

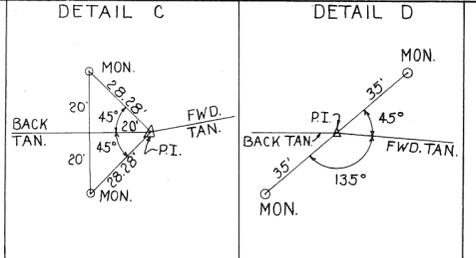
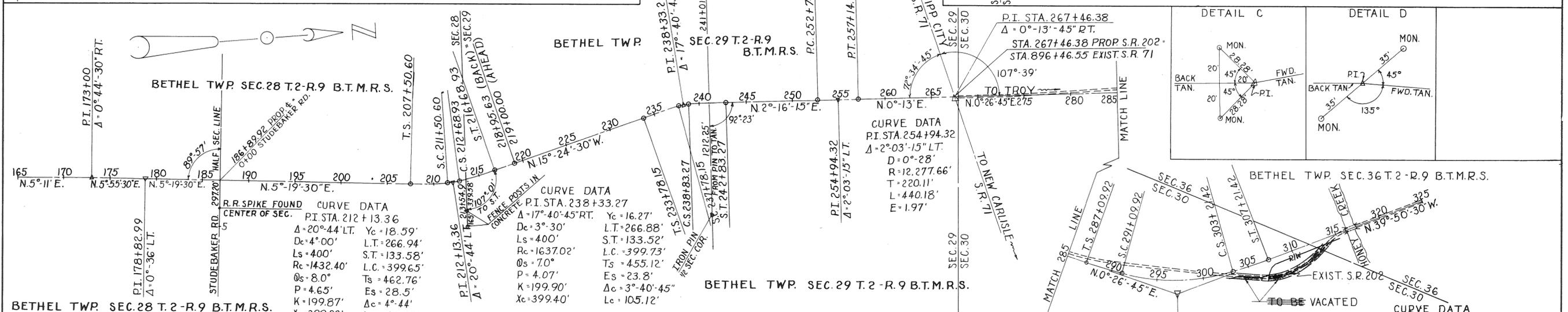
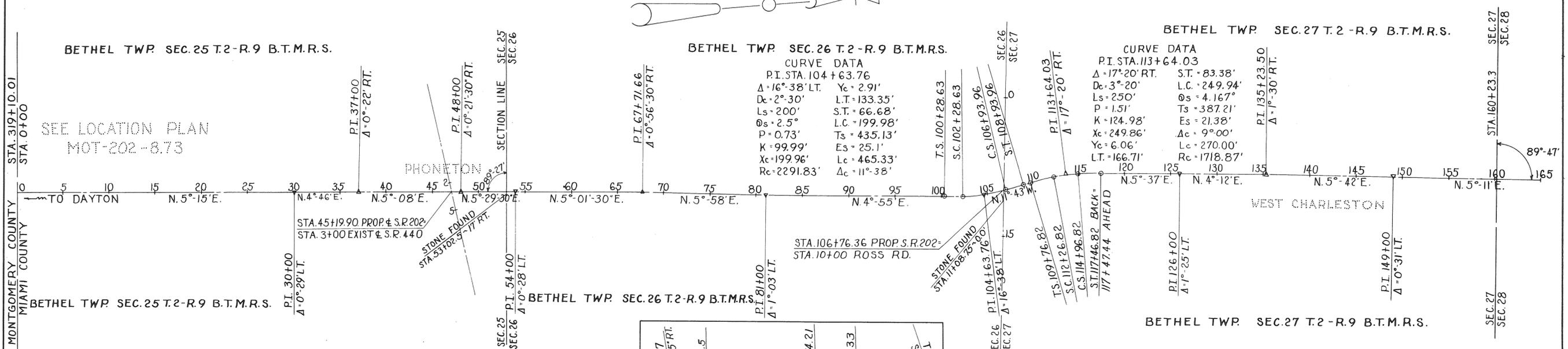
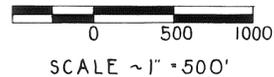
Mary B. Gustine
 MIAMI COUNTY RECORDER

LOCATION PLAN

Final Entry for Vacation Jr. of Dir. May 25, 1964, Vol. 49, Pt. 1159
 Recorded Miami Co. Misc. Bk. 16 Pt. 75 10-2-64

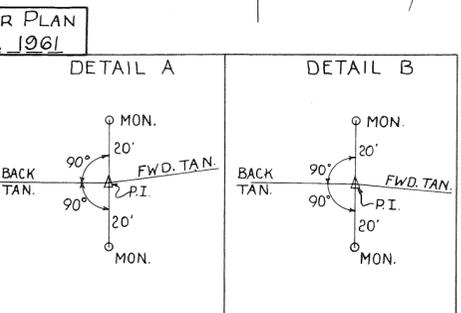
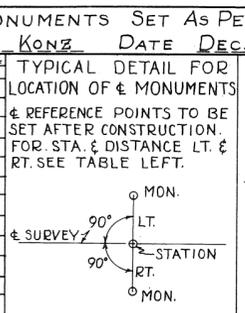
| FED. RD. DIVISION | STATE | PROJECT |
|-------------------|-------|---------|
| 2 | OHIO | 1961 |

MIAMI COUNTY
 MIA-202 ~0.00-5.07



REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION

| STATION | DISTANCE FROM | STATION | DISTANCE FROM | STATION | DISTANCE FROM | STATION | DISTANCE FROM |
|--------------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|
| 10+00 | 20 | 131+00 | 20 | 165+00 | 20 | 247+00 | 20 |
| 19+00 | 20 | 141+50 | 20 | 173+00 | 20 | 252+74.21 | 20 |
| PI. 30+00 | SEE DETAIL 'A' | 155+00 | 20 | PI. 178+82.99 | SEE DETAIL 'A' | PI. 254+94.32 | 21.97 |
| PI. 37+00 | SEE DETAIL 'B' | 173+00 | 20 | PI. 178+82.99 | SEE DETAIL 'A' | PI. 254+94.32 | 21.97 |
| 43+00 | 20 | 181+50 | 20 | 198+00 | 20 | 265+00 | 20 |
| PI. 48+00 | SEE DETAIL 'B' | 198+00 | 20 | T.S. 207+50.60 | 20 | PI. 267+46.38 | SEE DETAIL 'D' |
| PI. 54+00 | SEE DETAIL 'C' | 207+50.60 | 20 | PI. 212+13.36 | SET ON P.I. | 275+00 | 20 |
| 60+00 | 20 | 216+68.93 | 20 | S.T. 216+68.93 | 20 | 280+00 | 20 |
| PI. 67+71.66 | SEE DETAIL 'B' | 225+00 | 20 | T.S. 287+09.92 | 20 | 20 | 20 |
| 74+00 | 20 | 233+78.15 | 20 | S.C. 291+09.92 | 20 | 20 | 20 |
| PI. 81+00 | SEE DETAIL 'A' | PI. 238+33.27 | SET ON P.I. | M.P. 297+15.67 | 20 | 20 | 20 |
| 91+00 | 20 | S.T. 242+83.27 | 20 | C.S. 303+21.42 | 20 | 20 | 20 |

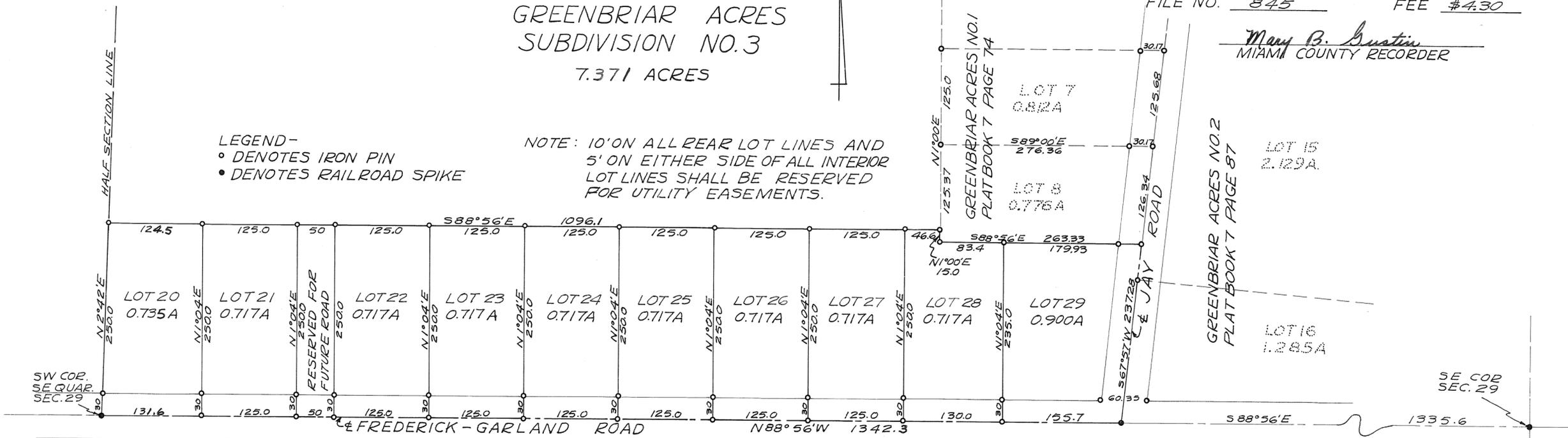


RECORDED MIAMI COUNTY DATE 1-17-61 VOL. 8 PAGE 1

APPROVED *Joe M. Bowen* DATE 12-30-60 RIGHT-OF-WAY ENGINEER-DIVISION 7 REGISTERED SURVEYOR N° 3128

Mary B. Austin
MIAMI COUNTY RECORDER

GREENBRIAR ACRES
SUBDIVISION NO.3
7.371 ACRES



LEGEND-
• DENOTES IRON PIN
• DENOTES RAILROAD SPIKE

NOTE: 10' ON ALL REAR LOT LINES AND
5' ON EITHER SIDE OF ALL INTERIOR
LOT LINES SHALL BE RESERVED
FOR UTILITY EASEMENTS.

RESTRICTIVE COVENANTS

The title of all lots in this subdivision shall be subject to and have the benefit of the following restrictions and shall be binding upon the owners of all lots in said subdivision, their heirs, executors, administrators, successors and assigns and every other person who shall or may become the owner of or have any title derived immediately or remotely from, through or under any owner or owners of said lots located in said subdivision.

- 1. Said lots shall be used exclusively for residential purposes with not more than one residential dwelling per lot and no lots are to be subdivided.
- 2. There shall not be erected, placed, or suffered to remain on said premises any building or structure whatsoever, other than one private dwelling house designed and intended for occupancy of not more than two families, with garage or garages and/or other outbuildings consistent and appurtenant thereto, and such dwelling house, garage and/or other outbuildings shall not be constructed, erected, placed, located or maintained nearer than thirty (30) feet to the right-of-way line or nearer than ten (10) feet to any side lot line, except the corner lots which shall not be nearer than thirty (30) feet to any street line.
- 3. No single dwelling house shall be erected or maintained which has less than 960 square feet of ground floor space, exclusive of basement and no double dwelling house shall be erected or maintained which has less than 1920 square feet of ground floor space exclusive of basement. All measurements to be taken from outside exterior walls and shall be exclusive of garages and other outbuildings.
- 4. No garage or other outbuilding shall be erected or maintained which is less than 22 feet in length and 16 feet in width except garages attached to the dwelling house which shall not be less than 22 feet in length and 14 feet in width.
- 5. All buildings or dwellings shall have a gable or hip type roof with not less than a 4/12 pitch, and all materials used in said buildings shall be the same as now specified by the Montgomery County Building Code, with the exception that all exterior walls shall be brick or 8 inch or 10 inch bevel siding.
- 6. No sanitary installation shall be installed without approval of the Miami County Board of Health.
- 7. No noxious or offensive activity shall be carried on upon any lot or building site, and no junk or trash piles shall be permitted to accumulate, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood including, but not limited to, the erection or maintenance of old cars, trailers, traction or railroad cars, or any other building or structure which may be unsightly and inconsistent with residential purposes.
- 8. No trailer, basement, tent, shack, garage, barn, summer cottage or other outbuildings erected in this plat shall at any time be used as a residence either temporary or permanent, nor shall any dwelling of a temporary character be permitted.
- 9. The several covenants herein contained shall run with the land and shall be binding until the 1st day of January, 1990.
- 10. Enforcement of said covenants shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.
- 11. Invalidation of any of said covenants 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 OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT THIS 4 DAY OF February 1961

Joanny Stivers
WITNESS
Margaret J. Hayes
WITNESS
John A. Menden, Jr.
Gertrude C. Messler

STATE OF OHIO: COUNTY OF MONTGOMERY BEFORE ME A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 4 DAY OF February 1961.

Margaret J. Hayes
NOTARY PUBLIC
MY COMMISSION EXPIRES Nov. 20, 1961

PLAT NO 608
APPROVED Feb. 14, 1961

Arthur D. Haldad
MIAMI COUNTY ENGINEER

APPROVED Feb 20, 1961

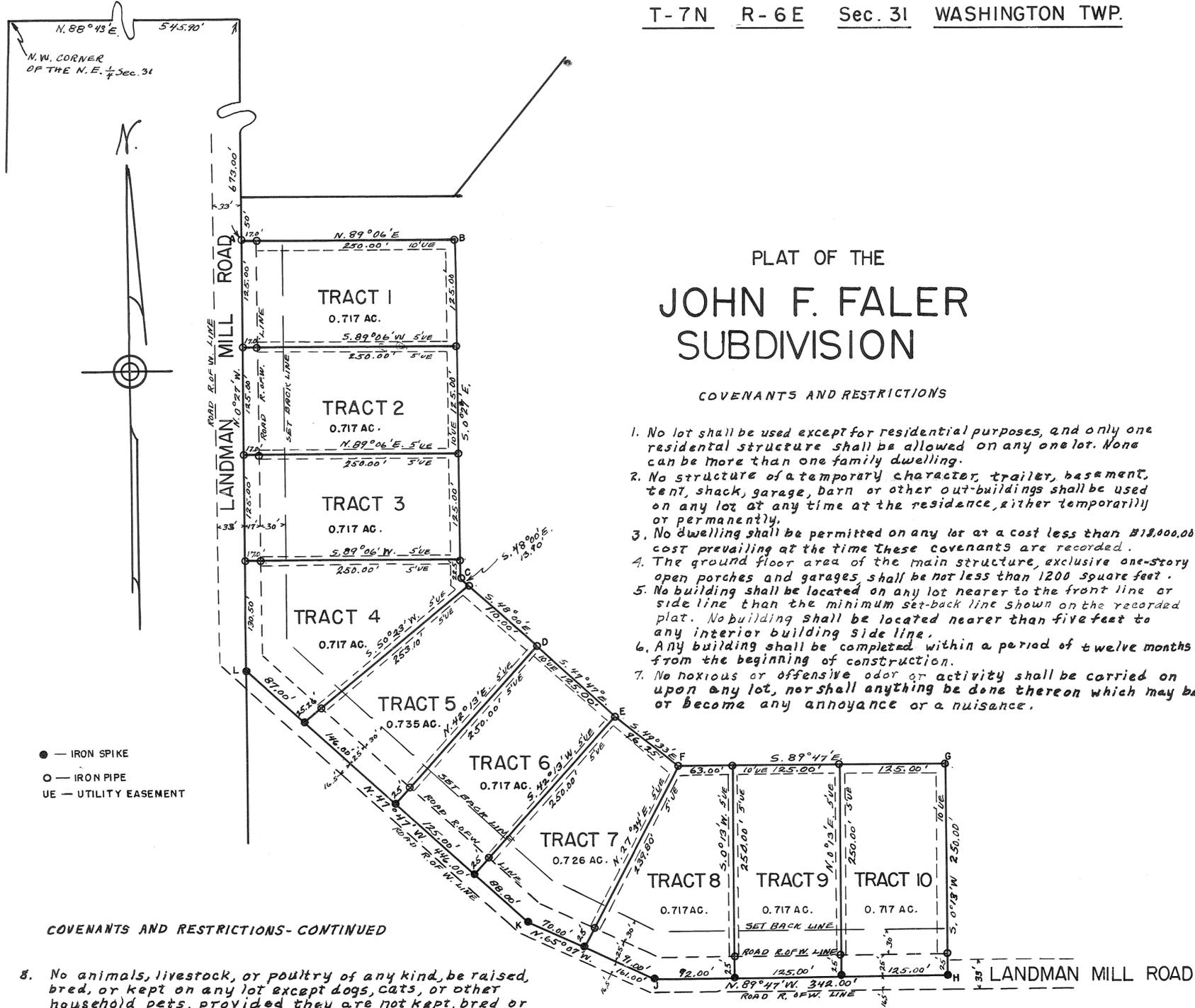
Luther Pike
Adam Wilgus
Herchel Straker

MIAMI COUNTY PLANNING COMMISSION

TRANSFERRED THIS 25th DAY OF February 1961
Luth E. Graham
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Richard W. Klockner (1-25-61)
RICHARD W. KLOCKNER
REGISTERED SURVEYOR #4370



PLAT OF THE
JOHN F. FALER
 SUBDIVISION

COVENANTS AND 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 out-buildings shall be used on any lot at any time at the residence, either temporarily or permanently.
3. No dwelling shall be permitted on any lot at a cost less than \$10,000.00, cost prevailing at the time 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 1200 square feet.
5. No building shall be located on any lot nearer to the front line or side line than the minimum set-back line shown on the recorded plat. No building shall be located nearer than five feet to any interior building side line.
6. Any building shall be completed within a period of twelve months from the beginning of construction.
7. 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 any annoyance or a nuisance.

● — IRON SPIKE
 ○ — IRON PIPE
 UE — UTILITY EASEMENT

COVENANTS AND RESTRICTIONS- CONTINUED

8. No animals, livestock, or 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.
9. The restrictions and covenants are to run with the land and shall be binding on all persons and parties claiming under them.
10. Invalidation of any one of these covenants shall in no way effect any of the other provisions which shall remain in full force and effect.

APPROVED: THIS 25TH DAY OF July, 1960.
 PIQUA CITY PLANNING COMMISSION

Robert B. Reed John K. Mangan
John K. Mangan Gordon A. Hill

APPROVED: THIS 20th DAY OF February, 1960.

Arthur D. Haddad
 MIAMI COUNTY ENGINEER

DESCRIPTION

BEING A SUBDIVISION OF 7.197 ACRES, SITUATED IN THE N.E. QR. SEC.—31, TWP. OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO, T-7N, R-6E, AND BEING PART OF A 68.72 ACRE TRACT OF LAND CONVEYED BY JOSEPH C. FILLER TO JOHN B. VERNA FALER, AND RECORDED IN VOL. 316, PAGE 415, DEED RECORDS OF MIAMI COUNTY, OHIO. THE SUBDIVISION IS BOUNDED BY LETTERS A B C D E F G H J K L A AS SHOWN HERE ON.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT. THIS 25th DAY OF FEBRUARY, 1960.
 WITNESS: Malfred A. Deal SIGNED: John Faler OWNER
John Faler OWNER
Verna M. Faler OWNER

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF MIAMI, SS.
 BE IT REMEMBERED THAT ON THIS 25th DAY OF FEBRUARY, 1960, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN F. FALER AND VERNA M. FALER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
John Faler
 NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO.
 MY COMMISSION EXPIRES October 25, 1961.

APPROVED: DATE Feb. 20, 1961

MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Adam Wilgren
Herschel Straker

COMMITTEE ON APPROVAL
 PLAT NO. 609

FILE NO: 960
 RECEIVED: _____
 RECORDED: MAR. 6, 1961 2:45 P.M.
 BOOK 8, PAGE 4
 PLAT RECORDS, MIAMI COUNTY, OHIO.
 FEE \$4.50

Mary B. Austin
 MIAMI COUNTY RECORDER

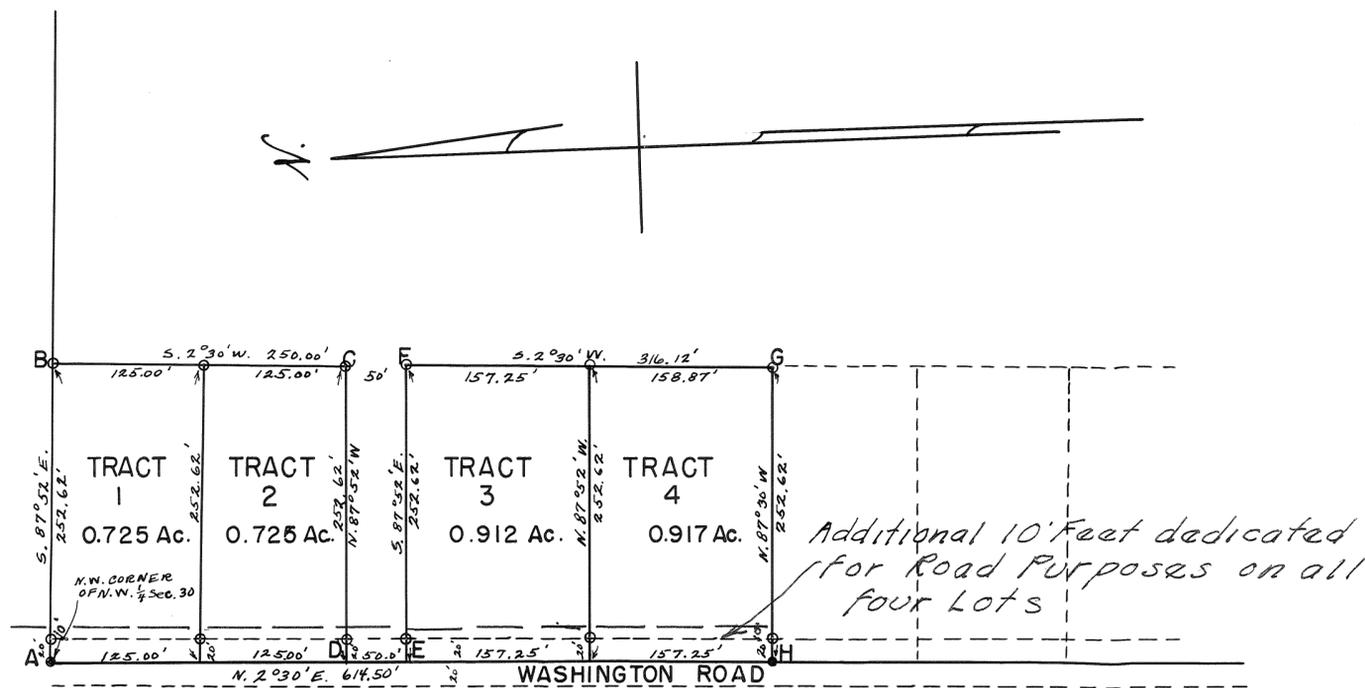
TRANSFERRED ON THIS 6th DAY OF March, 1961.

Ruth E. Johnson
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

DATE June 6, 1960

Roger F. Borchers
 REGISTERED SURVEYOR 4585



DESCRIPTION

BEING A SUBDIVISION OF 3.279 ACRES, SITUATED IN THE N.W. Q.R. SEC. - 30, TWP. OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO, T-6, R-6, AND BEING PART OF A 1/4 ACRE TRACT OF LAND CONVEYED BY FLOY P. DRAKE TO THEODORE DRAKE ET UX, AND RECORDED IN VOL. 246, PAGE 300, DEED RECORDS OF MIAMI COUNTY, OHIO. THE SUBDIVISION IS BOUNDED BY LETTERS A B C D E F G H AS SHOWN HEREON.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT. THIS Feb. 14th DAY OF FEBRUARY, 1961.

WITNESS: SIGNED: Clifford M. Uttetback Theodore L. Drake
Ruth F. Uttetback Pauline F. Drake

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF MIAMI, SS.

BE IT REMEMBERED THAT ON THIS 14th DAY OF February, 1961, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONNALLY CAME Theodore L. Drake and Pauline F. Drake WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
Ruth F. Uttetback
 NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO.

MY COMMISSION EXPIRES June 13, 1961.

APPROVED; DATE March 6, 1961.

MIAMI COUNTY PLANNING COMMISSION
Luther Pike
Adam Wilgus
Herschel Straker

FILE NO: 971
 RECEIVED: 8:54 A.M.
 RECORDED: MARCH 7, 1961
 BOOK 8, PAGE 5
 PLAT RECORDS, MIAMI COUNTY, OHIO.
 FEE \$ 4.50

COMMITTEE ON APPROVAL PLAT NO. 612 Mary B. Gustine
 MIAMI COUNTY RECORDER

PLAT OF
THE TED DRAKE
SUBDIVISION
 WASHINGTON TWP.
 MIAMI COUNTY, OHIO

APPROVED; THIS 1st DAY OF MARCH, 1961.
 PIQUA CITY PLANNING COMMISSION

E. N. Beardslee John K. Mangon
Joseph H. ... Robert B. Reed
Robert M. ...

APPROVED: THIS 6th DAY OF March, 1961.
Arthur D. Haddad
 MIAMI COUNTY ENGINEER

TRANSFERRED ON THIS 2nd DAY OF March, 1961.

Ruth E. Graham
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

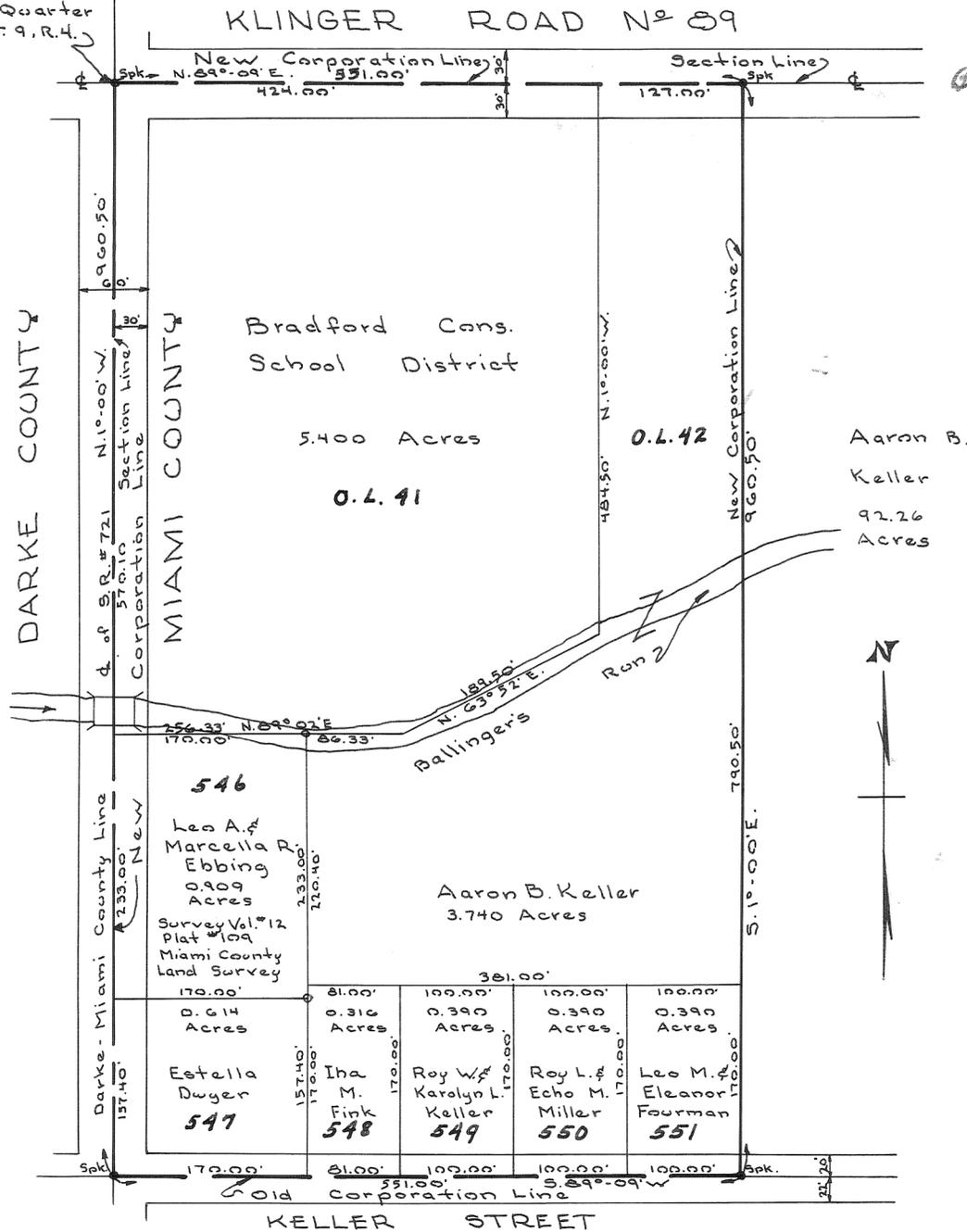
DATE February 10, 1961
Roger F. Boschers
 REGISTERED SURVEYOR 4585

NEWBERRY TOWNSHIP TOWN 9, RANGE 4, SECTION 22
VILLAGE OF BRADFORD, OHIO
 ANNEXATION MAP
 12.149 ACRES

Volume N^o 8 Page N^o 6
 Miami County Engineers
 Recorded Plats - Surveys
 Scale 1"=100'

Plat Bk. 8 Page N^o 6
 Received for Record this
 8 day of MARCH 1960 at
 1:27 P.M. File N^o 999
 Fee \$4.30
 Mary B. Stratton
 Miami County Recorder

Northwest Corner
 Northwest Quarter
 Section 22, T. 9, R. 4.



We, the undersigned, being a majority of the resident freeholders in the area shown on this plat request annexation of this area to the Village of Bradford.

James H. Beard, Pres
Leo A. Ebbing
Estella E. Dwyer
James M. Fink
Sam Fourman
De B. Keller
 Witness

Richard R. Beard, Clerk
Marcella Ebbing
Frank R. Dwyer
Leo W. Keller
Eleanor Fourman
Anna M. Keller
Karolyn Keller

State of Ohio Miami County:
 Personally appeared before me the above signed parties and acknowledge the signing thereof to be their voluntary act and deed. Sworn and subscribed before me this 24th day of August 1960.

Roger C. O'Donnell
 Notary Public
 My Commission expires Oct. 26, 1962

Approved for Annexation

The annexation of the area shown on this plat to the Village of Bradford approved by the Board of Commissioners of Miami County, Ohio this 28th day of Oct 1960.

Richard O'Grady
 Miami County Engineer

I hereby approve this annexation map this 28th day of October 1960.

W. C. Freshour
 Miami County Engineer

At a meeting of the Village Council of the Village of Bradford, Ohio held this 27th day of Jan 1960 this annexation plat was accepted by Ordinance N^o 0-1-61.

Tom Zimmerman Mayor
Harold B. Bell President of Council
Eileen M. Creighton Clerk of Council

I hereby have caused the lot numbers as shown to be placed hereon to designate the tracts this 8th day of August 1960.

Frank E. Graham
 Miami County Auditor

ANNEXATION MAP
 for
 VILLAGE OF BRADFORD

DYE, SNIDER & Assoc.
 WEST MILTON, OHIO

Ralph T. Snider
 Reg. Surveyor #470
 July, 1960 Scale 1"=100'

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, DARKE AND MIAMI COUNTIES, OHIO:

Section One: That the application of Leo Ebbing et al for the annexation of the following described territory in the County of Miami, the State of Ohio, and in the Township of Newberry adjacent to the Village of Bradford, to wit:

Being 12.149 acres of land in the Northwest Quarter of Section Twenty two (22), Town Nine (9), Range Four (4) East and being more particularly described as follows: Starting at an Iron Spike in the Northwest corner of the Northwest Quarter of Section Twenty Two (22), Town Nine (9) Range Four (4) East and being the point of beginning of the tract of land herein described; thence North 89° and 09' East along the North line of Section Twenty Two (22) and the center line of the Klinger Road No. 89 a distance of 551.00 feet to an Iron Spike; thence South 1° and 00' East a distance of 960.50 feet to an Iron Spike in the existing North Corporation line of the Village of Bradford; thence South 89° 09' West along the existing North Corporation line of the Village of Bradford (Keller Street) a distance of 551.00 feet to an Iron Spike in the Darke-Miami County Line and the Center Line of State Route No. 721; thence North 1°00' West along the Darke-Miami County Line and the center line of State Route No. 721 a distance of 960.50 feet to an iron spike and the point of beginning, containing 12.149 acres of land subject to all legal highways, streets, Alleys and easements of Record, 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 Miami County Commissioners in relation thereto are on file with the Clerk-Treasurer of Council of said Village of Bradford, Ohio, be and the same is hereby approved and accepted.

Section Two: That Roger C. O'Donnell, the Solicitor of the Village shall be designated as the agent of the Village to work with and assist the Auditor of Miami County, Ohio, to assign numbers to the lands so annexed by this ordinance.

Section Three: That this ordinance shall take effect and be in full force from and after its passage and the earliest period allowable by law.

Passed in Council at a regular meeting thereof, with 5 Members duly elected thereto in attendance and voting YEA.

Attest: EILEEN CREIGLOW, Eileen Creiglow, Clerk Treasurer.

Signed: RUSSELL ALBRIGHT, Russell Albright, President of Council.

O.K. ROGER C. O'DONNELL, Roger C. O'Donnell, Solicitor.

Approved: JOHN ZIMMERMAN, John Zimmerman, Mayor.

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

Now comes, Eileen Creiglow, and hereby certifies that the above Ordinance No. O-1-61 is a true and correct copy of the said ordinance, duly passed by the Council of the Village of Bradford, Ohio, meeting in regular session, on the 26th day of January, 1961. and that the said ordinance was duly advertised and published as provided by statute.

Witness my hand and the seal of the Village of Bradford, Ohio, this 26th day of January, A.D.1961.

Village Seal

Eileen M. Creiglow, Eileen Creiglow, Clerk-Treasurer.

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

IN THE MATTER OF ANNEXING TERRITORY IN NEWBERRY TOWNSHIP, SECTION 22, TO THE VILLAGE OF BRADFORD, OHIO: Leo A. Ebbing, 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 plat are the originals thereof filed in this matter; and that the photostat copies of the "PROOF OF PUBLICATION" from the West Milton Record, West Milton, Ohio, and the "AFFIDAVIT" of the agent, Roger C. O'Donnell, as to the publication and posting of notice, are true and correct copies of such items filed in these proceedings.

I further certify that the attached typewritten copy of resolution, "ACCEPTANCE OF PETITION - HEARING DATE SET", and the photostat 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 August 26, 1960, and October 28, 1960, as recorded in Commissioners' Journal No. 36, Pages 43, and 85 respectively.

Mary F. Boyd, Clerk, Board of Miami County Commissioners

Dated: November 4, 1960

P E T I T I O N B Y I N H A B I T A N T S F O R A N N E X A T I O N .

To the Honorable County 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 Newberry, in the County of Miami and the State of Ohio, and more particularly described as follows, viz:

Being 12.149 acres of Land in the Northwest Quarter of Section Twenty two (22), Town Nine (9), Range Four (4) East and being more particularly described as follows: Starting at an Iron Spike in the Northwest corner of the Northwest Quarter of Section Twenty Two (22), Town Nine (9), Range Four (4), East and being the point of beginning of the tract of land herein described; thence North 89° and 09' East along the North line of Section Twenty Two (22) and the center line of the Klinger Road No.89 a distance of 551.00 feet to an Iron Spike; thence South 89° 09' West along the Existing North Corporation Line of the Village of Bradford (Keller Street) a distance of 551.00 feet to an Iron Spike in the Darke-Miami County Line and the Center Line of State Route No. 721; thence North 1° and 00' West along the Darke-Miami County line and the Center Line of State Route No. 721 a distance of 960.50 feet to an Iron Spike and the point of beginning, containing 12.149 acres of land and subject to all legal highways, Streets, Alleys and easements of Record.

An accurate Map and survey of which territory is hereto attached and made a part hereof as fully as if incorporated herein and marked Exhibit "A"

The Undersigned, respectfully petition your honorable body that the above described territory may be annexed to the Village of Bradford, Ohio.

And Roger C. O'Donnell, Solicitor of the said Village of Bradford, Ohio, is hereby authorized to act as agent of the petitioners in securing such annexation.

Respectfully Submitted,

Board of Education of Bradford Exempted School District,

by JAMES H. BEARD, James H. Beard, President

by A. L. BRUBAKER, A. L. Brubaker, Clerk

Leo A. Ebbing

Marcelle Ebbing

Roy W. Keller

Karolyn Keller

Leo M. Fourman

Eleanor Fourman

Ina M. Fink

Forest R. Dwyer

Estella E. Dwyer

Anna M. Keller

A. B. Keller

P R O O F O F P U B L I C A T I O N

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 6 consecutive weeks, commencing on the 31st day of August, A. D. 1960.

Mary L. Gordon

Sworn to before me and subscribed in my presence, this 6th day of October A. D. 1960

Marthel Elleman, Notary Public in and for Miami County, Ohio My Commission expires July 22, 1963 Notary Seal

EXHIBIT "A". LEGAL NOTICE

Notice is hereby given that on the 15th day of August, 1960, 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 described territory situated in the Township of Newberry, in the County of Miami and the State of Ohio, and more particularly described as follows, viz:

Being 12.149 Acres of Land in the Northwest Quarter of Section Twenty-Two (22) Town Nine (9) Range Four (4) East and being more particularly described as follows: Starting at an Iron Spike in the Northwest Corner of the Northwest Quarter of Section Twenty-two (22) Town Nine (9) Range Four (4) East and being the point of beginning of the Tract of land herein described: Thence North 89° and 09' East along the North line of Section Twenty-Two (22) and the center line of the Klinger Road No. 89 a distance of 551.00 feet to an iron spike; thence South 1° and 00' East a distance of 960.50 feet to an iron spike in the existing North Corporation Line of the Village of Bradford (Keller Street) a distance of 551.00 feet to an iron spike in the Darke-Miami County Line and the Center Line of State Route No. 721; thence North 1° and 00' West along the Darke-Miami County Line and the Center Line of State Route No. 721 a distance of 960.50 feet to an iron spike and the point of beginning, containing 12.149 acres of land and subject to all legal highways, streets, alleys and easements of Record.

Praying therein that said territory be annexed to the Village of Bradford, Ohio, in the manner provided by law and designating the undersigned as their agent in securing such annexation.

The said Board of Miami County, Ohio, Commissioners has fixed the 28th day of October, A. D., 1960, as the time for hearing said petition at the office of the Commissioners on the First Floor of the Miami County, Ohio, Court House, in Troy, Miami County, Ohio, at 10 o'clock a.m.

ROGER C. O'DONNELL, Agent for Petitioners.

First publication Aug. 31, 1960.

6 w

RE. ANNEXATION PETITION TO VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO. * AFFIDAVIT OF SERVICE AND POSTING OF NOTICE R.C. 707.05 BEFORE THE COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO * STATE OF OHIO, MIAMI COUNTY, SS: *

Now comes, Roger C. O'Donnell, and being first duly cautioned and sworn according to law, deposes and says as follows, viz:

That he is the agent for the petitioners for the annexation of certain lands to the Corporation of the Village of Bradford, Miami County, Ohio, filed with your honorable board on August 15th, 1960.

That he did cause the notice hereto attached and marked Exhibit "A" to be inserted in the West Milton Record, West Milton, Ohio, to be published on August 31st, 1960 and once a week for the full six publications as is required by R. C. 707.05 as will appear by the proof of publication attached, and he did at the same time, post an exact copy of said notice as published on the Bulletin Board in the Public Halls of the Bradford High School Building, located on the tract of lands to be annexed by this petition, and that said notice was so posted on the 31st day of August, 1960, all in accordance with the requirements of R.C. 707.05.

Further this affiant sayeth not.

ROGER C. O'DONNELL, Roger C. O'Donnell, agent for petitioners for annexation to the Village of Bradford, Ohio.

thence South 1° and 00' East a distance of 960.50 feet to an Iron Spike

Sworn to before me and subscribed in my presence this 8th day of October, A.D. 1960.

HELEN O'DONNELL
Helen O'Donnell, Notary Public
In and for Miami County, Ohio
My Commission Expires Jan. 19, 1961

Notary Seal

The motion for the adoption of the resolution was seconded by Mr. Wilgus, with the Board voting as follows: Mr. Rike, yea; Mr. Wilgus, yea; and Mr. Seifried, yea.

Received: March 8, 1961
Recorded: March 10, 1961
Receiving Time: 1:27 P.M.
999
Plat Fee: \$4.30
Proceedings: \$8.00
Mary B. Gustin, Recorder
Emily Mc Neal Deputy
Plat Book 8, Page 6 - A and B

ANNEXATION OF TERRITORY IN NEWBERRY TOWNSHIP, SECTION 22, TO THE VILLAGE OF BRADFORD, OHIO

Leo A. Ebbing, et al, Petitioners

FILING OF PETITION - HEARING DATE SET
(Sections 709.02, 707.05 R. C.)

Mr. Wilgus introduced the following resolution and moved that it be adopted:
WHEREAS, a petition signed by Leo A Ebbing etal, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located between Klinger Road, the Darke County line and Keller Street, Section 22, Town 9, Range 4, Newberry Township, Miami County, Ohio, to the Village of Bradford, Ohio; such territory being adjacent to the North corporation line of Bradford, Ohio, containing 12.149 acres, and being more particularly 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 28th day of October, 1960, at ten o'clock A. M., in the office of the Miami County Commissioners, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent for the petitioners, Roger C. O'Donnell, solicitor of the Village of Bradford, Ohio, living at Covington, Ohio, as designated in the petition shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing date so that he may give notice as required by law.

The motion to adopt the resolution was seconded by Mr. Seifried, with the Board voting as follows: Mr. Wilgus, yea; Mr. Rike, yea; and Mr. Seifried, yea.

(Taken from Commissioners' Journal No. 36, Page 43, under date of August 26, 1960)

Friday, October 28, 1960

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Wednesday, October 26, 1960.

The meeting was called to order by the President of the Board with the following members present: Luther Rike, Adam Wilgus, and Richard Seifried.

The minutes of the previous meeting held on Wednesday, October 26, 1960, were read and approved.

ANNEXATION OF TERRITORY IN NEWBERRY TOWNSHIP, SECTION 22,
to the Village of Bradford, Ohio

Leo A. Ebbing, et al, Petitioners
(Sections 707.06, 707.07 R. C.)

PUBLIC HEARING - PETITION GRANTED

The following resolution was introduced by Mr. Seifried, who also moved that it be adopted:
WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on August 26, 1960, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on the 28th day of October, at ten o'clock A. M. on the petition of Leo A. Ebbing, et al, requesting that certain territory including the Bradford Consolidated School District and other land located in Section 22, Town 9, Range 4, Newberry Township, Miami County, Ohio, being adjacent to the North corporation line of Bradford, Ohio, containing 12.149 acres, be annexed to said Village of Bradford, 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 August 26, 1960, 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 of 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 held this day, as stated in the affidavit filed by the Agent, Roger C. O'Donnell, Covington, Ohio, and

WHEREAS, the petition in the matter was publicly read at this hearing, and no interested party or property owner appeared at the hearing to object to the granting of the petition, and no affidavits were filed against the prayer of the petition; therefore be it,

RESOLVED, by the Board of Miami County Commissioners, State of Ohio, that:

- (1) The petition of Leo A. Ebbing, 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 Bradford, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Leo A. Ebbing, et al, to annex the land herein described in Newberry Township to the Village of Bradford, Ohio, be and it is hereby granted;
- (9) That said land, subject to approval of the Council of the Village of Bradford, Ohio, be and it is hereby annexed to said Village of Bradford, Ohio;
- (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 Bradford, Ohio, a transcript of these proceedings, including a copy of the petition and map attached thereto.

CERTIFICATION

I hereby certify that this is a true and correct exposition of Paul & Mildred Cress's Subdivision of part of the Northeast quarter of Section Thirty-five, Town Nine North, Range Five East, (NE 1/4, Sec. 35, T9N, R5E), Miami County, Ohio. I also certify that the land platted hereon is the land conveyed in the deed from Charles Elbert to Paul Cress et al and recorded in Volume 374, page 635 of the Deed Records of Miami County, Ohio, and being more particularly described as follows, to-wit: Commencing at the northeast corner of section 35; thence S4°-10'E along said section line a distance of 898.00' to a railroad spike and the point of beginning of the herein described tract of land; thence, continuing S4°-10'E along said section line a distance of 934.80' to the centerline of State Route 66; thence, N47°-00'W along said centerline a distance of 540.50' to a point; thence N43°-00'E a distance of 197.50' to an iron pin; thence, N33°-04'W a distance of 149.40' to a corner post; thence, N43°-00'E a distance of 402.00' to the place of beginning, said tract of land containing 4.283 acres, more or less.

George P. Fernandez
GEORGE P. FERNANDEZ
REGISTERED SURVEYOR #A079
SIDNEY, OHIO

Plat of
Paul & Mildred Cress Subdivision
of
Part NE 1/4 Section 35 Town 9N Range 5 E
of Washington Township

DEDICATION.

We, Paul Cress - Mildred Cress

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 was made at our request.

Paul Cress Mildred Cress
Paul Cress Mildred Cress
Signed and acknowledged in the presence of
Doris Walton William J. Votky

ACKNOWLEDGEMENT

State of Ohio, Miami County, ss
Before me, a Notary Public, in and for said county, personally appeared the afore named Paul Cress & Mildred Cress who acknowledged that they did sign the foregoing instrument and that the same is theirs, free act and deed.

IN TESTIMONY WHEREOF I have affixed my official seal at Piquette, Ohio, this 11th day of March, 1961.
William J. Votky My commission expires the 3rd day of March, 1962.

ACCEPTANCE

Inspected, approved, and accepted by the Miami County Planning Commission this 13 day of Mar, 1961.

Lucien Pike Adam Wilgus
PLAT # 614 Herschel Straker

Approved by the Miami County Engineer this 13th day of March, 1961.

Arthur D. Haddad
MIAMI COUNTY ENGINEER

Approved by the Piqua Planning Commission this 13 day of Feb., 1961.

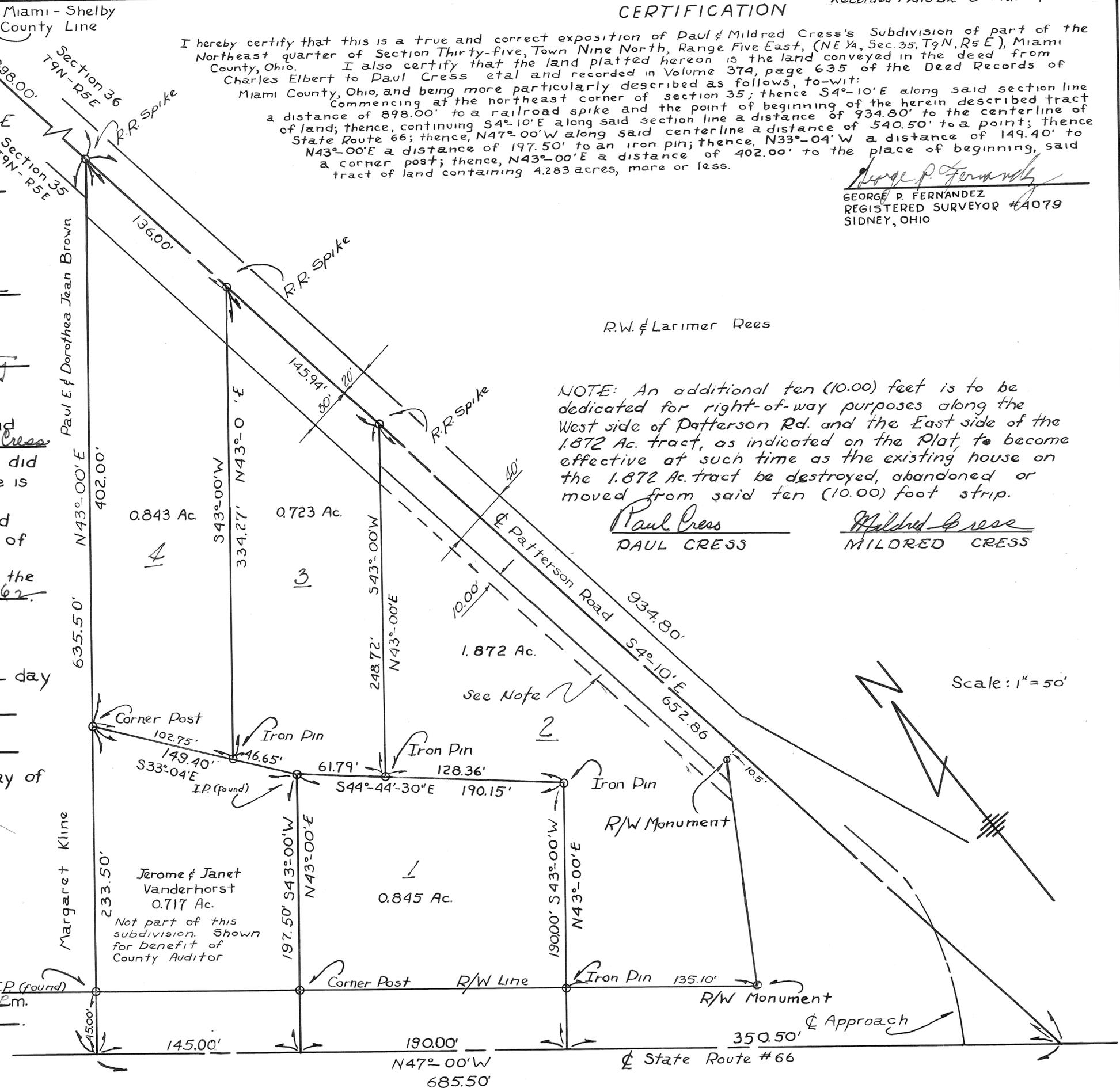
E. S. Beach Robert Reed
CHAIRMAN John H. Hays

Transferred this 21st day of March, 1961.

Kath E. Graham
MIAMI COUNTY AUDITOR

Recorded this 21 day of March, 1961 at 1:56 P.M.
Recorded in Plat Record Volume # 8 page 7.

Mary B. Gustin
MIAMI COUNTY RECORDER
Instrument # 1246
Fee # 4.30



R.W. & Larimer Rees

NOTE: An additional ten (10.00) feet is to be dedicated for right-of-way purposes along the West side of Patterson Rd. and the East side of the 1.872 Ac. tract, as indicated on the Plat, to become effective at such time as the existing house on the 1.872 Ac. tract be destroyed, abandoned or moved from said ten (10.00) foot strip.

Paul Cress Mildred Cress
PAUL CRESS MILDRED CRESS

Jerome & Janet
Vanderhorst
0.717 Ac.
Not part of this
subdivision. Shown
for benefit of
County Auditor

Margaret Kline

Paul E. & Dorothea Jean Brown

"ORIGINAL SURVEY COMPLETED"
DATE: JULY 30, 1960 SCALE: 1"=30'
Erb.

FILE NUMBER 1256 FEE \$ 4.30
RECEIVED FOR RECORD THIS 22nd
DAY OF March 1961 AT 10:45 AM
PLAT BOOK 8 PAGE 8
MIAMI COUNTY RECORDERS RECORD
OF PLATS.

Mary B. Austin
MIAMI COUNTY RECORDER

REPLAT OF INLOT 2892 & PART OF
OUTLOT 273 IN CITY OF TROY, OHIO

WE, THE UNDERSIGNED, BEING THE OWNERS OF
ALL THE LANDS SHOWN HEREON AS BEING
REPLATED DO HEREBY CONSENT TO THE EX-
ECUTION OF SAID REPLAT THIS 27th DAY OF
FEBRUARY 1961.

Wm. W. Myers Sandra Powell
WITNESS
Dona S Myers Betty Day
WITNESS

STATE OF OHIO - MIAMI COUNTY
PERSONALLY APPEARED BEFORE ME, A NOTARY
PUBLIC IN AND FOR Miami Co,
THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE
THE SIGNING THEREOF TO BE THEIR VOLUNTARY
ACT AND DEED THIS 27th DAY OF
February 1961.

Rose Alice Guezi
NOTARY PUBLIC
MY COMMISSION EXPIRES - Mar 25 - 1963

AT A MEETING OF THE TROY CITY PLANNING AND
ZONING COMMISSION HELD THIS 17th DAY OF
March 1961 - THIS REPLAT WAS APPROVED.

R. W. Finckelberg M.D.
PRESIDENT
Homer E. Anderson
ACTING SECRETARY

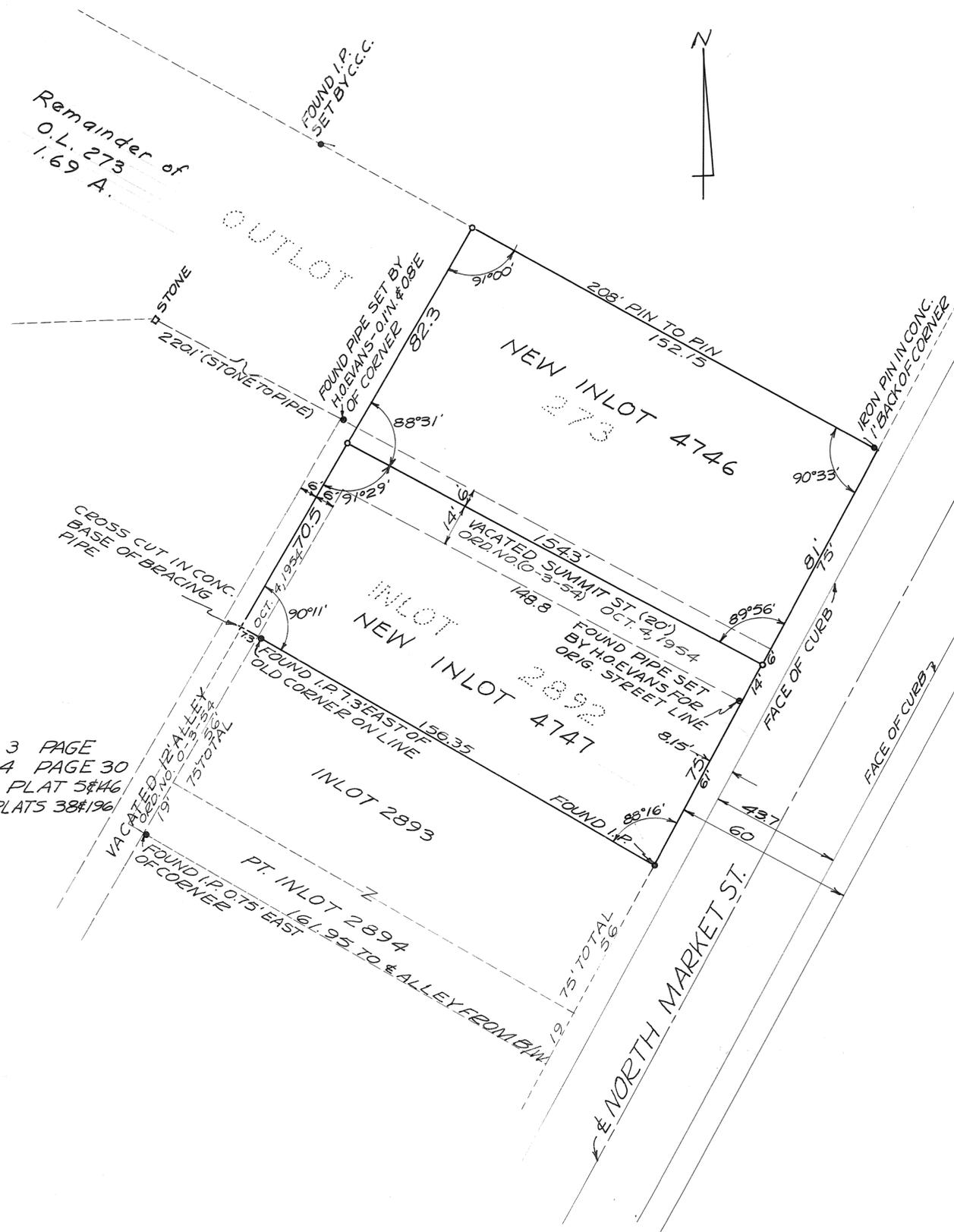
AT A MEETING OF THE CITY COUNCIL OF THE CITY
OF TROY, OHIO HELD THIS 20th DAY OF MARCH
1961 - THIS REPLAT WAS ACCEPTED BY ORDINANCE
NO. 0-13-61.

R. W. Stearns
MAYOR
Edward A. Chase
PRESIDENT OF COUNCIL
H. J. Tappin
CLERK OF COUNCIL

SURVEY FOR DIVISION OF INLOT 2892
PT. OF O.L. 273 & VACATED STREET &
PT. OF ALLEY FOR WM. MYERS

NUMBERED TO DESIGNATE INLOTS AND
TRANSFERRED THIS 22nd DAY OF
March 1961.
Ruth E. Pabian
MIAMI COUNTY AUDITOR.

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



REFERENCES:
RECORDER'S PLAT RECORDS: BOOK 3 PAGE
" " " " : BOOK 4 PAGE 30
ENGR. LOT SURVEY RECORDS: VOL. 4 PLAT 5 & 46
" " " " : VOL. 5 PLATS 38 & 196

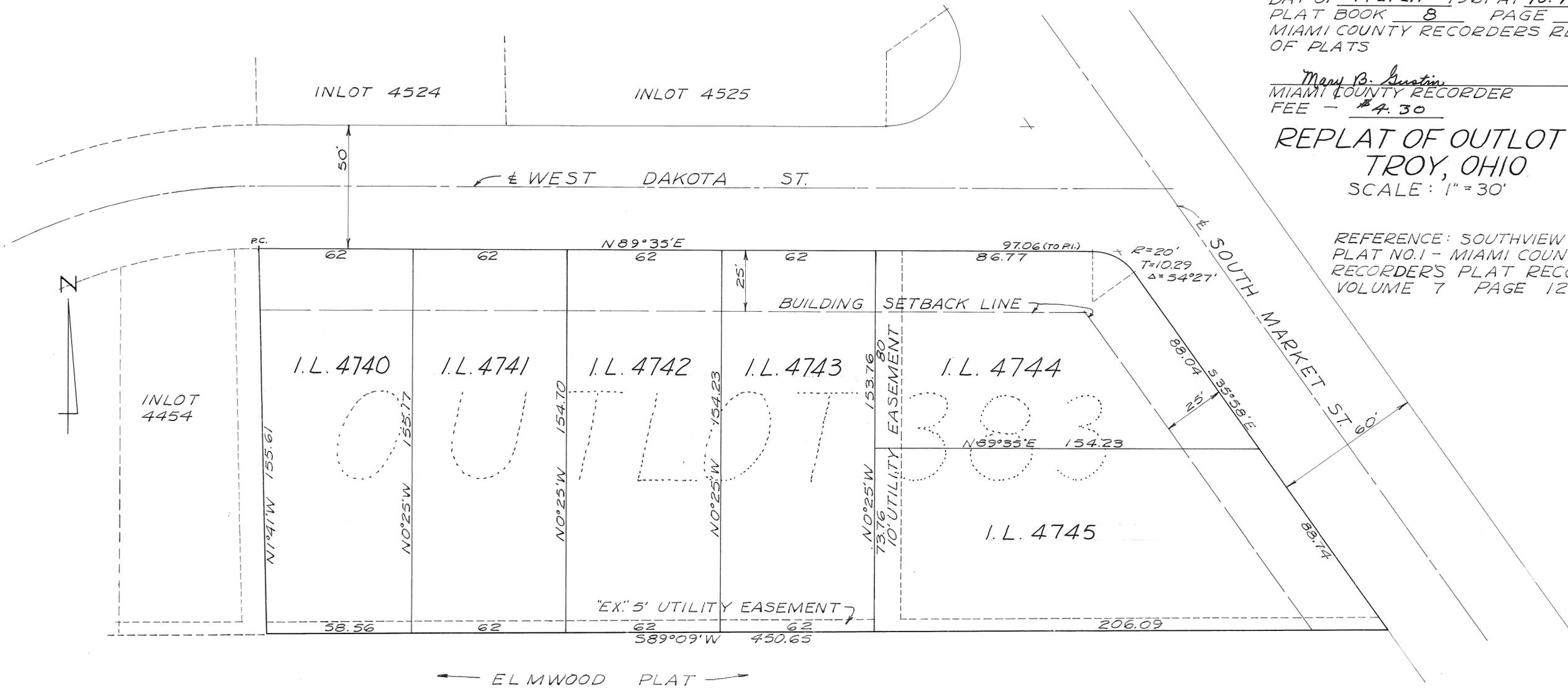
LEGEND
• IRON PIN OR PIPE FOUND
◦ IRON PIN SET

FILE NUMBER - 1257
RECEIVED FOR RECORD THIS 22nd
DAY OF March 1961 AT 10:45 A.M.
PLAT BOOK 8 PAGE 9
MIAMI COUNTY RECORDERS RECORD
OF PLATS

Mary B. Austin
MIAMI COUNTY RECORDER
FEE - \$4.30

REPLAT OF OUTLOT 383
TROY, OHIO
SCALE: 1" = 30'

REFERENCE: SOUTHVIEW ESTATES
PLAT NO. 1 - MIAMI COUNTY
RECORDER'S PLAT RECORDS
VOLUME 7 PAGE 12



WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND SHOWN ON THIS REPLAT, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO HEREBY GRANT THE ADDITIONAL UTILITY EASEMENT SHOWN.

Evelyn Shaneyfelt Cameron Dungan
Paul Shaneyfelt Lilia Smetley
 WITNESS WITNESS

STATE OF OHIO - COUNTY OF MIAMI SS.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 27th DAY OF FEBRUARY, 1961.
J. Cameron Dungan
 J. CAMERON DUNGAN
 NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
 MY COMMISSION EXPIRES DECEMBER 1, 1962

AT A MEETING OF THE TROY CITY PLANNING COMMISSION HELD THIS 17 DAY OF March 1961, THIS REPLAT WAS APPROVED.
L. H. Lindenberg M.D.
 PRESIDENT
Norm E. Anderson
 ACTING SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20th DAY OF MARCH, 1961 THIS REPLAT WAS ACCEPTED BY ORDINANCE NO. O-12-61

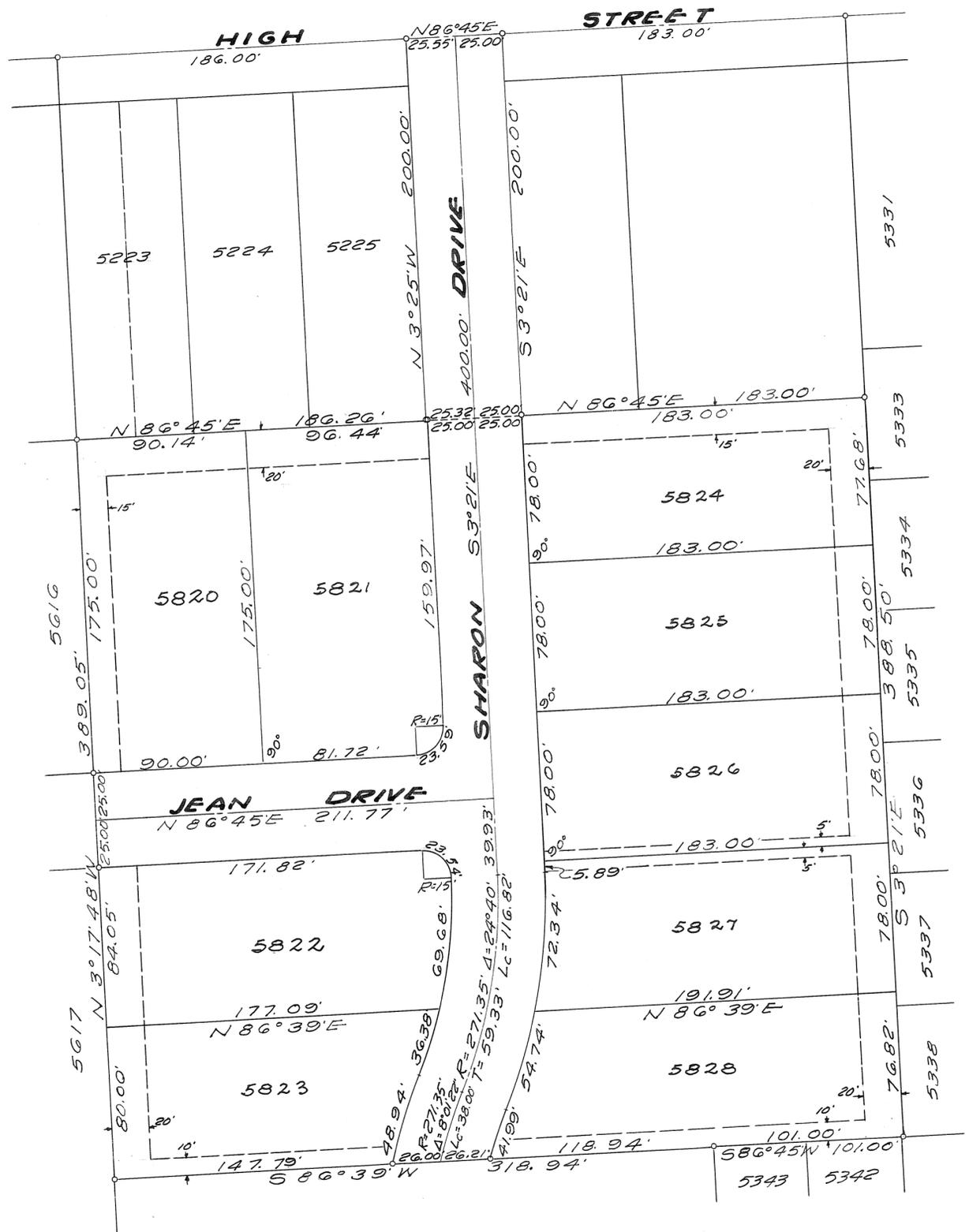
R. H. Starnes Edward Chase
 MAYOR PRES. OF COUNCIL
J. H. Tamplin
 CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 22nd DAY OF March 1961.
Ruth E. Graham
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT SURVEY OF THE LANDS SHOWN.
Richard W. Klockner
 RICHARD W. KLOCKNER
 REGISTERED SURVEYOR #4370

PROTECTIVE COVENANTS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERRECTED 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 (2) CARS.
2. NO LOT SHALL HERE AFTER BE 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 AS SHOWN ON THE RECORDED PLAN. NO BUILDING OR PART THEREOF SHALL BE ERRECTED ON ANY LOT LESS THAN (50) FEET BACK FROM THE FRONT LOT LINE. ALL BUILDINGS ERRECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN (10) FEET OF SIDEYARD SPACE. SAID SIDE YARD SPACE MAY BE DIVIDED UNEVENLY, PROVIDED NO PORTION OF ANY BUILDING IS ERRECTED CLOSER THAN (8) FEET TO ANY LOT LINE, OR (50) 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 (900) SQUARE FEET, IN THE CASE OF A ONE-STORY OR ONE AND ONE-HALF STORY STRUCTURE OR (900) SQUARE FEET FOR TRI-LEVEL OR TWO-STORY STRUCTURES.
5. NO BASEMENT, TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERRECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARY 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 EXCEPT "FOR SALE" SIGNS SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION.
8. NO BARN, STABLE OR OTHER OUTBUILDINGS FOR HOUSING OF DOMESTIC ANIMALS OR POULTRY SHALL BE ERRECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT HOUSEHOLD PETS BE PERMITTED.
9. NO UNSIGHTLY FENCE SHALL BE ERRECTED, NOR SHALL ANY FENCE BE ERRECTED NEARER THE FRONT LOT LINE THAN (0) FEET UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED (3) FEET IN HEIGHT.
10. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS, OR REFUSE BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
11. 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, 1986 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 COVENANTS IN WHOLE OR IN PART.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS, OR ASSIGNS.
13. 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.



**RECORD PLAN
SECTION ONE
SUNSET ACRES**

LOCATED IN
PIQUA, OHIO PT. O.L. 123
WASHINGTON TWP. MIAMI COUNTY
CONTAINING 3.978 ACRES
SCALE 1" = 50'

APPROVED BY THE PIQUA PLANNING COMMISSION THIS 30th DAY OF JANUARY 1961.

E. N. Beach
Robert B. Reed
Robert M. Stinson Jr.
John P. Mangum
London A. Hill

APPROVED BY THE PIQUA CITY COMMISSION THIS 30th DAY OF MARCH 1961.

Jack D. Wilson
Chas. H. Morrow
Donald E. Faulkner
Donald H. Blum
Harvey Craft

WE, THE UNDERSIGNED, BEING ALL THE 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, REPAIR, MAINTENANCE, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED INVESTMENT CORPORATION
IN THE PRESENCE OF:-
By: *David W. Lusk* President
Richard H. LeFevre Secretary
Therese Cook
Barry G. Davis

DATE April 12 1961

STATE OF OHIO, COUNTY OF MIAMI S.S.
DAVID LUSK, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIENHOLDERS HAVE UNITED IN ITS EXECUTION.

David W. Lusk, Pres.

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

Commission expires Nov. 13, 1962. *Regan Anne Martin*
Notary Public in and for Miami County, Ohio

STATE OF OHIO, COUNTY OF MIAMI S.S.
BE IT REMEMBERED THAT ON THIS 12th DAY OF April 1961 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LUSK REALTY & INVESTMENT CORPORATION BY DAVID W. LUSK, THE PRESIDENT AND RICHARD H. LEFEVRE, ITS SECRETARY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THERE VOLUNTARY ACT AND DEED.

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

Commission expires Nov. 13, 1962. *Regan Anne Martin*
Notary Public in and for Miami County, Ohio

THE WITHIN PLAT IS A SUBDIVISION OF 3.978 ACRES OUT OF LAND CONVEYED TO LUSK REALTY INVESTMENT CORPORATION AS RECORDED IN BOOK PAGE OF THE DEED OF RECORDS OF MIAMI COUNTY, OHIO. THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

By:-

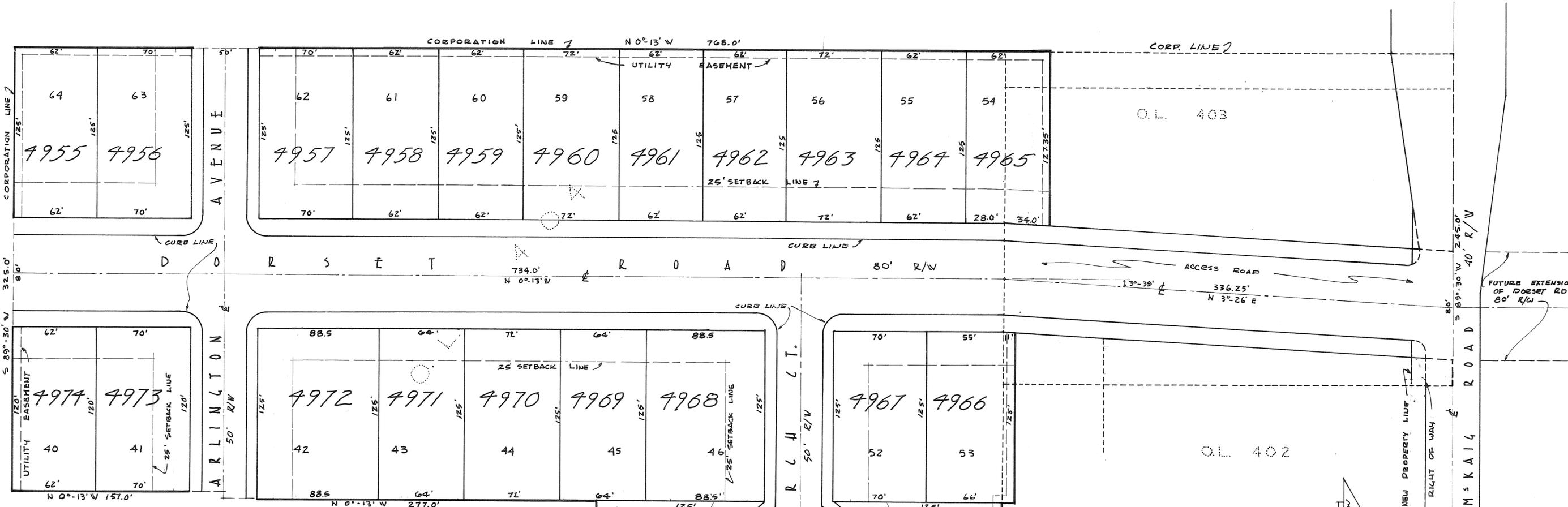
TRANSFERRED AND NUMBERED THIS 30th DAY OF April 1961

Ruth E. Graham
Miami County Auditor

FILE NO. 1620
RECORDED THIS 13th DAY OF April 1961 AT 3:05 P.M.

Mary B. Austin
Miami County Recorder

Fee \$ 4.30



WE, THE UNDERSIGNED, BEING ALL OF THE OWNER'S AND LIENHOLDERS OF THE LAND WITHIN THIS PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER.

BROOKVILLE DEVELOPMENT COMPANY
 L. Turner Carson, President
 Dean C. Ward, Secretary
 Witnesses: Edward G. Connelly, Charlotte L. Lott

STATE OF OHIO SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME THE BROOKVILLE DEVELOPMENT CO., A CORPORATION, BY L. Turner Carson, ITS PRESIDENT AND Dean C. Ward ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 7 DAY OF December 1960.

Charlotte L. Lott
 Notary Public in and for the State of Ohio
 My commission expires 5/22/63

APPROVAL
 THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 11TH DAY OF APRIL 1961.
 President: [Signature]
 Secretary: [Signature]

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 17TH DAY OF APRIL 1961 PLAT SHOWN HEREON WAS ACCEPTED BY ORDINANCE NO. 0-19-61.
 Mayor: [Signature]
 Pres. of Council: [Signature]
 Clerk of Council: [Signature]
 Approved by City Council: [Signature]
 Date: April 19 61
 [Signature]

- BUILDING SETBACKS ARE AS FOLLOWS:-
1. At Cul-de-Sacs ... 30' minimum plus sufficient to gain 62' lot width at the building line.
 2. On lots facing street ... 25'
 3. On corner lots ... 25' facing main streets ... 25' on side streets as shown hereon.

ARLINGTON SUBDIVISION No. 2
 Scale ----- 1" = 50'

PLAT BOOK 8 PAGE 12
 RECEIVED FOR RECORD THIS 18 DAY OF April 1961.
 AT 3:27 PM FILE NO. 1710
 Mary B. Gustin
 Recorder of Miami County
 Fee - \$4.30

REPLAT OF OUTLOT 401 AND SUBDIVISION THEREOF FOR
 BROOKVILLE DEVELOPMENT COMPANY



Glen C. McConnell, Jr. - Reg. Surveyor
 1710 Peters Rd., Troy, Ohio

Sheet 2 of the Plat of Arlington Subdivision No. 2, Troy, Ohio

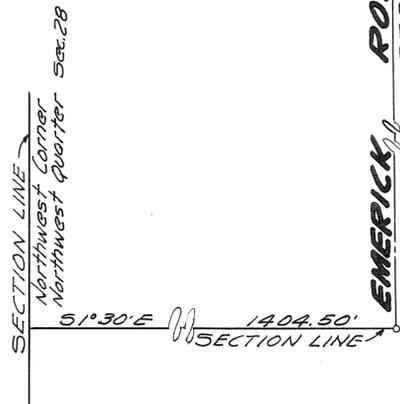
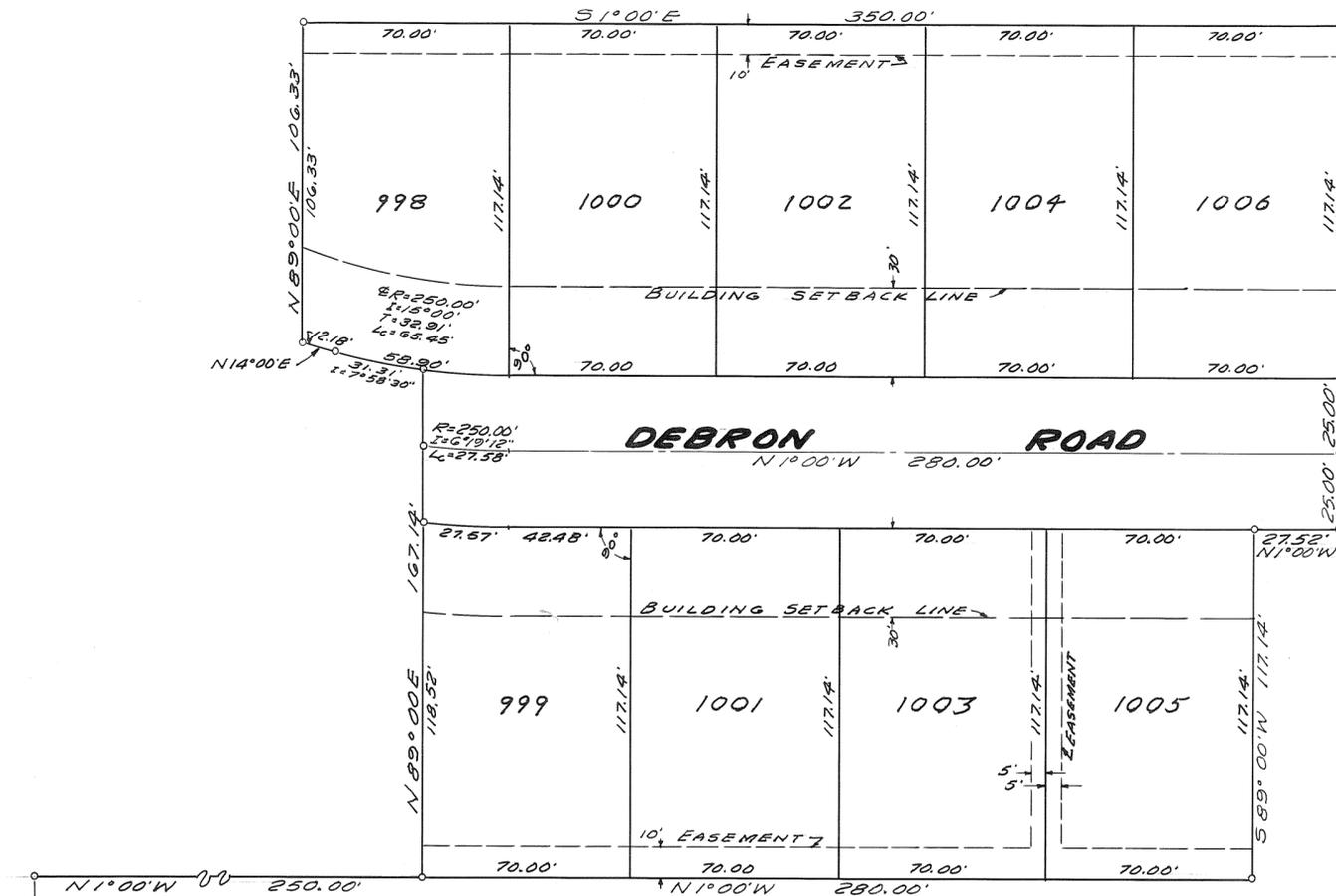
COVENANTS & RESTRICTIONSTHE FOLLOWING COVENANTS AND RESTRICTIONS SHALL APPLY TO LOTS 4955 THRU
4979 OF ARLINGTON SUBDIVISION NO. 2

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 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 (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 erected on any lot less than 25 feet back from the front lot line, nor nearer than 25 feet to any side street line.) All buildings erected for dwelling purposes shall provide a total of side yard space not less than that required for a R - 3 Single Family Residence District as defined in the City of Troy Zoning Ordinance, said side yard may be divided unevenly provided no portion of any building is erected closer than 5 feet to any lot line.
4. The ground floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 900 sq. ft. in the case of a one, or one and one half story structure, not less than 750 sq. ft. in the case of two or two and one half story structure.
5. No trailer, basement, tent, shack, garage, barn or any 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.
6. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
7. No fence, wall hedge or mass planting shall be permitted to extend nearer to any street than the minimum building setback line.
8. 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.
9. Easements affecting lots shown on the recorded plat are dedicated for utility installation and maintenance and for drainage facilities.
10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 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.
11. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
12. 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.
13. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications and plat plans 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 owners.
14. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets provided that they are not kept, bred or maintained for any commercial purpose.
15. A public sidewalk of 5 ft. minimum width shall be provided on each lot in this subdivision.

Sheet 2

Arlington Subdivision No. 2

Glen G. McConnell, Jr., Reg. Surveyor
1750 Peters Rd., Troy, Ohio



RECORD PLAN
SECTION TWO
DEBRON SUBDIVISION
 BEING A PART OF OUTLOT #148 IN
 WEST MILTON - UNION TOWNSHIP
 MIAMI COUNTY, OHIO
 CONTAINING 1.947 ACRES
 SCALE 1"=40'

The within plot is a subdivision of 1.947 acres out of land conveyed to Emanuel A. Yates and Coletta V. Yates as recorded in Book 259 Page 20 of the Deed Records of Miami County, Ohio.

The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

GORDON H. HILL AND ASSOCIATES
 By: Jordan Hill

Approved on this 16 day of May 1961
 By Resolution of the Council of
 Village of West Milton, Ohio

C. H. Minnick Mayor
Georgia Lyons Clerk

Approved on this 16 day of May 1961
 By the Planning Commission of
 Village of West Milton, Ohio

Walter B. Anderson Chairman
Robert Tinnerman Secretary
Ralph T. Snider Village Engineer

Transferred and numbered this 22nd day of May 1961

Ruth E. DeLeon
 Miami County Auditor

File No. 2267
 Recorded this 22 day of MAY 1961 at 9:35 A.M.

Mary B. Swain
 Miami County Recorder

THIS INSTRUMENT PREPARED BY
GORDON H. HILL AND ASSOCIATES
 WEST MILTON, OHIO
 MARCH 1961

PROTECTIVE COVENANTS

1. All lots in this tract shall be known and described as residential. No structures shall be erected 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 (2) cars.
2. No lot shall hereafter be subdivided into parcels for additional residential purposes.
3. No building shall be located nearer to the front lot line or nearer the side street than the building setback lines as shown on the recorded plat. No building or part thereof shall be erected on any lot not less than (30) feet back from the front lot line. All buildings erected for dwelling purposes shall provide not less than (15) feet of sideyard space. Said side yard space may be divided unevenly, provided no portion of any building is erected closer than (5) feet to any lot line or (25) feet to the rear lot line.
4. The ground floor area of the main structure exclusive of one story open porches and garages shall be not less than (900) square feet in the case of a one-story or one and one-half story structure or (800) square feet for tri-level or two-story structures.
5. No basement, trailer, tent, shack, garage, barn or other out-building erected in the tract shall at anytime be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
7. No sign or billboard except "FOR SALE" signs shall be erected 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, 1986 at which time said covenants shall automatically be 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 successors, or assigns.
10. Invalidiation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
11. No barn, stable, or other out buildings for housing of domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry, except household pets, be permitted.
12. No unsightly fence shall be erected, nor shall any fence be erected nearer the front lot line than (30) feet unless same shall be a hedge or shrub growth not to exceed (4) feet in height.
13. The premises shall be kept neat and clean, the buildings well painted and weeds and under brush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot.

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, repair, maintenance, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the express privilege of removing any and trees or other obstructions to the free use of said utilities, and for providing ingress, and egress to the property for said purposes, and are to be maintained as such forever.

Signed and acknowledged in the presence of:-
William E. Yates
 Barbara M. Yates

By:- Emanuel A. Yates Husband
Coletta V. Yates Wife

Signed and acknowledged in the presence of:-
Betty J. Minnick
Katherine Minnick

CITIZENS NATIONAL BANK
 COVINGTON, OHIO
 By:- K. E. Stade President
Kathleen O'Rourke Ass't Cashier

Date 16 May 1961

State of Ohio, County of Miami ss.
 Emanuel A. Yates, 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.

Emanuel A. Yates

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

William E. Yates
 Notary Public in and for Miami County, Ohio
 My Commission Expires 4-8-63

State of Ohio, County of Miami ss.
 Be it remembered that on this 16 day of MAY 1961 before me the undersigned, a Notary Public, in and for said county and state, personally came Emanuel A. Yates and Coletta V. Yates, his wife, to me personally 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.

William E. Yates
 Notary Public in and for Miami County, Ohio
 My Commission Expires 4-8-63

State of Ohio, County of Miami ss.
 Be it remembered that on this 15 day of MAY 1961 before me the undersigned, a Notary Public, in and for said county and state, personally came Citizens National Bank of Covington, Ohio, by K. E. Stade, its president and Kathleen O'Rourke, its assistant cashier, to me personally 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.

William E. Yates
 Notary Public in and for Miami County, Ohio
 My Commission Expires 4-8-63

**RECORD PLAN
 DEBRON SUBDIVISION
 SECTION TWO**

LOCATED IN
 WEST MILTON UNION TOWNSHIP
 MIAMI COUNTY, OHIO
 CONTAINING 1.947 ACRES

THIS INSTRUMENT PREPARED BY
GORDON H. HILL AND ASSOCIATES
 WEST MILTON, OHIO
 MARCH 1961

Mary B. Austin
MIAMI COUNTY RECORDER

R/W MONUMENT LOCATION PLAN

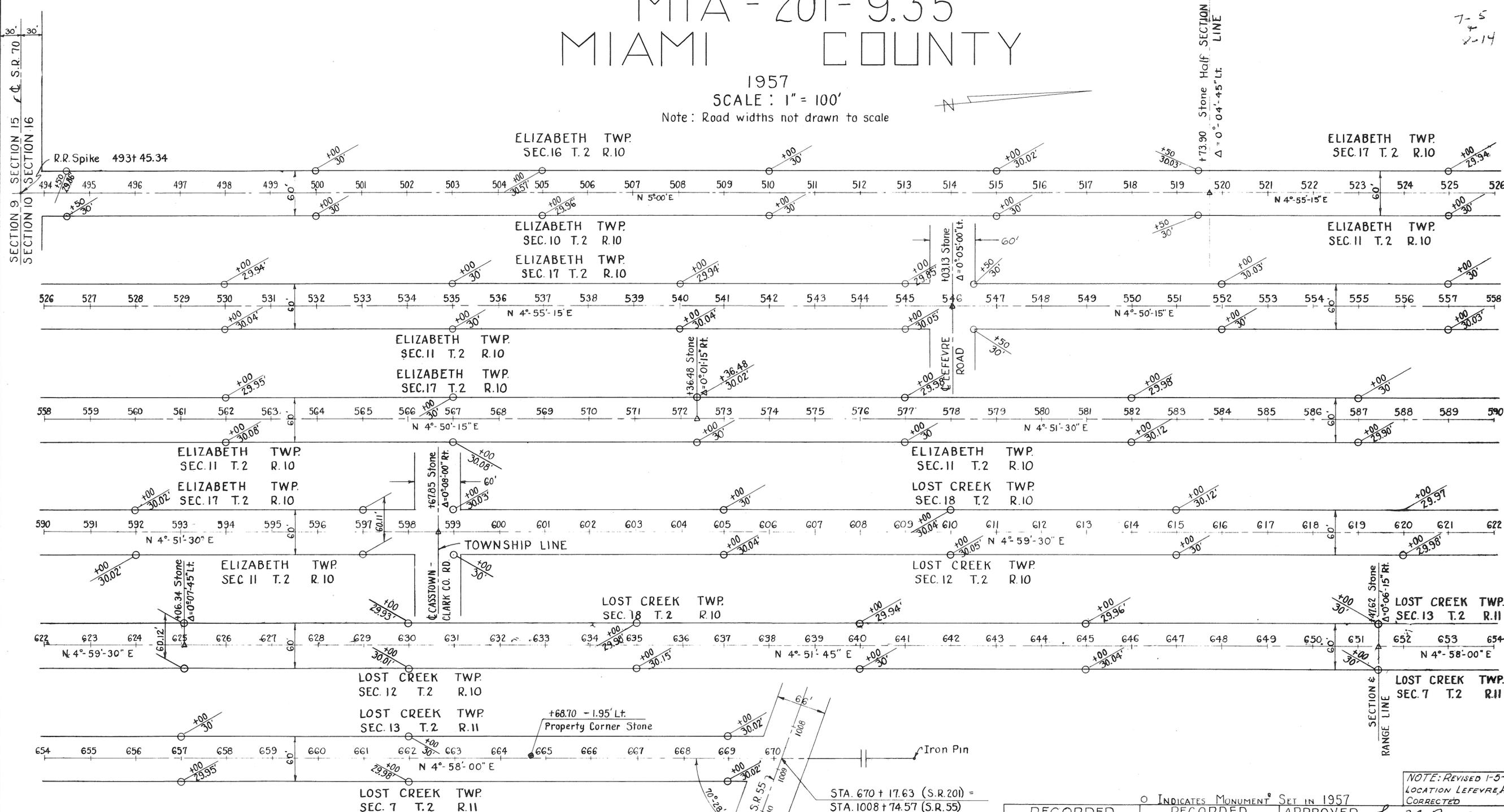
MIA - 201-9.35

MIAMI COUNTY

| | | |
|-------------------|-------|---------|
| FED. RD. DIVISION | STATE | PROJECT |
| 2 | OHIO | |

MIAMI COUNTY
MIA-201-9.35

1957
SCALE: 1" = 100'
Note: Road widths not drawn to scale



NOTE: REVISED 1-5-61
LOCATION LEFEVRE RD.
CORRECTED

| | | |
|----------------|--------------------------|---|
| RECORDED | RECORDED | APPROVED |
| DATE <u>10</u> | DATE <u>28 Mar. 1958</u> | DATE <u>12 March 1958</u> |
| VOL. _____ | VOL. <u>7 Plots</u> | RIGHT-OF-WAY ENGINEER - DIV. NO. <u>7</u> |
| PAGE _____ | PAGE <u>7</u> | REGISTERED SURVEYOR NO. <u>3128</u> |

7-5
2-14

SECTION 29 • TOWN 5 • RANGE 6 E - CONCORD TOWNSHIP - MIAMI COUNTY - OHIO

NOTE
There is a five(s) foot utility easement on each side of all interior property lines and along the rear line of Lots 1 - 8.



DESCRIPTION

Being a subdivision of 6.376 Acres of a 43.211 Acre tract conveyed to Daniel D. and Gail W. Turner by deed recorded in Vol. 379, Page 240 of the Miami County Deed Records.

DEDICATION

We the undersigned, being all the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate an additional 12 feet along Barnhart Road for the entire length of this plat as shown hereon for right-of-way purposes to public use forever. Easements shown on this plat are for the construction, operation, maintenance, 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.

Arthur D. Haddad
WITNESS
M. M. Burrell
WITNESS
Arthur D. Haddad
WITNESS
M. M. Burrell
WITNESS

Daniel D. Turner
DANIEL D. TURNER
Gail W. Turner
GAIL W. TURNER
Wilson Trostel
WILSON TROSTEL
Wilson Trostel
WILSON TROSTEL

EDITH TROSTEL BY WILSON TROSTEL, HER ATTORNEY IN FACT, DULY AUTHORIZED BY POWER OF ATTORNEY DATED MARCH 14, 1956, AND RECORDED IN BOOK 3 PAGE 465 OF THE POWER OF ATTORNEY RECORDS OF MIAMI CO., OHIO.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 31st day of May, 1961, before me the undersigned, a notary public in and for said county and state, personally came Daniel D. Turner and Gail W. Turner and Wilson Trostel and Edith Trostel by Wilson Trostel, her Attorney in Fact, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

M. M. Burrell
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

Approved and transferred this 1st day of June, 1961.

