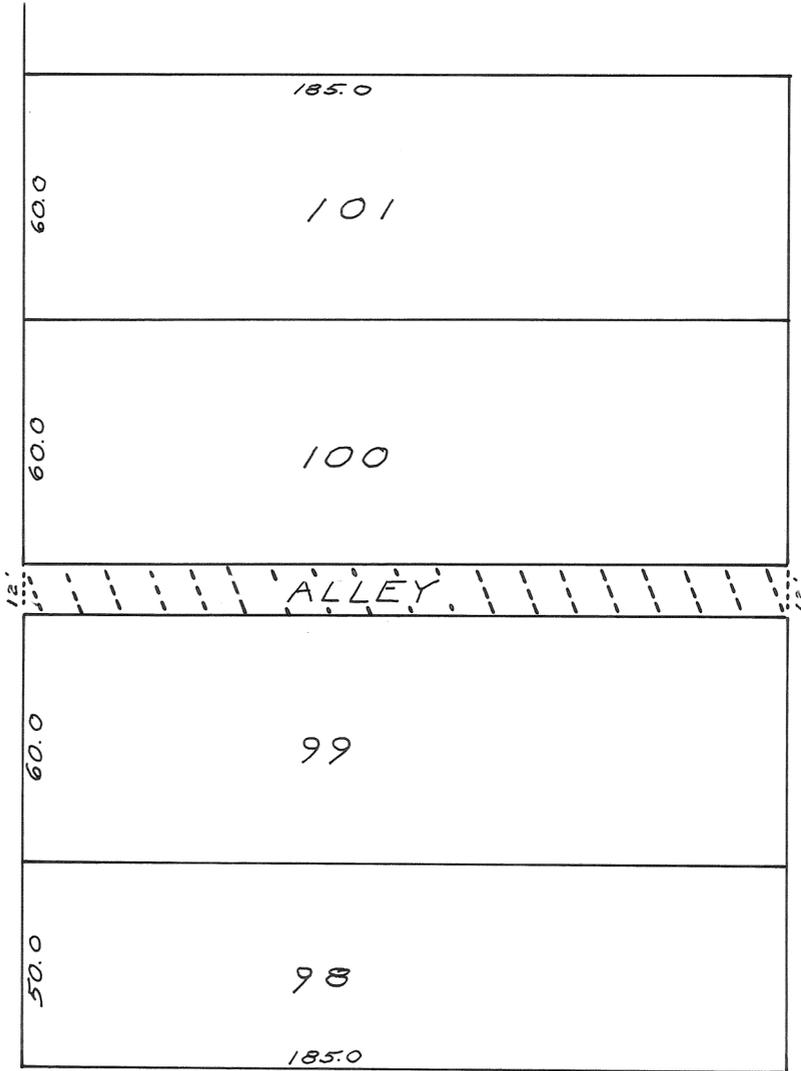
Approved this 12<sup>th</sup> day of August 1957

Hobart Rowke  
Mayor  
Arthur Todd  
Clark of Council



MAIN STREET

MAIN STREET

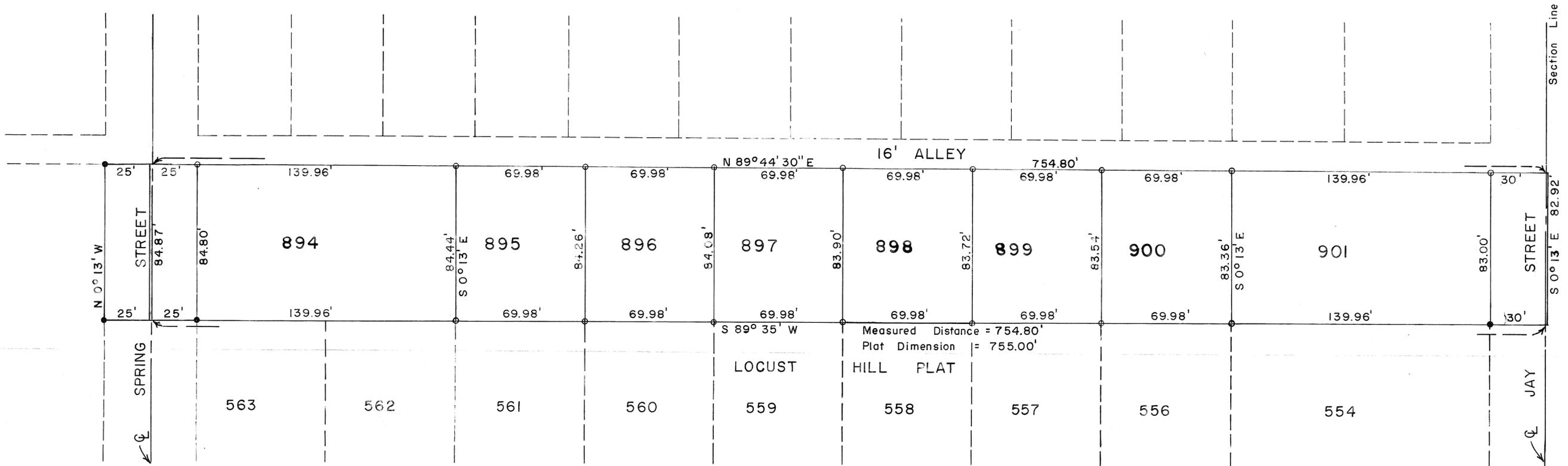


DARKE COUNTY PIKE

Checked and approved  
H. A. Lewis Aug. 19, 1957  
Ohio Registry #3834

# BUCKEY PLAT

Being a replat of part outlot No. 76  
in the Village of West Milton



Legend  
 ○ = Iron Pin Set  
 ● = Iron Pin Found

Scale 1" = 40'

July, 1957

Residential construction shall be permitted on lots numbered 894 and 901 only.

We the undersigned being all the owners and lien holders of the land herein replatted, do hereby voluntarily consent to the execution of the said replat and to dedicate the streets as shown hereon to the public use forever.

Rose A. Buckey  
Husband

Katherine Coate  
Witness

Hester L. Buckey  
Wife

Mirjam Martindale  
Witness

Gerald D. Bechtel  
Husband

Florence L. Lees  
Witness

Mabel M. Bechtel  
Wife

Mirjam Martindale  
Witness

State of Ohio, County of Miami; S.S.

Be it remembered that on this 19 day of July 1957 before me, the undersigned, a Notary Public in and for said county and state, personally came said Rose A. Buckey, Hester L. Buckey, Gerald D. Bechtel and Mabel M. Bechtel, to me known, and acknowledged the signing and execution of said replat to be their voluntary act and deed, and that all persons, to the best of their knowledge, as owners and lienholders have united in its execution.

The measurements are certified correct. This instrument was prepared by:

John W. Judge Engineering Company

John W. Judge  
John W. Judge Registered Surveyor # 4211

Transferred on this 21st day of AUGUST 1957

Ruth E. Graham  
County Auditor  
Miami County, Ohio

Recorded on this 22 day of Aug. July 1957 at 1:50 P.M.  
Plat Book 6 Page 121 Fee 5.00

Horace C. Jones  
County Recorder  
Miami County, Ohio

Approved on this 20th day of July 1957 by ordinance No. 845 of the Council of the Village of West Milton, Ohio.

Peter M. Cymbala  
Mayor

Robert L. Pearson  
Clerk

In testimony whereof I have hereunto set my hand and notary seal  
Mirjam Martindale  
Notary Public  
My commission expires 3 Dec. 1959

REPLAT  
BLOCHER SUBDIVISION  
SECTION No. 2

DESCRIPTION

BEING A SUBDIVISION OF 6.35 ACRES, SITUATED IN THE N.W. QR. SEC. 26, T. 9, R. 4E. TWP. OF NEWBERRY, COUNTY OF MIAMI, STATE OF OHIO, AND BEING A SUBDIVISION OF PART OF A TRACT OF LAND CONVEYED BY CLINTON PEIFFER TO LEWIS T. ARTHUR ET AL. RECORDED IN VOL. 252, PAGE 139, DEED RECORDS, MIAMI COUNTY, OHIO, THE LOTS ARE NUMBERED FROM 7 TO 12 INCLUSIVE AS SHOWN.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT.  
THIS 2<sup>ND</sup> DAY OF AUGUST 1957.

WITNESS:  
*Roger C. O'Donnell*  
*James H. Rice*

SIGNED:  
*John F. Forsythe*  
*James H. Rice*

A PARTNERSHIP, AND BEING ALL OF SAID PARTNERS.

STATE OF OHIO, MIAMI COUNTY, SS.

BE IT REMEMBERED THAT ON THIS 2<sup>ND</sup> DAY OF AUGUST 1957, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME JOHN F. FORSYTHE AND JAMES H. RICE, A PARTNERSHIP, AND BEING ALL OF SAID PARTNERS, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED, AS PARTNERS AND AS INDIVIDUALS.

*Roger C. O'Donnell*

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

ROGER C. O'DONNELL, Notary Public

State of Ohio

My Commission Expires 04-30-1959

MY COMMISSION EXPIRES

TRANSFERRED ON THIS 23<sup>RD</sup> DAY OF August 1957

*Luth E. Graham*  
MIAMI COUNTY AUDITOR

FILE No. # 92083

RECEIVED: TIME 3:30 P.M., DATE Aug. 23 1957

RECORDED: Aug 23, 1957 BOOK 6 PAGE 122

FEE \$4.30 PLAT RECORDS, MIAMI COUNTY, OHIO

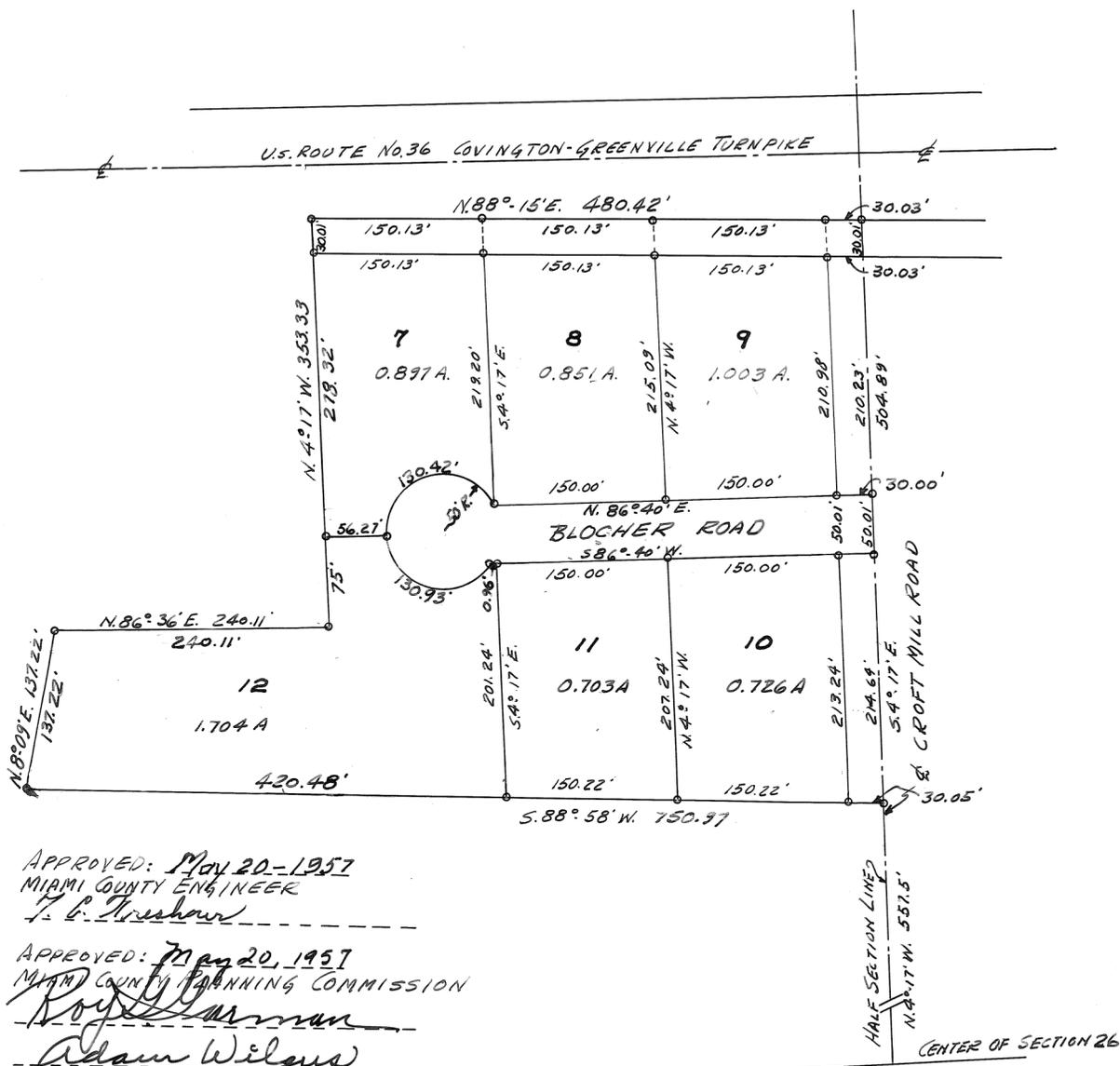
*Horace C. Cromer* - g.c.  
MIAMI COUNTY RECORDER

APPROVED Aug 23 1957

MIAMI COUNTY COMMISSIONERS

*Roy L. Harman*  
*Adam Wilgus*  
*Richard Seefeld*

CLERK



APPROVED: May 20, 1957  
MIAMI COUNTY ENGINEER  
*T. C. Trushow*

APPROVED: May 20, 1957  
MIAMI COUNTY PLANNING COMMISSION

*Roy L. Harman*  
*Adam Wilgus*  
*Richard Seefeld*

PLAT No. 255

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY MADE UNDER MY SUPERVISION ON MARCH 22, 1957, AND THAT ALL MONUMENTS ARE SET AS SHOWN

*Atansio G. Riencio*  
REGISTERED SURVEYOR No. 3425

GORDON H. HILL  
AND ASSOCIATES  
WEST MILTON, OHIO  
SCALE 1" = 100' APRIL 30, 1957

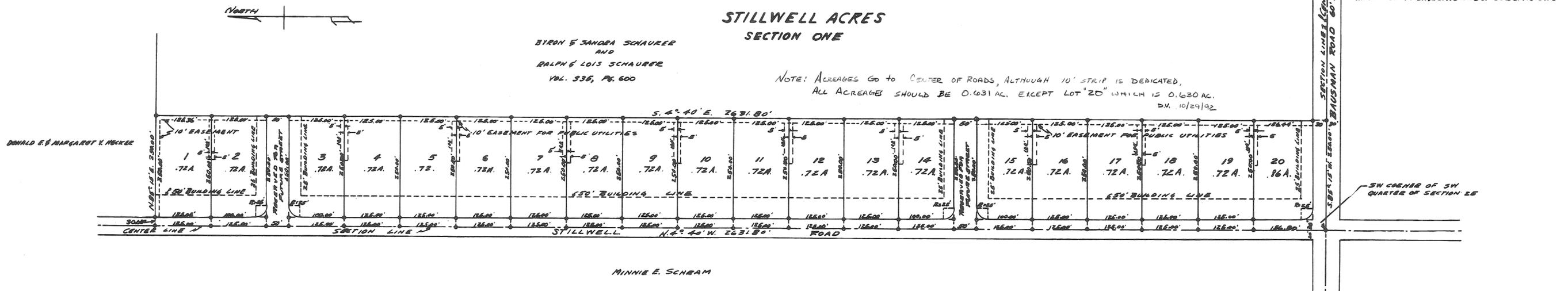
TOWN 8, RANGE 5 EAST SECTION 25 SOUTHWEST QUARTER WASHINGTON TOWNSHIP

STILLWELL ACRES SECTION ONE

BYRON S SANDRA SCHAUER AND RALPH & LOIS SCHAUER VOL. 335, PG. 600

NOTE: ACRES GO TO CENTER OF ROADS, ALTHOUGH 10' STRIP IS DEDICATED, ALL ACRES SHOULD BE 0.631 AC. EXCEPT LOT 20 WHICH IS 0.630 AC. DW. 10/29/92

VOLUME 6 PAGE 123 MIAMI COUNTY RECORDER'S PLAT BOOKS PLAT NO. 1 VOLUME No. 602 MIAMI COUNTY ENGRS. RECORD OF SUBDIVISIONS



PROTECTIVE COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERRECTED ON ANY RESIDENTIAL BUILDING FOOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE ATTACHED GARAGE FOR NOT MORE THAN (2) CARS.
2. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING OR PART THEREOF SHALL BE ERRECTED ON ANY LOT LESS THAN (30) FEET BACK FROM THE FRONT LOT LINE. ALL BUILDINGS ERRECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN (25) FEET OF SIDE YARD SPACE. SAID SIDE YARD SPACE MAY BE DIVIDED UNIFORMLY, PROVIDED NO PORTION OF ANY BUILDING IS ERRECTED CLOSER THAN (10) FEET TO ANY LOT LINE, OR (25) FEET TO REAR LOT LINE.
4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN (1000) SQUARE FEET IN THE CASE OF A ONE-STORY OR ONE AND ONE HALF STORY STRUCTURE OR (800) SQUARE FEET FOR TWO STORY STRUCTURE.
5. NO BASEMENT, TRAILER, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERRECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENT, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION.
8. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1975, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF (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.
9. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS HEIRS, OR ASSIGNS.

10. INVALIDATION OF ANYONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
11. UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM SHALL HAVE BEEN CONSTRUCTED TO SERVE THIS SUBDIVISION, A SEWAGE DISPOSAL SYSTEM CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH SHALL BE INSTALLED TO SERVE EACH DWELLING. THE EFFLUENT FROM SEPTIC TANKS SHALL NOT BE PERMITTED TO DISCHARGE INTO A STREAM, STORM SEWER, OPEN DITCH OR DRAIN.
12. UNTIL SUCH TIME AS A PUBLIC WATER SUPPLY SYSTEM IS AVAILABLE TO SERVE THIS SUBDIVISION, DRINKING WATER SHALL BE SUPPLIED FROM INDIVIDUAL WELLS DRILLED FOR EACH DWELLING ERRECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.
13. NO BARN, STABLE OR OTHER OUTBUILDINGS FOR THE HOUSING OF DOMESTIC ANIMALS OR POULTRY SHALL BE ERRECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT HOUSEHOLD PETS BE PERMITTED.
14. NO UNSIGHTLY FENCE SHALL BE ERRECTED, NOR SHALL ANY FENCE BE ERRECTED NEARER THE FRONT LOT LINE THAN BUILDING LINE AS SHOWN ON THE RECORDED PLAT, UNLESS SAME SHALL BE A HEDGE OR SHRUB, GROWTH NOT TO EXCEED (4) FEET IN HEIGHT.
15. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD OR DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS, OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
16. NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY BUILDING LOT IN THIS PLAT UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLAT PLAN HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF EXTERIOR DESIGN WITH EXISTING STRUCTURES IN THIS PLAT, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATIONS BY BYRON SCHAUER. THE POWERS AND DUTIES OF SAID BYRON SCHAUER SHALL CEASE WHEN HE OR HIS HEIRS OR ASSIGNS NO LONGER OWN ANY LOTS IN SAID PLAT, AND THERE AFTER SAID BUILDING PLANS AND SPECIFICATIONS AND PLAT PLANS SHALL BE SUBMITTED FOR APPROVAL TO A COMMITTEE OF THREE LOT OWNERS AS DESIGNATED BY A MAJORITY OF THE LOT OWNERS, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.

DESCRIPTION BEING A PART OF 15.10 ACRES, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWN 8, RANGE 5 EAST, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO, BEING A PART OF A 51.29 ACRE TRACT AS RECORDED IN VOLUME 335, PAGE 600 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO, THE LOTS ARE NUMBERED FROM 1 TO 20 INCLUSIVE AS SHOWN.

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

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIRS, 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 PURPOSES.

Signatures of Byron Schauer, Sandra Schauer, Ralph Schauer, Lois Schauer, Minnie E. Schram, and Citizens National Bank. Includes witness signatures for Marie E. Taylor and James F. DeLug.

STATE OF OHIO, MIAMI COUNTY SS: BE IT REMEMBERED THAT ON THIS 21st DAY OF June, 1957, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BYRON SCHAUER AND SANDRA SCHAUER, AND WIFE, AND RALPH SCHAUER AND LOIS SCHAUER, HIS WIFE, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

STATE OF OHIO, MIAMI COUNTY SS: BE IT REMEMBERED THAT ON THIS 21st DAY OF June, 1957, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE CITIZENS NATIONAL BANK, PIQUA, OHIO, BY WARREN S. GRAYETT, ITS PRESIDENT, AND C. B. MILLER, ITS CASHIER, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

STATE OF OHIO, MIAMI COUNTY SS: BYRON SCHAUER, BEING FIRST ONLY SWORN, DEPOSES AND SAYS THAT THE WITHIN PLAT IS SIGNED, EXECUTION THEREOF ACKNOWLEDGED BY ALL PARTIES OWNING OR HAVING ANY INTEREST IN OR SIGN UPON THE REAL ESTATE HEREIN DESCRIBED.

SWORN TO BEFORE ME AND SUBSCRIBED IN MY PRESENCE BY THE SAID BYRON SCHAUER THIS 21st DAY OF June, 1957. GORDON H. APPEL AND ASSOCIATES WEST MILWAU, OHIO SIGNED 15th June 6, 1957 Alvarado & Associates

APPROVED July 31, 1957 MIAMI COUNTY ENGRS. RECORD

TRANSFERRED THIS 31st DAY OF July 1957 FILE NO. 92219 RECEIVED FOR RECORD Sept. 3rd 1957 at 10:10 A.M. RECORDED IN PLAT BOOK No. 6 PAGE No. 123

APPROVED BY THE PIQUA PLANNING COMMISSION THIS 21st DAY OF June, 1957

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY MADE UNDER MY SUPERVISION, AND THAT ALL MONUMENTS ARE SET AS SHOWN.

Alvarado & Associates REGISTERED SURVEYOR No. 3425

DEDICATION

We, the undersigned being all the lienholders of the lands herein platted do hereby voluntarily consent to the execution of the said plat and dedicate the streets & alleys shown hereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone, or other utility lines or services, and for the express privilege of removing any 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:

Lydia M. Lotz  
Jew Buchanan

FLO-GENE Co.  
Coyla Kronenberg President  
Eugene Kronenberg Vice President  
Florence Linthicum Treasurer

State of Ohio Miami County, ss

Be it remembered that on this 22 day of July 1957, before me the undersigned, a notary public in and for said county and state, personally came said Flo-Gene Co by its president Coyla Kronenberg, its Vice President, Eugene Kronenberg, and its treasurer, Florence Linthicum, 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 notary seal on the day and date above written.

Lydia M. Lotz  
Notary Public in and for Miami County, Ohio

Approved by The Piqua Planning Commission this 22<sup>nd</sup> day of 1957

E. N. Beach Chm.  
John K. Mangau  
Robert B. Reed  
Robert M. Stever Jr.  
Walter J. Gorman

Approved by The Piqua City Commission this \_\_\_\_\_ day of \_\_\_\_\_ 1957

Transferred and numbered this 29<sup>th</sup> day of August 1957

Recorded this 6<sup>th</sup> day of September 1957 at 3:40 P. M.

Instrument No 92279  
Miami County Recorder  
Fee \$ 4.30



Note -  
See corrected and  
re-recorded plat in  
Plat BK. 7 - Pg. 29  
Nov. 18, 1958

GRANT STREET

YOUNG ST

MARTZ ST  
(not platted)

GLENN ST  
(not platted)

MARTZ ST

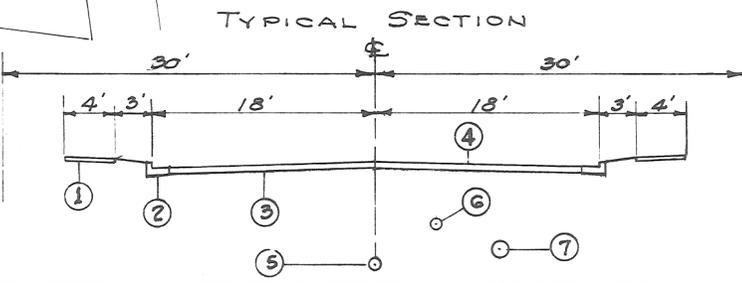
BLAINE AVE

LINDEN AVE

LEGEND  
Iron Pin  
10' Utility Strip

Scale 1" = 80'

- ① 4" Conc. S.W.
- ② Conc. Curb & Gutter
- ③ 8" Stone Base
- ④ 70 Lb. Surf Treat.
- ⑤ 8" San. Sewer
- ⑥ 6" Water Main
- ⑦ 15" Storm Sewer



Pt. O.L. 212 & Pt. O.L. 213  
CITY OF PIQUA  
Surveyed & Platted July 16, 1957  
R. J. Gorman Reg. Engr. #9208

REPLAT OF OUTLOT 317 & PART OF OUTLOT 316  
PART OF WESTBROOK SUBDIVISIONS NO. 3 AND NO. 4

FILE NUMBER 92280  
RECEIVED FOR RECORD THIS 6 DAY  
OF Sept 1957, AT 4:00 P.M.  
PLAT BOOK L PAGE 125  
MIAMI COUNTY RECORDERS PLAT RECORDS

Wesley C. Cameron Fee \$4.30  
MIAMI COUNTY RECORDER

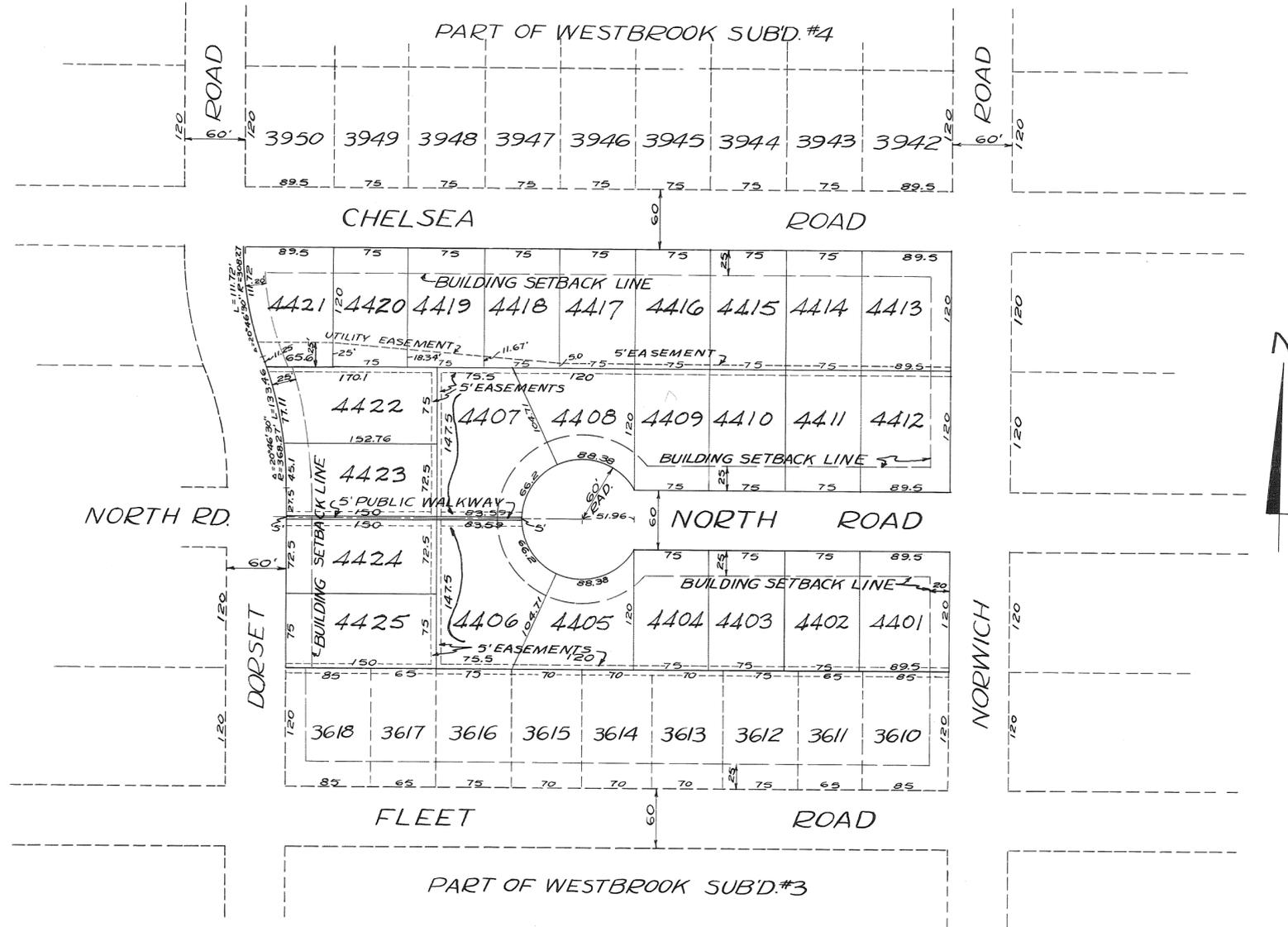
AT A MEETING OF THE TROY CITY PLANNING  
AND ZONING COMMISSION HELD THIS 19 DAY  
OF July 1957, THIS REPLAT WAS APPROVED

L. M. Lindenbaum M.D.  
PRESIDENT  
Opal Collier  
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE  
CITY OF TROY, OHIO HELD THIS 30 DAY OF  
SEPTEMBER 1957, THIS REPLAT WAS  
APPROVED AND ACCEPTED BY ORDINANCE  
NUMBER 0-22-57

O. S. Milway MAYOR  
J. J. Sanderson PRES. OF COUNCIL  
H. J. Tompkins CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANS-  
FERRED THIS 6th DAY OF September 1957  
Arthur E. Graham  
MIAMI COUNTY AUDITOR



WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE  
LAND DESCRIBED ON THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE  
EXECUTION OF SAID PLAT AND DEDICATE THE STREET AND PUBLIC  
WALKWAY SHOWN HEREON TO THE PUBLIC USE FOREVER.

Feb 5 1957  
THE TROY LAND IMPROVEMENT CO.  
BY E. C. Salbrath PRESIDENT  
BY D. C. Jenkins SECRETARY

WITNESSED BY:  
[Signature]  
Norman Matson

STATE OF OHIO - COUNTY OF MIAMI  
BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
PERSONALLY CAME, THE TROY LAND IMPROVEMENT COMPANY, A CORPORATION  
BY E. C. Salbrath ITS PRESIDENT AND D. C. Jenkins ITS SECRETARY  
AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR  
VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY  
HAND AND NOTARY SEAL THIS 5th DAY OF April 1957.

Roberta Jones  
NOTARY PUBLIC - MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES Feb 27, 1959

I HEREBY CERTIFY THIS REPLAT TO BE  
CORRECT AS SHOWN.