Ruth E. Graham
MIAMI COUNTY AUDITOR

At a meeting of the City of Troy Planning Commission held this 31 day of May, 1961, this plat and restrictions were approved.

John McMan
CHAIRMAN
Paul Collier
SECRETARY

File No. 2454

Received for record 9:38 AM JUNE 1 1961.

Recorded in Plat Book No. 8 Page 15

Fee \$ 4.30

Mary B. Gustine
MIAMI COUNTY RECORDER

We hereby accept and approve this plat as shown hereon.

Luther Pike
Adam Wilgus
Herschel Straker
MIAMI COUNTY COMMISSIONERS

Approved by Miami County Planning Commission

Luther Pike
Adam Wilgus
Herschel Straker

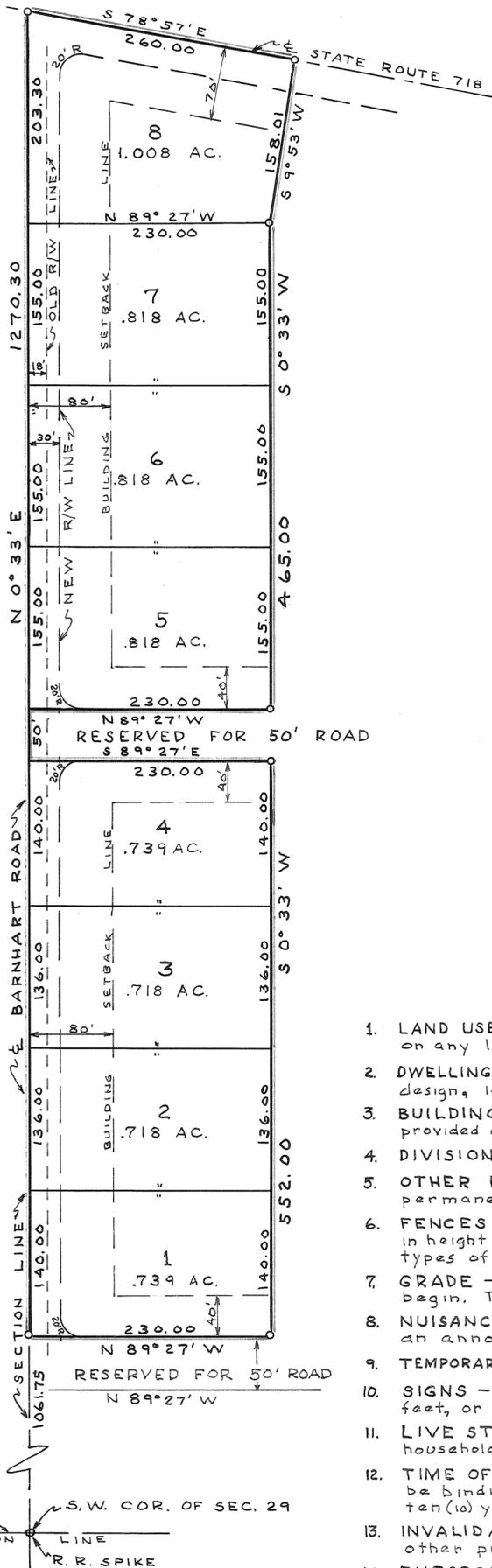
Date: MAY 31, 1961 No. 643

Richard W. Haddad
REGISTERED SURVEYOR NO. 4370

I hereby certify this plat to be correct.

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE - No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one(1) single family dwelling.
2. DWELLING SIZE - The floor area of each dwelling structure exclusive of open porches, garages, carports or patios shall not be less than 1200 square feet for a one-floor plan design, 1400 square feet for split level design and 1000 square feet on first floor of two story or one and one-half story structures.
3. BUILDING LOCATION - No building shall be located on any lot nearer to the front or side property line than the minimum setback distance provided on the recorded plat of said subdivision. No building shall be located nearer than 20 feet to any interior lot line.
4. DIVISION OF LOTS - No lot or lots shall be hereafter subdivided into additional lot or lots.
5. OTHER BUILDINGS - No trailers, basement, camp shack, garage, barn or other out buildings shall at any time be used as a residence temporarily or permanently upon said property nor shall any structure of a temporary character be used as a residence.
6. FENCES - Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four(4) feet in height shall be put in or allowed to remain nearer the street than the minimum building setback line or lines. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. GRADE - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. The surface drainage plan of each lot shall conform to the general drainage plan of the entire plat as provided and approved by the developer.
8. NUISANCES - No noxious nor offensive activities shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES - No structure of a temporary character may be permitted on any on any premises except during the active period of construction of buildings.
10. SIGNS - No sign or billboard of any kind shall be erected on any lot in this subdivision except one(1) professional sign of not more than three(3) square feet, or one(1) sign of not more than five(5) square feet advertising property for sale or for rent, or signs by a builder to advertise the property during construction.
11. LIVE STOCK AND POULTRY - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.
12. TIME OF COVENANTS AND RESTRICTIONS - 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 June 1, 1981, at which time they shall be automatically extended for successive periods of ten(10) years unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants.
13. INVALIDATION OF COVENANTS - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. ENFORCEMENT OF COVENANTS - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.



S.W. COR. OF SEC. 29
FENNER RD SECTION
R. R. SPIKE

STAUNTON TWP.

13 SECTION

11 RANGE

1 TOWN

BROOKSIDE PLAT

WE, THE UNDERSIGNED OWNERS OF LAND SHOWN ON THIS SUBDIVISION HEREBY DEDICATE THE ROADS AS SHOWN ON THIS PLAT TO MIAMI COUNTY, OHIO FOR PUBLIC USE AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR OWN VOLUNTARY ACT AND DEED.

Wilson, Trustel, Louise Gansford, Edith Trustel, Leo H. Faust.

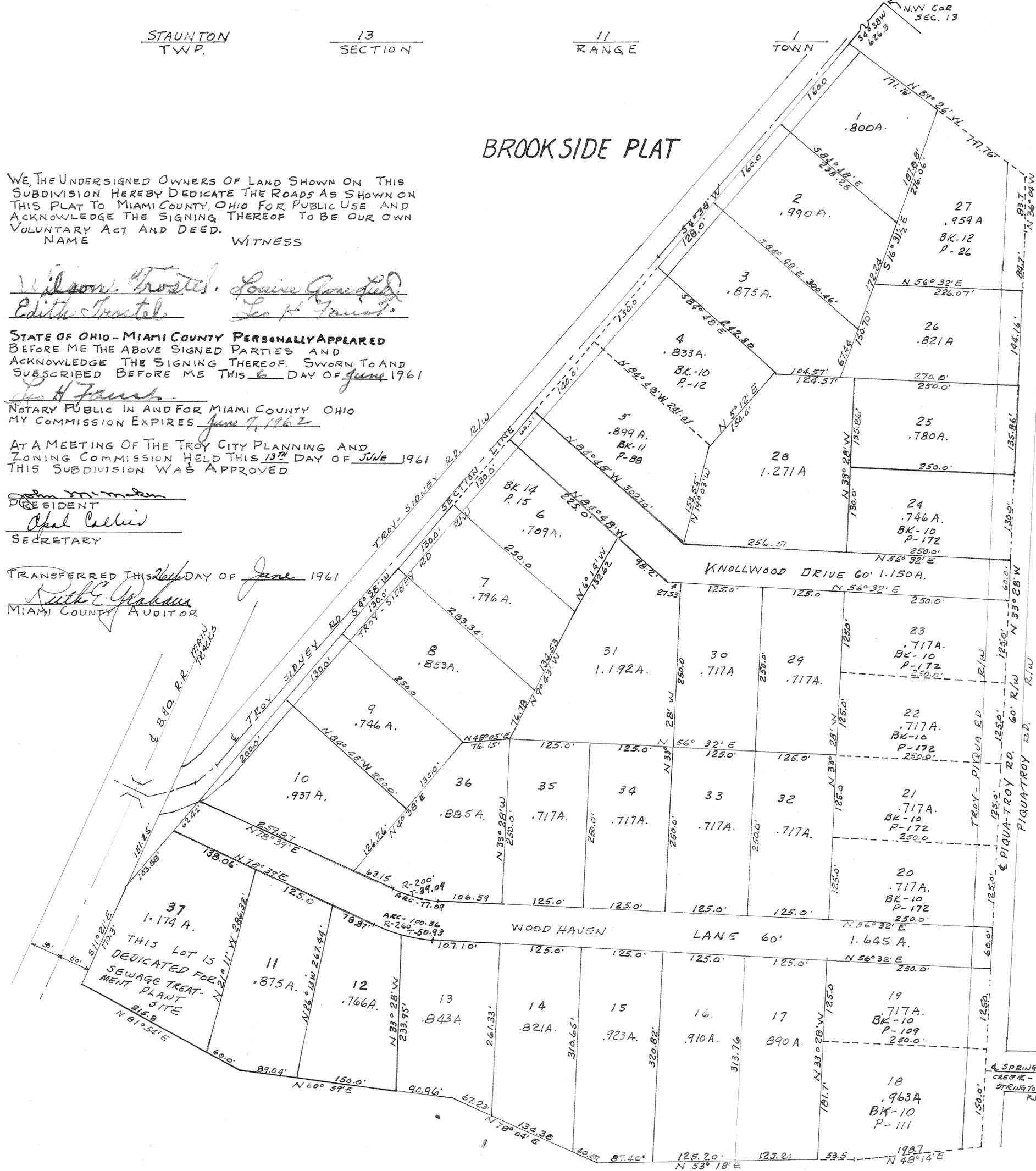
STATE OF OHIO - MIAMI COUNTY PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF, SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF June 1961

Notary Public in and for Miami County Ohio My Commission Expires June 7, 1962

At a meeting of the Troy City Planning and Zoning Commission held this 13th day of June 1961 this subdivision was approved

President: Opal Collins, Secretary

Transferred this 26th day of June 1961, Ruth C. Graham, Miami County Auditor



FILE NUMBER 2876 RECEIVED FOR RECORD THIS 26 DAY OF JUNE 1961, AT 9:50 AM. PLAT BOOK 8 PAGE 17 MIAMI COUNTY RECORDER'S PLAT RECORD Mary B. Austin MIAMI COUNTY RECORDER FEE \$ 4.30

PLAT # 654 APPROVED June 26, 1961 Arthur D. Haddad MIAMI COUNTY ENGINEER

APPROVED JUNE 26, 1961 MIAMI COUNTY PLANNING COMMISSION

Luther Pike, Adam Wilgus, Herschel Straker

APPROVED WE ACCEPT AND APPROVE THE DEDICATION OF ROADS AS SHOWN THEREOF. MIAMI COUNTY COMMISSIONERS

Luther Pike, Adam Wilgus, Herschel Straker, APPROVED JUNE 26, 1961 Arthur D. Haddad MIAMI COUNTY ENGINEER

- NOTES: 1. LOTS 4, 5, 6, 18, 19, 20, 21, 22, 23, 24 & 27 ARE INCLUDED IN THIS PLAT FOR COUNTY AUDITORS USE ONLY. 2. A 5' UTIL. EASEMENT IS RESERVED ON ALL INTERIOR LOT LINES OTHERWISE UTIL. EASEMENT IS 10' WIDE.

SCALE: 1"=100.0'

SURVEY FOR WILSON & EDITH TROSTEL Franklin D. Ruck # 3319 1316 E. MAIN ST. TROY, OHIO 5/26/61

COVENANTS

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE AND IN CONSIDERATION OF THE INCORPORATION OF LIKE COVENANTS AND ANY AND ALL CONVEYANCES OF OTHER SUBLOTS IN SAID PLAT, THE GRANTEE HEREIN, FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, HEREBY COVENANTS AND AGREES TO AND WITH THE SAID GRANTOR, HER HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, FOR THE USE AND BENEFIT OF SAID GRANTOR, HER SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND OF EVERY OTHER PERSON WHO SHALL OR MAY BECOME THE OWNER OF, OR HAVE ANY TITLE DERIVED IMMEDIATELY OR REMOTELY FROM, THROUGH OR UNDER THE SAID GRANTOR, HER SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, TO ANY LOT OR PARCEL OF LAND SITUATED IN SAID PLAT AS FOLLOWS:

1. SAID PREMISES SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
2. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE WHATSOEVER OTHER THAN ONE PRIVATE DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY ONLY, WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND/OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
3. NO DWELLING COSTING LESS THAN \$20,000.00 NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1,300 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN 1,200 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE. NO OUTSIDE STAIRWAYS SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON ANY BUILDING OR STRUCTURE.
4. NO PART OF SUCH DWELLING HOUSE OR GARAGE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE, NOR WITHIN 15 FEET OF EITHER SIDE LOT LINE OF SAID PREMISES.

5. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITION PARCELS FOR RESIDENTIAL PURPOSES.
6. NO COMMERCIAL TRADE WHATSOEVER SHALL BE CARRIED ON UPON SAID PREMISES NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON SAID PREMISES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
8. NO FENCE OR WALL OF ANY KIND OR FOR ANY PURPOSE SHALL BE ERECTED PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE.
9. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVICE OF ANY KIND OTHER THAN A "FOR SALE" OR "FOR RENT" SIGN.
10. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 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 IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.
IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFULL FOR ANY OTHER PERSON OR PERSONS OWNING REAL ESTATE SITUATE IN SAID PLAT TO PROSECUTE ANY LEGAL OR EQUITABLE ACTION AGAINST HIM TO RESTRAIN HIM FROM SO DOING OR TO RECOVER DAMAGES DUE HIM BY REASON THEREOF. INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS UNLESS SPECIFICALLY INTENDED.

WE THE UNDERSIGNED OWNERS OF LANDS SHOWN ON THIS REPLAT, ACCEPT AND APPROVE THIS REPLAT 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.

RECEIVED FOR RECORD THIS 15th DAY OF JULY 1961 AT 11:33 A.M. PLAT BOOK 8 - PAGE 19 MIAMI COUNTY RECORDERS PLAT RECORDS

Mary B. Guatin MIAMI COUNTY RECORDER FEE \$4.30

MEADOWLAWN PLAT # 4

REPLAT OF PART OF OUTLOT 410

TROY OHIO



NOTE: 5' EASEMENT IN ADDITION TO THOSE SHOWN ON THIS PLAT SHALL BE RESERVED ADJACENT TO ALL INTERIOR LOT LINES.

SCALE 1" = 100'

FILE NO 1405 RECEIVED FOR RECORD THIS 13th DAY OF APR 1961 AT 10:41 AM PLAT BOOK 8 PAGE 19 MIAMI COUNTY RECORDERS PLAT RECORDS

Mary B. Guatin MIAMI COUNTY RECORDER FEE \$4.30

F.A. ARCHER DEVELOPMENT CO. INC.

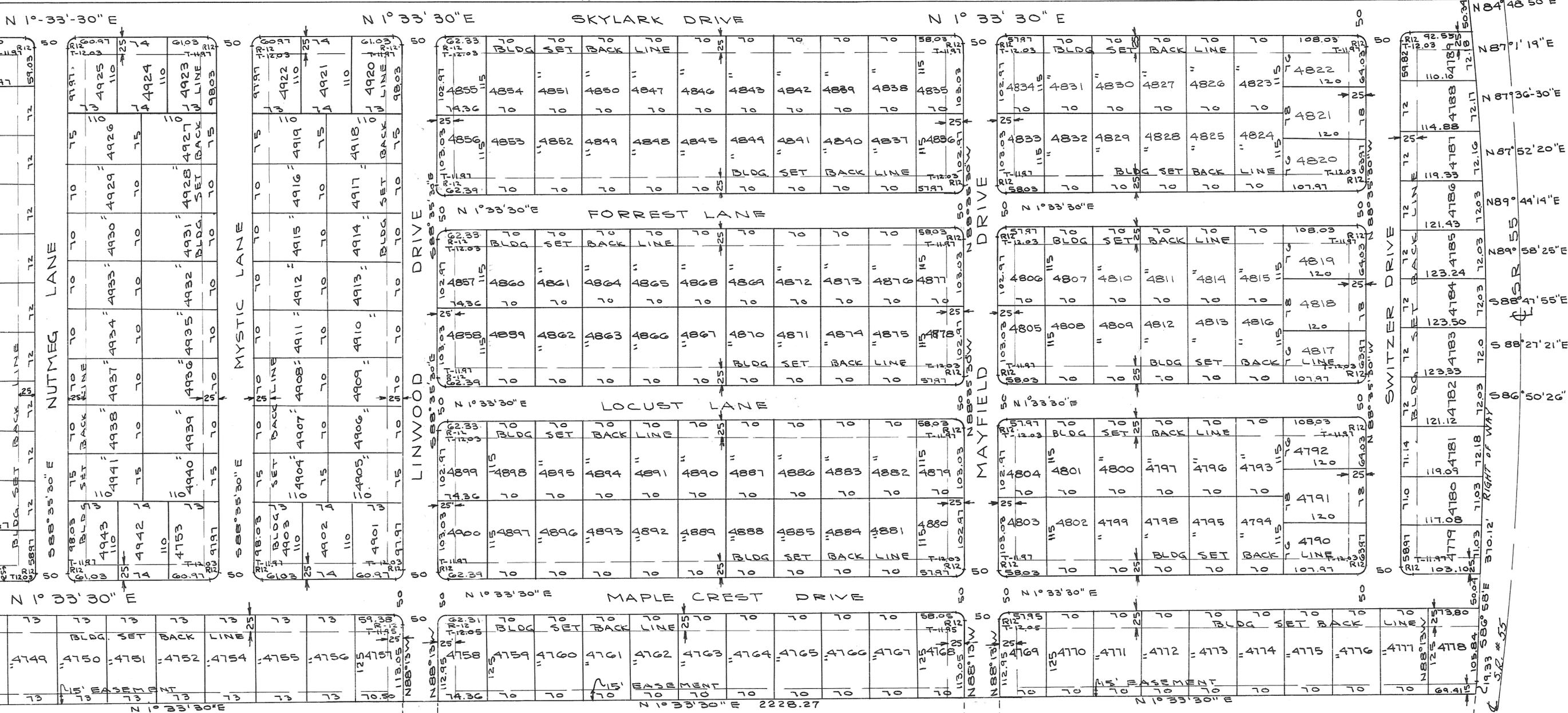
John A. Archer PRESIDENT William H. Archer SECRETARY

Esther M. Ross WITNESS Esther M. Ross 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 24th DAY OF January 1961

Esther M. Ross ESTHER M. ROSS NOTARY PUBLIC IN AND FOR STATE OF OHIO MY COMMISSION EXPIRES Oct. 18, 1963

N 1° 33' 30" E 2218.63



AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 17th DAY OF March 1961, THIS REPLAT WAS APPROVED.

R. M. Lindenbaur M.D. PRESIDENT Homer E. Anderson ACTING SECRETARY

WE THE UNDERSIGNED OWNERS OF LANDS SHOWN ON THIS REPLAT ACCEPT AND APPROVE THIS REPLAT AND DEDICATE THE STREETS AS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20th DAY OF MARCH 1961. THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NUMBER 0-11-61

R. L. Stearns MAYOR Edward Crane PRES. OF COUNCIL J. J. Tamplin CLERK OF COUNCIL

STATE OF OHIO - MIAMI CO. PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF. SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF JULY 1961

Esther M. Ross NOTARY PUBLIC IN AND FOR STATE OF OHIO. MY COMMISSION EXPIRES 10/18/63

I HEREBY APPROVE THIS REPLAT AND NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN THIS 14th DAY OF April 1961.

Ruth E. Graham MIAMI COUNTY AUDITOR

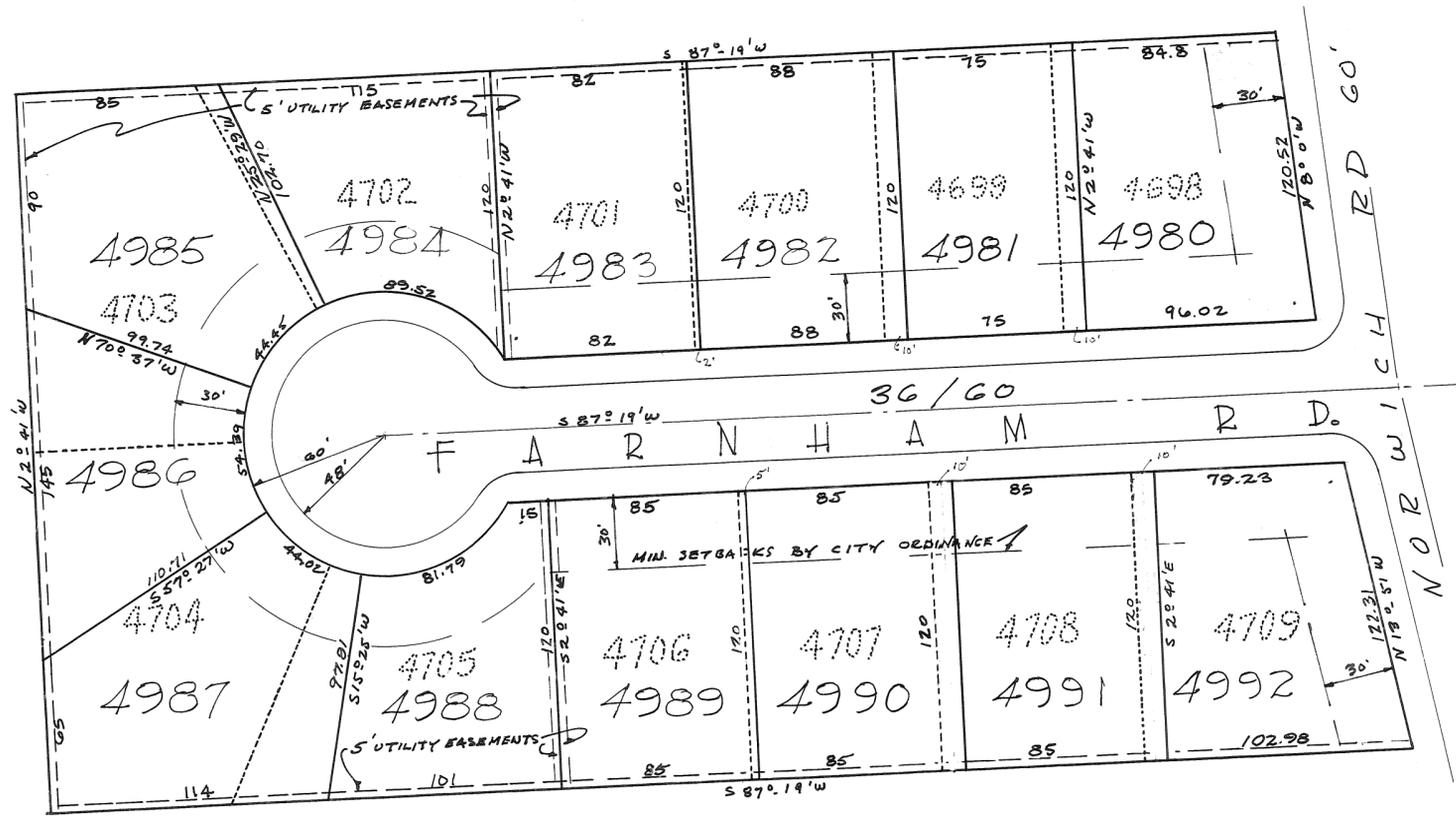
SHOWN THEREON TO THE CITY OF TROY, MIAMI COUNTY, OHIO AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

John A. Archer OWNER William H. Archer OWNER

Esther M. Ross WITNESS William H. Archer WITNESS

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT.

Franklin D. Ruck FRANKLIN D. RUCK REG. SURVEYOR #1



NOTE: The restrictive covenants of Southbrook Subdivision No. 1 continue to apply to this replat.

..... OLD NUMBERS
— NEW NUMBERS

FARNHAM ROAD REPLAT

BEING A REPLAT OF PART OF SOUTHBROOK SUBDIVISION NO. 1 & INLOTS 4698 thru 4709 to inlots 4980 thru 4992

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN REPLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT:

THE TROY LAND IMPROVEMENT COMPANY
Carl C. Galbraith President Margaret Stratton Witness
D.C. Jenkins Secretary Margaret Stratton Witness

WITNESSES:
Donald M. Snyder Lot No. _____ Carl C. Galbraith Witness
James F. Basty, Pres. of Hasty Const. Co. Lot No. _____ Carl C. Galbraith Witness
The Troy Land Improvement Co. Lot No. _____ Margaret Stratton Witness
_____ Lot No. _____ _____ Witness
_____ Lot No. _____ _____ Witness

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 C. Galbraith ITS PRESIDENT AND D.C. Jenkins AND ITS SECRETARY AND THE FOLLOWING LOT OWNERS Donald M. Snyder AND ACKNOWLEDGED THE ORIGINAL OF THIS REPLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 27TH DAY OF JUNE 1961.

J.R. Ehlers Notary Public - Miami County, Ohio
My commission expires MARCH 23, 1964

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 11 DAY OF July 1961.

John W. Menden President
Opal B. Lullier Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 17TH DAY OF JULY 1961 THIS REPLAT WAS ACCEPTED BY ORDINANCE NUMBER 0-26-61

R.D. Stearns Mayor
Edward Chare Pres. of Council
H.H. Tompkins Clerk of Council

NUMBERED TO DESIGNATE OUTLOT AND TRANSFERRED THIS 20 DAY OF July 1961.

Ruth E. Graham Auditor of Miami County

PLAT BOOK 8 PAGE NO. 20
RECORDED FOR RECORD THIS 20th DAY OF JULY 1961 AT 1:55 PM
FILE NO. 3438 FEE \$4.30

Mary B. Justin Miami County Recorder

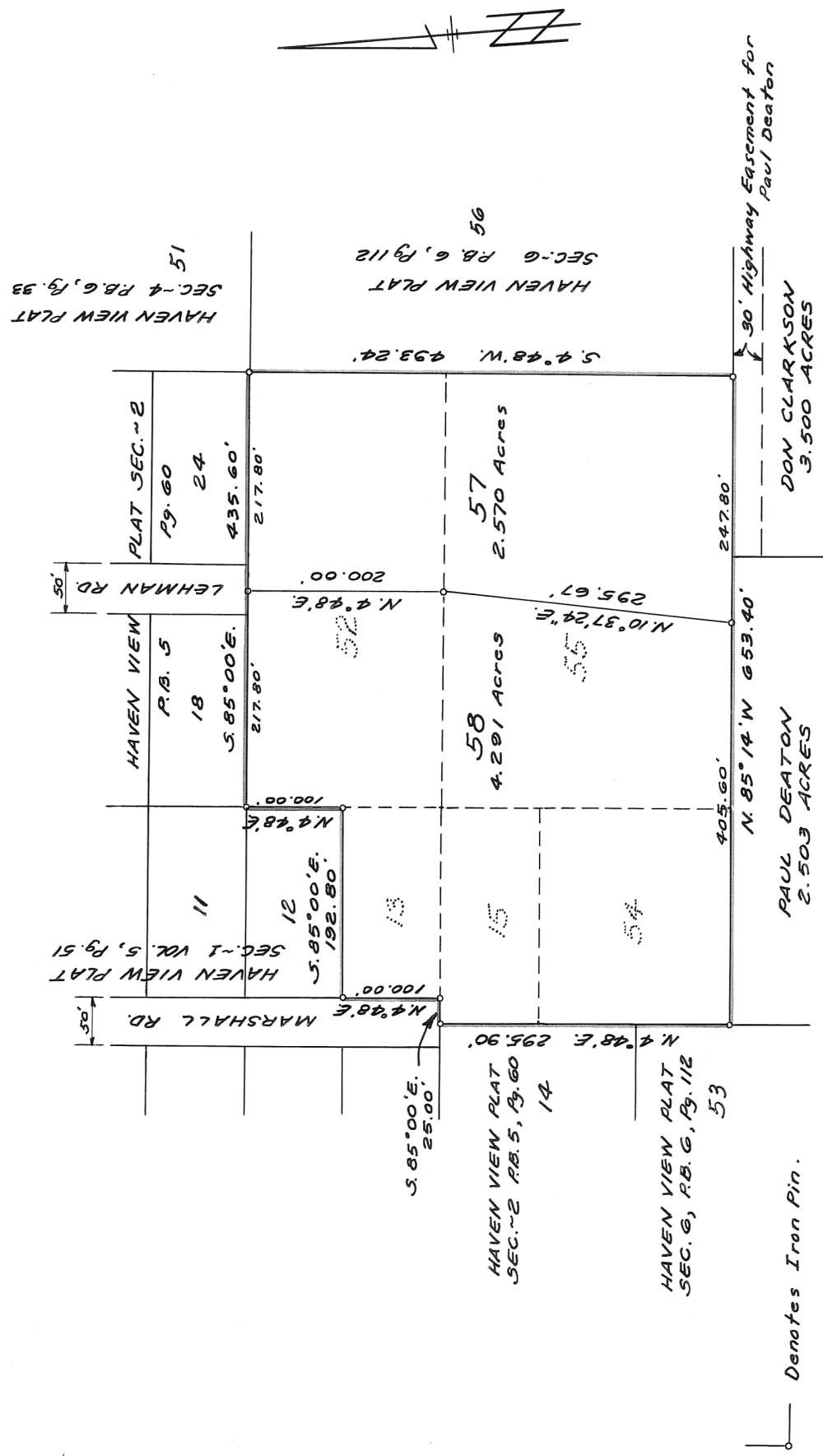
SHEET 1 OF 1 SHEETS
REPLAT AND SUBDIVISION OF OUTLOTS 4698 THROUGH 4709 FOR THE TROY LAND IMPROVEMENT COMPANY.

Glen G. Mc Connell, Jr. REG. SURVEYOR # 3614



HAVEN VIEW PLAT - SEC. 7

SCALE 1" = 100'



DESCRIPTION:

Situated in the south half of the northwest quarter of Section 3, Town 2, Range 10, M.R.S., Elizabeth Township, Miami County, and being a replat of Lot No. 13 of Haven View Plat as recorded in Plat Book 5, Page 51, Lot No. 15 of Haven View Plat Section 2 as recorded in Plat Book 5, Page 60, Lot 52 of Haven View Plat Section 5 as recorded in Plat Book 6, Page 69 and Lots No. 54 and 55 of Haven View Plat Section 6 as recorded in Plat Book 6, Page 112. All Plat Book references are Miami County Plat Records. Containing 6.861 acres more or less.

John Baker and Virginia M. Baker, his wife, The First Troy National Bank by its Secretary and The Covington Building and Loan Association by its Treasurer being all the owners and lienholders of the land platted hereon, do hereby voluntarily consent to the execution of said plat.

John Baker Husband
Virginia M. Baker Wife
 First Troy National Bank
W. W. Will Witness
Betty Murphy Witness
AT Chumbley Witness
 State of Ohio, County of Miami.

Before me, a notary public in and for Miami County, Ohio, personally came John Baker and Virginia M. Baker, his wife, The First Troy National Bank by its Secretary and The Covington Building and Loan Association by its Treasurer, 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 21 day of July, 1961. M. W. Bussell Notary Public

Transferred this 22nd day of July, 1961. My Commission expires Nov. 14, 1961
Paul E. Parkman
 Auditor of Miami County
 Fee \$ 4.30
Mary B. Sweeney
 Recorder of Miami County

RESTRICTIVE COVENANTS:

1. It is expressly agreed that the premises here in 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 defence cabins may be erected on said premises. It is expressly agreed however, that the grantees 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.

The foregoing plat approved by the Board of County Commissioners, Miami County, 1961

Approved, Miami County Planning Commission
Arthur P. Peck
Adams W. Elgers
Arthur D. Haddock
 Date July 21, 1961 No. 660
Arthur D. Haddock
 Approved Miami County Engineer

I hereby certify that all measurements are correct and that iron pins are set at all corners of the plat and lots.

Albert P. Isaac
 Parker S. Bookwalter & Associates
 Consulting Engineers
 205 East First Street
 Dayton 2, Ohio

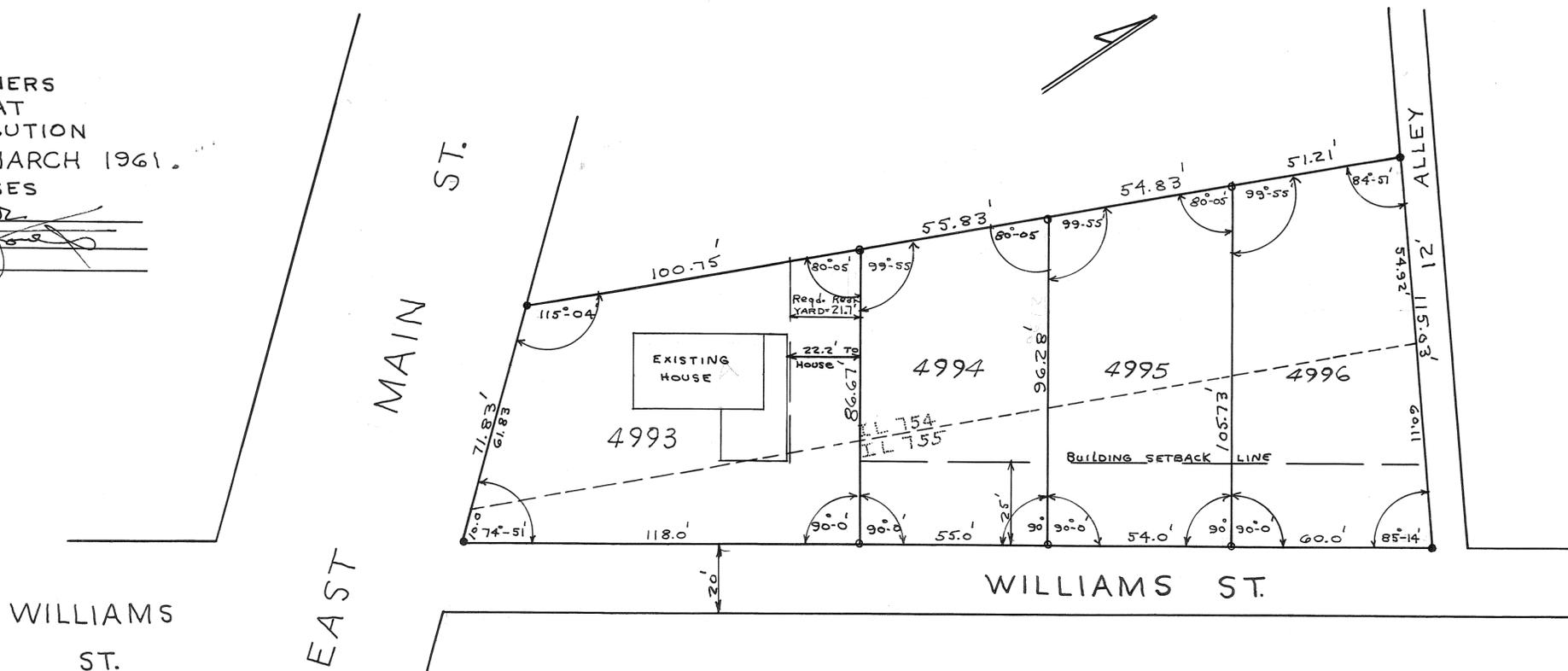
Plat # 21 Book # 8 Miami Co. Engrs Recorded Plats Survays

REPLAT OF INLOTS 754 & 755 IN TROY, OHIO

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND SHOWN ON THIS REPLAT VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT THIS 4TH DAY OF MARCH 1961.

OWNERS
E. Harry Hauser

WITNESSES
W. H. Hauser
Norman I. Jones



STATE OF OHIO- COUNTY OF MIAMI BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OHIO PERSONALLY CAME THE ABOVE AND ACKNOWLEDGED THE SIGNING TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 4TH DAY OF March 1961.

Herbert Robinson
NOTARY PUBLIC
MY COMMISSION EXPIRES October 14, 1963

REFERENCE
LOT SURVEY BOOK 6 PLAT 94
NOTE: BEARING & LENGTH OF WEST & OF INLOT 754 SHOWN ON PLAT 94 OF LOT SURVEY BOOK 6 IS INCORRECT. CORRECTED BEARINGS AND LENGTHS OF LINES IS SHOWN ABOVE.

FILE NUMBER 3469
RECEIVED FOR RECORD THIS 22 DAY OF July 1961 AT 9:11 A.M.
PLAT BOOK 8 PAGE 22
MIAMI COUNTY RECORDERS PLAT RECORDS.
Mary B. Shattin
MIAMI COUNTY RECORDER

AT A MEETING OF THE TROY CITY PLANNING COMMISSION HELD THIS 11TH DAY OF APRIL 1961 THIS REPLAT WAS APPROVED.

President: [Signature]
Secretary: Opal Collier

I CERTIFY THAT WILLIAMS ST AS SHOWN ON THE FOREGOING PLAT WAS DEDICATED & ACCEPTED BY THE CITY OF TROY PURSUANT TO PLAT BK #1 PG. 327 & 328; WHEREIN THE PEARSON & EDGES SUBDIVISION WAS RECORDED ON SEPTEMBER 30, 1871.

Marlin N. Hoffer
CIVIL ENGINEER #25454

TRANSFERRED AND NUMBERED THIS 21 DAY OF JULY 1961.

Ruth E. Pabon
MIAMI COUNTY AUDITOR



I HEREBY CERTIFY THIS REPLAT TO BE CORRECT.

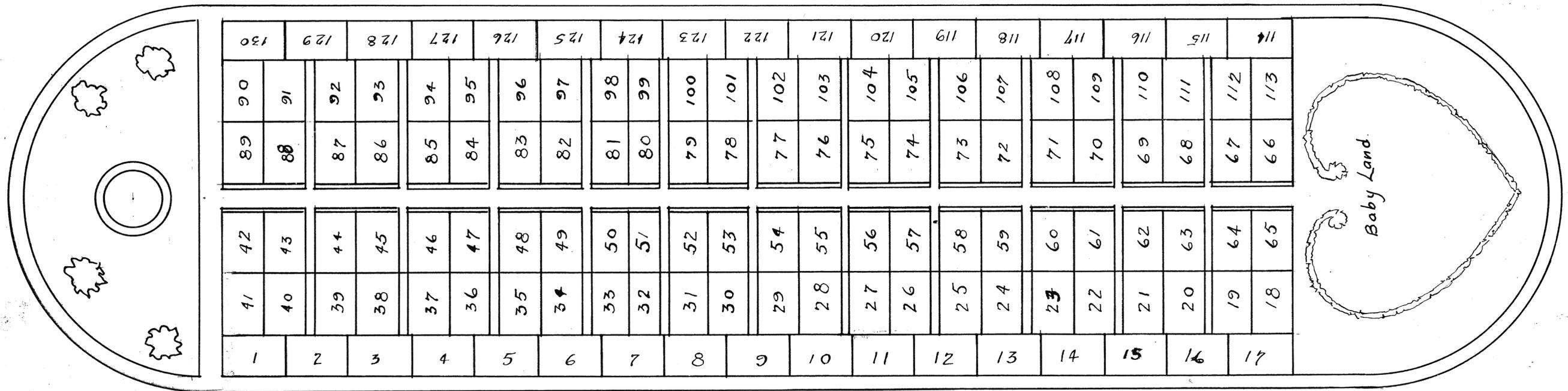
Marlin N. Hoffer
MARLIN N. HOFFER
REG. SURVEYOR # 4740

FILE NO. 3593

Received for record this 26th day of July 1961
at 3:15 P.M.

PLAT BOOK 8 PAGE 23
MIAMI COUNTY RECORDERS PLAT RECORD

Mary B. Austin
Miami County Recorder



GARDEN OF THE
CHRISTUS

MIAMI MEMORIAL PARK
SCALE 1/8" = 2 FEET

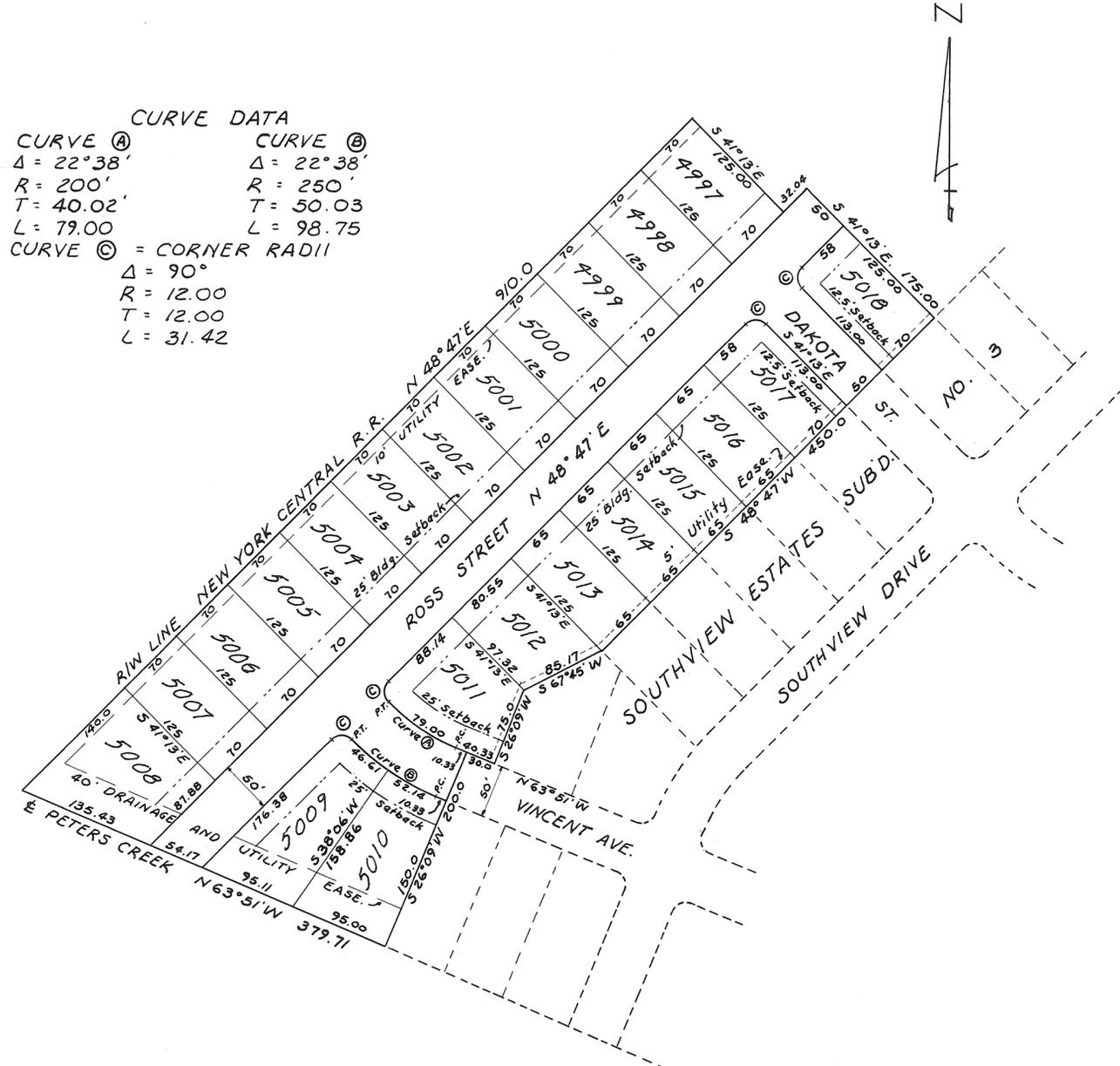
NOTE:
ORIGINALS (MYLAR'S) ARE IN
MAP DEPT. PRINT ROOM TUBE FILES.

D. VENTURA
MAP DEPT
1-24-2000

Mary B. Gustin
MIAMI COUNTY RECORDER

SOUTHVIEW ESTATES SUBDIVISION NO. 4
5.979 ACRES - PART OF O.L. 216 TROY OHIO
4.698 ACRES - LOTS 1.281 ACRES - STREETS
SCALE: 1" = 100'

CURVE DATA
CURVE (A) Δ = 22°38' R = 200' T = 40.02' L = 79.00
CURVE (B) Δ = 22°38' R = 250' T = 50.03' L = 98.75
CURVE (C) = CORNER RADII Δ = 90° R = 12.00 T = 12.00 L = 31.42



NOTES:
THE RESTRICTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME AS THE COVENANTS FOR SOUTHVIEW ESTATES SUBDIVISION NO. 1.
IN ADDITION TO THOSE EASEMENTS SHOWN ON THIS PLAT, 5' UTILITY EASEMENTS ON EITHER SIDE OF ALL INTERIOR LOT LINES SHALL HEREBY BECOME PART OF THIS PLAT.

DEDICATION
WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND HEREBY DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Robert E. Rudy PRESIDENT - RUDY BUILDERS CO.
Dorothy L. Cole WITNESS
Grace A. Rudy SECRETARY
WITNESS

STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THEIR SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL THIS 27th DAY OF June 1961.

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-9-62.

AT A MEETING OF THE TROY CITY PLANNING COMMISSION HELD THIS 27th DAY OF JUNE 1961 THIS SUBDIVISION PLAT WAS APPROVED.

James M. ... PRESIDENT
Paul B. Collier SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY OHIO HELD THIS 17th DAY OF JULY 1961 THIS SUBDIVISION WAS APPROVED BY AND ACCEPTED BY ORDINANCE NO. 0-25-61

R. W. ... MAYOR
Edward ... PRES. OF COUNCIL
H. H. ... CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 27th DAY OF July 1961
Ruth E. Graham
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN.
Richard W. Klockner
REGISTERED SURVEYOR # 4370

SOUTHBROOK SUBDIVISION NO. 1 - A

RECORDER'S PLAT BOOK 8 PAGE 25
VOL. NO. PLAT NO.
MIAMI COUNTY ENGINEER'S RECORDED PLATS
SURVEY BOOK # 8 - PAGE # 25
SCALE: 1" = 100' DATE: 7-18-61

NOTE: Restrictive covenants of Southbrook Subdivision No. 1 apply also to this plat.

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

THE TROY LAND IMPROVEMENT CO.

E.C. Galbraith President
Mary Gillin Witness
D.C. Jenkins Secretary
Olive M. Brown Witness

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 D.C. Jenkins ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HERUNTO SET MY HAND AND SEAL THIS 20TH DAY OF JULY 1961.

R. Schless
NOTARY PUBLIC - MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES MARCH 23, 1964

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 25TH DAY OF JULY 1961.

Opel Collins
Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 7TH DAY OF AUGUST 1961 THIS REPLAT WAS ACCEPTED BY ORDINANCE NUMBER 0-30-61

R.D. Stearns Mayor
Edward Chase President of Council
J.S.H. Sampson Clerk of Council

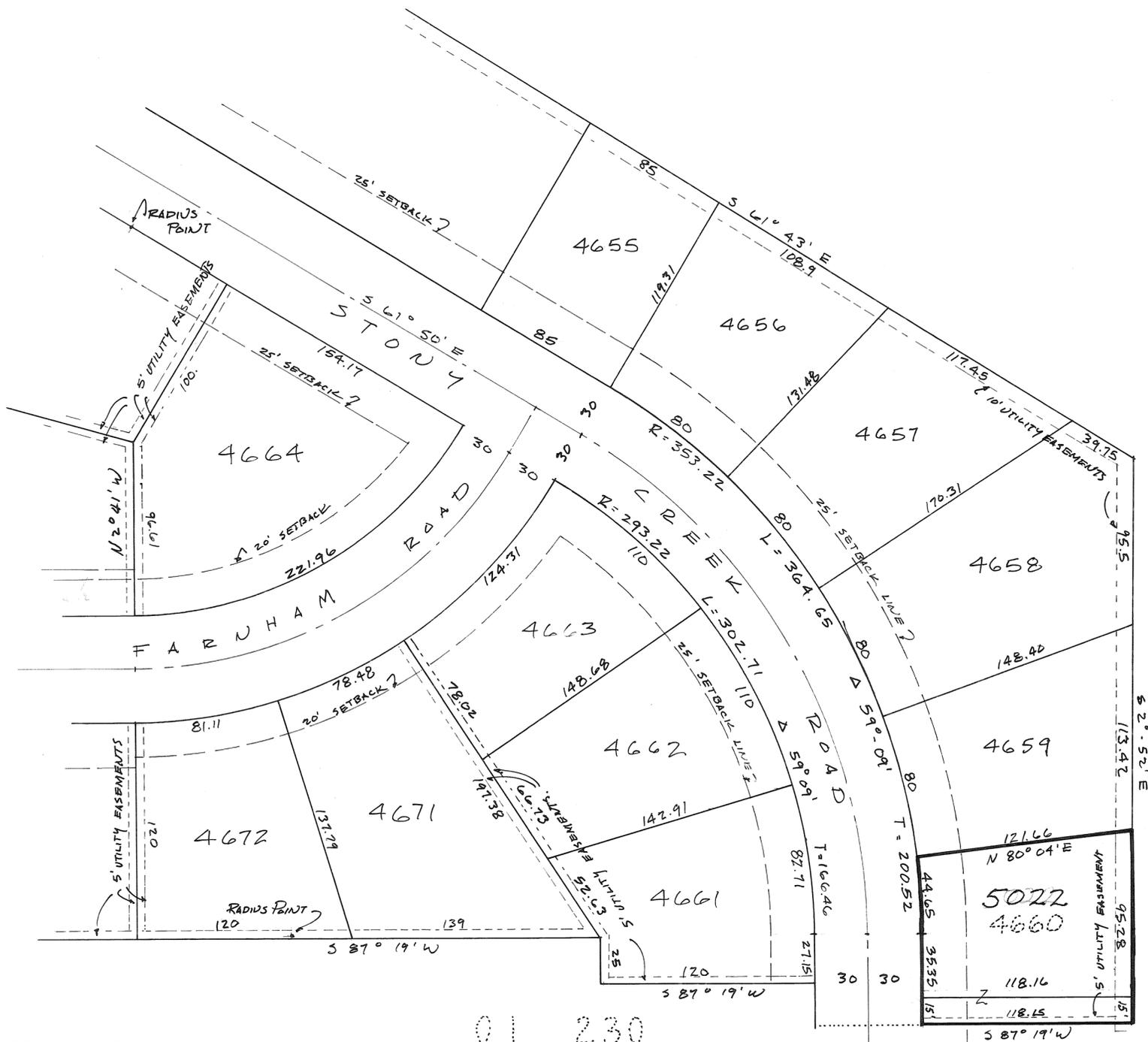
NUMBERED TO DESIGNATE PLOTS AND TRANSFERRED THIS 8TH DAY OF AUGUST 1961.

Ruth E. Johnson
Auditor of Miami County

PLAT BOOK 8 PAGE NO. 25
RECEIVED FOR RECORD THIS 8TH DAY OF AUGUST
AT 3:40 PM
FILE NO. 3809 FEE \$4.30

Mary B. Austin
Miami County Recorder

NORTH Arrow



O.L. 230

SCALE = 1" = 50'

SOUTHBROOK SUBDIVISION NO. 1 - A
PART OF
BEING A REPLAT OF INLOT 4660 and OUTLOT 230



REPLAT AND SUBDIVISION OF LOT 4660 AND PART OF OUTLOT 230 FOR THE TROY LAND IMPROVEMENT COMPANY.
Glen S. McConnell, Jr.
Reg. Surveyor # 3614

WEST MAIN ST. 80' R/W

REPLAT OF INLOT 3884

SCALE 1" = 50'

AT A MEETING OF THE TROY CITY PLANNING & ZONING COMMISSION HELD THIS 25TH DAY OF JULY, 1961 THIS PLAT WAS APPROVED.

John J. Mattern President
Opal Collins Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY HELD THIS 7TH DAY OF AUGUST, 1961 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-31-61

R. W. Stearns Mayor
Edward Chan President of Council
H. H. Tomlin Clerk of Council

I HEREBY HAVE CAUSED THE INLOT NOS TO BE PLACED HEREON DESIGNATING THE TRACT SHOWN & HAVE TRANSFERRED SAME.

Ruth E. Graham DATE *August*
Miami County Auditor

APPROVED BY MIAMI COUNTY ENGINEER

DATE:

FILE NO. 3810 REC'D PR DATE 8/16/61

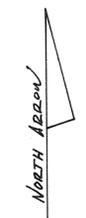
RECORDED IN PLAT BOOK B PAGE 26

Mary B. Austin Miami County Recorder FEE \$4.20

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



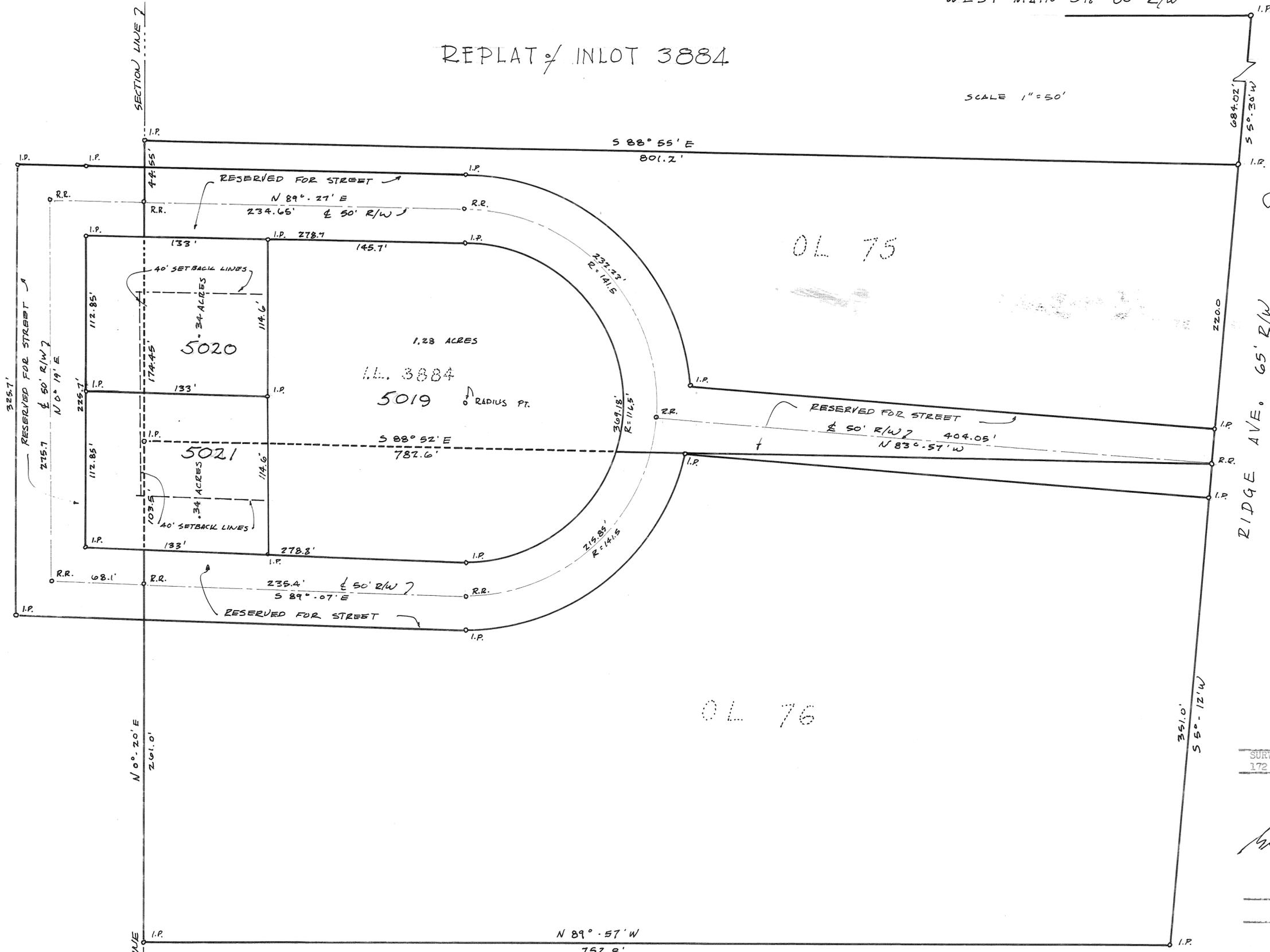
Glen G. McConnell, Jr., Reg. Sur.
1710 Peters Rd., Troy, Ohio



OL 231

OL 75

OL 76



PART OF HIGHLANDS SUBDIVISION (NO. 1 - A)

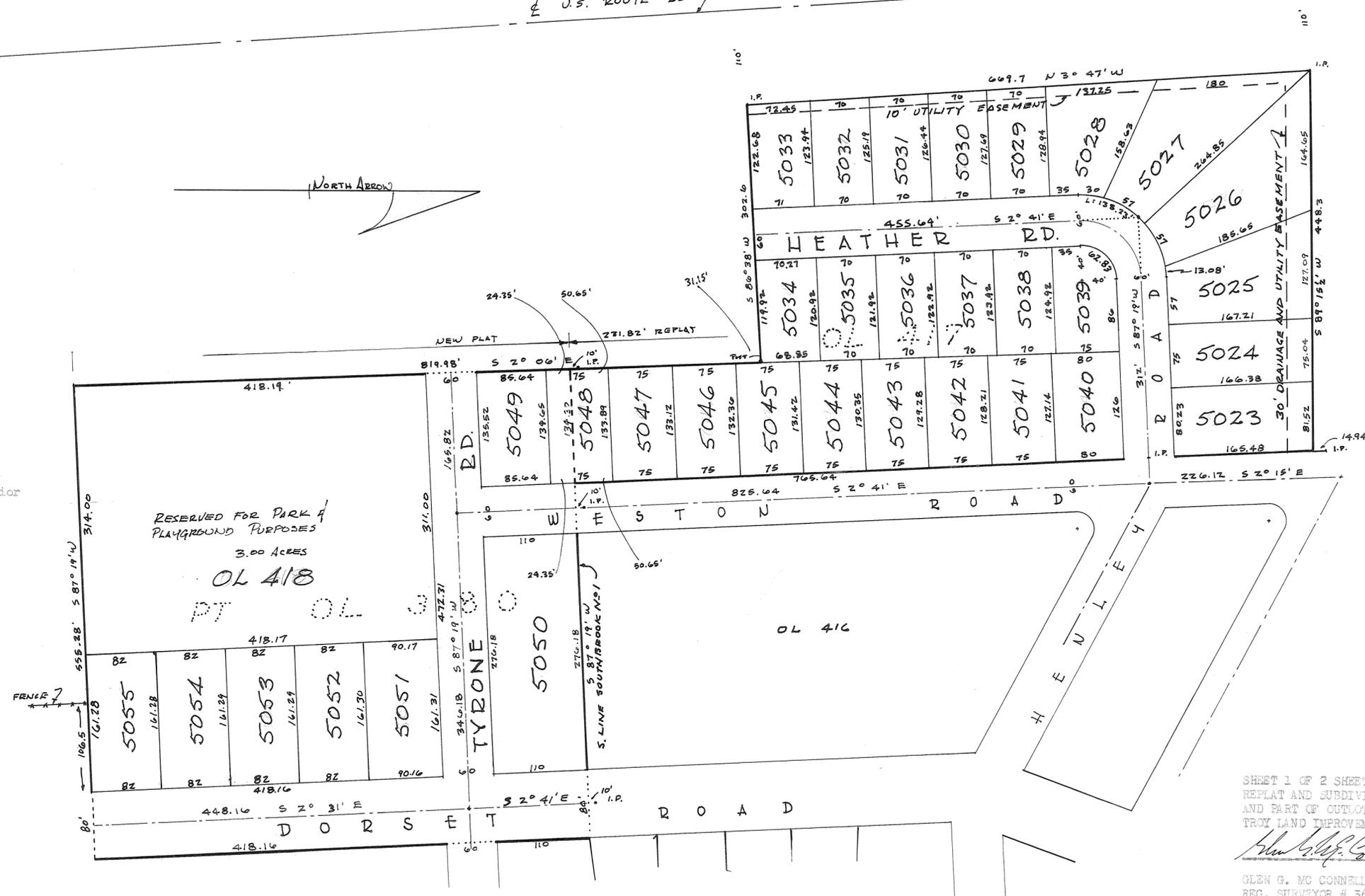
BEING A PART OF HIGHLANDS SUBDIVISION CONSISTING OF A 1.96 ACRE LOT (CALLED TRACT 10 ON THE PRELIMINARY PLAN OF SAID SUBDIVISION) AND A 50' RIGHT-OF-WAY EASEMENT TO AND AROUND SAID LOT, SAID RIGHT-OF-WAY BEING RESERVED FOR A FUTURE STREET. WE THE UNDERSIGNED OWNERS OF LANDS SHOWN ON THIS PLAT ACCEPT AND APPROVE THIS PLAT AND ACKNOWLEDGE THE SIGNING THEREOF AS OUR VOLUNTARY ACT AND DEED.

Paul C. G. [Signature]
Witness

Edward A. Hobart owner

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 20TH DAY OF JULY, 1961.
[Signature]
NOTARY PUBLIC IN AND FOR MIAMI COUNTY
MY COMMISSION EXPIRES MARCH 23, 1964

U.S. ROUTE 257 N 3° 47' W



NOTE: In addition to the easements shown hereon there shall be a 5' utility easement on each side of all interior lot lines.

SHEET 1 OF 2 SHEETS
REPLAT AND SUBDIVISION OF OUTLOT 417
AND PART OF OUTLOT 380 FOR THE
TROY LAND IMPROVEMENT CO.

Glen G. Mc Connell, Jr.
GLEN G. MC CONNELL, JR.
REG. SURVEYOR # 3614

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

TROY LAND IMPROVEMENT CO.
Carl C. Galbraith President
Margaret Tration Witness

D.C. Jenkins Secretary
Naw Kidder Witness

I, *D.C. Jenkins*, COUNTY CLERK OF MIAMI COUNTY, OHIO, BEING A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME TO THE TROY LAND IMPROVEMENT COMPANY A CORPORATION BY *Carl C. Galbraith* ITS PRESIDENT AND *D.C. Jenkins* ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THE VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 10TH DAY OF JUNE 1961.

NOTARY PUBLIC - MIAMI COUNTY, OHIO
COMMISSION EXPIRES 3-23-1964

SOUTHBROOK SUBDIVISION NO. 2
REPLAT OF OUTLOT 417 & PART OF OUTLOT 380 ... ACRES LEFT OL 417 - 0 ... ACRES LEFT OL 380 - 14.437

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 25TH DAY OF JULY 1961.

John Timmerman President
Opal B. Callier Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 7TH DAY OF AUGUST 1961 THIS REPLAT WAS ACCEPTED BY ORDINANCE NUMBER 0-29-61

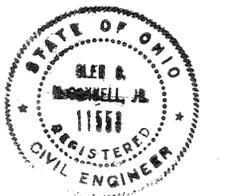
R. D. Stearns Mayor
Edward Chase President of Council
J. J. Farnham Clerk of Council

NUMBERED TO DESIGNATE OUTLOTS AND TRANSFERRED THIS 8th DAY OF AUGUST 1961.

Ruth E. Graham
Auditor of Miami County

PLAT BOOK 8 PAGE NO. 27
RECEIVED FOR RECORD THIS 8th DAY OF
August 1961 AT 3:10 PM
FILE NO. 3811 FEE \$4.30

Mary B. Austin
Miami County recorder



SOUTHBROOK SUBDIVISION NO. 2
RESTRICTIVE COVENANTS

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1980, 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 INLOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. OUTLOTS AS SHOWN SHALL BE AS ZONED BY THE CITY OF TROY. 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 TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.

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 THIS 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 BASEMENTS.

3. NO SINGLE INLOTS 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 \$11,000 SHALL BE ERECTED ON ANY LOT IN THIS PLAT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, ENCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 950 SQUARE FEET: IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE, NOR LESS THAN 820 SQUARE FEET IN THE CASE OF A TWO AND ONE-HALF STORY STRUCTURE.

7. BASEMENTS 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.

10. NO BUILDING SHALL BE ERECTED IN THIS PLAT NOR SHALL GRADING AROUND ANY BUILDING BE DONE IN SUCH A MANNER AS TO PREVENT NORMAL AND NATURAL DRAINAGE OF STORM WATER FROM THE REAR OF EACH LOT TO THE NEAREST AND OR LOWEST STREET OR NATURAL DRAINAGE LINE. SLOPE OF DRAINAGE SWALES BETWEEN RESIDENCES SHALL FALL TOWARDS THE STREET OR NATURAL DRAIN AT A MINIMUM GRADE OF 0.5% AND SHALL BE SO ARRANGED AS TO PROVIDE POSITIVE DRAINAGE OF ALL YARD AREAS AND ESPECIALLY REAR YARD AREAS.

SHEET 2 OF SOUTHBROOK NO. 2

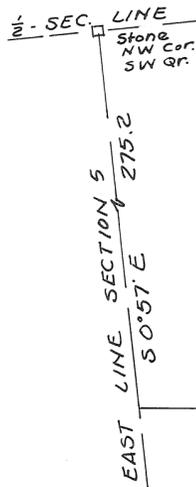
Glen G. McConnell, Jr.
GLEN G. MC CONNELL, JR.
REG. SURVEYOR NO. 3614



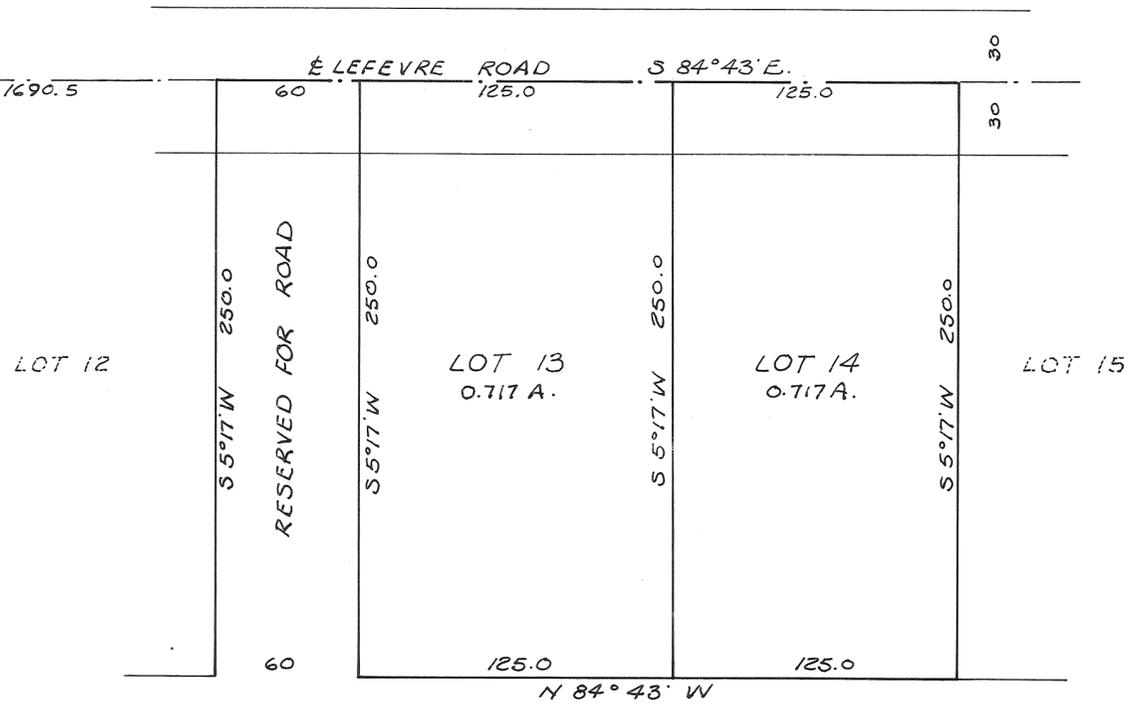
REPLAT OF LOTS 13 AND 14
GOLDA M. GALBREATH'S SUBDIVISION
AS RECORDED IN PLAT BOOK 6 PAGE 101

SCALE: 1" = 50'

Mary B. Stratton
MIAMI COUNTY RECORDER



The object of this replat is to relocate the area
"reserved for road" from between Lots No. 14 and 15
to a location between Lots 12 and 13.



Note: Restrictions for this replat to remain
the same as in original plat.

I, THE UNDERSIGNED, OWNER OF THE LANDS
SHOWN ON THIS REPLAT DO HEREBY CONSENT TO
THE EXECUTION OF THIS PLAT THIS 6th DAY
OF September 1961.

D. G. Jenkins
WITNESS

Golda M Galbreath

Margaret Stratton
WITNESS

Earl C. Galbreath

STATE OF OHIO COUNTY OF MIAMI
BEFORE ME A NOTARY PUBLIC IN AND FOR
MIAMI GO PERSONALLY APPEARED THE
ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE
SIGNING THEREOF TO BE THEIR VOLUNTARY ACT
AND DEED THIS 6th DAY OF SEPTEMBER 1961.

Robert E. Hines
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-23-64

APPROVED MIAMI COUNTY PLANNING
COMMISSION

Luther Pike

Adams Wilgus

Arthur D. Haddad

DATE Sept. 6 1961 NO. 666

Arthur D. Haddad

MIAMI COUNTY ENGINEER

TRANSFERRED THIS 7th DAY OF September 1961.

Ruth E. Graham
MIAMI COUNTY AUDITOR

CERTIFIED CORRECT SEPT. 2, 1961

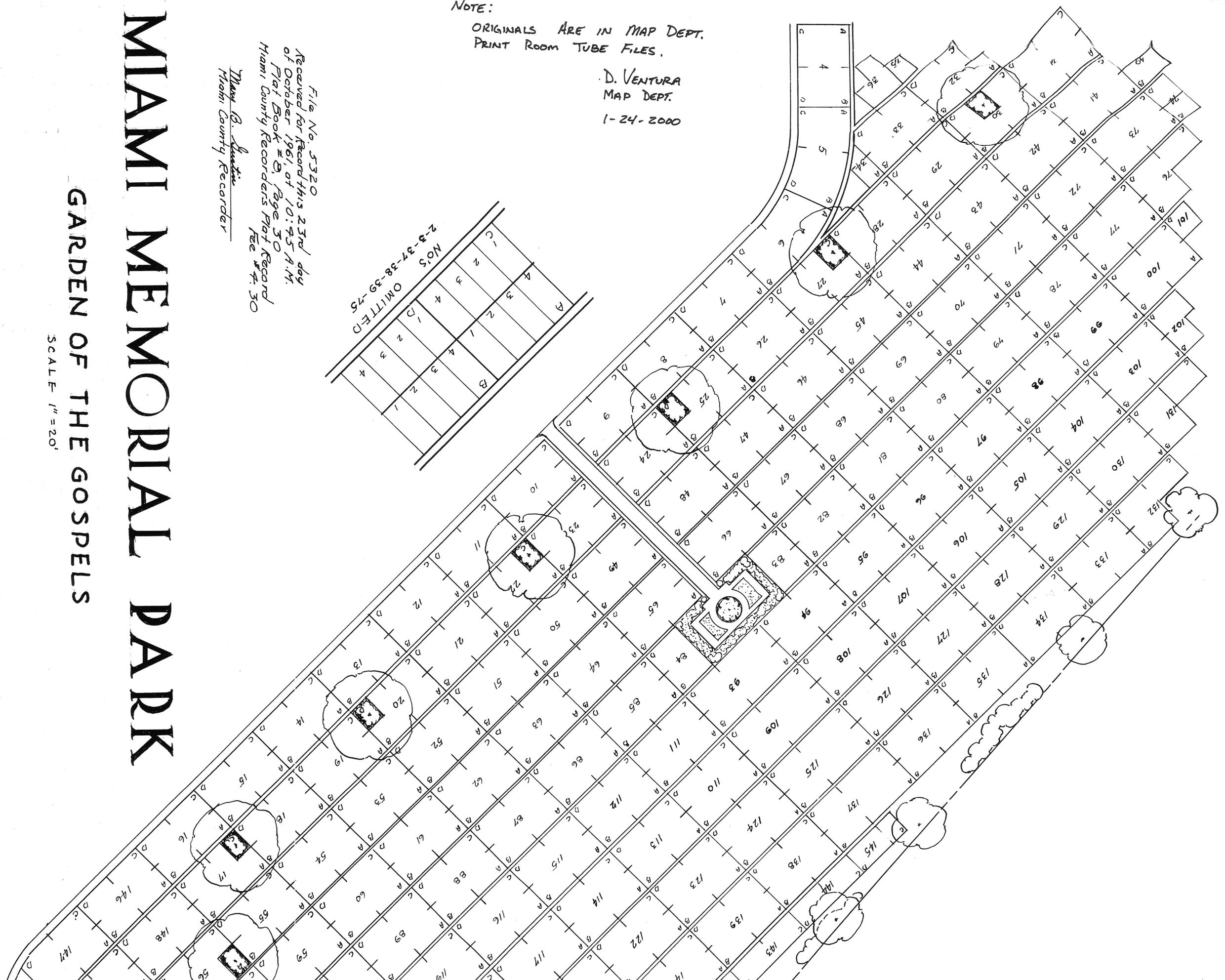
Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED SURVEYOR # 4370

NOTE:
ORIGINALS ARE IN MAP DEPT.
PRINT ROOM TUBE FILES.

D. VENTURA
MAP DEPT.
1-24-2000

File No. 5320
Received for Record this 23rd day
of October 1961, at 10:45 A.M.
Plat Book # 8, Page 30
Miami County Recorder's Plat Record
Page # 4: 30
Mary B. Ventura
Miami County Recorder

| | | | |
|-------------|---|---|---|
| NOS OMITTED | | | |
| A | 1 | 2 | 3 |
| B | 1 | 2 | 3 |
| C | 1 | 2 | 3 |
| D | 1 | 2 | 3 |



MIAMI MEMORIAL PARK

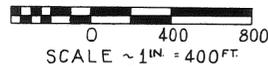
GARDEN OF THE GOSPELS

SCALE 1" = 20'

12 copies

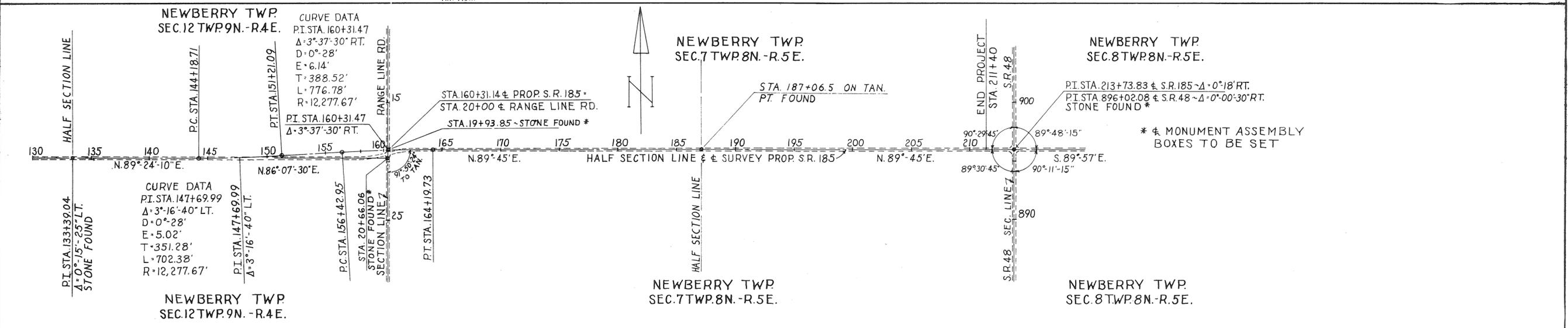
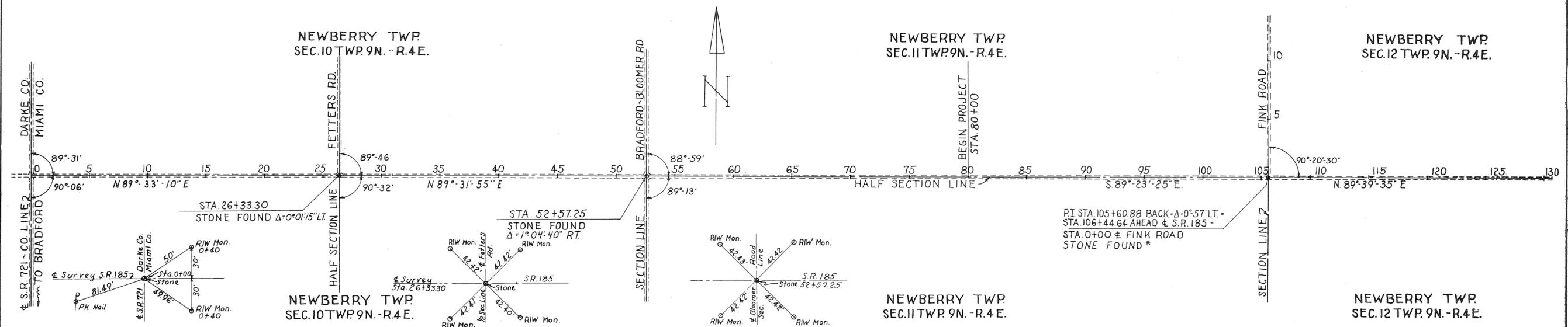
Mary B. Gustin
 MIAMI COUNTY RECORDER

LOCATION PLAN



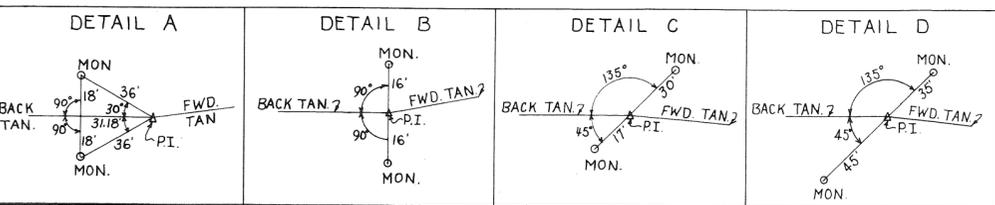
| FED. RD. DIVISION | STATE | PROJECT |
|-------------------|-------|---------|
| 2 | OHIO | 1961 |

MIAMI COUNTY
MIA-185-1.52



Set by: _____ Date: _____

| REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION | | | | TYPICAL DETAIL FOR LOCATION OF MONUMENTS | | | |
|--|------------------------|----------------|------------------------|--|------------------------|---------|------------------------|
| STATION | DISTANCE FROM MONUMENT | STATION | DISTANCE FROM MONUMENT | STATION | DISTANCE FROM MONUMENT | STATION | DISTANCE FROM MONUMENT |
| 80+00 | 16 16 | P.C. 144+18.71 | 16 16 | 205+00 | 16 16 | | |
| 84+00 | " " | P.I. 147+69.99 | SEE DETAIL 'C' | 211+40 | 16 16 | | |
| 90+00 | " " | P.T. 151+21.09 | 16 16 | FINK ROAD | | | |
| 97+00 | 16 16 | P.C. 156+42.95 | 16 16 | 1+70 | 30 30 | | |
| 113+00 | 15 17 | P.T. 160+31.47 | SEE DETAIL 'D' | | | | |
| 120+00 | 13.53 18.47 | P.T. 164+19.73 | 16 16 | RANGE LINE RD. | | | |
| 128+00 | 15 17 | 171+00 | " " | 16+50 | 30 30 | | |
| P.I. 133+39.04 | SEE DETAIL 'B' | 180+00 | " " | 18+40 | 50 50 | | |
| 138+00 | 16 16 | 188+00 | " " | 21+65 | 35 35 | | |
| | | 197+00 | 16 16 | 23+00 | 30 30 | | |



RECORDED
 MIAMI COUNTY
 DATE 11-1-61
 VOL. 8
 PAGE 31

APPROVED *Sam M. Bowen*
 DATE 10-16-61
 RIGHT-OF-WAY ENGINEER - DIVISION #7
 REGISTERED SURVEYOR #3128

REC'D ON Nov. 18, 1961 AT 11:10 A.M.

RESTRICTIVE COVENANTS

1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until Jan 1, 1975.
2. 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.
3. 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.
4. No building shall be located nearer to the road right-of-way line than 50' or nearer to any side lot line than 15'.
5. 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 lot other than one detached single-family dwelling.
6. No lot shall be hereafter subdivided into parcels for additional residential or other purposes.
7. All residences erected on these lots shall have a minimum main floor area of 1000 sq. ft. exclusive of open porches and garages.
8. The main floor elevation of each dwelling shall be set at approximately the same height above the natural ground elevation as the building next to it.
9. 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.
10. No sign or billboard shall be erected on any lot in this subdivision except for real estate sales purposes for the subdivision.
11. There shall be a 5' easement for utility purposes on each side of all interior lot lines. No trees shall be planted closer than 15' from any interior lot line.
12. 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 Miami 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. All septic tanks shall be placed in the rear of the residences.
13. Until such time as a public water supply is available to serve this subdivision, drinking water shall be supplied from individual wells drilled in the front yard of each dwelling in accordance with the requirements of the Miami County Board of Health.
14. In the event that any restrictions have been omitted herein which omitted restrictions are already a part of the zoning regulations of Miami County, such zoning regulations shall apply.

FEE \$ 4.30

MIAMI COUNTY RECORDER PLAT RECORDS

Mary B. Gustin Miami County Recorder

DEDICATION

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

THE FOREST VIEW DEVELOPMENT COMPANY

Russell W. Wray President
Richard C. Lewis Witness
Charles H. Smith Secretary
Ruth Potanyak Witness

THE FIRST TRUST NATIONAL BANK AND TRUST COMPANY

R. E. Hall President
W. B. Smith Secretary
J. P. Sweeney Witness
John K. Shaker Witness

State of Ohio - County of Miami SS
 Before me, a notary public in and for Miami County, Ohio personally came the Forest View Development Co., a corporation by *Richard C. Lewis*, its President and *Charles H. Smith*, its secretary and acknowledged the signing of this plat to be their voluntary act and deed in witness whereof I hereunto set my hand and seal this 12th day of November 1961.

Robert J. Hoffman
 Notary Public, Miami County, Ohio
 My commission expires 10/31/63

FOREST VIEW SUBDIVISION NO 2

BEING A SUBDIVISION OF 5.040 ACRES IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO OF WHICH 3.186 ACRES LIE IN SECTION 7, TOWN 1, RANGE 11 AND 1.854 ACRES LIE IN SECTION 12, TOWN 1, RANGE 10. THERE IS A 5' UTILITY EASEMENT GRANTED HEREBY ON EACH SIDE OF EACH INTERIOR LOT LINE OF THIS PLAT.

TOTAL DISTANCE SPIKE AT & ROADS 1630.86'

TOTAL ACREAGE = 5.040 ACRES.

SCALE - 1" = 60'

APPROVE BY CITY OF TROY PLANNING AND ZONING COMMISSION

John M. Wacker President
Opal Collier Secretary

Date Nov. 14, 1961

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Adam Wilson
Herubel J. Baker

Date Nov. 17, 1961 PLAT NO 691

APPROVED BY MIAMI COUNTY ENGINEER

Arthur D. Hurdal

Date Nov. 17, 1961

APPROVED BY MIAMI COUNTY AUDITOR

Ruth E. Graham

Date Nov. 18, 1961

REFERENCE SURVEY VOL. ___ PLAT ___ FOR TIE TO SECTION CORNERS.
 TROY - URBANA RD.
 N 72° 00' E



ALLEY VACATION

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

Approved Nov. 21 1961

Ruth C. Graham
Miami County Auditor

File Number 5891 Received

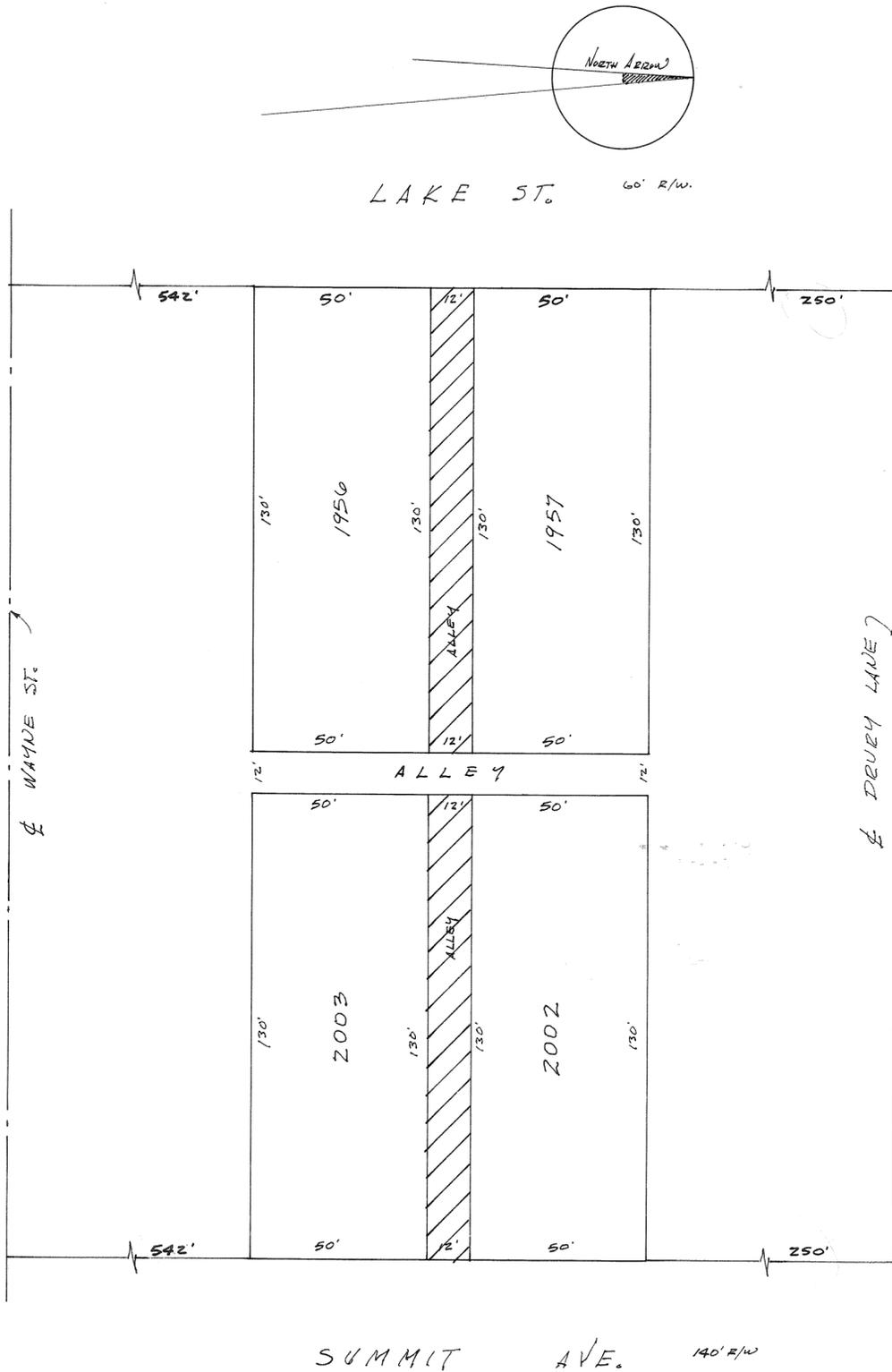
Time 9.25 AM Month 11-21 1961

Recorded in Plat Record

Book Number _____ Page Number _____

Mary B. Austin
Miami County Recorder

Fee \$1.30



SYMBOL FOR ALLEY TO BE VACATED.

Hazel R. Saul (2002)
John Wilson (2003)
Martha O. Wilson (2003)
Henry Gairnes (1956-1957)
Ellie Gairnes (1956-1957)
Forest F. Snyder witness
Ada V. Snyder witness

Sworn and subscribed before me this 14th day of October 1961

Pauline Landis
Notary in and for Miami County, Ohio - my commission expires 2-8-62

Approved by the Planning and Zoning Commission of the City of Troy, Ohio
Nov. 14, 1961

John M. Menden President
Opal Cullier Secretary

Approved Nov. 20 1961, by Ordinance No. 42-61 of the council of City of Troy, Ohio

R. H. Stumm Mayor
Edward Chase Pres of Council
J. H. Tomplin Clerk of Council



Mary B. Gustin
MIAMI COUNTY RECORDER

Helen G. Stumpf
DEPUTY

FILE NO. 5898 FEE 1.75

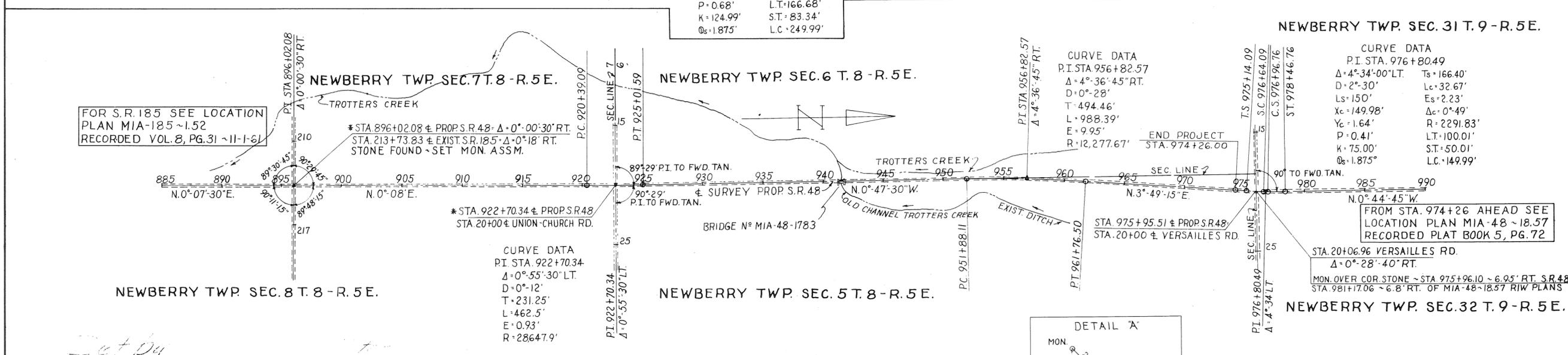
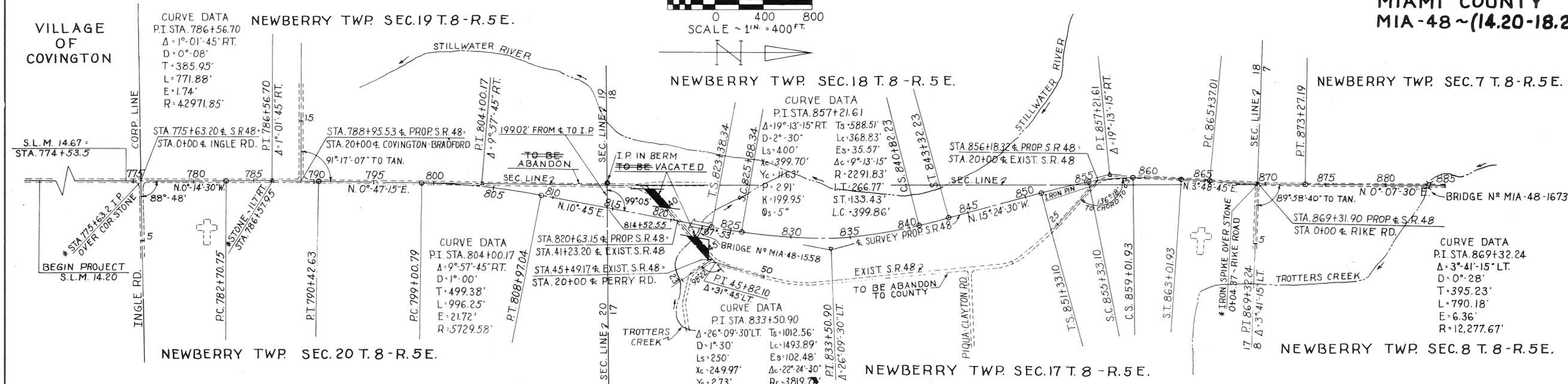
Mary B. Gustin
MIAMI COUNTY RECORDER

LOCATION PLAN

Abandonment Granted - Effective Dec. 6 1963, Jr. Dir. Vol. 48, Pa. 978, 12-3-63
Vacation - Final Entry July 26 1966 Jr. Dir. Vol. 51, Pa. 1295
Recorded Aug. 2 1966 Misc. Vol. 16 Pa. 291

| FED. RD. DIVISION | STATE | PROJECT |
|-------------------|-------|---------|
| 2 | OHIO | 1961 |

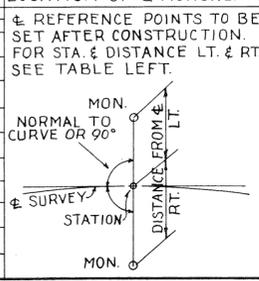
MIAMI COUNTY
MIA-48 ~ (14.20-18.20)



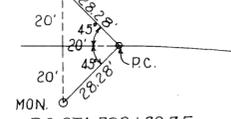
REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION

| STATION | DISTANCE FROM MON. LT. RT. | STATION | DISTANCE FROM MON. LT. RT. | STATION | DISTANCE FROM MON. LT. RT. |
|---------------|----------------------------|---------------|----------------------------|---------------|----------------------------|---------------|----------------------------|------------------------|----------------------------|---------|----------------------------|
| PC.782+70.75 | SEE DETAIL A | C.S.840+82.23 | 20 20 | 889+00 | 20 20 | M.P.956+82.31 | 18 18 | COVINGTON-BRADFORD RD. | S.R. 185 | | |
| M.P.786+56.69 | 20 20 | S.T.843+32.23 | " " | 904+00 | 18 18 | P.T.961+76.50 | " " | 16+30 | 30 30 | 212+00 | 60 60 |
| P.T.790+42.63 | " " | T.S.851+33.10 | " " | 912+00 | " " | 968+00 | " " | 18+50 | 50 50 | 215+45 | 50 50 |
| PC.799+00.79 | " " | S.C.855+33.10 | " " | PC.920+39.09 | " " | 974+26 | " " | | | | |
| P.I.804+00.17 | SET ON P.I. | C.S.859+01.93 | " " | | | | | | | | |
| P.T.808+97.04 | 20 20 | S.T.863+01.93 | " " | P.T.925+01.59 | 18 18 | | | RIKE ROAD | UNION-CHURCH RD. | | |
| 816+00 | " " | PC.865+37.01 | " " | 932+00 | " " | | | 1+50 | 20 | 18+00 | 30 30 |
| T.S.823+38.34 | " " | M.P.869+32.10 | SEE DETAIL B | 940+00 | " " | | | 1+40 | 55 | 21+70 | 30 30 |
| S.C.825+88.34 | " " | P.T.873+27.19 | 20 20 | 946+00 | " " | | | 4+00 | 30 30 | | |
| M.P.833+35.29 | " " | 882+00 | " " | PC.951+88.11 | " " | | | | | | |

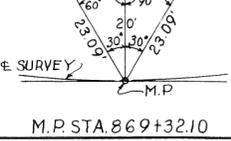
TYPICAL DETAIL FOR LOCATION OF MONUMENTS



DETAIL 'A'



DETAIL 'B'



MONUMENT ASSEMBLY BOXES TO BE SET

STA. 775+63.20 - I.P. OVER STONE
STA. 786+57.95 - I.P. OVER STONE
STA. 0+04.37 - RIKE RD. - I.P. OVER STONE
STA. 896+02.08 - STONE FOUND
STA. 922+70.34 - P.I. - (SEC. COR.)

RECORDED DATE 11-20-61 VOL. 8 PAGE 34
APPROVED DATE 11-9-61
RIGHT-OF-WAY ENGINEER DIVISION N° 7
REGISTERED SURVEYOR N° 3128



CAMELOT SUBDIVISION - SEC. 1

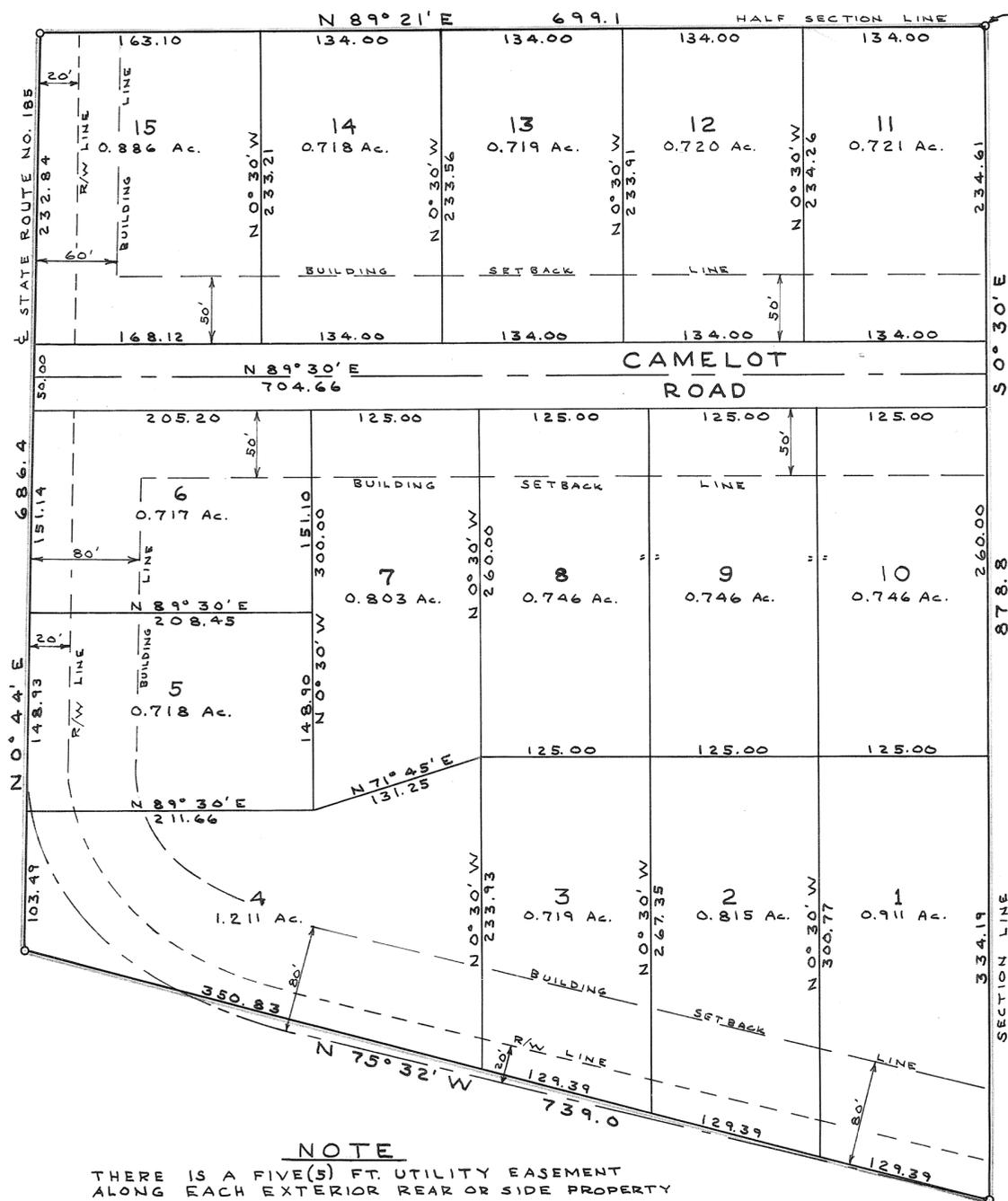
• TOWN 8 • RANGE 5 • SECTION 11 • WASHINGTON TOWNSHIP •

• MIAMI COUNTY - OHIO •

BOOK 8 PAGE 35
MIAMI COUNTY ENGINEER
RECORD OF SUBDIVISIONS
SCALE: 1" = 80'

SHEET NO. 1 OF 2

LOTS = 11.896 ACRES
ROAD = 0.809 "



NOTE

THERE IS A FIVE(5) FT. UTILITY EASEMENT ALONG EACH EXTERIOR REAR OR SIDE PROPERTY LINE AND ON EACH SIDE OF ALL INTERIOR LOT LINES.

IRON PINS ALONG STATE ROUTE 185 ARE SET 10 FT. BACK OF R/W LINE = 30 FT. FROM E OF STATE ROUTE 185. IRON PINS SET AT ALL LOT CORNERS.

Approved by Miami County Planning Commission.

Luther Pike
Adam Wilgus
Herschel Straker
Date Dec 20, 1961 No. 701
Arthur D. Haddad
MIAMI COUNTY ENGINEER

We hereby accept and approve this plat as shown hereon.

Luther Pike
Adam Wilgus
Herschel Straker
MIAMI COUNTY COMMISSIONERS
Arthur D. Haddad
MIAMI COUNTY ENGINEER

DESCRIPTION

Being a subdivision of 12.705 Acres of a 68.521 Acre tract conveyed to Camelot, Inc., by deed recorded in Vol. 380, Page 591, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever.
Easements shown on this plat are for the construction, operation, maintenance, replacement, or removal of water, gas, sewer, electric, telephone or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes and are to be maintained as such forever.

Margaret Bostick
WITNESS
Deane Folch
WITNESS
Margaret Bostick
WITNESS
Deane Folch
WITNESS

CAMELOT, INC.

Robert M. Davis
ROBERT M. DAVIS - PRESIDENT
J. Richard Gaier
J. RICHARD GAIER - SECRETARY

THIRD SAVINGS AND LOAN CO.

Samuel H. Hertzman
SAM HEITZMAN - PRESIDENT
Ellwood Hennings
ELLWOOD HENNINGSS - SECRETARY

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 20 day of December, 1961, before me, the undersigned, a notary public in and for said county and state, personally Camelot, Inc., by its president Robert M. Davis and its secretary J. Richard Gaier, and the Third Savings and Loan Co. by its president Sam Hertzman and its secretary Ellwood Hennings, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Margaret Bostick
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

My commission expires Dec. 30 1961

Approved and transferred this 20th day of December 1961.

Ruth E. Graham
MIAMI COUNTY AUDITOR

File No. 6423

Received for record 2:19 P.M. Dec. 20 1961.

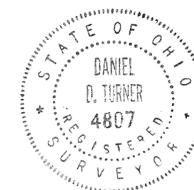
Recorded in Plat Record Book no. 8 Page no. 35 + 36

Fee: \$ 8.60

Mary B. Austin
MIAMI COUNTY RECORDER

At a meeting of the City of Piqua Planning Commission held this 27 day of Nov., 1961, this plat and restrictions were approved.

John K. Mangum
CHAIRMAN
Robert D. Galt, Jr.
SECRETARY



I hereby certify this plat to be correct.

Daniel D. Turner
DANIEL D. TURNER
REGISTERED SURVEYOR NO. 4807

CAMELOT SUBDIVISION - SEC. 1

RESTRICTIONS

1. **LAND USE AND BUILDING TYPE** - No lot shall be used except for residential purposes. No buildings shall be erected, placed, altered or permitted to remain on any lot other than one(1) single family dwelling.
2. **DWELLING SIZE** - The floor area of each dwelling structure exclusive of open porches, garages, car ports or patios shall not be less than 1200 sq. ft. for a one-floor plan design, 1400 sq. ft. for split level design and 1000 sq. ft. on first floor of two story or one and one-half story structure.
3. **BUILDING LOCATION** - No building shall be located on any lot nearer to the front or side property lines than the minimum setback distance provided on the recorded plat of said subdivision. No building shall be located nearer than 20 ft. to any interior lot line.
4. **DIVISION OF LOTS** - No lot or lots shall be hereafter subdivided into additional lot or lots.
5. **OTHER BUILDINGS** - No trailers, basement, camp shack, garage, barn or other out buildings shall at any time be used as a residence temporarily or permanently upon said property nor shall any structure of a temporary character be used as a residence.
6. **FENCES** - Any fences or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four(4) feet in height shall be put in or allowed to remain nearer to the street than the minimum building setback line or lines. No barbed wire, field fencing or similar types of fencing may be used upon any property at any location.
7. **GRADE** - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. The surface drainage plan of each lot shall conform to the general drainage plan of the entire plat as provided and approved by the developer.
8. **NUISANCES** - No noxious nor offensive activities shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. **TEMPORARY STRUCTURES** - No structure of a temporary character may be permitted on any premises except during the active period of construction.
10. **SIGNS** - No sign or billboard of any kind shall be erected on any lot in this subdivision except one(1) professional sign of not more than three(3) sq. ft., or one(1) sign of not more than five (5) sq. ft. advertising property for sale or for rent, or signs by a builder to advertise during construction.
11. **LIVESTOCK AND POULTRY** - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.
12. **TIME OF COVENANTS AND RESTRICTIONS** - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and be binding on all parties and all persons claiming under them until Sept. 30, 1981, at which time they shall be automatically extended for successive periods of ten(10) years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants.
13. **INVALIDATION OF COVENANTS** - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. **ENFORCEMENT OF COVENANTS** - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.



Daniel D. Turner

SPRINGBROOK SUBDIVISION 5-C

BRING 4.074 ACRES IN T5, R6, SEC.16 &
0.136 ACRES IN T5, R6, SEC.17

RECORDER'S PLAT BOOK 8 PAGE 37
RECEIVED FOR RECORD THIS 22 DAY OF Dec. 1961 AT 3:59 P.M.
FILE NO. 6467 FEB \$4.30

Mary B. Austin
Miami County Recorder

APPROVED MIAMI COUNTY ENGINEER
Arthur D. Hubbard DATE Dec. 20, 1961

APPROVED MIAMI COUNTY AUDITOR
Ruth E. Graham DATE Dec. 22, 1961

APPROVED BY TROY PLANNING AND ZONING COMMISSION
ON December 17 1961

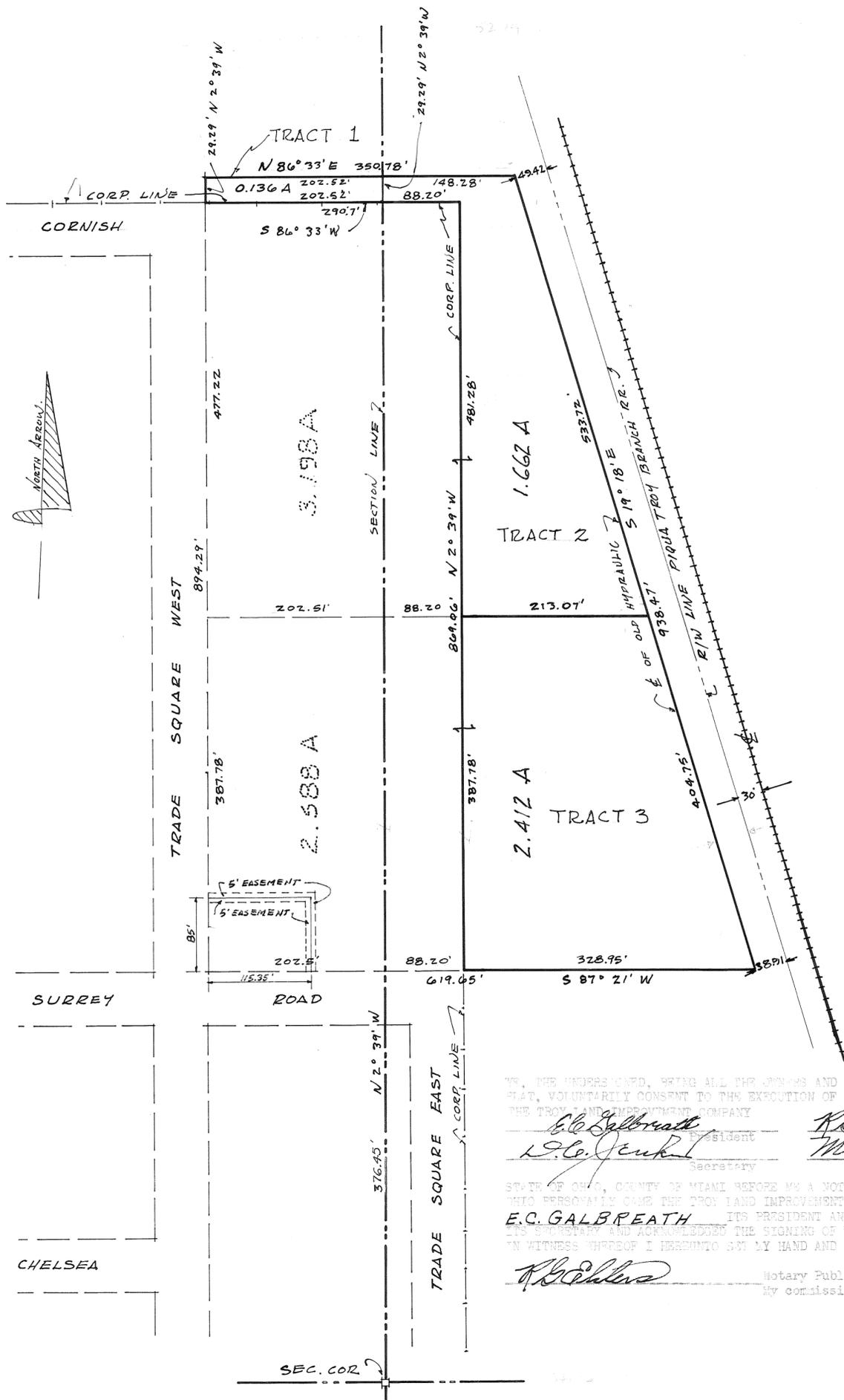
John A. Morrison, PRES.
Opal Collins, Secy.

APPROVED BY MIAMI COUNTY COMMISSIONERS
ON Dec. 20th, 1961

Luther Pike
Adam Wilgus
Herschel Straker

APPROVED BY MIAMI COUNTY PLANNING COMMISSION
ON Dec 20 1961 No. 700

Luther Pike
Adam Wilgus
Herschel Straker



WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE ABOVE PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

THE TROY LAND IMPROVEMENT COMPANY
 E.C. Galbreath President
 D.C. Jenkins Secretary

WITNESS
 R.L. Phillips
 M.C. Brown

STATE OF OHIO, COUNTY OF MIAMI BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, THIS PERSONALLY CAME THE TROY LAND IMPROVEMENT CO., A CORPORATION BY ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 28TH DAY OF NOVEMBER 1961.

R.L. Phillips
 Notary Public - Miami County, Ohio
 My commission expires MARCH 23, 1964

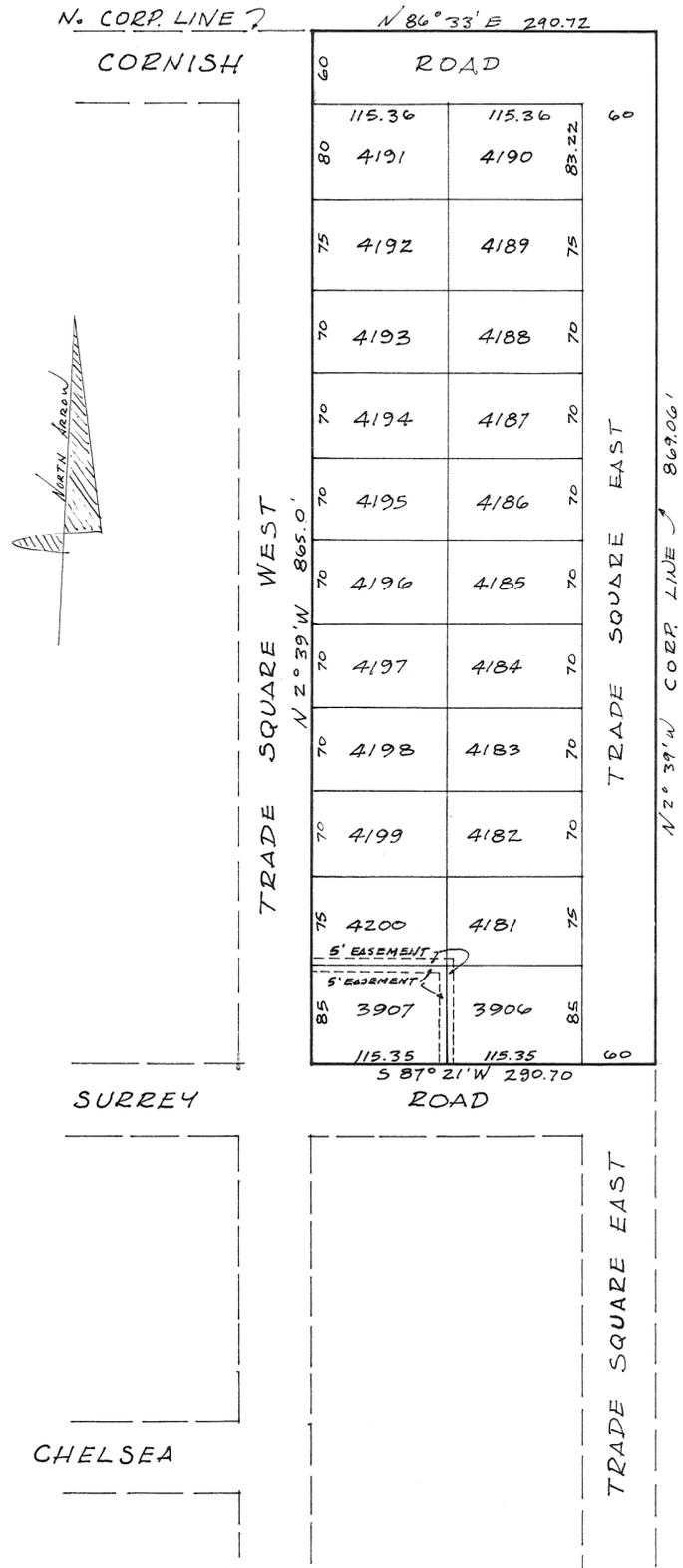
SUBDIVISION FOR TROY LAND IMPROVEMENT CO.

STATE OF OHIO
 GLEN G. MACCONNELL, JR.
 REGISTERED SURVEYOR
 2614

GLEN G. MACCONNELL, JR. REG. ENGR. & SURVEYOR
 1710 PETERS ROAD, TROY, OHIO

Mary B. Austin
Miami County Recorder

PLAT OF VACATED STREETS & INLOTS IN WESTBROOK
SUBDIVISIONS NO. 4 & NO. 5 LYING NORTH OF SURREY
RD. AND EAST OF TRADE SQUARE WEST (OL 419)



WE THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 28 DAY OF Nov. 1961. THE TROY LAND IMPROVEMENT COMPANY

E. G. Johnson President
R. B. Ellers Witness

W. G. Jankel Secretary
M. O. Brown Witness

STATE OF OHIO, COUNTY OF MIAMI, SS:
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 28TH DAY OF NOVEMBER 1961

R. B. Ellers
Notary Public
My commission expires MARCH 23, 1964

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 17 DAY OF Dec. 1961 THIS PLAT WAS APPROVED.

John M. Menden President
Opal Lattin Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18TH DAY OF DECEMBER 1961 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-46-61

P. D. Stearns Mayor
Edward Chan Pres. of Council
H. H. Tammelin Clerk of Council

I HEREBY APPROVE THIS PLAT AND HAVE CAUSED THE INLOT NUMBER TO BE PLACED HEREON DESIGNATING THE TRACT THIS 22 DAY OF December 1961.

Ruth E. Graham
Miami County Auditor

NOTE: AREA OF VACATED INLOTS AND STREETS TO BE OUTLOT 419

VACATION FLAT FOR TROY LAND IMPROVEMENT CO.



GLEN S. McCONNELL, JR. REG. ENGR. & ENGINEER
1710 PETERS ROAD, TROY, OHIO

WESTBROOK 5 - B REPLAT OF OUTLOT 419

Mary B. Gustine
Miami County Recorder

BEING THE AREA OF THE STREETS AND LOTS OF WESTBROOK SUBDIVISION #4 & #5 LYING NORTH OF SURREY RD. AND EAST OF TRADE SQUARE WEST WHICH LOTS AND STREETS WERE VACATED BY ORDINANCE NO. 0-46-61 OF THE CITY OF TROY DATED 12-18-1961.

I HEREBY APPROVE THIS PLAT AND HAVE CAUSED THE LOT NUMBERS TO BE PLACED HEREIN DESIGNATING THE TRACTS THIS 3rd DAY OF January 1962

Ruth E. Pehlman
Miami County Auditor

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN REPLAT, VOLUNTARILY CONSENT TO THE EXPOSITION OF SAID REPLAT:

THE TROY LAND IMPROVEMENT COMPANY

E.C. Galbreath President R.L. Ehlers Witness
D.C. Jenkins Secretary M.O. Brown Witness

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. GALBREATH ITS PRESIDENT AND D.C. JENKINS ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS REPLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 28TH DAY OF NOVEMBER 1961.

MARCH 23, 1964 Notary Public - Miami County, Ohio
My commission expires R.L. Ehlers

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 12 DAY OF December 1961.

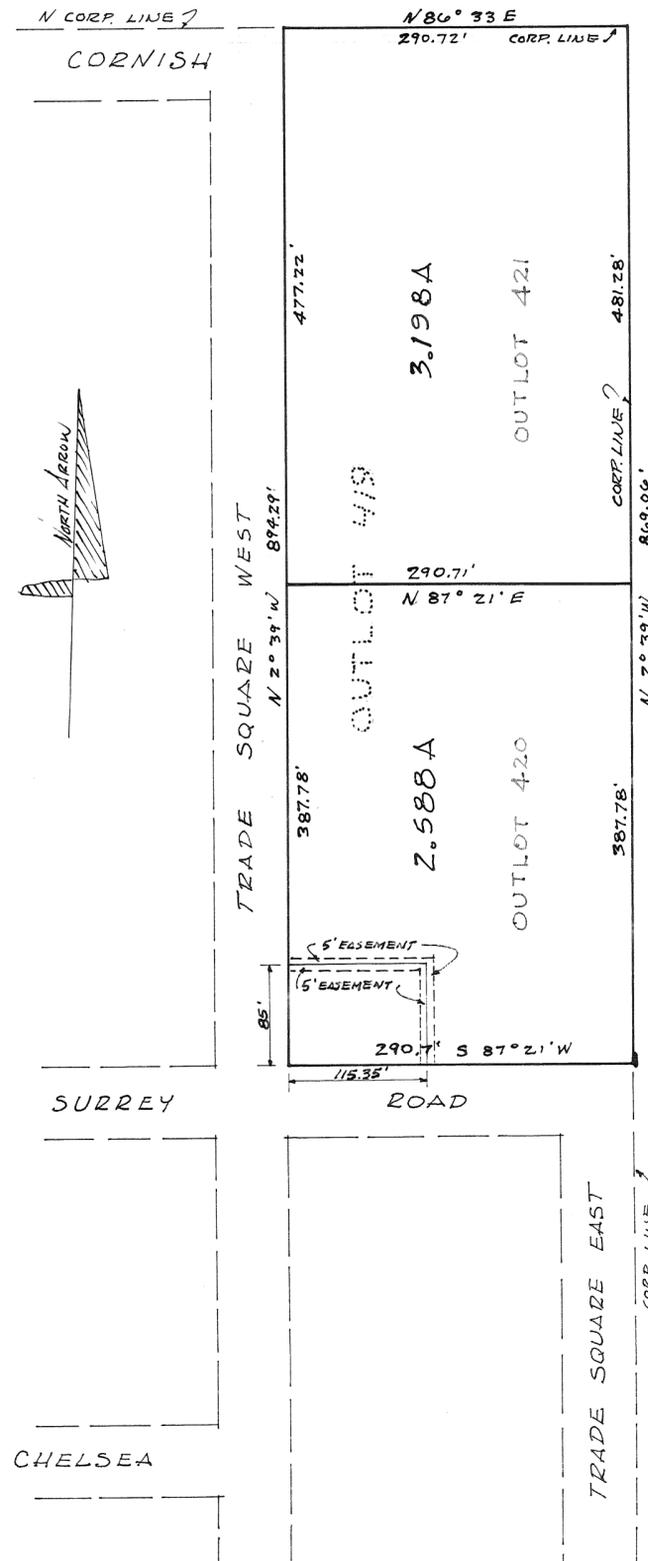
John M. Maken President
Opal Bellis Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 24th DAY OF January 1962 THIS REPLAT WAS ACCEPTED BY ORDINANCE NUMBER 0-3-62

R.R. Stearns Mayor

Edward Chase Pres. of Council

J.H. Jamplin Clerk of Council



REPLAT FOR THE TROY LAND IMPROVEMENT CO.

GLEN C. MC CONNELL, JR.
REGISTERED SURVEYOR

GLEN C. MC CONNELL, JR. - REG. SURVEYOR #3614
1710 PETERS ROAD, TROY, OHIO

WE, THE UNDERSIGNED OWNERS OF LANDS AS SHOWN ON THIS REPLAT, HEREBY PETITION FOR THE REPLAT OF I.L. 4398, 4399 AND 4400 AS PLATTED ON ORIGINAL PLAT OF CITY OF TROY, FILED IN MIAMI COUNTY ENGINEERS RECORD OF SUBDIVISION PLAT VOL. 1, PLAT # 41 AND FOR THE APPROVAL OF THIS REPLAT.

Ernest Edminson
OWNER

Franklin Ruck
WITNESS

Ruba Edminson
OWNER

Franklin Ruck
WITNESS

REPLAT I.L.s 4398, 4399 & 4400

SCALE: 1" = 20.0'

FILE NUMBER 6661
RECEIVED FOR RECORD THIS
DAY OF JAN 9 1962 AT 10:36 AM
PLAT BOOK 8 PAGE 40
MIAMI COUNTY RECORDERS PLAT RECORDS

Mary B. Austin
MIAMI COUNTY RECORDER BY E.M.
FEE \$ 4.00

I HEREBY APPROVE THIS REPLAT AND NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN THIS 9th DAY OF January 1962

Ruth E. Graham
MIAMI COUNTY AUDITOR

STATE OF OHIO - MIAMI COUNTY PERSONALLY APPEARED BEFORE ME THE ABOVE PARTIES AND ACKNOWLEDGE THE SIGNING THEREOF, SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF DECEMBER 1961

William M. Jackson
NOTARY PUBLIC IN AND FOR MIAMI COUNTY
MY COMMISSION EXPIRES 3-26-63

AT A MEETING OF THE TROY PLANNING COMMISSION HELD THIS 26 DAY OF December 1961 DO APPROVE THIS REPLAT

John M. Maken
PRESIDENT

Norm E. Anderson
SECRETARY (ACTING)

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY OHIO HELD THIS 2ND DAY OF JANUARY 1962. THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-2-62

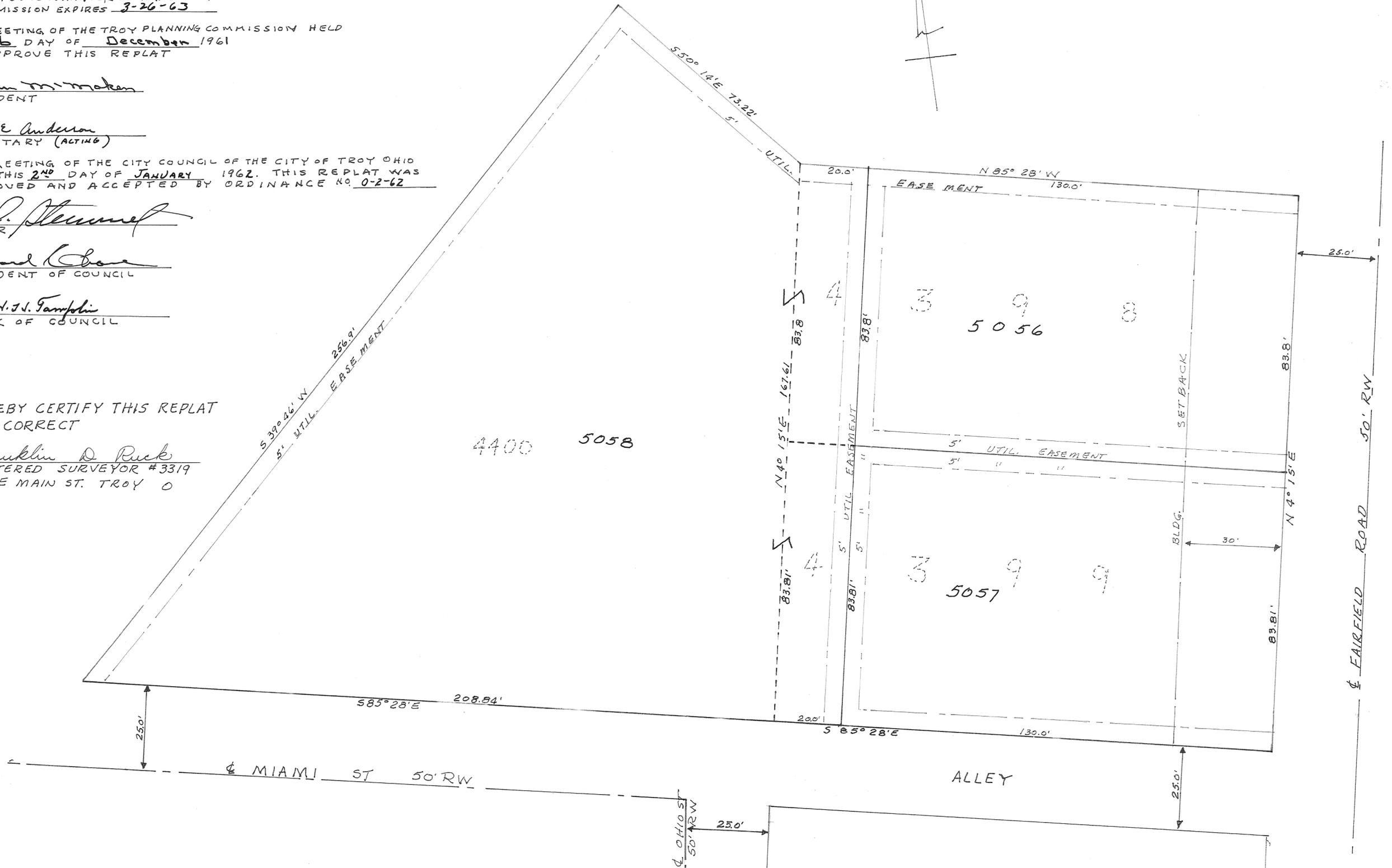
R.L. Stearnes
MAYOR

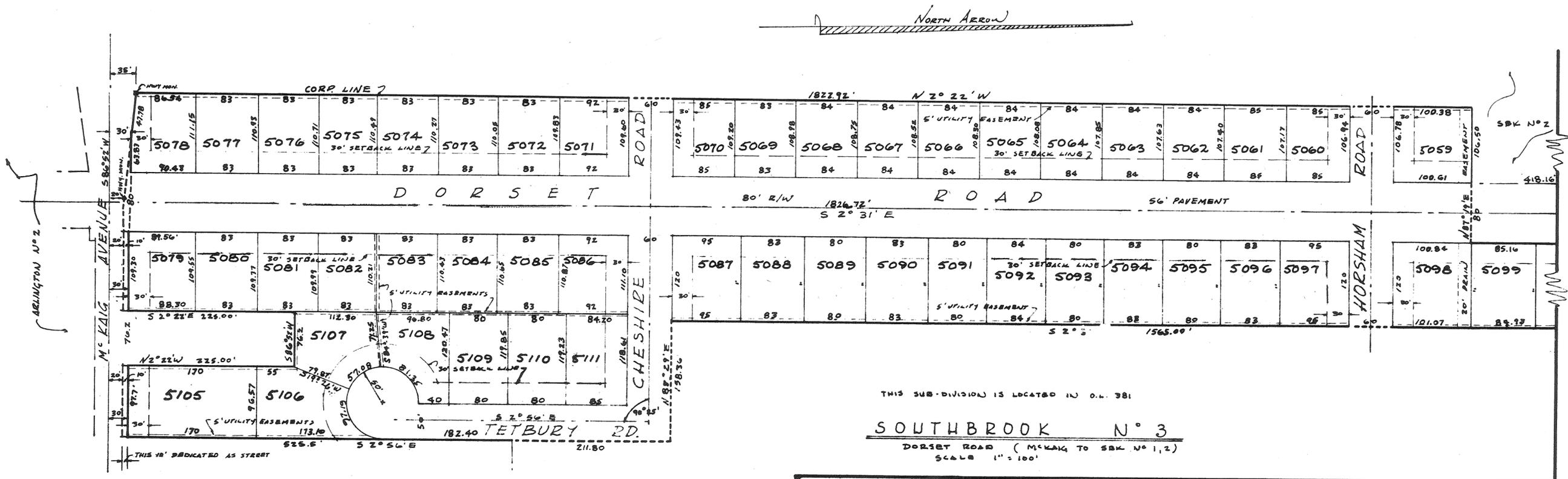
Edward Chase
PRESIDENT OF COUNCIL

H.H. Farnham
CLERK OF COUNCIL

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT

Franklin D. Ruck
REGISTERED SURVEYOR #3319
1316 E MAIN ST. TROY O

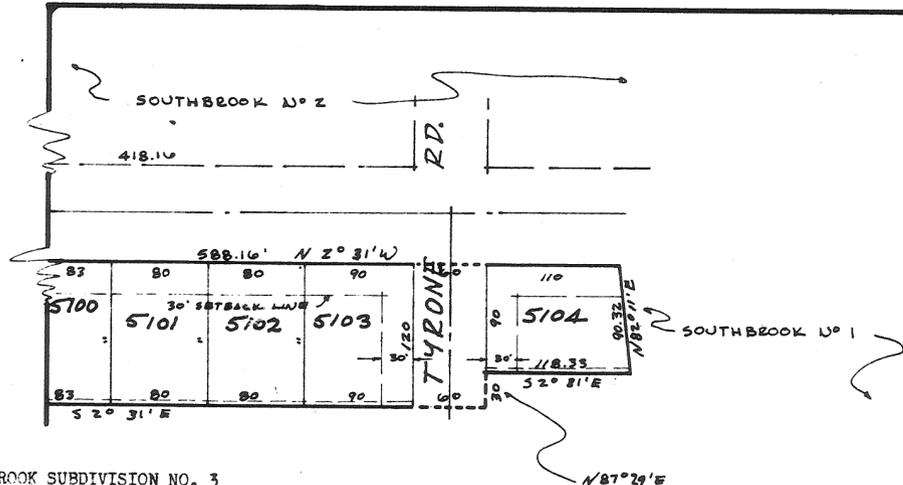




THIS SUB-DIVISION IS LOCATED IN D.L. 381
SOUTHBROOK N° 3
 DORSET ROAD (MCKAIG TO SBK N° 1,2)
 SCALE 1" = 100'

IN ADDITION TO UTILITY EASEMENTS SHOWN
 THERE SHALL BE A 5' UTILITY EASEMENT
 ON EACH SIDE OF ALL INTERIOR LOT LINES.

BEING 16.808 ACRES OF WHICH 4.587 ACRES
 ARE IN STREETS AND 11.921 ACRES IN LOTS.



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

THE TROY LAND IMPROVEMENT CO.
E.C. Galbreath President
O.M. Brown Witness
W.C. Jenkins Secretary
R. Collins Witness

SOUTHBROOK SUBDIVISION NO. 3
 REPLAT OF PART OF OUTLOT 381
 THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 10 DAY OF January 1962.
Opal Collier Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15TH DAY OF JAN. 1962 THIS REPLAT WAS ACCEPTED BY ORDINANCE NUMBER 0-4-62
Edward Chace Acting Mayor
J.H. Farnham President of Council Pro TEM
J.H. Farnham Clerk of Council

NUMBERED TO DESIGNATE OUTLOTS AND TRANSFERRED THIS 24 DAY OF January 1962.
Ruth E. Graham Auditor of Miami County

PLAT BOOK 8 PAGE NO. 41
 RECEIVED FOR RECORD THIS 29 DAY OF January AT 12:02 P.M.
 FILE NO. 6885 FEE 18.00
Maury B. Austin Miami County Recorder

SHEET 1 OF 2 SHEETS
 REPLAT AND SUBDIVISION OF PART OF OUTLOT 381 FOR THE TROY LAND IMPROVEMENT COMPANY.

Glen G. Mc Connell, Jr.
 1710 PETERS ROAD, TROY, OHIO
 REG. SURVEYOR # 3614

STATE OF OHIO - COUNTY OF MIAMI
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME TO THE TROY LAND IMPROVEMENT COMPANY A CORPORATION BY E.C. GALBREATH ITS PRESIDENT AND D.C. JENKINS ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THE VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL THIS 8TH DAY OF JANUARY 1962.
R. Collins
 NOTARY PUBLIC - MIAMI COUNTY, OHIO MY COMMISSION EXPIRES MARCH 23 1964



SOUTHBROOK SUBDIVISION NO. 3
RESTRICTIVE COVENANTS

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1980, 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 DUES 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 INLOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED 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.

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 7 FEET FROM THE SIDE LOT LINE. DETACHED GARAGES SHALL BE LOCATED AT LEAST 60 FEET FROM THE FRONT LOT LINE AND NOT NEARER THAN 7 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 INLOTS 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 ERRECTED 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 \$14,000 SHALL BE ERRECTED 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 1100 SQUARE FEET: IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE, NOR LESS THAN 1000 SQUARE FEET IN THE CASE OF A TWO AND ONE-HALF STORY STRUCTURE.

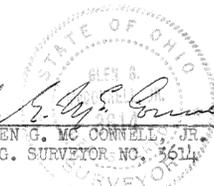
7.
EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE.

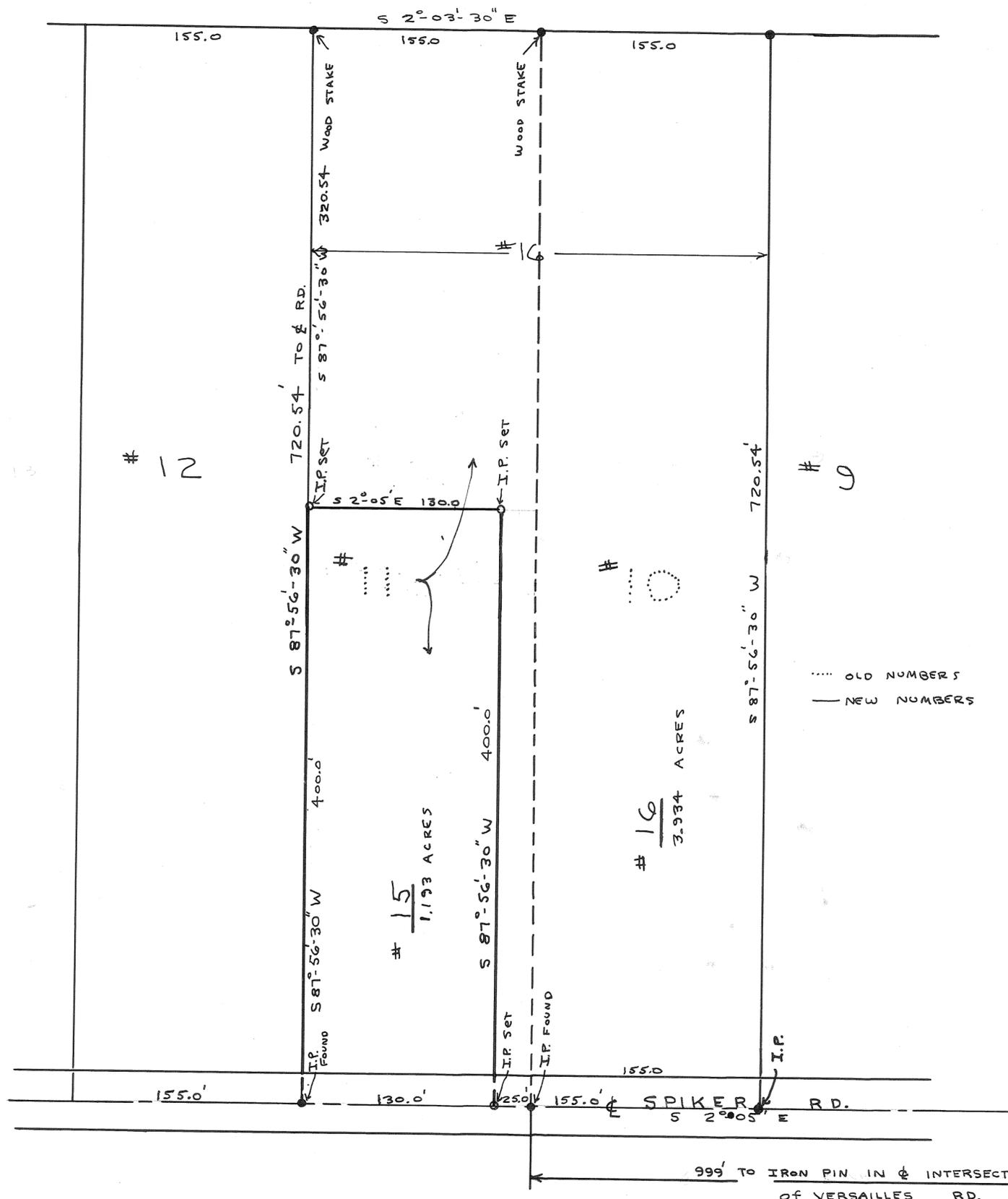
8.
NO PERMANENT SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOT IN THIS PLAT.

9.
IN THE EVENT ANY RESTRICTIONS HAVE BEEN OMITTED HEREIN, WHICH OMITTED RESTRICTIONS ARE ALREADY A PART OF THE ORDINANCE OF THE CITY OF TROY, OHIO, SUCH ZONING ORDINANCE SHALL APPLY.

10.
NO BUILDING SHALL BE ERRECTED IN THIS PLAT NOR SHALL GRADING AROUND ANY BUILDING BE DONE IN SUCH A MANNER AS TO PREVENT NORMAL AND NATURAL DRAINAGE OF STORM WATER FROM THE REAR OF EACH LOT TO THE NEAREST AND OR LOWEST STREET OR NATURAL DRAINAGE LINE. SLOPE OF DRAINAGE SWALES BETWEEN RESIDENCES OR APARTMENTS SHALL FALL TOWARDS THE STREET OR NATURAL DRAIN AT A MINIMUM GRADE OF 0.5% AND SHALL BE ARRANGED AS TO PROVIDE POSITIVE DRAINAGE OF ALL YARD AREAS AND ESPECIALLY REAR YARD AREAS.

SHEET 2 OF SOUTHBROOK NO. 3


Glen G. McConnell, Jr.
GLEN G. MC CONNELL, JR.
REG. SURVEYOR NO. 3614



BEING A REPLAT OF LOTS #10 AND #11 OF HAROLD ALEXANDERS SUBDIVISION OF THE S.W. 1/4 OF SEC. 2, T8N, R5E, MIAMI COUNTY AS THE SAME IS SHOWN ON A PLAT RECORDED IN VOLUME #1, PLAT #18 OF THE MIAMI CO. ENGRS RECORD OF SUBDIVISION SURVEYS.

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF LOTS #10 AND #11 SHOWN HEREON DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS
 _____ } #10
 _____ }
 _____ } #11
 WITNESS

Arthur M. Meyer

Joseph D. Meyer

STATE OF OHIO, COUNTY OF MIAMI:
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE ABOVE OWNERS AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
 IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND NOTARY SEAL THIS _____ DAY OF JANUARY 1962.

NOTARY PUBLIC
 MIAMI COUNTY, OHIO

MY COMMISSION EXPIRES _____

THE FOREGOING PLAT APPROVED BY THE PLANNING COMMISSION OF MIAMI COUNTY Jan 31 1962. PLAT # 707
Adam Wilgus *Herschel Straker* *Arthur Parker*

APPROVED BY MIAMI COUNTY ENGINEER Arthur D. Haddock DATE: Jan 31, 1962

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND THAT IRON PINS ARE SET AT LOT CORNERS AS SHOWN
Marlin N. Hoffer
 MARLIN N. HOFFER REG. SURVEYOR
 DATE 1-13-62



NUMBERED TO DESIGNATE LOTS AND TRANSFERRED THIS 31st DAY OF January 1962
Ruth E. Graham
 AUDITOR OF MIAMI COUNTY

PLAT BK 8 PAGE NO. 42
 RECEIVED FOR RECORD THIS 31 DAY OF JAN. 1962.
 AT 12:20 PM. FILE # 7011 FEE # 4.30
Mary B. Austin
 MIAMI CO. RECORDER

CONCORD ACRES - SECTION 1

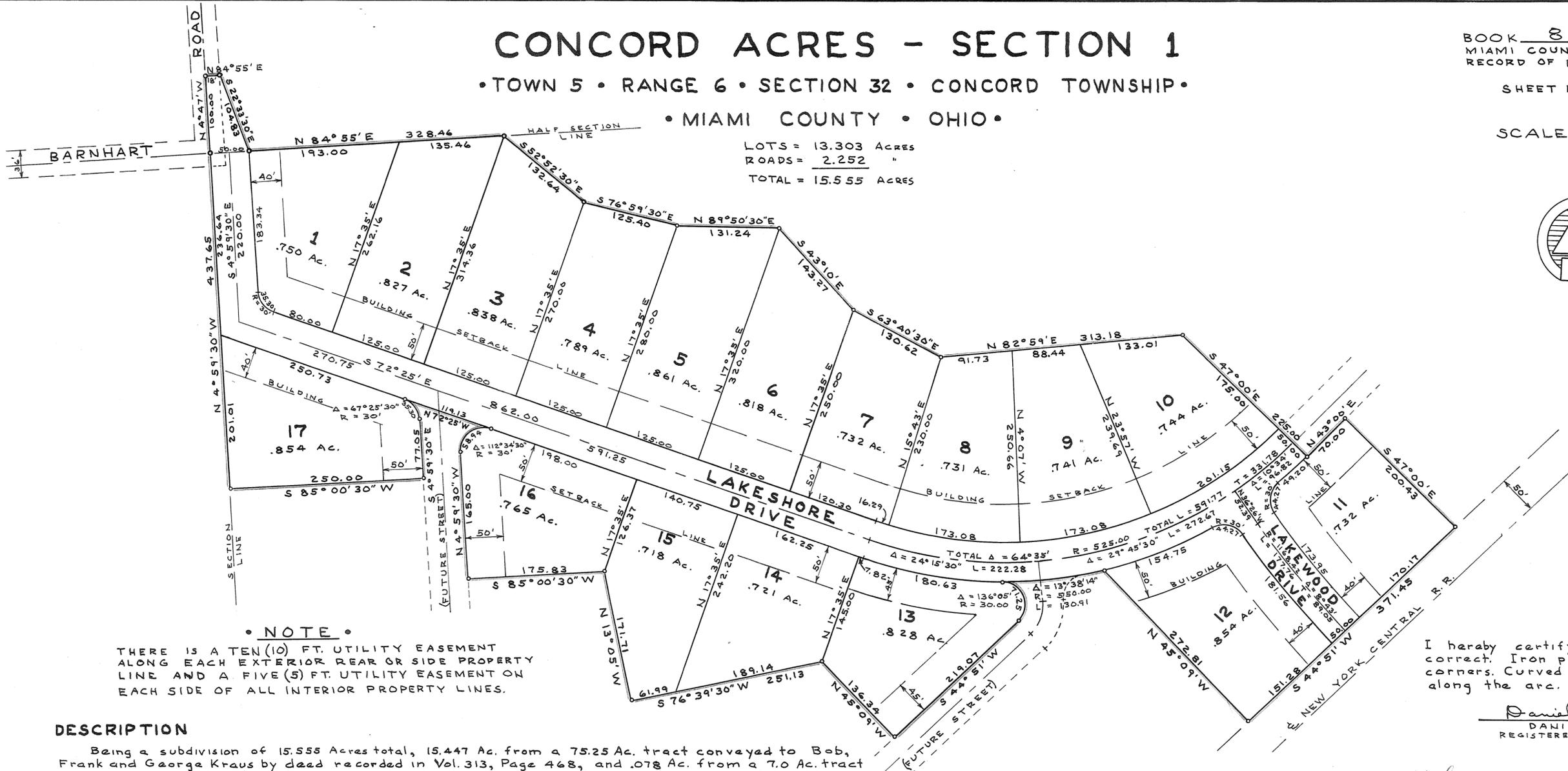
• TOWN 5 • RANGE 6 • SECTION 32 • CONCORD TOWNSHIP •

• MIAMI COUNTY • OHIO •

BOOK 8 PAGE 43
MIAMI COUNTY ENGINEER
RECORD OF RECORDED PLATS

SHEET NO. 1 OF 2

SCALE: 1" = 100'



NOTE

THERE IS A TEN (10) FT. UTILITY EASEMENT ALONG EACH EXTERIOR REAR OR SIDE PROPERTY LINE AND A FIVE (5) FT. UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR PROPERTY LINES.

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

Daniel D. Turner
DANIEL D. TURNER
REGISTERED SURVEYOR NO. 4807

DESCRIPTION

Being a subdivision of 15.555 Acres total, 15.447 Ac. from a 75.25 Ac. tract conveyed to Bob, Frank and George Kraus by deed recorded in Vol. 313, Page 468, and .078 Ac. from a 7.0 Ac. tract conveyed to Robert and Irene Hart by deed recorded in Vol. 267, Page 346, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, replacement, or removal of water, gas, sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes and are to be maintained as such forever.

Approved and transferred this 14th day of February, 1962.

Ruth E. Graham
MIAMI COUNTY AUDITOR

File No. 7203
Received for record 2:02 PM Feb. 14 1962.
Recorded in Plat Record Book No. 8 Page No. 43
Fee: \$ 8.60

Mary B. Guatin
MIAMI COUNTY RECORDER

At a meeting of the City of Troy Planning Commission held this 13th day of FEBRUARY, 1962, this plat and restrictions were approved.

John W. Maden
CHAIRMAN
Opal B. Collins
SECRETARY

Daniel D. Turner
WITNESS
M. M. Burrell
WITNESS
M. M. Burrell
WITNESS
M. M. Burrell
WITNESS
Daniel D. Turner
WITNESS
Mary E. Wallace
William E. Rickhoff

Bob Kraus
BOB KRAUS
George F. Kraus
GEORGE F. KRAUS
Frank G. Kraus
FRANK G. KRAUS
Robert S. Hart
ROBERT S. HART
Irene F. Hart
IRENE F. HART
J. Cameron Dungan 2nd Vice President
Herbert Ross SECRETARY

STATE OF OHIO, MIAMI COUNTY, SS:
Be it remembered that on this 17th day of JANUARY, 1962, before me, the undersigned, a notary public in and for said county and state, personally came Bob Kraus, George F. Kraus, Frank G. Kraus, Robert S. Hart and Irene F. Hart, and Peoples Building and Savings Assoc. by its vice president J. Cameron Dungan and its secretary Herbert Ross, who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.
M. M. Burrell
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO
My commission expires November 14, 1966
DATE

Approved by Miami County Planning Commission
Adam Wilgus
Herschel Straker
Luther Riki
Date Feb 14, 1962 No. 714
Arthur D. Haddad
MIAMI COUNTY ENGINEER

We hereby accept and approve this plat as shown hereon.
Adam Wilgus
Herschel Straker
Luther Riki
MIAMI COUNTY COMMISSIONERS

CONCORD ACRES - SECTION 1

RESTRICTIONS

1. **LAND USE AND BUILDING TYPE** - No lot shall be used except for residential purposes. No buildings shall be erected, placed, altered or permitted to remain on any lot other than one (1) single family dwelling.
2. **DWELLING SIZE** - The floor area of each dwelling structure exclusive of open porches, garages, car ports or patios shall not be less than 1200 sq. ft. for a one - floor plan design, 1400 sq. ft. for split level design and 1000 sq. ft. on first floor of two story or one and one-half story structure.
3. **BUILDING LOCATION** - No building shall be located on any lot nearer to the front or side property lines than the minimum setback distance provided on the recorded plat of said subdivision. No building shall be located nearer than 15 ft. to any interior lot line.
4. **DIVISION OF LOTS** - No lot or lots shall be hereafter subdivided into additional lot or lots.
5. **OTHER BUILDINGS** - No trailers, basement, camp shack, garage, barn or other out buildings shall at any time be used as a residence temporarily or permanently upon said property nor shall any structure of a temporary character be used as a residence.
6. **FENCES** - Any fences or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be put in or allowed to remain nearer to the street than the minimum building setback line or lines. No barbed wire, field fencing or similar types of fencing may be used upon any property at any location.
7. **GRADE** - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. The surface drainage plan of each lot shall conform to the general drainage plan of the entire plat as provided and approved by the developer.
8. **NUISANCES** - No noxious nor offensive activities shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. **TEMPORARY STRUCTURES** - No structure of a temporary character may be permitted on any premises except during the active period of construction.
10. **SIGNS** - No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) sq. ft., or one (1) sign of not more than five (5) sq. ft. advertising property for sale or for rent, or signs by a builder to advertise during construction.
11. **LIVESTOCK AND POULTRY** - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.
12. **TIME OF COVENANTS AND RESTRICTIONS** - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and be binding on all parties and all persons claiming under them until Sept. 30, 1981, at which time they shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants.
13. **INVALIDATION OF COVENANTS** - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. **ENFORCEMENT OF COVENANTS** - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.



Daniel D. Turner

BRANDT HEIGHTS ESTATES, Sec. 1

SECTION 15, TOWN 2, RANGE 9
MIAMI COUNTY OHIO
CONTAINING 4.532 ACRES

THIS INSTRUMENT WAS PREPARED BY: JOHN W. JUDGE ENGINEERING CO.
KETTERING, OHIO

Scale: 1" = 100'

August 1961

The within plat is a subdivision of 4.532 Acres out of the 73.100 Acre tract of land conveyed to Albert V. Demmitt and Elsie Demmitt by deed recorded in Book , Page of the Deed Records of Miami County, Ohio.
The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.

By John W. Judge
Registered Surveyor #4211

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby agree to the execution of the within plat.

Easements shown on the 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 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:

James J. Stupluch
Notary Public - State of Ohio
My Commission Expires Feb. 28, 1963

Albert V. Demmitt
Albert V. Demmitt
Elsie Demmitt
Elsie Demmitt

State of Ohio, County of Miami, ss.

Be it remembered that on this 29th day of November, 1961, before me, the undersigned, a notary public in and for said county and state, personally came the said Albert V. Demmitt and Elsie Demmitt, his wife, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

JAMES J. STUPLUCH
Notary Public - State of Ohio
My Commission Expires Feb. 28, 1963

State of Ohio, County of Miami, ss.

Albert V. Demmitt, 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 this execution.

Albert V. Demmitt
Albert V. Demmitt

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

JAMES C. UTRECHT
Notary Public - State of Ohio
My Commission Expires Feb. 28, 1963

APPROVALS:

Approved on this 8 day of JAN. 1962 by
the Board of Township Trustees,
Bethel, Ohio.

Charles Mann
Mark R. Gorman
Earl F. Houser

Approved on this 12 day of Dec 1962 by
the Zoning Board of Bethel Township, Ohio

Lawrence Touss

Approved on this 3 day of Jan. 1962 by
the Miami County Planning Commission.

Adaw Wilgus
Luther Reese
Arthur D. Haddad

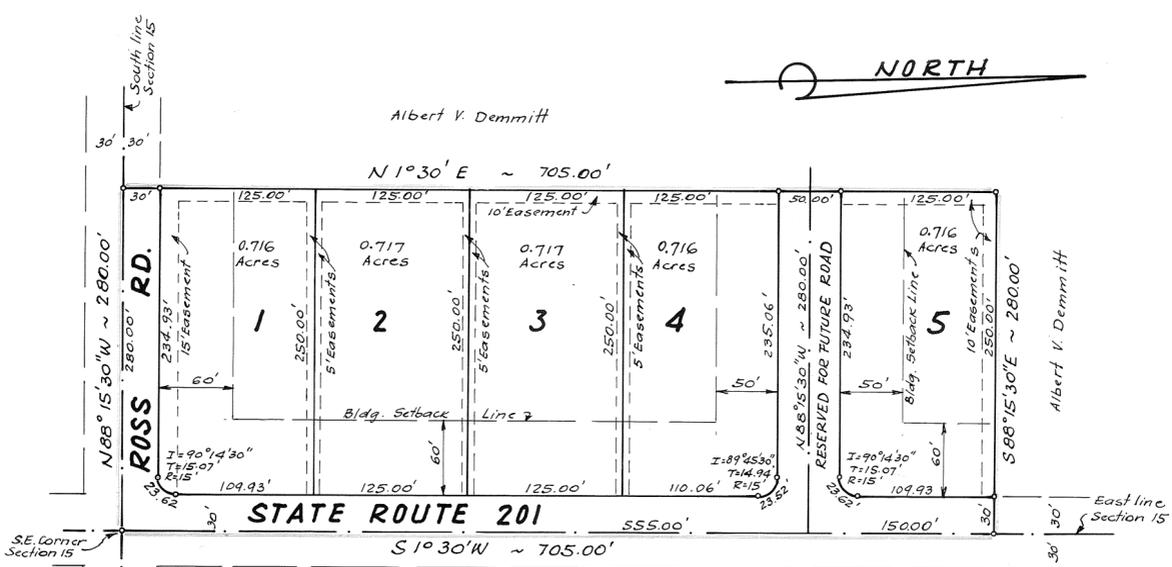
Approved on this 3rd day of Jan. 1962 by
the Miami County Engineer.

Arthur D. Haddad

Transferred on this 1st day of April 1962.

Ruth E. Graham
Miami County Auditor

See Vacation Plat of Lot #5
and area reserved for future road
in Plat Book 8, page 92
Mary B. Gustin, Recorder
Emily McNeal, Deputy
Jan. 2, 1963



PROTECTIVE COVENANTS AND RESTRICTIONS

- All lots in this plat shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two (2) cars.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event, no building shall be located any lot nearer than thirty (30) feet to the front lot line or nearer than twenty-five (25) feet to any side street line. No building shall be located nearer than fifteen feet to an interior lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- The ground floor of the main structure, exclusive of one-story open porches and garages, shall not be less than one thousand (1000) square feet in the case of one-story structures, and not less than nine hundred (900) square feet in the case of one and one-half or two-story structures.
- No trailer, basement, tent, shack, garage, barn or other outbuilding or structure of a temporary character erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall unused automobiles be stored on any lot.
- 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 a nuisance to the neighborhood.
- No fence or wall shall be permitted to extend nearer to any street than the front of the dwelling, unless the same shall be a hedge or shrub growth not to exceed three (3) feet in height.
- 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 (5) square feet advertising the property, for sale or rent, or signs used by the 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 they are not kept, bred or maintained for any commercial purpose.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Any lot area designed for the natural flow of surface water shall at all times be kept free from any obstruction to the natural flow of surface water, and any improvements made on or under any easement by the property owner are at the risk of the property owner.
- 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, 1982, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- 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 or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- Any of the above covenants and restrictions which conflict with Bethel Township zoning regulations shall be invalid.

Plat Book 8 Page 44
Miami County Recorder's Plat Records
Received for Record this 7th day of
April 1962 at 8:34 A.M.
File No. 8112 Fee \$4.30

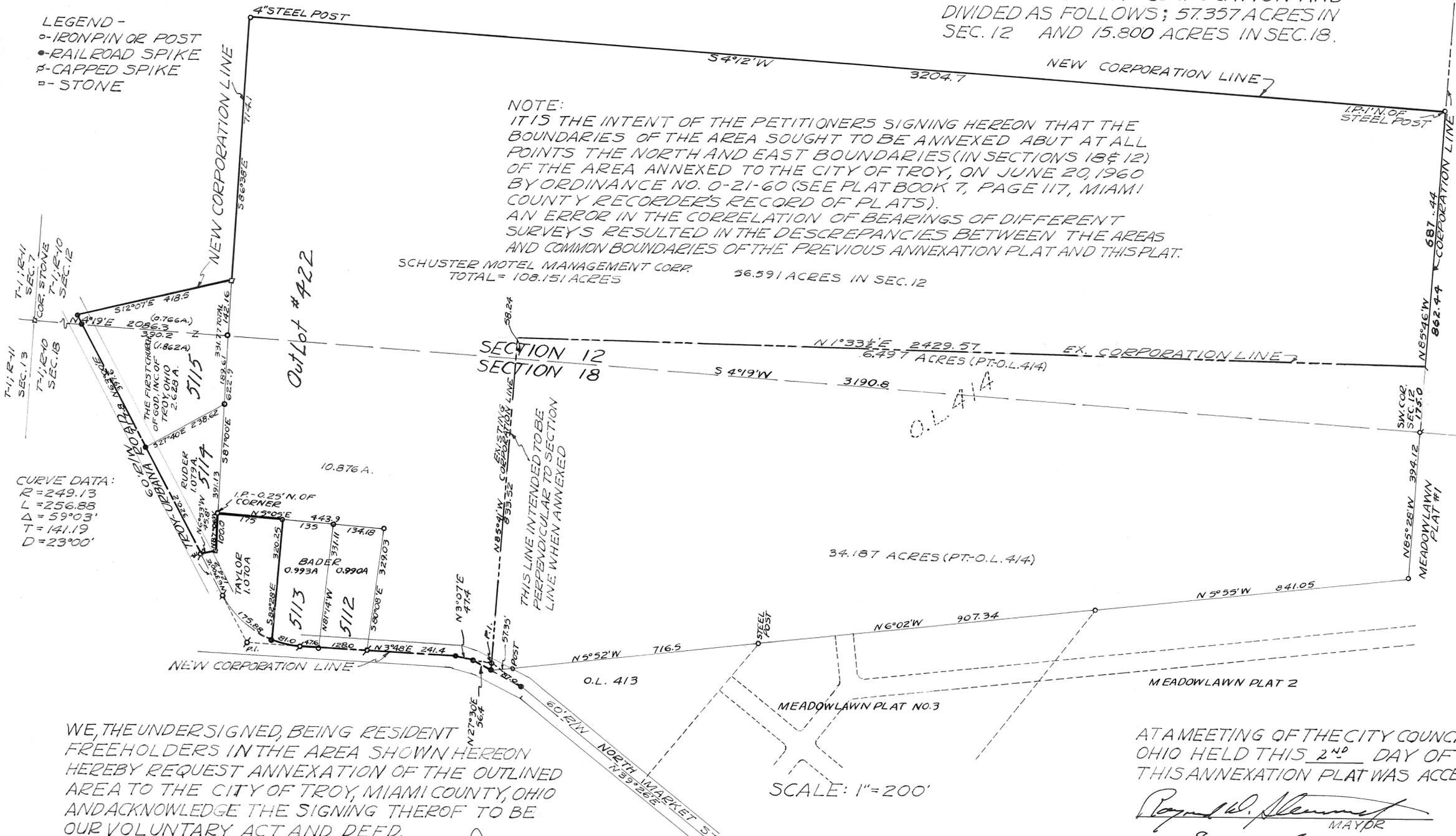
Mary B. Gustin
Miami County Recorder

ANNEXATION TO TROY, OHIO
BEING A TOTAL OF 73.157 ACRES
BOUNDED ON THE WEST AND SOUTH
BY THE PRESENT CORPORATION AND
DIVIDED AS FOLLOWS; 57.357 ACRES IN
SEC. 12 AND 15.800 ACRES IN SEC. 18.

Mary B. Austin
MIAMI COUNTY RECORDER
FEE - \$4.30



LEGEND -
○ - IRON PIN OR POST
● - RAILROAD SPIKE
⊕ - CAPPED SPIKE
□ - STONE



NOTE:
IT IS THE INTENT OF THE PETITIONERS SIGNING HEREON THAT THE
BOUNDARIES OF THE AREA SOUGHT TO BE ANNEXED ABUT AT ALL
POINTS THE NORTH AND EAST BOUNDARIES (IN SECTIONS 18 & 12)
OF THE AREA ANNEXED TO THE CITY OF TROY, ON JUNE 20, 1960
BY ORDINANCE NO. 0-21-60 (SEE PLATBOOK 7, PAGE 117, MIAMI
COUNTY RECORDER'S RECORD OF PLATS).
AN ERROR IN THE CORRELATION OF BEARINGS OF DIFFERENT
SURVEYS RESULTED IN THE DISCREPANCIES BETWEEN THE AREAS
AND COMMON BOUNDARIES OF THE PREVIOUS ANNEXATION PLAT AND THIS PLAT.

SCHUSTER HOTEL MANAGEMENT CORP.
TOTAL = 108.151 ACRES 56.591 ACRES IN SEC. 12

SECTION 12
SECTION 18

CURVE DATA:
R = 249.13
L = 256.88
Δ = 59°03'
T = 141.19
D = 23°00'

WE, THE UNDERSIGNED, BEING RESIDENT
FREEHOLDERS IN THE AREA SHOWN HEREON
HEREBY REQUEST ANNEXATION OF THE OUTLINED
AREA TO THE CITY OF TROY, MIAMI COUNTY, OHIO
AND ACKNOWLEDGE THE SIGNING THEREOF TO BE
OUR VOLUNTARY ACT AND DEED.

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY,
OHIO HELD THIS 2ND DAY OF APRIL 1962
THIS ANNEXATION PLAT WAS ACCEPTED BY ORD. NO. 0-14-62

Bert E. Ruder
BERT E. RUDER
Mary E. Ruder
MARY E. RUDER
Ira Albert Taylor
IRA ALBERT TAYLOR
Phyllis L. Taylor
PHYLLIS L. TAYLOR
William M. Dixon
WILLIAM M. DIXON

I HEREBY APPROVE THIS ANNEXATION
PLAT THIS 29TH DAY OF DEC. 1961.

Arthur D. Haddad
MIAMI COUNTY ENGINEER.

THE FOREGOING AREA APPROVED
BY THE BOARD OF COMMISSIONERS OF
MIAMI COUNTY, OHIO 29th DAY OF DEC. 1961

Adam Wilgus
Herschel Straker
Luther Pike

Raymond W. Stennett
MAYOR
Edmund K. Rose
PRES. OF COUNCIL
J. H. Tompkins
CLERK OF COUNCIL

NUMBERED TO DESIGNATE OUTLOTS AND TRANSFERRED
THIS 12th DAY OF April 1962.
Ruth E. Pabens
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS ANNEXATION
MAP TO BE CORRECT AS SHOWN.

Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED ENGINEER & SURVEYOR
SEPTEMBER 26, 1961

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 9th DAY
OF October 1961.

William M. Dixon
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES April 27, 1964

ANNEXATION OF TERRITORY IN SECTIONS 18 AND 12 IN STAUNTON TOWNSHIP TROY, OHIO

CERTIFICATION Extract from Minutes of the Council of the City of Troy, Ohio on April 2, 1962 concerning annexation of territory in Sections 18 and 12 in Staunton Township to City of Troy, Ohio - - Miami County.

April 2, 1962. ORDINANCE NO. 0 - 14 - 62 AUTHORIZING THE ANNEXATION OF 73.157 ACRES OF LAND ADJACENT TO THE CITY OF TROY, LOCATED IN SECTIONS 18 and 12, TOWN 1, RANGE 10. STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO. First Reading of the Ordinance given March 19 1962. Second Reading by title only April 2 1962. Terrell moved, Seconded by Le Fevre the rule requiring three readings be suspended. Vote: Yeas: Terrell, Barnett, Groff, Jenkins, Le Fevre, McConnell. Nays: None. On motion of Groff, seconded by Barnett, the Ordinance was adopted on the following roll call: Yeas: Terrell, Barnett, Groff, Jenkins, Le Fevre, McConnell. Nays: None. ORDINANCE ADOPTED.

Troy, Ohio. April 3, 1962 In the matter of annexation to the City of Troy, Ohio of territory in Sections 18 and 12 Staunton Township consisting of 73,157 ACRES of land adjacent to said City of Troy, Ohio. I, the undersigned H. H. Tamplin, Clerk of Council and Auditor of the City of Troy, Ohio hereby certify the above is a true copy of the Minutes as pertaining to said annexation, of a meeting of Council of the City of Troy, Ohio held on the 2nd day of April 1962.

City Seal H. H. Tamplin dated April 3, 1962 Clerk of Council and City Auditor of the City of Troy, Ohio

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

IN THE MATTER OF ANNEXING TERRITORY IN SECTIONS 12 and 18, STAUNTON TOWNSHIP TO CITY OF TROY, OHIO. Bert E. Ruder, et al Petitioners

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 0 - 14 - 62 "Ordinance authorizing the annexation of 73.157 acres of land adjacent to the City of Troy, located in Sections 18 and 12, Town 1, Range 10, Staunton Township, Miami County, Ohio." Said Ordinance being adopted and approved by Council and the Mayor on April 2, 1962.

I Further certify that the attached certified Proof of Publication of Ordinance 0 - 14 - 62 on April 5 and 12 1962 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 0 - 14 - 62 have been approved by the County Auditor and filed with the Recorder of Miami County, Ohio.

Dated April 18, 1962 H. H. Tamplin Clerk of Council and City Auditor of The City of Troy, Miami County, Ohio

ORDINANCE NO. 0-14-62

ORDINANCE AUTHORIZING THE ANNEXATION OF 73.157 ACRES OF LAND ADJACENT TO THE CITY OF TROY, LOCATED IN SECTIONS 18 AND 12, TOWN 1, RANGE 10, STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO.

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

SECTION I. That, in accordance with the petition of Bert E. Ruder, et al, the annexation of the following described territory in the County of Miami and adjacent to the City of Troy be and the same is hereby authorized and approved.

Situate in the State of Ohio, County of Miami and Township of Staunton and being a part of Section Twelve (12) and a part of Section Eighteen (18) in Town One (1), Range Ten (10) more particularly described as follows:

Beginning at an iron pin which marks the southwest corner of Section 12, same being the northeast corner of Meadowlawn Plat No. 1 in Troy, Ohio, thence South 85°46' East, 175.0 feet with the south line of Section 12 to an iron pin, said point being the place of beginning of the area herein described; thence North 1°33½' East, 2429.57 feet with the present corporation line to a point; thence North 85°41' West, 891.76 feet with the present corporation line to a railroad spike in the centerline of North Market Street (Troy-Urbana Road); thence North 27°30' East, 56.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3°07' East, 47.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3°48' East, 417.0 feet with the centerline of Troy-Urbana Road to a capped spike at the point of curvature of a curve; thence northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius and arc distance of 81.0 feet to a railroad spike, which marks the southwest corner of a 1.070 acre tract which is excluded from this annexation; thence South 82°28' East, 320.25 feet, with the south line of said 1.070 acre tract, to an iron pin; thence North 5°05' East, 175.0 feet to an iron pin, this line follows the east line of said 1.070 acre tract; thence North 87°06' West, 100.0 feet to a stone; thence North 6°53' West, 45.8 feet to a capped spike in the centerline of Troy-Urbana Road, witness an iron pin 31.95 feet distant on line last described; thence North 63°00' East, 717.8 feet with the centerline of Troy-Urbana Road to a railroad spike, witness an iron pin 31.04 feet distant on line next described; thence South 12°07' East, 418.5 feet to a stone; thence South 86°38' East, 714.1 feet to a steel post; thence South 4°12' West, 3204.7 feet to an iron pin on the present corporation line, witness a steel post one foot south on line extended; thence North 85°46' West, 687.44 feet with the present corporation line to the place of beginning.

This area contains a total of 73.157 acres which is divided as follows: 57.357 acres in Section 12 and 15.800 acres in Section 18; 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 II. 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, Ohio; the annexation plat and necessary proceeding thereto.

SECTION III. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the Clerk of this Council.

SECTION IV. That this Ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted April 2, 1962 Edward Chase President of Council

Approved April 2, 1962

R. D. Steinmetz Mayor

Attest H. H. Tamplin Clerk of Council

PROOF OF PUBLICATION

The State of Ohio)ss: Miami County)

ROBERT C GREULICH, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of 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 Thursday of each week for two weeks, beginning on the 5th day of April, 1962.

Robert C. Greulich

Sworn to and subscribed before me this 17th day of April, 1962.

Printer's Fee \$ 38.49 Notary's Fee

Naomi E. Kinsinger Notary Public, Miami County, Ohio My Commission expires Feb. 23, 1967 Notary Seal

Total \$ 38.49

ORDINANCE NO. 0-14-62

ORDINANCE AUTHORIZING THE ANNEXATION OF 73.157 ACRES OF LAND ADJACENT TO THE CITY OF TROY, LOCATED IN SECTIONS 18 AND 12, TOWN 1, RANGE 10, STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO.

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

SECTION I. That in accordance with the petition of Bert E. Ruder, et al, the annexation of the following described territory in the County of Miami and adjacent to the City of Troy be and the same is hereby authorized and approved, Situate in the State of Ohio, County of Miami and Township of Staunton and being a part of Section Twelve (12) and a part of Section Eighteen (18) in Town One (1), Range Ten (10) more particularly described as follows:

Beginning at an iron pin which marks the southwest corner of Section 12, same being the northeast corner of Meadowlawn Plat No. 1 in Troy, Ohio, thence South 85°46' East, 175.0 feet with the south line of Section 12 to an iron pin. said point being the place of beginning of the area herein described: thence North 1°33½' East, 2429.57 feet with the present corporation line to a point; thence North 85°41' West, 891.76 feet with the present corporation line to a railroad spike in the centerline of North Market Street (Troy-Urbana Road); thence North 27°30' East, 56.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3°07' East, 47.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3°48' East, 417.0 feet with the centerline of Troy-Urbana Road to a capped spike at the point of curvature of a curve; thence northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius and arc distance of 81.0 feet to a railroad spike, which marks the southwest corner of a 1.070 acre tract which is excluded from this annexation; thence South 82°28' East, 320.25 feet, with the south line of said 1.070 acre tract, to an iron pin; thence North 5°05' East, 175.0 feet to an iron pin, this line follows the east line of said 1.070 acre tract; thence North 87°06' West, 100.0 feet to a stone; thence North 6°53' West, 45.8 feet to a capped spike in the centerline of Troy-Urbana Road, witness an iron pin 31.95 feet distant on line last described; thence North 63°00' East, 717.8 feet with the centerline of Troy-Urbana Road to a railroad spike, witness an iron pin 31.04 feet distant on line next described: thence South 12°07' East, 418.5 feet to a stone: thence South 86°38' East, 714.1 feet to a steel post: thence South 4°12' West, 3204.7 feet to an iron pin on the present corporation line, witness a steel post, one foot south on line extended: thence North 85°46' West, 687.44 feet with the present corporation line to the place of beginning. This area contains a total of 73.157 acres which is divided as follows: 57.357 acres in Section 12 and 15.800 acres in Section 18; 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 II. 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, Ohio, the annexation plat and necessary proceedings thereto.

SECTION III. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the Clerk of this Council.

SECTION IV. That this Ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted April 2, 1962

EDWARD CHASE President of Council

Approved April 2, 1962

R. D. STEINMETZ Mayor

Attest H. H. Tamplin Clerk of Council

April 5, 12

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 12 AND 18, TO CITY OF TROY, OHIO Bert E. Ruder, 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 plat map are the originals thereof. The photostat copies of the "PROOF OF PUBLICATION" from the Troy Daily News, Troy, Ohio; the "AFFIDAVIT" of the Agent, Frank E. Bazler, regarding the publication and posting, and the "AMENDED PLAT MAP FILED" are true and correct copies thereof.

I further certify that the photostat copies of the Resolutions, "FILING OF PETITION - HEARING DATE SET", "PUBLIC HEARING HELD - HEARING ADJOURNED", "ADJOURNED HEARING HELD - PETITION GRANTED WITH DELETION OF TERRITORY" are true and correct copies of such resolutions and action taken by the Board of Miami County Commissioners of dates of October 11, 1961, and December 29, 1961, as recorded in Commissioners' Journal No. 36, Pages 367; 412; 420 and 421 respectively.

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

Dated: January 11, 1962

Filed October 11, 1961

BEFORE THE COMMISSIONERS OF MIAMI COUNTY, OHIO

In the Matter of the Annexation X
of a Portion of Staunton Town- X
ship to the City of Troy, Ohio. X

PETITION FOR
ANNEXATION

Bert E. Ruder, Mary E. Ruder, Ira Albert Taylor and Phyllis L. Taylor, petitioners herein, being a majority of the adult freeholders residing on the following described territory situated in the Township of Staunton, County of Miami, State of Ohio, and adjacent to the City of Troy, to wit:

Situate in the State of Ohio, County of Miami and Township of Staunton and being a part of Section Twelve (12) and a part of Section Eighteen (18) in Town One (1), Range (10) more particularly described as follows:

Beginning at an iron pin, which marks the southwest corner of Section 12, same being the northeast corner of Meadowlawn Plat No. 1 in Troy, Ohio, thence South 85 degrees 46 minutes East, 175.0 feet with the south line of Section 12 to an iron pin, said point being the place of beginning of the area herein described; thence North 1 degree 33 1/2 minutes East, 2429.57 feet with the present corporation line to a point; thence North 85 degrees 41 minutes West, 891.76 feet with the present corporation line to a railroad spike in the centerline of North Market Street (Troy-Urbana Road); thence North 27 degrees 30 minutes East, 56.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3 degrees 07 minutes East, 47.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3 degrees 48 minutes East, 417.0 feet with the centerline of Troy-Urbana Road to a capped spike at the point of curvature of a curve; thence northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius an arc distance of 256.88 feet to a capped spike at the point of tangent of the curve; thence North 63 degrees 00 minutes East, 842.0 feet with the centerline of Troy-Urbana Road to a railroad spike; thence South 12 degrees 07 minutes East, 418.5 feet to a stone; thence South 86 degrees 38 minutes East, 714.1 feet to a steel post; thence South 4 degrees 12 minutes West, 3204.7 feet to an iron pin on the present corporation line, witness a steel post 1 foot south on line extended; thence North 85 degrees 46 minutes West, 687.44 feet with the present corporation line to the place of beginning.

This area contains a total of 74.227 acres which is divided as follows: 57.357 acres in Section 12 and 16.870 acres in Section 18;

respectfully petition that the above described territory may be annexed to the City of Troy.

Said petitioners state that the map attached hereto and filed herewith is an accurate map of the above described territory.

Said petitioners further state that there is an apparent error in the description of the area annexed to the City of Troy, June 20, 1960, by Ordinance Number 0-21-60, in that bearings of the east boundary thereof located within Section 12, Town 1, Range 10, Staunton Township, and the north boundary thereof located within Sections 12 and 18, Town 1, Range 10, Staunton Township, do not correlate with the bearings of the other boundaries of said area; and that it is the purpose and intent of the above description to have the boundaries of the area sought to be annexed by this petition about said east and north boundary lines at all points thereon.

Said petitioners further state that Frank E. Bazler, 312 West Main Street, Troy, Ohio, is hereby authorized to act as agent for them in securing said annexation.

Bert E. Ruder
Bert E. Ruder

Mary E. Ruder
Mary E. Ruder

Ira Albert Taylor
Ira Albert Taylor

Phyllis L. Taylor
Phyllis L. Taylor

Dated at Troy, Ohio

October 9, 1961

FEB:JAD

WEDNESDAY, OCTOBER 11, 1961
MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, October 9, 1961.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, Adam Wilgus, and Herschel Straker.

The minutes of the previous meeting held Monday, October 9, 1961, were read and approved.

ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 12 AND 18, TO CITY OF TROY, OHIO
Bert E. Ruder, et al, Petitioners

FILING OF PETITION - HEARING DATE SET (Sections 709.02, 707.05 R. C.)

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

WHEREAS, a petition signed by Bert E. Ruder, Mary E. Ruder, Ira Albert Taylor, and Phyllis L. Taylor, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in Section 12 and Section 18, Town 1, Range 10, in Staunton Township, Miami County, Ohio, to the City of Troy, Ohio; such territory being adjacent to the North and East Corporation lines of Troy, containing 74.227 acres, more or less, and being more particularly described in the petition and accompanying plat map 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 18th day of December 1961, at ten o'clock A. M. in the office of the Miami County Commissioners, Court House, Troy, Ohio, and be it further

RESOLVED, that the agent for the petitioners, Frank E. Bazler, 312 W. Main St. Troy, Ohio, as designated in the petition shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing date so that he may give notice as required by law.

The motion to adopt the resolution was seconded by Mr. Straker, with the Board voting as follows: Mr. Rike, yea; Mr. Wilgus, yea; and Mr. Straker, yea.

* * * * *

PROOF OF PUBLICATION

The State of Ohio) SS:
Miami County) Paid
Nov 28 1961

ROBERT C. GREULICH, being first duly sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of 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 six weeks, beginning on the 16th day of October, 1961 Robert C. Greulich Sworn to and subscribed before me this 22nd day of November, 1961

Printer's Fee \$ 67.38
Notary's Fee \$.80
Total \$ 68.18

Naomi Kinsinger
Notary Public, Miami County, Ohio
Naomi Kinsinger, Notary Public
My Commission Expires Feb. 19, 1962
Notary Seal

LEGAL NOTICE

Notice is hereby given that on the 11th day of October, 1961, 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 and being a part of Section Twelve (12) and a part of Section Eighteen (18) in Town One (1), Range Ten (10) more particularly described as follows:

Beginning at an iron pin, which marks the southwest corner of Section 12, same being the northeast corner of Meadowlawn Plat No. 1 in Troy, Ohio, thence South 85 degrees 46 minutes East, 175.0 feet with the south line of Section 12, to an iron pin, said point being the place of beginning of the area herein described; thence North 1 degree 33 1/2 minutes East, 2429.57 feet with the present corporation line to a point; thence North 85 degrees 41 minutes West, 891.76 feet with the present corporation line to a railroad spike in the centerline of North Market Street (Troy-Urbana Road); thence North 27 degrees 30 minutes East, 56.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3 degrees 07 minutes East, 47.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3 degrees 48 minutes East, 417.0 feet with the centerline of Troy-Urbana Road to a capped spike at the point of curvature of a curve; thence northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius an arc distance of 256.88 feet to a capped spike at the point of tangent of the curve; thence north 63 degrees 00 minutes East, 842.0 feet with the centerline of Troy-Urbana Road to a railroad spike; thence South 12 degrees 07 minutes East, 418.5 feet to a stone; thence South 86 degrees 38 minutes East, 714.1 feet to a steel post; thence South 4 degrees 12 minutes West, 3204.7 feet to an iron pin on the present corporation line, witness a steel post 1 foot south on line extended; thence North 85 degrees 46 minutes West, 687.44 feet with the present corporation line to the place of beginning.

This area contains a total of 74.227 acres which is divided as follows: 57.357 acres in Section 12 and 16.870 acres in Section 18;

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.

Said Board of Commissioners has fixed the 18th day of December, 1961, at 10 o'clock a.m. as the time for hearing said petition at the office of the Commissioners in the Miami County Court House, Troy, Ohio.

FRANK E. BAZLER,
Agent of the Petitioners.
Oct. 16, 23, 30, Nov. 6, 13, 20

AFFIDAVIT

STATE OF OHIO, COUNTY OF MIAMI, SS:

Now comes Frank E. Bazler, agent of the petitioners, who filed on the 11th day of October, 1961 with 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 and being a part of Section Twelve (12) and a part of Section Eighteen (18) in Town One (1), Range Ten (10) more particularly described as follows:

07 minutes East 47 1/2 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3 degrees

Beginning at iron pin, which marks the southwest corner of Section 12, same being the northeast corner of Meadowlawn Plat No. 1 in Troy, Ohio, thence South 85 degrees 46 minutes East, 175.0 feet with the south line of Section 12 to an iron pin, said point being the place of beginning of the area herein described, thence North 1 degree 33 1/2 minutes East, 2429.57 feet with the present corporation line to a point; thence North 85 degrees 41 minutes West, 891.76 feet with the present corporation line to a railroad spike in the centerline of North Market Street (Troy-Urbana Road); thence North 27 degrees 30 minutes East, 56.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3 degrees 07 minutes East, 47.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3 degrees 48 minutes East, 417.0 feet with the centerline of Troy-Urbana Road to a capped spike at the point of curvature of a curve; thence northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius an arc distance of 256.88 feet to a capped spike at the point of tangent of the curve; thence north 63 degrees 00 minutes East 842.0 feet with the centerline of Troy-Urbana Road to a railroad spike; thence South 12 degrees 07 minutes East, 418.5 feet to a stone; thence South 86 degrees 38 minutes East, 714.1 feet to a steel post; thence South 4 degrees 12 minutes West, 3204.7 feet to an iron pin on the present corporation line, witness a steel post 1 foot south on line extended; thence North 85 degrees 46 minutes West, 687.44 feet with the present corporation line to the place of beginning.

This area contains a total of 74.227 acres which is divided as follows: 57.357 acres in Section 12 and 16.870 acres in Section 18;

praying therein that said territory be annexed to the City of Troy; that notice of the time and place for the hearing of said petition was published in the Troy Daily News, a newspaper of general circulation in the County of Miami, State of Ohio, once a week for a period of six consecutive weeks after the filing of said petition and prior to December 18, 1961; that notice of the time and place of the hearing of said petition was posted in a conspicuous place both within the City of Troy and within said territory sought to be annexed for a period of at least six weeks prior to December 18, 1961; and that said notices were posted and published in a form and at a place in compliance with Section 707.05 of the Ohio Revised Code.

Frank E. Bazler
Frank E. Bazler

Sworn to before me and subscribed in my presence this 16th day of December, 1961.

Notary Seal Robert L. Kimmel, Notary Public Robert L. Kimmel
in and for Miami County, Ohio
My Commission Expires June 21, 1964

FEB:JAD

Monday, December 18, 1961

ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 12 AND 18, TO CITY OF TROY, OHIO

Bert E. Ruder, et al, Petitioners

PUBLIC HEARING HELD - HEARING ADJOURNED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on October 11, 1961 a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, this day, December 18, 1961, at ten o'clock A. M., on the petition of Bert E. Ruder, et al, requesting that certain territory located in Sections 12 and 18, Town 1, Range 10, in Staunton Township, Miami County, Ohio, lying adjacent to the North and East Corporation lines of Troy, Ohio, containing 74.227 acres, more or less, be annexed to the City of Troy, Ohio and

WHEREAS, said petition was publicly read at such hearing; the petition and accompanying plat map of land to be annexed has been on file in the Miami County Auditor's office for public inspection since October 11, 1961, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication and posting as required by law and as appears from the affidavit filed by the Agent, Frank E. Bazler, and the Proof of Publication filed this date, and

WHEREAS, a letter signed by Ira Taylor, and Phyllis Taylor, two of the original petitioners for the annexation, was publicly read; such letter asked that their names be withdrawn from the petition, and that their property not be annexed to the City of Troy, Ohio, and

WHEREAS, all interested persons, including the School Board of the Miami-East School District, appearing at such hearing either in person or by representative, were given an opportunity to express their opinions either for or against the granting of the prayer of the petition, and

WHEREAS, it was determined by the Board of Commissioners of Miami County that more time was needed by said Board to consider the advisability of granting or not granting the petition, 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 December 29, 1961, at ten o'clock A. M. in the offices of the County Commissioners, Court House, Troy, Ohio.

The motion to adopt the resolution was seconded by Mr. Straker, with the Board voting as follows: Mr. Rike, yea; Mr. Wilgus, yea; and Mr. Straker, yea.