GLEN G. McCONNELL JR.  
REGISTERED SURVEYOR # 3614

FILE NO. # 92879  
RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY  
OF October, 1957, AT 10:25 A. M.  
BOOK NO. 6 PAGE 126

Horace C. Cronin  
MIAMI COUNTY RECORDER  
FEE \$4.30

# SUBDIVISION OF OUTLOT 377 IN MEADOWLAWN PLAT NO. 2

WE THE UNDERSIGNED OWNERS OF LANDS  
SHOWN ON THIS SUBDIVISION, ACCEPT  
AND APPROVE THIS SUBDIVISION, AND  
ACKNOWLEDGE THE SIGNING THEREOF  
TO BE OUR VOLUNTARY ACT AND DEED.

F.A. ARCHER DEVELOPMENT CO. INC.

J. Archer  
PRESIDENT  
William A. Jackson  
SECRETARY

WITNESSED BY:  
Jane Goodin  
Judy L. Laughman

STATE OF OHIO - MIAMI COUNTY  
PERSONALLY APPEARED BEFORE ME THE  
ABOVE SIGNED PARTIES AND ACKNOWLEDGE  
THE SIGNING THEREOF. SWORN TO AND  
SUBSCRIBED BEFORE ME THIS 23<sup>rd</sup>  
DAY OF July, 1957.

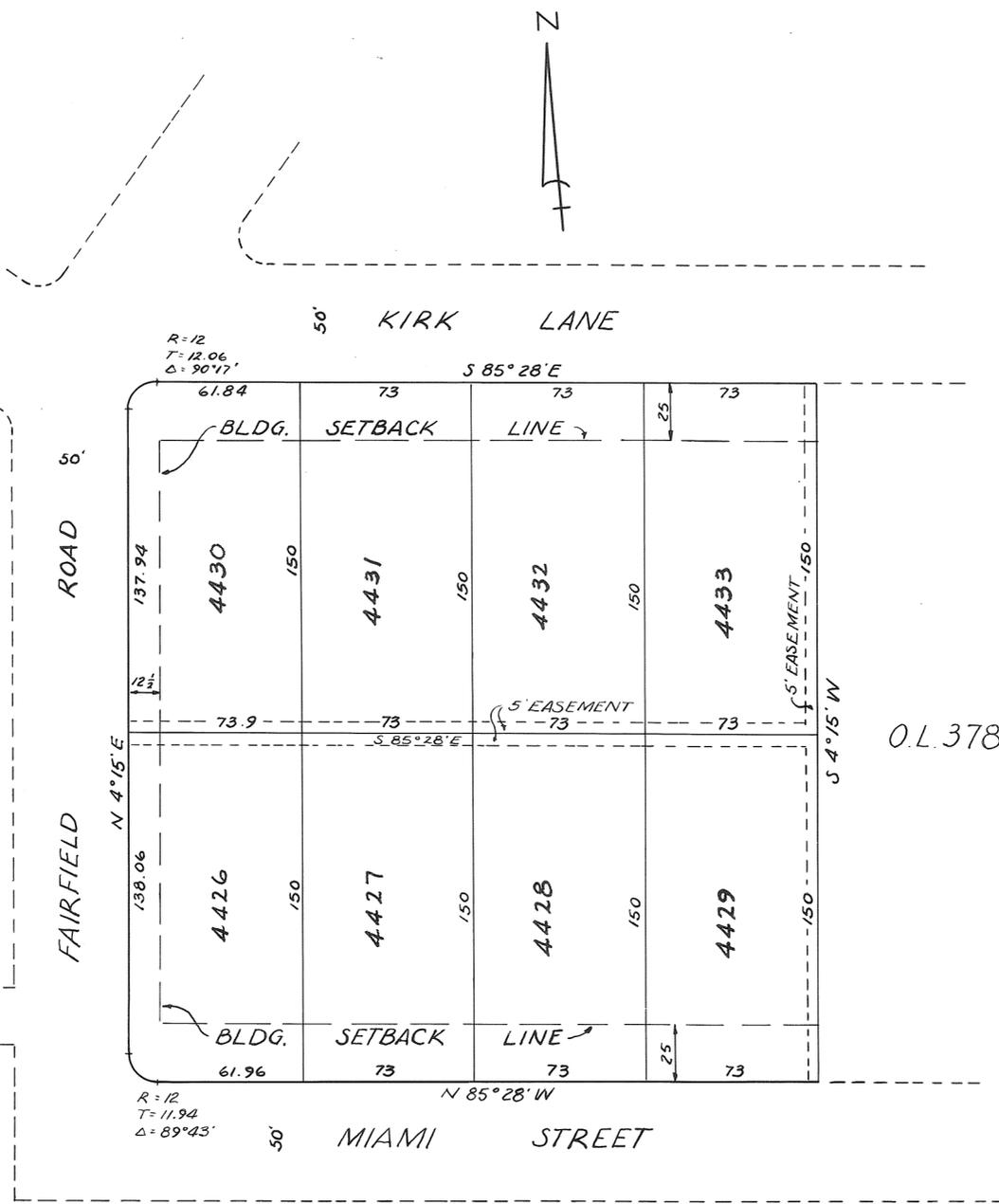
Jane Goodin  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY OHIO  
MY COMMISSION EXPIRES 7-14-58

AT A MEETING OF THE TROY CITY PLANNING  
AND ZONING COMMISSION HELD THIS 9<sup>th</sup>  
DAY OF AUGUST, 1957 THIS SUBDIVISION  
WAS APPROVED.

J. H. Munk  
ACT. PRESIDENT  
Opal Collier  
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF  
THE CITY OF TROY OHIO, HELD THIS 7<sup>th</sup>  
DAY OF OCTOBER, 1957, THIS SUBDIVISION WAS  
APPROVED BY ORDINANCE NUMBER O-23-57.

O. S. Miller  
MAYOR  
R. J. Sanders  
PRES. OF COUNCIL  
J. N. Temple  
CLERK OF COUNCIL



NUMBERED TO DESIGNATE INLOTS  
AND TRANSFERRED THIS 14<sup>th</sup> DAY  
OF October, 1957.

Arthur E. Graham  
COUNTY AUDITOR

I HEREBY CERTIFY THIS SUB-  
DIVISION TO BE CORRECT  
Franklin D. Ruck  
FRANKLIN D. RUCK  
REGISTERED SURVEYOR #3319

NOTE: 5' EASEMENTS IN ADDITION  
TO THOSE SHOWN ON THIS SUBDIVISION  
SHALL BE RESERVED ADJACENT TO  
ALL INTERIOR LOT LINES.

Note - See Ordinance  
Misc. BK. 19-Pg. 286

VACATION PLAT OF PART OF 20' ALLEY

DESCRIPTION  
BEING PART OF 20' ALLEY EXTENDING FROM THE NORTH WEST CORNER  
OF OUT LOT # 246 EASTWARDLY TO ITS INTERSECTION WITH U.S. ROUTE #25  
ALSO BEING DESCRIBED AS  
BEING 20 FEET BY PARALLEL LINES OFF THE NORTH SIDE OF INLOTS 2521  
THROUGH 2531, KERR & SMITH'S ADDITION TO TROY

FILE NUMBER # 92880  
RECEIVED 10:26 A.M. Oct. 14 1957  
TIME MONTH DAY YEAR

RECORDED IN PLAT RECORD  
VOL. NO 6 PLAT NO 127

Horace C. Croner  
MIAMI COUNTY RECORDER J.C.  
Fee \$4.30

AT A MEETING OF THE TROY CITY  
PLANNING AND ZONING COMMISSION  
HELD THIS 9th DAY OF August, 1957  
THIS PLAT WAS APPROVED

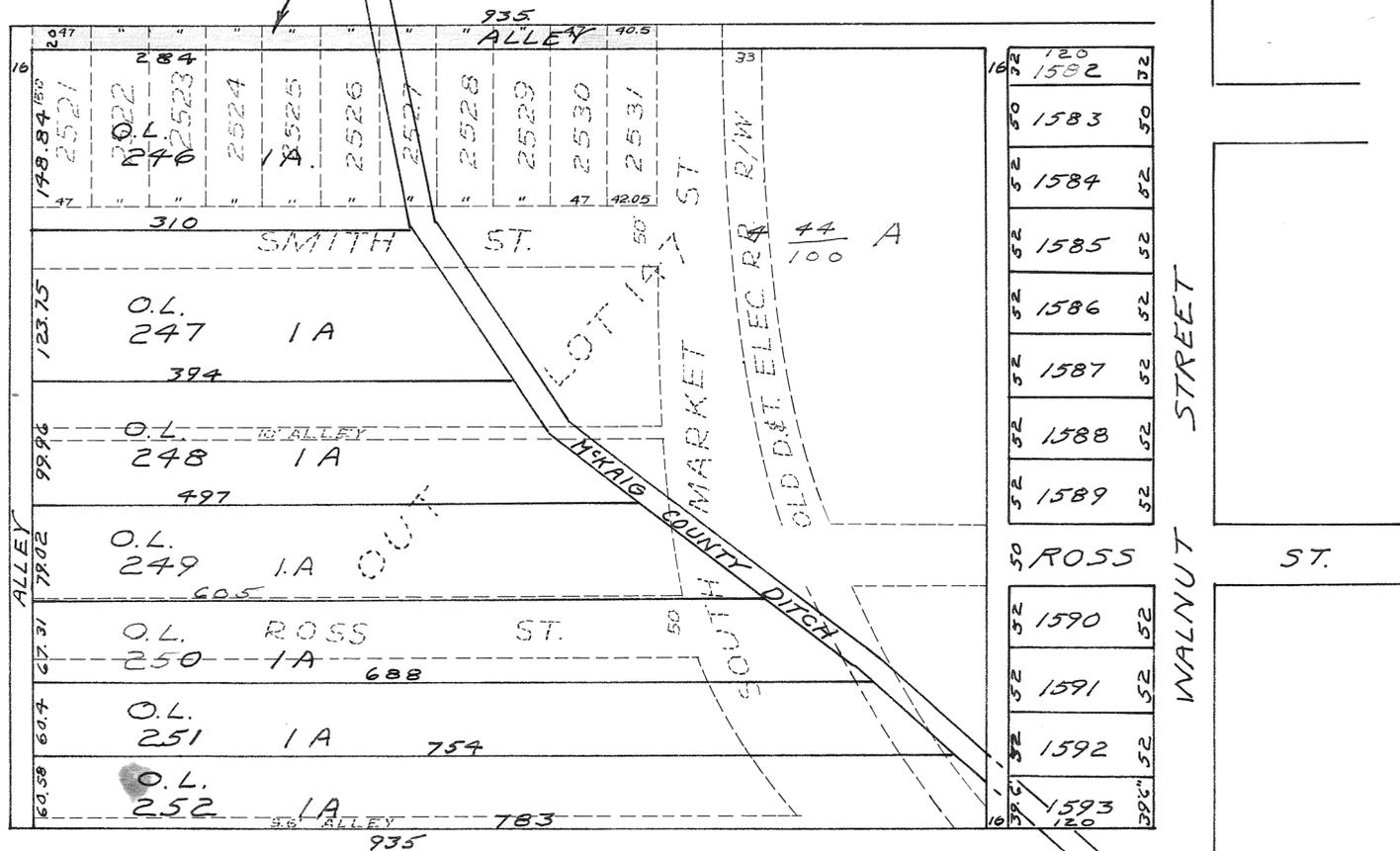
*O.A. Wember*  
ACT. PRESIDENT  
*Opal Collier*  
SECRETARY

AREA SHOWN DOTTED INDICATES THE KERR &  
SMITH ADDITION (RECORDERS PLAT BOOK 3, PAGE 90)  
WHICH IS A REPLAT OF OUTLOTS 246 THRU 252  
AND PART OF O.L. 147.

THE PORTION OF THE PLATTED 20' ALLEY BEING  
VACATED BY THIS PLAT WAS OMITTED ON THE  
KERR & SMITH ADDITION REPLAT. PORTION BEING  
VACATED IS SHOWN SHADED HEREON.

AT A MEETING OF THE COUNCIL OF  
THE CITY OF TROY, OHIO, HELD THIS  
7th DAY OF OCTOBER, 1957  
THIS PLAT WAS APPROVED BY  
ORDINANCE NUMBER # 0-20-57

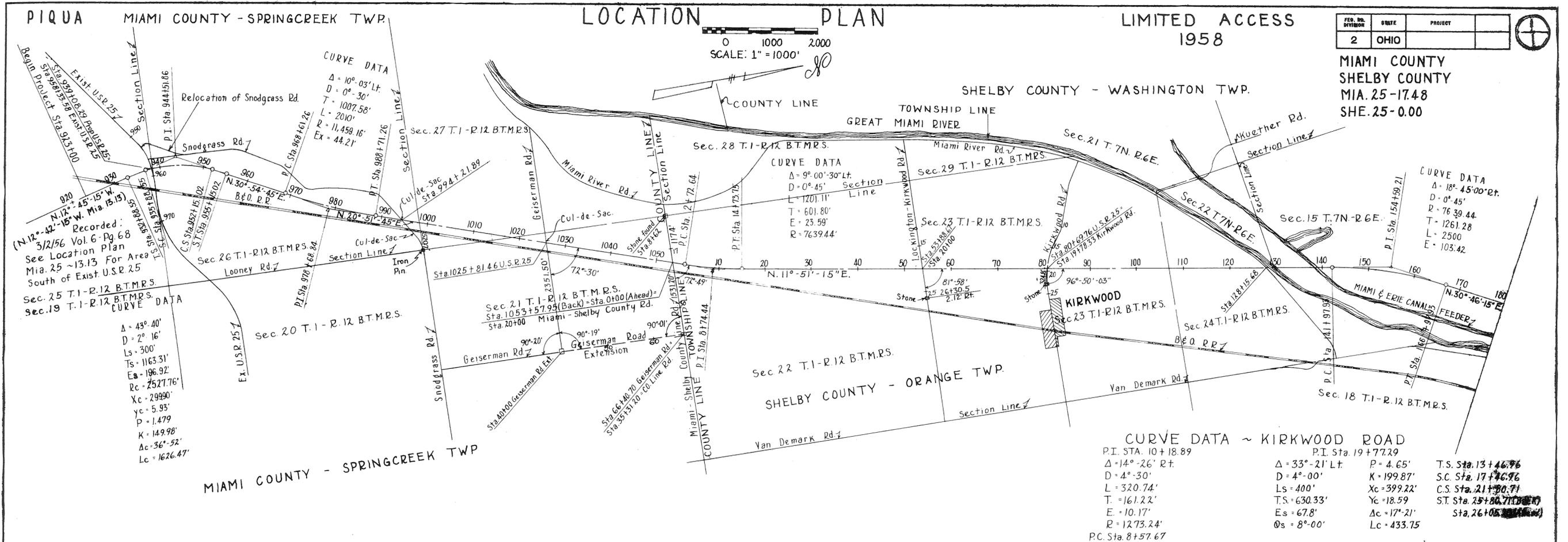
*O.A. Wember* MAYOR  
*J.P. Dandrea* PRES. OF COUNCIL  
*N.J. Tompkins* CLERK OF COUNCIL



I HEREBY APPROVE THIS PLAT  
*Arthur J. Johnson*  
AUDITOR OF MIAMI COUNTY  
DATE Oct. 14, 1957

I HEREBY CERTIFY THIS PLAT TO  
BE A TRUE COPY OF A SURVEY  
MADE BY R.F. WALKER IN AUGUST  
OF 1892 AND RECORDED IN VOL. 2  
PAGE 123, MIAMI COUNTY RECORDERS  
RECORD OF PLATS