FRIDAY, DECEMBER 29, 1961

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment of Wednesday, December 27, 1961.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, Adam Wilgus, and Herschel Straker.

The minutes of the previous meeting held Wednesday, December 27, 1961, were read and approved.

ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 12 AND 18, TO CITY OF TROY, OHIO

Bert E. Ruder, et al, Petitioners

ADJOURNED HEARING HELD - PETITION GRANTED WITH DELETION OF TERRITORY

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

WHEREAS, the Board of Miami County Commissioners has heard all the expressions of opinions for, or against the granting of the petition in this matter as given by all interested property owners or persons either in person or by legal representatives at a public hearing held December 18, 1961, at ten o'clock A. M., in the County Commissioners' office, Court House, Troy, Ohio, and (and at this adjourned hearing held on December 29, 1961,

WHEREAS, the Board has considered the request of Ira and Phyllis Taylor, two of the original petitioners, to have their names withdrawn from the petition and to exclude land owned by them from the annexation of territory, therefore be it

RESOLVED, the names of Ira and Phyllis Taylor, two of the original signers of the annexation petition, shall remain on the petition in these proceedings, but further be it

RESOLVED, that the following described territory owned by the said petitioners, Ira & Phyllis Taylor, be deleted from the original territory proposed to have been annexed, and as shown by the amended plat map being filed:

Situate in the State of Ohio, County of Miami and Township of Staunton and being a part of Section eighteen (18) in Town One (1), Range ten (10) more particularly described as follows:

Beginning at an iron pin which marks the southwest corner of Section 12, same being the northeast corner of Meadowlawn Plat No. 1 in Troy, Ohio, thence South 85° 46' East, 175.0 feet with the south line of Section 12 to an iron pin; thence North 1° 33 1/2' East, 2429.57 feet with the present corporation line to a point; thence North 85° 41' West, 891.76 feet with the present corporation line to a railroad spike in the centerline of North Market Street (Troy-Urbana Road); thence North 27° 30' East, 56.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3° 07' East, 47.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3° 48' East, 417.0 feet with the centerline of Troy-Urbana Road to a capped spike at the point of curvature of a curve; thence northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius an arc distance of 81.0 feet to a railroad spike, which marks the place of beginning of the tract herein described; Thence continuing northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius an arc distance of 175.88 feet to a capped spike at the point of tangency of the curve; thence North 63° 00' East, 124.2 feet with the centerline of Troy-Urbana Road to a capped spike; Thence South 6° 53' East, 45.8 feet to a stone; thence South 87° 06' East, 100.00 feet to an iron pin; thence South 5° 05' West, 175 feet to an iron pin; thence North 82° 28' West, 320.25 feet to the place of beginning.

This tract contains 1.070 acres and is subject to all legal highways of record.

And further be it

RESOLVED, that:

- (1) The petition of Bert E. Ruder, et al, contains all the matters required by law;
- (2) That the statements in the petition are true;
- (3) That the map of the territory attached to the petition is accurate, and that the amended map submitted by the Agent is also 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 it is right that the prayer of the petition be granted after deleting the portion of land hereinbefore described and that such territory remaining to be annexed is adjacent to the City of Troy, Ohio;
- (7) That the petition of Bert E. Ruder, et al, to annex the following described land in Staunton Township after the above mentioned deletion is made, be and it is hereby granted; and it is hereby ordered that the description in the petition be and the same is hereby amended to conform with the new plat map as follows:

Beginning at an iron pin which marks the southwest corner of Section 12, same being the northeast corner of Meadowlawn Plat No. 1 in Troy, Ohio, thence South 85° 46' East, 175.0 feet with the south line of Section 12 to an iron pin, said point being the place of beginning of the area herein described; thence North 1° 33 1/2' East, 2429.57 feet with the present corporation line to a point; thence North 85° 41' West, 891.76 feet with the present corporation line to a railroad spike in the centerline of North Market Street (Troy-Urbana Road); thence North 27° 30' East, 56.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3° 07' East, 47.4 feet with the centerline of Troy-Urbana Road to a railroad spike; thence North 3° 48' East, 417.0 feet with the centerline of Troy-Urbana Road to a capped spike at the point of curvature of a curve; thence northeastwardly with the centerline of Troy-Urbana Road following a curve of 249.13 feet radius an arc distance of 81.0 feet to a railroad spike, which marks the southwest corner of a 1.070 acre tract which is excluded from this annexation; thence South 82° 28' East, 320.25 feet, with the south line of said 1.070 acre tract, to an iron pin; thence North 5° 05' East, 175.0 feet to an iron pin, this line follows the east line of said 1.070 acre tract; thence North 87° 06' West, 100.0 feet to a stone; thence North 6° 53' West, 45.8 feet to a capped spike in the centerline of Troy-Urbana Road, witness an iron pin 31.95 feet distant on line last described; thence North 63° 00' East, 717.8 feet with the centerline of Troy-Urbana Road to a railroad spike, witness an iron pin 31.04 feet distant on line next described; thence South 12° 07' East, 418.5 feet to a stone; thence South 86° 38' East, 714.1 feet to a steel post; thence South 4° 12' West, 3204.7 feet to an iron pin on the present corporation line, witness a steel post one foot south on line extended; thence North 85° 46' West, 687.44 feet with the present corporation line to the place of beginning.

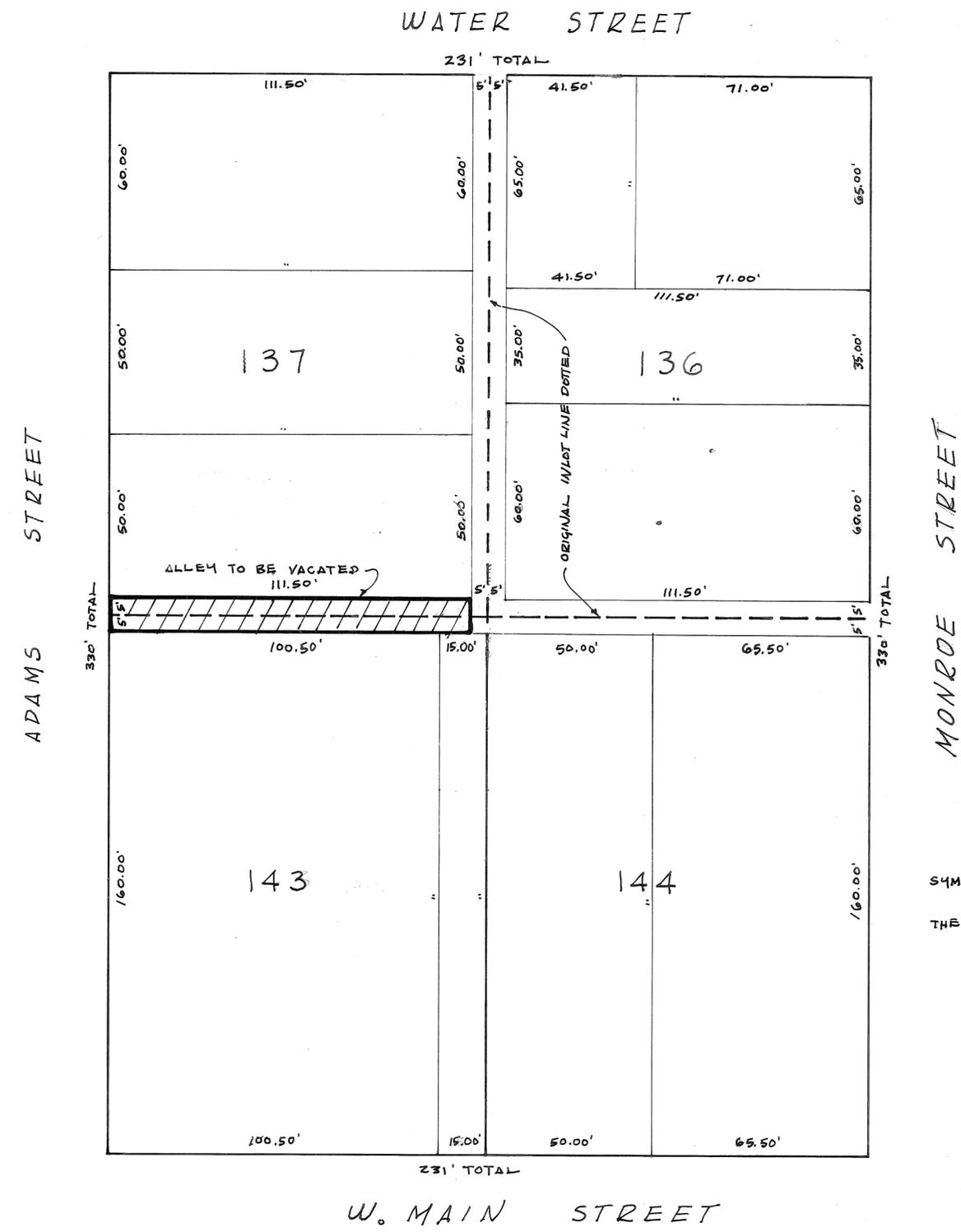
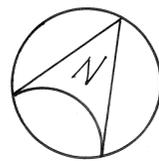
This area contains a total of 73.157 acres which is divided as follows: 57.357 acres in Section 12 and 15.800 acres in Section 18.

- (8) That said land, as described above, subject to approval of the Council of the City of Troy, Ohio, be and it is hereby annexed to said City of Troy, Ohio;
- (9) That the Clerk of the Miami County Commissioners be, and she is authorized 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 hereto.

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

Received: May 1, 1962
Recorded: May 7, 1962
Receiving time: 11:29 o'clock A. M.
Number - Plat 8232
Proceedings 8603
Plat Fee: \$4.30
Proceedings Fee: \$16.00
Mary B. Gustin, Recorder
Dora Whitmer, Deputy
Plat Book 8 Pages 45 A, B, & C.

Mary B. Austin
Miami County Recorder



WE THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 19th DAY OF FEBRUARY 1962.

WELDED PRODUCTS COMPANY
Wm. W. Hart President R. B. O'Brien Witness
Byron C. Hart Secretary J. J. Hardesty Witness

HOBART BROTHERS COMPANY
Wm. W. Hart v. President R. B. O'Brien Witness
E. B. Talbot Secretary J. J. Hardesty Witness

STATE OF OHIO, COUNTY OF MIAMI, SS:
 PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 19th DAY OF FEBRUARY 1962.

R. B. O'Brien
 Notary Public
 My commission expires MARCH 23, 1964

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 12th DAY OF DECEMBER 1961 THIS PLAT WAS APPROVED.

John M. M. M. M. President
Opal Collier Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 19th DAY OF MARCH 1962 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-9-62

Raymond V. Sturmitt Mayor
Edmund Chan Pres. of Council
J. H. Jamphie Clerk of Council

I HEREBY APPROVE THIS PLAT THIS 30th DAY OF April 1962.

Robert E. Whelan
 Miami County Auditor

SCALE 1" = 30'

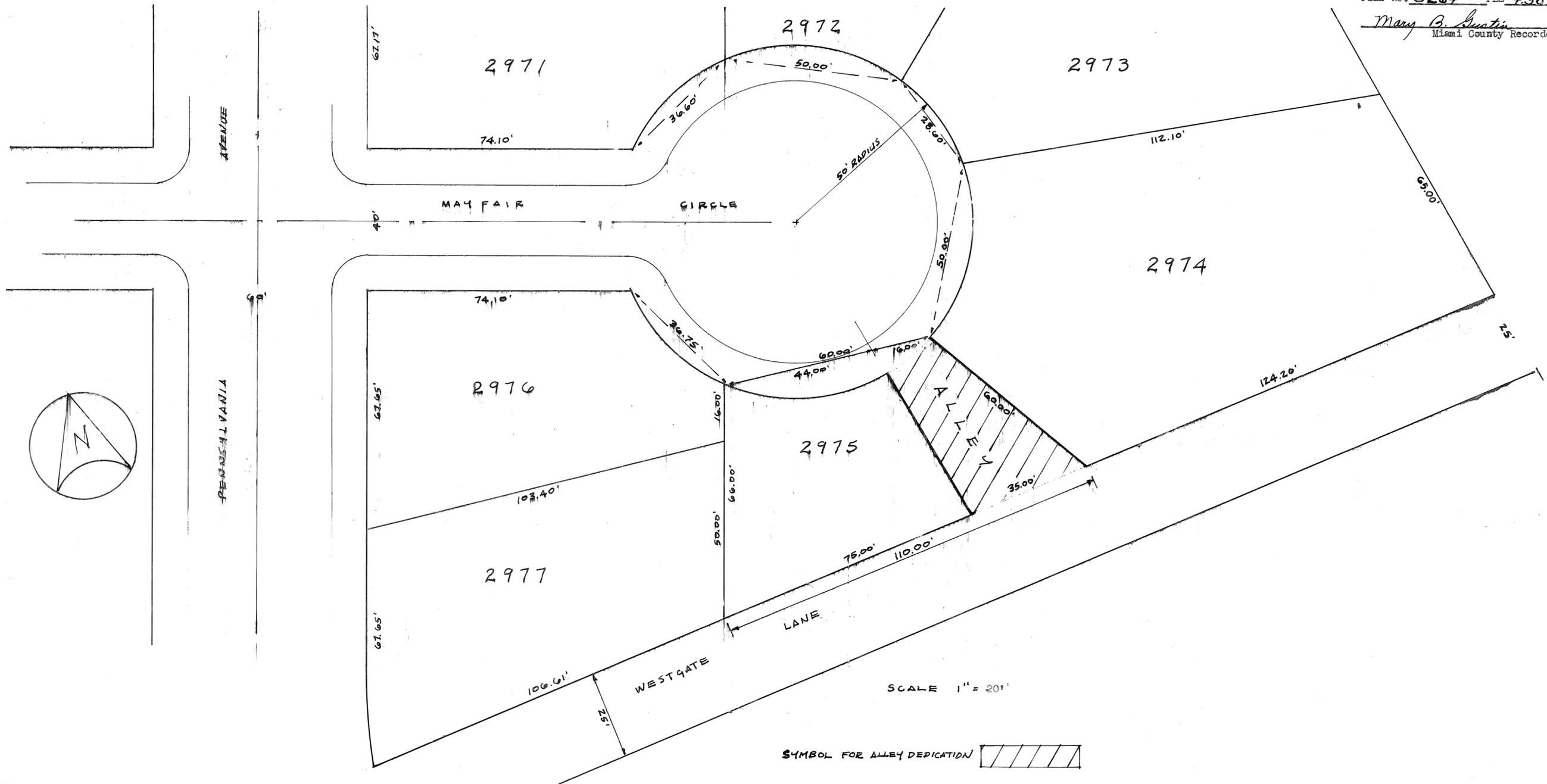
SYMBOL FOR ALLEY VACATION

THE ORIGINAL PLOTS WERE 115.50' x 165.00'

VACATION PLAT FOR HOBART BROTHERS COMPANY

Glen G. McConnell, Jr.
 REGISTERED SURVEYOR

GLEN G. MC CONNELL, JR. REG. ENGR. & SURVEYOR
 1710 PETERS ROAD, TROY, OHIO



ALLEY DEDICATION IN EDGEHILL SUBDIVISION & PART OF INLOT #2975

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN-HOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE ALLEY SHOWN TO THE PUBLIC USE FOREVER.

THE TROY LAND IMPROVEMENT CO.

E.C. Galbreath President
M.O. Brown Witness
D.C. Jenkins Secretary
M.B. Gillis Witness

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. GALBREATH ITS PRESIDENT AND
D.C. JENKINS ITS SECRETARY AND ACKNOWLEDGED
THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT & DEED IN
WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 17TH
DAY OF FEBRUARY 1962.

R.B. Miller
NOTARY PUBLIC - MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES MARCH 23, 1964

THIS PLAT APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF TROY THIS 23rd
DAY OF JANUARY 1962.

D.H. Menden VICE-President
Opal Collier Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO
HELD THIS 19th DAY OF MARCH 1962 THIS PLAT WAS
ACCEPTED BY ORDINANCE NUMBER 0-10-62

Raymond H. Stewart Mayor
Edward Chace President of Council
J.V. Jamblin Clerk of Council

NUMBERED LOT MODIFIED AND TRANSFERRED
THIS 13th DAY OF April 1962.
Ruth E. Chace
Auditor of Miami County

PLAT BOOK 8 PAGE NO. 47
RECEIVED FOR RECORD THIS 13th DAY OF
April AT 3:58 P.M.
FILE NO. 8264 FEE 4.30

Mary B. Austin
Miami County Recorder

DEDICATION PLAT FOR TROY LAND IMPROVEMENT CO.

Glen G. McConnell, Jr.
GLEN G. MC CONNELL, JR.
1710 PETERS RD., TROY, OHIO
REG. SURVEYOR # 3614



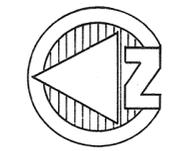
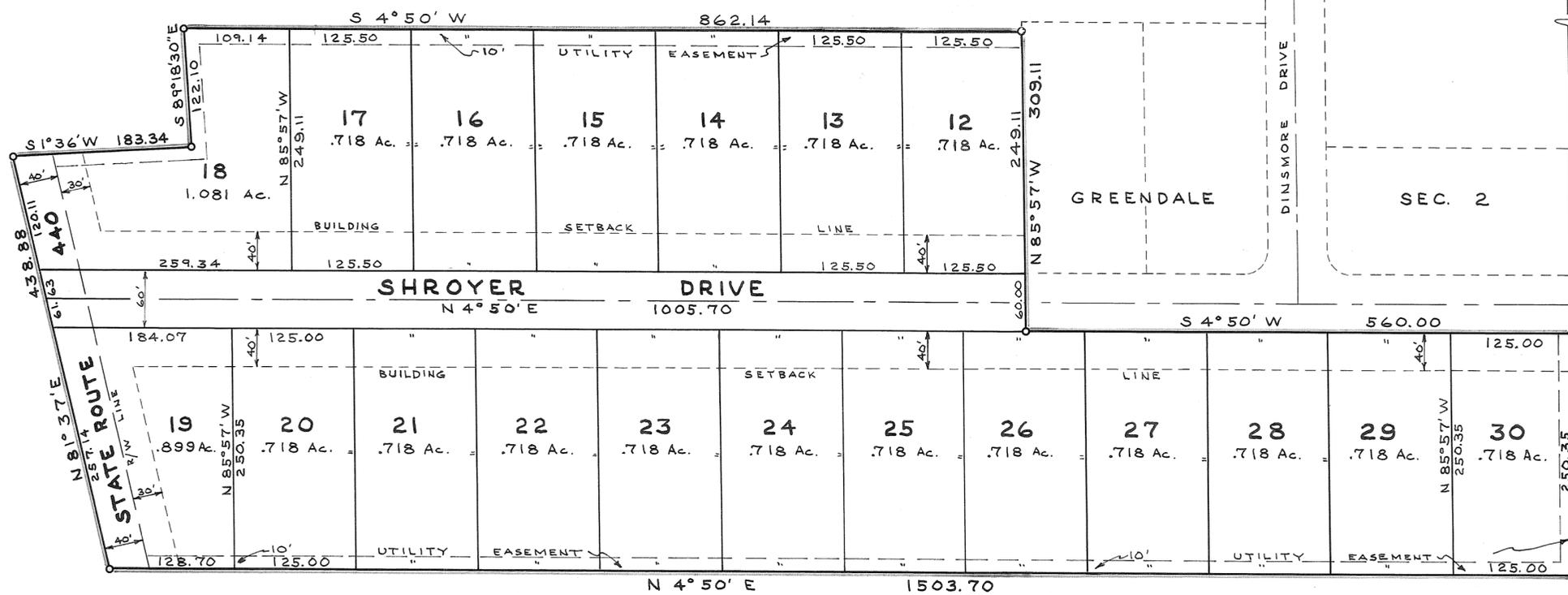
GREENDALE SUBDIVISION - SEC. 3

• TOWN 2 • RANGE 9 • SECTION 25 • BETHEL TOWNSHIP •

• MIAMI COUNTY - OHIO •

LOTS = 14.136 ACRES
ROAD = 1.376 "
TOTAL = 15.562 ACRES

BOOK 8 PAGE 48
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.



APPROVED BY BETHEL TOWNSHIP
ZONING COMMISSION

Sumner Coates
Willard Shaw
Robert Sessman

DATE: March 12, 1962.

Bethel Twp Trustees 3/12/62
Chester Mann Pres.

NOTE

THE PROTECTIVE COVENANTS FOR THIS PLAT ARE TO BE THE SAME AS THOSE FOR GREENDALE SEC. NO. 1 AS RECORDED IN VOL. 6, PAGE 107, OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS.

EASEMENTS FOR UTILITIES ARE RESERVED FOR A DISTANCE OF 5 FT. ON EITHER SIDE OF ALL INTERIOR LOT LINES.

Approved and transferred this 18th day of April, 1962.
Luther E. Graham
MIAMI COUNTY AUDITOR

File No. 8356
Received for record 10:47 AM APRIL 18 1962.
Recorded in Plat Record Book no. 8 Page no. 48
Fee: \$ 4.30
Mary B. Justice
MIAMI COUNTY RECORDER

DESCRIPTION

Being a subdivision of 15.562 Ac. of a 36.785 Ac. tract conveyed to David W. and Patty S. Dinsmore by deed recorded in Vol. 284, Page 514, of the Miami County Deed Records

DEDICATION

We, the undersigned, being all the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever.
Easements shown on this plat are for the construction, operation, maintenance, replacement, or removal of water, gas, sewer, electric, telephone or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes and are to be maintained as such forever.

Daniel D. Turner
WITNESS
Wilma Van Nostrand
WITNESS
David W. Dinsmore
DAVID W. DINSMORE
Patty S. Dinsmore
PATTY S. DINSMORE

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 17 day of February, 1962, before me, the undersigned, a notary public in and for said county and state, personally came David W. and Patty S. Dinsmore, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Paul Collier
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

My commission expires January 25 1964
DATE

APPROVED BY MIAMI COUNTY
PLANNING COMMISSION

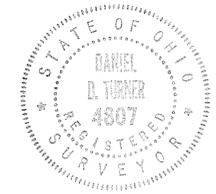
Adam Wilgus
Herschel Straker
Luther Pike

DATE March 16, 1962 NO. 721
Arthur D. Haddad
MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT AND APPROVE
THIS PLAT AS SHOWN HEREON.

Adam Wilgus
Herschel Straker
Luther Pike
MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad
MIAMI COUNTY ENGINEER



I hereby certify this plat to be correct.

Daniel D. Turner
DANIEL D. TURNER
REGISTERED SURVEYOR No. 4807

| | | | |
|---|-------------|-----|-----------|
| PLAT OF 19 LOTS - GREENDALE SEC. 3 FOR DAVID DINSMORE PHONETON - OHIO | | | |
| DANIEL D. TURNER - TROY, OHIO REG. ENGINEER REG. SURVEYOR | | | |
| DATE FEB. - 1962 | DRAWN BY: | DT. | SHEET NO. |
| JOB NO. | CHECKED BY: | DT. | 1/1 |
| SCALE: 1" = 100' | | | |

**KNOUFF ROAD #108-A
ADDITIONAL EASEMENT FOR RIGHT-OF-WAY PURPOSES
WASHINGTON TOWNSHIP**

Scale 1" = 200 Feet

Vol. 8 Pg. 55
Miami Co. Engr. Road Records

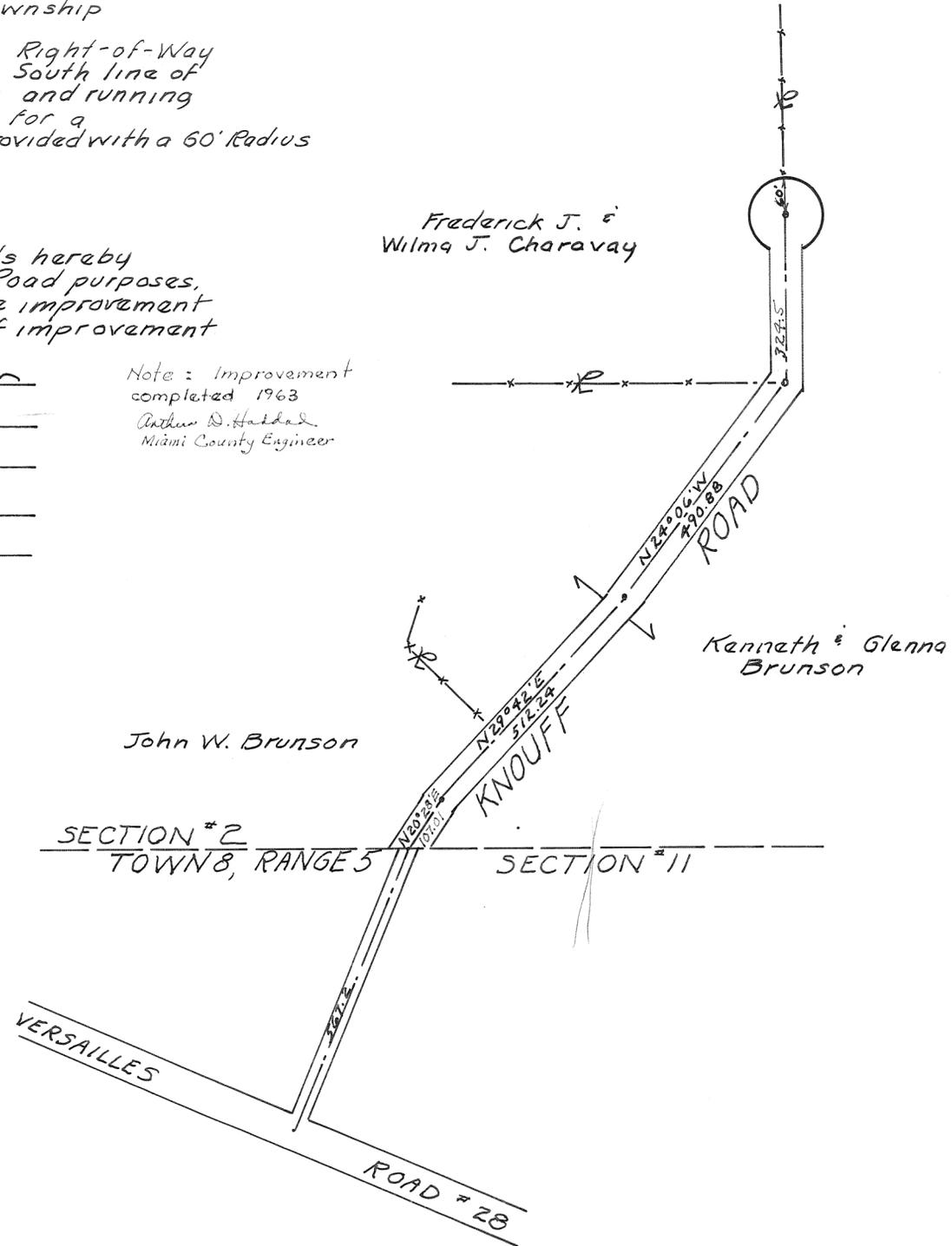
PLAT BOOK 8 PAGE 49
Miami County Recordars Plat Book
Received for Record this 23rd
Day of APRIL 1962 at 8:50AM
File No. 8429 Fee FREE
Mary B. Austin
Miami Co. Recorder

DESCRIPTION OF ADDITIONAL EASEMENT
Being an additional 15' feet of Right-of-Way lying on both sides of KNOUFF ROAD in Section 2 Town 8, Range 5, Washington Township Miami County Ohio as shown on this plat. Said 15' additional right of way on both sides increases the Right-of-Way from 30' to 60'. Starting at the intersection of the South line of Section 2 with the centerline of existing KNOUFF ROAD and running thence Northeasterly with the centerline of existing road for a distance of approximately 1,489.63 Feet. Said road to be provided with a 60' Radius Turnaround at the North terminus.

GRANTING OF EASEMENT
We the owners of the above described lands hereby grant said additional easement to the Public for Road purposes, clear of all obstructions which interfere with the improvement and/or maintenance of the highway at the time of improvement. Provided road improvement is completed within 3 years.

| | |
|---------------------------------------|------------------------------------|
| <u>Frederick J. Charavay</u> OWNER | <u>John Warren Brunson</u> |
| <u>Nancy Hemm</u> | <u>Judith K. Brunson</u> |
| <u>J. D. Deussen</u> | <u>Kenneth Brunson</u> |
| Witnesses | <u>Glenna Brunson</u> |
| | <u>Wilma J. Charavay</u> Owners |

Note: Improvement completed 1963
Arthur D. Haddad
Miami County Engineer



County of Miami S. S.
State of Ohio

Before me a Notary Public, in and for said County and State personally appeared, FREDERICK J. & WILMA J. CHARAVAY, KENNETH & GLENNA BRUNSON and JOHN W. & JUDITH K. BRUNSON who acknowledge the signing of this plat for the purposes mentioned to be their voluntary act and deed, in testimony whereof, I have hereunto set my hand and seal This 10 day of April 1962

Nancy Hemm
Notary Public
NANCY HEMM, Notary Public
Miami County, Ohio
My Commission Expires January 30, 1964

Approved April 11 1962
Arthur D. Haddad
Miami County Engineer

Approved April 13 1962
Adolph H. Hines
Harold Straker
Luther Mike
Board of Commissioners of
Miami County

Proceedings Recorded in
Commissioners Journal 36 Pages 514

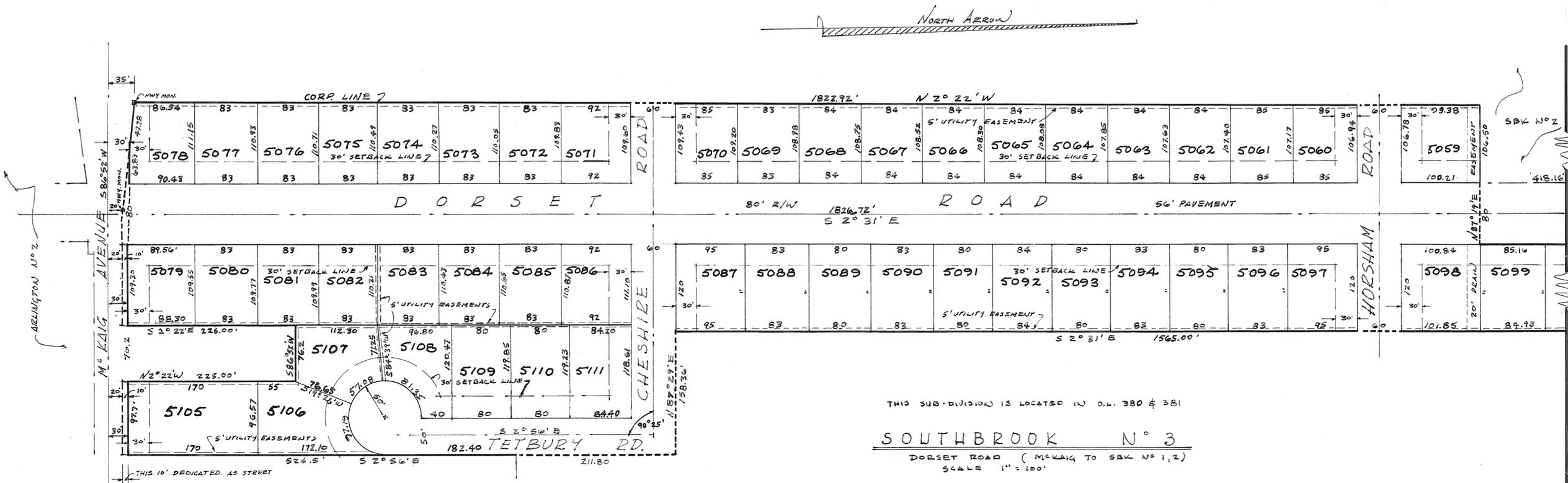
RECORDED TO INCLUDE SIGNATURE OF WELDED PRODUCTS COMPANY.

TROY CORPORATION

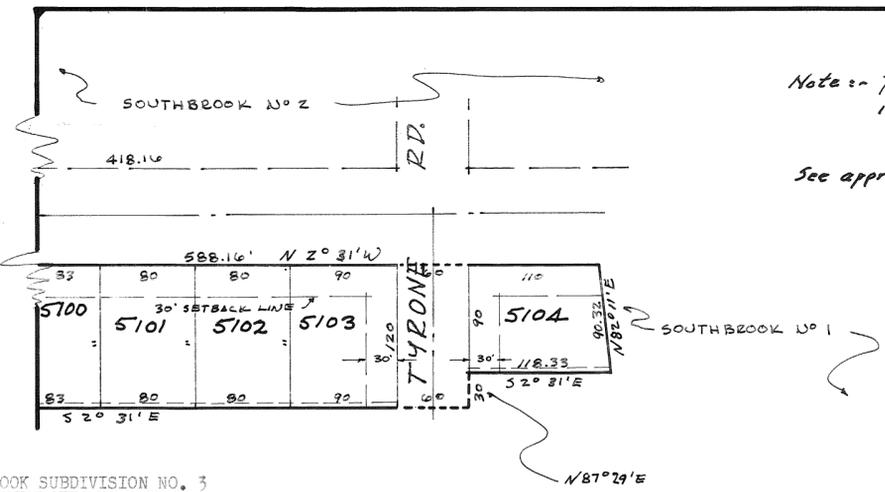
2 WARD

3 PRECINCT

SOUTHBROOK SUBDIVISION NO. 3



THIS SUB-DIVISION IS LOCATED IN D.L. 380 & 381
SOUTHBROOK N° 3
 DORSET ROAD (MCKAIG TO SBK N° 1,2)
 SCALE 1" = 100'



Note: This rerecorded plat not signed by County Auditor. This is a photographic signature of the one on the original plat.
Ruth E. Graham Auditor
 See approved correctional plat in Book 8 Page 64.

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 TO THE PUBLIC USE FOREVER.

THE WELDED PRODUCTS CO.
W.H. Hobart President
Byron A. Lutz Secretary
R.E. Ellers Witness
M.C. Brown Witness

STATE OF OHIO - COUNTY OF MIAMI
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME TO THE WELDED PRODUCTS CO. A CORPORATION BY W.H. HOBART ITS PRESIDENT AND BYRON A. LUTZ ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THE VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 28TH DAY OF APRIL 1962.

R.E. Ellers
 NOTARY PUBLIC - MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES MARCH 23, 1964

THE TROY LAND IMPROVEMENT CO.
E.C. Galbreath President
D. C. Jenkins Secretary
O.M. Brown Witness
R.E. Ellers Witness

STATE OF OHIO - COUNTY OF MIAMI
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME TO THE TROY LAND IMPROVEMENT COMPANY A CORPORATION BY E.C. GALBREATH ITS PRESIDENT AND D. C. JENKINS ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THE VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS 8TH DAY OF JANUARY 1962.
R.E. Ellers
 NOTARY PUBLIC - MIAMI COUNTY, OHIO MY COMMISSION EXPIRES MARCH 23, 1964

IN ADDITION TO UTILITY EASEMENTS SHOWN THERE SHALL BE A 5' UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES.
 BEING 16,808 ACRES OF WHICH 4,887 ACRES ARE IN STREETS AND 11,921 ACRES IN LOTS AND OF WHICH 15,580 ACRES (4,887 STREETS, 10,693 LOTS) ARE IN PART OF OUTLOT 38 AND 1,228 (0.00 STREETS, 1,228 LOTS) ARE IN PART OF OUTLOT 380.)

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 10 DAY OF January 1962.

James M. Maden President
Opal Collier Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15TH DAY OF JAN. 1962 THIS REPLAT WAS ACCEPTED BY ORDINANCE NUMBER 0-4-62

Edward Chase ACTING Mayor
J.V. Tompkins President of Council PRO TEM
J.V. Tompkins Clerk of Council

SOUTHBROOK SUBDIVISION NO. 3
 REPLAT OF PART OF OUTLOT 380 AND 381

NUMBERED TO DESIGNATE OUTLOTS AND TRANSFERRED THIS 24th DAY OF January 1962.

Ruth E. Graham
 Auditor of Miami County

PLAT BOOK 8 PAGE NO. 41
 RECEIVED FOR RECORD THIS 29th DAY OF January AT 12:02 P.M.
 FILE NO. 6885 FEE \$8.60
6886

Mary B. Austin
 Miami County Recorder
 RE-RECORDED THIS 1st DAY OF MAY 1962 AT 3:23 P.M.
 FILE NO. 8609 FEE \$4.30
Mary B. Austin
 Miami County Recorder

SHEET 1 OF 2 SHEETS
 REPLAT AND SUBDIVISION OF PART OF OUTLOT 381 FOR THE TROY LAND IMPROVEMENT COMPANY.

Glen G. Mc Connell, Jr.
 GLEN G. MC CONNELL, JR.
 1710 PETERS ROAD, TROY, OHIO
 REG. SURVEYOR # 3614



TROY CORPORATION

4 WARD

E PRECINCT

216 OUTLOT

PLAT BOOK 5 PG. 51

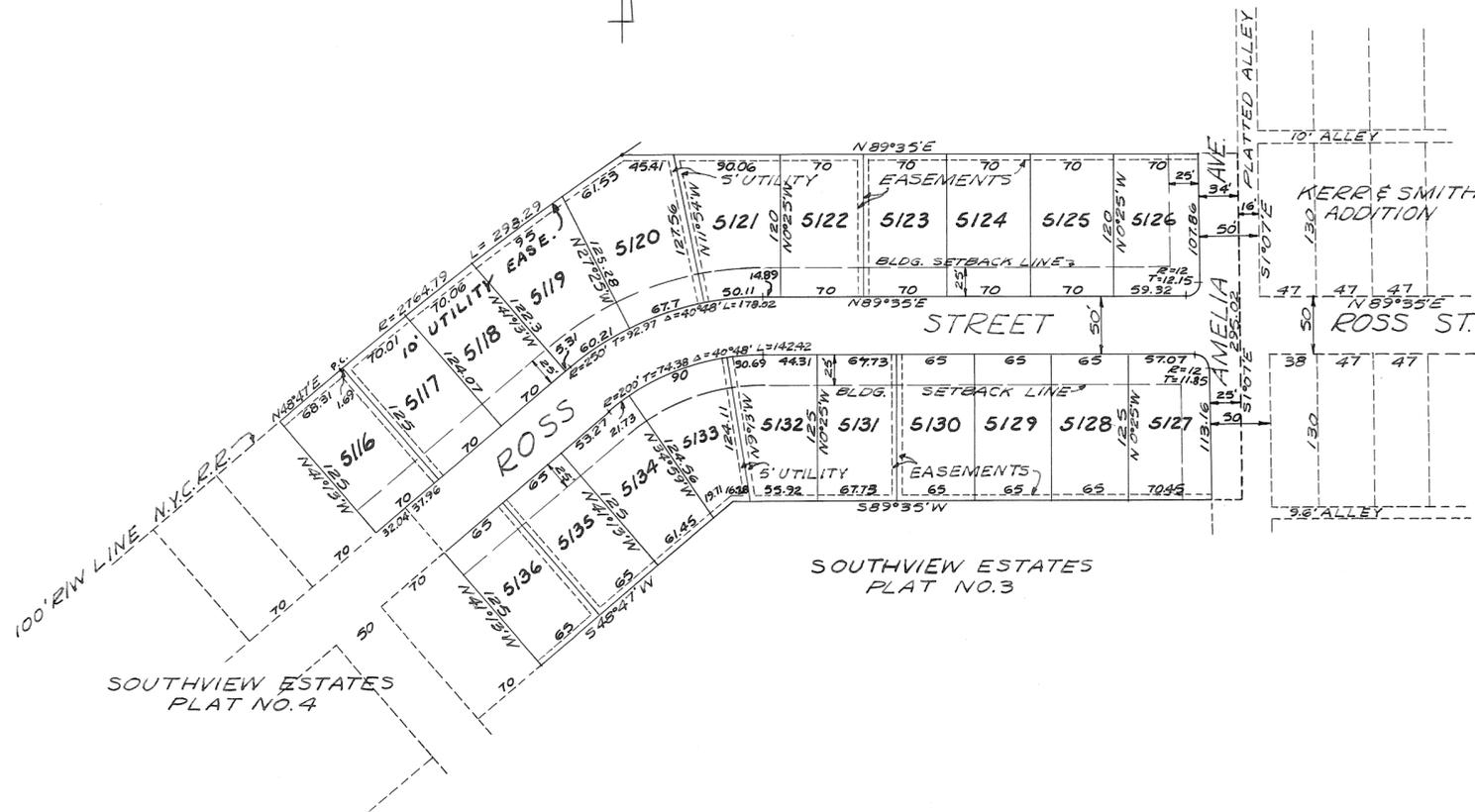
FILE NUMBER - 8763 FEE: \$4.30
RECEIVED FOR RECORD THIS 8TH
DAY OF MAY 1962 AT 11:10 A.M.
PLAT BOOK 8 PAGE 51
MIAMI COUNTY RECORDERS PLAT RECORDS

Mary B. Guatin
MIAMI COUNTY RECORDER

SOUTHVIEW ESTATES PLAT NO. 5
A REPLAT OF 5.153 ACRES OF OUTLOT 216
IN TROY, OHIO
STREETS (1.020 ACRES) LOTS (4.133 ACRES)
DATE: APRIL 18, 1962 SCALE: 1"=100'



PT. O.L. 216



AT A MEETING OF THE TROY CITY
PLANNING AND ZONING COMMISSION
HELD THIS 24 DAY OF April
1962. THIS REPLAT WAS APPROVED.

Sam Menden
PRESIDENT
Opal Collins
SECRETARY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN-HOLDERS OF THE LANDS 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.

NOTE:
THE RESTRICTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME AS THE COVENANTS FOR SOUTHVIEW ESTATES SUBDIVISION NO. 1

RUDY BUILDERS CO.

Frank Rudy PRESIDENT
Deane R. Rudy SECRETARY
Lenny B. Cole WITNESS
Joe Fulker WITNESS

AT A MEETING OF THE CITY COUNCIL OF
THE CITY OF TROY, OHIO HELD THIS
7TH DAY OF MAY 1962.
THIS REPLAT WAS APPROVED AND
ACCEPTED BY ORDINANCE NO. 0-18-62

R. G. Stumm MAYOR
J. J. Gamplin CLERK OF COUNCIL
Edward Chase PRES. OF COUNCIL

STATE OF OHIO - MIAMI COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 20th DAY OF
April 1962, BEFORE ME THE UNDERSIGNED
A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,
PERSONALLY CAME, THE ABOVE SIGNED PARTIES
AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF
THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT
AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY
HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NUMBERED TO DESIGNATE IN LOTS AND
TRANSFERRED THIS 8th DAY OF
May 1962.
Ruth E. Pabam
MIAMI COUNTY AUDITOR

Joe Fulker
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES - 9-9-62

I HEREBY CERTIFY THIS REPLAT TO BE
A TRUE AND CORRECT SURVEY AS
SHOWN - ALL CURVE DIMENSIONS
MEASURED ON THE ARC.

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

STONY-RIDGE (PLAT NO. 1)

REPLAT OF 8.434 ACRES OF OUTLOT NO. 414 IN CITY OF TROY, MIAMI COUNTY, OHIO

SCALE: 1"=100' DATE: MARCH 8, 1962

Book 8 - Page 52
FILE NUMBER - 8807
RECEIVED FOR RECORD THIS 9th
DAY OF May 1962 AT 3:45 P.M.
PLAT BOOK 8 PAGE 52
MIAMI COUNTY RECORDERS PLAT RECORDS

Mary B. Guatin
MIAMI COUNTY RECORDER
Fee \$4.30

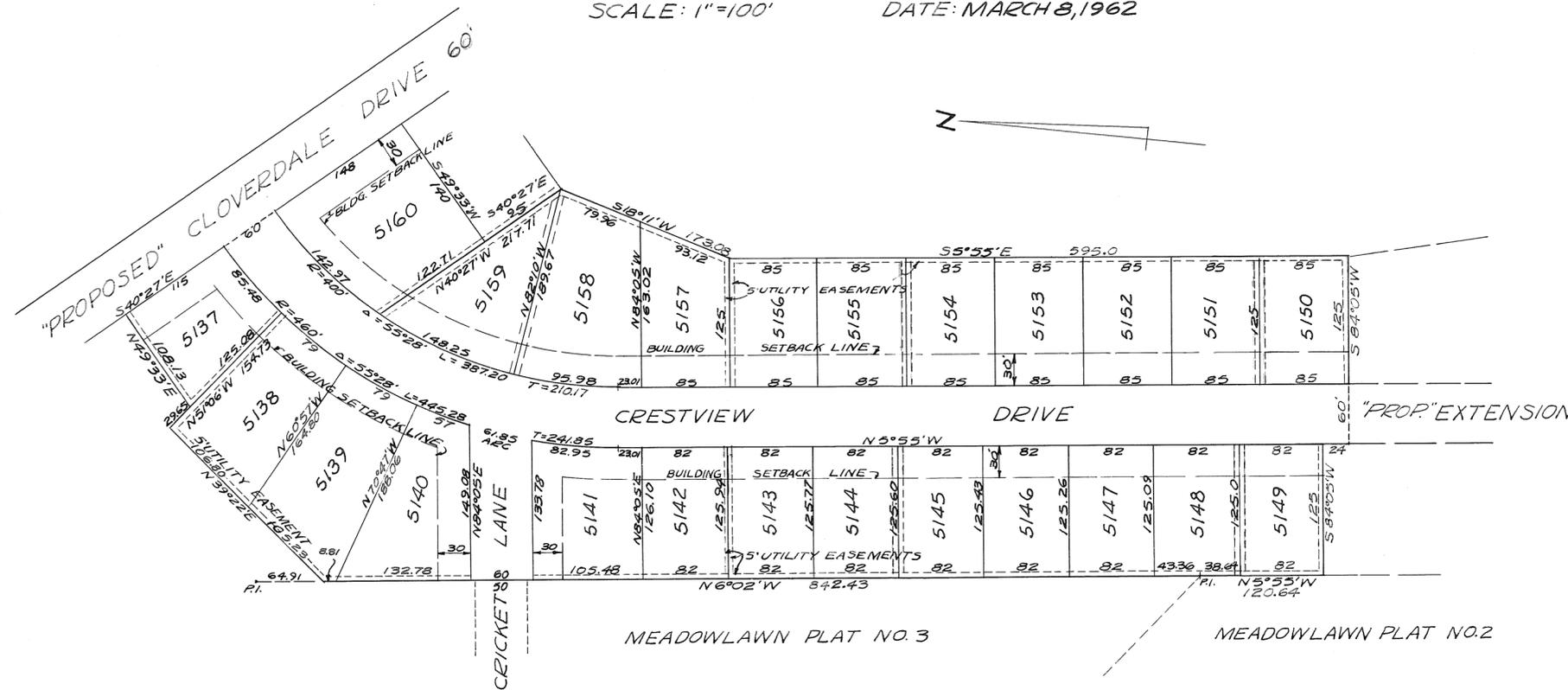
AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 10 DAY OF APRIL 1962. THIS REPLAT WAS APPROVED.

John A. Mink
PRESIDENT
Opel Collier
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 7th DAY OF MAY 1962. THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-17-62.

P. H. Stummert
MAYOR
Edward O'Leary
PRES. OF COUNCIL
H. J. Jamplin
CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 9th DAY OF May 1962.
Keith E. Graham
MIAMI COUNTY AUDITOR



DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS 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.

SCHUSTER MOTEL MANAGEMENT CORP.

Donna S. Swanton PRESIDENT
Charles A. Allburg SECRETARY
Joyce Ann Davis WITNESS
Frank E. Boyler WITNESS

STATE OF OHIO - MIAMI COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 22nd DAY OF March 1962, BEFORE ME THE UNDERSIGNED ANOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME, THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Frank E. Boyler
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES - 10-22-64

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN - ALL CURVE DIMENSIONS MEASURED ON THE ARC.

Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED SURVEYOR

STONY - RIDGE (PLAT NO. 1)

TROY, MIAMI COUNTY, OHIO

SHEET NO. 2 OF 2 SHEETS

FILE NUMBER 8807
 RECEIVED FOR RECORD THIS 9th
 DAY OF May 1962 AT 3:45 P.M.
 PLAT BOOK 8 PAGE 52-A
 MIAMI COUNTY RECORDERS PLAT RECORDS
 Fee \$4.30

RESTRICTIVE COVENANTS

THE TITLE TO ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO AND HAVE THE BENEFIT OF THE FOLLOWING RESTRICTIVE COVENANTS AND SUCH RESTRICTIVE COVENANTS SHALL BE BINDING UPON THE OWNERS OF ALL LOTS IN SAID SUBDIVISION, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS AND EVERY OTHER PERSON WHO SHALL OR MAY BECOME THE OWNER OF OR HAVE ANY TITLE DERIVED IMMEDIATELY FROM, THROUGH OR UNDER ANY OWNER OR OWNERS OF SAID LOTS LOCATED IN SAID SUBDIVISION:

1. THE LOTS IN THIS SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
2. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON ANY OF THE LOTS IN THIS SUBDIVISION ANY BUILDING OR STRUCTURE WHATEVER OTHER THAN ONE PRIVATE FAMILY DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY ONLY, WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE RESTRICTIVE COVENANTS HEREIN CONTAINED AND NOT OTHERWISE.
3. NO ONE STORY DWELLING HAVING LESS THAN 1,200 SQUARE FEET, EXCLUSIVE OF OPEN PORCHES AND GARAGE, SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION. NO ONE AND ONE-HALF STORY DWELLING HAVING LESS THAN 850 SQUARE FEET IN THE FIRST FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION. NO TWO STORY DWELLING HAVING LESS THAN 700 SQUARE FEET IN THE FIRST FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION.
4. NO COMMERCIAL TRADE WHATEVER SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS ERECTED ON ANY LOT IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARY OR PERMANENT.
6. NO FENCE OR WALL OF ANY KIND SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN UPON ANY LOT IN THIS SUBDIVISION WITHIN THIRTY (30) FEET OF THE FRONT LOT LINE THEREOF; PROVIDED, HOWEVER, THAT DECORATIVE FENCES MAY BE ERECTED IF NOT SO ERECTED FOR THE PURPOSE OF ENCLOSURE.
7. NO LOT IN THIS SUBDIVISION SHALL BE USED FOR THE DISPLAY OF ANY BILL-BEARD, SIGN OR ADVERTISING DEVICE OF ANY KIND OTHER THAN "FOR SALE" OR "FOR RENT" AND ADVERTISING SAID SUBDIVISION AND MODEL HOMES CONSTRUCTED THEREIN.
8. THESE RESTRICTIVE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UNTIL THE FIRST DAY OF JANUARY, 1975, AT WHICH TIME SAID RESTRICTIVE COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY VOTE OF THE MAJORITY OF THE OWNERS OF THE LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID RESTRICTIVE COVENANTS IN WHOLE OR IN PART.

9. IF THE OWNER OF ANY LOT IN THIS SUBDIVISION VIOLATES ANY OF THESE RESTRICTIVE COVENANTS, IT SHALL BE LAWFUL FOR ANY OTHER OWNER OF A LOT IN THIS SUBDIVISION TO PROSECUTE ANY LEGAL OR EQUITABLE ACTION AGAINST SUCH OWNER VIOLATING THESE RESTRICTIVE COVENANTS TO RESTRAIN HIM FROM SO DOING OR TO RECOVER DAMAGES DUE AS A RESULT OF SUCH VIOLATION.
10. INVALIDATION OF ANY ONE OF THESE RESTRICTIVE COVENANTS SHALL NOT INVALIDATE ANY OF THE OTHER RESTRICTIVE COVENANTS UNLESS SPECIFICALLY INTENDED SO TO DO.
11. IN THE EVENT ANY RESTRICTIVE COVENANTS 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.

TROY CORPORATION

3 WARD

C PRECINCT

SIMPSON ST.

PLAT BOOK 8 PAGE 53
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED FOR RECORD THIS 17th
DAY OF MAY 1962 AT 9:50 A.M.
FILE NO. 8899 FEE 84.30

Mary B. Austin
MIAMI COUNTY RECORDER

OBJECT OF THIS PLAT

This plat has been prepared and is presented to show by the areas shaded hereon certain vacated streets and alleys and a spur track easement in the vicinity of Plant One and Plant Two of The Hobart Manufacturing Company, Troy, Ohio, all of which were owned by said The Hobart Manufacturing Company prior to December 31, 1960 all of which vacations and easements were effected and created by ordinances (as shown on this plat) duly adopted by the Council of the City of Troy, Ohio, and duly approved by the Mayor of said city, all of which ordinances were duly published according to law, and records of publication of all of which ordinances are on file in the office of the City Auditor and Clerk of Council, Troy, Ohio.

THE HOBART MANUFACTURING CO.

By [Signature]
Exec. Vice-Pres.

And F. Douglas Houser
Vice-Pres. & Sec'y.

At a meeting of the Troy City Planning and Zoning Commission held this 10 day of April 1962, this plat was approved.

[Signature]
President

[Signature]
Secretary

At a meeting of the City Council of the City of Troy, Ohio held this 7th day of May 1962, this plat was approved and accepted by Ordinance No. 0-21-62

[Signature]
Mayor

[Signature]
Pres. of Council

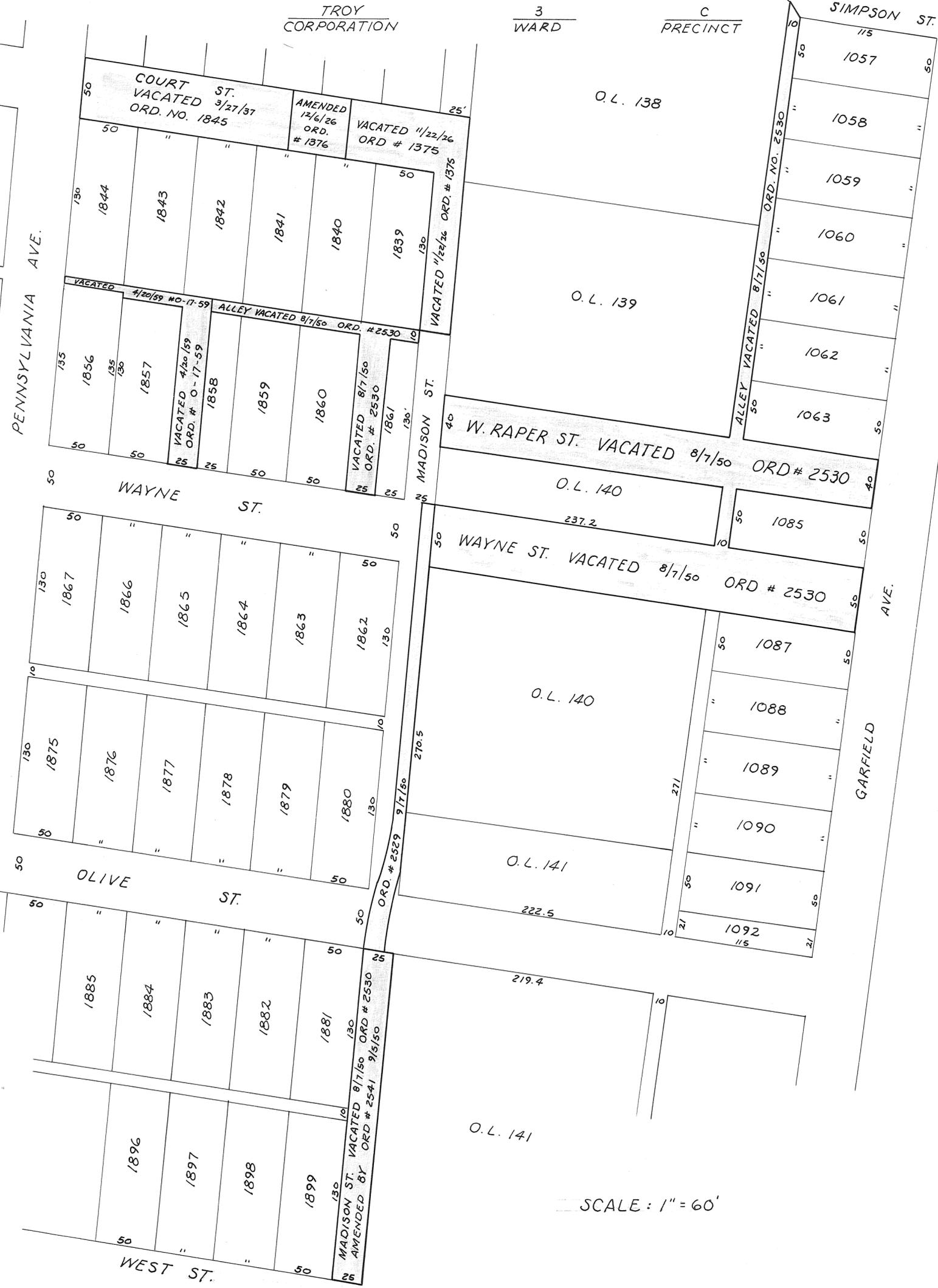
[Signature]
Clerk of Council

No transfer necessary May 11 1962

[Signature]
Miami County Auditor

I hereby certify this plat to be correct.

[Signature] 3-9-62
Richard W. Klockner
Registered Surveyor # 4370



SCALE: 1" = 60'

Mary B. Austin
MIAMI COUNTY RECORDER

VACATION OF STREETS AND ALLEYS
THE HOBART MFG. CO.

SCALE: 1" = 60'

OBJECT

The object of this plat is to correct deficiencies in the original vacation proceedings of the streets and alleys noted on this plat, for which there are ordinances but no record of publication of such ordinances.

CONSENT TO VACATION

We the undersigned being the owner of all land abutting the shaded streets and alleys herein shown, which we have petitioned the Council of the City of Troy, Ohio, to vacate, do hereby consent to such vacation and waive notice of the pendency of such petition.

The Hobart Mfg. Co.

John W. Larimer

By [Signature]
Exec. Vice Pres.

Bruce M. Geiger
Witnesses

By F. Douglas Houser
Vice-Pres. & Sec'y.

COUNTY OF MIAMI - STATE OF OHIO :

Personally appeared before me the above officers of The Hobart Manufacturing Co., the corporation which executed the foregoing consent, who acknowledged that they did voluntarily sign and seal the same, and that such execution is the voluntary act of such corporation. Subscribed by me March 27, 1962.

Frances Heldebrand
Notary Public in and for Miami County, Ohio
My Commission Expires November 25, 1963

At a meeting of the Troy City Planning and Zoning Commission held this 10 day of April 1962, this vacation was approved.

[Signature]
President
[Signature]
Secretary

At a meeting of the City Council of the City of Troy, Ohio held this 7th day of May 1962, this vacation was approved and accepted by Ordinance No. 0-21-62

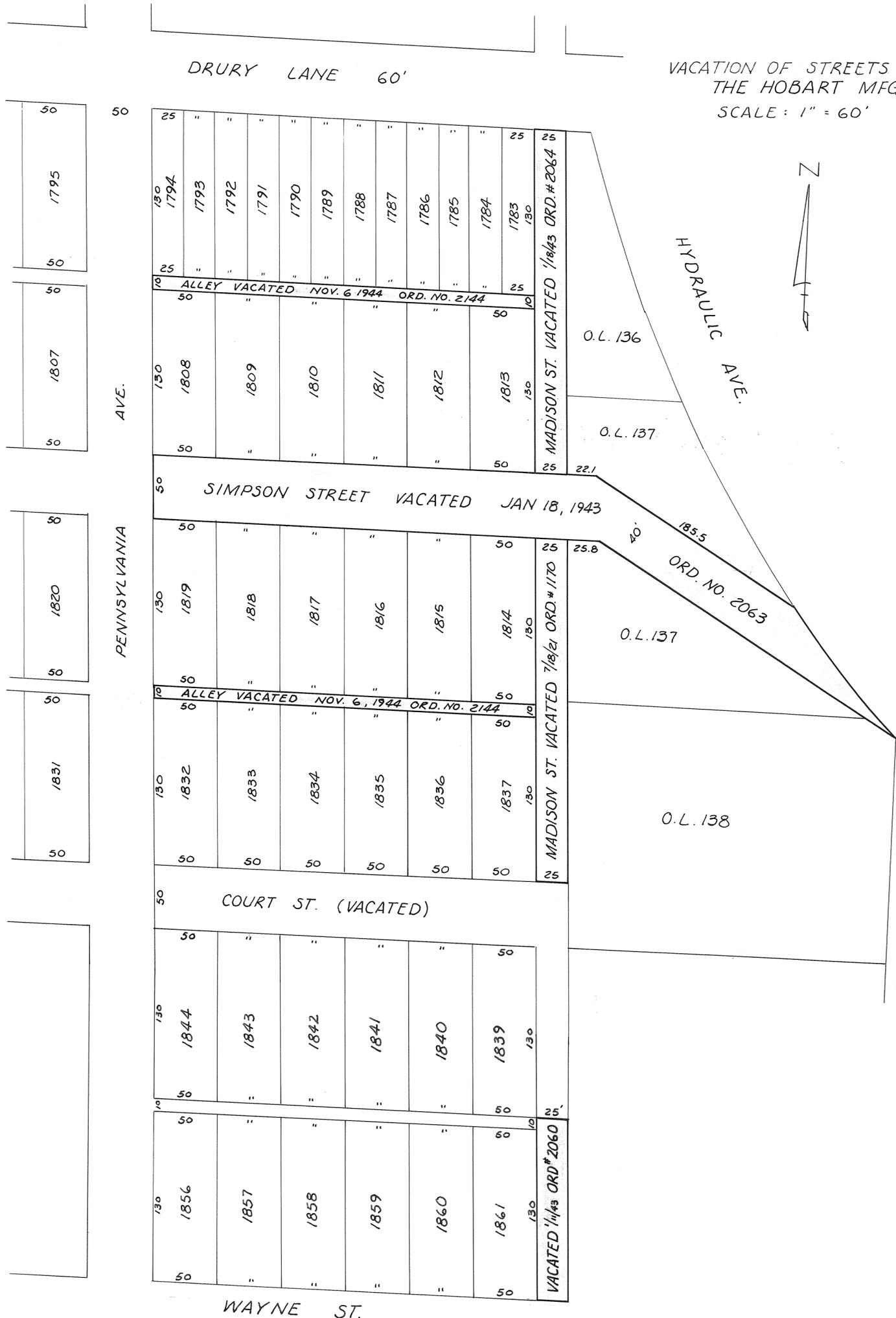
[Signature]
Mayor
[Signature]
Pres. of Council
[Signature]
Clerk of Council

Transferred this 11th day of May 1962.

[Signature]
Miami County Auditor

I hereby certify this vacation plat to be correct.

[Signature] 3-9-62
Richard W. Klockner
Registered Surveyor # 4370



Mary B. Austin
MIAMI COUNTY RECORDER

VACATION OF ALLEYS
THE HOBART MFG. CO.
SCALE: 1" = 60'

CONSENT TO VACATION

We the undersigned being the owner of all land abutting the shaded alleys herein shown, which we have petitioned the Council of the City of Troy, Ohio, to vacate, do hereby consent to such vacation and waive notice of the pendency of such petition.

The Hobart Mfg. Co.

John W. Larimer
Bruce M. Seiger
Witnesses

By [Signature]
Exec. Vice - Pres.
By F. Douglass Houser
Vice - Pres. & Sec'y.

COUNTY OF MIAMI - STATE OF OHIO:

Personally appeared before me the above officers of The Hobart Manufacturing Co., the corporation which executed the foregoing consent, who acknowledged that they did voluntarily sign and seal the same, and that such execution is the voluntary act of such corporation. Subscribed by me March 27, 1962.

James Hildebrand
Notary Public in and for Miami County, Ohio
My Commission Expires November 25, 1963

At a meeting of the Troy City Planning and Zoning Commission held this 10 day of April 1962, this vacation was approved.

John Mitroden
President
Paul Collier
Secretary

At a meeting of the City Council of the City of Troy, Ohio held this 7th day of May 1962, this vacation was approved and accepted by Ordinance No. 0-21-62

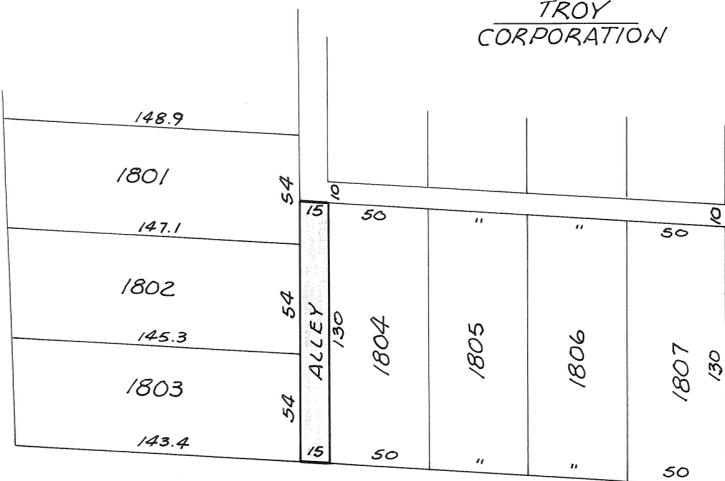
R. P. Stussman
Mayor
Edward Olson
Pres. of Council
H. J. Farphie
Clerk of Council

Transferred this 11th day of May 1962.
Ruth E. Graham
Miami County Auditor

I hereby certify this vacation plat to be correct.

Richard W. Klockner 3-9-62
Richard W. Klockner
Registered Surveyor #4370

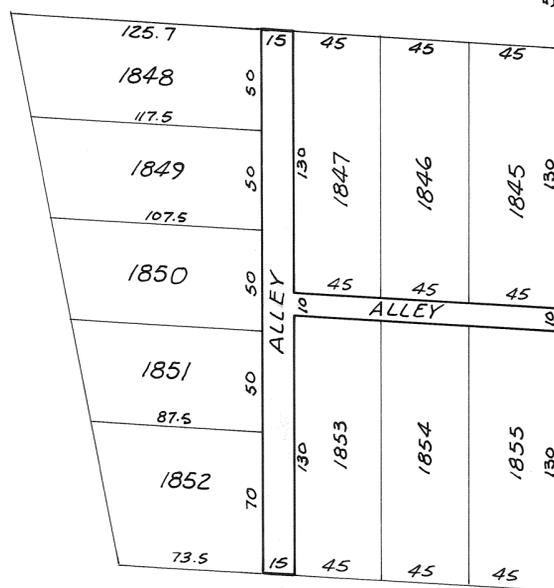
AVE.



SIMPSON STREET



COURT STREET



WAYNE STREET



50'

50'

AVENUE

PENNSYLVANIA

50'

50'

Mary B. Austin
MIAMI COUNTY RECORDER

PETITION FOR UTILITY TUNNEL EASEMENT
THE HOBART MFG. CO.
SCALE: 1" = 40'

Our Madison Street utilities tunnel from Plant One to Plant Two is shown on the accompanying plat. We constructed that tunnel late in 1939, pursuant to authority granted by Troy City Council Resolution No. 1390, which was adopted and approved August 7, 1939. This tunnel has continuously since its construction housed our live steam and condensate return lines, water supply line, sprinkler line, air line, electric line and auto-call line between our Plant One and Plant Two. This tunnel is constructed of reinforced concrete with internal height of 6'-6", internal width of 5'-0", outside width of 6'-4", running approximately 600 ft. underground with portions thereof located under Wayne and Olive Streets and the east-west alley between Wayne and Olive Streets. Resolution No. 1390 was regularly adopted by the Council of the City of Troy and regularly approved by the Mayor but there is no record of that resolution ever having been published. We petition the adoption of a new resolution or ordinance for the purpose of confirming Resolution No. 1390 and for the further purpose of completing the record of the adoption of the legislation authorizing the construction and maintenance of this tunnel.

The Hobart Manufacturing Co.

By [Signature]
Exec. Vice-Pres.

And F. Douglass Houser
Vice-Pres. & Sec'y.

At a meeting of the Troy City Planning and Zoning Commission held this 10 day of April 1962, this petition was approved.

[Signature]
President
[Signature]
Secretary

At a meeting of the City Council of the City of Troy, Ohio held this 7th day of MAY 1962, this petition was approved and accepted by Ordinance No. 0-22-62

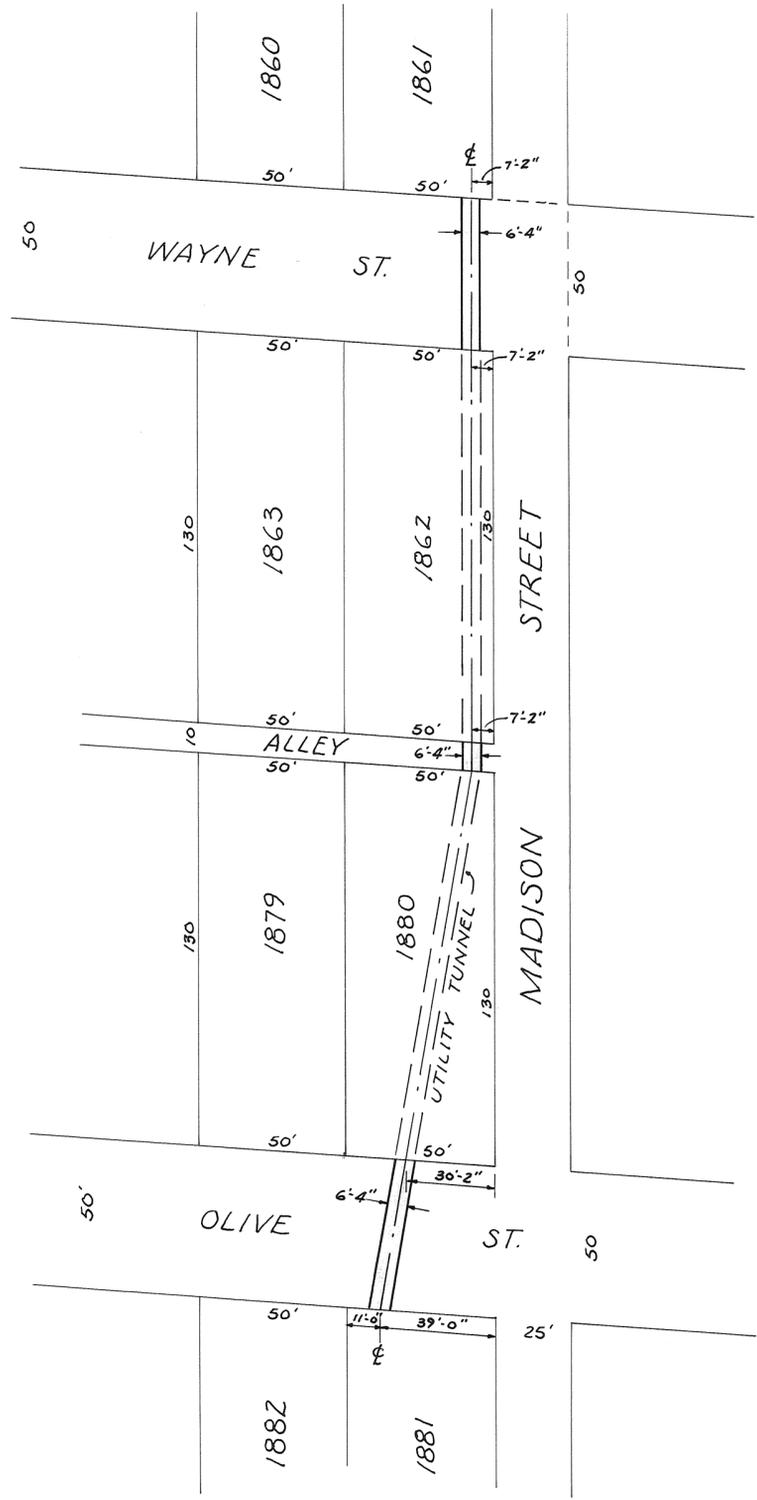
[Signature]
Mayor
[Signature]
Pres. of Council
[Signature]
Clerk of Council

No transfer necessary. May 11, 1962

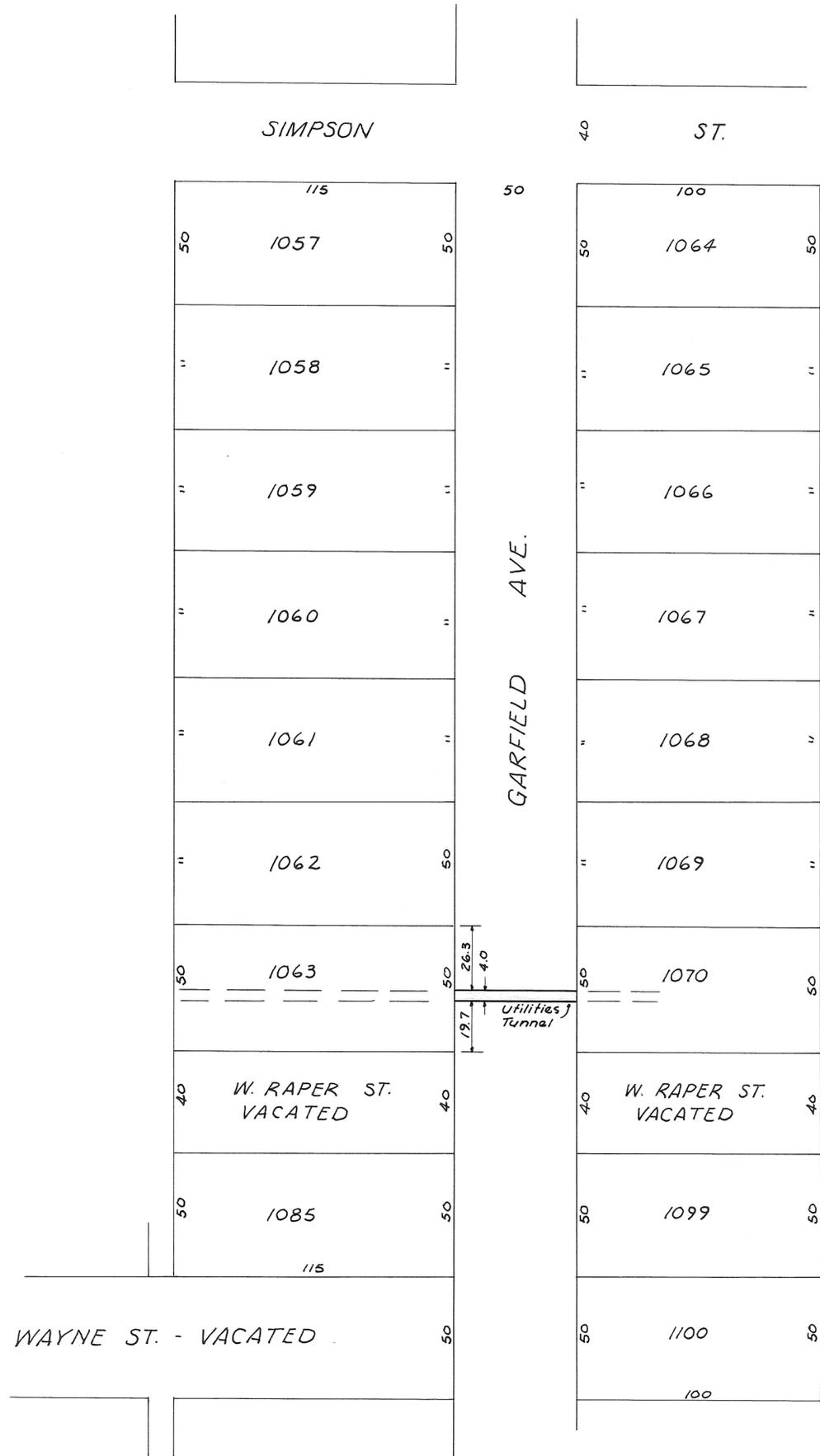
[Signature]
Miami County Auditor

I hereby certify this plat to be correct.

[Signature] 3-9-62
Richard W. Klockner
Registered Surveyor #4370



Mary B. Guatic
MIAMI COUNTY RECORDER



N
SCALE: 1" = 40'

OBJECT OF THIS PLAT

This plat records the location of a utilities tunnel easement owned jointly by The Hobart Manufacturing Company and The Troy Sunshade Company, Troy, Ohio. The easement here shown was created by Ordinance No. 0-44-61, duly adopted by the Council of the City of Troy, Ohio, on December 4, 1961, duly approved by the Mayor of said City of Troy on the same day, and duly published according to law in the Troy Daily News, Troy, Ohio, on December 8 and 15, 1961, all as shown by the records of the City Auditor and Clerk of the Council of the City of Troy, Ohio. The said utilities tunnel has been constructed by the two companies in accordance with plans and specifications on file with the Director of Public Service and Safety of the City of Troy, Ohio, and is located in the shaded area shown on this plat. It is used for a reversible steam line to connect the plants of the two companies with a vacuum return condensate line for operation either way, and a reversible compressed air line. It can and may later be used to accommodate such other utilities as electricity, gas and telephone. Parallel to and outside this tunnel is a reversible 6-inch water line between the two plants.

THE HOBART MFG. CO.
By [Signature]
Exec. Vice - Pres.
And F. Douglass Houser
Vice - Pres. & Sec'y.

THE TROY SUNSHADE CO.
By [Signature]
President
And [Signature]
Secretary

At a meeting of the Troy City Planning and Zoning Commission held this 10 day of April 1962, this plat was approved.

[Signature]
President
[Signature]
Secretary

At a meeting of the City Council of the City of Troy, Ohio held this 7th day of May 1962, this plat was approved and accepted by Ordinance No. 0-22-62.

[Signature]
Mayor
[Signature]
Pres. of Council
[Signature]
Clerk of Council

No transfer necessary May 11 1962
[Signature]
Miami County Auditor

I hereby certify this plat to be correct.
[Signature] 3-9-62
Richard W. Klockner
Registered Surveyor #4370

STANFIELD ROAD #135
 ADDITIONAL EASEMENT FOR RIGHT OF WAY PURPOSES
 CONCORD TOWNSHIP
 SCALE 1" = 500 FEET

VOL. 8 PAGE 56
 Miami Co. Engineer's
 Road Records

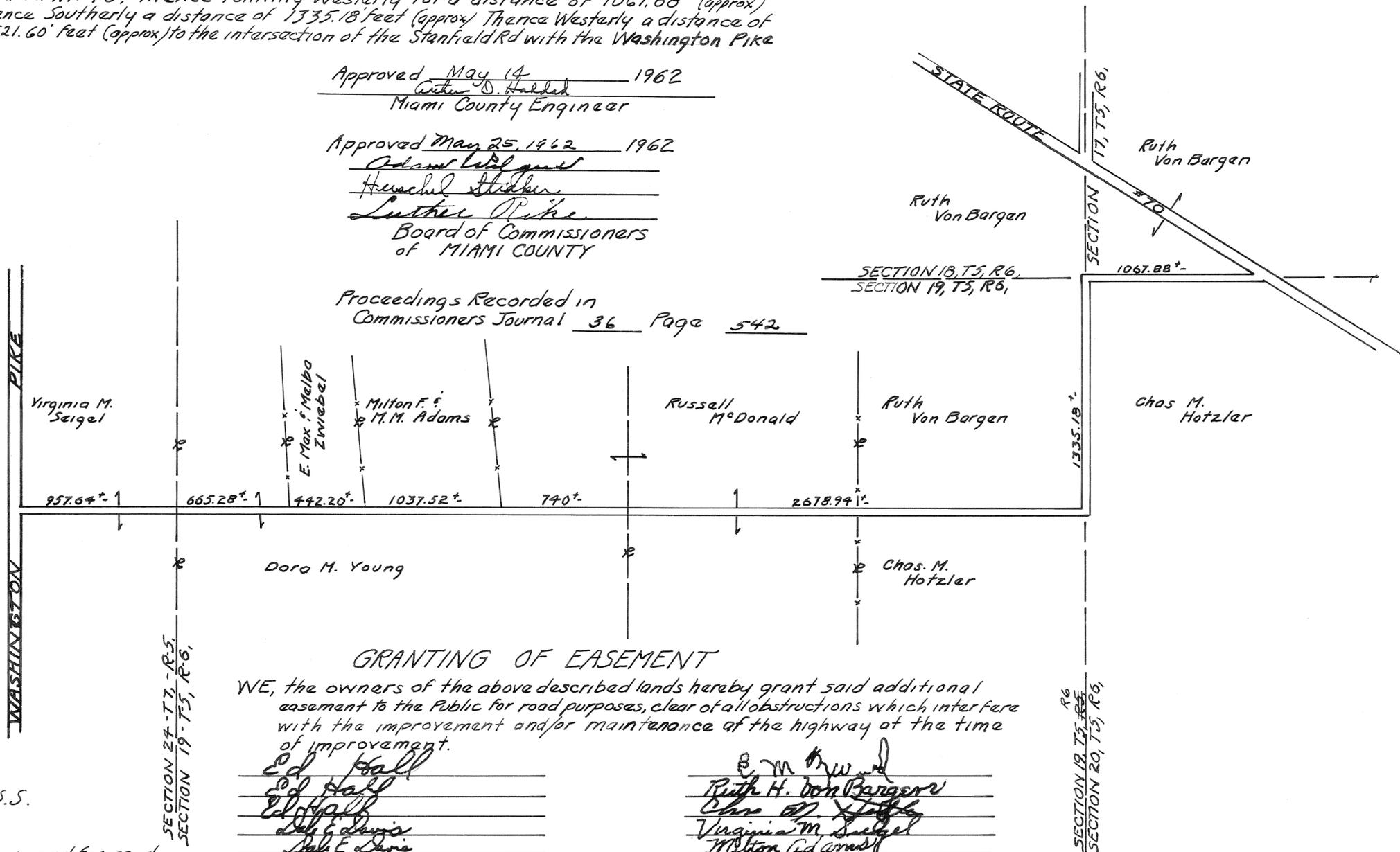
PLAT BOOK 8 PAGE 59
 Miami County Recorders Plat Book
 Received for Record this 28th
 Day of May 1962 at 8:30 AM
 File No. 9188
 Mary B. Gustin
 Miami County Recorder

DESCRIPTION OF ADDITIONAL EASEMENT
 Being an additional 10' feet of Right of Way lying on both sides of
 STANFIELD ROAD in Sections 17-18-19-20, T5, R6, and Section 24, T7, R5,
 Concord Township, Miami County, Ohio as shown on this plat
 Said 10' feet additional right of way on both sides increases the Right
 of Way from 30' to 50'. Starting at the intersection of the Stanfield Rd.
 and St. Rt. 70. Thence running westerly for a distance of 1067.88' (approx)
 thence southerly a distance of 1335.18' (approx) thence westerly a distance of
 6,521.60' (approx) to the intersection of the Stanfield Rd with the Washington Pike

Approved May 14 1962
 Arthur S. Haldub
 Miami County Engineer

Approved May 25, 1962 1962
 Adam L. Lippert
 Heuchel Stricker
 Luther Pike
 Board of Commissioners
 of MIAMI COUNTY

Proceedings Recorded in
 Commissioners Journal 36 Page 542



GRANTING OF EASEMENT

WE, the owners of the above described lands hereby grant said additional
 easement to the Public for road purposes, clear of all obstructions which interfere
 with the improvement and/or maintenance of the highway at the time
 of improvement.

Ed Hall
Ed Hall
Ed Hall
John E. Davis
John E. Davis
John E. Davis
John E. Davis

E. M. Howard
Ruth H. Van Barger
Chas. M. Hotzler
Virginia M. Seigel
Milton Adams
Russell McDonald
Dora M. Young

Witnesses

Owners

COUNTY of MIAMI } S.S.
 STATE of OHIO }

Before me a Notary Public, in and for said
 County and State personally appeared the
 above signed property owners, who
 acknowledge the signing of this plat for
 the purposes mentioned to be their
 voluntary act and deed, in testimony
 whereof I have hereunto set my hand
 and seal this 12th day of MAY 1962

Robert C. Gualich
 Notary Public

SCALE 1"=100' DATE JUNE 19, 1962

¢ CURVE DATA
PI = 978 + 68.84
Δ = 10° - 03'
D = 1007.30'
L = 2010.00
R = 11,459.16

FILE NUMBER 9689
RECEIVED FOR RECORD THIS 23 DAY OF June 1962
AT 8:32 A.M.
PLAT BOOK 8 PAGE 60 MIAMI CO. RECORDERS
PLAT RECORDS.
Mary B. Austin Recorder FEE \$ 4.00

APPROVED MIAMI COUNTY PLANNING
COMMISSION
Adam Wilgus
Luther Pike
Arthur D. Hallal
June 22, 1962 759
Arthur D. Hallal
APPROVED MIAMI COUNTY ENGINEER

WE THE UNDERSIGNED BEING THE OWNERS
OF THE LAND SHOWN ON THIS PLAT
VOLUNTARILY CONSENT TO THE EXECUTION OF
SAID PLAT.

Gordon E. Stockham
Mary D. Curtis
J. Manson K. Stockham
Arthur B. Curtis

STATE OF OHIO, COUNTY OF MIAMI, BEFORE ME
A NOTARY PUBLIC IN AND FOR THE STATE OF
OHIO, PERSONALLY CAME THE ABOVE 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 22ND DAY OF JUNE 1962.

Richard A. Foster
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

NUMBERED TO DESIGNATE LOTS AND TRANSFERRED
THIS 20TH DAY OF JUNE 1962.

Ruth E. Graham
MIAMI COUNTY AUDITOR

Approved
Robert D. Hoff
City Engineer, Lima, Ohio

COUNTRY CLUB SUBDIVISION
BEING A SUBDIVISION OF THAT PART OF
GORDON E. STOCKHAMS PROPERTY IN
T1, R12, SECTION 26, SPRINGCREEK TWP.
LYING BETWEEN THE ¢ OF COUNTRY CLUB RD.
AND THE N.W. RIGHT OF WAY OF US. ROUTE # 25.



I HEREBY CERTIFY THIS PLAT TO
BE CORRECT AS SHOWN.
Marlin N. Hoffer
MARLIN N. HOFFER
REGISTERED SURVEYOR # 4740

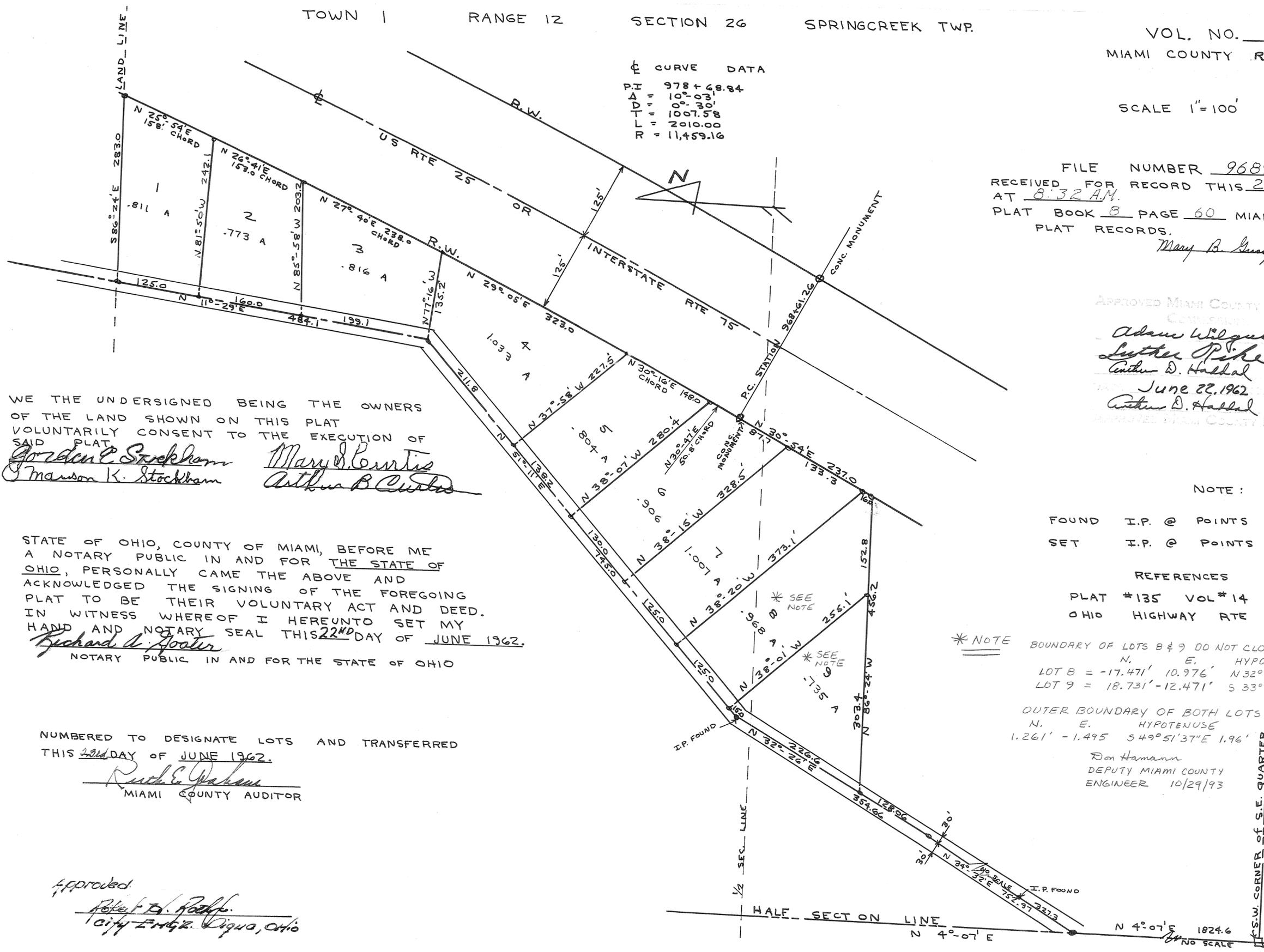
NOTE:

FOUND I.P. @ POINTS MARKED •
SET I.P. @ POINTS MARKED •

REFERENCES

PLAT #135 VOL #14 LAND SURVEYS
OHIO HIGHWAY RTE 25 PLANS

* NOTE BOUNDARY OF LOTS 8 & 9 DO NOT CLOSE!!
N. E. HYPOTENUSE
LOT 8 = -17.471' 10.976' N32°08'18"W 20.63'
LOT 9 = 18.731' -12.471' S 33°39'15"E 22.50'
OUTER BOUNDARY OF BOTH LOTS 8 & 9 COMBINED
N. E. HYPOTENUSE
1.261' -1.495' S49°51'37"E 1.96'
Don Hamann
DEPUTY MIAMI COUNTY
ENGINEER 10/29/93



KISER TERRACE SUBDIVISION

RESTRICTIVE COVENANTS

- (1) All lots in the within subdivision shall be known and described as single-family residential lots.
- (2) No structures shall be erected, altered, placed, or permitted to remain on any residential building tract other than one detached single-family dwelling, not to exceed one and one-half stories in height and a private garage for not more than two (2) cars.
- (3) No lot shall hereafter be subdivided into parcels for additional residential purposes, or any other purpose.
- (4) No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat.
- (5) The ground floor area of the main structure, exclusive of one-story open porches and garages shall not be less than 1200 sq. ft. in the case of a one story structure, not less than 900 sq. ft. in the case of a one and one-half story structures.
- (6) 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.
- (7) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (8) No fence, wall, hedge, or mass planting shall be permitted to extend nearer to any street than the minimum setback line.
- (9) No sign or billboard except one professional sign of not greater than 1 Sq. ft. in size 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 on the premises, nor shall any domestic animal or poultry of any kind 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 commercial purpose.
- (10) These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and on all persons claiming under them until Dec. 1981 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.
- (11) The covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
- (12) Invalidiation of any one of these covenants and restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- (13) No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot 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) owners as designated by a majority of the lot owners. Note: (The duties and powers of such committee shall be determined by the lot owners.)