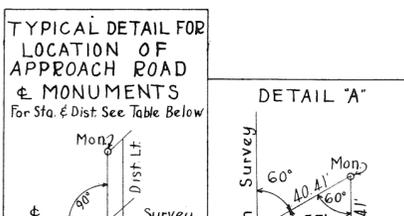
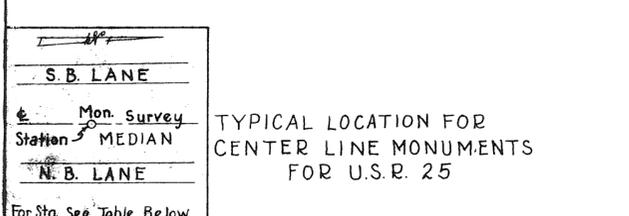
*Richard W. Klockner*  
RICHARD W. KLOCKNER,  
REG. CIVIL ENGINEER & SURVEYOR  
AUGUST 5, 1957



**CURVE DATA ~ KIRKWOOD ROAD**

PI. Sta. 10+18.89	PI. Sta. 19+77.29
Δ = 14° 26' Rt.	Δ = 33° 21' Lt.
D = 4° 30'	D = 4° 00'
L = 320.74'	Ls = 400'
T = 161.22'	Xc = 399.22'
E = 10.17'	Ts = 630.33'
R = 1273.24'	Es = 67.8'
PC. Sta. 8+57.67	Os = 8° 00'
PT. Sta. 11+78.41	Lc = 433.75

T.S. Sta. 13+46.96  
S.C. Sta. 17+96.96  
C.S. Sta. 21+80.71  
S.T. Sta. 25+80.71  
Sta. 26+05.10



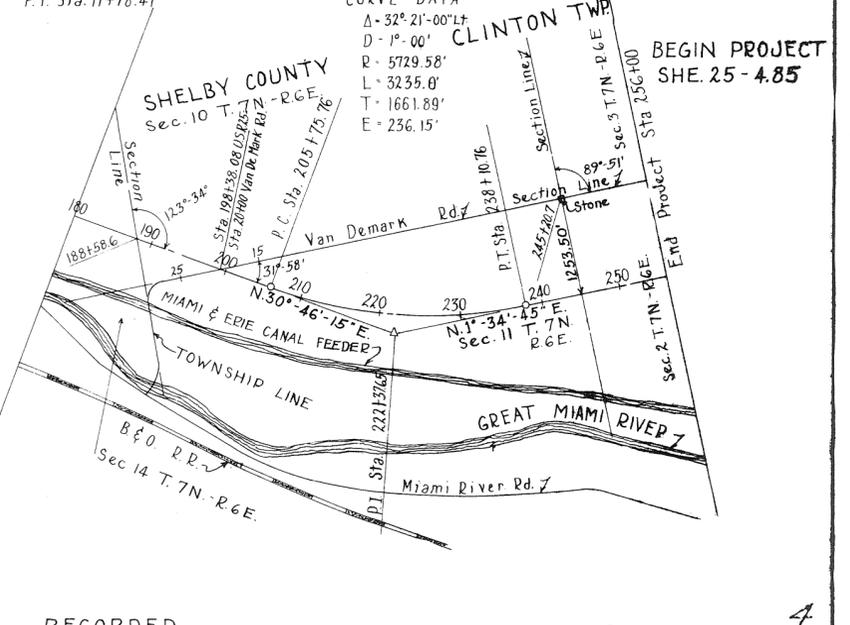
PROJ. 59-58  
MONUMENTS SET BY PIERCE CONST. CO. DATE  
FIELD CHECKED BY ROBT. SMITH 9-13-60

For Sta. See Table Below  
REFERENCE POINT MONUMENTS TO BE SET ON & AFTER CONSTRUCTION

Point Referenced	Station	Point Referenced	Station	Point Referenced	Station
P.O.T.	927+00	P.O.T.	1050+00	P.C.	141+97.93
T.S.	932+88.55	P.C.	2+72.64	P.O.C.	147+00
S.C.	935+88.55	M.P.O.C.	8+73.20	M.P.O.C.	154+47.93
M.P.O.C.	944+01.79	P.T.	14+73.75	P.O.C.	160+00
C.S.	952+15.02	P.O.T.	22+00	P.T.	166+97.93
S.T.	955+15.02		30+00	P.O.T.	174+00
P.O.T.	961+00		38+00		183+00
P.C.	968+61.26		46+00		192+00
P.O.C.	973+00		52+00	P.O.T.	201+00
M.P.O.C.	978+66.26		60+00	P.C.	205+75.76
M.P.C.	983+00		68+00	P.O.C.	213+50
P.T.	988+71.26		75+00	M.P.O.C.	221+93.26
P.O.T.	996+00		83+00	P.O.C.	230+50
	1002+00		91+00	P.T.	238+10.76
	1010+00		99+00	P.O.T.	244+00
	1018+00		107+00	P.O.T.	252+00
	1026+00		115+00		
	1034+00		124+00		
P.O.T.	1042+00	P.O.T.	133+00		

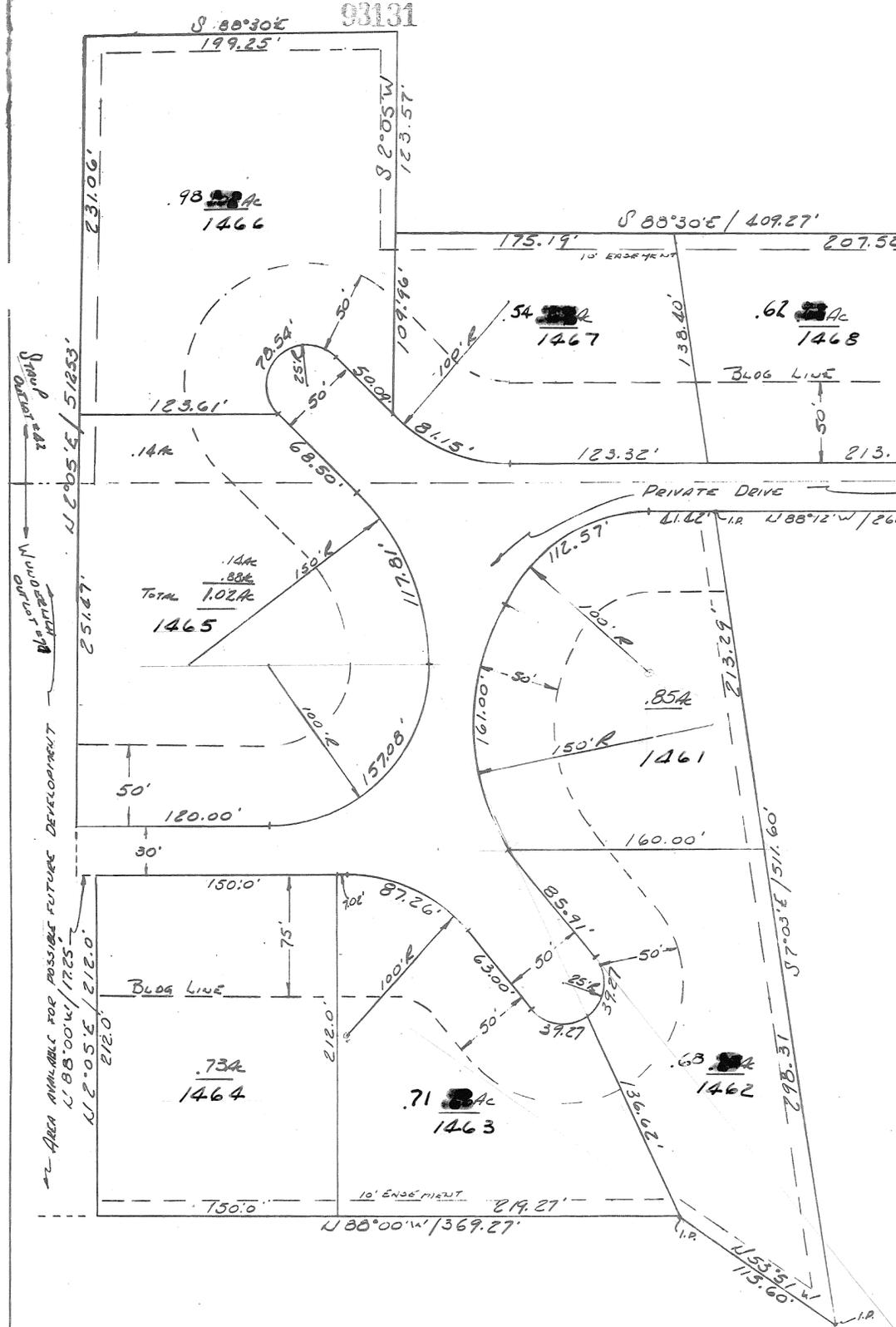
REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION

Station	EXIST. U.S.R. 25		MIA-SHE. CO. LINE RD.		LOCKINGTON-KIRKWOOD RD.		KIRKWOOD RD.		VAN DE MARK RD.	
	Dist. from E	Dist. from R	Dist. from E	Dist. from R	Dist. from E	Dist. from R	Dist. from E	Dist. from R	Dist. from E	Dist. from R
947+00	30	30	10+00	40	40	12+00	30	30	10+18.04	M.P.
951+45.57	116	60	31+00	30	30	28+00	16	17	11+78.41	P.T.
955+97.67	34	34							13+46.96	T.S.
960+49.77	55	34							17+46.96	S.C.
967+99.00	26	26							19+63.84	M.P.
972+78.15	30	18							21+80.71	
974+25									26+05.20	S.T.
									36	44.5



RECORDED

MIAMI COUNTY DATE 10-11-57 VOL. 6 PAGE 128	SHELBY COUNTY DATE 10-11-57 VOL. Plat Bk 4 PAGE 12	APPROVED DATE 1957 RIGHT-OF-WAY ENGINEER - DIV. No. 7 REGISTERED SURVEYOR No. 3128
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COVENANTS & RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES & ONLY ONE RESIDENTIAL STRUCTURE SHALL BE ALLOWED ON ANY ONE LOT.
2. NO STRUCTURE CAN BE MORE THAN A ONE FAMILY DWELLING.
3. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHED, GARAGE, BARN, OR OTHER OUT BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
4. NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST OF LESS THAN TWENTY TWO THOUSAND FIVE HUNDRED (\$22,500), BASED UPON COST PREVAILING AT THE DATE THESE COVENANTS ARE RECORDED.
5. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE EXCLUDING GROUND FLOOR OPEN PORCHES & GARAGES, SHALL BE NOT LESS THAN 1650 SQ. FT. FOR A ONE STORY DWELLING, NOT LESS THAN 1800 SQ. FT. FOR A STORY & A HALF DWELLING AND NOT LESS THAN 1200 SQ. FT. THE SECOND FLOOR NOT LESS THAN 700 SQ. FT. FOR A TWO STORY DWELLING. NO DWELLING OF MORE THAN TWO STORIES PERMITTED.
6. NO CAR PORTS PERMITTED.
7. NO FENCES ARE PERMITTED IN FRONT OF THE BUILDING SET BACK LINE. SIDE YARD & REAR YARD FENCES SHALL NOT EXCEED 6 FT IN HEIGHT.
8. BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE THAN THE MINIMUM SET BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TWENTY FT (20') TO ANY INTERIOR BUILDING LINE.
9. AN EASEMENT OF TEN (10) FT IN WIDTH IS RESERVED ON ALL REAR LOT LINES ON EVERY BUILDING SITE. THIS EASEMENT IS FOR THE PURPOSE OF AFFORDING LOCATION FOR TELEPHONE & ELECTRIC LIGHT POLES & LINES OR OTHER UTILITY EASEMENTS AS NECESSARY. EACH BUILDING SITE IS SUBJECT TO AN EASEMENT FOR THE CONSTRUCTION & MAINTENANCE OF SUCH UTILITY.
10. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM BEGINNING OF CONSTRUCTION.
11. NO NOXIOUS OR OFFENSIVE ODOR OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
12. NO ANIMALS, LIVESTOCK, POULTRY OF ANY KIND MAY BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL REASON.
13. COST OF MAINTENANCE OF STREETS, WATER & SANITARY SEWERS, STREET SEWERS IF SAID STREET SEWERS ARE FOUND NECESSARY, TO BE SHARED EQUALLY AMONG OWNERS ON A PRO-RATA ANNUAL BASIS. STREETS, WATER & SANITARY SEWERS MUST BE MAINTAINED & KEPT OPEN TO MEET THE STANDARDS OF THE VILLAGE OF TIPP CITY, OHIO & TO ACCOMPLISH THIS PURPOSE A COMMITTEE OF PROPERTY OWNERS WILL BE ESTABLISHED TO CONSULT WITH MUNICIPAL OFFICIALS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS & LEIN-HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AS A PRIVATE SUBDIVISION.

OWNERS & DEVELOPERS: Richard S. Wunderlich, Susannah B. Wunderlich, Ralph K. Stumpf  
 WITNESS: John H. ..., ...

BE IT REMEMBERED THAT ON THIS 11 DAY OF APRIL 1957 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE, PERSONALLY CAME Richard S. Wunderlich, Susannah B. Wunderlich, Ralph K. Stumpf AND ACKNOWLEDGED THE SIGNING & EXECUTION OF THE FOREGOING PART TO BE THEIR VOLUNTARY ACT & DEED. IN TESTIMONY WHERE OF, I HAVE SET MY HAND & NOTARY SEAL ON THE DAY & DATE ABOVE WRITTEN.  
 NOTARY PUBLIC IN & FOR - STATE OF OHIO

STATE OF OHIO, MIAMI COUNTY  
Susannah B. Wunderlich BEING DULY SWORN, SAYS THAT ALL PERSONS & CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LEIN-HOLDERS, HAVE UNITED IN ITS EXECUTION.  
Susannah B. Wunderlich  
 IN TESTIMONY WHERE OF I HAVE SET MY HAND & NOTARY SEAL ON THE DAY & DATE ABOVE WRITTEN.  
 NOTARY PUBLIC IN & FOR - STATE OF OHIO

I HEREBY CERTIFY THAT THIS MAP IS TRUE & A COMPLETE SURVEY MADE UNDER MY SUPERVISION IN MARCH 1957, THAT ALL MONUMENTS ARE SET AS SHOWN.  
Geo. Sam Lambert  
 REG. ENGR. & SURVEYOR

APPROVED & RELEASED BY THE COUNCIL OF TIPP CITY, OHIO.  
Russell Selman  
 CLERK  
 DATE August 5, 1957

APPROVED BY THE CITY PLANNING BOARD OF TIPP CITY, OHIO.  
Thomas G. Thompson  
 DATE April 30, 1957

I HEREBY HAVE CAUSED THE INLOTS NUMBER TO BE PLACED HERE ON DESIGNATING THE TENETS SHOWN & HAVE THEREAFTER SAID.  
 DATE Oct 28 1957  
Ruth E. Graham  
 MIAMI COUNTY AUDITOR

FILE NUMBER 93131 RECEIVED  
 TIME 9:25 AM DATE Oct 31 1957  
 RECORDED IN PLAT RECORD  
 BOOK NUMBER 6 PAGE NUMBER 129  
Horace C. Cooney  
 MIAMI COUNTY RECORDER  
 FEE \$4.30

WUNDERWOOD SUBDIVISION  
TIPP CITY, OHIO  
 1" = 50' APRIL 11, 1957

BEING A SUBDIVISION OF 714 ACRES, PART OF OUTLOTS #42 & #77, MADISON TOWNSHIP VILLAGE OF TIPP CITY, MIAMI COUNTY, OHIO.  
 OUTLOT #42 ~ 2.45 AC  
 OUTLOT #77 ~ 4.69 AC

BOUND NEARER STAMPA ~ .17 AC  
 BOUND NEARER WUNDERWOOD ~ .84 AC

Replat of Lots 228, 229, 230, & 231 of the PETRY SUBDIVISION, located in the Village of West Milton, Union Township, Miami County, Ohio.

÷ NOTE ÷  
Vacation of alley between former inlots 228 and 230 Also between former inlots 229, 230 and 231 was passed and approved by the council of the VILLAGE of WEST MILTON by ORDINANCE NO. 786 dated July 19, 1955

Transferred on this 14 day of November 1957.  
*Ruth E. Yalson*  
County Auditor  
Miami County

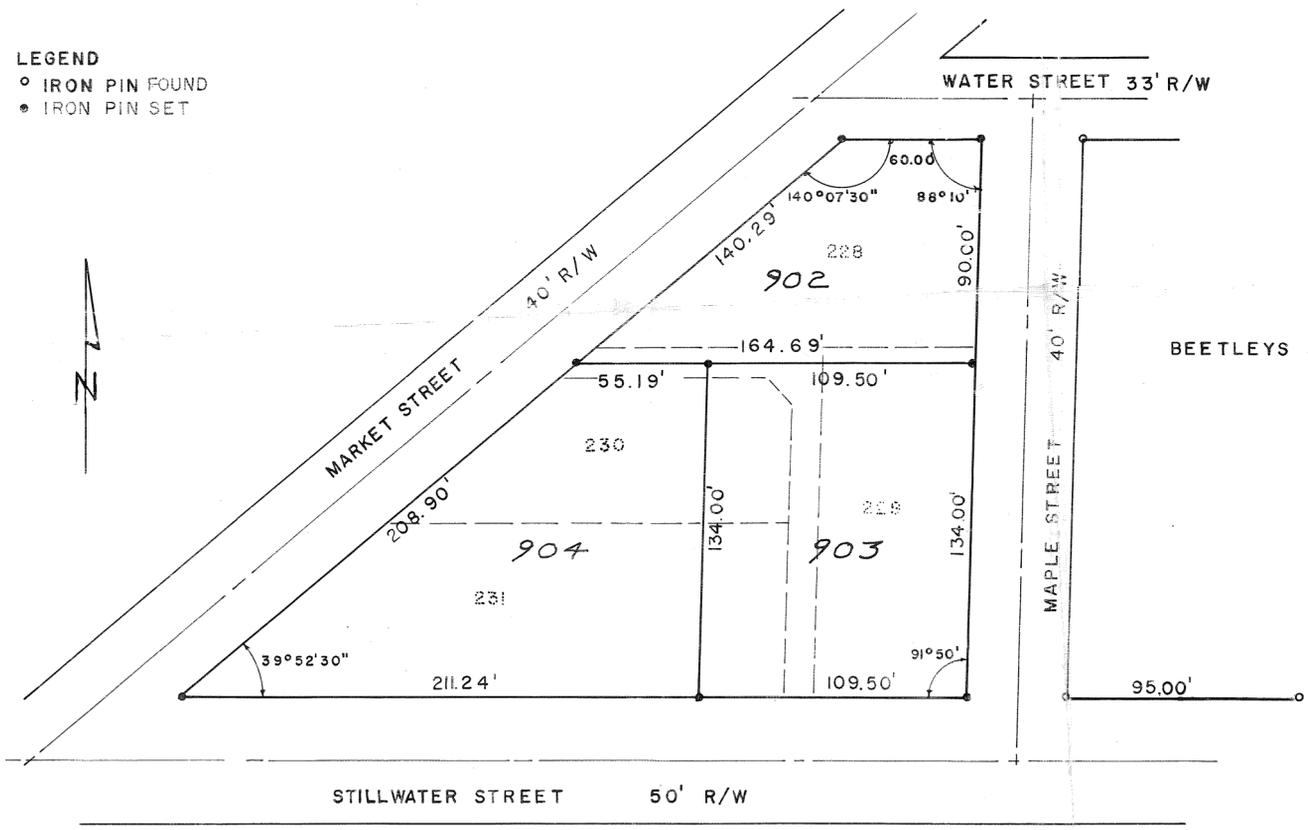
#93316

Recorded on this 14 day of November 1957.  
*Horace C. Croner*  
County Recorder  
Miami County  
Fee \$4.30

Approved by Council of the Village of West Milton, Ohio. on this 17<sup>th</sup> day of September, 1957.  
*John W. Judge*  
Mayor  
*Robert L. Pearson*  
Clerk

I hereby certify the dimensions to be correct and the iron pins set as shown.  
*John W. Judge*  
JOHN W. JUDGE ENGINEERING CO.  
DAYTON, OHIO

LEGEND  
○ IRON PIN FOUND  
● IRON PIN SET



We, the undersigned, being all the owners and lienholders of land herein replatted do hereby consent to its execution.

OWNERS: *Arthur R. Osburn*, *Dora A. Osburn*, *Woodrow B. Wiant*, *Gene Wiant*, *Maigarette Phillabaum*, *Robert Phillabaum*  
WITNESSES: *Lois M. Harshbarger*, *C. B. Wrenn*, *Lois Harshbarger*, *Lois Harshbarger*, *Lois Harshbarger*  
WITNESS: *Lois Harshbarger*, *Mildred M. Lohr*  
Regional Manager: *W. D. Decker*  
witnesses as to Prudential: *Ralph M. McElynn*, *Russell H. Miller*

State of Ohio S.S.  
Be it remembered that on this 14 day of January, 1956 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came *ARTHUR R. OSBURN, WOODROW B. WARIANT, MAIGRETTA PHILLABAUM, AND ROBERT PHILLABAUM* to me known, and acknowledged the signing and execution of the within replat to be their voluntary act and deed, and that all persons and corporations, to the best of their knowledge, either as owners or lienholders, have united in its execution. In testimony whereof I have hereunto set my hand and notary seal on the day and date above written.

*Lois M. Harshbarger*  
Notary Public  
My commission expires 2-27-57

*H. N. Broadbent*  
ASSISTANT SECRETARY

5 E  
RANGE

8  
TOWN

11  
SECTION

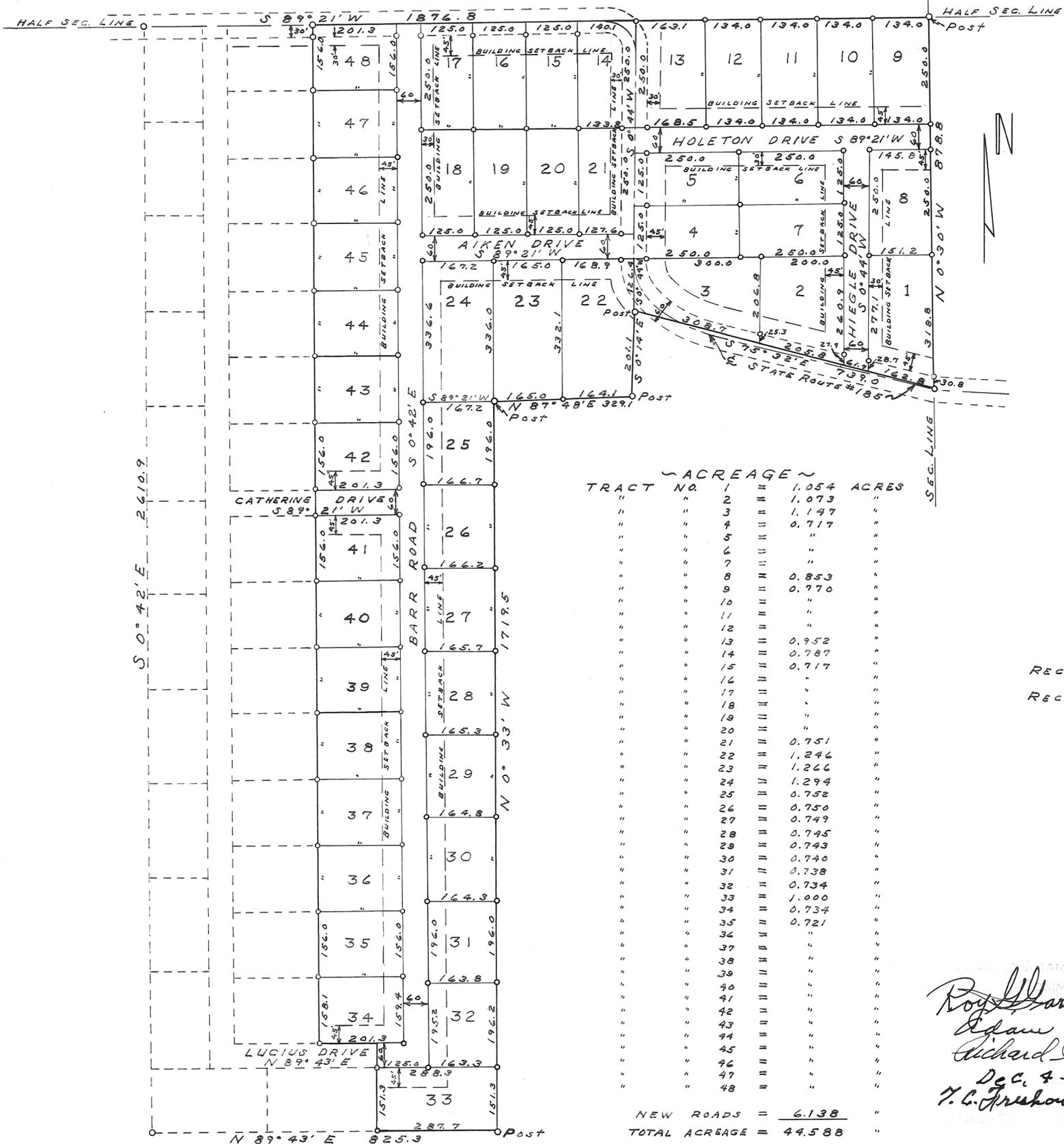
WASHINGTON  
TOWNSHIP

RECORDER'S Vol. 6 Pg. 131  
PLAT NO. 55 VOL. NO. 1  
Subdiv.  
MIAMI CO. ENGRS. RECORD OF LOT  
LAND SURVEYS  
SCALE 1 INCH = 200 FEET

Note ~  
Vacated ~  
See Deed BK. 381 - Pg 582 & 583

# BARR SUBDIVISION NO. I

PART OF 68.521 A. TRACT



~ ACREAGE ~

TRACT NO.	ACRES
1	1.054
2	1.073
3	1.147
4	0.717
5	"
6	"
7	"
8	0.853
9	0.770
10	"
11	"
12	"
13	0.952
14	0.787
15	0.717
16	"
17	"
18	"
19	"
20	"
21	0.751
22	1.246
23	1.266
24	1.294
25	0.752
26	0.750
27	0.749
28	0.745
29	0.743
30	0.740
31	0.738
32	0.734
33	1.000
34	0.734
35	0.721
36	"
37	"
38	"
39	"
40	"
41	"
42	"
43	"
44	"
45	"
46	"
47	"
48	"

NEW ROADS = 6.138  
TOTAL ACREAGE = 44.588

I, Catherine Barr, by J. H. Deweese, her guardian, the undersigned owner of lands shown on this plat, accept and approve this subdivision and restrictions as shown hereon, and do hereby dedicate the roads as shown for public use forever.

Paul Brown WITNESS  
Helen Carstensen WITNESS  
J. H. Deweese J. H. DEWEESE - GUARDIAN

STATE OF OHIO, MIAMI CO., ss:  
Personally appeared before me the above named J. H. Deweese and acknowledged the signing thereof to be his voluntary act and deed. Acknowledged and subscribed before me this 4th day of December 1957

Helen Carstensen  
NOTARY PUBLIC

My commission expires September 3 1960

APPROVED BY MIAMI COUNTY COMMISSIONERS  
APPROVAL No. ---  
DATE Dec 4 1957  
Roy Harman  
Adam Wilgus  
Richard Seifried

APPROVED BY PIQUA PLANNING COMMISSION  
DATE DECEMBER 11, 1957  
E. H. Beach  
Robert Reed  
John K. Mangus

APPROVED BY MIAMI COUNTY RECORDER  
RECEIVED 10:10 A.M. DEC 12, 1957 FILE NO. #93671  
RECORDED IN PLAT RECORD BOOK 6 PAGE 131  
FEE 4.30  
Tracy C. Connor  
MIAMI COUNTY RECORDER

APPROVED BY MIAMI COUNTY AUDITOR  
Smith E. Johnson  
MIAMI COUNTY AUDITOR  
DATE Dec 12, 1957

I hereby certify this plat to be correct.

C. C. Carpenter  
C. C. CARPENTER, C. E.

MIAMI COUNTY PLANNING COMMISSION  
Roy Harman  
Adam Wilgus  
Richard Seifried  
H. G. Freshour  
Dec. 4 - 1957 NO. 327  
MIAMI COUNTY ENGINEER

J. H. DEWEESE - GUARDIAN FOR: CATHERINE BARR		
PIQUA - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE DEC. 1957	DRAWN BY TRACED BY CHECKED BY D.T. D.T. C.C.C.	SHEET No. 1/2

# BARR SUBDIVISION NO. I RESTRICTIONS

The following restrictions are made a part of this plat for the benefit of the owners of the respective parcels, and shall be binding upon their heirs, administrators, executors and assigns of said respective owners until Jan. 1, 1979. Such restrictions shall be incident to conveyance of title to any and all of said tracts therein.

1. Said tracts shall be used exclusively for residential purposes, and there shall not be erected in any subdivision any residence, the actual <sup>value</sup> of which, exclusive of garage, out buildings and lot, is less than fourteen thousand (\$14,000) dollars.
2. No livestock or poultry, other than pets, shall be raised or kept on any of the tracts shown on this plat.
3. The ground floor area of any residence, not including breezeway or attached garage, shall not be less than 900 square feet.
4. No residence or other building shall be placed on any of said lots nearer than 15 ft. to side lot lines or nearer to front lot lines than shown by set back lines on the plat.
5. Only one single-family modern dwelling may be built on any tract in this plat.
6. There shall be a five (5) ft. utility easement on each side of all interior property lines.
7. No trailer, garage or partially completed building may be used as a residence for a period longer than three (3) months.
8. No billboard or other advertising device (excepting "FOR SALE" signs) in excess of three (3) sq. feet in size may be erected or maintained on any tract in this plat.
9. Every building in this plat shall be completed within one (1) year after its construction has commenced.
10. No part of this plat may be used in such a manner as to prejudice the use or endanger the health or safety or unreasonably disturb the quiet comfort of any occupant of this plat.
11. Catherine Barr or her administrators, executors, heirs or assigns may enforce these restrictions, but shall be free from the duty of doing so.