(14) The narrow side of the lot abutting a street shall be considered the front.

(15) The premises shall be kept neat and clean, the buildings well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials, or refuse shall be permitted to accumulate or remain on any lot.

(16) No Buildings or Structures shall be Erected closer than seven (7) to Side Lot Line.

KISER TERRACE SUBDIVISION
MIAMI COUNTY, OHIO
DONNA JANE COURT
T.6, R.5, Sec. 16 Village of West Milton
DYE-SNIDER & ASSOCIATES
Consulting Engineers & Land Surveyors
WEST MILTON, OHIO

PETERS SUBDIVISION - SEC. 3

PART OF O.L. 124 - PIQUA, OHIO

BOOK 8 PAGE 62
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.

DESCRIPTION

Being a subdivision of 8.446 Acres of part of O.L. 124 as conveyed to Gilford H. and Kittie B. Peters by deed recorded in Vol. 255, Page 179 of the Miami County Record of Deeds.

DEDICATION

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

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the 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.

Nancy Hemm
WITNESS
Daniel D. Turner
WITNESS

Gilford H. Peters
GILFORD H. PETERS
Kittie B. Peters
KITTIE B. PETERS

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 13 day of June, 1962, before me, a notary public in and for said county and state, personally came Gilford H. Peters and Kittie B. Peters, who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

NANCY HEMM, Notary Public
In and for Miami County, Ohio
My Commission Expires January 30, 1964

Nancy Hemm
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY-OHIO

Approved and transferred this Saturday of July, 1962.

File No. 9878

Note -
See Agreement for Rezoning
Recorded in Misc. Bk. 10-Pg. 33
Mary B. Gustin - Recorder
Dora Whitmer - Deputy

Ruth E. Graham
MIAMI COUNTY AUDITOR

Received for record 2:58 PM JULY 5, 1962.
TIME DATE

Recorded in Plat Book No. 8 Page 62

Fee: \$ 4.30

Mary B. Gustin
MIAMI COUNTY RECORDER

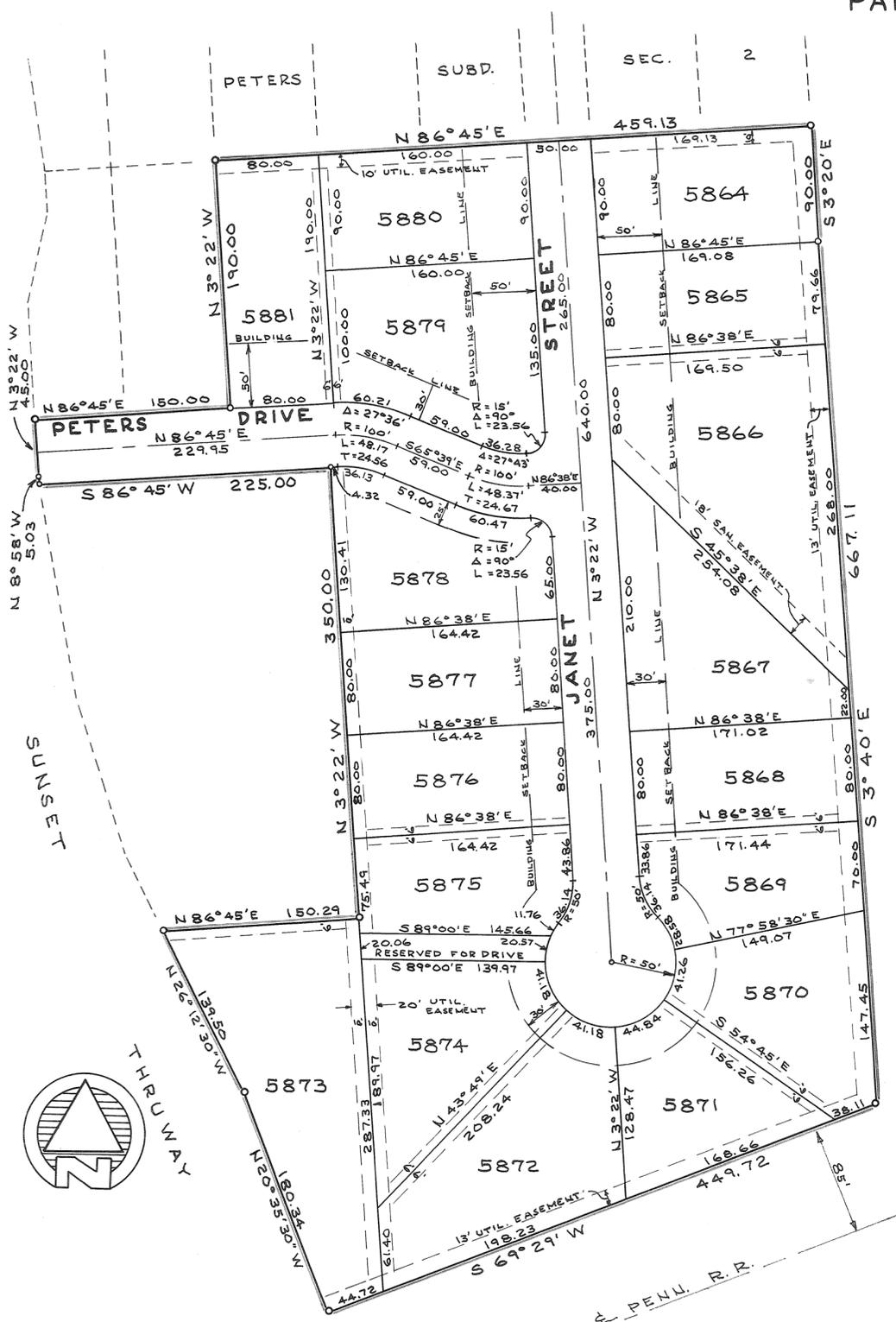
PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE - No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one (1) single family dwelling.
2. DWELLING SIZE - The floor area of each dwelling structure exclusive of open porches, garages, car ports, or patios shall not be less than 1200 sq. ft. for a one-floor plan design, 1400 sq. ft. for split level design and 1000 sq. ft. on first floor of two story or one and one-half story structures.
3. BUILDING LOCATION - No building shall be located on any lot nearer to the front or side property line than the min. setback distance provided on the recorded plat of said subdivision.
4. DIVISION OF LOTS - No lot or lots shall be hereafter subdivided into additional lot or lots.
5. OTHER BUILDINGS - No trailers, basements, camp shacks, garage, barn or other outbuildings shall at any time be used as a residence temporarily or permanently upon said property, nor shall any structure of temporary character be used as a residence.
6. FENCES - Any fences or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four ft. (4') in height shall be put or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. NUISANCES - No noxious nor offensive activities shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance.
8. TEMPORARY STRUCTURES - No structure of a temporary character may be permitted on any premises except during the active period of construction of buildings.
9. SIGNS - No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than one (1) sq. ft. or one (1) sign of not more than five (5) sq. ft. advertising property for sale or for rent, or signs by a builder to advertise the property during construction.
10. LIVESTOCK AND POULTRY - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.
11. TIME OF COVENANTS AND RESTRICTIONS - 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 July 1, 1982, at which time they shall be automatically extended for successive periods of ten (10) years unless by a vote of the then owners of the lots, it is agreed to change said covenants.
12. INVALIDATION OF COVENANTS - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
13. ENFORCEMENT OF COVENANTS - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.
14. These covenants shall apply to all lots except lot no. 5873.

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

Daniel D. Turner
DANIEL D. TURNER
REGISTERED SURVEYOR NO. 4807

| | | | |
|---|-----------------|------------------|------------------|
| PLAT OF PETERS SUBD. - SEC. 3 FOR GILFORD H. PETERS PIQUA-OHIO | | | |
| DANIEL D. TURNER - TROY, OHIO REG. ENGINEER | | REG. SURVEYOR | |
| DATE JUNE-1962 | DRAWN BY DT | CHECKED BY DT | SHEET NO. 1/1 |
| JOB NO. 3-62-14 | SCALE: 1" = 80' | | |



At a meeting of the City of Piqua Planning Commission held this 23 day of June, 1962, this plat and restrictions were approved.

E. N. Beach
CHAIRMAN
Robert J. ...
SECRETARY

At a meeting of the City Commission of the City of Piqua, held this 2nd day of July, 1962, this plat and restrictions were approved by ordinance no. ...

Jack ...
Harvey Craft
Chas. H. ...



RECORD PLAN
OF
SUNSET GARDENS
SEC. 1

BEING PART OF OUTLOT 105, PIQUA, MIAMI COUNTY, OHIO, CONTAINING 7.754 ACRES
SCALE 1"=100'

THIS INSTRUMENT WAS PREPARED BY
MIAMI COUNTY ENGINEERING CO.
WEST MILTON - OHIO



Approved by the Piqua Planning Commission
this _____ day of _____ 1962

Approved by the Piqua City Commission
this 24th day of July 1962.

Transferred and numbered this 5th day
of July 1962.

File No. 9887
Recorded this 5th day of July 1962,
AT 3:27 P.M. Fee \$ 4.30

The within plot is a subdivision of 7.754 Acres
out of Lands conveyed to MID-PROPERTIES, INC.
as recorded in D.B. 385 Pg. 393 of the deed
records of Miami County, Ohio.

The measurements are certified correct and monuments
set as shown. Curved distances are measured on
the arc.

MIAMI COUNTY ENGINEERING CO., BY

Conrad S. Rowshaw
Surveyor #4872

PROTECTIVE COVENANTS

- All lots in this tract shall be known and described as residential. No structures shall be erected 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 hereafter be subdivided into parcels for additional residential purposes.
- No building shall be located closer than (6) feet to any side lot line, nor shall the sum of the side yard spaces be less than (14) feet, and said structure shall not be located nearer the front lot line than the indicated set-back lines, shown on the record plan, nor nearer the rear lot line than (40) feet. Rear yard of corner lots may be less than 40'. The above covenant does not include steps, eaves or open porches.
- The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than (750) square feet in the case of a one story or one and one half story structure, or (650) square feet for tri-level or two 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 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 sign or billboard, except "FOR SALE" signs shall be erected on any lot in this subdivision.
- No barn, stable or other outbuildings for housing domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry except pets be permitted.
- No fence shall be erected nearer the front lot line than (30) feet, unless same shall be a hedge or shrub growth, not to exceed (4) feet in height.
- The premises shall be kept neat and clean, the building well pointed and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot.
- 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, 1987, at which time said covenants shall be automatically extended for successive periods of (10) years unless by vote of the then owners of the lots it is agreed to change said covenants in whole or in part.
- 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.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.

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, repair, maintenance, 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:
Mary Ann Hunter
Roberta E. Wapshig
MID-CONTINENT PROPERTIES, INC. by
Peter R. Thompson
J. Richard Grier
Peter R. Thompson, President
J. Richard Grier, Vice President
J. Richard Grier, Sec'y

Date: July 5, 1962
STATE OF OHIO, COUNTY OF MIAMI, SS.

Peter Thompson, 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.

Peter R. Thompson
Peter R. Thompson

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

Mary Ann Hunter
Notary Public in and for Miami County, Ohio
My Comm. Exp. 7-5-1964

STATE OF OHIO, COUNTY OF MIAMI, SS.

Be it remembered that on this 5th day of July 1962, before me, the undersigned, a Notary Public in and for said county and state, personally came MID-CONTINENT PROPERTIES, INC., by Peter R. Thompson, its president, and J. Richard Grier, its vice president, to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

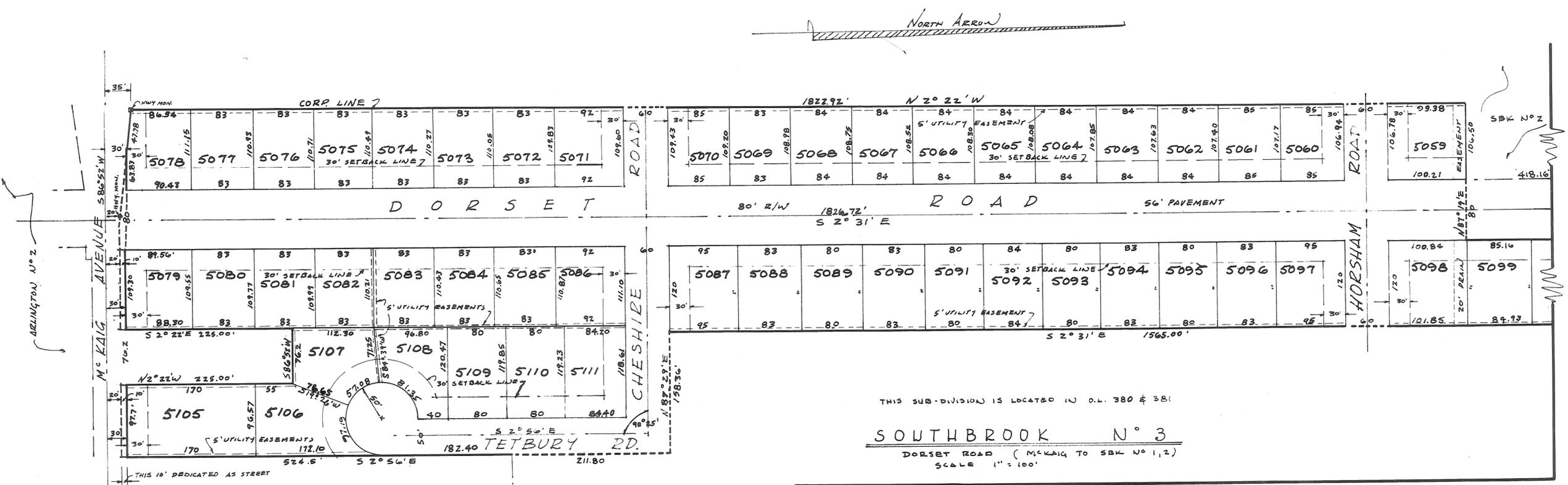
Mary Ann Hunter
Notary Public in and for Miami County, Ohio
My Comm. Exp. 7-5-1964

OUTLOT 106, James L. & Edith E. Lawler, D.B. 250, Pg. 353
PART OUTLOT 105, MID-CONTINENT PROPERTIES INC. D.B. 385, Pg. 393



PT. OUTLOT 104, Frederick G. & La Donna E. Cruse
D.B. 295 Pg. 363

RECORDED TO INCLUDE SIGNATURE OF WELDED PRODUCTS COMPANY.

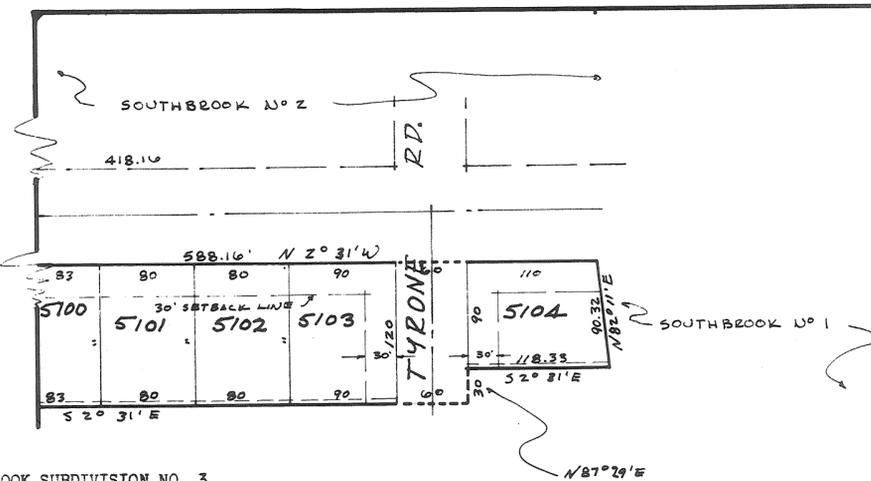


THIS SUB-DIVISION IS LOCATED IN O.L. 380 & 381
SOUTHBROOK N° 3
 DORSET ROAD (MCKAIG TO SBK N° 1, 2)
 SCALE 1" = 100'

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 TO THE PUBLIC USE FOREVER.

THE WELDED PRODUCTS CO.
 President: Wm. H. Hobart
 Secretary: Burton A. Lutz
 Witness: R. G. Ellers
 Witness: M. C. Brown

IN ADDITION TO UTILITY EASEMENTS SHOWN THERE SHALL BE A 5' UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES.
 BEING 16.808 ACRES
 OF WHICH 15.580 ACRES (4.887 STREETS, 10.693 LOTS) ARE IN PART OF OUTLOT 381 AND 1.228 (0.00 STREETS, 1.228 LOTS) ARE IN PART OF OUTLOT 380.



STATE OF OHIO - COUNTY OF MIAMI
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME TO THE WELDED PRODUCTS CO. A CORPORATION BY
W. H. HOBART ITS PRESIDENT AND
BURTON A. LUTZ ITS SECRETARY AND
 ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THE VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS
28TH DAY OF APRIL 1962.

R. G. Ellers
 NOTARY PUBLIC - MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES MARCH 23, 1964

SOUTHBROOK SUBDIVISION NO. 3
 RE-REPLAT OF PART OF OUTLOT 380 AND 381
 THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY THIS 10 DAY OF January 1962.

President: Opal Collier
 Secretary: Opal Collier

THE TROY LAND IMPROVEMENT CO.
 President: E. C. Galbreath
 Secretary: D. C. Jenkins
 Witness: O. M. Brown
 Witness: R. G. Ellers

STATE OF OHIO - COUNTY OF MIAMI
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME TO THE TROY LAND IMPROVEMENT COMPANY A CORPORATION BY
E. C. GALBREATH ITS PRESIDENT AND
D. C. JENKINS ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THE VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS
8TH DAY OF JANUARY 1962.
R. G. Ellers
 NOTARY PUBLIC - MIAMI COUNTY, OHIO MY COMMISSION EXPIRES MARCH 23, 1964

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15TH DAY OF JAN. 1962 THIS REPLAT WAS ACCEPTED BY ORDINANCE NUMBER 0-4-62
Edward Chaves Acting Mayor
J. J. Farnham President of Council Pro TEM
J. J. Farnham Clerk of Council

NUMBERED TO DESIGNATE OUTLOTS AND TRANSFERRED THIS 6th DAY OF July 1962.
Ruth E. Graham
 Auditor of Miami County

PLAT BOOK 8 PAGE NO. 64
 RECEIVED FOR RECORD THIS 7th DAY OF _____ AT _____ FILE NO. _____ FEE _____

Miami County Recorder
 RE-RECORDED THIS 6th DAY OF July 1962 AT 2:23 P.M.
 FILE NO. 9903 FEE 4.30
Mary B. Martin
 Miami County Recorder

SHEET 1 OF 2 SHEETS
 RE-REPLAT AND SUBDIVISION OF PART OF OUTLOT 380 FOR THE TROY LAND IMPROVEMENT COMPANY, AND PART 381 FOR WELDED PRODUCTS COMPANY.
Glen G. Mc Connell, Jr.
 GLEN G. MC CONNELL, JR.
 1710 PETERS ROAD, TROY, OHIO
 REG. SURVEYOR # 3614



DEDICATION OF
EVERGREEN DRIVE, REISERT DRIVE, CARROLL DRIVE, AND MISHLER DRIVE

DESCRIPTION:

EVERGREEN DRIVE

Being A Part Of The North Half Of Sec. 29 T.6 R.5 In Union Twp., Miami Co., Ohio, And Described As Follows: Beginning At A Point On The West Line Of The Northeast Qr. Of Sec. 29, Which Point Is S 0°26' W A Distance Of 821.5 ft. From The Northwest Corner Of The Northeast Qr. Of Said Sec.; Thence S 0°26' W 52.0 ft., Thence N 89°20' E 23.5 ft., Thence S 0°26' W 709.89 ft., Thence S 89°20' W 40.0 ft., Thence N 0°26' E 761.89 ft., Thence N 89°20' E 16.5 ft. To The Point Of Beginning, Containing 0.701 Acres.

REISERT DRIVE

Being A Part Of The Northeast Qr. Of Sec. 29 T.6 R.5 In Union Twp., Miami Co., Ohio, And Described As Follows: From The Northwest Corner Of The Northeast Qr. Of Sec. 29, Thence S 0°26' W Along The Half Sec. Line 983.05 ft., Thence N 89°20' E 23.5 ft. To The Point Of Beginning, Thence N 89°20' E 819.04 ft., Thence S 5°02' E 50.0 ft., Thence S 89°20' W 818.11 ft., Thence N 0°26' E 49.86 ft. To The Point Of Beginning, Containing 0.934 Acres.

CARROLL DRIVE

Being A Part Of The Northeast Qr. Of Sec. 29 T.6 R.5 In Union Twp., Miami Co., Ohio, And Described As Follows: From The Northwest Corner Of The Northeast Qr. Of Sec. 29, Thence S 0°26' W Along The Half Sec. Line 1258.29 ft., Thence N 89°20' E 23.5 ft. To The Point Of Beginning, Thence N 89°20' E 839.64 ft., Thence S 5°02' E 50.0 ft., Thence S 89°20' W 844.56 ft. Thence N 0°26' E 49.86 ft. To The Point Of Beginning, Containing 0.964 Acres.

MISHLER DRIVE

Being A Part Of The Northeast Qr. Of Sec. 29 T.6 R.5 In Union Twp., Miami Co., Ohio, And Described As Follows: From The Northwest Corner Of The Northeast Qr. Of Sec. 29, Thence S 0°26' W Along The Half Sec. Line 1533.53 ft., Thence N 89°20' E 23.5 ft. To The Point Of Beginning, Thence N 89°20' E 868.44 ft., Thence S 8°48' E 50.36 ft., Thence S 89°20' W 876.51 ft., Thence N 0°26' E 49.86 ft. To The Point Of Beginning, Containing 0.999 Acres.

DEDICATION

We, The Owners Of The Above Described Lands, Hereby Dedicate The Same To The Public For Road And Other Public Purposes Consistent Therewith, Clear Of All Obstructions Which Interfere With The Improvement And/Or Maintenance Of The Highway At The Time Of Improvement.

We Also Release Said County Of Miami, State Of Ohio, From All Damages Incurred By Reason Of The Laying Out And Opening Of Said Highway.

Margaret Shauer
Zella Cook
Witnesses

Harvey W. Hoke
Elizabeth Hoke
Levi A. Rohrer
Ethel M. Rohrer
Owners

STATE OF OHIO, MIAMI COUNTY, SS:

Before Me, A Notary Public In And For Said County And State, Harvey W. And Elizabeth Hoke And Levi A. And Ethel M. Rohrer Acknowledged The Signing Of This Plat For The Purposes Mentioned To Be Thier Voluntary Act And Deed.

In Testimony Whereof I Have Set My Hand And Seal This 6th Day Of July 1962.

Kenneth Cook
Notary Public

My Commission Expires Jan. 20, 1964

OFFICE OF THE COUNTY ENGINEER

Approved And Accepted By Me
This 9 Day Of July 1962.

Arthur D. Hubbard
Miami Co. Engineer

OFFICE OF THE COUNTY COMMISSIONERS
MIAMI COUNTY, OHIO

This Plat Has Been Accepted And Approved By Us
This 9 Day Of July 1962.

Adam Wilson
Frenchel Straker
Luther Pike
Miami Co. Commissioners

Recorded In Commissioners Journal
Vol. Page .

OFFICE OF THE COUNTY RECORDER

Received 8:42 AM - July 9 - 1962.
Vol. 8 Page 65-65A Plat Records.
File No. 9932 Fee \$ No Fee

Mary B. Guerin
Miami Co. Recorder

OFFICE OF THE COUNTY AUDITOR

Transferred
This 9th Day Of July 1962.

Ruth E. Graham
Miami Co. Auditor



• Iron Pin
• R.R. Spike
Scale 1" = 80'
Auditors Plat No. In Circle

Survey References

| | |
|---------|---------|
| Vol. 8 | Pg. 165 |
| Vol. 9 | Pg. 23 |
| Vol. 9 | Pg. 133 |
| Vol. 10 | Pg. 153 |

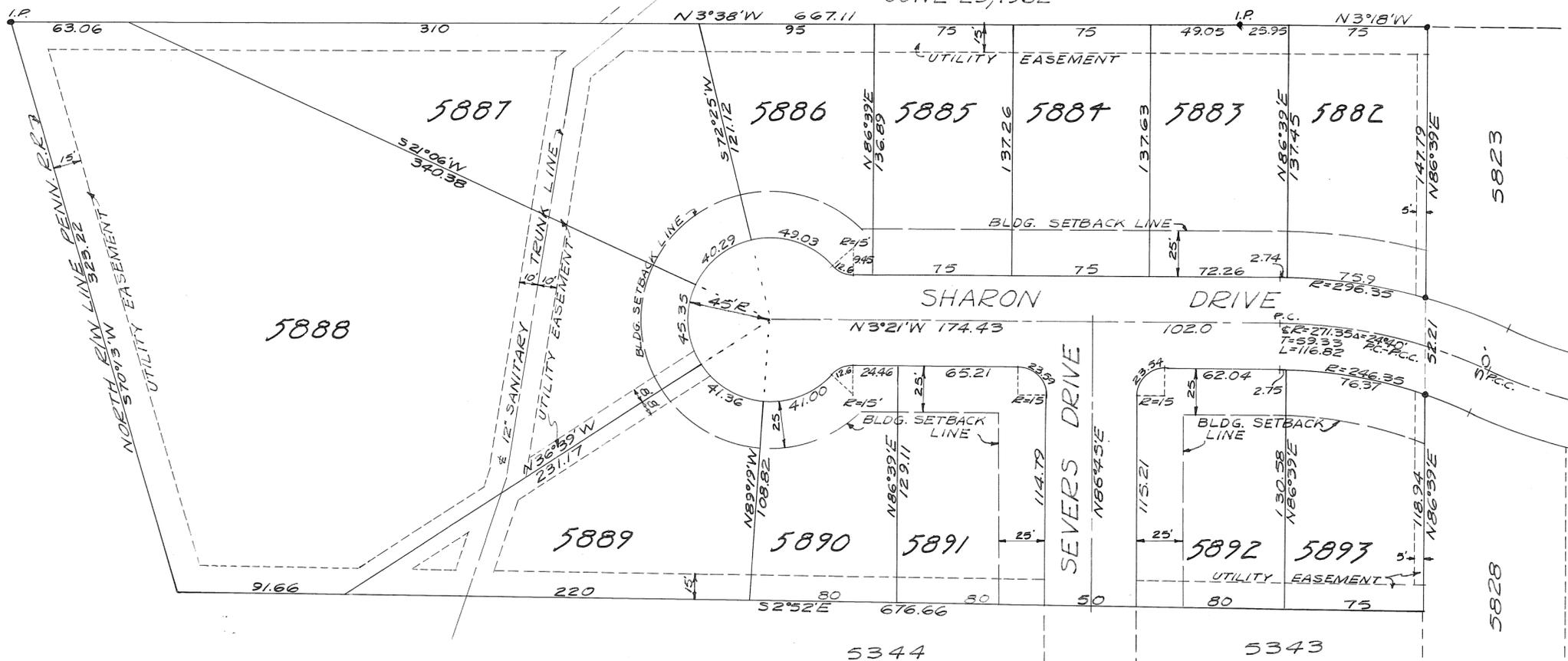
AUDITORS PLAT
AND
ROAD DEDICATION PLAT
OF
HARVEY HOKE'S
SUB-DIVISION

SEE - MISC. BK 15 - PAGE 486
FOR AGREEMENT

SUNSET ACRES SECTION TWO

BEING A SUBDIVISION OF 5.218 ACRES OF OUTLOT 123 IN THE CITY OF PIQUA-TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI & STATE OF OHIO. JUNE 25, 1962

Mary B. Gustin MIAMI COUNTY RECORDER



APPROVED BY THE PIQUA PLANNING COMMISSION ON THIS DAY OF 1962

E. N. Beach, Chairman; Robert Bleed; John K. Morgan

APPROVED BY THE PIQUA CITY COMMISSION THIS DAY OF July 1962

Jack Wilson; Charney Craft; Chas. H. Morrow

NUMBERED TO DESIGNATE INLOTS, AND TRANSFERRED THIS 11th DAY OF July 1962

Ruth E. Graham MIAMI COUNTY AUDITOR

WE, THE UNDERSIGNED, BEING ALL THE 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 CONSTRUCTION, OPERATION, REPAIR, MAINTENANCE, 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 & EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

LUSK REALTY & INVESTMENT CORPORATION BY: David W. Lusk, President; Richard H. Fevre, Secretary

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: Mary McCrea Deeler; Peggy Anne Martin

STATE OF OHIO: COUNTY OF MIAMI S.S. DAVID LUSK, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

David W. Lusk, President

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

Peggy Anne Martin, Notary Public in and for Miami County, Ohio. My Commission Expires November 13, 1962

STATE OF OHIO - COUNTY OF MIAMI SS. BE IT REMEMBERED THAT ON THIS 25th DAY OF June 1962, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LUSK REALTY & INVESTMENT CORPORATION BY DAVID W. LUSK, THE PRESIDENT AND RICHARD H. LE FEVRE, 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.

Peggy Anne Martin, Notary Public in and for Miami County. My Commission Expires November 13, 1962

PROTECTIVE COVENANTS

PROTECTIVE COVENANTS FOR SECTION TWO OF SUNSET ACRES SHALL BE THE SAME AS SHOWN ON RECORD PLAN FOR SECTION ONE - WITH THE FOLLOWING EXCEPTIONS: 1. NO BUILDING OR PART THEREOF SHALL BE ERRECTED ON ANY LOT LESS THAN (25) FEET BACK FROM THE FRONT LOT LINE. ALL BUILDINGS ERRECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN (14) FEET OF SIDEYARD SPACE. SAID SIDEYARD SPACE MAY BE DIVIDED UNEVENLY, PROVIDED NO PORTION OF ANY BUILDING IS CLOSER THAN (6) FEET TO ANY LOT LINE, OR (50) FEET TO REAR LOT LINE.

NOTE: See Amendment of Subdivision Restrictions. Recorded in Misc. 15, Page 595 Feb. 26, 1963 Mary B. Gustin Recorder

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN - ALL CURVE DIMENSIONS ARE MEASURED ON THE ARC

Richard W. Klockner, Registered Surveyor #4370

ARNOLDS SUBDIVISION, Section 5

LOCATED IN

SECTION 28, TOWN 6, RANGE 5 E VILLAGE OF WEST MILTON
 MIAMI COUNTY, OHIO
 Containing 2.275 Acres, Part O.L. 163

This instrument was prepared by: JOHN W. JUDGE ENGINEERING Co.
 KETTERING, OHIO

APRIL 1962

The within plat is a subdivision of 2.275 Acres out of the 14.960 Acre tract of land conveyed to The Tyka Construction Co. by deed recorded in Book 389, Page 347 of the Deed Records of Miami County, Ohio.
 The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.

Scale: 1"=50'

By: Valdie Lapsine
 Registered Surveyor #4131

DEDICATION

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

Ralph E. Kinsworthy witness
Frank J. Meyer witness

The Tyka Construction Co.

Benny Poppa Benny Poppa, President
Roger E. Grise Roger E. Grise, Secretary

State of Ohio, County of Miami, ss.

Be it remembered that on this 22 day of July 1962, before me, the undersigned, a notary public in and for said county and state, personally came the said The Tyka Construction Co., by Benny Poppa, its president, and Roger E. Grise, 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 notarial seal on the day and date above written.

Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio

RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

State of Ohio, County of Miami, ss.

Benny Poppa, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Benny Poppa
 Benny Poppa

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

Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio

RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

Approved on this 28th day of June 1962
 by the Planning Commission of the
 Village of West Milton, Ohio.

Cheryl C. Braumbaugh chairman
Conrad S. Ransau secretary

Approved on this 3 day of July 1962
 by the Council of the Village of West
 Milton, Ohio

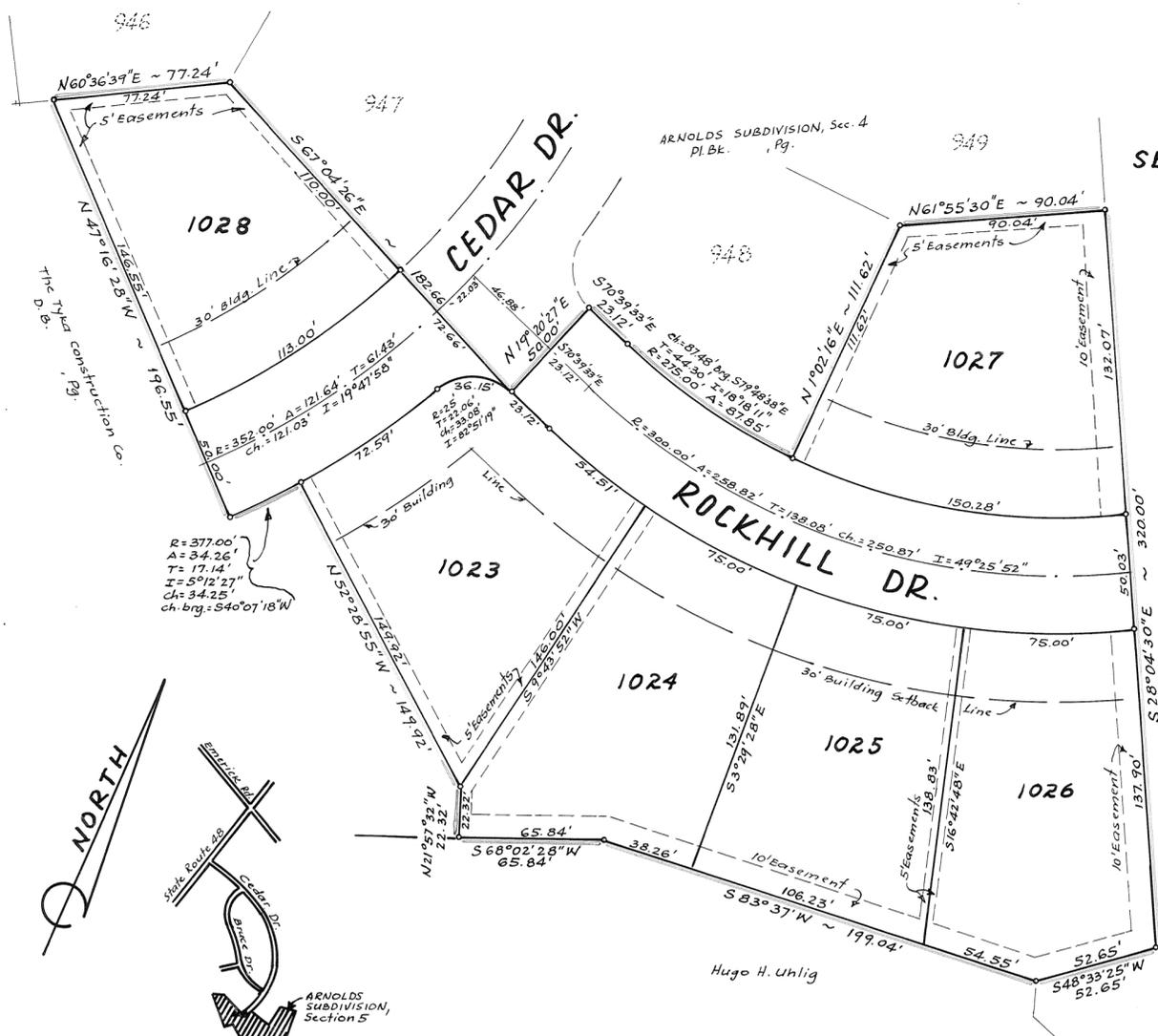
William M. Minnich Mayor
Georgia Lyons clerk

Miami County Engineer's Records
 of Subdivision:

Records _____ Volume _____ Page _____

Transferred on this 11th day of July 1962

Ruth E. Graham
 Miami County Auditor



VICINITY SKETCH

PROTECTIVE COVENANTS AND 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 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 of a cost of less than \$13,500 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 a 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 nearer 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 nearer than 7 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 on 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 at elevations between 2 and 6 feet above the roadways 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 trees 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 5 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 January 1, 1983 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.

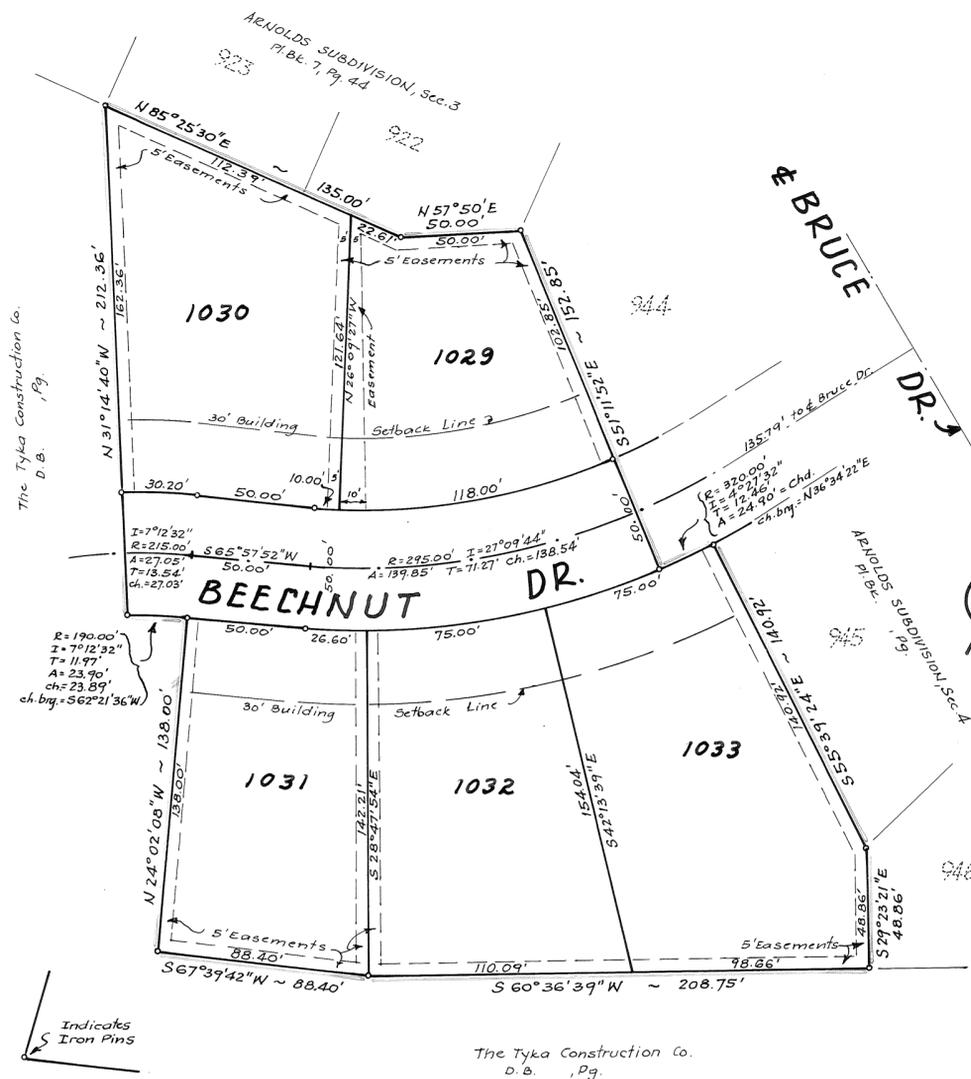
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

ARNOLDS SUBDIVISION, Section 6

LOCATED IN
 SECTION 28, TOWN 6, RANGE 5E VILLAGE OF WEST MILTON
 MIAMI COUNTY, OHIO
 Containing 1.735 Acres, Part O.L. 163

This instrument was prepared by: JOHN W. JUDGE ENGINEERING Co.
 LETTERING, OHIO
 APRIL 1962

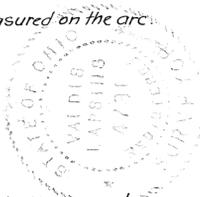
Mary B. Austin
 Miami County Recorder



Scale: 1"=50'

The within plat is a subdivision of 1.735 Acres out of the 14.960 Acre tract of land conveyed to The Tyka Construction Co. by deed recorded in Book 389, Page 347 of the Deed Records of Miami County, Ohio.
 The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.
 By: Valdie Lapsine
 Registered Surveyor #431



DEDICATION

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

Ralph E. Kinsworthy Witness
Frank J. Meyer Witness

The Tyka Construction Co.
Benny Poppa Benny Poppa, President
Roger E. Grise Roger E. Grise, Secretary

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

Be it remembered that on this 9th day of July, 1962, before me, the undersigned, a notary public in and for said county and state, personally came the said The Tyka Construction Co., by Benny Poppa, its president, and Roger E. Grise, 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 notarial seal on the day and date above written.

Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio
 RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

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

Benny Poppa, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Benny Poppa
 Benny Poppa

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

Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio
 RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

PROTECTIVE COVENANTS AND 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 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 \$13,500 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 a 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 nearer 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 nearer than 7 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 on 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 at elevations between 2 and 6 feet above the roadways 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 trees 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 5 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 January 1, 1983 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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Approved on this 28th day of June, 1962
 by the Planning Commission of the
 Village of West Milton, Ohio.

Philip Baumgardner Chairman
Gerald S. Renahan Secretary

Approved on this 3 day of July, 1962
 by the Council of the Village of West
 Milton, Ohio

C.H. Minnick Mayor
Gorgia Lyons Clerk

Miami County Engineer's Records
 of Subdivision:

Records _____ Volume _____ Page _____

Transferred on this 11th day of July, 1962

Ruth E. Graham
 Miami County Auditor

MILTON HEIGHTS, Sec. 1

Located in SECTION 28, TOWN 6, RANGE 5 VILLAGE OF WEST MILTON MIAMI COUNTY OHIO

CONTAINING 6.925 Acres, Part O.L. 149

THIS INSTRUMENT WAS PREPARED BY: JOHN W. JUDGE ENGINEERING Co. KETTERING OHIO December 1960

? Note ?
See Correcting Plat
Recorders BK. 8 - Pg. 103
Mary B. Swartin, recorder

The within plat is a subdivision of 6.925 Acres out of the 6.925 Acre tract of land conveyed to The Tyka Construction Co. by deed recorded in Book 383, page 377 of the Deed Records of Miami County, Ohio.
The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.

By Valdis Lapina
Registered Surveyor #4731

Scale: 1" = 100'

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, gas, sewer, electric, telephone or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing 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:
Wendell O. Fleming
Esther Arnold

The Tyka Construction Co.:
Benny Poppa President
Roger E. Grise Secretary

State of Ohio, County of Miami, s.s.
Be it remembered that on this 27th day of OCTOBER 1961, before me, the undersigned, a notary public in and for said county and state, personally came the said The Tyka Construction Co., by Benny Poppa, its president, and Roger E. Grise, 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 notarial seal on the day and date above written.

Wendell O. Fleming
Notary Public in and for Miami Co., Ohio

State of Ohio, County of Miami, s.s.
Benny Poppa, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Benny Poppa
Benny Poppa

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

Wendell O. Fleming
Notary Public in and for Miami Co., Ohio

WENDELL O. FLEMING NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES OCTOBER 3, 1962

Approved on this 28th day of June 1962 by the Planning Commission of the Village of West Milton, Ohio.

Philip C. Brownbaugh Chairman
Conrad S. Pender Secretary

Approved on this 3 day of July 1962 by the Council of the Village of West Milton, Ohio.

William Minnich Mayor
Bernice Lyons Clerk

Miami County Engineer's Records of Subdivision:

Records _____ Volume _____ Page _____

Transferred on this 10th day of July 1962

Ruth C. Graham
County Auditor
Miami County, Ohio

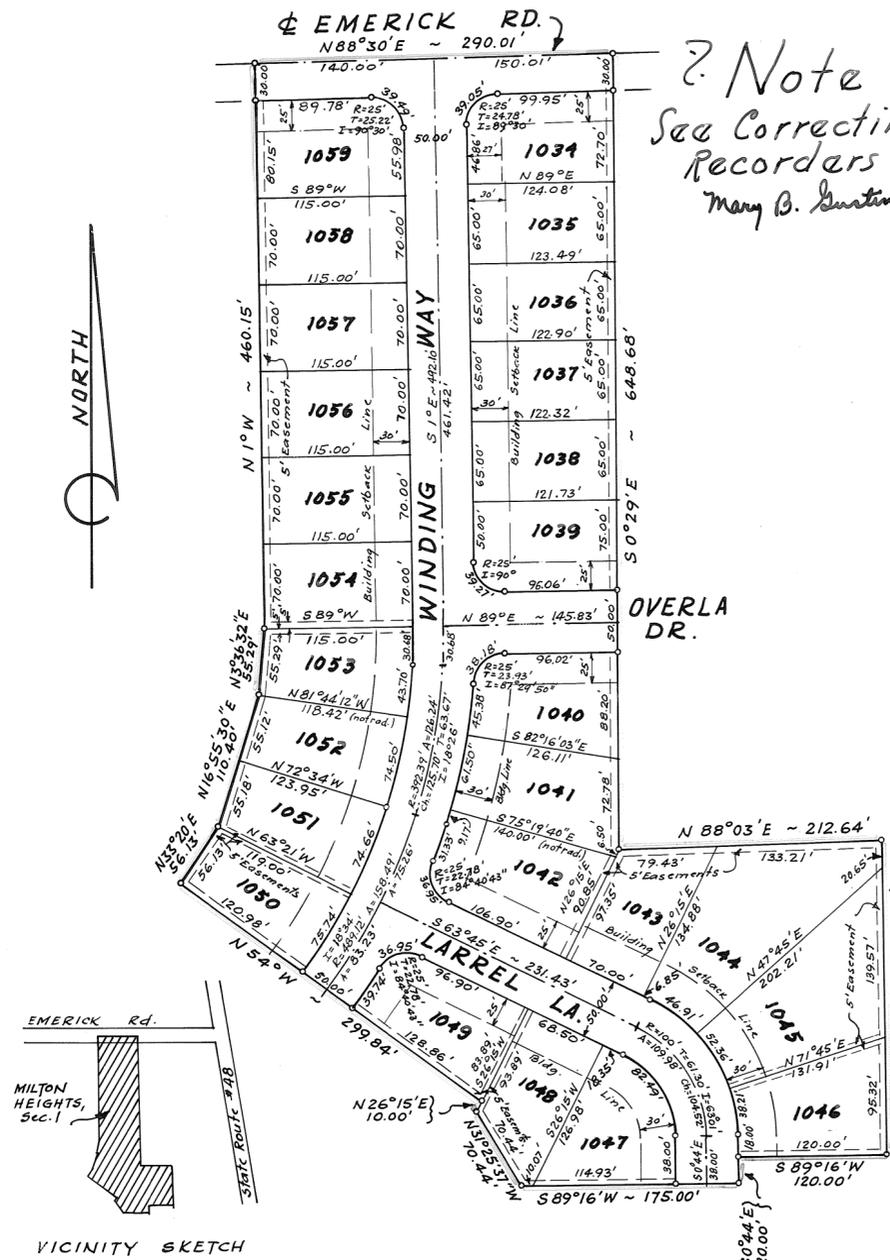
Recorded

on this 11th day of July 1962 at 1:32 PM Plat Book 8 Page 69

Fee: \$4.30

Mary B. Swartin
County Recorder
Miami County, Ohio

File No. 10018



VICINITY SKETCH

PROTECTIVE 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 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 \$13,000 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 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 1000 square feet for a one-story dwelling.
- No building shall be located on any lot nearer to the front lot line or nearer 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, nor nearer than 25 feet to any side street line. No building shall be located nearer than 7 feet to any interior lot line, and each lot shall contain a total of 15 feet of side yard. No structure 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 on 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 out-building 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, at elevations between 2 and 6 feet above the roadways 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 5 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 January 1, 1981 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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

ARNOLDS SUBDIVISION, Section 7

LOCATED IN
 SECTION 28, TOWN 6, RANGE 5 E VILLAGE OF WEST MILTON
 MIAMI COUNTY, OHIO
 Containing 4.026 Acres, P.L.O.L. 163

This instrument was prepared by: JOHN W. JUDGE ENGINEERING Co.
 KETTERING, OHIO MAY 1962

Scale: 1" = 50'

The within plat is a subdivision of 4.026 Acres out of the 14.960 Acre tract of land conveyed to The Tyka Construction Co. by deed recorded in Book 389, Page 347 of the Deed Records of Miami County, Ohio. The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.
 By: Valdis Lapsius
 Registered Surveyor #4731

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to the execution of said plat and do hereby dedicate the streets and roads shown on said plat to the public use forever.
 Easements shown on said 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 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:
Ralph E. Kinsworthy Witness
Frank J. Meyer Witness
Benny Poppa Benny Poppa, President
Roger E. Grise Roger E. Grise, Secretary

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

Be it remembered that on this 18th day of July, 1962, before me, the undersigned, a notary public in and for said county and state, personally came the said The Tyka Construction Co., by Benny Poppa, its president, and Roger E. Grise, 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 notarial seal on the day and date above written.

Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio
 RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

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

Benny Poppa, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

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

Benny Poppa
 Benny Poppa
Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio
 RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

Approved on this 28th day of June 1962
 by the Planning Commission of the
 Village of West Milton, Ohio.

Philip C. Braunschlag Chairman
Carol S. Rubin Secretary

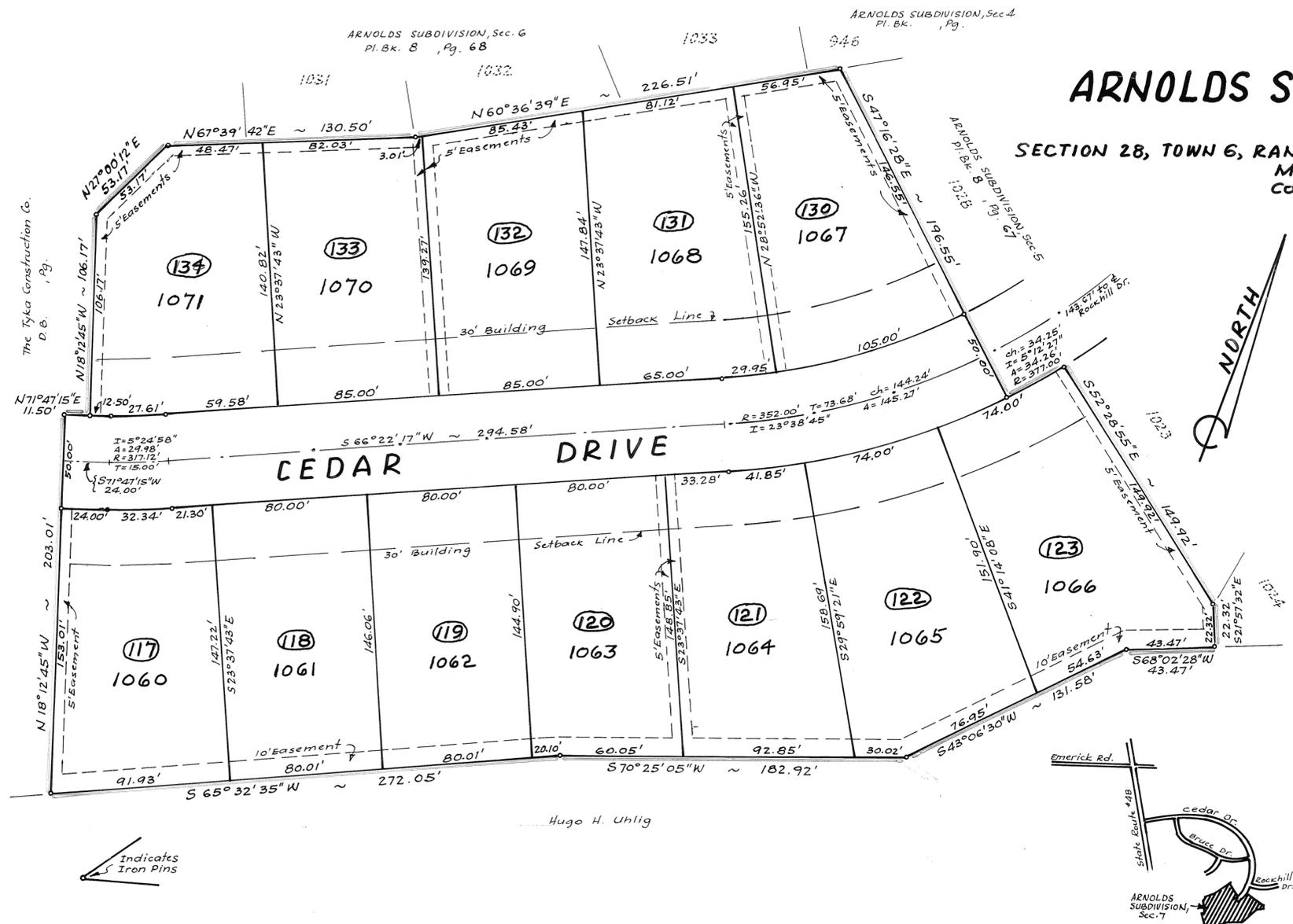
Approved on this 17th day of July 1962
 by the Council of the Village of West
 Milton, Ohio.

William J. ... Mayor
Gorgia ... Clerk

Miami County Engineer's Records
 of Subdivision:
 Records _____ Volume _____ Page _____

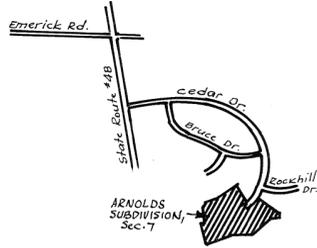
Transferred on this 18th day of July 1962

Ruth E. ...
 Miami County Auditor



PROTECTIVE COVENANTS AND 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 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 \$13,500 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 a 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 nearer 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 nearer than 7 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 on 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 trees 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 5 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 January 1, 1983 of 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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



The Tyka Construction Co.
 D.B. #, Pg. #

ARNOLDS SUBDIVISION, Sec. 6
 Pl. Bk. 8, Pg. 68

ARNOLDS SUBDIVISION, Sec. 4
 Pl. Bk. #, Pg. #

Indicates Iron Pins

Hugo H. Uhlig

RECORD PLAN OF FAIRMONT PLAT SECTION ONE

Situated in the northeast quarter of Section 24, Town 8, Range 5 City of Piqua, Miami County, Ohio and being part of Out Lots numbered 108, 194, 195, and being all of Out Lots numbered 196 and 197, containing 17.910 Acres.

Approved by the Piqua Planning Commission this 28 day of May 1962.

E. N. Beach Chm.
Robert Reed
Robert M. Warner Jr.
Robert D. Goff Jr.

Approved by the Piqua City Commission this 20 day of July 1962.

Jack Wilson
Donald T. E. Jansen
Samuel A. Volkmann
Harvey Craft
Chas. H. Morrow

Transferred and numbered this 9th day of July 1962.
Ruth E. Graham
Miami County Auditor

File No. 10239 VOL. 8 Page 71

Recorded this 19th day of July 1962 at 9:50 A.M.

Mary B. Gustafson Fee - \$9.30
Miami County Recorder

This instrument was prepared by:
Parker S. Bookwalter & Associates
Civil Consulting Engineers
205 East First Street, Dayton 2, Ohio

The within plat is a subdivision of 17.910 Acres out of lands conveyed to Inland Homes Corporation as recorded in D.B. 386 Pg. 326 and D.B. 387 Pg. 144 of the deed records of Miami County, Ohio.

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

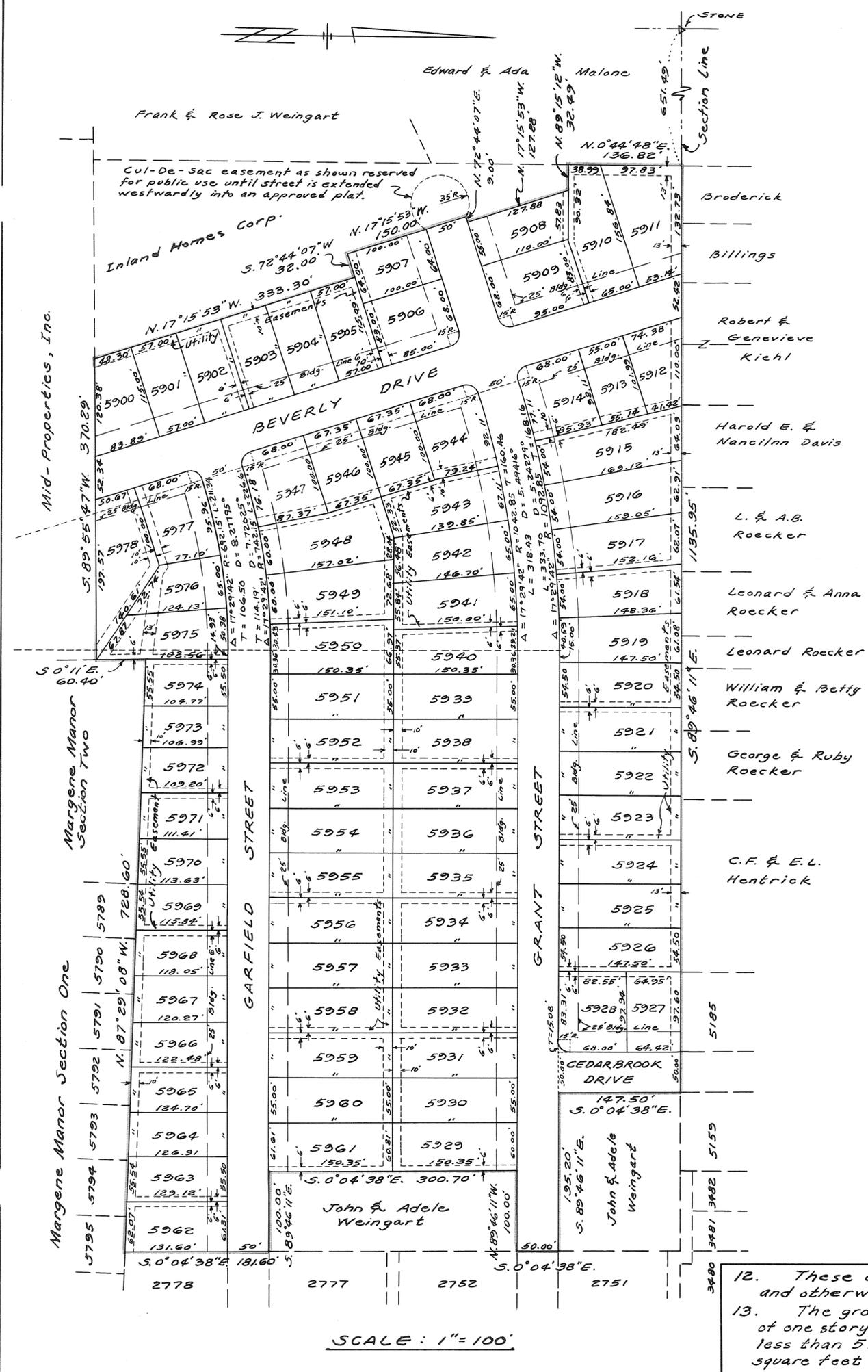
Albert R. Trace
Albert R. Trace, Reg. Surveyor

12. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
13. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 576 square feet in the case of one story, or 550 square feet for Tri-Level, Bi-Level or two story.

ACKNOWLEDGEMENT:
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, repair, maintenance, 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.
Inland Homes Corporation
John H. Thornton Vice President
James H. Carter Witness
A.W. Graves Treasurer
Robert L. Benning Witness

STATE OF OHIO, COUNTY OF MIAMI, S.S.
Be it remembered that on this 18 day of May 1962, before me, the undersigned, a Notary Public in and for said county and state, personally came Inland Homes Corporation, by John H. Thornton, its vice president, and A.W. Graves, its treasurer, 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 here unto set my hand and notary seal on the day and date above written.
Robert D. Walker
Notary Public in and for Miami County, Ohio
My commission expires 11-15-63

- PROTECTIVE COVENANTS**
1. All lots in this tract shall be known and described as residential. No structures shall be erected 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.
 2. No lot shall hereafter be subdivided into parcels for additional residential purposes.
 3. No building shall be located closer than (6) feet to any side lot line, nor shall the sum of the side yard spaces be less than (14) feet, and said structure shall not be located nearer the front lot line than the indicated set-back lines, shown on the record plan, nor nearer the rear lot line than (40) feet. Rear yard of corner lots may be less than (40) feet. The above covenant does not include steps, eaves or open porches.
 4. 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.
 5. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
 6. No sign or billboard, except "FOR SALE" signs shall be erected on any lot in this subdivision.
 7. No barn, stable or other outbuildings for housing domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry except pets be permitted.
 8. No fence shall be erected nearer the front lot line than (30) feet, unless same shall be a hedge or shrub growth not to exceed (4) feet in height.
 9. The premises shall be kept neat and clean, the building well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot.
 10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1987, at which time said covenants shall be automatically extended for successive periods of (10) years unless by vote of the then owners of the lots it is agreed to change said covenants in whole or in part.
 11. Invalidity of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.



Transferred and numbered this 25th day of July 1962

Ruth E. Graham
 Miami County Auditor

File No. 10345

Recorded this 25th day of July 1962 at 1:13 P.M.

Fee \$4.30

Mary B. Austin
 Miami County Recorder

PROTECTIVE COVENANTS & RESTRICTIONS

- All lots in this tract shall be known and described as residential. No structures shall be erected 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 (2) cars.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines as shown on the recorded plat. No building or part thereof shall be erected on any lot less than (30) feet back from the front lot line. All buildings erected for dwelling purposes shall provide not less than (14) feet of sideyard space, said sideyard space may be divided unevenly, provided no portion of any building is erected closer than (6) feet to any lot line, or (40) feet to rear lot line.
- The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than (864) square feet, in the case of a one-story or one and one-half story structure or (1600) square feet for tri-level or two-story structures.
- No basement, trailer, tent, shack, garage, barn or other outbuildings 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 sign or billboard except "For Sale" signs shall be erected on any lot in this subdivision.
- No barn or other outbuildings for housing of domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry except household pets be permitted.
- No unsightly fence shall be erected, nor shall any fence be erected nearer the front lot line than (30) feet unless same shall be a hedge or shrub growth not to exceed (4) feet in height.
- The premises shall be kept neat and clean, the buildings well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot.
- These covenants and restrictions are for the benefit of all lot owners and one to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1985 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.
- 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.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
- No individual will be allowed to change grade from established contours that would in any way divert flow of water or restrict flow of water from contours shown on approved development plan.

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, repair, maintenance, 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.

INLAND HOMES CORPORATION

Signed and acknowledged in the presence of:-

Audrey M. Luffel
Eugene M. Rosenberg

By:- *John K. Mangano* - V. PRES. - ENG.

John H. Huntington - V. PRES. - SALES

Date: June 1, 1962
 STATE OF OHIO, COUNTY OF MIAMI SS.

E. E. Kurtz, 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.

E. E. Kurtz

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

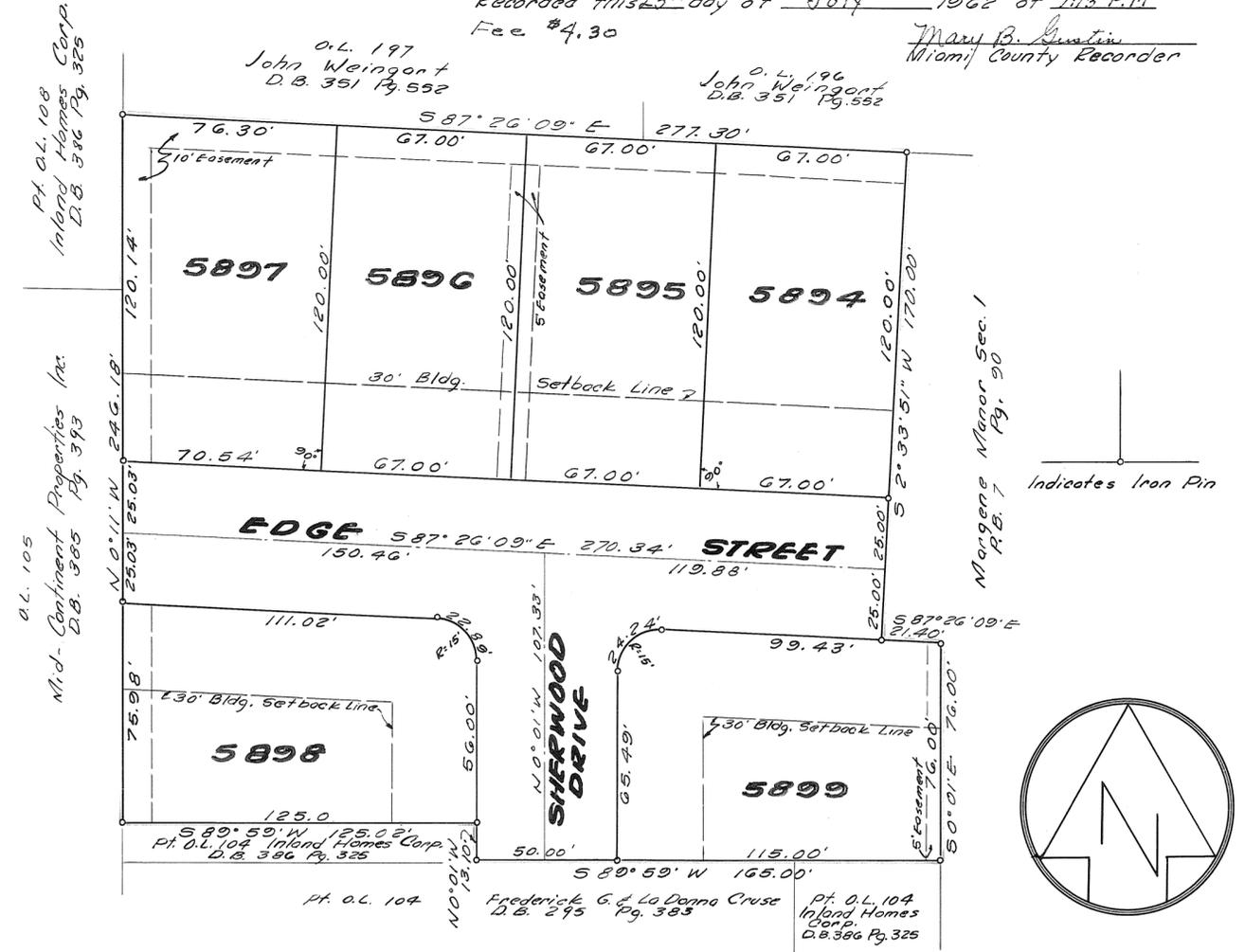
Helen M. Makale
 Notary Public in and for Miami County, Ohio
 My commission expires April 23, 1963

STATE OF OHIO, COUNTY OF MIAMI S.S.

Be it remembered that on this 1st day of June, 1962, before me the undersigned, a Notary Public in and for said county and state, personally came INLAND HOMES CORPORATION, by E. E. Kurtz, its president, and A. W. Graves, its secretary-treasurer, 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.

Helen M. Makale
 Notary Public in and for Miami County, Ohio
 My commission expires April 23, 1963



RECORD PLAN
 OF
MARGENE MANOR
 SEC. 2

BEING PART OF OUTLOT 104, PIQUA, MIAMI COUNTY, OHIO, CONTAINING 1.578 ACRES

THIS INSTRUMENT WAS PREPARED BY
MIAMI COUNTY ENGINEERING CO.
 WEST MILTON - OHIO

Approved by the Piqua Planning Commission this 28 day of May 1962.

P. W. Branch
Robert Reed
Robert E. Kothke
Robert W. Struelens

Approved by the Piqua City Commission this 2nd day of July 1962.

Jack Wilson
Donald J. Sampson
Howell W. Blum
Harvey Craft
Chas. B. Morrow

The within plat is a subdivision of 1.578 Acres out of 2.303 Acres of land conveyed to INLAND HOMES CORPORATION as recorded in D.B. 386 Pg. 325 of the deed of records of Miami County, Ohio.

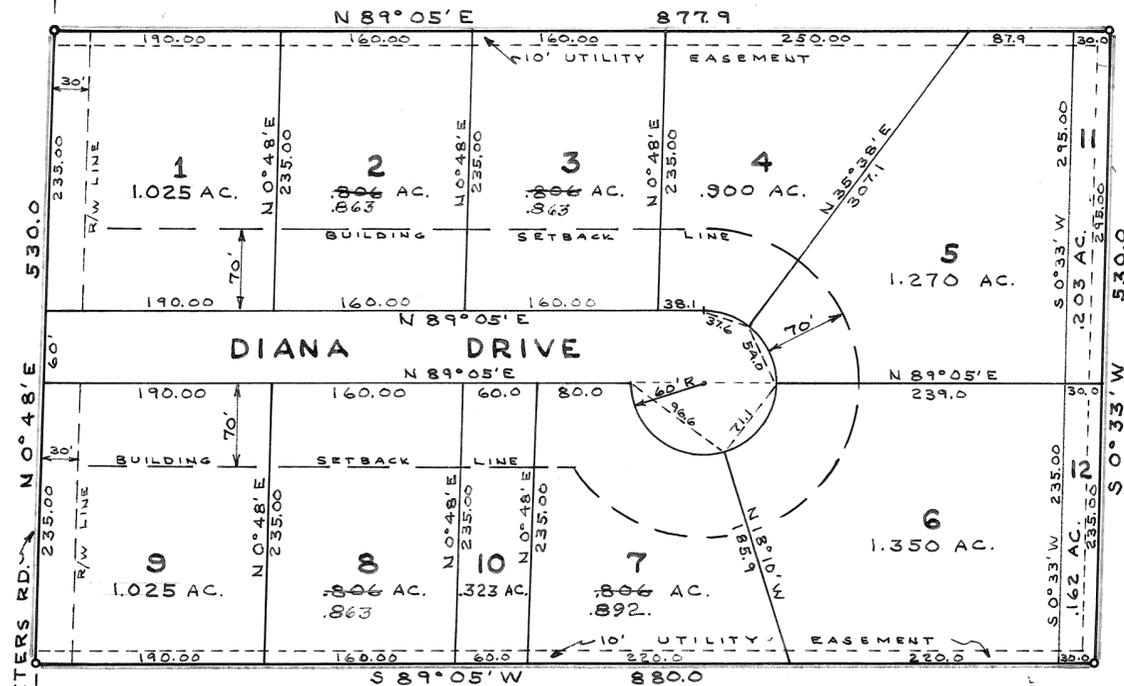
The measurements are certified correct and monuments set as shown. Curved distances are measured on the arc.

MIAMI COUNTY ENGINEERING CO., By
Charles S. Pearson
 Surveyor # 4872

REPLAT OF MARDON MEADOW SUBDIVISION

• TOWN 5 • RANGE 6 • SECTION 33 • CONCORD TOWNSHIP •
• MIAMI COUNTY - OHIO •

BOOK 8 PAGE 74
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS
SCALE: 1"=100'



SECTION LINE
N 0° 48' E
1079.5
PETERS RD.
N 0° 48' E
530.0

NOTE

1. LOTS 10, 11 AND 12 ARE NOT TO BE USED AS INDIVIDUAL BUILDING SITES.
2. THE RESTRICTIONS FOR THIS REPLAT ARE TO BE THE SAME AS SHOWN ON THE ORIGINAL PLAT OF MARDON MEADOWS AS RECORDED IN VOL. 6, PAGE 52, OF MIAMI COUNTY RECORDER'S RECORD OF PLATS.
3. EASEMENTS FOR UTILITIES ARE RESERVED FOR A DISTANCE OF 5 FT. ON EITHER SIDE OF ALL INTERIOR LOT LINES.

DESCRIPTION

Being a replat of all of Mardon Meadow Subdivision as recorded in Vol. 6, Page 52, of the Miami County Recorder's Record of Plats and a plat of an additional 0.365 Acres, shown hereon as lots no. 11 and 12.

DEDICATION

We, the undersigned, being all the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions as shown hereon. Easements shown on this plat are for the construction, operation, maintenance, replacement, or removal of water, gas, sewer, electric, telephone or other utility lines or services, and for the express privilege of removing any fall trees or other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes and are to be maintained as such forever.

Daniel D. Turner As to 1
WITNESS
David W. Lusk As to 1
WITNESS
David W. Lusk As to 2+3
WITNESS
Regina Anne Martini As to 2+3
WITNESS
Samuel Helman As to 4+5
WITNESS
Lillian Thomas As to 4+5
WITNESS
Regina Anne Martini As to 6+15
WITNESS
David W. Lusk As to 6+15
WITNESS
David W. Lusk As to 9+10
WITNESS
Regina Anne Martini As to 9+10
WITNESS
David W. Lusk As to 11+12
WITNESS
Regina Anne Martini As to 11+12
WITNESS
David W. Lusk As to 11+12
WITNESS
Leila Smitley As to 7
WITNESS
Regina Anne Martini As to 7+8
WITNESS
Rosemary Hogan As to 8
WITNESS
Ralph J. Harrod As to 13+14
WITNESS
Regina Anne Martini As to 13+14
WITNESS

CITIZENS BAUGHMAN
NATIONAL BANK OF SIDNEY

PEOPLES BUILDING
AND SAVINGS ASSN.

FIRST TROY NATIONAL
BANK AND TRUST CO.

Mary Mc Crea Deeter
MARY MC CREA DEETER
2 Jack R. Gaugan
JACK R. GAUGAN
3 Beatrice R. Gaugan
BEATRICE R. GAUGAN
4 Joseph P. Cook
JOSEPH P. COOK, PRES.
5 J. Lowell Fowble
J. LOWELL FOWBLE, SEC. V. PRES.
6 Richard S. Wagryn, M.D.
RICHARD S. WAGRYN
7 Thomas Hermann Hartzell
THOMAS HERMANN HARTZELL
8 Herbert Ross
HERBERT ROSS, SEC.
9 Thomas Hermann Hartzell
THOMAS HERMANN HARTZELL
10 Helene Suzanne Hartzell
HELENE SUZANNE HARTZELL
11 Paul T. Kemper
PAUL T. KEMPER
12 Mildred Alice Kemper
MILDRED ALICE KEMPER
13 Robert Hall
ROBERT HALL, PRES.
14 Paul M. Robinson
PAUL M. ROBINSON, EXEC. VP
15 Maureen Weary
MAUREEN WEARY

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 13th day of June, 1962, before me, the undersigned, a notary public in and for said county and state, personally came Mary Mc Crea Deeter, Jack R. Gaugan, Beatrice R. Gaugan, Citizens Baughman National Bank of Sidney by its president Joseph P. Cook and its executive vice president J. Lowell Fowble, Richard S. Wagryn, Peoples Building and Savings Association by its vice president J. Cameron Dungan and its secretary Herbert Ross, Thomas Hermann Hartzell, Helene Suzanne Hartzell, Paul T. Kemper, Mildred Alice Kemper, and the First Troy National Bank and Trust Co. by its president Robert Hall and its executive vice president Paul M. Robinson, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

STATE OF OHIO, SHELBY COUNTY, SS:

Be it remembered that on this 15 day of June, 1962, before me, a notary public in and for said County and State, personally came the officers of the Citizens Baughman Nat'l. Bank of Sidney, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and seal on the above date.

My commission expires November 13, 1963.

APPROVED BY MIAMI COUNTY
PLANNING COMMISSION

Adam Wilgus
Herschel Straker
Luther Peike

DATE AUG. 3, 1962 NO. 768

Arthur D. Halladay
MIAMI COUNTY ENGINEER



Approved and transferred this 3rd day of August, 1962.

Ruth E. Graham
MIAMI COUNTY AUDITOR

File No. 10542

Received for record 9:45 A.M. AUGUST 3rd. 1962

Recorded in Plat Record Book No. 8 Page No. 74

Fee: \$ 4.30

Mary B. Sauter
MIAMI COUNTY RECORDER

At a meeting of the City of Troy Planning Commission held this 24 day of July, 1962, this plat and restrictions were approved.

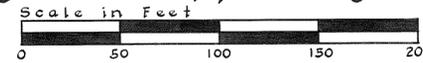
John A. Mirmaten
CHAIRMAN
Opel Callies
SECRETARY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Daniel D. Turner
DANIEL D. TURNER
REGISTERED SURVEYOR NO. 4807

Roslyn Subdivision Section Five also Replat Lot 1544 Roslyn Sec. Four

Section 23 Town 4 Range 6
Monroe Township
City of Tipp City, Miami Co., Ohio



Protective 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 (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 erected on any lot less than 30 feet back from the front lot line nor nearer than 25 feet to any side street line. All buildings erected for dwelling purposes shall not be nearer than 5 feet from any side lot line.

The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 sq. ft. in the case of a one or one and one-half story structure or 800 sq. ft. in the case of a two or two and one-half story structure.

No trailer, basement, tent, shack, garage, barn, or other outbuildings 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 mass planting shall be permitted to extend nearer to any street than the minimum building setback line, nor shall any sign or billboard be erected on any lot in this subdivision.

These covenants and restrictions are for the benefit of all the lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until April 1, 1982, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

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 wise affect any of the other provisions which shall remain in full force and effect.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plans showing location of such buildings 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.

Dedication

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to the execution of said plat and to 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.

Sharon Inceford Witness Barbara Westbrook Witness

Harold R. McClure Witness Harold R. McClure Witness

Borchers Construction Co.
By Nelson C. Borchers President By Charles W. Slicer Secy

State of Ohio, County of Miami SS:

Be it remembered that on this 26th day of JUNE, 1962 before me, a Notary Public in and for said Miami County, personally came Borchers Construction Co., by Nelson C. Borchers, its president, and by Charles W. Slicer, its secretary, who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Notary Public William E. Kessler
WILLIAM E. KESSLER, Notary Public
in and for The State of Ohio
My Commission Expires Oct. 24, 1962

State of Ohio, County of Miami SS:

Nelson C. Borchers, being duly sworn, says that all persons and corporations, to the best of his knowledge interested in this dedication, either as owners or lienholders, have united in its execution.

By Nelson C. Borchers
Nelson C. Borchers

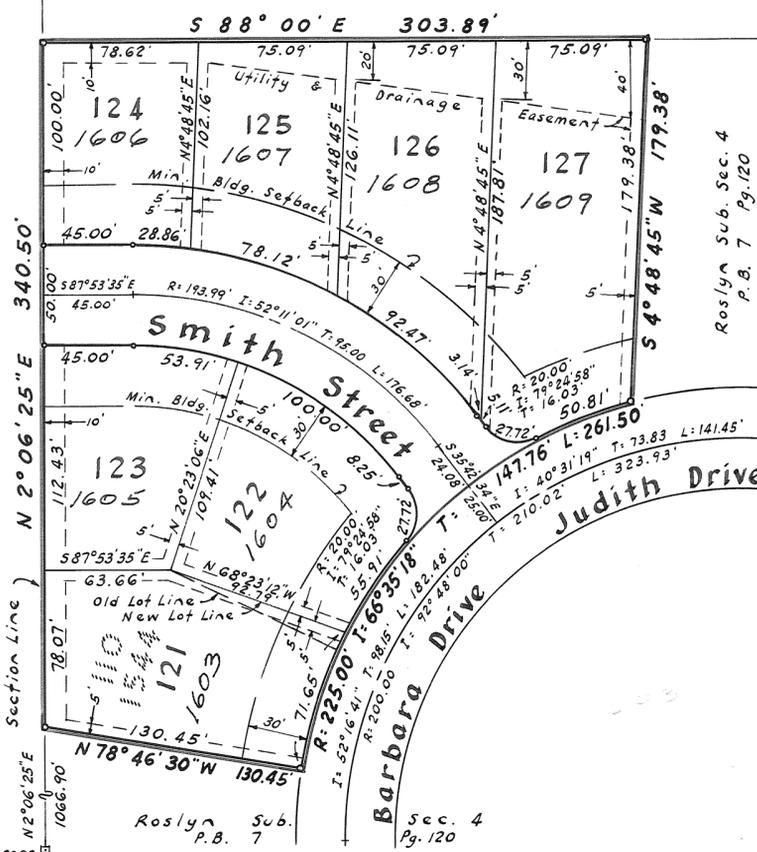
Sworn to and signed in my presence on this 26th day of JUNE, 1962.

Notary Public William E. Kessler
WILLIAM E. KESSLER, Notary Public
in and for The State of Ohio
My Commission Expires Oct. 24, 1962



McClure Engineering Company
3601 S. Dixie Hwy. Dayton 39, Ohio
March, 1962 1" = 60'-0"

Helen C. Timmer
D. B. 244 Pg. 109



Description

Being a subdivision of 1.696 Acres, being a part of Out Lot 77, Monroe Township, Village of Tipp City, Miami County, Ohio and being part of the 15.340 Acre Tract as conveyed to Borchers Construction Co. and recorded in Deed Book 363 Page 519 of the Miami County Deed Records; and a replat of Lot No. 1544 of the Roslyn Subdivision Section 4 as recorded in Plat Book 7 Page 120 of the Miami County Plat Records.

Approval

Approved by the Planning Board of City of Tipp City, Miami County, Ohio.

Thomas A. Thompson 7-9-62
Chairman Date

Accepted and approved by the Council of the City of Tipp City, Ohio on this 2nd day of July, 1962.

Russell Schuman Phyllis Gieseman
Mayor Clerk

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

Ruth E. Graham Aug. 3-1962
Miami County Auditor Date
File No. 10587 Received: 3:53 PM Aug. 3, 1962
Time Date
Recorded in Plat Record: 8 75
Book No. Page No.

Mary B. Gustaf \$4.30
Miami County Recorder Fee

Certification

I hereby certify that this map is a true and complete survey made under my supervision in March, 1962. Iron pins set at all lot corners and concrete monuments set as shown.

Harold R. McClure
Registered Surveyor
Reg. No. 3379

5
RANGE

7
TOWN

23
SECTION

CONCORD
TOWNSHIP

PLAT # 76 VOL # 8
MIAMI CO. ENGINEERS RECORD
OF SUB-DIVISION SURVEYS

SCALE 1" = 40'

REPLAT OF TRACT #2 IN
WOOD ACRES SUB DIVISION IN
CONCORD TWP, T7, R5, SEC. 23.
FOR FRANK S. KISER

FILE # 10864
RECEIVED FOR RECORD THIS 17TH DAY OF
AUG. 1962 AT 3:47 P.M.
PLAT BK 8 PAGE 76
MIAMI CO. RECORDERS RECORDS
May B. Austin
MIAMI COUNTY RECORDER
FEE - \$ 4.30

WE THE UNDERSIGNED, BEING ALL THE
OWNERS OF TRACT 2 SHOWN HEREON
DO HEREBY VOLUNTARILY CONSENT
TO THE EXECUTION OF THIS REPLAT.
Frank S. Kiser Reggie Anne Martin
Adam S. Kiser WITNESS
A. H. ...

STATE OF OHIO, COUNTY of MIAMI
BEFORE ME A NOTARY PUBLIC, IN AND FOR THE STATE
OF OHIO, PERSONALLY CAME THE FOREGOING
OWNERS AND ACKNOWLEDGED THE SIGNING OF
THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
I HERETO SET MY HAND AND SEAL
THIS 17th DAY OF August 1962.

Reggie Anne Martin
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES November 13, 1962

APPROVED: MIAMI COUNTY COMMISSIONERS
Adam Wilson
Herschel Shaker
Luther Pike

DATE: Aug 17 - 1962
PLAT NO. 774

SEE PLANNING COMMISSION MINUTES OF AUG. 9, 1962

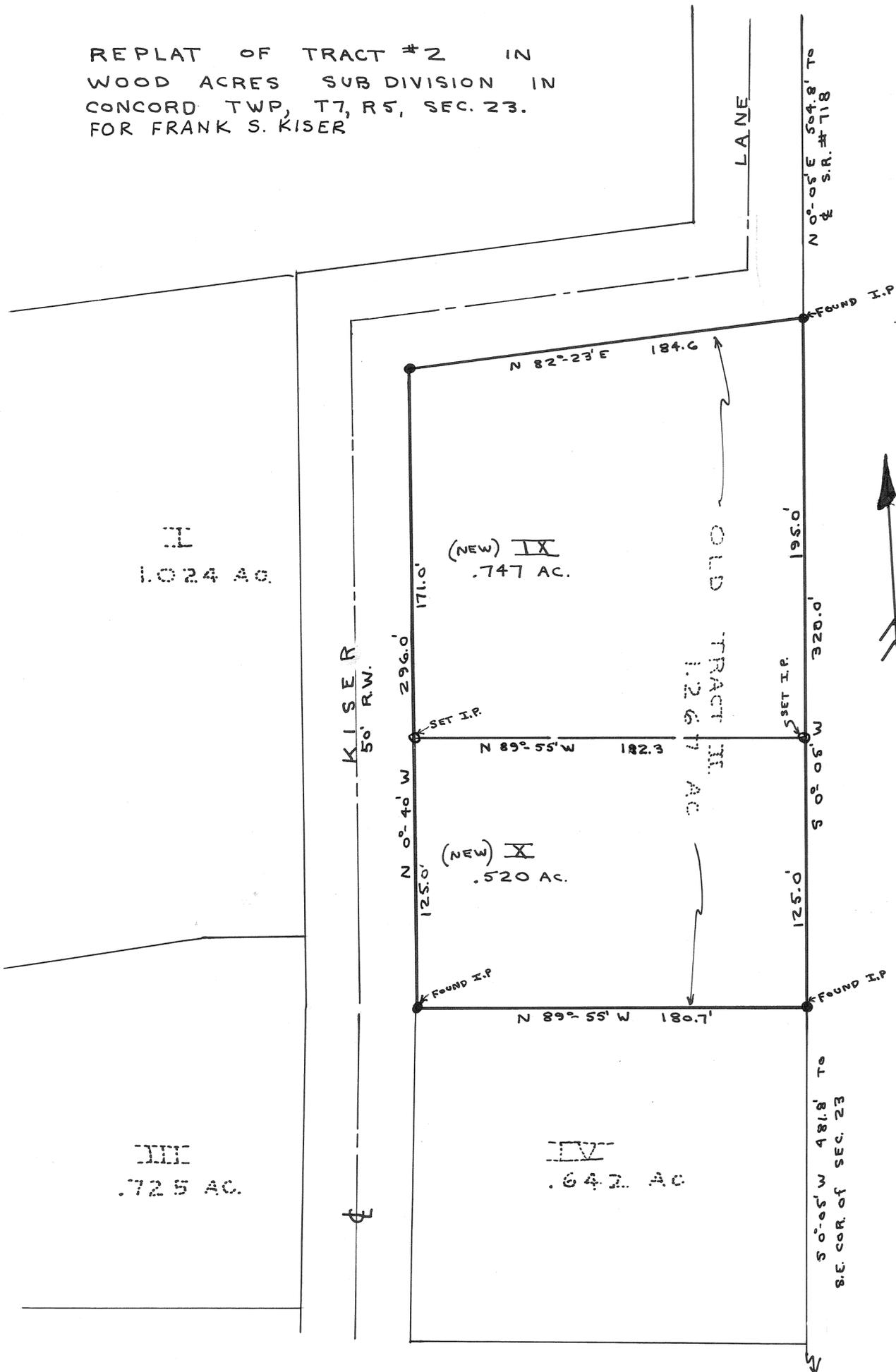
APPROVED: MIAMI COUNTY ENGINEER
Arthur D. ...

TRANSFERRED THIS 17th DAY OF AUGUST 1962

Ruth E. Graham
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Marlin N. Hoffer
MARLIN N. HOFFER
OHIO SURVEYOR REGIST. # 4740



DEDICATION RECORDERS PLAT RECORD

We, the undersigned, being all the lienholders of the lands herein plotted, do hereby dedicate the streets shown on the plat to the public use forever.

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

Signed and acknowledged in the presence of: Kevin W. Felton
M. M. Burrell
Signed By: Kenneth Brunson
Glenna Brunson

Date August 17, 1962
State of Ohio, County of Miami ss.
Kenneth Brunson, 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.

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

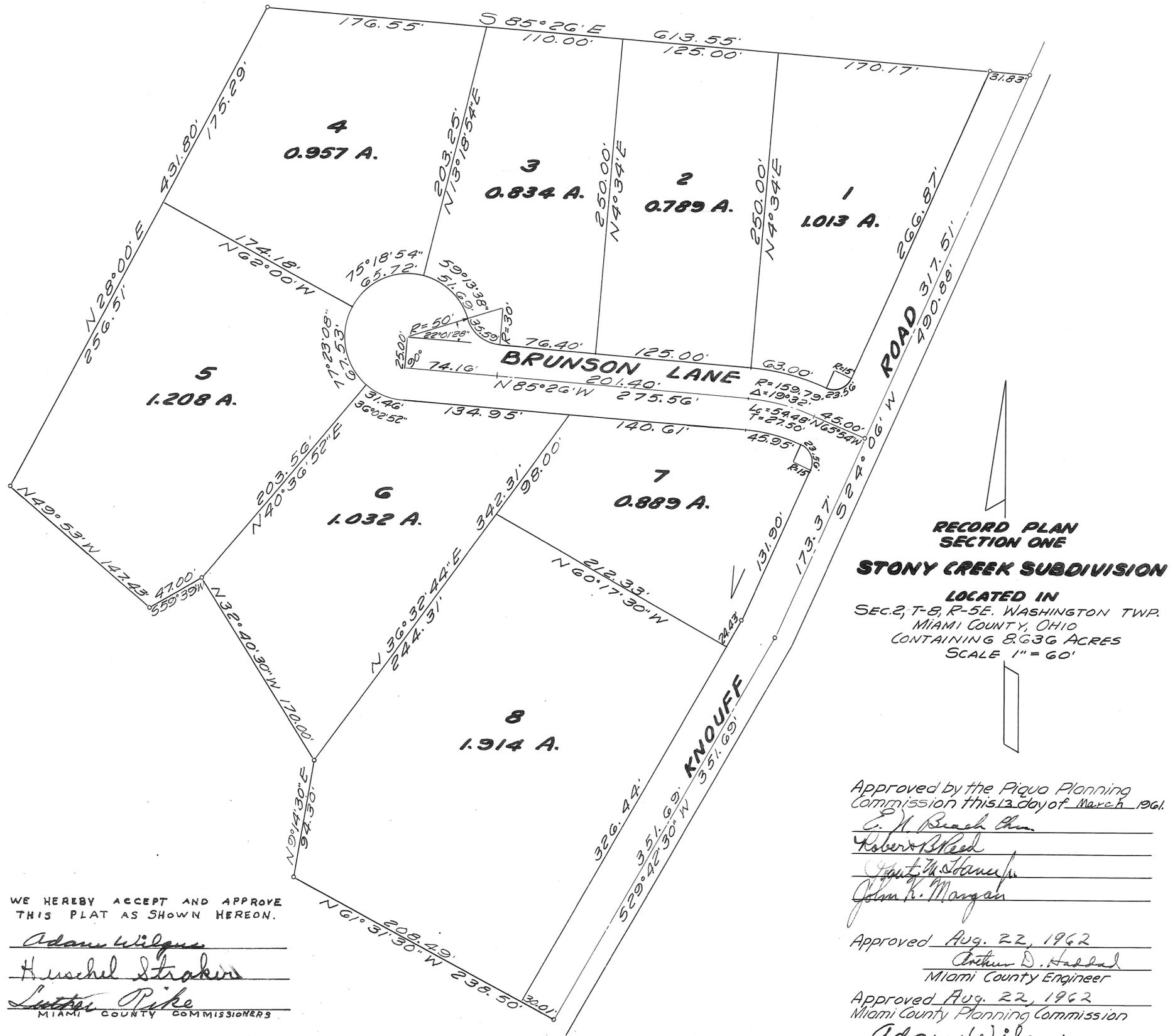
M. M. BURRELL, Notary Public
My Commission Expires November 14, 1966
M. M. Burrell
Notary Public in and for Miami County, Ohio

State of Ohio, County of Miami ss.
Be it remembered that on this 17 day of August 1962, before me the undersigned, a Notary Public, in and for said county and state, personally came Kenneth M. Brunson and Glenna H. Brunson, 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.
M. M. Burrell
Notary Public in and for Miami County, Ohio
My Commission Expires November 14, 1966

PROTECTIVE COVENANTS

- All lots in this tract shall be known and described as residential. No structures shall be erected 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 (2) cars.
- No lot shall hereafter be subdivided into smaller 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 erected on any lot less than (35) feet back from the front lot line. All buildings erected for dwelling purposes shall provide not less than (30) feet of sideyard space. Said side yard space may be divided unevenly, provided no portion of any building is erected closer than (15) feet 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 (1000) square feet in the case of a one story or one and one-half story structure or (650) square feet for tri-level or two story structures.
- No basement, trailer, tent, shack, garage, barn or other outbuildings 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 sign or billboard except "FOR SALE" signs shall be erected on any lot in this subdivision.
- No barn, stable or other outbuildings for housing of domestic animals or poultry, shall be erected on the premises, nor shall any domestic animals or poultry be permitted except household pets.
- No unsightly fence shall be erected, nor shall any fence be erected nearer the front lot line than (30) feet, unless same shall be a hedge or shrub growth not to exceed () feet in height.
- The premises shall be kept neat and clean, the buildings well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials, or refuse be permitted to accumulate or remain on any lot.
- 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, 1986 at which time said covenants shall be automatically extended for successive periods of (10) years, unless by vote of a majority of the then lot owners, it is agreed to change 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 judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
- 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 erected in the area in accordance with the requirements of the County Board of Health.