J.H. DEWEESE - GUARDIAN FOR: CATHERINE BARR		
PIQUA - OHIO		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE DEC. 1957	DRAWN BY D.T. TRACED BY D.T. CHECKED BY C.C.C.	SHEET No. 2/2

C. C. Carpenter

5  
RANGE

7  
TOWN

17  
SECTION

NEWTON  
TOWNSHIP

RECORDER'S Vol. 6 Pg. 132  
PLAT NO. 152 VOL. NO. 6

MIAMI CO. ENGRS. RECORD OF LOT LAND SURVEYS

SCALE 1 INCH = 60 FEET

CORPORATION

I.P. Set

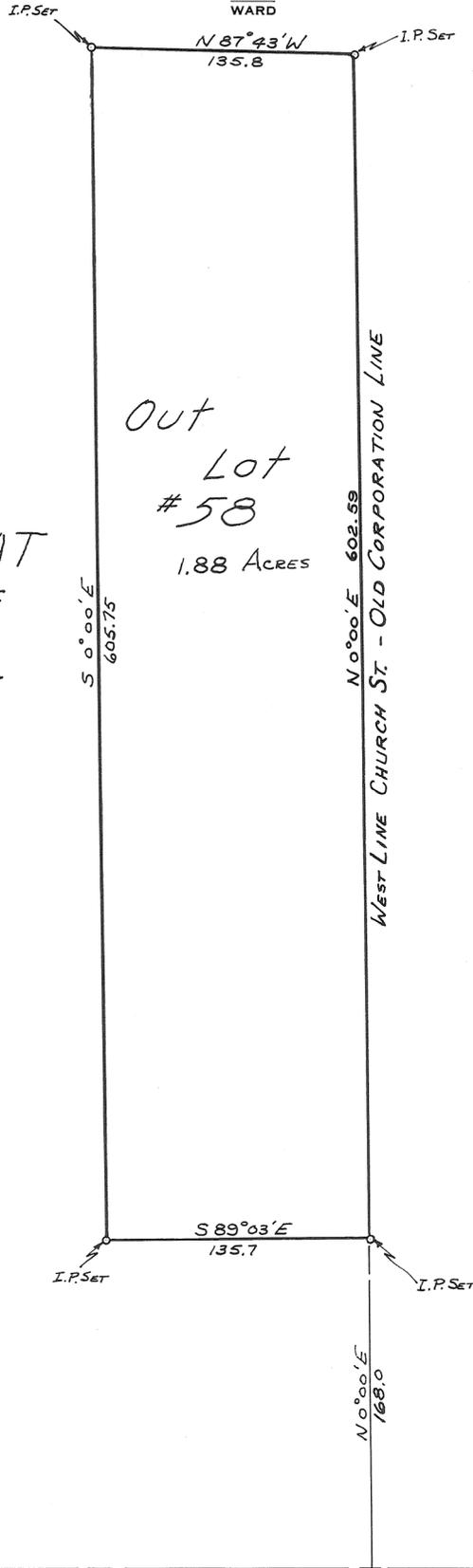
WARD

I.P. Set

PRECINCT



ANNEXATION PLAT  
TO VILLAGE OF  
PLEASANT HILL



AT A MEETING OF THE VILLAGE COUNCIL OF PLEASANT HILL  
HELD THIS 2nd DAY OF Dec, 1957 THIS ANNEXATION  
PLAT WAS ACCEPTED BY ORDINANCE NUMBER 57-1.

Charles D. Thomas  
Samuel J. Adams  
Frank R. King  
PRES. VILLAGE COUNCIL  
VICE PRES. VILLAGE COUNCIL  
CLERK VILLAGE COUNCIL

I HEREBY APPROVE THIS ANNEXATION PLAT THIS 27th DAY  
OF December, 1957,

J. C. Freshour  
MIAMI CO. ENGINEER

NUMBERED AND TRANSFERRED THIS 27th DAY OF December, 1957,

Julia E. Osburn  
MIAMI CO. AUDITOR

RECEIVED FOR RECORD THIS 27 DAY OF DEC., 1957,  
AT 1:45 P.M.

BOOK No. 6 PAGE No. 132  
FILE No. 93865 Horace C. Comer  
MIAMI CO. RECORDER

Fee 12.<sup>00</sup>

ANNEXATION PLAT FOR VILLAGE OF PLEASANT HILL		
PLEASANT HILL, OHIO.		
C. C. CARPENTER, C. E. - TROY, OHIO OHIO REGISTRATION NO. 120		
DATE Dec. 1957	DRAWN BY RLB TRACED BY CHECKED BY CCC	SHEET No. 1/1

C. C. Carpenter

Village of Pleasant Hill, Ohio

Ordinance No. 57-1

ACCEPTING APPLICATION FOR ANNEXATION OF TERRITORY.

Be It Ordained by the Council of the Village of Pleasant Hill, Ohio:  
Section 1. That the application of Ezra Petry and others for the annexation of the following described territory in the County of Miami and adjacent to the Village of Pleasant Hill, to-wit:

Situate in the Township of Newton, in the County of Miami and State of Ohio. Being a part of the S. W. Qr. of Sec. 17, T 7, R 5 E in Newton Twp., Miami County, Ohio and described as follows:

Beginning at a point on the west property line of Church Street in Pleasant Hill, which line is a part of the west corporation line of Pleasant Hill, and which point is 168.0 feet north of the point of intersection of said line with the center line of Walnut Street in Pleasant Hill; thence along said corporation line North 602.59 feet to an iron pin; thence N 87 degrees 43' W 135.80 feet to an iron pin; thence South 605.75 feet to an iron pin; thence S 89 degrees 63' E 135.70 feet to the place of beginning, containing 1.88 acres.

an accurate map of which territory, together with the petition for its annexation and other papers relating thereto, and a certified transcript of the proceedings of the County Commissioners in relation thereto are on file with the Clerk of said village, be and the same is hereby accepted.

Section 2. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 2nd day of December, 1957 Attest: Ford R Seng Samuel J. Adams  
 Clerk of Council Approved: December 2, 1957 President of Council  
 Mayor Charles D. Thomas

Office of the Clerk of Council of the Village of Pleasant Hill, Ohio  
 To the Recorder of Miami County, Ohio: To the Secretary of State of Ohio:

I hereby certify that the attached copy of Ordinance No. 57-1, containing the petition, the map or plat accompanying the petition, a transcript of the proceedings of the Board of County Commissioners, and resolutions and ordinances in relation to the within annexation is true and correct. Witness my hand and official seal this 2nd day of December, 1957

Ford Seng  
 Ford Seng, Clerk of Council of the Village of Pleasant Hill.

C E R T I F I C A T I O N

In the Matter Of Annexing Territory Known As The Rehmert Plat In Section 17, Newton Township To The Village Of Pleasant Hill, Ohio:

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached photostatic copies of the PETITION and accompanying map, the PROOF OF PUBLICATION from The Troy Daily News, Troy, Ohio, the AFFIDAVIT and LEGAL NOTICE are true and correct copies thereof filed in these proceedings.

I further certify that the attached typewritten copy of resolution, "ACCEPTANCE OF PETITION - HEARING DATE SET", and the photostatic copy of resolution, "PUBLIC HEARING HELD - PETITION GRANTED" are true and correct copies of the action taken by the Board of Miami County Commissioners on dates of July 19, 1957, and September 20, 1957, as recorded in Commissioners' Journal No. 34, pages 362 and 407 respectively.

Mary F. Boyd  
 Clerk, Board of Miami County Commissioners  
 Dated: September 23, 1957

July 19, 1957

To the Commissioners of Miami County, Ohio

The undersigned being a majority of the adult freeholders residing on the following described territory, situated in the Township of Newton, County of Miami, and State of Ohio, adjacent to the Village of Pleasant Hill, Ohio, To-wit:

Situate in the Township of Newton, in the County of Miami and State of Ohio, Being a part of the S. W. Qr. of Sec. 17, T 7, R 5 E in Newton Twp., Miami County, Ohio and described as follows:

Beginning at a point on the west property line of church Street in Pleasant Hill, which line is a part of the west corporation line of Pleasant Hill, and which point is 168.0 feet north of the point of intersection of said line with the center line of Walnut Street in Pleasant Hill; thence along said corporation line North 602.59 feet to an iron pin; thence N 87 degrees 43' W 135.80 feet to an iron pin; Thence South 605.75 feet to an iron pin; thence S 89 degrees 03' E 135.70 feet to the place of beginning, containing 1.88 acres.

Respectfully petition that the said above described territory may be annexed to the Village of Pleasant Hill, Ohio, and Ezra A. Petry is hereby authorized to act as agent of the petitioners in securing such annexation.

<u>Glenn V. Jordan</u>	<u>Marilyn J. Jordan</u>
<u>Glenn V. Jordan</u>	<u>Marilyn J. Jordan</u>
<u>Ezra A. Petry</u>	<u>Violet E. Petry</u>
<u>Ezra A. Petry</u>	<u>Violet E. Petry</u>
<u>John W. Thornton</u>	<u>Carolyn Sue Thornton</u>
<u>John W. Thornton</u>	<u>Carolyn Sue Thornton</u>
<u>Ivan H. Roeth</u>	<u>Nova M. Roeth</u>
<u>Ivan H. Roeth</u>	<u>Nova M. Roeth</u>
<u>Harry Lewis Brock, Jr.</u>	<u>Frances A. Brock</u>
<u>Harry Lewis Brock, Jr.</u>	<u>Frances A. Brock</u>
<u>Robert Vogler</u>	<u>Edna Vogler</u>
<u>Robert Vogler</u>	<u>Edna Vogler</u>
<u>John H. Peoples</u>	<u>Grace S. Peoples</u>
<u>John H. Peoples</u>	<u>Grace S. Peoples</u>
<u>Paul E. Thatcher</u>	<u>Minndoll Thatcher</u>
<u>Paul E. Thatcher</u>	<u>Minndoll Thatcher</u>
<u>Howard D. Laughman</u>	<u>Vivian L. Laughman</u>
<u>Howard D. Laughman</u>	<u>Vivian L. Laughman</u>

ANNEXATION OF TERRITORY KNOWN AS THE REHMERT PLAT IN SECTION 17, NEWTON TOWNSHIP TO THE VILLAGE OF PLEASANT HILL, OHIO.

Ezra A. Petry, et al, Petitioners. (Sections 709.02, 707.05 R. C. )

ACCEPTANCE OF PETITION - HEARING DATE SET

Mr. Seifried introduced the following resolution and moved that it be adopted:

WHEREAS, a petition signed by Ezra A. Petry, et al, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory known as the Rehmert Plat, being a part of the Southwest Quarter of Section 17, Town 7, Range 5 East, in Newton Township, Miami County, Ohio, and being adjacent to the West line of the Village of Pleasant Hill, Ohio, containing approximately 1.88 acres; such territory to be annexed to the village of Pleasant Hill, Ohio, is more fully described in the petition and accompanying plat map being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the auditor of Miami County, where it shall be subject to the inspection of any person interested and shall be for hearing on the 20th day of September 1957, at ten o'clock A. M. in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent for the petitioners, Ezra A. Petry, North Church St., Pleasant Hill, Ohio, as designated in the petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice as required by law.

The motion for the adoption of the resolution was seconded by Mr. Wilgus, with the Board voting as follows: Mr. Garman, yea; Mr. Seifried, yea; and Mr. Wilgus, yea.

\* \* \* \* \*

(Taken from Commissioners' Journal No. 34, Page 362, July 19, 1957)

Legal Notice

Notice is hereby given that on the 19th day of July, 1957, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory, situate in the County of Miami and adjacent to the Village of Pleasant Hill, to-wit:

Situate in the Township of Newton, in the County of Miami and State of Ohio. Being a part of the S. D. Qr. of Sec. 17, T 7, R 5 E in Newton Twp., Miami County, Ohio and described as follows:

Beginning at a point on the west property line of Church Street in Pleasant Hill, which line is a part of the west corporation line of Pleasant Hill, and which point is 168.0 feet north of the point of intersection of said line with the center line of Walnut Street in Pleasant Hill; thence along said corporation line North 602.59 feet to an iron pin; thence N 87 degrees 43' W 135.80 feet to an iron pin; thence South 605.75 feet to an iron pin; thence S 89 degrees 63' E 135.70 feet to the place of beginning, containing 1.88 acres.

praying therein that said territory be annexed to the Village of Pleasant Hill, in the manner provided by law and designated the undersigned as their agent in securing such annexation.

The said Board of Commissioners has fixed the 20th day of September, 1957, at 10:00 o'clock a.m. as the time for hearing said petition at the office of the Miami County Commissioners in the Courthouse Building, Troy, Ohio.

EZRA A. PETRY, Agent for the Petitioners. July 24-31; Aug. 7-14-21-28

PROOF OF PUBLICATION

The State of Ohio | ss: Miami County |

R. D. Steinmetz, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Wednesday of Each week for Six weeks, beginning on the 24th day of July, 1957. Sworn to and subscribed before me this 29th day of August, 1957.

Adelaide Gasaway Notary Public, Miami County, Ohio

Printer's Fee \$ 28.35 Notary's Fee .80 Total \$ 29.15

Seal

AFFIDAVIT

State of Ohio, Miami County, ss:

Ezra A. Petry, being first duly sworn, deposes and says that he is agent for the petitioners in proceedings to annex certain territory to the Village of Pleasant Hill, Ohio, and that he caused the Legal Notice, which is hereto attached and made a part of this Affidavit, to be published once each week for six consecutive weeks in the Troy Daily News, a newspaper of general circulation within the Village of Pleasant and County of Miami and that he posted a copy of the same in a conspicuous place within the limits of the territory sought to be annexed for a period of six consecutive weeks prior to the date of this Affidavit.

Ezra A. Petry Ezra Petry.

Sworn to before me and subscribed in my presence this 19th day of September, 1957.

Notarial Seal

John E. Fulker John E. Fulker Notary Public State of Ohio Comm. Exp. 9/8/59.

LEGAL NOTICE

Notice is hereby given that on the 19th day of July, 1957, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory, situate in the County of Miami and adjacent to the Village of Pleasant Hill, to-wit:

Situate in the Township of Newton, in the County of Miami and State of Ohio. Being a part of the S. W. Qr. of Sec. 17, T 7, R 5 E in Newton Twp., Miami County, Ohio and described as follows:

Beginning at a point on the west property line of Church Street in Pleasant Hill, which line is a part of the west corporation line of Pleasant Hill, and which point is 168.0 feet north of the point of intersection of said line with the center line of Walnut Street in Pleasant Hill; thence along said corporation line North 602.59 feet to an iron pin; thence N 87 degrees 43' W 135.80 feet to an iron pin; thence South 605.75 feet to an iron pin; thence S 89 degrees 63' E 135.70 feet to the place of beginning, containing 1.88 acres.

praying therein that said territory be annexed to the Village of Pleasant Hill, in the manner provided by law and designated the undersigned as their agent in securing such annexation.

The said Board of Commissioners has fixed the 20th day of September, 1957, at 10:00 o'clock a.m. as the time for hearing said petition at the office of the Miami County Commissioners in the Courthouse Building, Troy, Ohio.

Ezra A. Petry Agent for the Petitioners.

\* \* \* \* \*

Friday, September 20, 1957 Meeting-Board of Commissioners-Miami County

The Board of Miami County Commissioners met this day pursuant to adjournment on Wednesday, September 18, 1957.

The meeting was called to order by the President of the Board with the members present as follows: Roy G. Garman and Adam Wilgus.

The minutes of the previous meeting held on Wednesday, September 18, 1957, were read and approved.

ANNEXATION OF TERRITORY KNOWN AS THE REHMERT PLAT IN SECTION 17, NEWTON TOWNSHIP TO THE VILLAGE OF PLEASANT HILL, OHIO Ezra A. Petry, et al, Petitioners.

PUBLIC HEARING HELD - PETITION GRANTED (Sections 707.06, 07, Revised Code of Ohio)

The following resolution was introduced by Mr. Wilgus, who also moved that it be adopted: WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on July 19, 1957, a public hearing was held in the Commissioners' Office, Court House, Troy, Ohio, on the 20th day of September 1957, at ten o'clock A.M., on the petition of Ezra A. Petry et al, requesting that certain territory in Section 17, Newton Township, known as the Rehmert Plat, and being adjacent to the west line of Pleasant Hill, Ohio, containing approximately 1.88 acres, be annexed to Pleasant Hill, Ohio, and

WHEREAS, said petition and accompanying plat map of land to be annexed has been on file in the Auditor's office for public inspection since July 19, 1957, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, and as shown by proof of publication submitted, and by posting a copy of such notice in a conspicuous place within the limits of the proposed territory to be annexed for six consecutive weeks preceding the time fixed for the hearing as stated in the affidavit filed by the Agent for the petitioners, Ezra A. Petry, and

WHEREAS, no interested party or property owner appeared at the hearing to object to the granting of the petition; therefore, be it

- RESOLVED, by the Board of Miami County Commissioners, State of Ohio, that: (1) The petition of Ezra A. Petry, et al, contains all the matters required by law; (2) That the statements in the petition are true; (3) That the map, or plat is accurate; (4) That the persons whose names are subscribed to the petition are a majority of the adult freeholders residing in the territory sought to be annexed; (5) That the legal notice and posting has been given as required by law; (6) That the territory to be annexed is adjacent to the Village of Pleasant Hill, Ohio; (7) That it is right that the prayer of the petition be granted; (8) That the petition of Ezra A. Petry, et al, to annex the land herein described in Newton Township to the Village of Pleasant Hill, Ohio, be and it is hereby granted; (9) That said land, subject to approval of the Council of the Village of Pleasant Hill, Ohio, be and it is hereby annexed to said Village; (10) That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Clerk of the Council of the Village of Pleasant Hill, Ohio, a transcript of these proceedings, including the petition and map attached thereto.

The motion for the adoption of the resolution was seconded by Mr. Garman, with the Board voting as follows: Mr. Garman, yea; Mr. Wilgus, yea.

No. 93867

Received for Record this 27 day of DEC.  
 1957, at 1:55 P.M. Book No 6 Page 133

Horace C. Cromer  
 Miami County Recorder

AUDITORS PLAT  
 Subdivision of Out Lot #58

in the

Village of Pleasant Hill  
 Miami County, Ohio

Numbered to designate inlots, and  
 transferred this 27th day of December 1957

Ruth E. Graham  
 Auditor of Miami County

Note ~

This plat was made from deeds and a survey  
 recorded in Vol. 6 Page 132 Miami County  
 Recorder's Record of Plats.



West Line of Church Street

62.5	62.5	75	75	65	60	50	50	50	52.59
Vol. 307-288 713	Vol. 305-400 412	Vol. 338-7 411	Vol. 334-301 410	Vol. 334-299 409	Vol. 307-1 408	Vol. 294-196 407	Vol. 291-237 406	Vol. 290-288 405	Vol. 293-265 404
Harry L. Jr. & Frances A. Brock	Ivan H. & Nora M. Roeth	Glenn V. & Marilyn J. Jordan	Ezra A. & Violet E. Petry	John W. & Carolyn Sue Thornton	Robert & Edna Vogler	Paul E. & Murdell Thatcher	Howard D. & Vivian L. Laughman	John H. & Grace S. Peoples	
			602.59						605.75

Scale 1" = 40 Feet

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THAT PORTION OF STAUNTON ROAD (S.R. 55) LYING NORTH OF THE CENTERLINE AND EXTENDING FROM THE WEST LINE OF INLOT 3882 (EXTENDED) TO THE EAST LINE OF INLOT 3803 (EXTENDED) HEREBY DEDICATE THIS NORTH HALF OF STAUNTON ROAD FOR STREET PURPOSES TO THE CITY OF TROY, MIAMI COUNTY, OHIO AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

ANNEXATION TO CITY OF TROY, OHIO

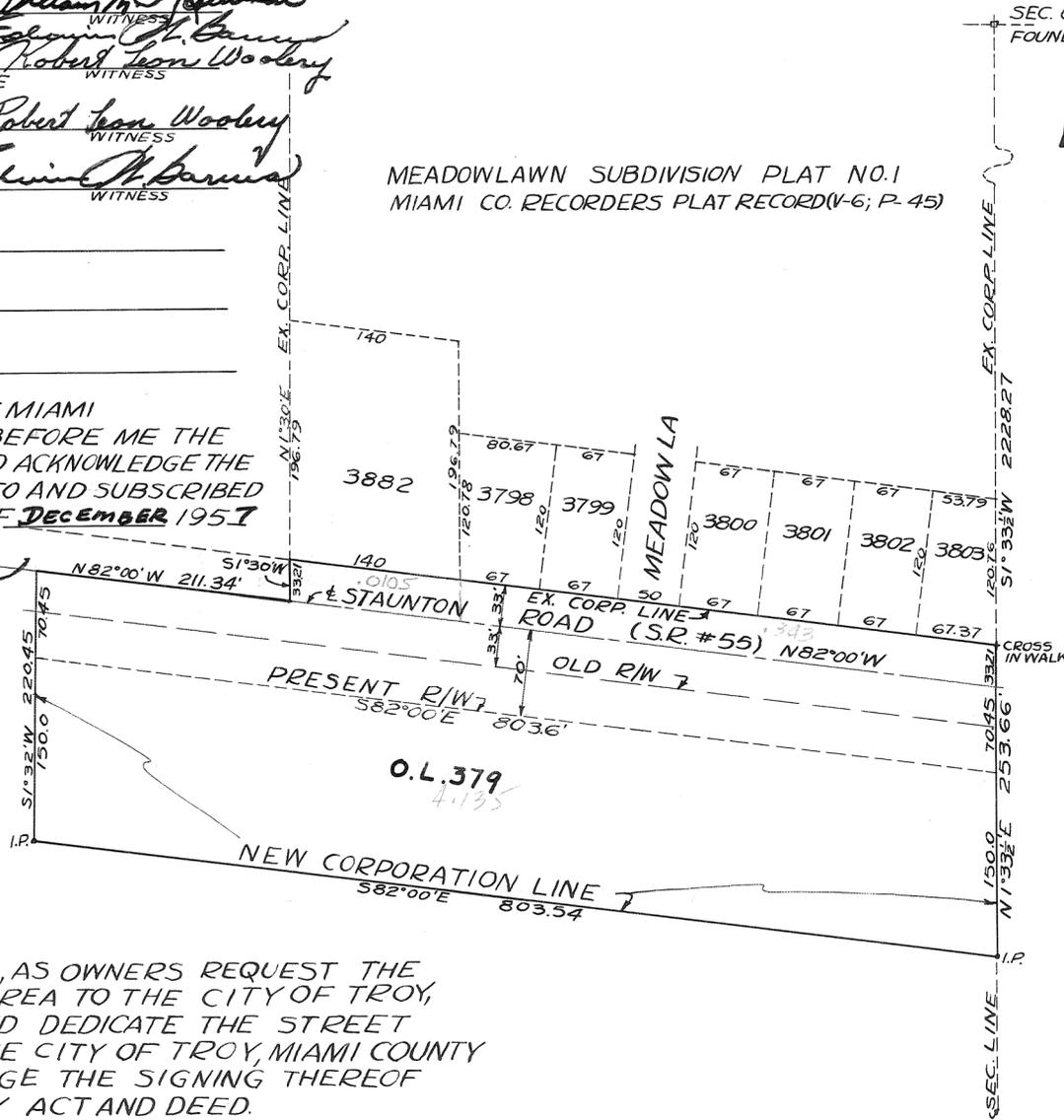
BEING A TRACT OF 4.488 ACRES IN THE NORTHEAST QUARTER OF SECTION 17, TOWN 1, RANGE 10, M.R.S. IN STAUNTON TOWNSHIP, MIAMI COUNTY OHIO

Gertha A. Switzer  
William M. Housh  
Edwin M. Barnes  
Robert Jean Woolley  
WITNESS  
WITNESS  
WITNESS  
WITNESS  
TRUSTEES-TROY BAPTIST TEMPLE  
Lawrence Lains  
Robert Jean Woolley  
Edward Yumore  
Edwin M. Barnes  
WITNESS  
WITNESS  
WITNESS  
WITNESS  
A. M. Becker

STATE OF OHIO - COUNTY OF MIAMI  
PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF - SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF DECEMBER 1957

Edwin M. Barnes  
NOTARY PUBLIC IN AND FOR  
STATE OF OHIO.  
MY COMMISSION EXPIRES  
SEPT. 19, 1959

Ruk  
12-5-57



WE, THE UNDERSIGNED, AS OWNERS REQUEST THE ANNEXATION OF THIS AREA TO THE CITY OF TROY, MIAMI COUNTY, OHIO AND DEDICATE THE STREET SHOWN HEREON TO THE CITY OF TROY, MIAMI COUNTY OHIO AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

Ralph W. Cress  
Virginia G. Stanley  
Winifred A. Cress  
Judy L. Langman  
WITNESS  
WITNESS

STATE OF OHIO - MIAMI COUNTY  
PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF - SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF May 1957.

Leo H. Faust  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES 6-7-59

Ruk

FILE NUMBER 93876  
RECEIVED FOR RECORD THIS 27 DAY  
OF Dec 1957, AT 3:32 P. M.  
PLAT BOOK NO. 6 PAGE 134

Thomas C. Comer  
COUNTY RECORDER

I HEREBY APPROVE THIS ANNEXATION  
PLAT THIS 31st DAY OF July 1957.

T. C. Freshour  
COUNTY ENGINEER

THE FOREGOING AREA APPROVED BY  
THE BOARD OF COMMISSIONERS OF  
MIAMI COUNTY OHIO. July - 31 - 1957

Roy L. Garman  
Adam Wilgus  
Richard Seifried

AT A MEETING OF THE CITY COUNCIL  
OF THE CITY OF TROY, OHIO HELD  
THIS 21st DAY OF OCTOBER 1957.  
THIS ANNEXATION PLAT WAS ACCEPTED  
BY ORDINANCE NO. 0-24-57

O. S. Mervin  
MAYOR  
V. C. Yankin  
PRES. OF COUNCIL - PRO TEM  
J. N. Tompkins  
CLERK OF COUNCIL

NUMBERED TO DESIGNATE OUTLOT AND  
TRANSFERRED THIS 12th DAY OF

Nov 1957.  
Ruth E. Graham  
COUNTY AUDITOR

I HEREBY CERTIFY THIS ANNEXATION  
PLAT TO BE CORRECT.

Franklin D. Ruck  
FRANKLIN D. RUCK  
REG. SURVEYOR # 3319

D-42

ANNEXATION - O F  
4.488 Acres of Ralph & Winifred Cusac Part of Section 17,  
Staunton Township, Miami County, Ohio to City of Troy

B31 116  
Receipt and Certificate No. 5831  
ANNEXATION OF TERRITORY FOR THE CITY OF TROY, MIAMI COUNTY, OHIO  
NAME

- DOMESTIC CORPORATIONS
  - ARTICLES OF INCORPORATION
  - AMENDMENT
  - MERGER/CONSOLIDATION
  - DISSOLUTION
  - AGENT
  - RE-INSTATEMENT
  - CERTIFICATES OF CONTINUED EXISTENCE
  - MISCELLANEOUS
- FOREIGN CORPORATIONS
  - LICENSE
  - AMENDMENT
  - SURRENDER OF LICENSE
  - APPOINTMENT OF AGENT
  - CHANGE OF PRINCIPAL OFFICE
  - RE-INSTATEMENT
  - FORM 7
  - PENALTY

- MISCELLANEOUS FILINGS
  - X ANNEXATION/INCORPORATION CITY OR VILLAGE
  - RESERVATION OF CORPORATE NAMES
  - REGISTRATION OF NAME
  - REGISTRATION OF NAME RENEWALS
  - REGISTRATION OF NAME--CHANGE OF REGISTRANTS ADDRESS
  - TRADE MARK
  - TRADE MARK RENEWAL
  - SERVICE MARK
  - SERVICE MARK RENEWAL
  - MARK OF OWNERSHIP
  - MARK OF OWNERSHIP RENEWAL
  - EQUIPMENT CONTRACT/CHATTEL
  - MORTGAGE
  - POWER OF ATTORNEY
  - SERVICE OF PROCESS
  - MISCELLANEOUS
  - ASSIGNMENT\*\*TRADE MARK, MARK OF OWNERSHIP, SERVICE MARK

I certify that the attached document was received and filed in the office of TEDW. BROWN, Secretary of State, at Columbus, Ohio, on the 23rd day of January A. D. 1958 and recorded on Roll B31 at Frame 116 of the RECORDS OF INCORPORATION and MISCELLANEOUS FILINGS.

Secretary of State Seal  
TED W. BROWN  
Secretary of State

Filed by and Returned To: H. H. Tamplin  
City Auditor  
Troy, Ohio

FEE RECEIVED: \$ 5.00  
NAME: ANNEXATION OF TERRITORY FOR THE CITY OF TROY, MIAMI COUNTY, OHIO 22-26

THE STATE OF OHIO  
DEPARTMENT OF STATE.  
This will acknowledge receipt of the filing for annexation of territory for the City of Troy, Miami County, Ohio.

The check in the amount of \$5.00 for filing has been received.

Secretary of State Seal  
WITNESS my hand and official seal at Columbus, Ohio this 23 rd day of January, A. D. 1958

TED W. BROWN  
Secretary of State

January 22, 1958

Office of Secretary of State  
Columbus, Ohio

Gentlemen:  
Enclosed is transcript of proceedings in the matter of annexing territory of 4.488 acres belonging to Ralph & Winifred Cusac.  
Also is enclosed our check to cover the filing fee. Yours very truly  
H.H. Tamplin City Auditor Troy

C E R T I F I C A T I O N  
IN THE MATTER OF ANNEXING TERRITORY IN SECTION 17 STAUNTON TOWNSHIP TO THE CITY OF TROY OHIO.  
(Ralph & Winifred Cusac)

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio, do hereby certify that the attached is a true copy of Ordinance No. 0-24-57 "Authorizing the annexation of 4.488 acres of land adjacent to the City of Troy, located in the Northeast quarter of Section 17, Town 1, Range 10, Staunton Township, Miami County, Ohio." Said Ordinance being adopted and approved by Council and the Mayor on October 21, 1957.

I further certify that the attached certified Proof of Publication of Ordinance 0-24-57 on October 25th. and November 1st 1957 is true and correct.

Map attached hereto is a true copy of the original map of the territory annexed. The original map covering the territory described in Ordinance 0-24-57 has been approved by the County Auditor and filed with the Recorder of Miami County, Ohio.

H. H. Tamplin  
Clerk of Council and City Auditor of  
The City of Troy, Miami County, Ohio.

Dated: Nov 4- 1957  
City of Troy Seal

Ordinance No. 0-24-57---- Ordinance Authorizing the annexation of 4.488 acres of Land adjacent to the City of Troy, Located in the northeast quarter of Section 17, Town 1, Range 10, Staunton Township, Miami County, Ohio. In accordance with the petition of Ralph and Winifred A. Cusac, Be It Ordained by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:

Section 1. That the annexation of the following described territory be and the same is hereby authorized and approved:  
Situat in the Township of Staunton, County of Miami and State of Ohio, and being in the Northeast quarter of Section 17, Town 1, Range 10, and bounded and described as follows:  
Starting at a stone found at the Northeast corner of Section 17, Town 1, Range 10; thence along section line South 1 degree 33 1/2 minutes West 2228.27 feet to cross on back side of walk; thence North 82 deg. 00 min. west 592.37 feet along existing corporation line of the City of Troy, same being the North right-of-way for Troy-Urbana Road Number 471 (S.R. No. 55); thence South 1 deg. 30 min. West 33.21 feet to railroad spike found on center line of above road; thence North 82 deg. 00 min. West 211.34 feet to nail set along centerline of above road; thence South 1 deg. 32 min. West 220.45 feet to iron pipe set; thence South 82 deg. 00 min East 803.45 feet to iron pipe set; thence North 1 deg. 33 1/2 min. East 253.66 feet to place of beginning containing, 4.488 acres, more or less, excepting legal limits for all highway rights-of-way;

In accordance with the map of such territory to be annexed, submitted with the petition and transcript as approved by the commissioners of Miami County, Ohio.