RECORD PLAN SECTION ONE
STONY CREEK SUBDIVISION
LOCATED IN
SEC. 2, T-8, R-5E. WASHINGTON TWP.
MIAMI COUNTY, OHIO
CONTAINING 8.636 ACRES
SCALE 1" = 60'

Approved by the Piqua Planning Commission this 13 day of March 1961.

E. M. Beach
Robert Reed
Paul W. Stamer
John R. Morgan

Approved Aug. 22, 1962
Arthur D. Haddad
Miami County Engineer

Approved Aug. 22, 1962
Miami County Planning Commission
Adam Wilgus

Herschel Straker
Luther Pike

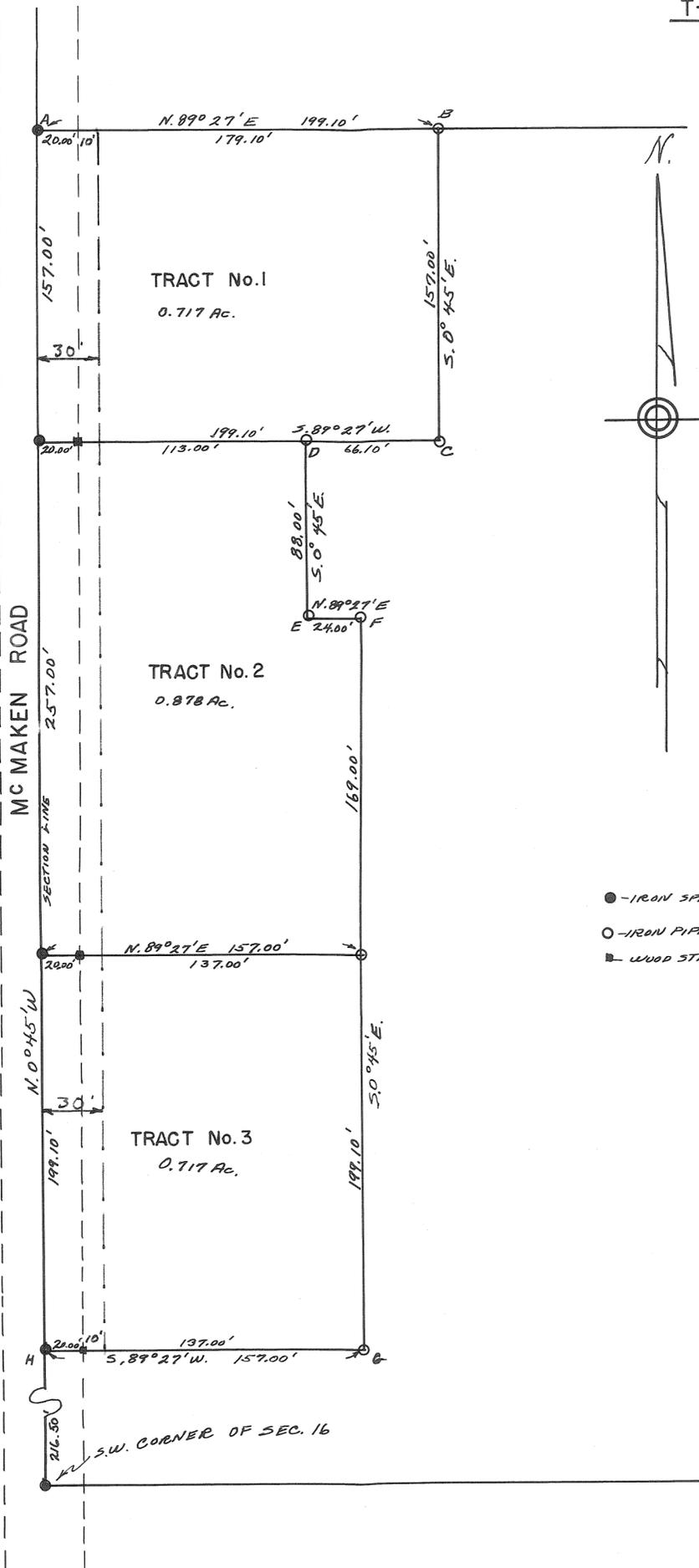
WE HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.
Adam Wilgus
Herschel Straker
Luther Pike
MIAMI COUNTY COMMISSIONERS

Transferred and numbered this 22 day of August 1962
Ruth C. Holman
Miami County Auditor
File No. 10980
Recorded this 21 day of August 1962 at 2:30 P.M.
Fee \$4.30
Mary B. Austin
Miami County Recorder

The within plat is a subdivision of 8.636 acres out of land conveyed to Kenneth M. Brunson and Glenna H. Brunson as Recorded in BK. 298 Pg. 151 of the Deed of Records of Miami County, Ohio.
The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

Jordan H. Hill

15. Until such time as a public sanitary sewer system has been constructed to serve this subdivision and this system connected to Sewage Treatment Plant as approved by the State and County Board of Health. A Sewage Disposal System shall be constructed on each lot as follows:
A. Cistern (or approved equal) of sufficient size to serve the dwelling to be constructed, with a sub-surface sand filter 6x6x4 deep shall be installed on each lot. The effluent from the sewage treatment system shall not be permitted to discharge into roadside ditches, but shall be conducted in an approved lateral to a system of sewer lines installed by the subdivider, which sewer lines shall conduct the effluent to an outfall as approved by the County Board of Health.



PLAT OF THE
ALVA D. LANDES
 SUBDIVISION

DESCRIPTION

BEING A SUBDIVISION OF 2.312 ACRES, SITUATED IN THE S.W. QR SEC-16, TWP. OF NEW BERRY, COUNTY OF MIAMI, STATE OF OHIO, T-8, R-5, AND BEING PART OF A 24.90 ACRE TRACT OF LAND CONVEYED BY CLARENCE MAUCHAMER TO ALVA D. LANDES, AND RECORDED IN VOL. 358, PAGE 245, DEED RECORDS OF MIAMI COUNTY, OHIO. THE SUBDIVISION IS BOUNDED BY LETTERS A B C D E F G H A AS SHOWN HERE ON.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT. THIS 23 DAY OF August, 1962.

WITNESS: _____ SIGNED: Alva D. Landes OWNER
Pauline E. Landes OWNER
 Note: - Additional 10' Right of Way is granted for road purposes
 ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF MIAMI, SS

BE IT REMEMBERED THAT ON THIS 23 DAY OF August, 1962, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME Alva D. Landes & Pauline E. Landes WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

M. M. Burrell
 NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO.

MY COMMISSION EXPIRES November 14, 1966

APPROVED: DATE Aug 22, 1962

MIAMI COUNTY PLANNING COMMISSION

Adam Wilgus
Herschel Sticker
Luther Pike

COMMITTEE ON APPROVAL
 PLAT NO. 778

FILE NO: 11008
 RECEIVED: AUG. 23, 1962
 RECORDED: 10:50 A.M.
 BOOK 8, PAGE 78
 PLAT RECORDS, MIAMI COUNTY, OHIO.
 FEE 4.30

Mary B. Justice
 MIAMI COUNTY RECORDER

TRANSFERRED ON THIS 23rd DAY OF August, 1962.

Ruth E. Bohem
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

DATE August 13, 1962

Roger J. Borchers
 REGISTERED SURVEYOR 4585

APPROVED: THIS 22 DAY OF AUGUST, 1962.

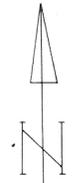
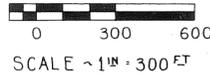
Daniel D. Turner, chief dep.
 MIAMI COUNTY ENGINEER

Mary B. Gustin
 MIAMI COUNTY RECORDER

| | | | |
|-------------------|-------|---------|---|
| FED. RD. DIVISION | STATE | PROJECT | 1 |
| 2 | OHIO | 1962 | 1 |

MIAMI COUNTY
 MIA. 718-1.55

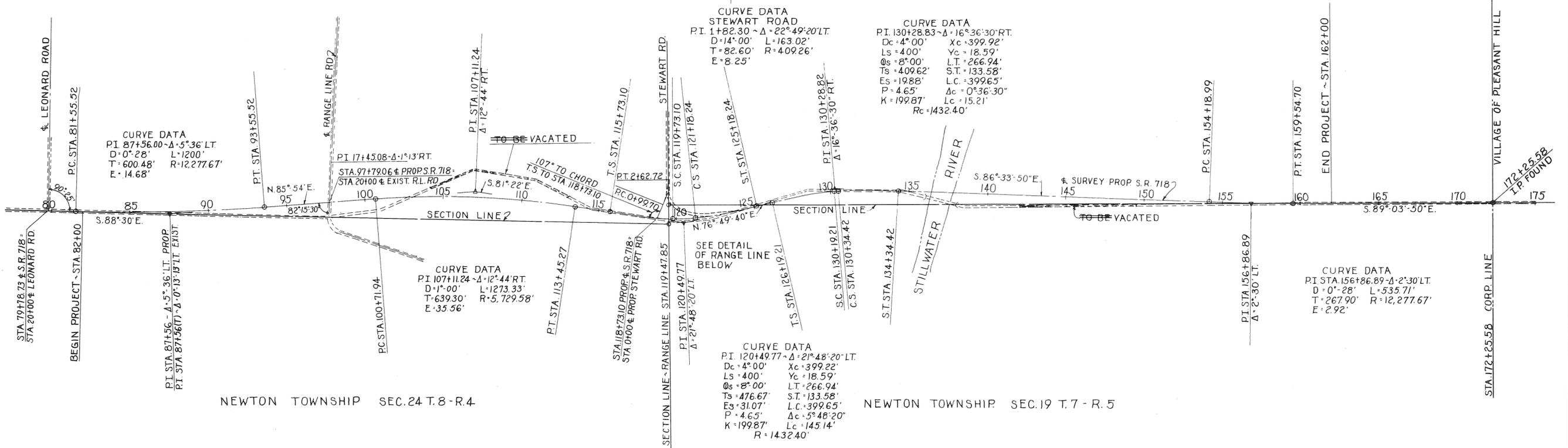
LOCATION PLAN



VACATION
 Final Entry - June 27, 1966 Jr. of Dir. Vol. 51 Pg. 1180
 Recorded 7-12-66 Misc. Vol. 16 Pg. 280
 Plat Filed 7-28-66 Plat. Bk. 9 Pg. 95

NEWTON TOWNSHIP SEC. 13 T. 8 - R. 4

NEWTON TOWNSHIP SEC. 18 T. 7 - R. 5

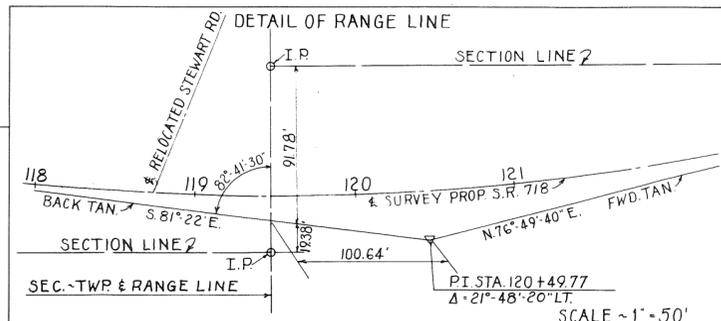
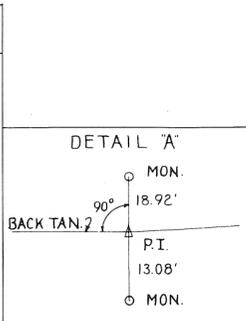
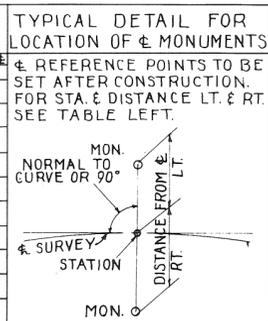


NEWTON TOWNSHIP SEC. 24 T. 8 - R. 4

NEWTON TOWNSHIP SEC. 19 T. 7 - R. 5

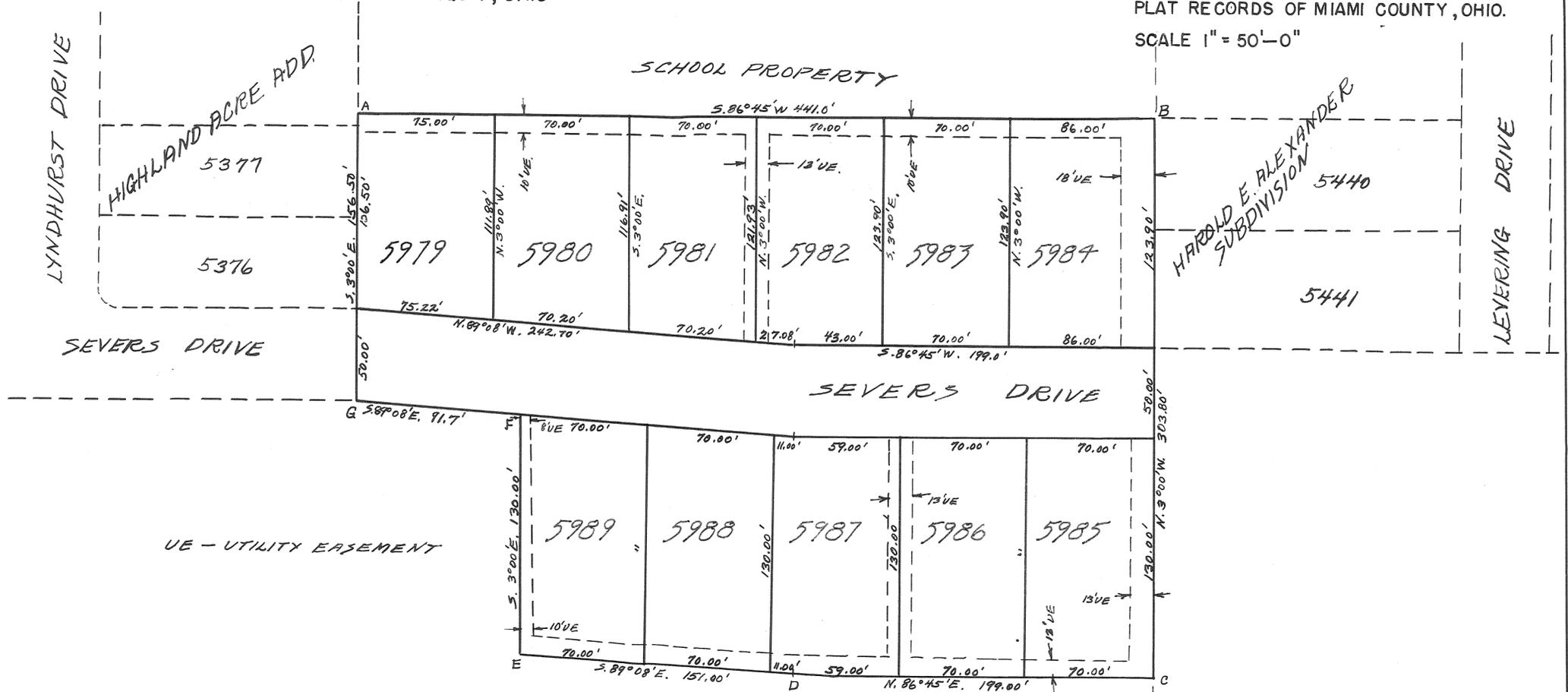
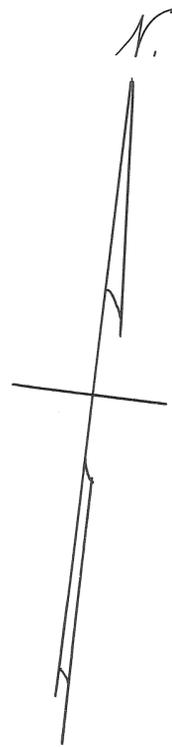
Set as per plan 12-22-64 J.R.S.

| REFERENCE POINT MONUMENTS TO BE SET | | | | | |
|-------------------------------------|---------------|-----|----------------|----------------|-----------------|
| STATION | DISTANCE FROM | | STATION | DISTANCE FROM | |
| | LT. | RT. | | LT. | RT. |
| P.C. 81+55.52 | 45' | 40' | PI 130+28.83 | SET ON P.I. | RANGE LINE ROAD |
| PI 87+56.00 | SET ON P.I. | | S.T. 134+34.42 | 16' | 16' |
| P.T. 93+55.52 | 16' | 16' | 142+00 | " | " |
| P.C. 100+71.94 | " | " | 149+00 | " | " |
| M.P. 107+08.61 | " | " | P.C. 154+18.99 | " | " |
| P.T. 113+45.27 | " | " | PI 156+86.89 | SEE DETAIL 'A' | P.C. 0+99.70 |
| T.S. 115+73.10 | " | " | P.T. 159+54.70 | 16' | 16' |
| M.P. 120+45.67 | " | " | | | P.T. 2+62.72 |
| S.T. 125+18.24 | " | " | | | 3+35 |
| T.S. 126+19.21 | " | " | | | 70' |



OK + 9-95

| | | | |
|---------------|--------|-------------------------------------|---------------------|
| DATE RECORDED | 9-4-62 | APPROVED | <i>Joe M. Bowen</i> |
| VOL. | 8 | DATE | 8-15-62 |
| PAGE | 79 | RIGHT-OF-WAY ENGINEER-DIVISION N° 7 | |
| | | REGISTERED SURVEYOR N° 3128 | |



PLAT OF
DINE ACRES
CITY OF PIQUA, OHIO

DESCRIPTION

BEING A SUBDIVISION OF A 2.76 ACRE TRACT WHICH IS PART OF OUT LOT NO. 122 OF THE CITY OF PIQUA, STATE OF OHIO; ALSO BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN DEED FROM GERTRUDE W. SEVER TO CHARLES A. COX AND RECORDED IN VOL. 388, PAGE 119 DEED RECORDS OF MIAMI COUNTY, OHIO. THE SUBDIVISION IS BOUNDED BY LETTERS A B C D E F G AS SHOWN HEREON, THE STREET CONTAINS 0.51 ACRES.

O.L. 122

O.L. 121

DEDICATION

WE, THE UNDESIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 18th DAY OF September, 1962.

WITNESS: Robert A. Pratt SIGNED: Charles A. Cox
Sharon Hawes Mary L. Cox

TRANSFERRED ON THIS 20th DAY OF September, 1962.
Ruth E. Graham
MIAMI COUNTY AUDITOR

FILE NO: 11559
RECEIVED: 9:47 A.M.
RECORDED: Sept. 20, 1962
BOOK 8, PAGE 80
PLAT RECORDS, MIAMI COUNTY, OHIO.
FEE \$4.30

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF MIAMI, SS
BE IT REMEMBERED THAT ON THE 18th DAY OF September, 1962, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY CAME Charles A. Cox and Mary L. Cox WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

Robert A. Pratt
NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO
Notary Public - State of Ohio
My commission has no expiration date
Section 147.03 R.C.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.
ALL LOT CORNERS ARE MARKED WITH IRON PIPE.

Roger F. Borchers
REGISTERED SURVEYOR 4585

APPROVAL

APPROVED: DATE: 9-17-62 SIGNED: Jack H. Wilson
CITY COMMISSIONER PIQUA, OHIO
Donald F. T. Jumper
CITY COMMISSIONER PIQUA, OHIO
Harvey Craft
CITY COMMISSIONER PIQUA, OHIO
Charles H. Morrow
CITY COMMISSIONER PIQUA, OHIO
CITY MANAGER PIQUA, OHIO

APPROVED: DATE: 9-11-62 SIGNED: John R. Mangon
PLANNING COMMISSIONER
Robert A. Reed
PLANNING COMMISSIONER
Robert W. Staver
PLANNING COMMISSIONER
Robert D. Goff
PLANNING COMMISSIONER

RANGE

TOWN

SECTION

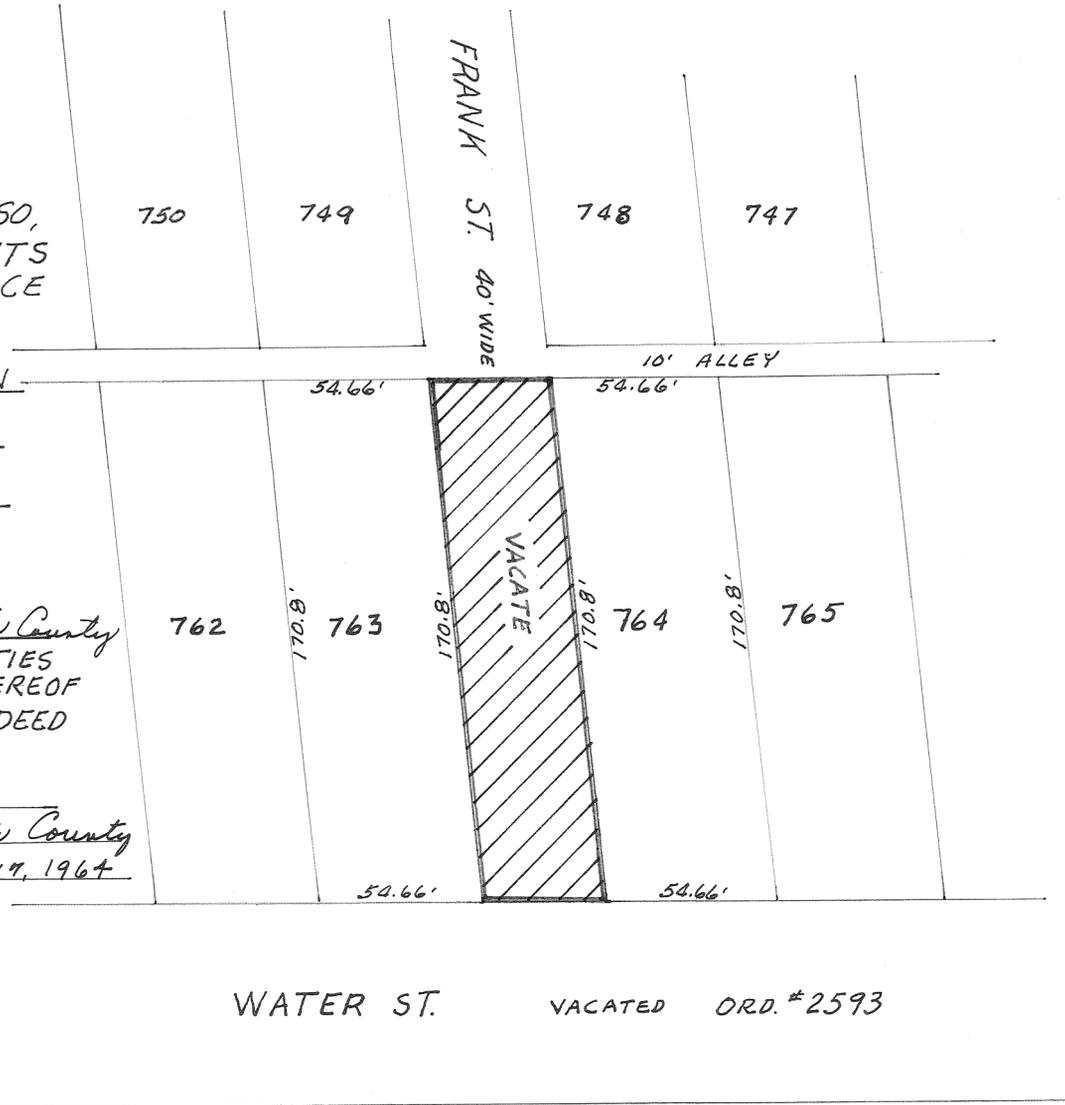
TOWNSHIP

TROY CORPORATION

1 WARD

A PRECINCT

WE, THE UNDERSIGNED BEING OWNERS OF PROPERTY ABUTTING, HEREBY PETITION THE VACATION OF STREET AS SHOWN. WE, ALSO, GRANT PERMANENT EASEMENTS FOR OPERATION AND MAINTENANCE OF EXISTING UTILITIES:

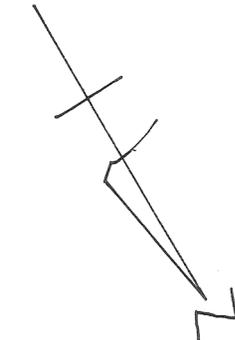


PLAT BOOK 8 PAGE 81 MIAMI COUNTY RECORDERS PLAT RECORD RECEIVED FOR RECORD THIS 21 DAY OF SEPT 1962, AT 1:44 P.M. FILE NO. 11585 FEE \$ 4.30

Mary B. Quartin MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 21 DAY OF SEPT. 1962

Ruth E. Graham MIAMI COUNTY AUDITOR



TROY BOARD OF EDUCATION

PRES. Leo H. Faust

CLERK: Mary E. Winner

STATE OF OHIO, COUNTY OF MIAMI PERSONALLY APPEARED BEFORE, A NOTARY PUBLIC IN AND FOR Miami County, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 16th DAY OF AUGUST, 1962

Allister P. Shuff NOTARY PUBLIC IN AND FOR Miami County MY COMMISSION EXPIRES July 17, 1964

WATER ST. VACATED ORD. #2593

APPROVED BY CITY OF TROY PLANNING COMMISSION THIS 24th DAY OF JULY 1962

[Signature] PRES. [Signature] SEC.

VACATION PLAT- NORTH PART FRANK ST BETWEEN VACATED WATER ST AND NORTH LINE OF ALLEY TO SOUTH

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 17th DAY OF SEPTEMBER 1962, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 0-24-62

R. D. Stearns MAYOR Edward L. Chase PRES. COUNCIL H. J. Farnham CLERK OF COUNCIL

TROY BOARD OF EDUCATION - TROY O. FRANKLIN RUCK 1316 E. MAIN ST. TROY, OHIO P. E. NO. 8496 SURVEYOR NO. 3319 DATE 8/15/62 DRAWN BY FR TRACED BY FR CHECKED BY FR SHEET NO. 1/1

HELEN S. JOHNSON HINSCH
 D.B. 315 Pg. 27



Indicates Iron Pin

**RECORD PLAN
 MEADOWLAWN SUBDIVISION
 SECTION TWO**

LOCATED IN
 PIQUA, OHIO PART OUTLOT 306
 CONTAINING 10.326 ACRES
 SCALE 1" = 60'

PREPARED BY
MIAMI COUNTY ENGINEERING CO.
 WEST MILTON, OHIO
 FEBRUARY 1962

Approved by The Piqua Planning Commission
 this 9th day of April 1962

Ed N. Beach
John W. Starnes
John K. Morgan
Robert E. Wolfe

Approved by The Piqua City Commission
 this 16th day of April 1962

Jack Wilson
Donald F. Lawrence
Donald J. Johnson
Harvey Craft
Charles W. Monon

Transferred and numbered this 2nd day of September 1962

File No. 11746
 Recorded this 28 day of Sept. 1962 at 1:35 P.M.
 Fee \$4.30

Ruth E. Gehaux
 Miami County Auditor
Mary R. Austin
 Miami County Recorder

The within plat is a subdivision of 10.326 acres of land being 1.356 acres conveyed to Mid-Continent Properties Inc. as recorded in Book 385 Page 393 and 9.113 acres conveyed to Mid-Continent Properties Inc. as recorded in Book 386 Page 166 of the Deed of Records of Miami County, Ohio.

The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.
 MIAMI COUNTY ENGINEERING CO.
 By: Valdis Lapins
 Registered Surveyor # 4731

PROTECTIVE COVENANTS

1. All lots in this tract shall be known and described as residential. No structures shall be erected 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 (2) cars.
2. No lot shall hereafter be subdivided into parcels for additional residential purposes.
3. No building shall be located closer than (a) feet to any side lot line, nor shall the sum of the side yard spaces be less than (14) feet and said structure shall not be located nearer the front lot line than the indicated set-back lines shown on the record plan nor nearer the rear lot line than (40) feet. The above covenant does not include steps, eaves or open porches.
4. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than (750) square feet in the case of a one-story or one and one half story structure or (550) square feet for tri-level or two story structures.
5. No basement, trailer, tent, shack, garage, barn, or other outbuilding erected in this plot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade 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 except "FOR SALE" signs shall be erected on any lot in this subdivision.
8. No barn, stable or other outbuildings for housing domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry except household pets be permitted.
9. No fence shall be erected nearer the front lot line than (30) feet, unless same shall be a hedge or shrub growth not to exceed (4) feet in height.
10. The premises shall be kept neat and clean, the building well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials, or refuse shall be permitted to accumulate or remain on any lot.
11. 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, 1987 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.
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.
13. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors, or assigns.
14. All thirteen-foot utility easements shall automatically become ten feet in width when adjacent lands are platted.

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

Signed and acknowledged
in the presence of:-
Jean E. Carlton
Paul J. Benkert

MID-CONTINENT PROPERTIES INC.
By: Peter R. Thompson President
Buckley C. Martin Vice-President

Date: APRIL 12, 1962

State of Ohio, County of Miami ss.
Peter R. Thompson, 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.

Peter R. Thompson

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

Edwin M. Garver
Notary Public in and for Miami County, Ohio

State of Ohio, County of Miami, ss.
Be it remembered that on this 12 day of APRIL 1962 before me, the undersigned, a Notary Public in and for said county and state, personally came Mid-Continent Properties Inc. by Peter R. Thompson its president and Buckley Martin its vice president, to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Edwin M. Garver
Notary Public in and for Miami County, Ohio

RECORD PLAN
MEADOWLAWN SUBDIVISION
SECTION TWO

PREPARED BY
MIAMI COUNTY ENGINEERING
WEST MILTON, OHIO

Mary B. Austin
 MIAMI COUNTY RECORDER

TRANSFERRED THIS 21st DAY
 OF September 1962.

Ruth E. Graham
 MIAMI COUNTY AUDITOR

REPLAT PART IN LOT 1363

BEING A PART OF IN LOT 1363
 PIQUA, MIAMI COUNTY, OHIO

APPROVED BY THE PIQUA
 PLANNING COMMISSION
 THIS 10 DAY OF Sept 1962.

Robert B. Reed
John W. Stancif
John H. Mangum
Robert T. Wolfe

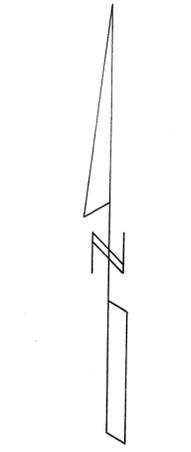
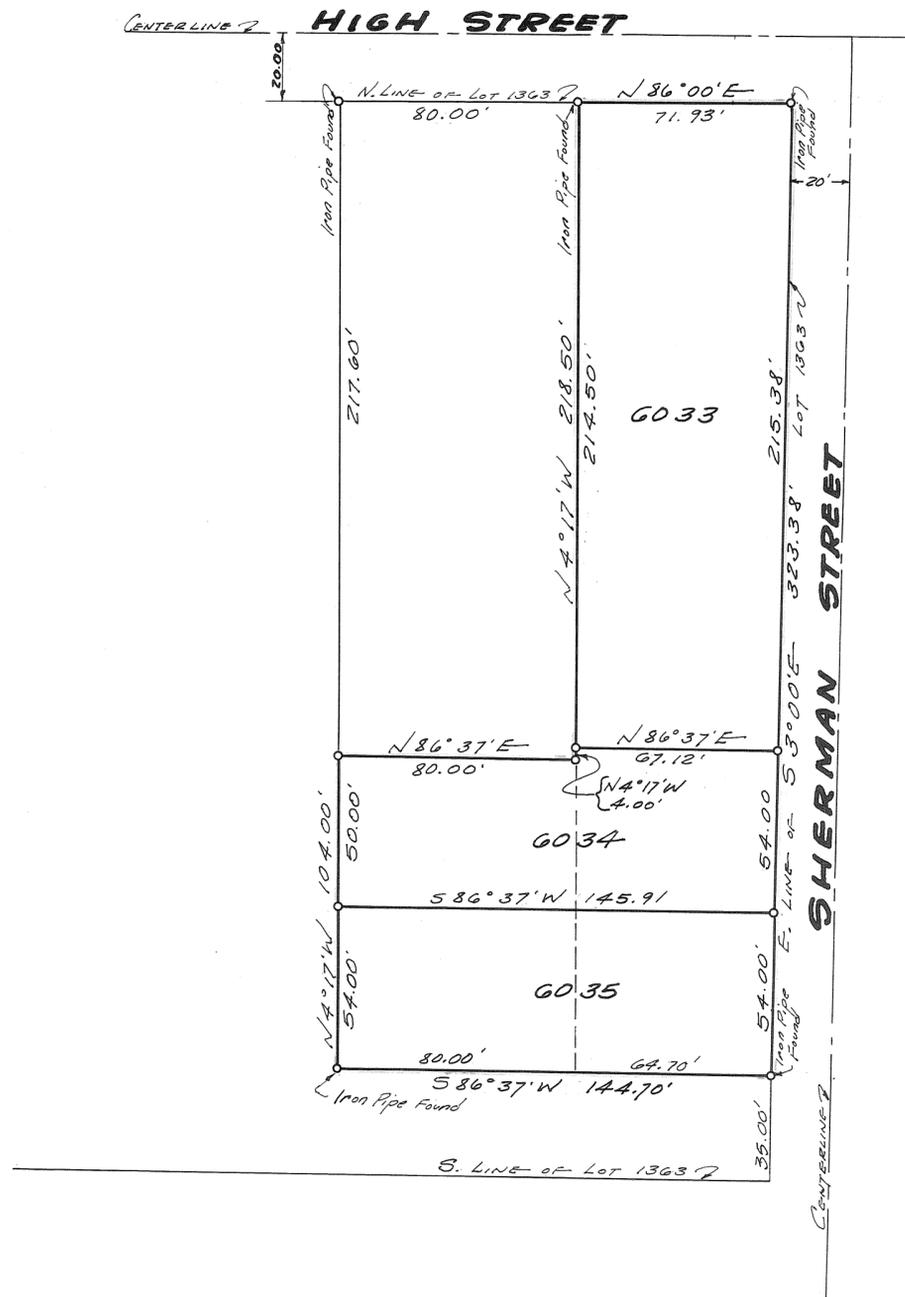
APPROVED BY THE PIQUA CITY
 COMMISSION
 THIS 17 DAY OF Sept 1962.

Jack Wilson
Donald T. Langston
Donell Williams
C. Harvey Craft
Chas. L. Johnson

THE WITHIN PLAT IS A SUBDIVISION OF
 0.697 ACRES CONVEYED TO MID-CONTINENT
 PROPERTIES INC. AS RECORDED IN DEED
 BOOK 389 PAGE 85 & 86 OF THE DEED OF
 RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED
 CORRECT AND MONUMENTS SET AS SHOWN.
 MIAMI COUNTY ENGINEERING CO. BY

Carol S. Eustace



SCALE 1" = 40'

SURVEY FOR
MID-CONTINENT PROPERTIES INC.

SURVEY BY
MIAMI COUNTY ENGINEERING CO.
 WEST MILTON, OHIO

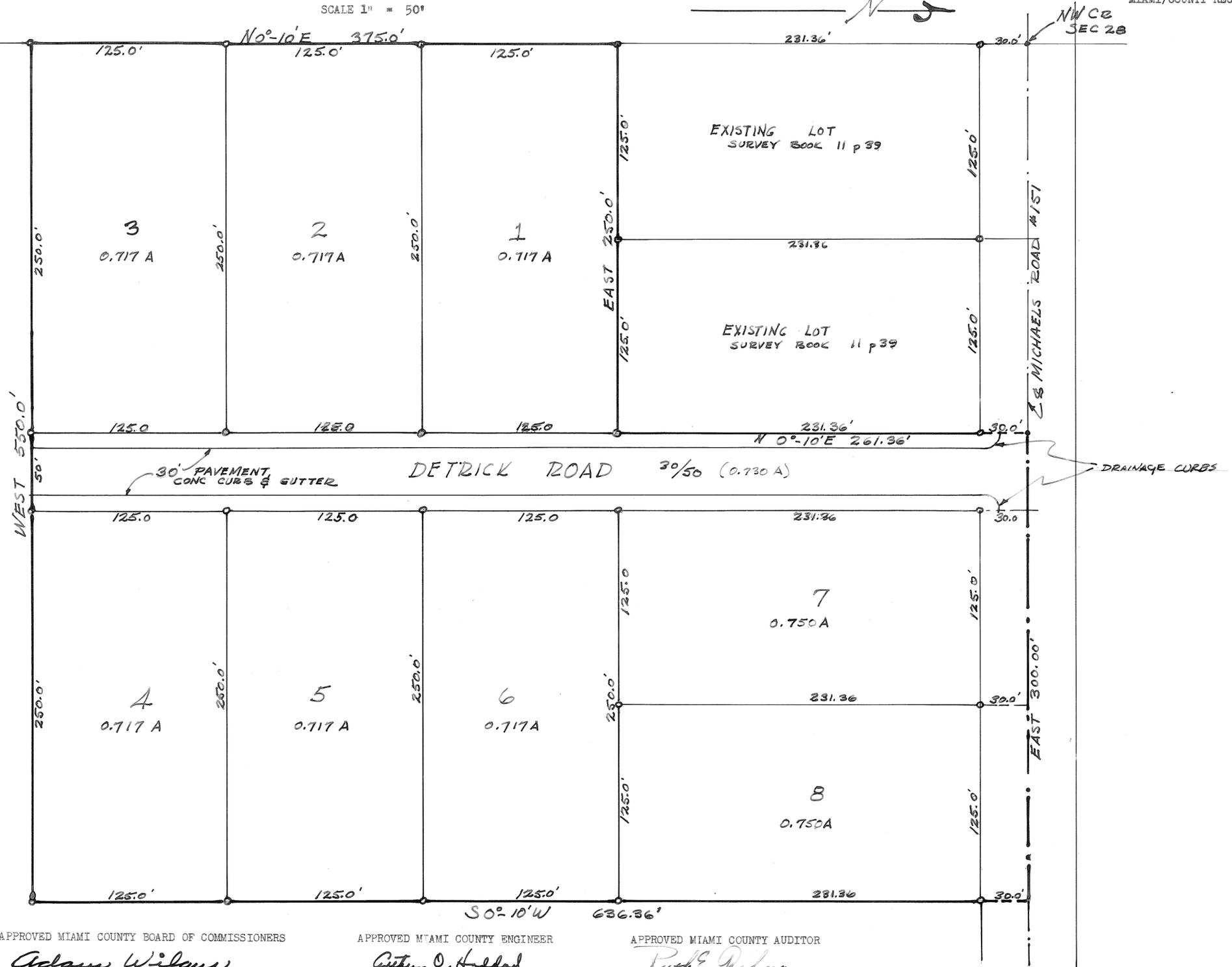
REC'D ON Oct. 17, 1962 AT 4:00 PM.

RECORDED ON Oct. 17, 1962 AT 4:00 PM.

Mary P. Austin
 MIAMI COUNTY RECORDER

DETRICK SUBDIVISION No 1

SCALE 1" = 50'



DETRICK SUBDIVISION No 1

A Subdivision of 6.532 Acres in the NW 1/4 of R6, T4, S28 in Monroe Township of which 0.730 acres are in roads and 5.802 acres in lots

There is a 5' utility easement granted hereby on each side of each interior lot line of this plat and a 10' utility easement on the west side of lots 1, 2, and 3

DEDICATION

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

Roy A. Detrick
Naomi Detrick

STATE OF OHIO - COUNTY OF MIAMI
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME *Roy A. Detrick* AND *Naomi Detrick* AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREBUNTO SET MY HAND AND SEAL THIS 17 DAY OF October 1962.

Charles D. Littleton
 NOTARY PUBLIC - MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 5/29/63

APPROVED MIAMI COUNTY PLANNING COMMISSION

Adams Wilans
Herschel Straker
Luther Pike

DATE: Oct. 17, 1962
 No. 800

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS

Adams Wilans
Herschel Straker
Luther Pike

DATE: Oct. 17, 1962

APPROVED MIAMI COUNTY ENGINEER

Arthur O. Holland
 DATE: Oct. 17, 1962

APPROVED MIAMI COUNTY AUDITOR

Ruth E. Paulson
 DATE: Oct. 17, 1962

SUBDIVISION FOR MR. DETRICK
 MICHAELS ROAD

Glen G. Mc Connell, Jr.
 GLEN G. MC CONNELL, JR.
 1710 PETERS ROAD, TROY, OHIO



REC'D ON Oct. 17, 1962 AT 4:00 PM.RECORDED ON Oct. 17, 1962 AT 4:00 P.M.Mary B. Quartin
MIAMI COUNTY RECORDERCOVENANTS

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE AND IN CONSIDERATION OF THE INCORPORATION OF LIKE COVENANTS AND ANY AND ALL CONVEYANCES OF OTHER SUBLOTS IN SAID PLAT, THE GRANTEE HEREIN, FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, HEREBY COVENANTS AND AGREES TO AND WITH THE SAID GRANTOR, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, FOR THE USE AND BENEFIT OF SAID GRANTOR, HIS SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND OF EVERY OTHER PERSON WHO SHALL OR MAY BECOME THE OWNER OF, OR HAVE ANY TITLE DERIVED IMMEDIATELY OR REMOTELY FROM, THROUGH OR UNDER THE SAID GRANTOR, HIS SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, TO ANY LOT OR PARCEL OF LAND SITUATED IN SAID PLAT AS FOLLOWS:

1. SAID PREMISES SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
2. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE WHATEVER OTHER THAN ONE PRIVATE DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY ONLY, WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND/OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
3. NO DWELLING COSTING LESS THAN \$15,000.00 NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1,100 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN 900 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE. NO OUTSIDE STAIRWAYS SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON ANY BUILDING OR STRUCTURE.
4. NO PART OF SUCH DWELLING HOUSE OR GARAGE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE, NOR WITHIN 15 FEET OF EITHER SIDE LOT LINE OF SAID PREMISES.

5. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITION PARCELS FOR RESIDENTIAL PURPOSES.
 6. NO COMMERCIAL TRADE WHATEVER SHALL BE CARRIED ON UPON SAID PREMISES NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
 7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON SAID PREMISES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
 8. NO FENCE OR WALL OF ANY KIND OR FOR ANY PURPOSE SHALL BE ERECTED PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE.
 9. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVICE OF ANY KIND OTHER THAN A "FOR SALE" OR "FOR RENT" SIGN.
 10. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 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 IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.
- IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING REAL ESTATE SITUATE IN SAID PLAT TO PROSECUTE ANY LEGAL OR EQUITABLE ACTION AGAINST HIM TO RESTRAIN HIM FROM SO DOING OR TO RECOVER DAMAGES DUE HIM BY REASON THEREOF.
- INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS UNLESS SPECIFICALLY INTENDED.

ARNOLDS SUBDIVISION, Section 8

LOCATED IN

SECTION 28, TOWN 6, RANGE 5 E VILLAGE OF WEST MILTON
 MIAMI COUNTY, OHIO
 Containing 6.920 Acres, Pt. O.L. 163

Mary B. Swatin
 Miami County Recorder

This instrument was prepared by: JOHN W. JUDGE ENGINEERING CO.
 LETTERING, OHIO

JUNE 1962

The within plat is a subdivision of 6.920 Acres out of the 14.960 Acre tract of land conveyed to The Tyka Construction Co. by deed recorded in Book 389, Page 347 of the Deed Records of Miami County, Ohio. The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.

By: Valdis Lapins
 Registered Surveyor #4731

Scale: 1" = 100'

DEDICATION

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

Harry H. Peters Witness
Ralph E. Kinsworthy Witness

The Tyka Construction Co.

Benny Poppa Benny Poppa, President
Roger E. Grise Roger E. Grise, Secretary

State of Ohio, County of Miami, ss.

Be it remembered that on this ___ day of _____, 1962, before me, the undersigned, a notary public in and for said county and state, personally came the said The Tyka Construction Co., by Benny Poppa, its president and Roger E. Grise, 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 notarial seal on the day and date above written.

Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio
 RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

State of Ohio, County of Miami, ss.

Benny Poppa, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Benny Poppa
 Benny Poppa

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

Ralph E. Kinsworthy
 Notary Public in and for Miami County, Ohio
 RALPH E. KINSWORTHY, Notary Public
 My Commission Expires Aug. 26, 1963

Approved on this 16 day of Oct. 1962
 by the Planning Commission of the
 Village of West Milton, Ohio.

Philip C. Baumgardner Chairman
Ralph E. Kinsworthy Secretary

Approved on this 16 day of Oct. 1962
 by the Council of the Village of West
 Milton, Ohio

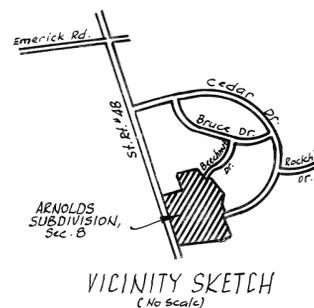
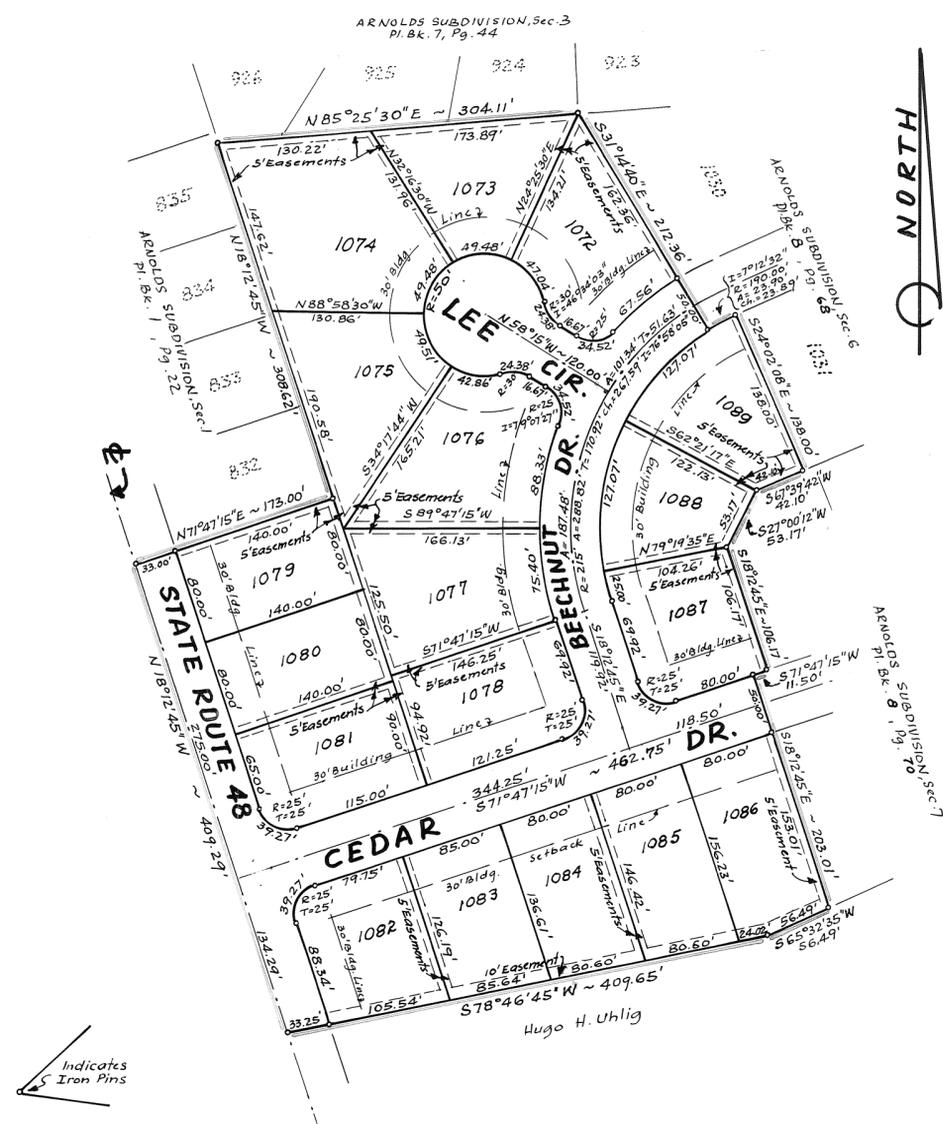
Ch. Winnick Mayor
Georgia Lyons Clerk

Miami County Engineer's Records
 of Subdivision:

Records _____ Volume _____ Page _____

Transferred on this 22nd day of October 1962

Ruth E. Wilson
 Miami County Auditor



PROTECTIVE COVENANTS AND 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 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 \$13,500 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 a 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 nearer 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 nearer than 7 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 on 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 at elevations between 2 and 6 feet above the roadways 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 trees 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 5 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 January 1, 1983 at which time said covenants shall automatically extend for successive periods of ten (10) years unless by vote of a majority of the then

MILTON ESTATES, Sec. 1

Located in
 SECTION 28, TOWN 6, RANGE 5 - VILLAGE OF WEST MILTON
 MIAMI COUNTY, OHIO
 CONTAINING 5.644 ACRES

Mary B. Gustin
 Miami County Recorder

Scale: 1"=100' January 1962

This instrument was prepared by:
 JOHN W. JUDGE ENGINEERING Co.
 KETTERING, OHIO

The within plat is a subdivision of 3.087 Acres (being part of Outlot 159) out of a 7.100 Acre tract of land conveyed to Rufus G. Ballard, Eugene P. Ballard and John E. Fisher by deed recorded in Book 384, Page 332 (recorded as 7.054 Acre tract) and 2.557 Acres out of a 3.642 Acre tract of land conveyed to Rufus G. Ballard, Eugene P. Ballard and John E. Fisher by deed recorded in Book 383, Page 338 of the Deed Records of Miami County, Ohio, and also being a part of Outlot 160. The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.

By: John W. Judge
 Registered Surveyor #2271

DEDICATION:

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, gas, sewer, electric, telephone or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing 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:

J. B. Lee
E. L. Falkner
Robt Ballard
Wilby E. Bowman
Jay Bova
W. E. Lambaus

Rufus G. Ballard
Ethel M. Ballard
Eugene P. Ballard
Norma E. Ballard
John E. Fisher
Pauline E. Fisher

W. E. Lambaus
 Notary Public in and for Miami County, Ohio

STATE OF OHIO, COUNTY OF MIAMI, s.s.

Be it remembered that on this 2 day of FEBRUARY 1962, before me, the undersigned, a notary public in and for said county and state, personally came the said Rufus G. Ballard and Ethel M. Ballard, his wife; also Eugene P. Ballard and Norma E. Ballard, his wife; and John E. Fisher and Pauline E. Fisher, his wife; to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

STATE OF OHIO, COUNTY OF MIAMI, s.s.

Rufus G. Ballard, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or as lienholders, have united in its execution.

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

Rufus G. Ballard
 Rufus G. Ballard

W. E. Lambaus
 Notary Public in and for Miami County, Ohio

NOTE:
 SEE ORDINANCE VACATING UTILITY
 EASEMENTS RECORDED IN MISC. BOOK
 NO. 16, PAGE 591.

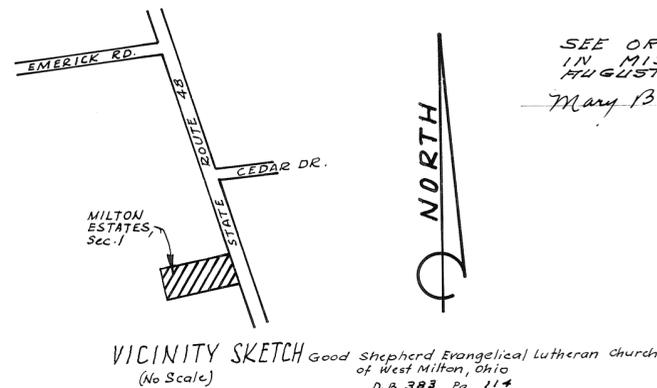
Mary B. Gustin
 MARY B. GUSTIN, RECORDER
 SEPTEMBER 12, 1968

Miami County Engineer's Records
 of Subdivision:

Records _____ Volume _____ Page _____

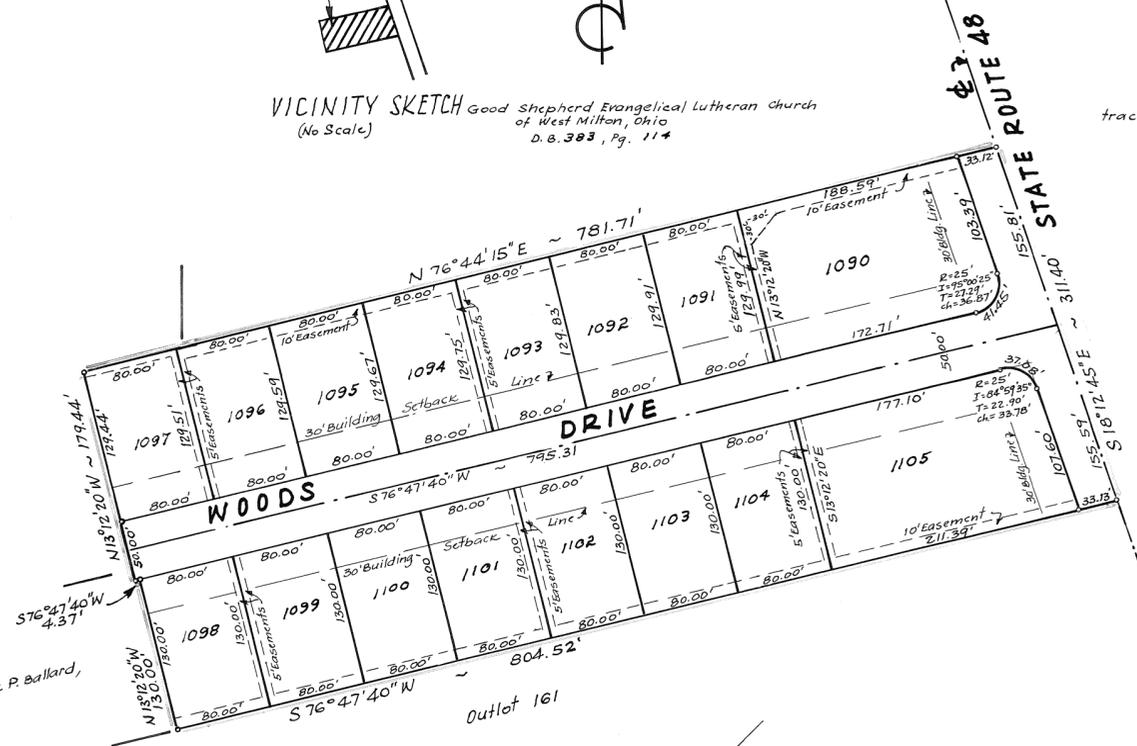
TRANSFERRED:
 on this 22nd day of October 1962

Ruth E. Johnson
 Miami County, Ohio



Rufus G. Ballard, Eugene P. Ballard,
 and John E. Fisher
 D.B. 384, Pg. 332

Rufus G. Ballard, Eugene P. Ballard,
 and John E. Fisher
 D.B. 384, Pg. 332



Indicates
 Iron Pins

PROTECTIVE COVENANTS AND RESTRICTIONS

- All lots in the within subdivision shall be known and described as residential lots, except lots numbered _____ and _____ which may be used for business purposes.
- No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached one, two, three or four-family dwelling not to exceed two stories in height and a private garage for not more than four cars.
- The main floor area of the principal structure, exclusive of one-story open porches and garages, shall not be less than nine hundred sixty (960) square feet.
- No building shall be located closer than seven (7) feet to any side lot line, and said structure shall not be located nearer the front lot line than the setback shown on the recorded map, the above does not include steps, eaves, or open porches.
- No trailer, tent, basement, shack, garage, barn or other outbuilding or structure of a temporary character, erected in this tract shall at any time be used as a residence, temporarily or permanently, nor shall unused automobiles be stored on any lot.
- No fence shall be erected nearer the front lot line than thirty (30) feet unless same shall be a hedge or shrub growth not to exceed three (3) feet in height.
- No sign or billboard except for 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 be erected on any lot, 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 persons claiming under them until January 1, 1982 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 then 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 judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Approved on this 2 day of Oct 1962 by
 the Planning Commission of the Village of West
 Milton, Ohio.

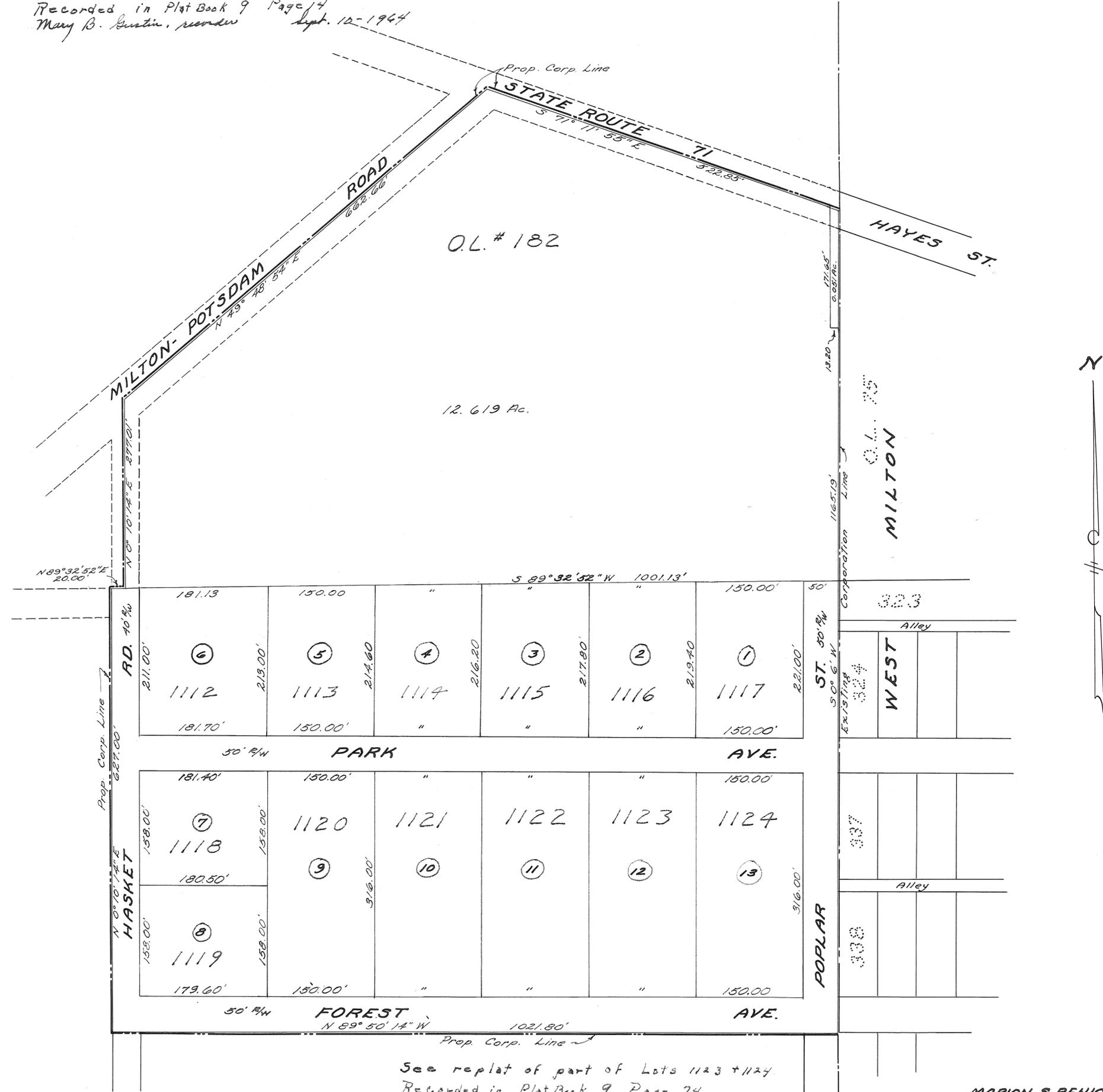
Thay Brown
 Mayor
Ralph E. Kinnear
 Secretary

Approved on this 2 day of Oct 1962 by
 the Council of the Village of West Milton, Ohio.

Ch. Minnick
 Mayor
Georgia Lyons
 Clerk

See Replat of Lots 1115, 1116, 1117, 1122, 1123 & 1124
 Recorded in Plat Book 9 Page 74
 Mary B. Austin, recorder Sept. 10-1964

Miami County Recorders Plat Records
 Vol. No. 8 Plat No. 87
 Miami County Engineers Record of Land Surveys
 Vol. No. 8 Plat No. 87



APPROVED FOR ANNEXATION:

By the County Commissioners of Miami County, Ohio this 2nd day of July 1962.

Adam Wilgus
Herchel Straker
Luther Pike

By the Planning Commission of the Village of West Milton, Ohio this 2nd day of October 1962.

Phay D. Drumbaugh
 Chairman
Ralph E. Kinsworthy
 Secretary

By the Council of the Village of West Milton, Ohio this 2nd day of October 1962.

L.H. Winnick
 Mayor
Georgia Lyons
 Clerk

By the Miami County Auditor this 9th day of November 1962.

Ruth C. Graham
 Auditor

Received for Record this 9th day of NOVEMBER 1962. 3:27 PM

Book No. 8 Page 87
 Fee \$ 4.30

Mary B. Austin
 Miami County Recorder

PROPOSED ANNEXATION
 TO
 WEST MILTON, O
 LOCATED IN
 SECS. 17 & 20, T. 6, R. 5 East
 UNION TWP., MIAMI COUNTY
 Scale: 1"=100' March, 1962

Wayne W. Russell
 Reg. Surveyor No. 4581

MARION S. PENICK CO.
 CONSULTING ENGINEERS
 DAYTON 32, OHIO 1962

See replat of part of Lots 1123 + 1124
 Recorded in Plat Book 9 Page 74.
 Mary B. Austin, recorder, March 2, 1966

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN SECTIONS 17 AND 20, TOWN 6, RANGE 5 EAST, UNION TOWNSHIP TO THE VILLAGE OF WEST MILTON, OHIO:

Mabel Maier, Petitioner

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION" and the accompanying map are the originals thereof filed in the matter; and that the photostat copy of the "AFFIDAVIT" of the Agent, Mary J. Taylor, regarding the posting of the notice of annexation, and the photostat copy of the "PROOF OF PUBLICATION" filed in the above matter are true and correct copies thereof.

I further certify that the photostat copies of the resolutions, "FILING 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 dates of April 30, 1962, and July 2, 1962, as recorded in the Commissioners' Journal No. 36, Pages 523 and 576 respectively.

Dated: July 11, 1962 Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio.

Filed April 30, 1962

BEFORE THE COMMISSIONERS OF MIAMI COUNTY, OHIO

In the Matter of the Annexation of part of Union Township to the Village of West Milton, Ohio. PETITION FOR ANNEXATION

Mable Maier, petitioner herein, being a majority of the adult freeholders residing on the following described territory located in Section 17 and 20, Town 6, Range 5 East, Union Township, Miami County, State of Ohio, being more particularly described as follows:

Beginning at the Southeast Corner of the intersections of the South Right-of-Way line of Forest Avenue and the East Right-of-Way line of Poplar Street as recorded in Springview Addition, Plat Book 2, page 216 of the plat records of Miami County, Ohio.

Thence with the said Right-of-Way line of said Forest Avenue North Eighty-Nine degrees Fifty minutes Fourteen seconds (89° 50' 14") West for a distance of One Thousand Twenty-One and 80/100 (1021.80) feet to the West Right-of-Way line of Haskett Road;

Thence with the West Right-of-Way line of Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East for a distance of Six Hundred Twenty-Seven and 00/100 (627.00) feet;

Thence North Eighty-Nine degrees Thirty-Two minutes Fifty-Two seconds (89° 32' 52") East for a distance of Twenty and 00/100 (20.00) feet to a point in the centerline of said Haskett Road;

Thence with the centerline of said Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East (277.01 feet) to the centerline of the intersection of Potsdam Milton Road;

Thence with the centerline of said Potsdam Milton Road North Forty-Nine degrees Forty-Eight minutes Fifty-Four seconds (49° 48' 54") East for a distance of Six Hundred Sixty-Two and 66/100 (662.66) feet to the centerline intersection of State Route 71;

Thence with the centerline of said State Route 71 South Seventy-One degrees Eleven minutes Fifty-Five seconds (71° 11' 55") East for a distance of Five Hundred Twenty-Two and 85/100 (522.85) feet to the intersection of said centerline with the West Corporation Line of West Milton;

Thence with the West Corporation Line of West Milton, a portion of this line being the East Right-of-Way line of said Poplar Street, South Zero degrees Six minutes (0° 6') West for a distance of One Thousand One Hundred Sixty-Five and 19/100 (1165.19) feet to the point of beginning, containing Twenty-Seven and 49/100 (27.49) Acres more or less.

respectfully petitions that the above described territory may be annexed to the Village of West Milton, Ohio.

Said petitioner states that the map attached hereto and filed herewith is an accurate map of the above described territory sought to be annexed.

Said petitioner further states that Mary J. Taylor, Attorney at Law, 7417 North Main Street, Dayton 15, Ohio, is hereby authorized to act as agent for her in securing said annexation.

Dated at West Milton, Ohio 26 April, 1962 Mabel Maier, Mabel Maier

A F F I D A V I T

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Now comes Mary J. Taylor, the duly constituted and appointed agent for the petitioner for annexation of the territory to the Village of West Milton, Ohio, and after being first duly cautioned and sworn states that she duly posted two (2) notices upon the property to be annexed and as described in said notices, a copy of which is hereto attached and marked "Exhibit A" for a period in excess of six (6) weeks prior to the hearing of said Commissioners on Monday, July 2, 1962.

Affiant further states that the notice hereto attached is an exact copy of the notice posted upon said premises.

Further, Affiant says not.

Mary J. Taylor, Mary J. Taylor

Sworn to before me and subscribed in my presence this 18th day of June, 1962.

Edward M. Taylor, Jr., Edward M. Taylor, Jr. Notary Public In and for the State of Ohio My commission Expires June 17, 1963

"EXHIBIT A"

LEGAL NOTICE

Petition by Inhabitants for Annexation to the Village of West Milton, Ohio. Notice is hereby given that on the 30th day of April, 1962 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 described territory located in Section 17 and 20, Town 6, Range 5 East, Union Township, Miami County, State of Ohio, and adjacent to the Village of West Milton, Ohio:

Beginning at the Southeast Corner of the intersections of the South Right-of-Way line of Forest Avenue and the East Right-of-Way line of Poplar Street as recorded in Springview Addition, Plat Book 2, page 216 of the plat records of Miami County, Ohio.

Thence with the said Right-of-Way line of said Forest Avenue North Eighty-nine degrees Fifty minutes Fourteen seconds (89° 50' 14") West for a distance of One Thousand Twenty-one, and 80/100 (1021.80) feet to the West Right-of-Way line of Haskett Road;

Thence with the West Right-of-Way line of Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East for a distance of Six Hundred Twenty-seven and 00/100 (627.00) feet.

Thence North Eighty-Nine degrees Thirty-two minutes Fifty-two seconds (89° 32' 52") East for a distance of Twenty and 00/100 (20.00) feet to a point in the center line of said Haskett Road;

Thence with the centerline of said Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East to the centerline of the intersection of Potsdam Milton Road.

Thence with the centerline of said Potsdam-Milton Road North Forty-nine degrees forty-eight minutes Fifty-four seconds (49° 48' 54") East for a distance of Six Hundred Sixty-two and 66/100 (662.66) feet to the centerline intersection of State Route 71.

Thence with the centerline of said State Route 71 South Seventy-one degrees Eleven minutes Fifty-five seconds (71° 11' 55") East for a distance of Five Hundred Twenty-two and 85/100 (522.85) feet to the intersection of said centerline with the West Corporation Line of West Milton;

Thence with the West Corporation Line of West Milton, a portion of this line being the East Right-of-Way line of said Poplar Street, South Zero degrees Six minutes (0° 6') West for a distance of One Thousand One Hundred Sixty-Five and 19/100 (1165.19) feet to the point of beginning, containing Twenty-seven and 49/100 (27.49) acres more or less.

Praying therein that said territory be annexed to the Village of West Milton 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 2nd day of July, 1962 as the time for hearing said petition at the office of the County Commissioners of Miami County, Ohio, Court House, Troy, Ohio, at ten o'clock a.m.

MARY J. TAYLOR, Petitioners' Agent.

First publication May 9, 1962

6w

PROOF OF PUBLICATION

LEGAL NOTICE

Petition by Inhabitants for Annexation to the Village of West Milton, Ohio. Notice is hereby given that on the 30th day of April, 1962 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 described territory located in Section 17 and 20, Town 6, Range 5 East, Union Township, Miami County, State of Ohio, and adjacent to the Village of West Milton, Ohio:

Beginning at the Southeast Corner of the intersections of the South Right-of-way line of Forest Avenue and The East Right-of-Way line of Poplar Street as recorded in Springview Addition, Plat Book 2, page 216 of the plat records of Miami County, Ohio.

Thence with the said Right-of-Way line of said Forest Avenue North Eighty-nine degrees Fifty minutes Fourteen seconds (89° 50' 14") West for a distance of One Thousand Twenty-one and 80/100 (1021.80) feet to the West Right-of-Way line of Haskett Road;

Thence with the West Right-of-Way line of Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East for a distance of Six Hundred Twenty-seven and 00/100 (627.00) feet.

Thence North Eighty-Nine degrees Thirty-two minutes Fifty-two seconds (89° 32' 52") East for a distance of Twenty and 00/100 (20.00) feet to a point in the center line of said Haskett Road;

Thence with the centerline of said Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East to the centerline of the intersection of Potsdam Milton Road.

Thence with the centerline of said Potsdam-Milton Road North Forty-nine degrees Forty-eight minutes Fifty-four seconds (49° 48' 54") East for a distance of Six Hundred Sixty-two and 66/100 (662.66) feet to the centerline intersection of State Route 71.

Thence with the centerline of said State Route 71 South Seventy-one degrees Eleven minutes Fifty-five seconds (71° 11' 55") East for a distance of Five Hundred Twenty-two and 85/100 (522.85) feet to the intersection of said centerline with the West Corporation Line of West Milton;

Thence with the West Corporation Line of West Milton, a portion of this line being the East Right-of-Way line of said Poplar Street, South Zero degrees Six minutes (0° 6') West for a distance of One Thousand One Hundred Sixty-Five and 19/100 (1165.19) feet to the point of beginning, containing Twenty-seven and 49/100 (27.49) acres more or less.

Praying therein that said territory be annexed to the Village of West Milton 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 2nd day of July, 1962 as the time for hearing said petition at the office of the County Commissioners of Miami County, Ohio, Court House, Troy, Ohio, at ten o'clock a.m.

Mary J. Taylor, Petitioners' Agent

First publication May 9, 1962

6w

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 6 consecutive weeks, commencing on the 9th day of May A.D. 1962.

Mary L. Gordon

Sworn to before me and subscribed in my presence, this 14 day of June A.D. 1962.

Winfred L. Martindale
Winfred L. Martindale, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 4, 1962

MONDAY, APRIL 30, 1962

523

ANNEXATION OF TERRITORY IN UNION TOWNSHIP, SECTIONS 17 AND 20 TO VILLAGE OF WEST MILTON, OHIO

Mabel Maier, Petitioner

FILING OF PETITION - HEARING DATE SET
(Sections 709.02, 707.05 R.C.)

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

WHEREAS, a petition signed by Mabel Maier, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in Sections 17 and 20, Town 6, Range 5 East, in Union Township, Miami County, Ohio, to the Village of West Milton, Ohio; such territory being adjacent to the West corporation line of West Milton, containing 27.49 acres, more or less, and being more particularly described in the petition and accompanying map 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 2nd day of July, 1962, 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, Mary J. Taylor, Attorney at Law, 7417 North Main Street, Dayton 15, Ohio, as designated in the petition shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing date so that she may give notice as required by law.

The motion to adopt the resolution was seconded by Mr. Straker, with the Board voting as follows: Mr. Wilgus, yea; Mr. Straker, yea; and Mr. Rike, yea.

MONDAY, JULY 2, 1962

576

ANNEXATION OF TERRITORY IN UNION TOWNSHIP, SECTIONS 17 AND 20 TO VILLAGE OF WEST MILTON, OHIO

Mabel Maier, Petitioner
(Sections 707.06, 07, Revised Code of Ohio)

PUBLIC HEARING HELD - PETITION GRANTED

The following resolution was introduced by Mr. Straker, who moved its adoption:

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on April 30, 1962, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on the 2nd day of July, 1962, at ten o'clock A.M., on the petition of Mabel Maier, requesting that certain territory located in Sections 17 and 20, Town 6, Range 5 East, Union Township, Miami County, Ohio, lying adjacent to the West Corporation line of the Village of West Milton, Ohio, and containing 27.49 acres, more or less, be annexed to the Village of West Milton, 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 April 30, 1962, 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 limites of the proposed territory to be annexed for six weeks or more preceeding the time fixed for the hearing, as stated in the affidavit filed by the Agent for the petitioner, and

WHEREAS, no interested party or property owner appeared at the hearing to object to the granting of the petition, and no affidavits were filed against the prayer of the petition; and Counsel for the petitioner, Mary J. Taylor, affirmed her approval of the annexation at said hearing, therefore be it

RESOLVED, by the Board of Miami County Commissioner, ~~State~~ of Ohio, that:

- (1) The petition of Mabel Maier 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 person whose name is subscribed to the petition is 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 West Milton, Ohio;
- (7) That it is right that the prayer of the petition be granted;

- (8) That the petition of Mabel Maier, to annex the land therein described in Union Township to the Village of West Milton, Ohio, be and it is hereby granted;
- (9) That said land, subject to approval of the Council of West Milton, 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 West Milton, 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. Rike, with the Board voting as follows: Mr. Wilgus, yea; Mr. Straker, yea; and Mr. Rike, yea.

ACCEPTING PETITION FOR ANNEXATION OF TERRITORY

Be it ordained by the Council of the Village of West Milton, Miami County, Ohio:

SECTION 1:

That the petition for annexation of Mabel Maier, who has designated Mary J. Taylor as her 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:

Situate in Sections 17 and 20, Town 6, Range 5 East, Union Township, Miami County, State of Ohio, being more particularly described as follows:

Beginning at the Southeast corner of the intersections of the South Right-of-Way line of Forest Avenue and the East Right-of-Way line of Poplar Street as recorded in Springview Addition, Plat Book 2, page 216 of the plat records of Miami County, Ohio.

Thence with the said Right-of-Way line of said Forest Avenue North Eighty-Nine degrees Fifty minutes Fourteen seconds (89° 50' 14") West for a distance of One Thousand Twenty-One and 80/100 (1021.80) feet to the West Right-of-Way line of Haskett Road;

Thence with the West Right-of-Way line of Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East for a distance of Six Hundred Twenty-Seven and 00/100 (627.00) feet;

Thence North Eighty-Nine degrees Thirty-Two minutes Fifty-Two seconds (89° 32' 52") East for a distance of Twenty and 00/100 (20.00) feet to a point in the centerline of said Haskett Road;

Thence with the centerline of said Haskett Road North Zero degrees Ten minutes Fourteen seconds (0° 10' 14") East (277.01 feet) to the centerline of the intersection of Pottsdam Milton Road;

Thence with the centerline of said Pottsdam Milton Road North Forty-Nine degrees Forty-Eight minutes Fifty-Four seconds (49° 48' 54") East for a distance of Six Hundred Sixty-Two and 66/100 (662.66) feet to the centerline intersection of State Route 71;

Thence with the centerline of said State Route 71 South Seventy-One degrees Eleven minutes Fifty-Five seconds (71° 11' 55") East for a distance of Five Hundred Twenty-Two and 85/100 (522.85) feet to the intersection of said centerline with the West Corporation Line of West Milton;

Thence with the West Corporation Line of West Milton, a portion of this line being the East Right-of-Way line of said Poplar Street, South Zero degrees Six minutes (0° 6') West for a distance of One Thousand One Hundred Sixty-Five and 19/100 (1165.19) feet to the point of beginning, containing Twenty-Seven and 49/100 (27.49) Acres more or less.

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 and have been for more than sixty (60) days on file with the clerk of council 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 October, 1962.

ATTEST:

Georgia Lyons

C.H. Minnich
Mayor

CLERK'S CERTIFICATE

Nov. 5 1962

I, Georgia Lyons, Clerk of Council of the Village of West Milton, Ohio, do hereby certify that the foregoing ordinance was published in ~~The~~ West Milton Record, a newspaper in English language, the only newspaper published and of general circulation in said Village for two successive weeks on the same day of each week beginning Oct 10th 1962.

Georgia Lyons
Georgia Lyons, Clerk of Council of the Village of West Milton, Ohio

CERTIFICATE

I, Georgia Lyons, Clerk, do hereby certify that the foregoing is a true copy of ordinance 968 as approved by village council and on file in this office.

Georgia Lyons
Georgia Lyons, Clerk of council of the village of West Milton, Ohio

CLERK'S CERTIFICATE
(Ohio R.C. 709.06)

I, Georgia Lyons, Clerk of the Village of West Milton, Ohio, herewith certify that the attached papers pertaining to Petition for Annexation signed by Mabel Maier designating Mary J. Taylor as agent of certain lands in Sections 17 and 20, Town 6, Range 5, East, Union Township are true and correct copies pertaining thereto to wit:

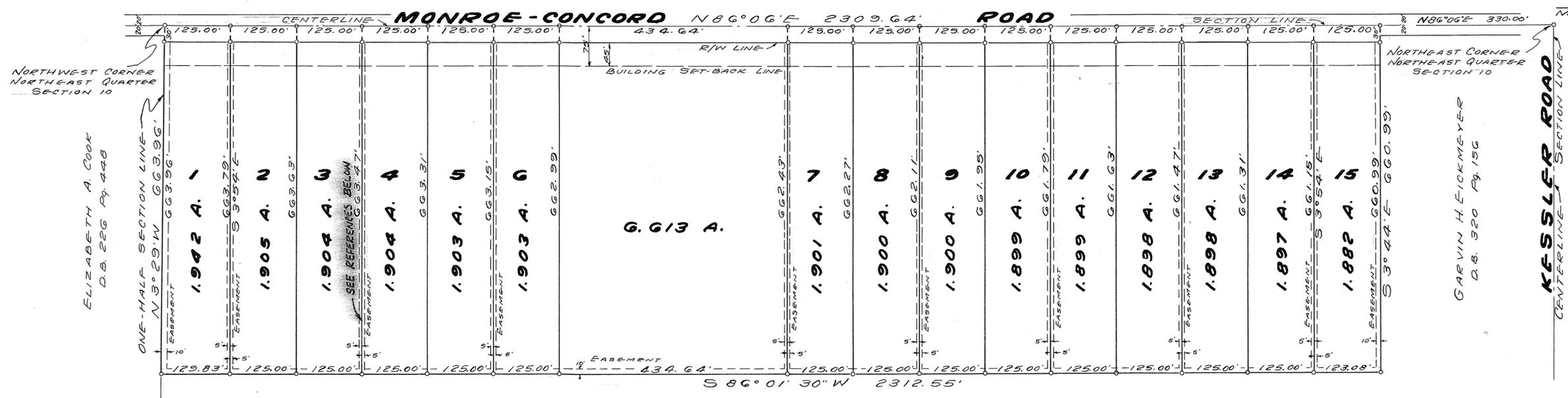
- (a) petition for annexation
- (b) map of area annexed
- (c) proof of publication of notice of petition for annexation
- (d) affidavit of publication and posting
- (e) acceptance of petition for annexation by Board of County Commissioners of Miami County, Ohio
- (f) proceedings of County Commissioners of Miami County, Ohio granting said petition for annexation
- (g) certification by Clerk of said Commissioners
- (h) ordinance no. 968 of the Village of 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 on 16 day of July 1962 that same with accompanying map were laid before council at the next regular session thereafter and that ordinance no. 968 accepting annexation of said lands was passed on the 2nd day of October 1962 by the Council of Village of West Milton, and that said action was taken after 60 days from the receipt of said transcript by the undersigned as Clerk of said village.

Georgia Lyons
Georgia Lyons, Clerk of Council Village of
West Milton, Ohio

Received: November 9, 1962
Recorded: November 19, 1962
Receiving Time: 3:27 o'clock P.M.
Number - Plat 12554
Proceedings 12554
Plat Fee: \$4.30
Proceedings Fee: \$9.00
Mary B. Gustin, Recorder
Walter Y. Stumpf Deputy
Plat Book 8 Pages 87 A, B, & C.

Transferred this 13 DAY OF November 1962 AT
 Mary B. Austin
 MIAMI COUNTY RECORDER
 Ruth E. Graham
 MIAMI COUNTY AUDITOR
 Feb 20



GARVIN H. EICKMEYER
 D.B. 320 Pg 156

PROTECTIVE COVENANTS

1. All lots in this tract shall be known and described as residential.
2. No lot shall hereafter be subdivided into parcels for additional residential purposes.
3. No building shall be located closer than (20) feet to any side lot line, nor shall any structure be located nearer the front lot line than the indicated set-back line shown on the record plan. The above covenant does not include steps, eaves or open porches.
4. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than (720) square feet for a one-story structure or (600) square feet for a one and one-half story or tri-level structures.
5. No defense cabin, tent, shack or bosome shall be used as a temporary or permanent residence; however, modern trailer homes will be permitted during construction of a permanent home, but not over two years from date of moving onto property.
6. Government approved underground bomb or fallout shelters will be permitted.
7. No barn or outbuilding will be made of unsightly material. The premises shall be kept neat and clean, the buildings well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash or wasted materials shall be permitted to accumulate or remain on any lot.
8. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
9. No sign larger than 2x4 feet will be permitted.
10. Barb wire fence will not be used, front or side lot lines, except as is already on the land.
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 erected in the area in accordance with the requirements of the County Board of Health.
13. 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, 1980, at which time said covenants shall be automatically extended for successive periods of (10) years, unless by vote of a majority of the then lot owners, each owner having one vote for each lot owned by him, it is agreed to change covenant in whole or in part.
14. 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.
15. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

**RECORD PLAN
 MONROE SUBDIVISION**

LOCATED IN
 SECTION 10, TOWN 6, RANGE 5
 UNION TOWNSHIP
 MIAMI COUNTY, OHIO
 CONTAINING 35.149 ACRES
 SCALE 1"=150' OCTOBER 1962

APPROVED Nov. 9, 1962

Arthur D. Haddad
 Miami County Engineer

APPROVED Nov. 9, 1962 PLAT NO. 807
 MIAMI COUNTY PLANNING COMMISSION

Adam Wilgus
Herschel Straker
Luther Pike

APPROVED November 9, 1962
 MIAMI COUNTY COMMISSIONERS

Adam Wilgus
Herschel Straker
Luther Pike

DEDICATION

I, the undersigned, being the owner and lien holder 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.

Signed and acknowledged in the presence of:
John K. Worman
Ray J. Cook
 STILLWATER DEVELOPMENT CORPORATION By:
Charles E. Boitnott - Pres
Eugene S. Lang - Secy
 PRESIDENT SECRETARY

Date October 16, 1962
 State of Ohio, County of Miami s.s.
 Charles E. Boitnott, 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.

Charles E. Boitnott
 In testimony whereof, I have hereunto set my hand and notary seal on the day and date above written.
John K. Worman
 Notary Public in and for Miami County, Ohio

State of Ohio, County of Miami s.s.
 Be it remembered that on this 16 day of October 1962 before me the undersigned a Notary Public, in and for said county, and state, personally came STILLWATER DEVELOPMENT CORPORATION by its President Charles E. Boitnott and Eugene S. Lang, 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.
John K. Worman
 Notary Public in and for Miami County, Ohio

Note: See "RELEASE OF PLATTED EASEMENT" recorded June 23, 1995 in Miscellaneous Volume 27, Page 392.

RELEASE OF EASEMENT recorded in DEED
 See 392, 392
 Book 658 Page 378, 400
 1-31 1995
 Janet E. Cain, Recorder
 By: Adam McCoy Deputy

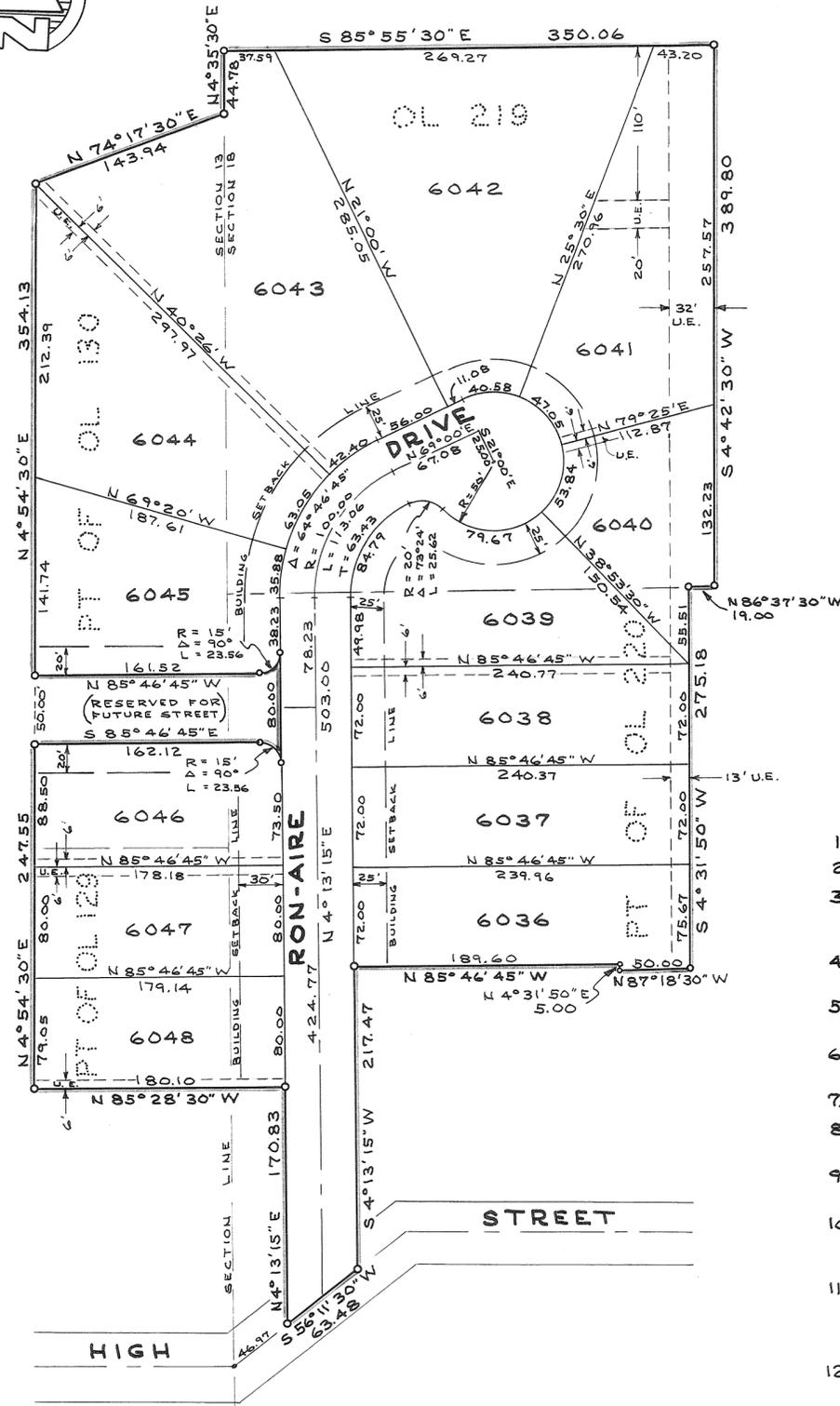
Janet E. Cain Recorder June 23, 1995
 Janet E. Cain, MIAMI COUNTY RECORDER Date

The within plat is a subdivision of 28.536 Acres conveyed to STILLWATER DEVELOPMENT CORPORATION as recorded in D.B. 391 Pg. 150 of the records of Miami County, Ohio.
 The measurements are certified correct and monuments set as shown.

MIAMI COUNTY ENGINEERING Co., BY
Conrad S. Renshaw
 Surveyor #4872

LAKEVIEW SUBDIVISION

• PART OF O.L. 129, 130, 219 & 220 • CITY OF PIQUA, OHIO •



DESCRIPTION

Being a subdivision of 7.464 Acres of part of O.L. 129, 130 and 220 and all of O.L. 219 in the City of Piqua, as conveyed to Sunset Builders by deeds recorded in Book 380, Page 514, and Book 380, Page 516, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners and lien holders of land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the 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.

SUNSET BUILDERS

Daniel D. Turner
WITNESS
Mrs. Roger Thyer
WITNESS

William McVety
WILLIAM McVETY
Roger Thyer
ROGER THYER

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 2 day of July, 1962, before me, the undersigned, a notary public in and for said county and state, personally came Sunset Builders by William McVety and Roger Thyer, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Robert D. Will
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

Approved and transferred this 6th day of Nov., 1962.