Section 2. That the petitioners are hereby authorized and instructed upon approval of the signatures of the necessary city officials to file with the Recorder of Miami County the annexation plat and necessary proceedings thereto.

Section 3. That a certified copy of this ordinance be forwarded to the County Auditor by the Clerk of this Council.

Section 4. That this ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted October 21, 1957. D. C. Jenkins, President of Council Pro Tem Approved October 21, 1957.  
O. S. Metcalf, Mayor, Attest: H. H. Tamplin, Clerk of Council.

October 25; November 1  
PROOF OF PUBLICATION

The State of Ohio is:  
Miami County

R. D. Steinmetz, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Friday of each week for 2 weeks, beginning on the 25th day of October, 1957. R. D. Steinmetz  
Sworn to and subscribed before me this 2nd day of November, 1957. Doris Crawford  
Notary Public, Miami County, Ohio  
Commission Expires August 22, 1960  
Doris Crawford  
Notary Seal

Printer's Fee \$ 18.45  
Notary's Fee \$ ----  
Total \$ 18.45

Ordinance No. 0-24-57  
Ordinance authorizing the annexation of 4.488 acres of land adjacent to the City of Troy, located in the Northeast quarter of Section 17, Town 1, Range 10, Staunton Township, Miami County, Ohio.

In accordance with the petition of Ralph and Winifred A. Cusac, Be It Ordained by the Council of the City of Troy, Ohio, a majority of the members duly elected thereto concurring:  
Section 1. That the annexation of the following described territory be and same is hereby authorized and approved:

Situat in the Township of Staunton, County of Miami and State of Ohio, and being in the Northeast quarter of Section 17, Town 1, Range 10, and bounded and described as follows:  
Starting at a stone found at the Northeast corner of Section 17, Town 1, Range 10; thence along section line South 1 degree 33 1/2 minutes West 2228.27 feet to cross on back side of walk; thence North 82 deg. 00 min. west 592.37 feet along existing corporation line of the City of Troy, same being the North right-of-way for Troy-Urbana Road Number 471 (S.R. #55); thence South 1 deg. 30 min. West 33.21 feet to railroad spike found on center line of above road; thence South 1 deg. 32 min. West 220.45 feet to iron pipe set; thence South 82 deg. 00 min. East 803.54 feet to iron pipe set; thence North 1 deg. 33 1/2 min. East 253.66 feet to place of beginning, containing 4.488 acres, more or less, excepting legal limits for all highway rights-of-way;

in accordance with the map of such territory to be annexed, submitted with the petition and transcript as approved by the commissioners of Miami County, Ohio.

Section 2. That the petitioners are hereby authorized and instructed upon approval of the signatures of the necessary city officials to file with the Recorder of Miami County the annexation plat and necessary proceedings thereto.

Section 3. That a certified copy of this ordinance be forwarded to the County Auditor by the Clerk of this Council.

Section 4. That this ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted October 21, 1957

D. C. Jenkins  
President of Council Pro tem  
O. S. Metcalf  
Mayor

Approved October 21, 1957

Attest H. H. Tamplin  
Clerk of Council

Extract from the Minutes of the Council of the City of Troy, Ohio on October 21st., 1957 concerning the annexation of 4.488 acres of land in Staunton Township to the City of Troy, Ohio  
ORDINANCE NO. 0-24-57.

Ordinance Authorizing the Annexation of 4.488 Acres of Land Adjacent to the City of Troy, Located in the Northeast quarter of Section 17, Town 1, Range 10, Staunton Township, Miami County, Ohio. Transcript of proceedings by County Commissioners in connection with the annexation of this land was filed with the City Auditor on August 16, 1957 and remained with said Auditor for a period in excess of 60 days, as prescribed by Law. Barnett moved, seconded by LeFevre the rule requiring three readings be suspended. Vote: Yeas: LeFevre, Jenkins, Markley, Barnett, Chase, Cherrington. Nays: None. Motion then made by Markley, duly seconded by Chase, the Ordinance be adopted. Roll Call on the motion: Yeas: Jenkins, LeFevre, Markley, Barnett, Chase, Cherrington. Nays: None. ORDINANCE ADOPTED.  
Troy, Ohio. November 1st. 1957.

In the matter of annexation to the City of Troy, Ohio of 4.488 acres of land adjacent to said City, I, the undersigned H. H. Tamplin, Clerk of Council and Auditor of the City of Troy, Ohio, hereby certify that the above is a true copy of the Minutes as pertaining to said annexation, of a meeting of the Council of the City of Troy, Ohio held on the 21st day of October 1957. H. H. Tamplin Clerk of Council and City Auditor  
City of Troy Seal Troy Miami County Ohio

Book  
D  
Insert here  
thence North 82 deg. 00 min. West 211.34 feet to nail set along centerline of above road;

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXATION OF TERRITORY IN THE NORTHEAST QUARTER OF SECTION 17, STAUNTON TOWNSHIP TO THE CITY OF TROY, OHIO:

I, H. H. Tamplin, Clerk of Council and City Auditor of the City of Troy, Miami County, Ohio, do hereby certify that the attached is a true copy of Transcript of proceedings in the matter of annexing territory in the Northeast quarter of Section 17, Staunton Township to the City of Troy, Ohio and filed with me as City Auditor and Clerk of Council of the City of Troy, County of Miami, by the Board of Commissioners of Miami County, Ohio on August 16th 1957.

Dated: Nov 1-1957

H. H. Tamplin Clerk of Council and City Auditor of the City of Troy, Miami County Ohio.

C E R T I F I C A T I O N

IN THE MATTER OF ANNEXATION OF TERRITORY IN THE NORTHEAST QUARTER OF SECTION 17, STAUNTON TOWNSHIP TO THE CITY OF TROY, OHIO:

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Court House, Troy, Ohio, do hereby certify that the "PETITION" with accompanying map attached herewith is the original thereof.

I further certify that the typewritten copy of resolution, "Acceptance of Petition - Hearing Date Set" and the photostatic copy of resolution, "Public Hearing Held-Petition Granted" herewith attached, are true and correct copies of resolutions and action taken by the Miami County Commissioners in this matter on dates of May 29, 1957, and July 31, 1957, as recorded in Commissioners' Journal No. 34, Pages 329 and 370 respectively.

I further certify that the photostatic copies of the "Proof of Publication" and "Affidavit" as to posting in the above matter, are true and correct copies thereof.

Dated: Aug. 14, 1957

Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio

Filed in the Office of City Auditor Aug 16 1957

H. H. Tamplin City Auditor

PETITION BY INHABITANTS FOR ANNEXATION May 29, 1957

TO THE COMMISSIONERS OF MIAMI COUNTY, STATE OF OHIO: The undersigned, being a majority of the adult freeholders residing on the following described territory, situate in the County of Miami, and adjacent to the City of Troy, to-wit: Situate in the Township of Staunton, County of Miami and State of Ohio, and being in the Northeast quarter of Section 17, Town 1, Range 10, and bounded and described as follows:

Starting at a stone found at the Northeast corner of Section 17, Town 1, Range 10; thence along section line South 1 degree 33 1/2 minutes West 2228.27 feet to cross on back side of walk; thence North 82 degrees 00 minutes west 592.87 feet along existing corporation line of the City of Troy, same being the North right-of-way for Troy-Urbana Road Number 471 (S.R. #55); thence South 1 degree 30 minutes West 33.21 feet to railroad spike found on center line of above road; thence North 82 degrees 00 minutes West 211.34 feet to nail set along centerline of above road; thence South 1 degree 32 minutes West 220.45 feet to iron pipe set; thence South 82 degrees 00 minutes east 803.54 feet to iron pipe set; thence North 1 degree 33 1/2 minutes East 253.66 feet to place of beginning, containing 4.488 acres, more or less, excepting legal limits for all highway rights-of-way.

an accurate map of which territory is hereto attached; Respectfully petition that the said above described territory may be annexed to the City of Troy. And, Ralph Cusac is hereby authorized to act as agent of Petitioners in securing such annexation.

Ralph W. Cusac, Petitioner Sections 709.02, 707.05 R. C. Winifred A. Cusac

ANNEXATION OF TERRITORY IN THE NORTHEAST QUARTER OF SECTION 17, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO.

ACCEPTANCE OF PETITION - HEARING DATE SET

Mr. Wilgus introduced the following resolution and moved that it be adopted: WHEREAS, a petition signed by Ralph W. Cusac, et al, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory in the Northeast Quarter of Section 17, Town 1, Range 10, in Staunton Township, Miami County, Ohio, and being adjacent to the South Corporation line of the City of Troy, Ohio, containing approximately 4.488 acres; such territory to be annexed is more fully described in the petition and the accompanying plat map being filed under the provisions of Section 709.02 of the Revised Code of Ohio, now therefore be it

RESOLVED, by the Board of Miami County Commissioners that said petition be filed in the office of the Auditor of Miami County, Ohio, where it shall be subject to the inspection of any person interested and shall be for hearing on the 31st day of July 1957, at ten o'clock A. M. in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent for the petitioners, Ralph W. Cusac, Troy, Ohio, as designated in the petition, shall be notified by the Clerk of the Board of such hearing date so that he may give notice thereof as required by law.

The motion for the adoption of the resolution was seconded by Mr. Seifried, with the Board voting as follows: Mr. Garman, yea; Mr. Seifried, yea; and Mr. Wilgus, yea.

Legal Notice

Notice is hereby given that on the 27th day of May, 1957, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory, situate in the County of Miami, and adjacent to the City of Troy, to-wit: Situate in the township of Staunton, County of Miami, and State of Ohio, and being in the Northeast Quarter of section 17, Town 1, Range 10, and bounded and described as follows: Starting at a stonefound at the northeast corner of section 17, town 1, Range 10; thence along section line south 1 degree 33 1/2 minutes west 2228.27 feet to cross on back side of walk; thence north 82 degrees 00 minutes west 592.37 feet along existing corporation line of the City of Troy, same being the north right-of-way for Troy-Urbana road Number 471 (S. R. # 55)thence south 1 degree 30 minutes west 33.21 feet to a railroad spike found on the center line of above road; thence north 82 degrees 00 minutes west 211.34 feet to nail set along center line of above road; thence south 1 degree 32 minutes west 220.45 feet to an iron pipe set; thence south 82 degrees 00 minutes east 803.54 feet to an iron pipe set; thence north 1 degree 33 1/2 minutes east 253.66 feet to the place of beginning, containing 4.488 acres, more or less, excepting legal limits for all highway rights-of-way, praying therein that said territory be annexed to the city of Troy, in the manner provided by law and designated the undersigned as their agent in securing such annexation. The said Board of Commissioners has fixed the 31st day of July, 1957, at 10 o'clock A. M., as the time for hearing said petition at the office of the Commissioners in the Court House, West Main St., Troy, Ohio. Ralph W. Cusac, Agent for the petitioners Juna 3-10-17-24; July 1-8

Proof of Publication

The State of Ohio ss: Miami County

R. D. Steinmetz, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of THE TROY DAILY NEWS a newspaper printed, and of general circulation, in said county, and that a notice of which the annexed is a true copy, was published in said paper on Monday of each week for 6 weeks, beginning on the 3rd day of June, 1957. R. D. Steinmetz Sworn to and subscribed before me this 4th day of July, 1957.

Adelaide Gasaway Notary Public, Miami County, Ohio My comm. expires 7/7/57 Notarial Seal

Printer's Fee \$29.40 Notary's Fee \$ .80 Total \$30.20 Pd in full July 17 L.J.

IN THE MATTER OF ANNEXATION OF TERRITORY IN THE NORTHEAST QUARTER OF SECTION 17, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO:

A F F I D A V I T

STATE OF OHIO ) )SS: COUNTY OF MIAMI)

Now comes Ralph W. Cusac, agent for the petitioners in annexation of land to the City of Troy, and states that as such agent for the petitioners, he has posted and had posted upon the property sought to be annexed for more than six weeks prior to the hearing by the County Commissioners as such annexation petition, notice of said hearing, as required by law.

Ralph W. Cusac Ralph W. Cusac

Sworn to before me and subscribed in my presence this 31st day of July, 1957.

William M. Harrelson, Notary Public in and for the State of Ohio My commission expires 3-26-60

Notarial Seal

MEETING -BOARD OF COMMISSIONERS -MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, July 29, 1957. The meeting was called to order by the President of the Board with all members attending as follows: Roy G. Garman, Richard Seifried, and Adam Wilgus. The minutes of the previous meeting held on Monday, July 29, 1957, were read and approved.

ANNEXATION OF TERRITORY IN THE NORTHEAST QUARTER OF SECTION 17, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO

Ralph W. Cusac, Petitioner (Sections 707.06, 07, and 709.02, Revised Code of Ohio) PUBLIC HEARING HELD - PETITION GRANTED

The following resolution was introduced by Mr. Wilgus, who also moved its adoption: WHEREAS, Pursuant to action taken by the Board of Miami County Commissioners on May 29, 1957, a public hearing was held in the Commissioners' Office, Court House, Troy, Ohio, on the 31st day of July, 1957, at ten o'clock A.M., on the petition of Ralph W. Cusac, et al, requesting that certain territory in the Northeast Quarter of Section 17, Town 1, Range 10, of Staunton Township, and being adjacent to the South corporation line of Troy, Ohio containing approximately 4.488 acres, be annexed to the City of Troy, Ohio, and

WHEREAS, said petition and accompanying map of land to be annexed has been on file in the Auditor's office for public inspection since May 29, 1957 and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, and as shown by proof of publication submitted, and by posting a copy of such notice in a conspicuous place within the limits of the proposed territory to be annexed for six weeks or more preceding the time fixed for the hearing, as stated in the affidavit filed by the Agent for the petitioners, Ralph W. Cusac, and

WHEREAS, NO INTERESTED PARTY OR PROPERTY OWNER APPEARED AT THE HEARING TO OBJECT TO THE GRANTING OF THE PETITION; THEREFORE BE IT

- RESOLVED, by the Board of Miami County Commissioners, State of Ohio, that: (1) The petition of Ralph W. Cusac, et al, contains all the matters required by law; (2) That the statements in the petition are true; (3) That the map, or plat is accurate; (4) That the persons whose names are subscribed to the petition are a majority of the adult freeholders residing in the territory sought to be annexed; (5) That the legal notice and posting has been given as required by law; (6) That the territory to be annexed is adjacent to the City of Troy, Ohio; (7) That it is right that the prayer of the petition be granted; (8) That the petition of Ralph W. Cusac, et al, to annex the land herein described in Staunton township to the City of Troy, Ohio, be and it is hereby granted; (9) That said land, subject to approval of the Council of the City of Troy, Ohio, be and it is hereby annexed to said City; (10) That the Clerk of the Miami County Commissioners be, and she is authorized and directed to certify to the Auditor of the City of Troy, Ohio, a transcript of these proceedings, including a copy of the petition and map attached thereto.

The motion for the adoption of the resolution was seconded by Mr. Seifried, with the Board voting as follows: Mr. Garman, yea; Mr. Seifried, yea; and Mr. Wilgus, yea.

#93870  
Received: December 27, 1957  
Recorded: February 27, 1959  
Receiving time 3:32 P. M.  
Plat book 6 page 134-a-b  
Fee Plat \$4.30 Proceedings \$4.90  
Horace C. Cromer, Recorder  
Janet Cain, Deputy