Ruth E. Graham
MIAMI COUNTY AUDITOR

File No. 12666
Received for record: 1:57 PM Nov. 16 1962.
Recorded in Plat Book No. 8 Page 90
Fee: \$ 4.30

Mary B. Gustin
MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS

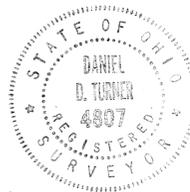
- All lots in this plat shall be known and described as residential lots and shall be used for residential purposes only.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- No building shall be located nearer than six (6) ft. to any side lot line, nor shall the sum of the side yard spaces be less than fourteen (14) ft., and said structure shall not be located nearer to the front lot line than the minimum setback lines shown on the recorded plan, nor nearer to the rear lot line than forty (40) ft.
- The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1100 sq. ft. in the case of a one story or one and one-half structure, or 900 sq. ft. for tri-level or two story structures.
- No basement, trailer, tent, shack, garage, barn or other out-building erected in this plat 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.
- No noxious nor 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 sign or billboard except "For Sale" signs shall be erected on any lot in this plat.
- No barn, stable or other out buildings for housing domestic animals or poultry shall be erected on any premises, nor shall any domestic animals or poultry except household pets be permitted.
- No fence shall be erected nearer to the front lot line than the indicated setback lines, unless said fence shall be a hedge or shrub growth not to exceed four (4) feet in height.
- All premises shall be kept neat and clean, the buildings well painted and weeds and brush shall be kept under control. No discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials, or refuse shall be permitted to accumulate or remain on any lot.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and persons claiming under them until July 1, 1982, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- These covenants shall be enforceable by injunction and otherwise, by the grantor, its successor or assigns.

At a meeting of the City of Piqua Planning Commission held this 25 day of June, 1962, this plat and restrictions were approved.

E. M. Beach Chm
CHAIRMAN
Robert D. Graham
SECRETARY

At a meeting of the City Commission of the City of Piqua, held this 2 day of July, 1962, this plat and restrictions were approved by ordinance no. _____

Jack Wilson
Harvey Craft
Chas. H. Monon



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

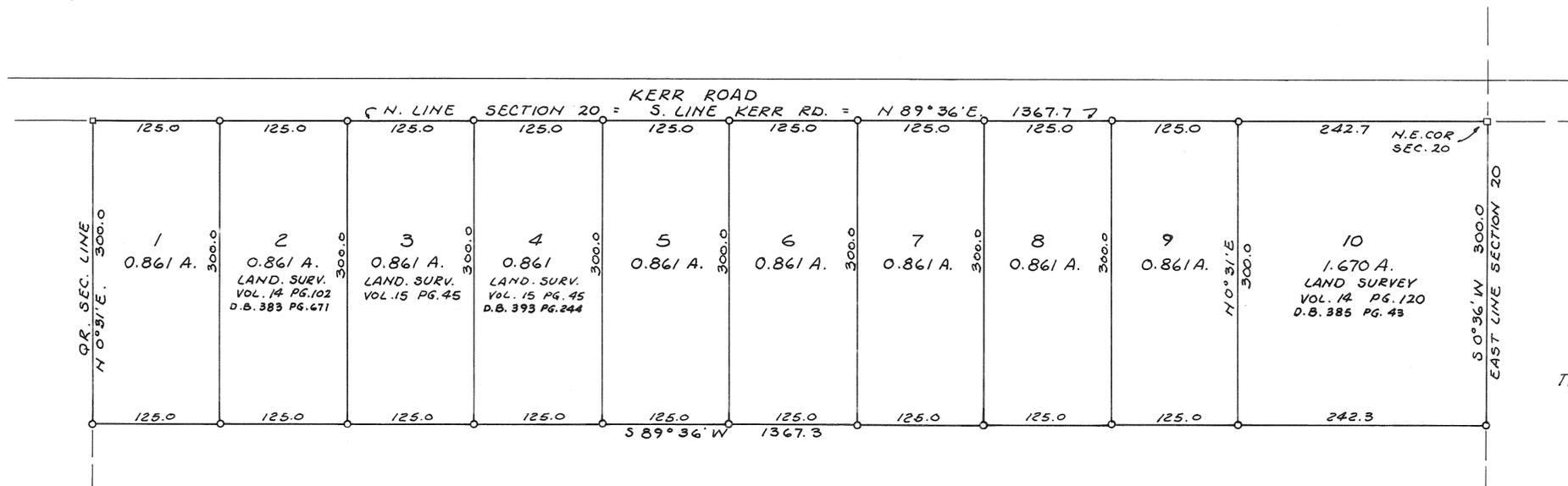
Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

| | | | |
|--|-----------------|-----|-----------|
| PLAT OF LAKEVIEW SUBD. FOR | | | |
| SUNSET BUILDERS PIQUA - OHIO | | | |
| DANIEL D. TURNER - TROY, OHIO REG. ENGINEER - REG. SURVEYOR | | | |
| DATE | DRAWN BY | DT. | SHEET NO. |
| JUNE-1962 | CHECKED BY | DT. | 1/1 |
| FILE NO. | SCALE: 1" = 80' | | |
| 2-62-11 | | | |

Mary B. Austin
MIAMI COUNTY RECORDER

HICKORY HAVEN PLAT NO. 1

9.419 ACRES
DECEMBER 8, 1962
SCALE: 1" = 100'



APPROVED MIAMI COUNTY PLANNING
COMMISSION

Adam Wilgus
Household Stake
Luther Pike
DATE Dec. 26, 1962 NO. 815
Austin D. Haddad
APPROVED MIAMI COUNTY ENGINEER

TRANSFERRED THIS 26th DAY OF December 1962
Ruth E. Graham
MIAMI COUNTY AUDITOR

RESTRICTIVE COVENANTS

1. NO HOUSE SHALL HAVE LESS THAN 1000 SQ. FT. OF LIVING AREA, EXCLUDING BREEZEWAY, GARAGE, ENCLOSED PORCHES AND BASEMENTS. TWO-STORY OR 1 1/2-STORY HOUSES MUST HAVE 1000 SQUARE FEET OF LIVING AREA ON 1ST FLOOR.
 2. THE SET-BACK LINE FROM WHICH ANY STRUCTURE MAY BE ERECTED UPON SAID LOT SHALL BE 90 FEET FROM THE RIGHT-OF-WAY LINE OF KERR RD.
 3. SAID PARCEL OF LAND SHALL BE USED FOR RESIDENTIAL 1-FAMILY STRUCTURES ONLY AND NO MULTIPLE-RESIDENCE STRUCTURES SHALL BE ERECTED THEREUPON.
 4. NO BUILDINGS SHALL BE ERECTED UPON SAID PREMISES, SAVING AND EXCEPTING GARAGES AND RECREATIONAL SHELTERS AND FACILITIES.
 5. THERE SHALL BE NO TRAILERS UPON SAID PROPERTY USED AS RESIDENCES OR TO BE OCCUPIED AS LIVING QUARTERS.
 6. NO LIVE STOCK SHALL BE KEPT OR MAINTAINED UPON SAID PREMISES OTHER THAN HOUSEHOLD PETS, SUCH AS DOGS OR CATS.
- THESE SEVERAL COVENANTS AND AGREEMENTS SHALL ATTACH TO AND RUN WITH THE LAND. THESE SEVERAL COVENANTS AND RESTRICTIONS SHALL BE BINDING UPON SAID PARTIES, THEIR HEIRS AND ASSIGNS FOR A PERIOD OF 25 YEARS FROM DEC. 1, 1962.

A 10' UTILITY EASEMENT IS HEREBY RESERVED ALONG THE REAR LOT LINES.
A GAS LINE EASEMENT EXISTS ALONG THE EAST LINE OF LOT NO. 10, SAID GAS LINE BEING LOCATED 20' OFF THE EAST LINE OF LOT NO. 10.

LEGEND

- INDICATES CORNER STONE
- INDICATES IRON PIN

LAND SURVEY REFERENCES INDICATE LOTS SURVEYED PREVIOUSLY AND ON FILE IN MIAMI CO. ENGINEER RECORD OF LAND SURVEYS.

WE THE OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT THIS 20 DAY OF December 1962

L. E. Davidson
Werner Bust
Gustel Bust
WITNESSES

Joe Cook
Nellie Cook
WERNER BUST LOT 2
GUSTEL BUST LOT 2
Norman Reker
NORMAN REKER LOT 4
Verna Reker
VERNA REKER LOT 4
ROBT. RAYMAN LOT 10
MARY RAYMAN LOT 10

STATE OF OHIO : COUNTY OF MIAMI :
BEFORE ME, A NOTARY PUBLIC IN AND FOR County of Miami PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 20 DAY OF December 1962

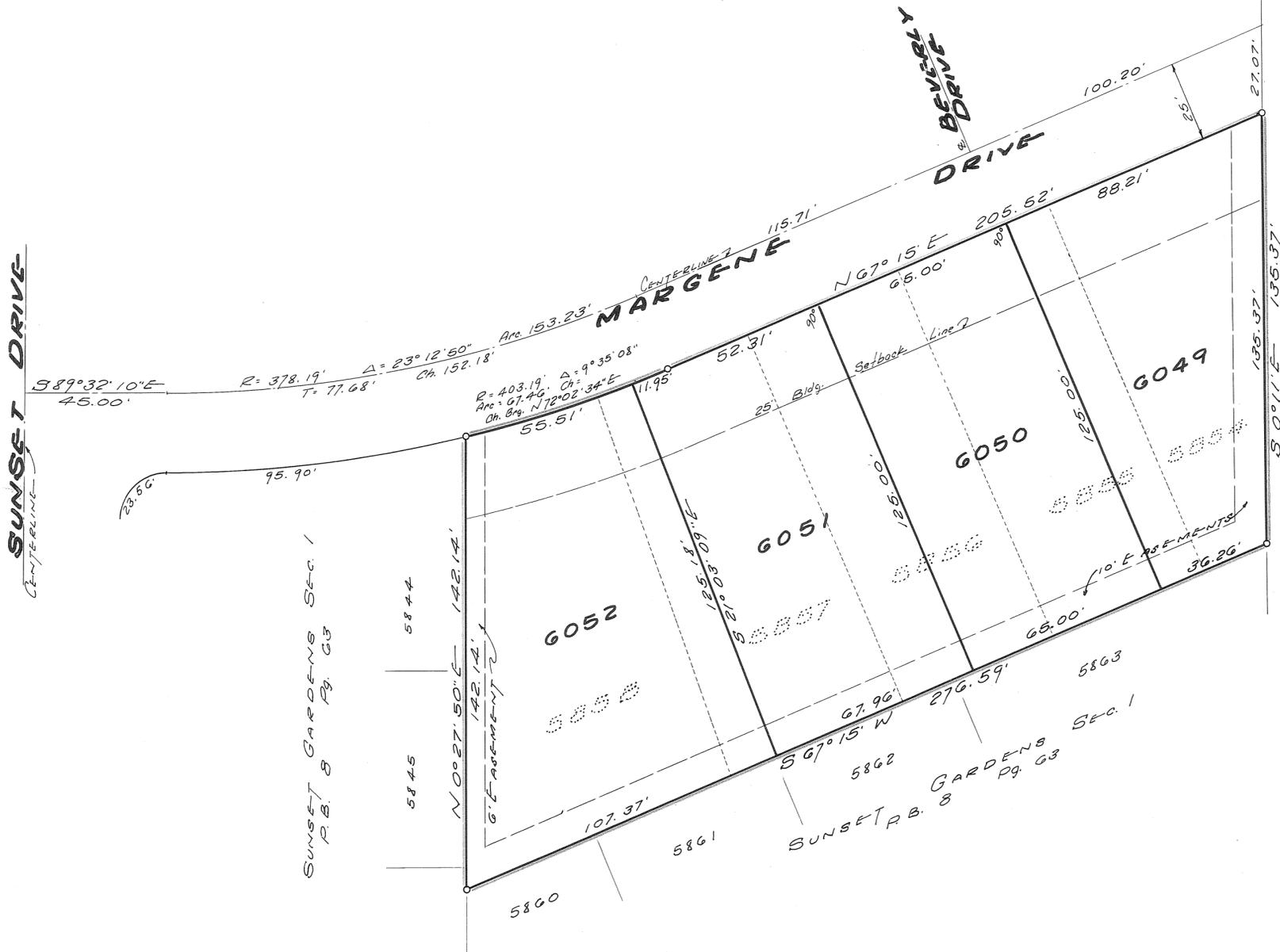
Paul Graham
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-4-67

CERTIFIED CORRECT
Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED SURVEYOR # 4370

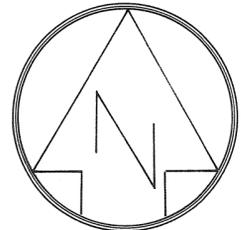
Mary B. Guatin
 Miami County Recorder

TRANSFERRED AND NUMBERED
 THIS 17 DAY OF JANUARY 1963

FEE _____
Ruth E. Johnson
 Miami County Auditor



PT. O.L. 104
 FREDERICK G. LA DONNA R. CRUISE
 D.B. 295 PG. 383



SCALE 1" = 30'

REPLAT
 OF
INLOTS 5854, 5855, 5856, 5857 & 5858
 OF
SUNSET GARDENS SEC. 1
 LOCATED IN
CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A PART OF SUNSET GARDENS SEC.
 ONE AS RECORDED IN PLAT BOOK 8 PAGE
 63 OF THE MIAMI COUNTY RECORDER'S OFFICE.

Approved by the Piqua Planning Commission
 this 15 day of JANUARY 1963.

J. Robert D. ...
Robert W. ...
Robert ...
John K. Mangan

Approved by the Piqua City Commission
 this day of 1963.

THIS PLAT IS SUBJECT TO THE "PROTECTIVE
 COVENANTS AND RESTRICTIONS" SET FORTH
 ON THE RECORD PLAN OF SUNSET GARDENS
 SEC. ONE.

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

MIAMI COUNTY ENGINEERING CO., BY:
Cecil S. Roush

WE THE UNDERSIGNED, BEING THE OWNERS OF THE
 LAND HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT
 TO THE EXECUTION OF THIS REPLAT.

Signed and acknowledged
 in the presence of:
Robert A. Pratt
Ruth E. Johnson
 MID-CONTINENT PROPERTIES INC.
Peter R. Thompson President
J. Richard Gaier Secretary

STATE OF OHIO, COUNTY OF MIAMI S.S.
 BE IT REMEMBERED THAT ON THIS 29 DAY OF December
 1962, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND
 FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT
 PROPERTIES INC., BY PETER R. THOMPSON, ITS PRESIDENT AND
 J. RICHARD GAIER, ITS SECRETARY, TO ME KNOWN AND ACKNOWLEDGED
 THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR
 VOLUNTARY ACT AND DEED.

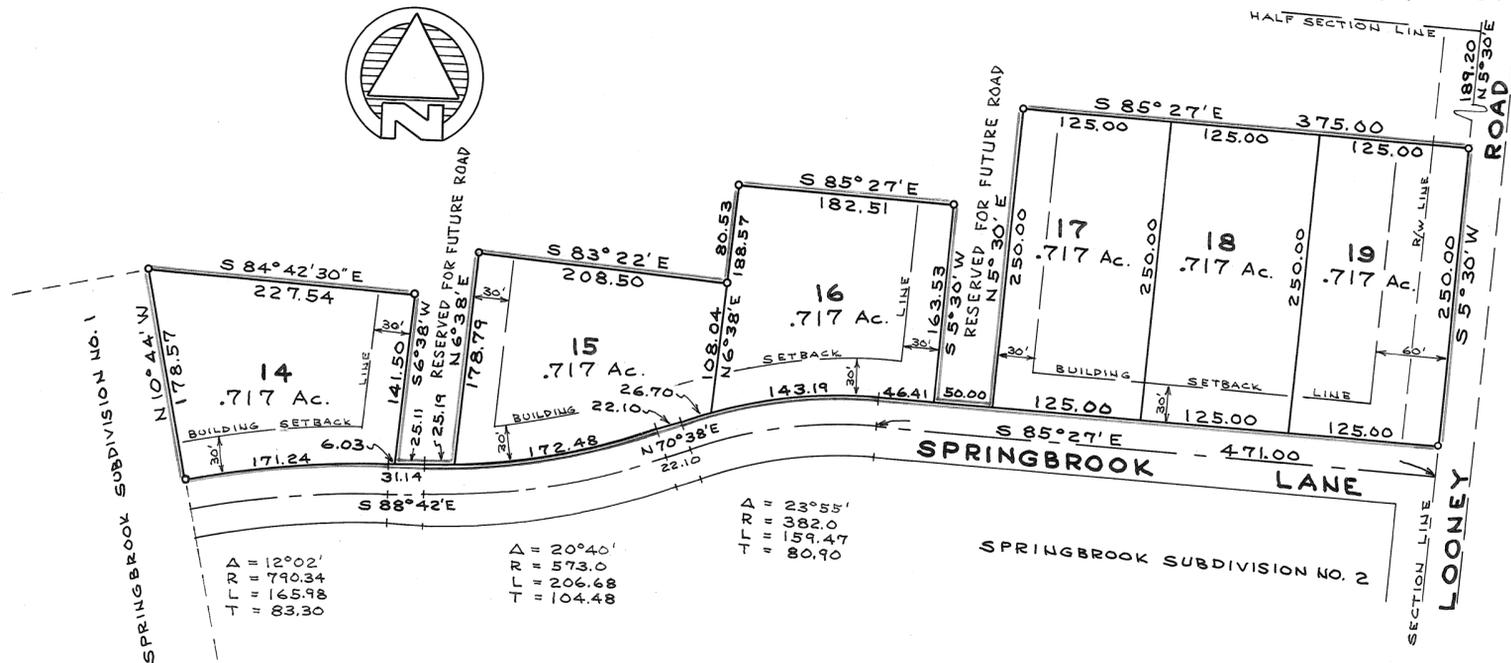
IN TESTIMONY WHEREOF I HAVE HERE-UNTO SET MY HAND AND
 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN
Ruth E. Johnson
 Notary Public in and for Miami County, Ohio

SPRINGBROOK SUBDIVISION - SEC. 3

• TOWN 1 • RANGE 12 • SECTION 25 • SPRINGCREEK TOWNSHIP •

• MIAMI COUNTY - OHIO •

BOOK 8, PAGE 94
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.



△ = 12°02'
R = 790.34
L = 165.98
T = 83.30

△ = 20°40'
R = 573.0
L = 206.68
T = 104.48

△ = 23°55'
R = 382.0
L = 159.47
T = 80.90

PROTECTIVE COVENANTS

- All lots in this subdivision shall be used solely and exclusively for single family residence purposes.
- No lot in this subdivision shall be further subdivided.
- No trailer, basement, tent, shack, garage, barn or other building shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary nature or character be used as a residence.
- No more than one dwelling house shall be erected or suffered to remain on any lot.
- Said residence shall contain an area of not less than a minimum ground floor space of 1250 square feet, excluding open porches, breezeways and garage.
- Any building erected in this subdivision shall be of frame, brick or stone construction, or any combination of same.
- No building of any kind shall be moved upon said premises, nor shall any building be constructed upon said lots, that shall contain second hand materials.
- No chickens or other fowl, livestock or other domestic animals of any kind shall be kept on any lot in this subdivision, except household pets.
- No building shall be located nearer to the front or side property lines than the minimum setback distance as shown hereon by the recorded plat of said subdivision.
- No unsightly fence shall be erected on any lot in this subdivision. Any fence erected within the setback distance shall not exceed four (4) feet in height.
- No advertising sign, billboard or other advertising device shall be erected, placed or suffered to remain upon said premises, nor shall the premises be used in any way for any purpose which may endanger the health, or unreasonably disturb the quiet of any holder of adjoining land.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 31, 1973, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then majority of the lot owners, it is agreed to change said covenants in whole or in part.
- 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.

NOTE

There is a five (5) ft. utility easement along each exterior rear or side property line and on each side of all interior lot lines.

DESCRIPTION

Being a subdivision of 4.302 Acres of a 20.0 Acre tract conveyed to Fred A. Schulz by deed recorded in Vol. 290, Page 232, of Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions as shown hereon. 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 properties for said purposes, and are to be maintained as such forever.

M. M. Burrell
WITNESS
Daniel D. Turner
WITNESS

Fred A. Schulz
FRED A. SCHULZ

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 30th day of January, 1963, before me, the undersigned, a notary public in and for said county and state, personally came Fred A. Schulz and Lillian E. Schulz, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

M. M. Burrell
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

My commission expires Nov. 17, 1966 196
DATE

Approved and transferred this 22nd day of February, 1963.

Ruth E. Pughan
MIAMI COUNTY AUDITOR

File No. 14001

Received for record 10:08 AM Feb. 2 1963.
TIME DATE

Recorded in Plat Record Book No. 8 Page No. 94

Fee: \$ 4.30

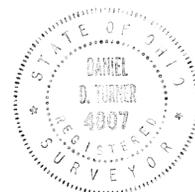
Mary B. Martin by Emily McNeil
MIAMI COUNTY RECORDER

At a meeting of the City of Piqua Planning Commission held this 31st day of JANUARY, 1963, this plat and restrictions were approved.

E. N. Beach, Chm.
CHAIRMAN
Robert D. Goff
SECRETARY

Approved by Miami County Planning Commission.

Herschel Straker
Luther Pike
Adam Wilgus
Date Feb. 1, 1963 No. 821
Arthur D. Haddad
MIAMI COUNTY ENGINEER



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

Daniel D. Turner
REGISTERED SURVEYOR 4807

| | | | |
|-------------------------------|------------------|------|----------|
| SPRINGBROOK SUBD. - SEC. 3 | | | |
| FOR | | | |
| FRED SCHULZ | | | |
| PIQUA-OHIO | | | |
| DANIEL D. TURNER - TROY, OHIO | | | |
| REG. ENGINEER • REG. SURVEYOR | | | |
| DATE | DRAWN BY: | D.T. | SHEET NO |
| JAN-1963 | CHECKED BY: | D.T. | 11 |
| FILE NO. | SCALE: 1" = 100' | | |
| 9-62-65 | | | |

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERECTED 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 (2) CARS.
2. NO LOT SHALL HEREAFTER BE 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 AS SHOWN ON THE RECORDED PLAT. NO BUILDING OR PART THEREOF SHALL BE ERECTED ON ANY LOT LESS THAN (30) FEET BACK FROM THE FRONT LOT LINE. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN (14) FEET OF SIDE YARD SPACE SAID SIDE YARD SPACE MAY BE DIVIDED UNEVENLY, PROVIDED NO PORTION OF ANY BUILDING IS ERECTED CLOSER THAN (6) FEET TO ANY LOT LINE OR (40) 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 (864) SQUARE FEET IN THE CASE OF A ONE-STORY OR ONE AND ONE HALF STORY STRUCTURE OR (1600) SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURES.
5. NO BASEMENT, TRAILER, 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.
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 EXCEPT "FOR SALE" SIGNS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION.
8. NO BARN, STABLE OR OTHER OUTBUILDINGS FOR HOUSING OF DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT HOUSEHOLD PETS BE PERMITTED.
9. NO UNSIGHTLY FENCE SHALL BE ERECTED, NOR SHALL ANY FENCE BE ERECTED NEARER THE FRONT LOT LINE THAN (30) FEET UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED (4) FEET IN HEIGHT.
10. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS, OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
11. 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, 1965 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.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS, OR ASSIGNS.
13. 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.
14. NO INDIVIDUAL WILL BE ALLOWED TO CHANGE GRADE FROM ESTABLISHED CONTOURS THAT WOULD IN ANY DIVERGENT FLOW OF WATER OR RESTRICT FLOW OF FROM CONTOURS SHOWN ON APPROVED DEVELOPMENT PLAN.

**RECORD PLAN
 SECTION THREE
 MARGENE MANOR**

LOCATED IN
 PIQUA, OHIO PT. O.L. 104
 MIAMI COUNTY OHIO
 CONTAINING 4.226 ACRES
 SCALE - 1" = 60'

APPROVED BY THE PIQUA PLANNING COMMISSION THIS 13 DAY OF FEBRUARY 1963.

E. N. Beach
John K. Mangan
Robert Bled
Robert Hanes

APPROVED BY THE PIQUA CITY COMMISSION THIS 18 DAY OF FEBRUARY 1963

Jack Wilson
Samuel Williams
Chas. H. Mynor
Donald T. Sampson

TRANSFERRED AND NUMBERED THIS 27 DAY OF FEBRUARY 1963

Ruth E. Graham
 MIAMI COUNTY AUDITOR

FILE No. 14414
 RECORDED THIS 27 DAY OF FEB. 1963 AT 3:53 PM
 Fee 4.30

Mary B. Groat
 MIAMI COUNTY RECORDER

THE WITHIN PLAT IS A SUBDIVISION OF 4.226 ACRES BEING 0.725 ACRES CONVEYED TO INLAND HOMES CORPORATION AS RECORDED IN DEED BOOK 386 Pg. 325 AND 3.501 ACRES CONVEYED TO INLAND HOMES CORPORATION AS RECORDED IN DEED BOOK Pg. OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.
 THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN, CURVED DISTANCES ARE MEASURED ON THE ARC.
 MIAMI COUNTY ENGINEERING CO. BY:
Cecil S. Paulson

NOTE:
 INDICATES IRON PIN

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Gene Assenberry
Helen M. Metkale

INLAND HOMES CORPORATION
 BY: *E. E. Kurtz*
A. W. Graves

DATE Feb 19 1963

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

E. E. Kurtz

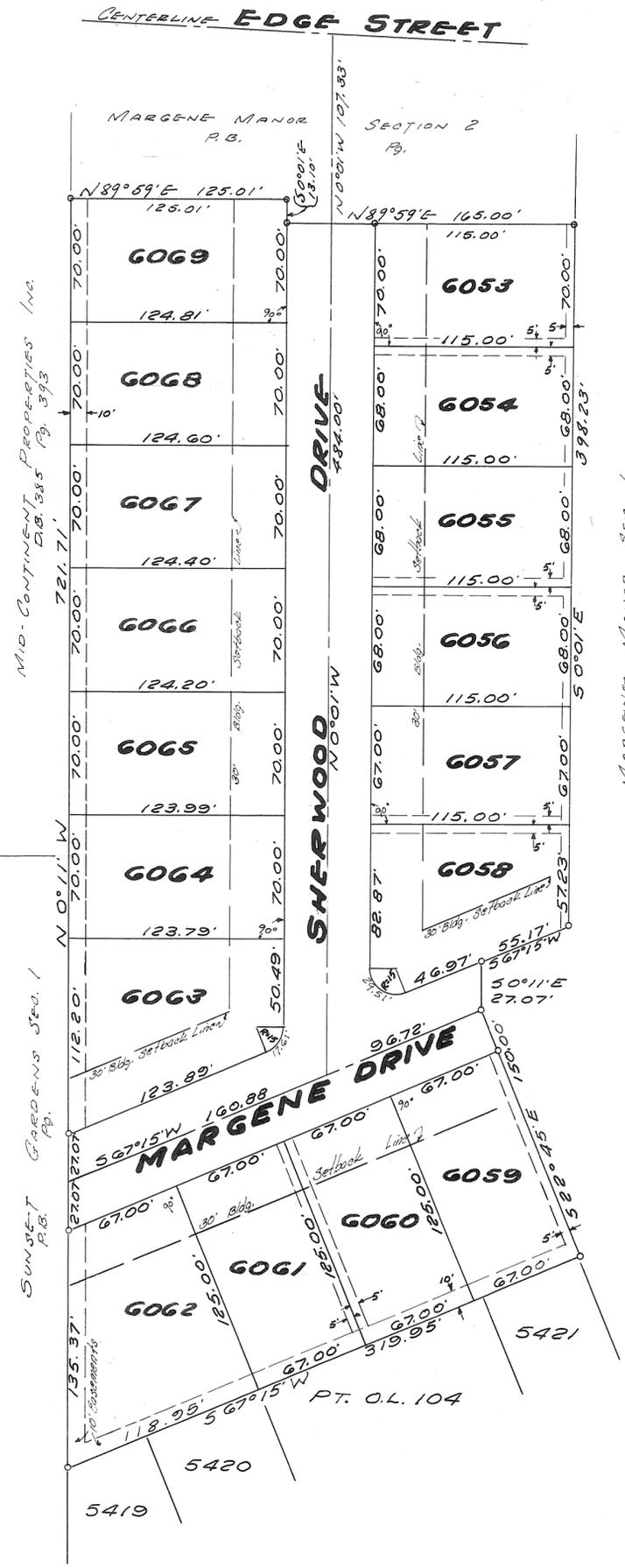
IN TESTIMONY WHERE OF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Helen M. Metkale
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 My commission expires April 23, 1963

STATE OF OHIO, COUNTY OF MIAMI S.S.
 BE IT REMEMBERED THAT ON THIS 13 DAY OF Feb 1963 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME INLAND HOMES CORPORATION, BY E. E. KURTZ ITS PRESIDENT AND A. W. GRAVES, ITS SECRETARY-TREASURER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THERE VOLUNTARY ACT AND DEED.

IN TESTIMONY WHERE OF, I HAVE HERE UNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Helen M. Metkale
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 My commission expires April 23, 1963



MID-CONTINENT PROPERTIES, INC.
 281 385 P. 393

SUNSET GARDENS SEC. 1
 P.B. 1

RESTRICTIVE COVENANTS

As a part of the consideration for this conveyance and in consideration of the incorporation of like covenants in any and all conveyances of other lots in the eight-acre tract of which the property described herein is a part, the grantees herein, for themselves, their heirs, executors, administrators and assigns, hereby covenants and agrees to and with the said grantor, his heirs and assigns, for the use and benefit of said grantor, his heirs and assigns, and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through, or under the said grantor, his heirs and assigns, to any part of the land in the eight-acre tract of which the property described herein is a part, as follows:

- 1. Said premises shall be used exclusively for residence purposes.
2. There shall not be erected, placed or suffered to remain on said premises any building or structure whatever other than one private dwelling house designed and intended for the occupancy of one family only, with garage attached thereto, either directly or by covered porch (as breezeway), and such dwelling house with attached garage shall be constructed, erected, placed, located and/or maintained only pursuant to, and in accordance with, all and singular the covenants and agreements of the grantee herein contained and not otherwise.
3. No mobile homes or housetrailer, for either living or storage purposes, shall be permitted; nor shall the use of a roofed basement for a temporary dwelling during construction be permitted.
4. Said dwelling house shall be constructed with the following minimum sizes (said minimums are intended to include the living area only and shall not include square footage in the garage, basement, breezeways, porches, or patios):
A one-story dwelling shall have a minimum of 1300 square feet.
A one-and-one half story dwelling shall have a minimum of 1100 square feet on the first floor and of 550 square feet on the second floor.
A tri-level dwelling shall have a minimum of 1500 square feet in the two upper levels.
A bi-level dwelling shall be treated as a full two-story dwelling and must have 1000 square feet in each story finished as living area.
A two-story dwelling shall have a minimum of 1000 square feet on the first floor.
5. No part of such dwelling-house or any appurtenances thereto shall be placed closer than 100 feet from the center of Barnhart Road, as it runs east and west along the north part of the lot herein conveyed, and the other lots in the eight acre tract of which this is a part.
6. No dwelling, garage, or appurtenances thereto shall be erected within 20 feet of the side line of any contiguous premises. On the lot on the west side, the side building line shall be 60 feet from the center of Barnhart Road as it runs north and south.
7. The exterior of said dwelling shall be of brick or stone and/or vertical or horizontal lap siding. No exterior cement block construction shall be permitted above ground (other than that of a basement wall exposed above the grade line).
8. No barn or stable and/or no billboard, sign or advertising device of any other kind other than a "For Sale" or "For Rent" sign, shall be erected, placed, or suffered to remain on said premises.
9. The only animals permitted to be quartered or grazed on these premises shall be household pets, and these only in numbers to preclude commercial sales.
10. Said premises shall not be used for any purposes or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises. Said premises shall not be used for any business purpose either.
11. Said premises shall not be used for boarding-house, rooming-house, or for any other purpose whatsoever other than private residence purposes. The intent of this covenant is that said premises shall be used exclusively for private residence purposes, and for no other purpose whatsoever, whether of the kind specified in this paragraph or otherwise, the enumeration herein of certain prohibitive uses of said premises being in addition to, and not exclusive of, any use thereof other than for purely private residence purposes.

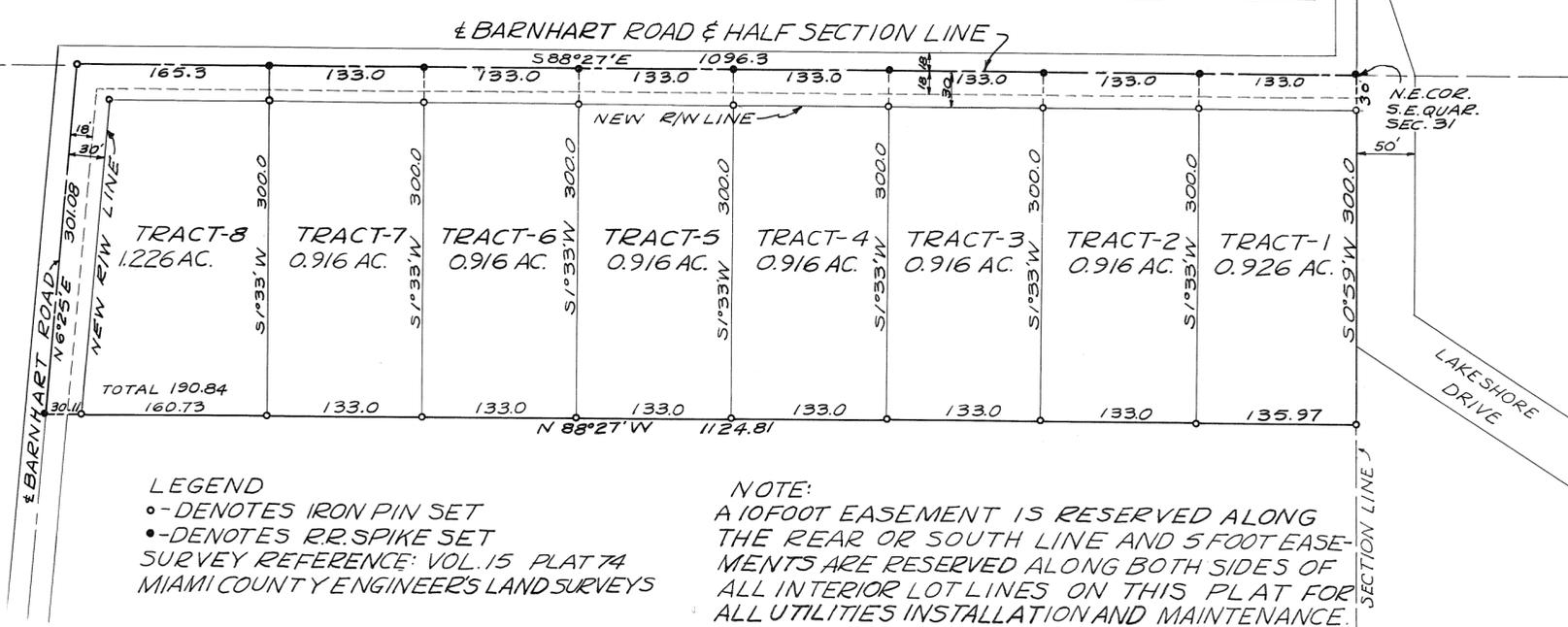
The several covenants and agreements hereinbefore contained in paragraphs numbered from 1 to 11, inclusive, shall run with the land hereby conveyed and shall be binding upon the grantees, their heirs, executors, administrators and assigns, until the 1st day of January, 1968, at which time said covenants 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.

Robert L. Sink and Marjorie M. Sink; Richard J. Graef and Lillian L. Graef; Betty M. Glazier; and Quentin H. Millet and Marjorie P. Millet shall enforce these restrictions at their discretion.

BARNHART ESTATES-SEC. 1

BEING A SUBDIVISION OF 7.648 ACRES IN THE SOUTHEAST QUARTER OF SECTION 31, TOWN-5, RANGE-6 IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO-CONVEYED TO QUENTIN AND MARJORIE MILLET FROM FIRST TROY NATIONAL BANK & TRUST CO. AS EXECUTOR FOR CHARLES BARNHART ESTATE BY DEED FILED IN DEED BOOK PAGE

Mary B. Austin MIAMI COUNTY RECORDER



DEDICATION: WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AND DO HEREBY DEDICATE THE ADDITIONAL EASEMENT SHOWN FOR ROAD RIGHT OF WAY TO THE PUBLIC USE FOREVER.

Signatures of Quentin H. Millet, Marjorie P. Millet, Richard H. Moore, and Clyde Brown with witness designations.

STATE OF OHIO, MIAMI COUNTY S.S. BE IT REMEMBERED THAT ON THIS 28th DAY OF January, 1963, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Richard H. Moore NOTARY PUBLIC IN AND FOR STATE OF OHIO MY COMMISSION EXPIRES 23 March 1964

TRANSFERRED THIS 5th DAY OF March 1963 Ruth E. Graham MIAMI COUNTY AUDITOR

ATA MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 26 DAY OF February 1963, THIS PLAT AND RESTRICTIONS WERE APPROVED.

John M. Maden CHAIRMAN Opal Collier SECRETARY

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

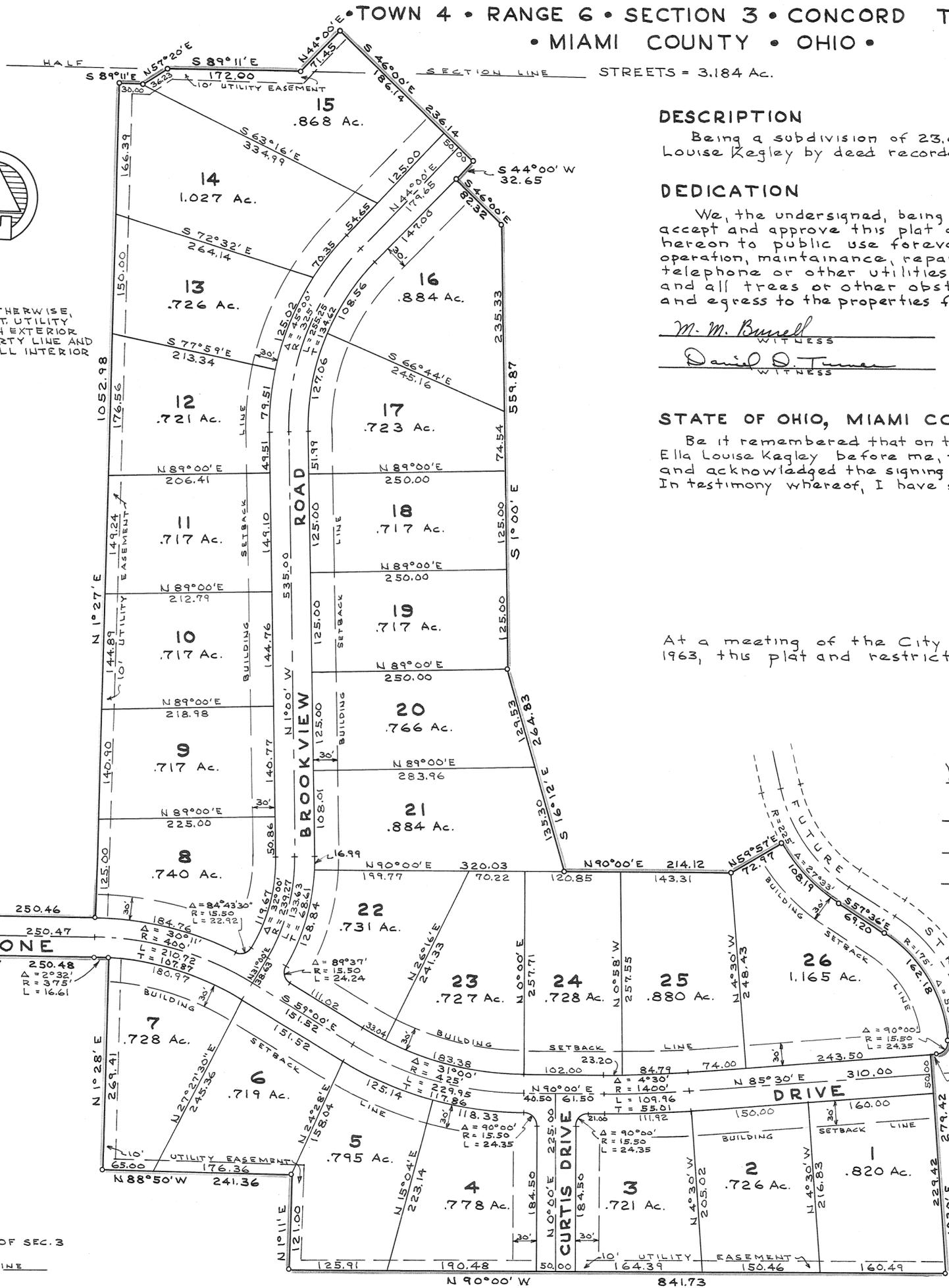
Signatures of Arthur D. Hessel, Luther Pike, Adam Wilgren, and Arthur D. Hessel, Miami County Engineer.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN

Richard W. Klockner REGISTERED SURVEYOR #4370 JANUARY 27, 1963

EAST VISTA RIDGE SUBDIVISION - SECTION 1

TOWN 4 • RANGE 6 • SECTION 3 • CONCORD TOWNSHIP •
MIAMI COUNTY • OHIO •



NOTE
EXCEPT AS SHOWN OTHERWISE, THERE IS A FIVE (5) FT. UTILITY EASEMENT ALONG EACH EXTERIOR BOUNDARY OF EACH PROPERTY LINE AND ALONG EACH SIDE OF ALL INTERIOR LOT LINES.

DESCRIPTION

Being a subdivision of 23.626 Ac. of a 97.023 Ac. tract conveyed to Stanley and Ella Louise Kegley by deed recorded in Vol. 393, Page 425, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes and are to be maintained as such forever.

M. M. Bunnell
WITNESS
Daniel D. Turner
WITNESS

Stanley Kegley
STANLEY KEGLEY
Ella Louise Kegley
ELLA LOUISE KEGLEY

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 25 day of February, 1963, personally came Stanley Kegley and Ella Louise Kegley before me, the undersigned, a notary public in and for said county and state, and acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

M. M. Bunnell
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

My commission expires November 14, 1966
DATE

At a meeting of the City of Troy Planning Commission held this 26 day of February, 1963, this plat and restrictions were approved.

John Straker
CHAIRMAN
Chel Collier
SECRETARY

We hereby accept and approve this plat as shown hereon.

Herschel Straker
Luther Pike
Adam Wilgus
MIAMI COUNTY COMMISSIONERS

Accepted and approved by Miami County Planning Commission.

Herschel Straker
Luther Pike
Adam Wilgus

Date: Mar. 6, 1963 No. 834

Arthur D. Haddad
MIAMI COUNTY ENGINEER

Approved and transferred this 6th day of March, 1963.

Ruth E. Pasham
MIAMI COUNTY AUDITOR

File No. 14536

Received for record 2:30 PM MARCH 6 1963
TIME DATE

Recorded in Plat Book No. 8 Page No. 97

Fee: \$ 8.60

Mary B. Austin
MIAMI COUNTY RECORDER



I hereby certify this plat to be correct. Iron pins set at all PC's, PT's and lat corners. Curved distances are measured along the arc.

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

| | | |
|--|---------------------|------------------|
| EAST VISTA RIDGE SUBD. - SEC. 1 FOR STAN KEGLEY TROY-OHIO | | |
| DANIEL D. TURNER - TROY, OHIO REG. ENGINEER • REG. SURVEYOR • | | |
| DATE FEB.-1963 | DRAWN BY: D.T. | SHEET NO. 1/2 |
| FILE NO. 2-63-20 | CHECKED BY: D.T. | SCALE: 1" = 100' |

EAST VISTA RIDGE SUBDIVISION - SECTION 1

BOOK 8 PAGE 97A
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.

PROTECTIVE COVENANTS

1. All lots in this subdivision shall be known and used only as residential homesites. No tract shall be further subdivided for the purpose of additional residential building sites. Only one (1) residential dwelling shall be built or placed on any lot.
2. No residence of less than 1000 square feet for a one story dwelling, or less than 800 square feet for a 1½ or two story dwelling, shall be erected or placed on any tract in this subdivision. The exterior of any residence shall be covered with wood siding, brick or stone. No concrete or cinder block houses will be permitted. No asphalt base exterior siding will be permitted. Any building shall be fully completed within a period of one year from date of beginning.
3. Any outbuilding shall have same quality exterior finish and roof as used for the residence. No such building shall be made of unsightly material, boxes or similar type lumber.
4. No building shall be located on any lot nearer to the front or side property line than the minimum set-back distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 15 ft. to an interior lot line. Houses shall be centered on each tract.
5. No trailer, cabin, tent or shack shall be permitted on any tract, nor shall any basement, garage or outbuilding at any time be used as a temporary or permanent residence.
6. Until such time as a public water and public sanitary sewage system are available, each dwelling erected in this subdivision shall have its own private well and sanitary sewage disposal system, same being subject to inspection and approval by the Board of Health. No outside toilets shall be permitted except during the period of construction.
7. No business shall be permitted. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No unused building material, junk or rubbish shall be left exposed on any tract except during the period of actual construction.
9. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be kept on any lot in this subdivision, nor shall any part of any lot be used for the storage of any type of junk or waste material.
10. All premises shall be kept neat and clean at all times. All buildings shall be kept well painted and all weeds and underbrush shall be kept under control at all times.
11. These covenants and restrictions are to run with the land and shall be binding upon all persons and parties claiming under them until March 1, 1983, at which time said covenants shall be automatically extended for successive periods of ten (10) years. These covenants may be amended at any time by written consent of sixty (60) percent of the then owners of the tracts, each owner having one (1) vote per separate tract owned.
12. If any of the parties hereto, 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 in said subdivision to prosecute any proceedings at law or in equity against the party violating or attempting to violate said covenants, and either to prevent him or them from doing so, or to recover damages or other dues for such violations.
13. Invalidation of any 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.
14. 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, Stanley Kegley and Ella Louise Kegley, their agents or assigns. Each lot owner shall furnish a complete set of house plans which will be retained by said developer of this subdivision.
15. These restrictions shall apply to all lots in this subdivision in their entirety except that Lot No. 7 and Lot No. 8 may be used for the purpose of a real estate office or a beauty salon.

| | | | |
|---|-------------------|---------------------|------------------|
| EAST VISTA RIDGE SUBD-SEC. 1 FOR | | | |
| STAN KEGLEY TROY, OHIO | | | |
| DANIEL D. TURNER - TROY OHIO REG. ENGINEER • REG. SURVEYOR | | | |
| DATE FEB. 1963 | DRAWN BY: D.T. | CHECKED BY: D.T. | SHEET NO. 2/2 |
| FILE NO. 2-63-20 | | | |

WE THE UNDERSIGNED OWNERS OF LANDS SHOWN DO APPROVE REPLAT OF INLOTS 4753, 4923-4954 INCLUSIVE AND VACATION OF NUTMEG LANE AS PLATTED AND RECORDED IN PLAT BOOK 8 PAGE 10 MIAMI COUNTY RECORDERS OFFICE.

LIVINGSTON DEV. CO., AN OHIO PARTNERSHIP BY LIV-MOOR DEV. CO., AN OHIO CORP. PARTNER.

REPLAT OF INLOTS 4753, 4923-4954 AND VACATION OF NUTMEG LANE

SCALE 1" = 50'

FILE NO. 14763 RECEIVED FOR RECORD THIS 19 DAY OF MARCH 1963 AT 3:05 P.M. PLAT BOOK 8 PAGE 98 MIAMI COUNTY RECORDERS PLAT RECORDS.

Gene C. Mangrum, VICE PRES.

Franklin Ruck WITNESS

Virgil L. Heakett, VICE PRES.

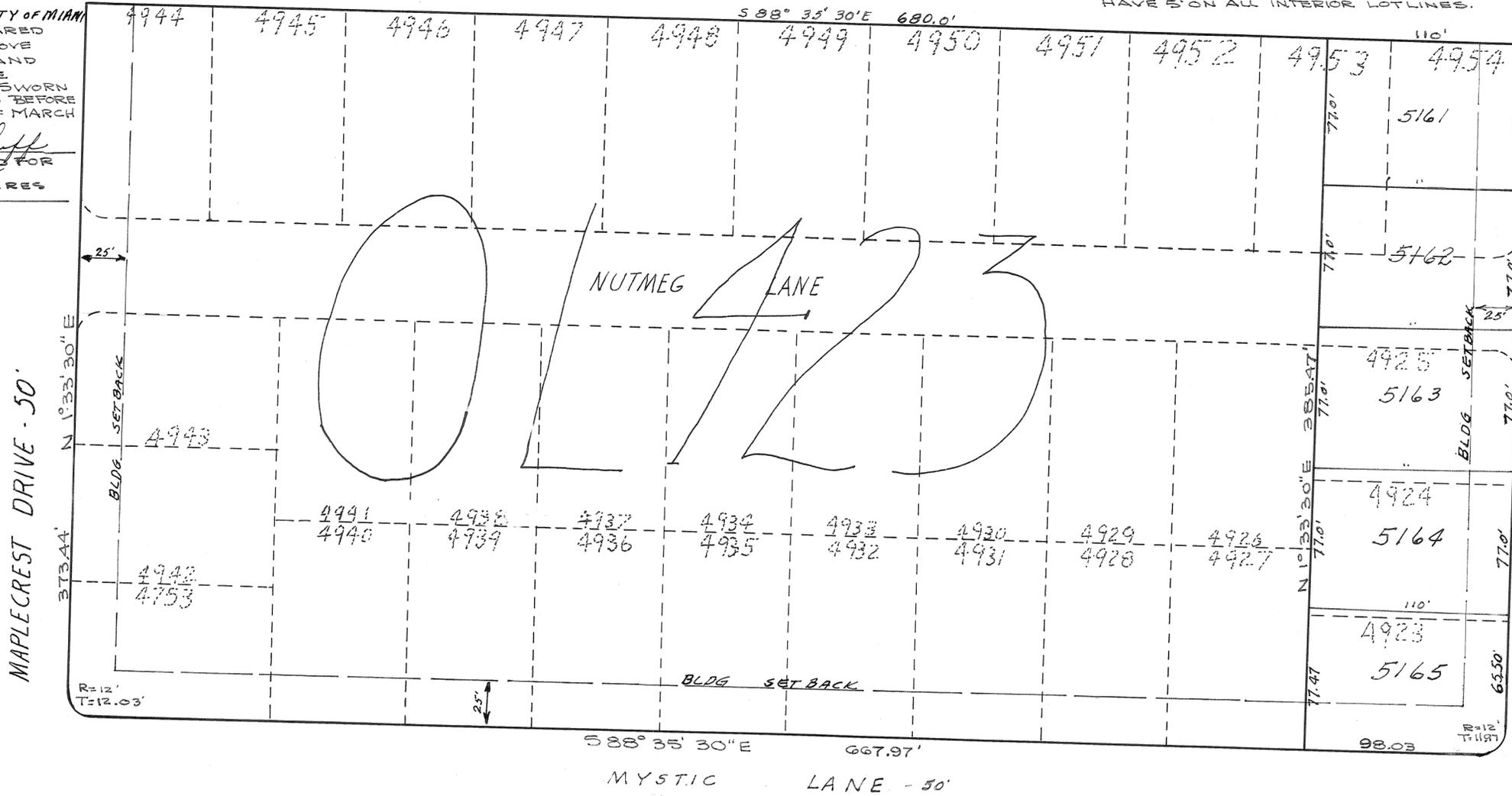
Franklin Ruck WITNESS

NOTE: 10' EASEMENT ALONG NEW OUTLOT ON NORTH SIDE ONLY OTHER INLOTS SHALL HAVE 5' ON ALL INTERIOR LOT LINES.

Mary B. Austin MIAMI COUNTY RECORDER FEE \$ 4.30

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 15th DAY OF MARCH 1963.

Alletta P. Shuff NOTARY PUBLIC IN AND FOR STATE OF OHIO, MY COMMISSION EXPIRES July 17, 1964



AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 26 DAY OF FEBRUARY 1963, THIS REPLAT WAS APPROVED.

O. H. Munka VICE-PRESIDENT Opal Collier SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 18th DAY OF MARCH 1963 THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCES NUMBERED 0-5-63 AND 0-6-63.

R. L. Stearns MAYOR J. C. McNamee PRES. OF COUNCIL PRO TEM W. W. Farquhar CLERK OF COUNCIL

I HEREBY APPROVE THIS REPLAT AND NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN THIS 19 DAY OF MARCH 1963

Carl Harris MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT

Franklin D. Ruck FRANKLIN D. RUCK REG. SURVEYOR # 3319

Record Plan
Beverly Acres Subdivision
Sections 22 & 23 Town 4 Range 6
Monroe Township
City of Tipp City, Miami County, Ohio



Description

Being a subdivision of 10.844 Acres and being a part of Outlot 3, Monroe Township, Village of Tipp City, Miami County, Ohio as conveyed to Borchers Construction Co. and recorded in Deed Book 393 Page 220 of the Miami County Deed Records.

Protective 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 (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 erected on any lot less than 30 feet back from the front lot line nor nearer than 25 feet to any side street line. All buildings erected for dwelling purposes shall not be nearer than 5 feet from any side lot line.

The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 sq. ft. in the case of a one or one and one-half story structure or 800 sq. ft. in the case of a two or two and one-half story structure.

No trailer, basement, tent, shack, garage, barn, or other outbuildings 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 mass planting shall be permitted to extend nearer to any street than the minimum building setback line, nor shall any sign or billboard be erected on any lot in this subdivision.

These covenants and restrictions are for the benefit of all the lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until February 15, 1963, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

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

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plans showing location of such buildings 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.

Lot 26 is not included in the above covenants and shall be restricted by regulations concerning multiple family units provided in the zoning code.

Dedication

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby voluntarily consent to the execution of said plat and to dedicate the streets, parks or public grounds as shown to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services and for the 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.

Witnesses
Monroe Fed'l. Savgs & Loan Assn. By Frank D. Cinnell V. President & Secretary
By Philip A. Mady Assistant Secretary
Walter M. Healt William K. McClure Viola Stammen
By Nelson C. Borchers President
By Charles W. Slicer Secretary

State of Ohio, County of Miami SS:
Be it remembered that on this 1st day of February, 1963 before me, a Notary Public in and for said Miami County, personally came Borchers Construction Co., by Nelson C. Borchers, its president, and by Charles W. Slicer, its secretary, and Monroe Federal Savings & Loan Association by Frank F. Fennell, its vice president & secretary, and by Philip A. Mady, its assistant secretary, who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year aforesaid.

Notary Public Herbert W. Rose My Commission expires Sept. 8, 1967
State of Ohio, County of Miami SS:
Nelson C. Borchers, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

By Nelson C. Borchers
Sworn to and signed in my presence on this 1st day of February, 1963
Notary Public Herbert W. Rose My Commission expires Sept. 8, 1967

Approved by the Planning Board of City of Tipp City, Miami County, Ohio
Thomas G. Thompson February 11, 1963
Chairman
I hereby have caused the lots number to be placed hereon designating the tracts shown and have transferred same.
Carl Davis 3/28/63
Miami County Auditor
Charles W. Slicer Deputy Auditor
File No. 14812 Received: 11:45 AM Mar. 28, 1963
Recorded in Plat Record: 8 99
Book No. Page No.

Accepted and approved by the Council of City of Tipp City, Ohio on this 14th day of March, 1963.
Russell Schwan Mayor
Angelo Steiner Clerk
Mary B. Gusten \$4.30
Miami County Recorder Fee
Certification
I hereby certify that all measurements are correct and iron pins set at all lot corners. Curved distances are measured on the arc.
Harold R. McClure
Registered Surveyor Reg. No. 3327

M.C. Clure Engineering Company
3601 S. Dixie Hwy. Dayton 39, Ohio
January, 1963 1" = 60'-0"

SOUTHBROOK SUBDIVISION NO. 1 - B

FLAT BOOK 8 PAGE 100
MIAMI COUNTY ENGINEER'S & RECORDER'S
RECORDS OF SUBDIVISIONS
SCALE: 1" = 50' DATE: 12-1962

NOTE: Restrictive covenants of Southbrook Subdivision No. 1 apply also to this plat.

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

THE TROY LAND IMPROVEMENT CO.

Earl C. Galbreath President
Oliver M. Brown Witness

D. C. Jenkins Secretary
Mary Billis Witness

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 EARL C. GALBREATH ITS PRESIDENT AND
D. C. JENKINS ITS SECRETARY AND ACKNOWLEDGED
THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND
DEED IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL
THIS 31st DAY OF DECEMBER 1962.

D. D. Sellers
NOTARY PUBLIC - MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES MARCH 23, 1964.

THIS PLAT APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF TROY THIS 26
DAY OF February 1963.

John Mendenhall President
Paul Collier Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO
HELD THIS 4th DAY OF MARCH 1963 THIS REPLAT WAS
ACCEPTED BY ORDINANCE NUMBER 0-4-63

P. D. Stemann Mayor

Edward Chase President of Council

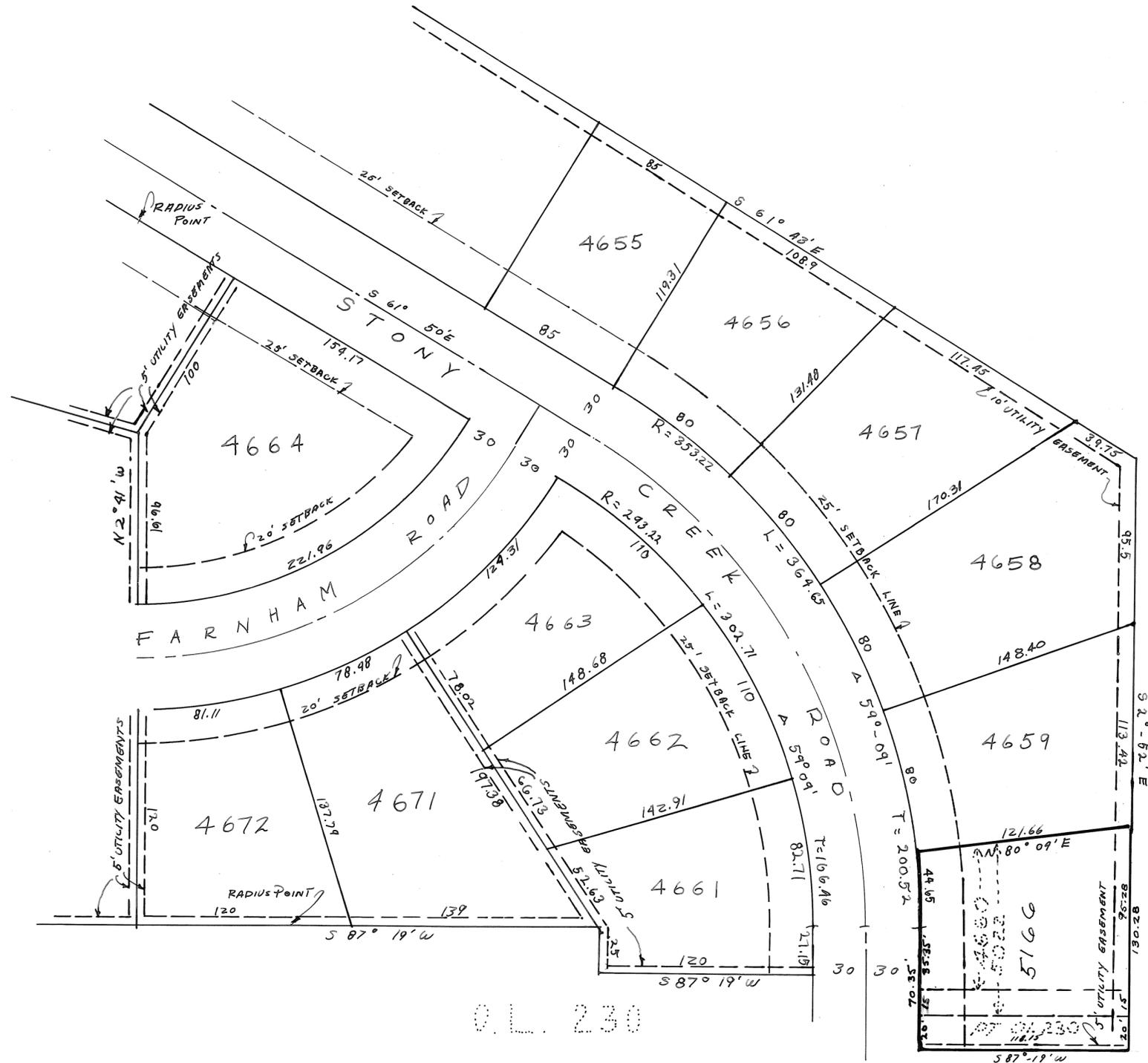
H. H. Tompkins Clerk of Council

NUMBERED TO DESIGNATE OUTLOTS AND TRANSFERRED
THIS 9th DAY OF MARCH 1963.

Ruth E. Mahon
Auditor of Miami County

FLAT BOOK 8 PAGE NO 100
RECEIVED FOR RECORD THIS 7th DAY OF
APRIL 1963 AT 9:20 AM
FILE NO. 14968 FEE 4.30

Mary B. Sartin
Miami County Recorder



SOUTHBROOK SUBDIVISION NO. 1-B
BEING A REPLAT OF INLOT 5022 and PART OF OUTLOT 230

REPLAT AND SUBDIVISION OF INLOT 5022
AND PART OF OUTLOT 230 FOR THE TROY
LAND IMPROVEMENT COMPANY.

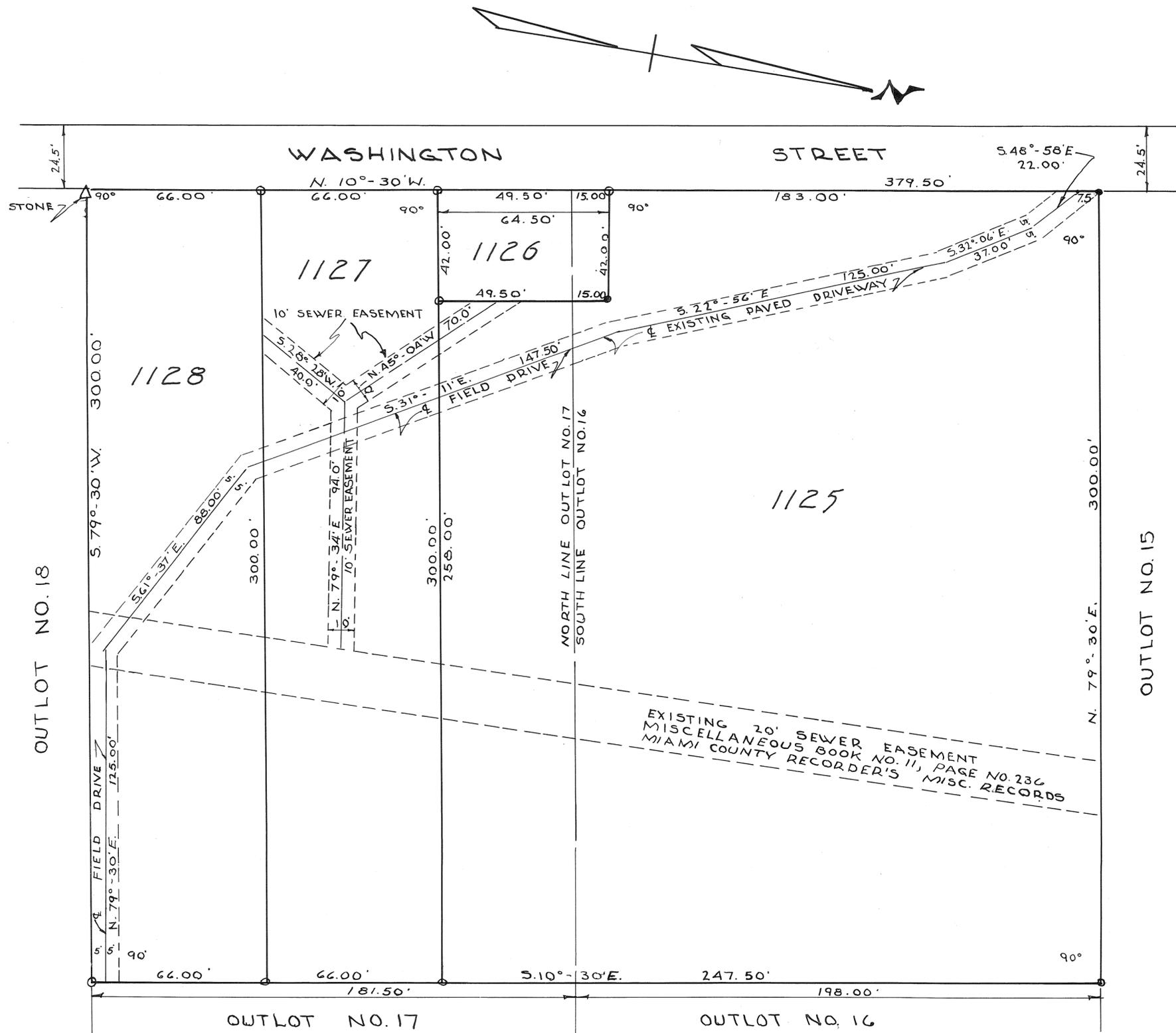
Glen G. McConnell, Jr.
Glen G. McConnell, Jr.
Reg. Surveyor # 3614

VILLAGE OF WEST MILTON, OHIO STOLTZ MEADOW

BEING A REPLAT OF 1.364 ACRES OUT OF OUTLOT NO. 16 AND
1.250 ACRES OUT OF OUTLOT NO. 17, IN THE VILLAGE OF WEST
MILTON, MIAMI COUNTY, OHIO.

PLAT BOOK NO. 8 PAGE NO. 101
MIAMI COUNTY RECORDERS PLAT RECORDS.
RECEIVED FOR RECORD THIS 17 DAY
OF April, 1963 AT 3:00 P.M.
FILE NO. 15315 FEE \$ 7.30

Mary B. Austin
MIAMI COUNTY RECORDER
SCALE: 1 INCH = 30 FEET
MARCH, 1963



| | | |
|---------------------------------------|------------------|--------------|
| DEED BOOK NO. 273 | DEED REFERENCE | PAGE NO. 231 |
| MIAMI COUNTY RECORDER'S DEED RECORDS. | | |
| DEED BOOK NO. 11 | SURVEY REFERENCE | PAGE NO. 58 |
| MIAMI COUNTY RECORDER'S DEED RECORDS. | | |

LEGEND
 ▲ DENOTES CORNER STONE FOUND
 ● DENOTES IRON SPIKES SET
 ○ DENOTES IRON PINS SET

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND SHOWN ON THIS REPLAT, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO HEREBY GRANT THE SEWER AND DRIVEWAY EASEMENTS AS SHOWN.

Bernard Stoltz OWNER
William M. Harrelson WITNESS
Martha Jane Stoltz OWNER
Erden M. Ross WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 17th DAY OF March, 1963.

William M. Harrelson
 NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
 MY COMMISSION EXPIRES NO EXPIRATION DATE

APPROVED ON THIS 14th DAY OF March, 1963 BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO
Philip C. Bumbaugh CHAIRMAN
Conrad S. Reubens SECRETARY

APPROVED ON THIS 19 DAY OF March, 1963 BY RESOLUTION OF THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO
C. H. Winnick MAYOR
Georgia Lyons CLERK

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 17 DAY OF April, 1963.
Carl Morris
 MIAMI COUNTY AUDITOR

I, HEREBY CERTIFY THE ABOVE PLAT TO BE A TRUE AND CORRECT RETURN OF A SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS ARE SET AS SHOWN.
Ralph T. Snider
 RALPH T. SNIDER SURVEYOR
 OHIO REGISTRATION NO. 470

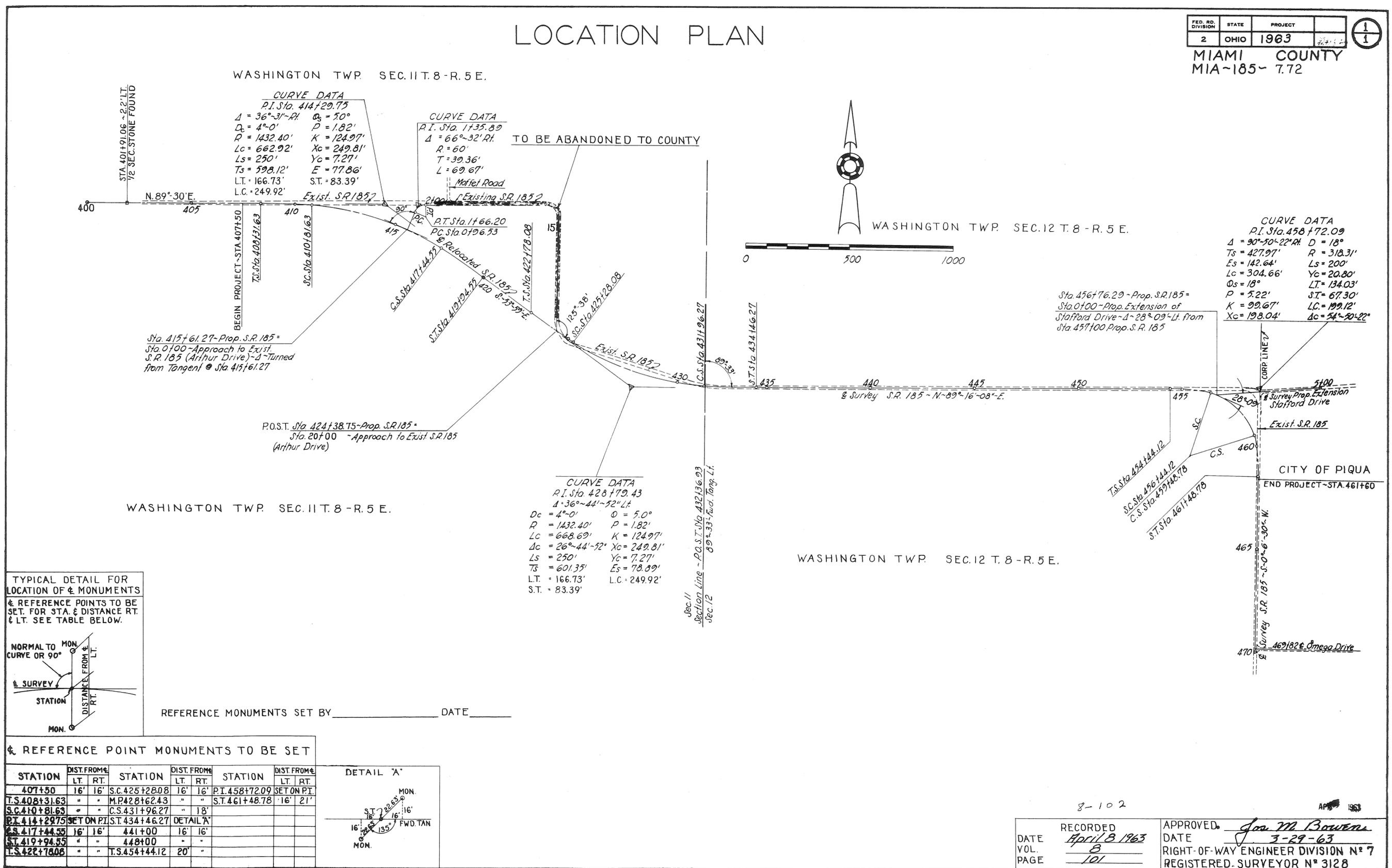
DYE-SNIDER & ASSOCIATES
 ENGINEERS & LAND SURVEYORS
 WEST MILTON, OHIO

Mary B. Guatieri
 MIAMI COUNTY RECORDER

LOCATION PLAN

| | | | |
|-------------------|-------|---------|---|
| FED. RD. DIVISION | STATE | PROJECT | 1 |
| 2 | OHIO | 1963 | |

MIAMI COUNTY
 MIA-185-7.72

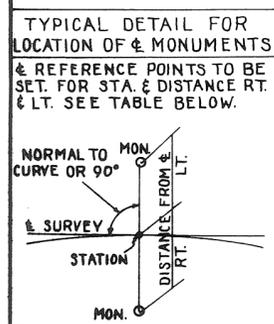


CURVE DATA
 P.I. Sta. 414+29.75
 $\Delta = 36^{\circ}31' - R.$ $D_c = 5.0'$
 $D_c = 4^{\circ}0'$ $P = 1.82'$
 $R = 1432.40'$ $K = 124.97'$
 $L_c = 662.92'$ $X_c = 249.81'$
 $L_s = 250'$ $Y_c = 7.27'$
 $T_s = 598.12'$ $E = 77.86'$
 $L.T. = 166.73'$ $S.T. = 83.39'$
 $L.C. = 249.92'$

CURVE DATA
 P.I. Sta. 1735.89
 $\Delta = 66^{\circ}32' - R.$
 $R = 60'$
 $T = 39.36'$
 $L = 69.67'$

CURVE DATA
 P.I. Sta. 458+72.09
 $\Delta = 90^{\circ}50'22'' - R.$ $D = 18'$
 $T_s = 427.97'$ $R = 318.31'$
 $E_s = 142.64'$ $L_s = 200'$
 $L_c = 304.66'$ $Y_c = 20.80'$
 $D_s = 18'$ $L.T. = 134.03'$
 $P = 5.22'$ $S.T. = 67.30'$
 $K = 99.67'$ $L.C. = 199.12'$
 $X_c = 198.04'$ $D_c = 54^{\circ}20'22''$

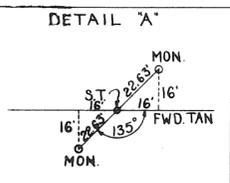
CURVE DATA
 P.I. Sta. 428+79.43
 $\Delta = 36^{\circ}44' - 52'' - L.$
 $D_c = 4^{\circ}0'$ $D = 5.0'$
 $R = 1432.40'$ $P = 1.82'$
 $L_c = 668.69'$ $K = 124.97'$
 $D_c = 26^{\circ}44' - 52''$ $X_c = 249.81'$
 $L_s = 250'$ $Y_c = 7.27'$
 $T_s = 601.35'$ $E_s = 78.89'$
 $L.T. = 166.73'$ $L.C. = 249.92'$
 $S.T. = 83.39'$



REFERENCE MONUMENTS SET BY _____ DATE _____

REFERENCE POINT MONUMENTS TO BE SET

| STATION | DIST. FROM | | STATION | DIST. FROM | | STATION | DIST. FROM | |
|----------------|------------|-----|----------------|------------|-----|----------------|------------|-----|
| | LT. | RT. | | LT. | RT. | | LT. | RT. |
| 407+50 | 16' | 16' | S.C. 425+28.08 | 16' | 16' | P.I. 458+72.09 | 16' | 21' |
| T.S. 408+31.63 | " | " | M.P. 428+62.43 | " | " | S.T. 461+48.78 | " | " |
| S.C. 410+81.63 | " | " | C.S. 431+96.27 | " | " | | " | " |
| P.I. 414+29.75 | | | S.T. 434+46.27 | | | DETAIL 'A' | | |
| S.S. 417+44.55 | 16' | 16' | 441+00 | 16' | 16' | | | |
| S.T. 419+94.55 | " | " | 448+00 | " | " | | | |
| T.S. 422+78.06 | " | " | T.S. 454+44.12 | 20' | " | | | |



8-102

| | |
|-------------------|-------------------------------------|
| RECORDED | APPROVED |
| DATE April 8 1963 | DATE <u>Joe M. Bowen</u> |
| VOL. 8 | RIGHT-OF-WAY ENGINEER DIVISION N° 7 |
| PAGE 101 | REGISTERED SURVEYOR N° 3128 |

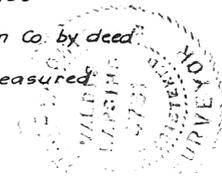
**CORRECTIVE PLAT OF
MILTON HEIGHTS, Sec. 1**

Located in
SECTION 28, TOWN 6, RANGE 5, VILLAGE OF WEST MILTON
MIAMI COUNTY OHIO
CONTAINING 6.925 Acres, Part O.L. 149
THIS INSTRUMENT WAS PREPARED BY: JOHN W. JUDGE ENGINEERING Co.
KETTERING OHIO December 1960

CORRECTIVE PLAT RECORDING:

PLAT BOOK 8, PAGE 103
Received for Record this 1st
day of May, 1963 at 2:00 PM
FILE No. 15625 Fee \$4.30

Mary B. Gupton
Miami County Recorder



The within plat is a subdivision of 6.925 Acres out of the 6.925 Acre tract of land conveyed to The Tyka Construction Co. by deed recorded in Book 383, page 377 of the Deed Records of Miami County, Ohio.
The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.

By Valdis Lapina
Registered Surveyor #4731

Scale: 1" = 100'

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, gas, sewer, electric, telephone or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing 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
Wendell O. Denny
Cathie Arnold

The Tyka Construction Co.
Benny Poppa President
Roger E. Grise Secretary

State of Ohio, County of Miami, s.s.
Be it remembered that on this 21st day of October 1961, before me, the undersigned, a notary public in and for said county and state, personally came the said The Tyka Construction Co., by Benny Poppa, its president, and Roger E. Grise, 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 notarial seal on the day and date above written.

Wendell O. Denny
Notary Public in and for Miami Co., Ohio

State of Ohio, County of Miami, s.s.
Benny Poppa, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Benny Poppa
Benny Poppa

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

Wendell O. Denny
Notary Public in and for Miami Co., Ohio

Approved on this 28th day of June 1962 by
the Planning Commission of the Village of West
Milton, Ohio.

Philip C. Brown Chairman
Conrad S. Rowan Secretary

Approved on this 3 day of July 1962 by
the Council of the Village of West Milton, Ohio.

Walter H. Minick Mayor
Georgina Lyons Clerk

Miami County Engineer's Records
of Subdivision:

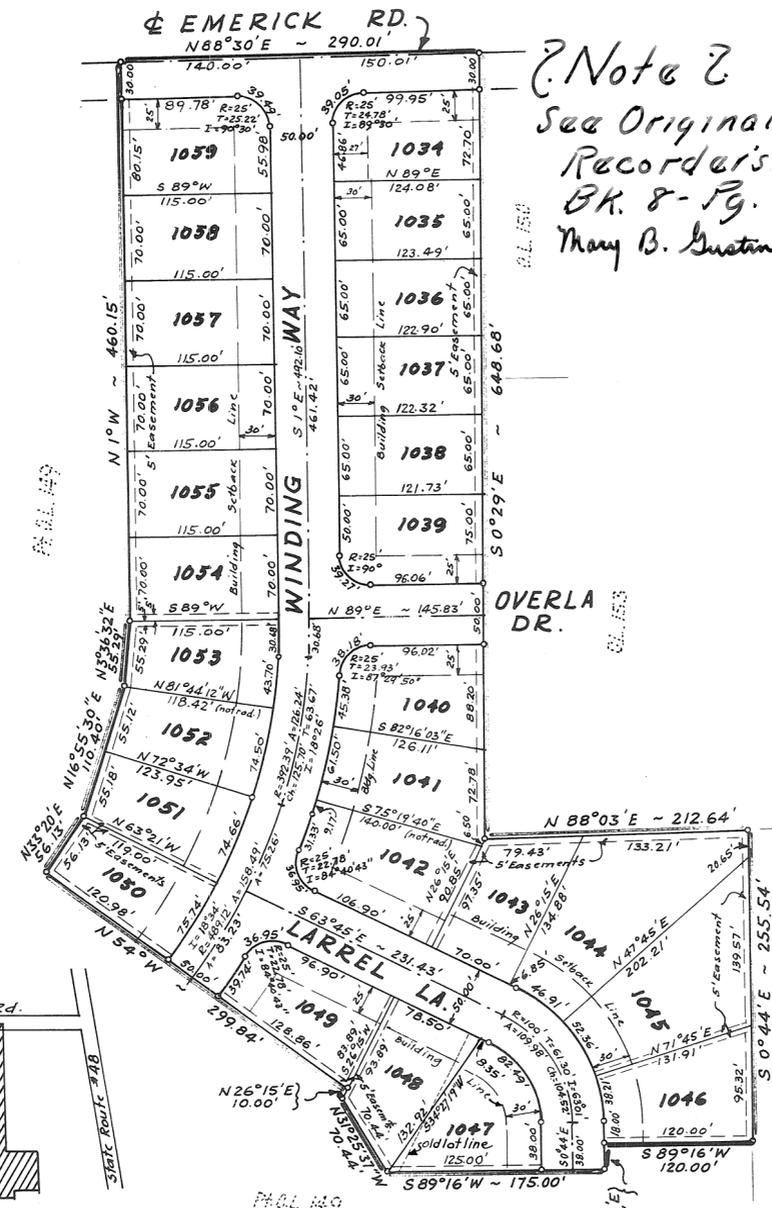
Records _____ Volume _____ Page _____

Transferred
on this 10th day of July 1962
Judge E. Graham
County Auditor
Miami County, Ohio

Recorded
on this 11th day of July 1962
at 1:32 PM Plat Book 8 Page 69
Fee: \$4.30

Mary B. Gupton
County Recorder
Miami County, Ohio

File No. 10018



? Note ?
See Original Plat
Recorder's Plat
BK. 8 - Pg. 69
Mary B. Gupton, recorder

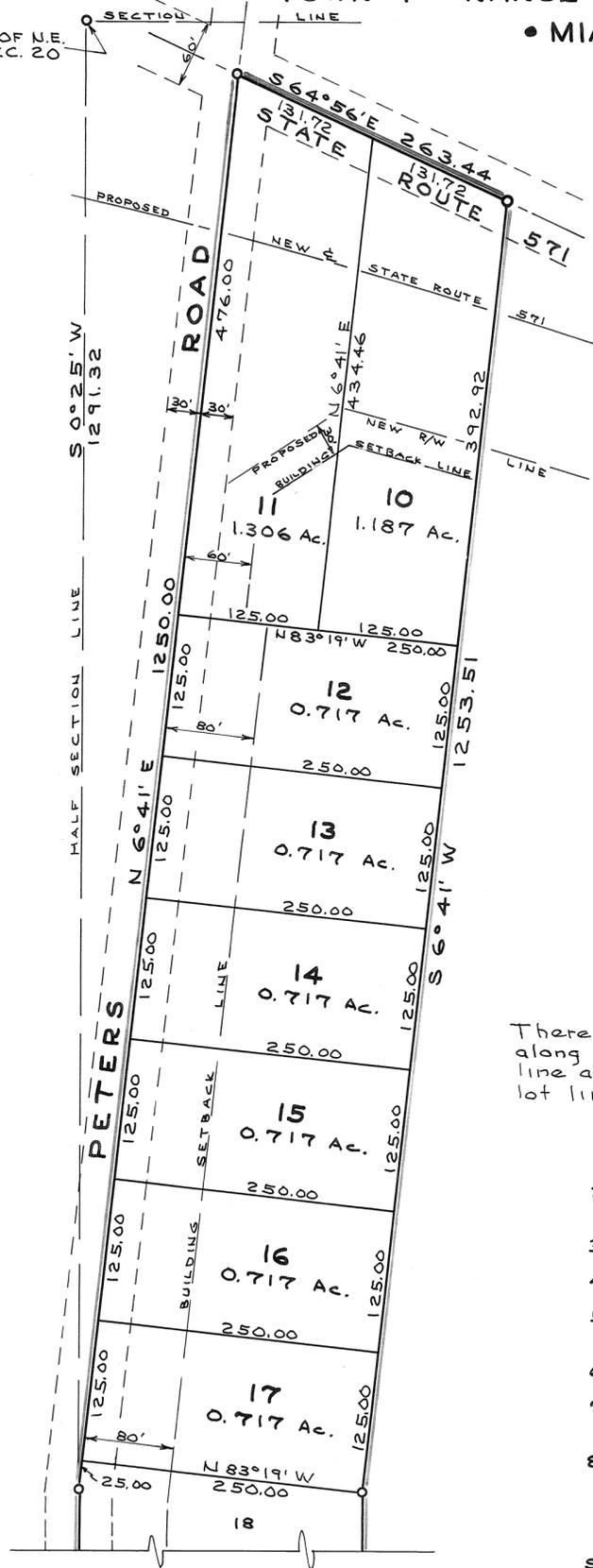
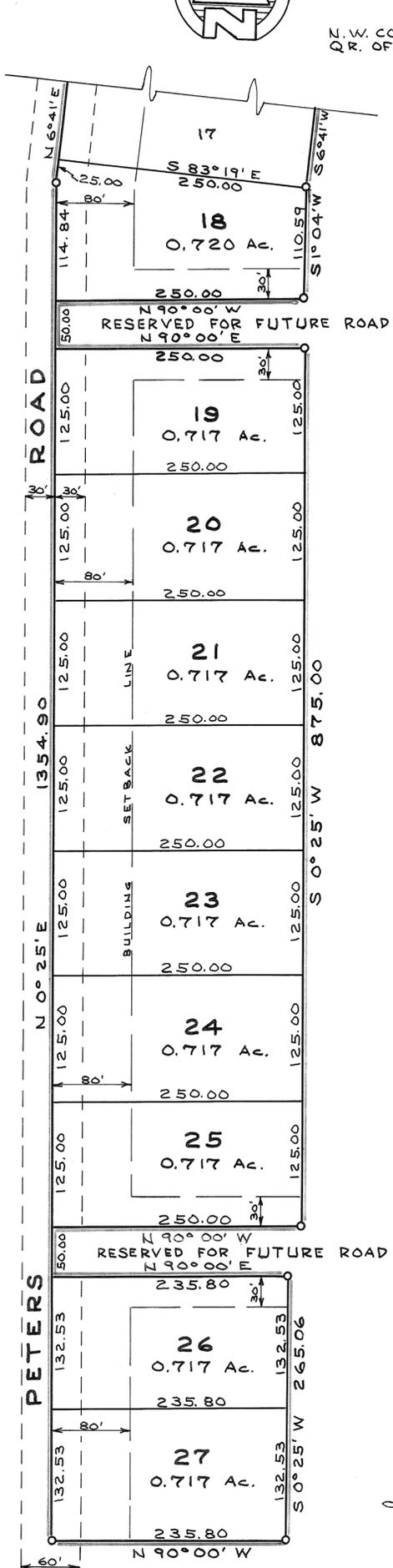
PROTECTIVE COVENANTS & RESTRICTIONS

- 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 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 \$13,000 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 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 1000 square feet for a one-story dwelling.
- No building shall be located on any lot nearer to the front lot line or nearer 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, nor nearer than 25 feet to any side street line. No building shall be located nearer than 7 feet to any interior lot line, and each lot shall contain a total of 15 feet of side yard. No structure 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 on 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 out-building 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 at elevations between 2 and 6 feet above the roadways 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 5 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 January 1, 1981 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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WILLSHIRE ESTATES - SEC. 2

• TOWN 4 • RANGE 6 • SECTION 20 • MONROE TOWNSHIP •
• MIAMI COUNTY • OHIO •

BOOK 8 PAGE 104
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.



DESCRIPTION

Being a subdivision of 13.968 Acres of a 78.6 Ac. tract conveyed to D. I. Wilson and Alice B. Wilson by deed recorded in Vol. 281, Page 507, of the Miami County deed records.

DEDICATION

We, the undersigned, being all the owners and lien holders of lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon. 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.

William E. Kusler
WITNESS
Sharon Kraus
WITNESS
William E. Kusler
WITNESS
Sharon Kraus
WITNESS
William E. Kusler
WITNESS
Sharon Kraus
WITNESS

D. I. Wilson
D. I. WILSON
Alice B. Wilson
ALICE B. WILSON
Stanley G. Fidler
STANLEY G. FIDLER
Sue P. Fidler
SUE P. FIDLER
Evan W. English
EVAN W. ENGLISH
Dorothy M. English
DOROTHY M. ENGLISH

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 7 day of May, 1963, before me, a notary public in and for said county and state, personally came D. I. Wilson, Alice B. Wilson, Stanley G. Fidler, Sue P. Fidler, Evan W. English and Dorothy M. English, who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires has no expiration date 196 .
147.03 B.R.C.

William E. Kusler
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

Approved and transferred this 10th day of May, 1963.

File No.: 15781

Carl Davis by C. Schellenger Deputy
MIAMI COUNTY AUDITOR

Received for record: 1:11 PM MAY 10 1963.
Recorded in Plat Book no. 8 Page 104

NOTE

There is a five (5) ft. utility easement along each exterior rear or side property line and on each side of all interior lot lines.

Fee: \$ 4.30

Mary B. Austin
MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS

- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1000 sq. ft. for a one story dwelling, 1300 sq. ft. for a 1 1/2 story dwelling or 1700 sq. ft. for a 2 story dwelling.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept or bred for commercial purposes.
- No sign larger than 18" X 24" may be erected on any lot in this subdivision except plat advertising signs by the developer.
- No person or persons may live on any lot in this subdivision except in a completed residential dwelling structure.
- All building plans shall be submitted to the plat developer for approval before construction may begin. No out-buildings except picnic shelters may be built, except as approved by the plat developer.
- The exterior shell of any residence must be completed within 6 months after beginning of construction.
- No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as shown on the recorded plat of said subdivision.
- Any residence to be erected on lot no. 10 shall be constructed of at least 80% brick or natural stone on the outside surface and shall have an attached two car garage. Any residence to be erected on lots no. 11-17 inclusive shall be constructed of 80% brick or natural stone and shall have an attached one car or two car garage. Residences constructed on lots no. 18-27 inclusive shall be frame or brick construction with attached one car or two car garage. Any frame construction shall use siding other than shingles of any type.
- No fence or hedge greater than 3 1/2 ft. in height shall be permitted nearer to the road than the minimum setback line.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties claiming under them until June 1, 1983, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
- 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.

Accepted and approved by Miami County Planning Commission.

Herschel Straker
Luther Pike
Adam Wilgus
DATE May 10, 1963 NO. 855
Arthur D. Hasel
MIAMI COUNTY ENGINEER



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

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

| | | | |
|--|------------------------|--------------|------------------|
| PLAT OF WILLSHIRE ESTATES - SEC. 2 FOR | | | |
| EVAN ENGLISH TIPP CITY - OHIO | | | |
| DANIEL D. TURNER - TROY, OHIO REG. ENGINEER • REG. SURVEYOR | | | |
| DATE MAY - 1963 | DRAWN BY CHECKED BY | D.T. D.T. | SHEET NO. 1/1 |
| FILE NO. 3-63-26 | SCALE: 1" = 100' | | |

CAMELOT SUBDIVISION SECTION TWO

SECTION 11, TOWN 8 RANGE 5
WASHINGTON TOWNSHIP
MIAMI COUNTY OHIO

4.130 Ac. in lots
0.674 Ac. Old Rt. 185
4.804 Ac. Total

DESCRIPTION

Situate in Section 11, Town 8, Range 5, Washington Township, Miami County, Ohio and being a subdivision of 4.804 Acres of a 68.521 Acre tract conveyed to Camelot Inc., as recorded in Deed Book 380 Page 591 of the Miami County Deed Records.

DEDICATION

We, the undersigned, being the owners and lienholders of the land herein platted, do hereby adopt and confirm this plat of subdivision and dedicate the streets as shown on the plat to public use forever and also hereby dedicate easements shown on the plat for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, storm drainage ditches 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.

Robert A. Pratt
Witness

Patricia A. Johnson
Witness

Robert A. Pratt
Witness

Diane Bauer
Witness

CAMELOT INC.

by Robert M. Davis
President

by J. Richard Gaier
Secretary

THIRD SAVINGS AND LOAN CO.

by Samuel H. Heitzman
President

by Elwood Hennings
Secretary

State of Ohio, County of Miami: 55

Be it remembered that on this 1st day of March, 1963, before me a Notary Public, in and for said Miami County, personally came Camelot Inc. by Robert M. Davis, its President and J. Richard Gaier, its Secretary and Third Savings and Loan Co., by Samuel Heitzman, its President and Elwood Hennings its Secretary, who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed.

In testimony whereof I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Notary Public Robert A. Pratt
In and for Miami County Ohio

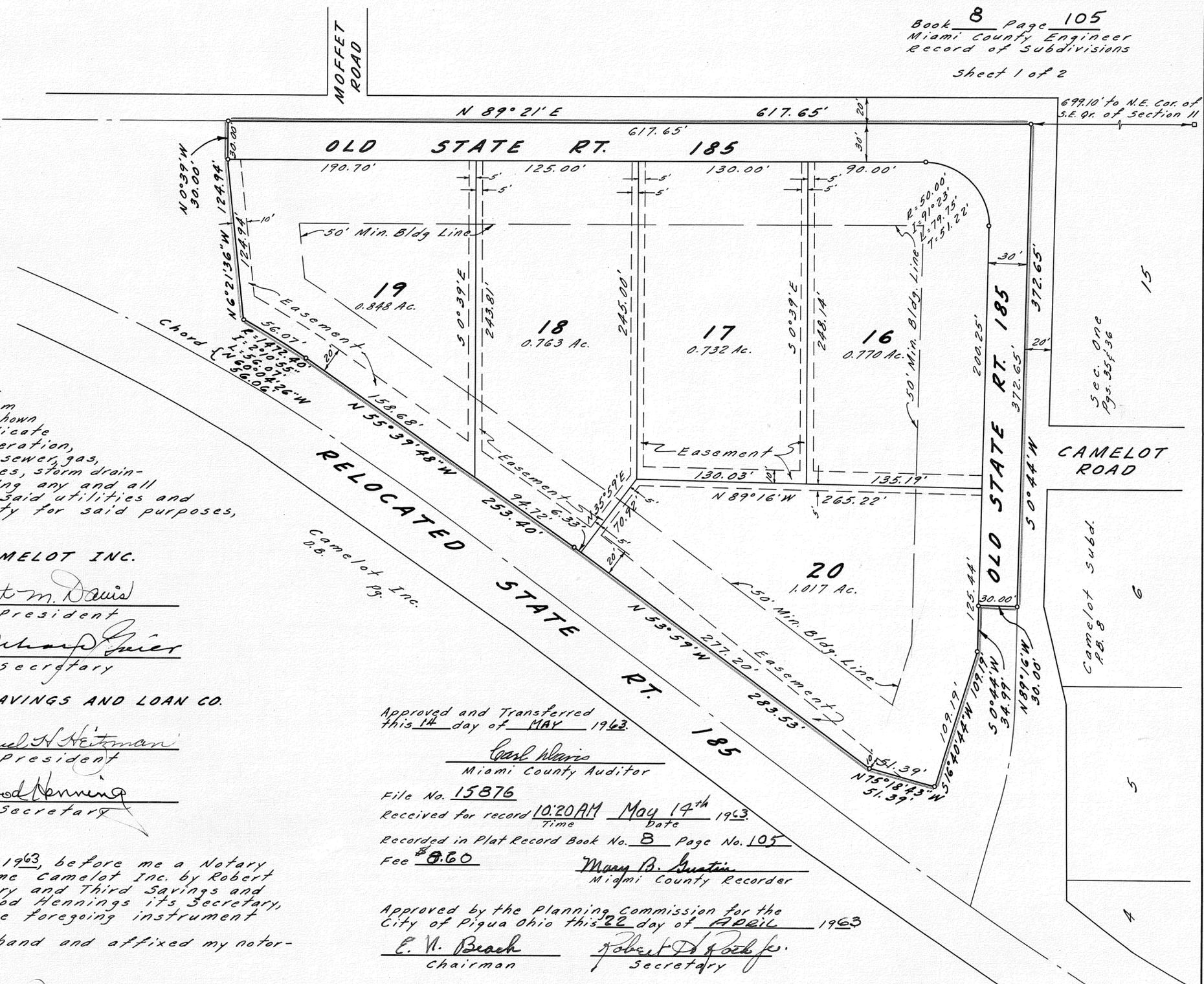
State of Ohio, County of Miami: 55

Robert M. Davis 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.

Robert M. Davis
Robert M. Davis

Sworn to and signed in my presence on this 1st day of March, 1963.

Notary Public Robert A. Pratt
In and for Miami County Ohio



Approved and Transferred
this 14 day of MAY 1963.

Carl Lewis
Miami County Auditor

File No. 15876

Received for record 10:20 AM May 14th 1963

Recorded in Plat Record Book No. B Page No. 105

Fee \$8.60

Mary B. Austin
Miami County Recorder

Approved by the Planning Commission for the
City of Piqua Ohio this 22 day of APRIL 1963

E. W. Beach Chairman Robert D. Goble Secretary

Approved by Miami County
Planning Commission

We hereby accept and approve
this plat as shown hereon

Herschel Straker

Herschel Straker

Luther Pike

Luther Pike

Adam Wilgus

Adam Wilgus

Date May 10, 1963 No. 852

Arthur D. Haddad
Miami County Engineer

Arthur D. Haddad
Miami County Engineer

CERTIFICATION

I hereby certify all measurements correct and monuments set as shown. Curved distances are measured on the arc. Iron pins set at all lot corners.

Carl S. Lewis
Registered Surveyor

MIAMI ENGINEERING CO.
ENGINEERS SURVEYORS
DAYTON OHIO

Scale: 1"=60' Dra. by: T.M. Ckd. by: ER
Date: Feb. 1963 Job No. 62-1215

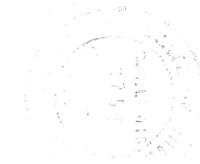


CAMELOT SUBDIVISION SECTION TWO

PROTECTIVE COVENANTS

1. All lots in this subdivision shall be known and described as residential lots. No structures shall be erected, placed or permitted to remain on any residential building plot other than one detached single family dwelling.
2. No lot shall be hereafter subdivided 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 shall be located nearer than 20 feet to any interior lot line.
4. The floor area of each dwelling structure, exclusive of one story open porches, garages, carports or patios shall not be less than 1200 square feet in the case of a one story structure, not less than 1400 square feet in the case of a split level design and not less than 1000 square feet in the case of a one and one-half or two story structure.
5. No structure of a temporary character may be permitted on any premises except during the active period of construction. No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade 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. Any fences or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be put in or allowed to remain nearer to the street than the minimum building setback line or lines. No barbed wire, field fencing or similar types of fencing may be used upon any property at any location.
8. No sign or billboard shall be erected on any lot in this subdivision, except a professional sign of not more than three (3) sq. ft. or one (1) sign of not more than five (5) sq. ft. advertising the property "for sale" or "for rent" and advertising signs during the construction period.
9. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.
10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until March 1993, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants.
11. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and 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 full force and effect.
12. Drainage channels, slopes and swales have been established on the lots by the builder for the conveyance of surface water to the street or public storm sewer system, and are to be maintained continuously by the lot owners. No material shall be removed from or placed upon any lot which obstructs, retards or changes the direction of flow of water through these drainage channels or swales.
13. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
14. The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. The surface drainage plan of each lot shall conform to the general drainage plan of the entire plat as provided and approved by the developer.

Carl H. Leirs
Registered Surveyor

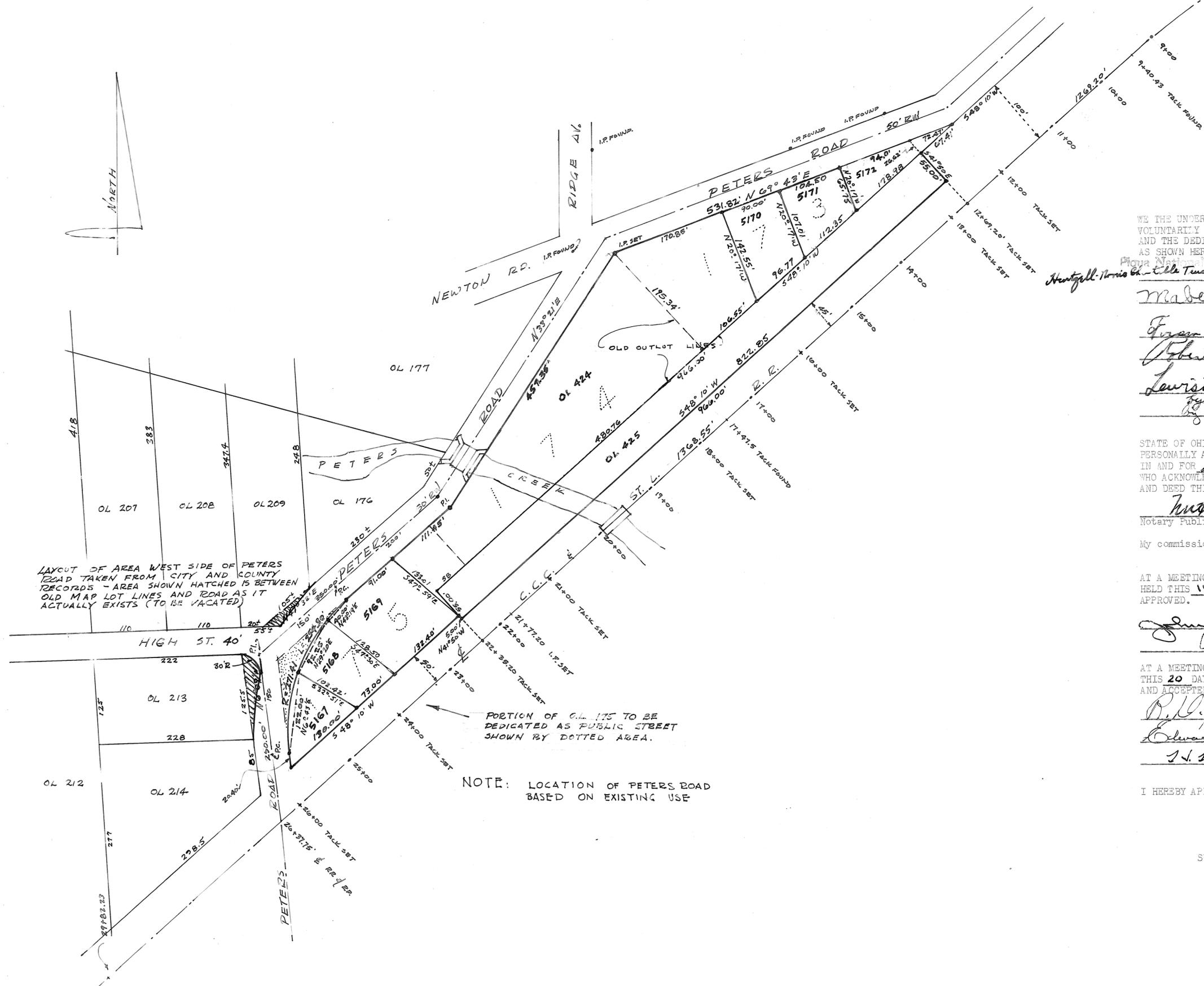


MIAMI ENGINEERING CO.
ENGINEERS SURVEYORS
DAYTON OHIO

Scale: 1/4" Dwn. by: T.M. Ckd. by:
Date: Feb. 1963 Job No. 62-1215

Mary B. Gustin
Miami County Recorder

STATIONING BEGINS AT AN I.P.
ON 1/2 SEC LINE E. ON & R.R. TRACKS.



LAYOUT OF AREA WEST SIDE OF PETERS ROAD TAKEN FROM CITY AND COUNTY RECORDS - AREA SHOWN HATCHED IS BETWEEN OLD MAP LOT LINES AND ROAD AS IT ACTUALLY EXISTS (TO BE VACATED)

PORTION OF OL 175 TO BE DEDICATED AS PUBLIC STREET SHOWN BY DOTTED AREA.

NOTE: LOCATION OF PETERS ROAD BASED ON EXISTING USE

WE THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND THE VACATION AND THE DEDICATION TO THE PUBLIC USE FOREVER OF THE STREETS AS SHOWN HEREON ON THIS 19th DAY OF April 1963.

Hentzell, Harris Co. City Clerk
W. M. Kinke Witness
Mabel E. Thompson Witness
Frances H. Elliott Witness
Agnes B. Bantel Witness
Robert N. Hartzell Witness
Lauriston Corporation Witness
Frances B. Shufford Witness

STATE OF OHIO, COUNTY OF MIAMI, SS:
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR State of Ohio, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 14 DAY OF May 1963.

Kinsland & Harbo
Notary Public
My commission expires Jan 15, 1964
MICHAEL E. SOHRAN
Notary Public, State of Ohio
My Commission Expires Jan 18, 1964

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 14 DAY OF May 1963 THIS PLAT WAS APPROVED.

John A. Mitten President
Opal Collier Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20 DAY OF May 1963 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-14-63

R. D. Stennel Mayor
Edward Chase President of Council
J. H. Tamplin Clerk of Council

I HEREBY APPROVE THIS PLAT THIS 23 DAY OF May 1963.
Carol Harris
Miami County Auditor

SUBDIVISION & STREET LOCATION PLAT FOR ROBERT HARTZELL



GLEN G. MC CONNELL, JR., REG. ENGR. & SURVEYOR
1710 PETERS ROAD, TROY, OHIO

RANGE
6

TOWN
4

SECTION
32
N.W. QTR.

TOWNSHIP
MONROE

Sheet 1 of 2 Sheets

PLAT 107 Vol 8

MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NUMBER 16703
RECORDED ON 6-21-1963 AT 2:52 PM

MIAMI COUNTY RECORDER

Mary B. Austin

LENGOLD ACRES SUBDIVISION NO. 1
DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

Leonard L. Davidson
Goldie L. Davidson

STATE OF OHIO COUNTY OF MIAMI
BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY,
OHIO PERSONALLY CAME *Leonard L. Davidson* AND
Goldie L. Davidson AND ACKNOWLEDGED THE
SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED
IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL THIS
3 DAY OF June 1963.

Irvin P. Evans
NOTARY PUBLIC MIAMI COUNTY OHIO
MY COMMISSION EXPIRES 9-9-67

APPROVED MIAMI COUNTY PLANNING COMMISSION

Herschel Strahan
Luther Pike
Adam Wilgus

DATE 6/21/63 PLAT NO. 889

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS

Herschel Strahan
Luther Pike
Adam Wilgus

DATE 6/21/63

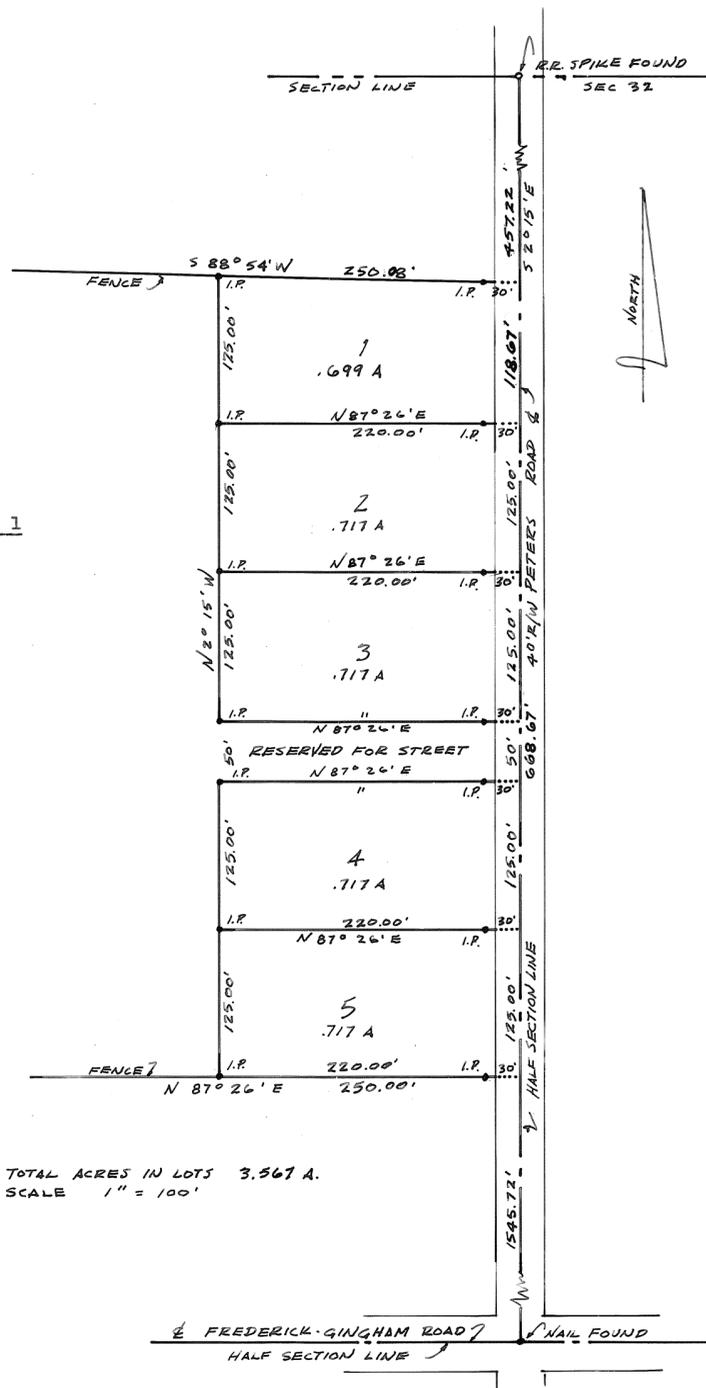
APPROVED MIAMI COUNTY ENGINEER

Arthur D. Haddad
June 21, 1963
DATE

APPROVED MIAMI COUNTY AUDITOR

Carl Davis
e. Stillmeyer Deputy
DATE June 21, 1963

LENGOLD ACRES SUBDIVISION NO. 1



NOTES TOTAL ACRES IN LOTS 3.567 A.
SCALE 1" = 100'

THERE IS A 5' UTILITIES EASEMENT GRANTED HEREBY ON EACH SIDE OF EACH INTERIOR LOT LINE OF THIS PLAT AND A 10' UTILITIES EASEMENT ON THE WEST SIDE (OR REAR) OF EACH LOT.

SUBDIVISION FOR LEONARD DAVIDSON
PETERS ROAD, MIAMI COUNTY



GLEN G. MC CONNELL, JR. SURVEYOR
1710 PETERS ROAD TROY, OHIO

Mary B. QuartinCOVENANTS

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE AND IN CONSIDERATION OF THE INCORPORATION OF LIKE COVENANTS AND ANY AND ALL CONVEYANCES OF OTHER TRACTS, THE SAME BEING PART OF A LARGER TRACT, THE GRANTEE HEREIN, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, AND OF EVERY OTHER PERSON, FIRM OR CORPORATION WHO SHALL OR MAY BECOME THE OWNER OF, OR HAVE ANY TITLE DERIVED IMMEDIATELY OR REMOTELY FROM, THROUGH OR UNDER SAID GRANTOR, THEIR HEIRS AND ASSIGNS, TO ANY LOT OR PARCEL OF LAND SITUATED IN SAID TRACT COVENANTS AND AGREES AS FOLLOWS:

1. SAID PREMISES SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL HOMES EXCEPT AS MODIFIED HEREAFTER.
2. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE OTHER THAN A DWELLING HOUSE WITH ATTACHED GARAGE, PATIO AND OR PICNIC SHELTER AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
3. SUCH DWELLING HOUSE MAY BE A BI-LEVEL OR TWO STORY ONE OR TWO FAMILY STRUCTURE. AND NO DWELLING HOUSE LARGER THAN A DOUBLE OF RANCH TYPE OF WHICH EACH SIDE SHALL NOT BE LESS THAN 850 SQ. FT. OF LIVING AREA EXCLUSIVE OF GARAGE.
4. NO DWELLING COSTING LESS THAN \$15,000.00 NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES. SINGLE RANCH TYPE HOME TO BE NOT LESS THAN 1,000 SQ. FT. OF LIVING AREA, EXCLUSIVE OF BASEMENT, PORCHES AND GARAGE, NOR LESS THAN 900 SQ. FT., ON FIRST FLOOR IN CASE OF A ONE AND ONE HALF OR TWO STORY STRUCTURE, EXCLUSIVE OF GARAGE AND BASEMENT.
5. NO OUTSIDE STAIRWAY SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON ANY STRUCTURE.
6. SAID PREMISES SHALL BE USED FOR RESIDENTIAL PURPOSES OTHER THAN OR FOR OWNER OCCUPIED REAL ESTATE OR INSURANCE OR OTHER PROFESSIONAL OWNER OCCUPIED ACTIVITY. SAID PREMISES SHALL NOT DISPLAY MORE THAN ONE OF ANY SIGN OR DEVICE OF ANY KIND LARGER THAN 18" X 24" OTHER THAN A FOR SALE OR FOR RENT SIGN.
7. NO COMMERCIAL TRADE WHATEVER SHALL BE CARRIED ON UPON SAID PREMISES EXCEPT AS MENTIONED ABOVE NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
8. NO FENCE OR WALL OF ANY KIND OR FOR ANY PURPOSE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 90 FT. OF FRONT LINE.
9. THERE SHALL BE NO TRAILERS UPON SAID PROPERTY USED AS RESIDENCE OR OCCUPIED AS LIVING QUARTERS.
10. NO LIVE STOCK SHALL BE KEPT OR MAINTAINED UPON SAID PREMISES OTHER THAN HOUSEHOLD PETS, SUCH AS A DOG OR CAT.

11. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 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 IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.

IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING REAL ESTATE SITUATE IN SAID PLAT TO PROSECUTE ANY LEGAL OR EQUITABLE ACTION AGAINST HIM TO RESTRAIN HIM FROM SO DOING OR TO RECOVER DAMAGES DUE HIM BY REASON THEREOF.

INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS UNLESS SPECIFICALLY INTENDED.

SUBDIVISION FOR LEONARD DAVIDSON
 PETERS ROAD, MIAMI COUNTY



GLEN G. MC CONNELL, JR. SURVEYOR
 1710 PETERS ROAD, TROY, OHIO

SCALE 1" = 60'

DATE: MARCH 11, 1963



FILE NO. 16794
RECEIVED FOR RECORD THIS 25 DAY OF June 1963
AT 2:00 PM.
PLAT BOOK 8 PAGE 108 MIAMI CO. RECORDERS
PLAT RECORDS.
Mary B. Austin
MIAMI CO. RECORDER FEE \$4.30

WE THE UNDERSIGNED, BEING THE OWNER OF Pts LOTS #1, 2, 3 & 4 OF THE WESTMOOR SUBDIVISION IN T5 R6 SEC 20, CONCORD TWP. COUNTY OF MIAMI VOLUNTARILY CONSENT TO SAID REPLAT

OWNER: Nora E. Favorite
WITNESS: Edward G. Hoffer

STATE OF OHIO, COUNTY OF MIAMI, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO PERSONALLY CAME THE ABOVE 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 14th DAY OF May 1963.

M. M. Burrell
NOTARY PUBLIC
M. M. BURRELL, Notary Public
My Commission Expires November 14, 1966

NUMBERED TO DESIGNATE LOTS AND TRANSFERRED THIS 19 DAY OF June 1963
Carl Davis
MIAMI COUNTY AUDITOR
& Spiltenberger Deputy

REPLAT OF PARTS OF LOTS # 1, #2, #3 AND #4 OF THE WESTMOOR SUBDIVISION AND .198 ACRES OF A 126.926 ACRE TRACT OF NORA FAVORITE, IN T5, R6 SECTION 20 CONCORD TWP, MIAMI CO. OHIO.

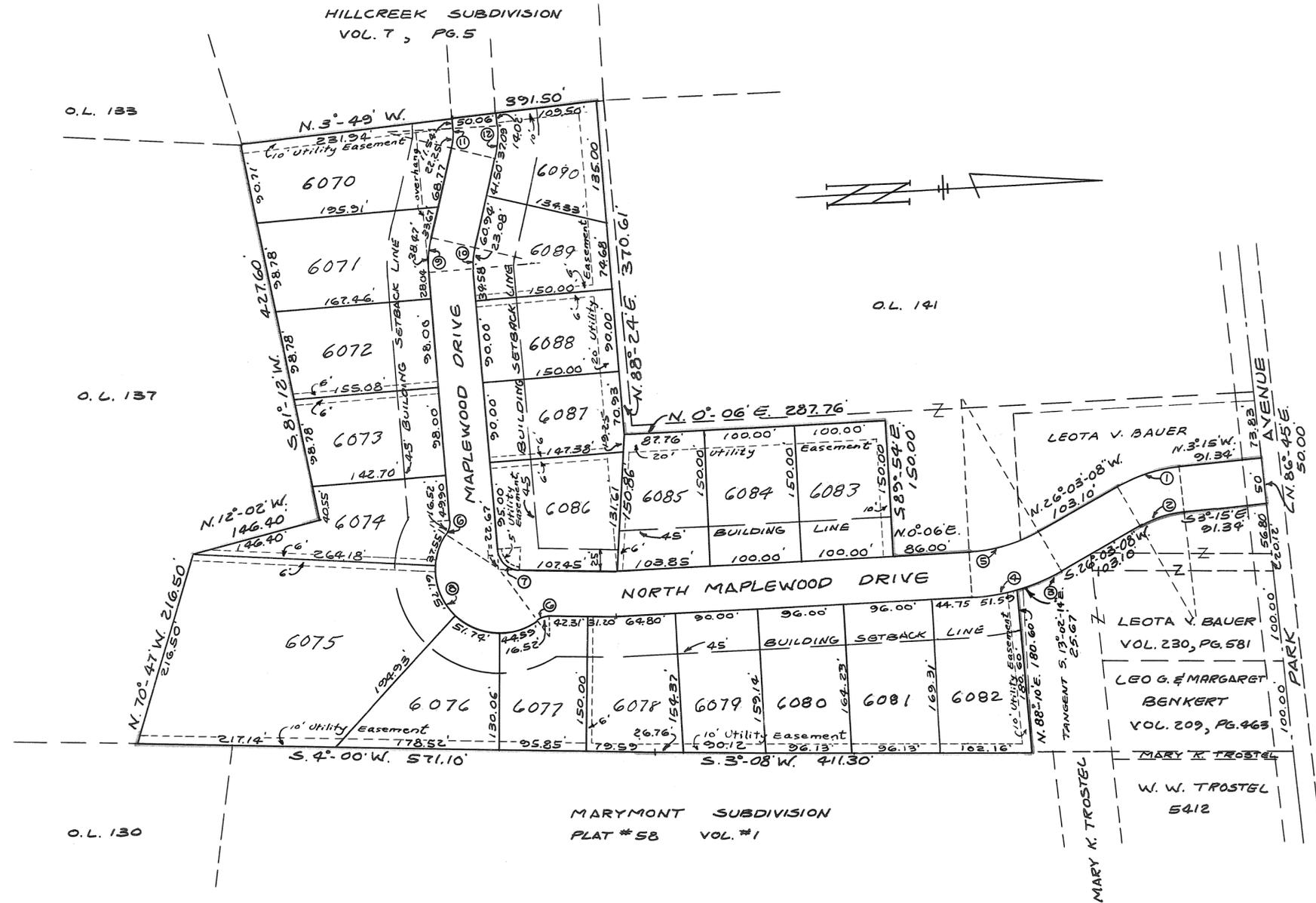
THIS REPLAT APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TROY THIS 14 DAY OF May 1963.
John A. Menden
PRESIDENT
Opal Collins
SECRETARY

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT AS SHOWN.
Marlin N. Hoffer
MARLIN N. HOFFER
REGISTERED SURVEYOR # 4740



RECORD PLAN
OF
BELLAIRE PARK PLAT
SCALE 1" = 100'

PLAT 109 Vol. 8
Miami County Engineers
Record of Subdivisions



CURVE DATA

| | ① | ② | ③ | ④ | ⑤ | ⑥ | ⑦ | ⑧ | ⑨ | ⑩ | ⑪ | ⑫ |
|---|-------------|-------------|-------------|-------------|-------------|-------------|------------|--------------|-----------|-----------|-----------|-----------|
| Δ | 22°-48'-08" | 22°-48'-08" | 13°-00'-54" | 26°-09'-08" | 26°-09'-08" | 37°-51'-49" | 84°-24' | 160°-07'-38" | 17°-38' | 17°-38' | 17°-00' | 17°-00' |
| R | 175.00' | 125.00' | 225.00' | 225.00' | 175.00' | 25.00' | 25.00' | 70.00' | 125.00' | 75.00' | 75.00' | 125.00' |
| D | 32.74046° | 45.83664° | 25.46480° | 25.46480° | 32.74046° | 229.18320° | 229.18320° | 81.85114° | 45.83664° | 76.39440° | 76.39440° | 45.83664° |
| | 35.29' | 25.21' | 25.67' | 52.26' | 40.65' | 8.57' | 22.67' | 399.58' | 19.39' | 11.63' | 11.20' | 18.68' |
| | 69.25' | 49.75' | 51.11' | 102.70' | 79.88' | 16.52' | 36.83' | 195.63' | 38.47' | 23.08' | 22.25' | 37.09' |

RECORD PLAN
OF
BELLAIRE PARK PLAT

PLATE 2
OF 2 PLATES

PLAT 109-A Vol. 8

Miami County Engineers
Record of Subdivisions

Situated in Section 13, Town 8, Range 5 East, City of Piqua, Miami County, Ohio and being part of Out Lot 138 and part of Out Lot 140, containing 10.012 Acres.

Approved by the Piqua Planning Commission this 14 day of June 1963.

E. N. Beach, Jr.
Robert Reed
Robert H. Hays
Robert C. Gault

Approved by the Piqua City Commission this 17 day of June 1963.

Jack Wilson
T. Donald F. F. Joubert
Harvey Craft
Charles H. Maurer

Transferred and numbered this 6 day of July 1963.

Carl Harris
Miami County Auditor

File No. 17041

Recorded this 6th day of July 1963 at 9:49 A.M.

Mary B. Justin
Miami County Recorder
Recorded in Vol. 8 Page 109 & 109-A

This instrument was prepared by:
Parker S. Bookwalter & Associates
Civil Engineers & Surveyors
206 East First Street, Dayton 2, Ohio

The within plat is a subdivision of 10.012 Ac. out of 10.025 Ac. of land conveyed to Inland Homes Corporation as recorded in D.B. 397 Pg. 897 of the deed records of Miami County, Ohio.

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

Albert R. Trace
Albert R. Trace, Reg. Surveyor

ACKNOWLEDGEMENT:

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, repair, maintenance, 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 obstruction 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.
Inland Homes Corporation

John H. Thornton
John H. Thornton Vice President

Robert L. Benuary
Witness

A. W. Graves
A. W. Graves Treasurer

Robert L. Benuary
Witness

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

Be it remembered that on this 14 day of JUNE 1963, before me, the undersigned, a Notary Public in and for said county and state, personally came Inland Homes Corporation, by John H. Thornton, its vice president, and A. W. Graves, its treasurer, 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 here unto set my hand and notary seal on the day and date above written.

Helen M. McKale
Notary Public in and for Miami County, Ohio

My commission expires April 23, 1968

PROTECTIVE COVENANTS

1. All lots in the Tract shall be known and described as residential. There shall be not more than one (1) single family residence dwelling unit built upon each lot, and no lot shall be hereafter subdivided into parcels for additional residential purposes.
2. 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 dwelling purposes shall provide side yard space of at least twenty-four (24) feet, which side yard space may be divided in any manner however unequal, provided however that the side yard space on any one side may not be less than eight (8) feet.
3. No basement, trailer, 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.
4. 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.
5. No barn, stable or other outbuildings for the housing of domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry except house hold pets be permitted.
6. The premises shall be 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.
7. With respect to Inlots numbered 6070 to 6074 and 6086 to 6090, inclusive, each residential unit shall cover the following minimum ground area exclusive of all porches, patios, carports and garages:
One (1) story residence unit - 1200 sq. ft.
Split foyer and one and one-half (1½) story or more residential unit - 1000 sq. ft.
8. With respect to Inlots numbered 6075 to 6085, inclusive, each residential unit shall cover the following minimum ground area exclusive of all porches, patios, carports and garages:
One (1) story residence unit - 1400 sq. ft.
Split foyer and one and one-half (1½) story or more residential unit - 1200 sq. ft.
9. Notwithstanding the provisions set forth herein before as Covenants 7 and 8, each residence unit shall have attached thereto, a two car garage, which two car garage shall conform to the architectural standards of the residence unit erected.
10. No fence shall be erected, constructed or maintained within forty-five (45) feet of the front 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.
11. No individual will be allowed to change the grade from established contours that would in any way divert or restrict the flow of water from contours shown on the approved development plan.
12. Easements shown on the plat are for the construction, operation and maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone or other utility lines, or services, surface drainage and for the express privilege of removing any or 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.
13. No utility poles, with the exception of poles to be used for street lights, shall be erected or maintained on front right of ways. Poles for other utility purposes shall be installed and maintained in the easement provided.
14. All utility service connections shall be installed per City of Piqua requirements from "hook up" points provided on each lot. Anyone wanting to avail himself of these utilities will do so at the previously provided "hookup" points only.
15. 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 June 1, 1988 at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
16. Invalidity of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
17. The covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.

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, and shall be automatically extended for successive periods of 10 years unless a majority of the then owners vote to change them.
- 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 judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and affect.
- No building shall be located nearer to the road right-of-way line than 50' or nearer to any side lot line than 15'.
- 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 lot other than one detached single-family dwelling.
- No lot shall be hereafter subdivided into parcels for additional residential or other purposes.
- All residences erected on these lots shall have a minimum main floor area of 1000 sq. ft. exclusive of open porches and garages.
- The main floor elevation of each dwelling shall be set at approximately the same height above the natural ground elevation as the building next to it.
- 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 sign or billboard shall be erected on any lot in this subdivision except for real estate sales purposes for the subdivision.
- There shall be a 5' easement for utility purposes on each of all interior lot lines. No trees shall be planted closer than 15' from any interior lot line.
- 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 Miami 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. All septic tanks shall be placed in the rear of the residences.
- Until such time as a public water supply is available to serve this subdivision, drinking water shall be supplied from individual wells drilled in the front yard of each dwelling in accordance with the requirements of the Miami County Board of Health.
- In the event that any restrictions have been omitted herein which omitted restrictions are already a part of the zoning regulations of Miami County, such zoning regulations shall apply.

APPROVE BY CITY OF TROY PLANNING AND ZONING COMMISSION

John ...
PRESIDENT

SECRETARY

DATE April - 9 - 1963

APPROVED MIAMI COUNTY COMMISSIONERS

DATE

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Herschel Straker
Luther Pisko
Adam Wilgus

DATE April 26, 1963 Plat No. 548

APPROVED BY MIAMI COUNTY ENGINEER

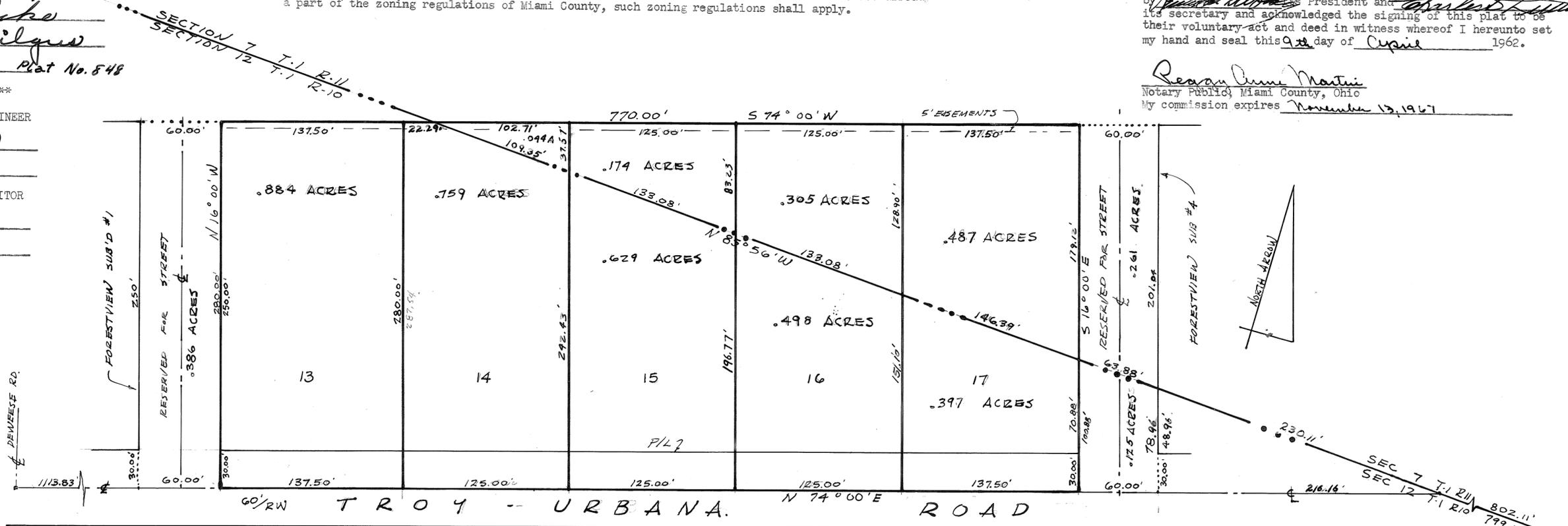
Arthur D. Hallad

DATE April 25, 1963

APPROVED BY MIAMI COUNTY AUDITOR

Carl ...

DATE July 14, 1963



F O R E S T V I E W S U B D I V I S I O N N O 3

Scale 1" = 60'

BEING A SUBDIVISION OF 4.949 ACRES IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO OF WHICH 1.276 ACRES LIE IN SECTION 7, TOWN 1, RANGE 11 AND 3.673 ACRES LIE IN SECTION 12, TOWN 1, RANGE 10. THERE IS A 5' UTILITY EASEMENT GRANTED HEREBY ON EACH INTERIOR LOT LINE OF THIS PLAT.

ALL NATURAL WATERCOURSES AND COUNTY DITCH TO REMAIN UNDISTURBED UNLESS ALTERED WITH APPROVAL OF MIAMI COUNTY ENGINEER.

REC'D ON July 26, 1963 AT 2:28 P M

RECORDED ON July 26, 1963 AT 2:28 P M

FEE \$4.30

MIAMI COUNTY RECORDER PLAT RECORDS

Mary B. Austin Miami County Recorder
Emily Mc Neal, Deputy
DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

THE FOREST VIEW DEVELOPMENT COMPANY

Donald ... PRESIDENT
... SECRETARY
... WITNESS
... WITNESS

THE FIRST TROY NATIONAL BANK AND TRUST COMPANY

... PRESIDENT
... SECRETARY
Ruth Rataiczak WITNESS
Naomi Stowe WITNESS

State of Ohio - County of Miami SS
Before me, a notary public in and for Miami County, Ohio personally came the Forest View Development Co., a corporation by Donald ... President and ... its secretary and acknowledged the signing of this plat to be their voluntary act and deed in witness whereof I hereunto set my hand and seal this 9th day of April 1962.

Reagan ...
Notary Public, Miami County, Ohio
My commission expires November 13, 1967

PLAT FOR FOREST VIEW DEVELOPMENT CORPORATION



GLEN G. MCCONNELL, JR., REG. ENGR. & SURVEYOR
1710 Peters Road, Troy, Ohio

APPROVE BY CITY OF TROY PLANNING AND ZONING COMMISSION

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, and shall be automatically extended for successive periods of 10 years unless a majority of the then owners vote to change them.
- 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.
- No building shall be located nearer to the road right-of-way line than 50' or nearer to any side lot line than 15'.
- 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 lot other than one detached single-family dwelling.
- No lot shall be hereafter subdivided into parcels for additional residential or other purposes.
- All residences erected on these lots shall have a minimum main floor area of 1000 sq.ft. exclusive of open porches and garages.
- The main floor elevation of each dwelling shall be set at approximately the same height above the natural ground elevation as the building next to it.
- No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- No sign or billboard shall be erected on any lot in this subdivision except for real estate sales purposes for the subdivision.
- There shall be a 5' easement for utility purposes on each side of all interior lot lines and a 10' easement at each rear lot line. No trees shall be planted closer than 15' from any interior lot line.
- 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 Miami 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. All septic tanks shall be placed in the rear of the residences.
- Until such time as a public water supply is available to serve this subdivision, drinking water shall be supplied from individual wells drilled in the front yard of each dwelling in accordance with the requirements of the Miami County Board of Health.
- In the event that any restrictions have been omitted herein which omitted restrictions are already a part of the zoning regulations of Miami County, such zoning regulations shall apply.

REC'D ON July 26, 1963 AT 2:29 P.M.

RECORDED ON July 26, 1963 AT 2:29 P.M.

FEE \$430

MIAMI COUNTY RECORDER PLAT RECORDS

Mary B. Martin Miami County Recorder
by Emily M. Neal, Deputy

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARY CONSENT TO THE EXECUTION OF SAID PLAT.

THE FOREST VIEW DEVELOPMENT COMPANY

Richard W. Winkler PRESIDENT Cliff Bonds WITNESS
Donald L. Smith SECRETARY Orville K. K... WITNESS

THE FIRST TROY NATIONAL BANK AND TRUST COMPANY

... PRESIDENT Ruth K. K... WITNESS
... SECRETARY Naomi Stowe WITNESS

State of Ohio - County of Miami SS
Before me, a notary public in and for Miami County, Ohio personally came the Forest View Development Co., a corporation by Richard W. Winkler its President and Donald L. Smith its secretary and acknowledged the signing of this plat to be their voluntary act and deed in witness whereof I hereunto set my hand and seal this 26 day of April 1962.

Deborah M. Martin
Notary Public, Miami County, Ohio
My commission expires November 13, 1967

DATE April 9, 1963

APPROVED MIAMI COUNTY COMMISSIONERS

DATE

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Herchel S. Straker
Luther P. Piko
Adam Wilgus
TE April 26, 1963, Plat No. 849

APPROVED BY MIAMI COUNTY ENGINEER

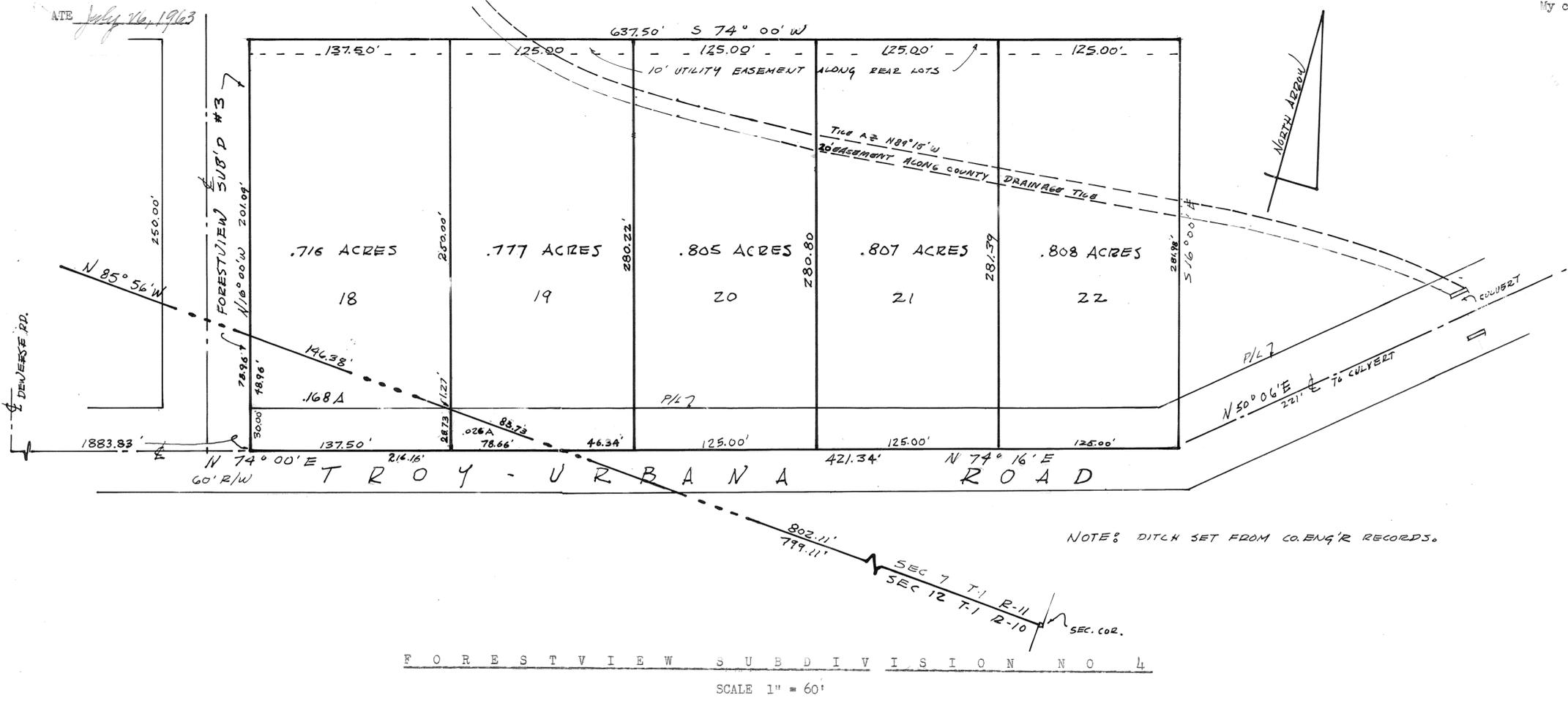
Arthur D. Haddad

DATE April 25, 1963

APPROVED BY MIAMI COUNTY AUDITOR

Frank Martin

DATE July 26, 1963



FOREST VIEW SUBDIVISION NO 4
SCALE 1" = 60'

BEING A SUBDIVISION OF 4.107 ACRES IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO OF WHICH 3.915 ACRES LIE IN SECTION 7, TOWN 1, RANGE 11 AND .192 ACRES LIE SECTION 12, TOWN 1, RANGE 10. THERE IS A 5' UTILITY EASEMENT GRANTED HEREBY ON EACH SIDE OF EACH INTERIOR LOT LINE OF THIS PLAT, AND A 10' EASEMENT AT REAR LOT LINES, ALL NATURAL WATERCOURSES AND COUNTY DITCH TO REMAIN UNDISTURBED UNLESS ALTERED WITH APPROVAL OF MIAMI COUNTY ENGINEER.

PLAT FOR FOREST VIEW DEVELOPMENT CORPORATION



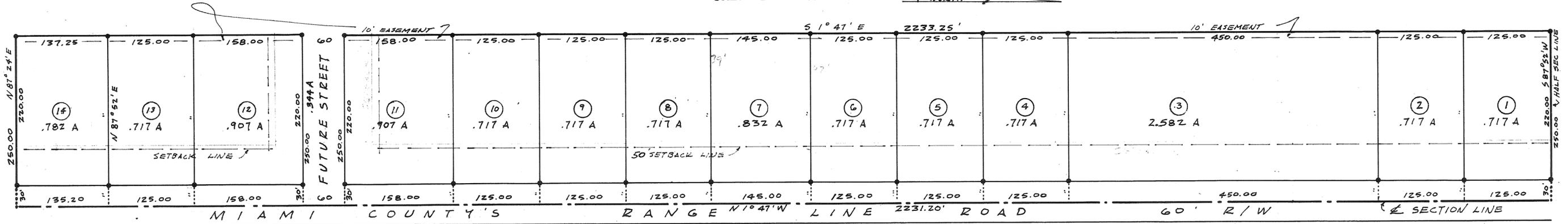
GLEN G. MCCONNELL, JR., REG. ENGR. & SURVEYOR
1710 Peters Road, Troy, Ohio

Mary B. Stanton - by Emily Mc Neal,
MIAMI COUNTY RECORDER Deputy

FALLSVIEW ESTATES SUBDIVISION NO 1

Scale 1" = 100'

NORTH



FALLSVIEW SUBDIVISION NO 1

A SUBDIVISION OF 12.807 ACRES IN THE S E QTR OF SEC 25
R4 T9 OF NEWBERRY TWP OF WHICH
12.463 ACRES ARE IN LOTS.

THERE IS A 5' UTILITIES EASEMENT GRANTED HEREBY ON EACH
SIDE OF EACH INTERIOR LOT LINE OF THIS PLAT AND A 10'
UTILITIES EASEMENT ON THE WEST SIDE (OR REAR) OF EACH
LOT.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND
LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN
PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID
PLAT.

Paul R. Flora Norma R. Flora
Jesse L. Fisher Elsie E. Fisher Jeanne Borts

STATE OF OHIO COUNTY OF MIAMI
BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY,
OHIO PERSONALLY CAME Paul R. Flora AND
Jesse L. Fisher AND ACKNOWLEDGED THE
SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT
AND DEED IN WITNESS WHEREOF I HERETO SET MY
HAND AND SEAL THIS 29 DAY OF July 1963.

Jeanne Borts
NOTARY PUBLIC MIAMI COUNTY OHIO
MY COMMISSION EXPIRES Oct. 5, 1963

JEANNE BORTS, Notary Public
in and for Miami County, Ohio
My Commission Expires Oct. 5, 1963

APPROVED MIAMI COUNTY PLANNING COMMISSION

Herschel Straker
Luther Pike
Adam Wilgus
DATE July 29, 1963 904

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS

Herschel Straker
Luther Pike
Adam Wilgus
DATE July 29, 1963

APPROVED MIAMI COUNTY ENGINEER

Arthur D. Haddad
DATE July 29, 1963

APPROVED MIAMI COUNTY AUDITOR

Carl Harris
DATE July 29, 1963

SUBDIVISION FOR PAUL FLORA
RANGE LINE ROAD R R #1 COVINGTON OHIO

Glen G. McConnell
STATE OF OHIO
SURVEYOR

GLEN G MCCONNELL JR SURVEYOR
1710 PETERS ROAD TROY OHIO

VOL 8 PAGE 112-A
 MIAMI COUNTY RECORDER PLAT RECORDS
 FILE NUMBER 17573
 REC'D ON July 29, 1963 AT 2:32 P.M.
 RECORDED ON July 29, 1963 AT 2:32 P.M.
 Fee # 4.30
Mary B. Austin
 MIAMI COUNTY RECORDER
 by Emily Mc Neal, Deputy

COVENANTS

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE AND IN CONSIDERATION OF THE INCORPORATION OF LIKE COVENANTS AND ANY AND ALL CONVEYANCES OF OTHER SUBLOTS IN SAID PLAT, THE GRANTEE HEREIN, FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, HEREBY COVENANTS AND AGREES TO AND WITH THE SAID GRANTOR, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, FOR THE USE AND BENEFIT OF SAID GRANTOR, HIS SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND OF EVERY OTHER PERSON WHO SHALL OR MAY BECOME THE OWNER OF, OR HAVE ANY TITLE DERIVED IMMEDIATELY OR REMOTELY FROM, THROUGH OR UNDER THE SAID GRANTOR, HIS SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, TO ANY LOT OR PARCEL OF LAND SITUATED IN SAID PLAT AS FOLLOWS:

1. SAID PREMISES SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
2. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE WHATSOEVER OTHER THAN ONE PRIVATE DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY ONLY. WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND/OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
3. NO DWELLING COSTING LESS THAN \$15,000.00 NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1,100 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN 900 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE. NO OUTSIDE STAIRWAYS SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON ANY BUILDING OR STRUCTURE.
4. NO PART OF SUCH DWELLING HOUSE OR GARAGE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE, NOR WITHIN 15 FEET OF EITHER SIDE LOT LINE OF SAID PREMISES.

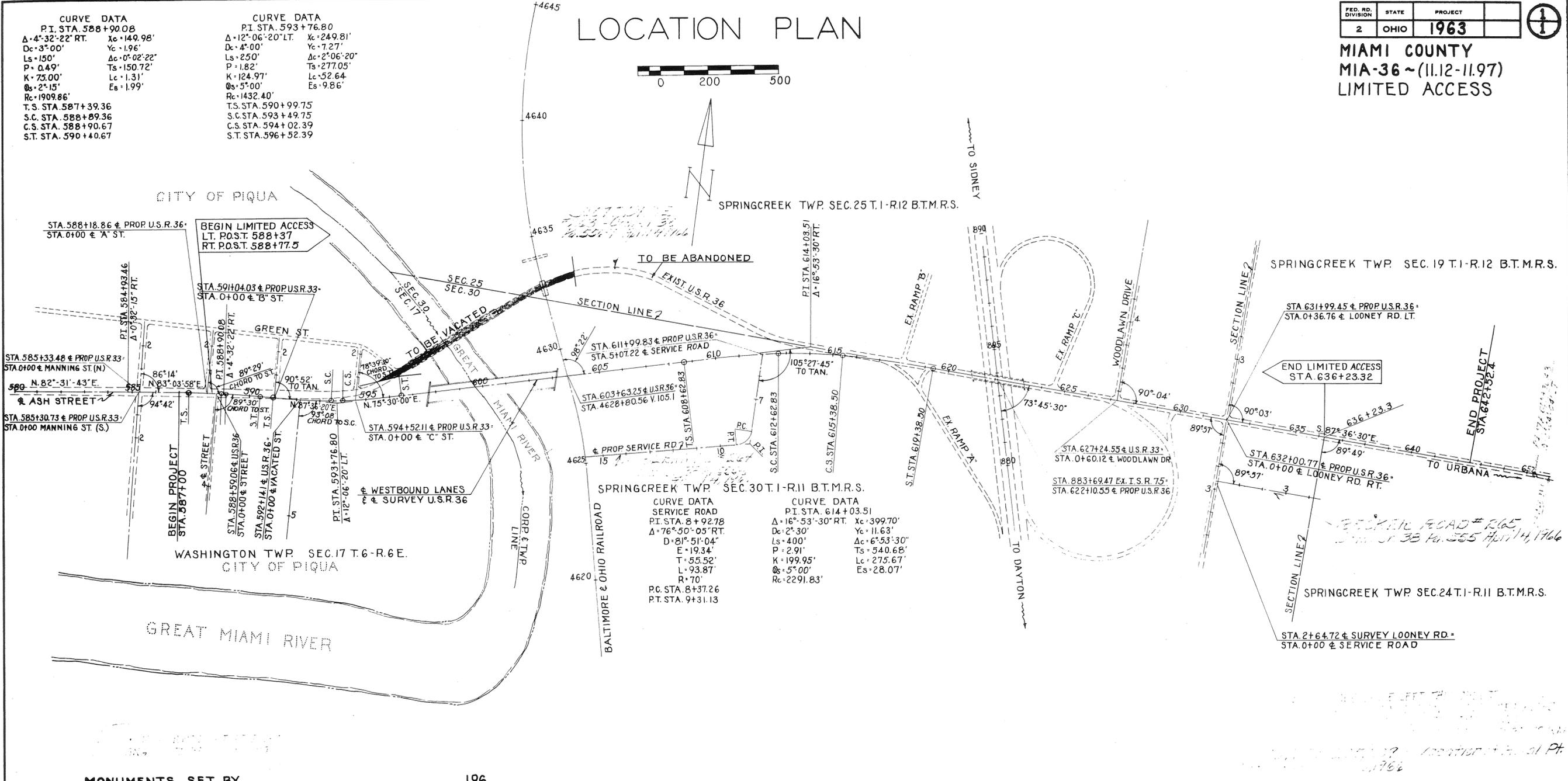
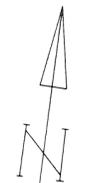
5. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITIONAL PARCELS FOR RESIDENTIAL PURPOSES.
6. NO COMMERCIAL TRADE WHATSOEVER SHALL BE CARRIED ON UPON SAID PREMISES NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON SAID PREMISES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
8. NO FENCE OR WALL OF ANY KIND OR FOR ANY PURPOSES SHALL BE ERECTED PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE.
9. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVICES OF ANY KIND OTHER THAN A "FOR SALE" OR "FOR RENT" SIGN.
10. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 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 IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.
 IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING REAL ESTATE SITUATE IN SAID PLAT TO PROSECUTE ANY LEGAL OR EQUITABLE ACTION AGAINST HIM TO RESTRAIN HIM FROM SO DOING OR TO RECOVER DAMAGES DUE HIM BY REASON THEREOF. INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS UNLESS SPECIFICALLY INTENDED.

Mary B. Austin
 MIAMI COUNTY RECORDER

| FED. RD. DIVISION | STATE | PROJECT |
|-------------------|-------|---------|
| 2 | OHIO | 1963 |

MIAMI COUNTY
 MIA-36 ~ (11.12-11.97)
 LIMITED ACCESS

LOCATION PLAN

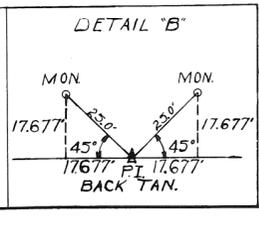
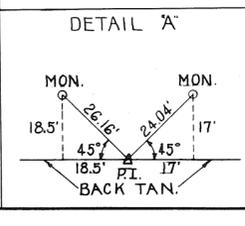
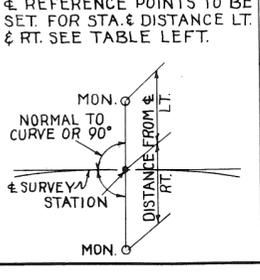


MONUMENTS SET BY 196

☒ REFERENCE POINT MONUMENTS TO BE SET

| STATION | DISTANCE FROM | STATION | DISTANCE FROM | STATION | DISTANCE FROM | STATION | DISTANCE FROM | | | | |
|-----------------|---------------|---------------|----------------|--------------------------|----------------------------|-------------------------------|----------------|------|------|----|----|
| LT. | RT. | LT. | RT. | LT. | RT. | LT. | RT. | | | | |
| 580+15 | 18 | 18 | C.S. 615+38.50 | 22 | 20 | SERVICE ROAD | LOONEY RD. LT. | | | | |
| PI. 584+193.46 | SEE DETAIL A | ST. 619+38.50 | 22 | 35 | STA. 611+99.83 & U.S.R. 36 | 2+30 | 20 | 20 | | | |
| T.S. 587+139.36 | 18 | 18 | 626+00 | 18 | 18 | STA. 5+07.22 & SERVICE RD. | LOONEY RD. RT. | | | | |
| PI. 588+90.08 | *21 | *29 | 633+00 | 22 | 52 | 6+50 | 12 | 12 | 2+00 | 25 | 25 |
| ST. 590+40.67 | 22 | 29 | 640+00 | 22 | 24 | PI. 8+92.78 | SET ON P.I. | 3+45 | 25 | 25 | |
| PI. 593+76.80 | *32 | *39 | 10+00 | 12 | 16 | SERVICE ROAD | | | | | |
| ST. 596+52.39 | 22 | 50 | 14+50 | 12 | 12 | STA. 2+64.72 & LOONEY RD. RT. | | | | | |
| T.S. 608+62.83 | 23 | 60 | WOODLAWN DRIVE | STA. 0+00 & SERVICE ROAD | | | | | | | |
| S.C. 612+62.83 | 22 | 31 | 2+10 | 25 | 0+50 | 7 | 17 | | | | |
| PI. 614+103.51 | SET ON P.I. | | 2+40 | 25 | 3+10 | 7 | 17 | | | | |

TYPICAL DETAIL FOR LOCATION OF ☒ MONUMENTS

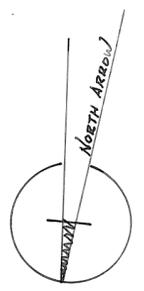


| | |
|---------------------|-------------------------------------|
| RECORDED | APPROVED |
| DATE <u>7-31-63</u> | DATE <u>24 July 1963</u> |
| VOL. <u>8</u> | RIGHT-OF-WAY ENGINEER DIVISION N° 7 |
| PAGE <u>113</u> | REGISTERED SURVEYOR N° 3128 |

2-5507 1-21-80-20-27

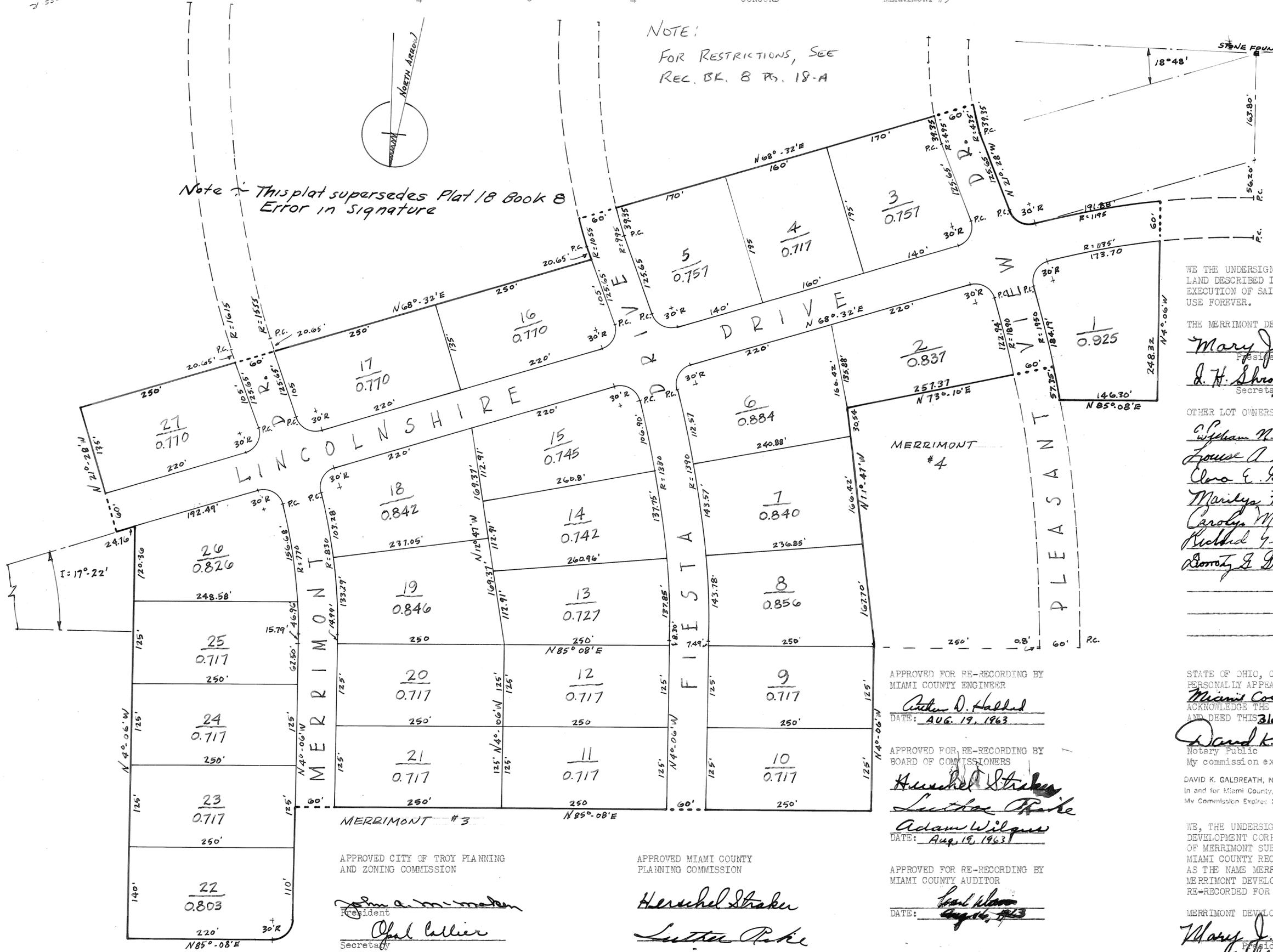
TOWN 4 RANGE 6 SECTION 4 TOWNSHIP CONCORD SUBDIVISION MERRIMONT #5

RECORDER'S PLAT BOOK 8 PAGE 114 RECEIVED FOR RECORD THIS 16 DAY OF August 1963 FILE NO. 17963 FEE \$7.30



NOTE: FOR RESTRICTIONS, SEE REC. BK. 8 PG. 18-A

Note - This plat supersedes Plat 18 Book 8 Error in Signature



Mary B. Martin Miami County Recorder by Emily Mc Neal, Deputy

MERRIMONT SUBDIVISION NO. 5 A subdivision of 26.311 Acres in the NW 1/4 of Sec. 4, R. 6, T 4 in Concord Township, Miami County

There is a 5' utility easement granted hereby on each side of each interior lot line on this plan

REDEDICATION

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 TO THE PUBLIC USE FOREVER.

THE MERRIMONT DEVELOPMENT CORPORATION Mary J. Shroyer, President; Ercmina Van Horn, Secretary; Mabel d Davis, Witness

OTHER LOT OWNERS: Stephen N. Shields, Louise A. Shields, Clara E. Gerould, Marilyn F. Foster, Carolyn M. Ulrich, Richard G. Green, Dorothy E. Green, Dean Shroyer, Dean Shroyer, Dean Shroyer, Dean Shroyer, Dean Shroyer, Dean Shroyer

APPROVED FOR RE-RECORDING BY MIAMI COUNTY ENGINEER

Arthur D. Halled DATE: AUG. 17, 1963

APPROVED FOR RE-RECORDING BY BOARD OF COMMISSIONERS

Herschel Straker, Luther Pike, Adam Wilgus DATE: Aug. 19, 1963

APPROVED FOR RE-RECORDING BY MIAMI COUNTY AUDITOR

Paul Blaw DATE: Aug. 16, 1963

APPROVED CITY OF TROY PLANNING AND ZONING COMMISSION

Jim A. Madden, President; Opal Collier, Secretary

DATE: August 13, 1963

APPROVED MIAMI COUNTY PLANNING COMMISSION

Herschel Straker, Luther Pike

Adam Wilgus

DATE: Aug. 14, 1963

I CERTIFY THAT THE ABOVE APPROVAL BY THE CITY OF TROY AND THE MIAMI COUNTY PLANNING COMMISSIONS ARE A TRUE COPY OF THE APPROVALS ON THE ORIGINAL PLAT.

Glen G. McConnell, Jr. Reg. Surveyor

STATE OF OHIO, COUNTY OF MIAMI, SS: PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR Miami County, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 31st DAY OF July 1963.

David K. Galbreath, Notary Public, My commission expires May 15, 1968

DAVID K. GALBREATH, Notary Public In and for Miami County, Ohio My Commission Expires May 15, 1968 CERTIFICATE

WE, THE UNDERSIGNED BEING THE OFFICERS OF THE MERRIMONT DEVELOPMENT CORPORATION DO HEREBY CERTIFY THAT THE ORIGINAL PLAT OF MERRIMONT SUBDIVISION NO. 5 AS RECORDED IN VOL. 8, PAGE 18 OF MIAMI COUNTY RECORDER PLAT RECORDS WAS RECORDED IN ERROR IN SO FAR AS THE NAME MERRIMONT DEVELOPMENT COMPANY SHOULD HAVE READ MERRIMONT DEVELOPMENT CORPORATION AND THAT THIS PLAT IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THIS ERROR.

MERRIMONT DEVELOPMENT CORPORATION Mary J. Shroyer, President; Ercmina Van Horn, Secretary; Mabel d Davis, Witness



Mary B. Kustis
MIAMI COUNTY RECORDER
by Emily McNeal, Deputy

GREENBRIAR ACRES SUBDIVISION NO. 4

3.770 ACRES
SCALE : 1" = 100'

1 - 10' ON ALL REAR LOT LINES AND 5' ON EITHER SIDE OF ALL
INTERIOR LOT LINES SHALL BE RESERVED FOR UTILITY EASEMENTS.

2. - RESTRICTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME
AS THE COVENANTS IN GREENBRIAR ACRES NO. 3 ON FILE IN
MIAMI COUNTY RECORDERS PLAT BOOK 8 PAGE NO. 3

WE THE OWNERS OF THE LANDS SHOWN ON
THIS PLAT DO HEREBY CONSENT TO THE EXECUTION
OF THIS PLAT THIS 13 DAY OF AUGUST 1963

Joanne Stiver
Ann Cordell
WITNESSES

John A. Menden J.
Bertrude C. Messler

STATE OF OHIO : COUNTY OF MONTGOMERY :
BEFORE ME A NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY PERSONALLY APPEARED
THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE
THE SIGNING THEREOF TO BE THEIR VOLUNTARY
ACT AND DEED THIS 13 DAY OF AUGUST
1963.

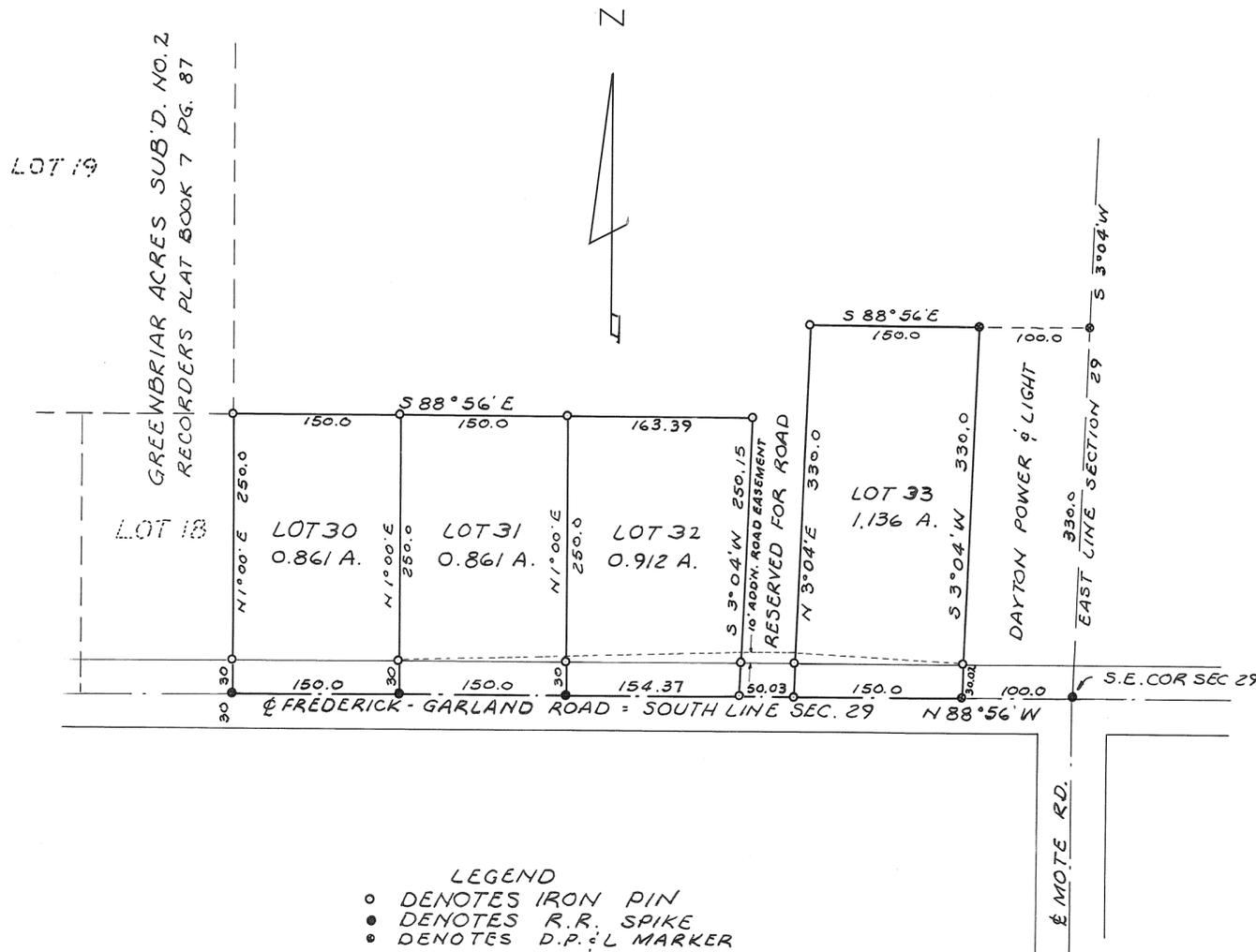
Joanne Stiver
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 23, 1968

MIAMI COUNTY PLANNING COMMISSION
APPROVED Aug 16, 1963 1963 PLAT NO. 916

Herschel Straker
Luther Pike
Adam Wilgus
Arthur D. Hasel
MIAMI COUNTY ENGINEER

TRANSFERRED THIS 19th DAY OF August 1963

Earl Harris
MIAMI COUNTY AUDITOR



I HEREBY CERTIFY THIS
PLAT TO BE CORRECT.

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

Mary B. Austin
 MIAMI COUNTY RECORDER

MEADOWVIEW ACRES-SUBDIVISION NO.1
COVINGTON, OHIO

BEING A REPLAT OF INLOT 1053; INLOT 1058 AND PART OF OUTLOT 46 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO WHICH CONTAINS A TOTAL OF 9.456 ACRES OF WHICH 2.447 ACRES ARE STREETS AND 7.009 ACRES ARE IN LOTS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID REPLAT AND THE DEDICATION OF THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THE WESTERN OHIO DEVELOPMENT CO.

William Kuntz PRESIDENT Robert S. Sacc WITNESS
Edward Kuntz SECRETARY Cecilia A. Dembski WITNESS

STATE OF OHIO- COUNTY OF MIAMI, S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED WILLIAM KUNTZ, PRESIDENT, AND EDWARD KUNTZ SECRETARY, OF THE WESTERN OHIO DEVELOPMENT CO, THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; THAT THEY DID SIGN AND SEAL SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT AND DEED OF THE WESTERN OHIO DEVELOPMENT CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON OHIO, THIS 15TH DAY OF JULY 1963.

Cecilia A. Dembski
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____
CECILIA A. DEMBSKI, Notary Public
 In and for Montgomery County, Ohio
 My Commission Expires Feb. 24, 1967

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 6th DAY OF August 1963, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-65-63

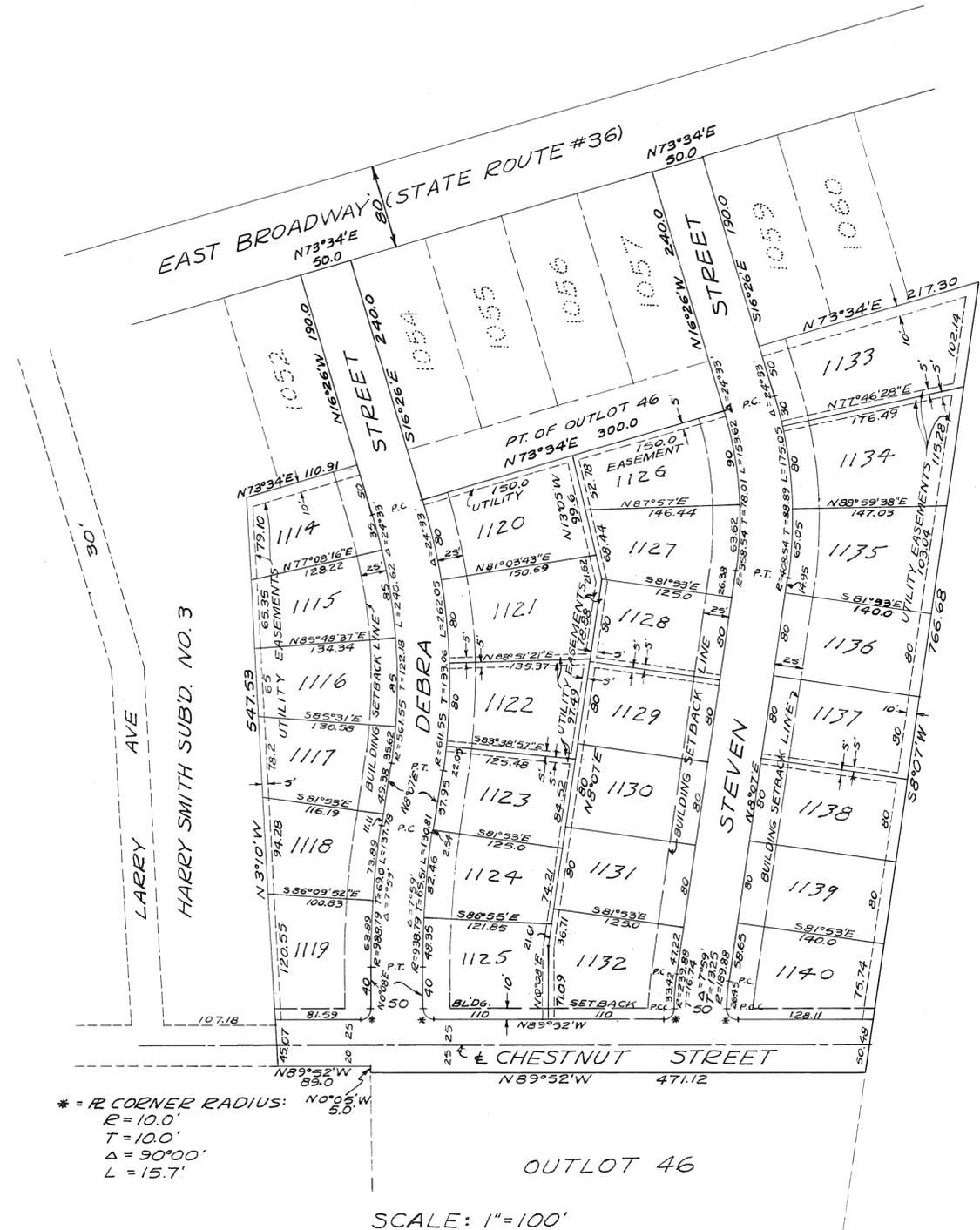
Ralph E. Boggs MAYOR Dorothy J. Manning VILLAGE CLERK

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 21st DAY OF August 1963

Carl Wain
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS, P.C.'S AND P.T.'S AND PLAT CORNERS.

RICHARD W. KLOCKNER AND ASSOCIATES
 CIVIL ENGINEERING AND SURVEYING-TROY, OHIO
Richard W. Klockner 7-13-63
 RICHARD W. KLOCKNER
 REGISTERED SURVEYOR #4370



AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 6th DAY OF August 1963 THIS REPLAT WAS APPROVED.

M. J. Posh James C. Kinney
R. K. Higgins C. R. Crawford
Ray Miller Jr. Speth A. Langston

THE WESTERN OHIO DEVELOPMENT CO.

RESTRICTIVE COVENANTS FOR MEADOWVIEW ACRES SUBD. NO. 1 - COVINGTON, OHIO

1. Said premises shall be used for residence purposes only.
2. No structure shall be erected, constructed, placed or permitted to remain on any lot on said premises other than one dwelling house, not to exceed two stories in height and each to accommodate not more than one family, and a private garage for not more than three cars.
3. Not more than one dwelling house shall be erected on any single lot, provided, however, that more than one lot may be used for the erection of such dwelling house and the garage above referred to. (No building shall be located nearer the front line or nearer the side street line than the building set-back line. All buildings shall be erected to provide a total of not less than fourteen (14') feet of side yard space. The least width of any side yard space shall be six (6') feet. No building located in rear yard area shall be closer than five (5') feet to any lot line.)
4. No dwelling house shall be erected, maintained or allowed to remain on any lot of said subdivision, the ground floor area of which, exclusive of basement, garage, porches, breezeways, unoccupied attic or other similar spaces not used for habitation, shall be less than 1100 square feet if a one-story structure and less than 850 square feet if a one and one-half or two story structure.
5. All buildings placed on said premises must be newly constructed and no buildings shall be moved thereon.
6. No structure of a temporary character, basement, (trailer, outbuilding) or garage shall be used on any lot at any time as a residence either temporarily or permanently.
7. The plans, specifications and plot plan for all residences and garages, including alterations on original plans and specifications, must be approved in writing by the Western Ohio Development Co. or its nominee prior to the beginning of construction.
8. No advertising signs, billboards, or other advertising devices, shall be erected, placed or suffered to remain on the subdivision, (except that one sign of not more than ten (10') square feet in area advertising the property for sale or rent, or advertising signs by a builder during construction if not more than ten (10') square feet in area.)
9. No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum set-back line.
10. 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.
11. 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 10.
12. 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.
13. Said limitations, restrictions and covenants shall be covenants running with the land and shall be binding upon the purchaser, its successors and assigns, and on the parties claiming under them, until the 1st day of January 1985, at which time said limitations, restrictions and covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots of said subdivision, it is agreed to change said covenants in whole or in part. If the purchaser or its successors or assigns shall violate or attempt to violate any of said restrictions, limitations and covenants, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to prosecute any proceedings either at law or in equity against the persons violating or attempting to violate against any restriction or covenant and either to prevent him or them from doing so or recover damages for such violation.

Subject, however, to all building, use, planning and zoning restrictions and limitations, and all easements, rights-of-way and protective covenants heretofore created, which are now applicable to and effective against said real estate.

Subject also to all legal highways and roads

IN WITNESS WHEREOF, The Western Ohio Development Co., by its duly authorized officers, have hereunto caused their names and seal to be affixed to these restrictions on this 15TH day of JULY, 1963.

WITNESSED IN PRESENCE OF:

THE WESTERN OHIO DEVELOPMENT CO.

Robert B. Bell

William Kuntz
PRESIDENT

Cecilia A. Dembski

Edward Kuntz
SECRETARY

STATE OF OHIO, COUNTY OF MONTGOMERY, ss:

Before me, a Notary Public, in and for said county, personally appeared WILLIAM KUNTZ, President, and EDWARD KUNTZ, Secretary, of The Western Ohio Development Co., the corporation which executed the foregoing plat, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal such instrument as such President and Secretary in behalf of said corporation and by authority of its Board of Directors; and that said instrument is their free act and deed individually and as such President and Secretary and the free and corporate act and deed of The Western Ohio Development Co.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at DAYTON, Ohio, this 15TH day of JULY, 1963.

Cecilia A. Dembski
Notary Public

CECILIA A. DEMBSKI Notary Public
in and for Montgomery County, Ohio
My Commission Expires Feb. 26, 1967

TYKA SUBDIVISION SECTION TWO

Scale 1" = 40' July 1963
BEING A PLAT OF 0.689 ACRES IN SECTION 16, TOWN 6,
RANGE 5 EAST, VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO
BEING A PART OF OUT LOT # 36

The within plat is a subdivision of 0.689 Acres of a 1 Acre tract
conveyed to The Tyka Construction Co. by deed as recorded in Deed Book
360, page 160 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 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 and all trees or other obstructions to the free use of said util-
ities; and for providing of ingress and egress to and from the
property for said purpose and are to be maintained as such forever.

Signed and acknowledged
in the presence of:

The Tyka Construction Co.:

James A. Vandem Borch
Marceile Bloomer

Benny Poppa President
Roger Chase Sec.-Treas.

State of Ohio, s.s.

Be it remembered that on this 15 day of Aug 1963 before me,
the undersigned a notary public in and for said State of Ohio, person-
ally came the said The Tyka Construction Company, by Benny
Poppa, its president, and its Sec.-Treas., to me
known, and acknowledged the signing and execution of the within
plat to be their voluntary act and deed.

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

Ralph E. Kinsworthy
Notary Public in and for Montgomery Co., Ohio
My commission expires:

RALPH E. KINSWORTHY, Notary Public
My Commission Expires Aug. 26, 1963

State of Ohio, s.s.

Benny Poppa, 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
notarial seal on the day and date above written.

Ralph E. Kinsworthy
Notary Public in and for Montgomery Co., Ohio
My Commission expires: RALPH E. KINSWORTHY, Notary Public
My Commission Expires Aug. 26, 1963

Approved on this 20th day of Aug. 1963
by the council of the Village of West Milton, Ohio

Ch. W. Wierisch Mayor
Georgia Lyman Clerk

Miami County Engineer's Records of Sub-
division Records Volume Page

Transferred on this 3rd day of Sept. 1963

Carl Morris
County Auditor
Miami County, Ohio

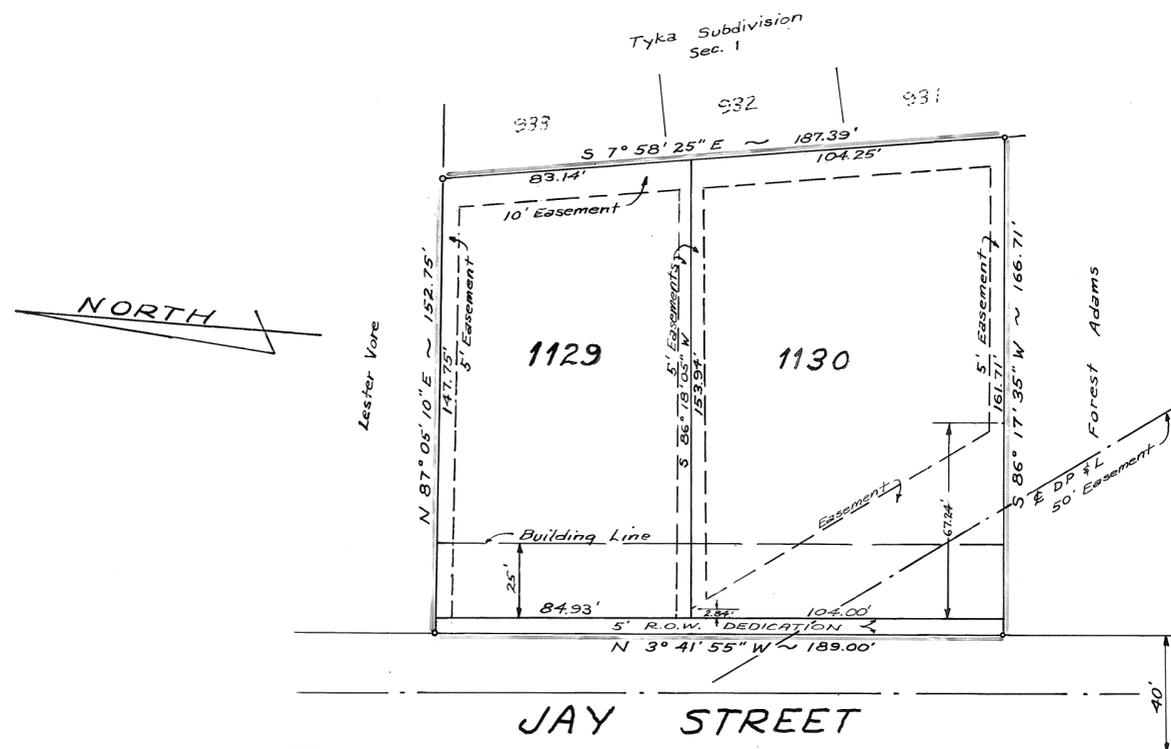
Approved on this 20th day of Aug. 1963
by the Planning Commission of the
Village of West Milton, Ohio

Philip L. Drumbaugh Chairman
Carol S. Rumban Secretary

Recorded on this 3 day of Sept. 1963
at 2:22 PM Plat Book 8 Page 117
\$4.30 Fee

Mary B. Austin
County Recorder
Miami County, Ohio

No. 18414



PROTECTIVE COVENANTS & RESTRICTIONS

- All lots in this tract shall be known and described as residential lots.
- The dwelling type, size and location with respect to lot lines shall conform to the planning zoning and Building regulations in effect.
- No building shall be located nearer than 7 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 on a lot to encroach upon another lot.
- No lots 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 nature 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 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 and 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 June 1, 1983 at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- 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 wise affect any of the other provisions which shall remain in full force and effect.

This instrument was prepared by, and
I hereby certify the measurements as shown to be correct:

John W. Judge Registered Surveyor #4211
JOHN W. JUDGE ENGINEERING Co. DAYTON, OHIO

STONY RIDGE PLAT NO. 1
 RECORDERS PLAT BOOK 8 PG. 52

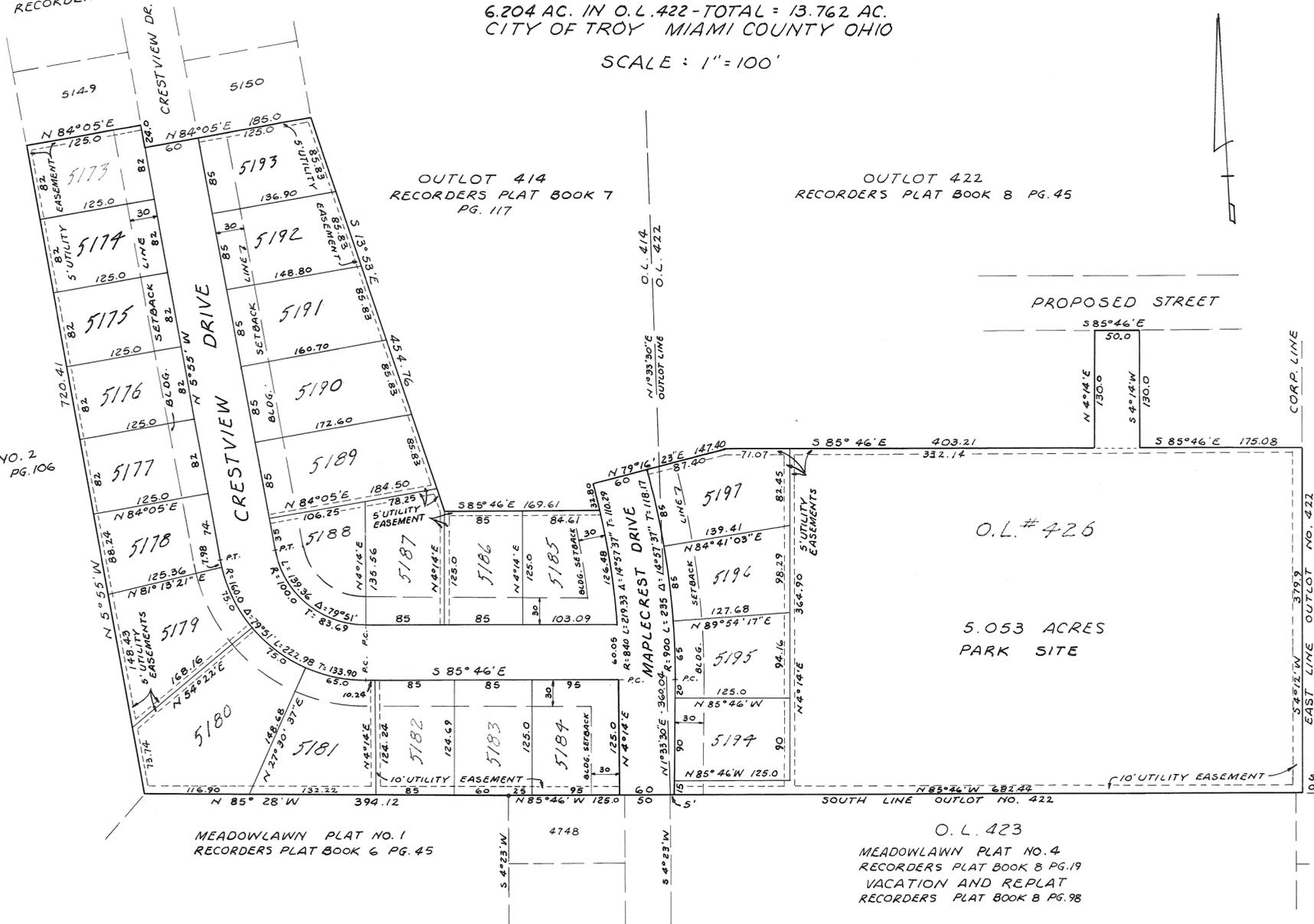
STONY-RIDGE PLAT NO. 2

REPLAT OF 7.558 AC. IN O.L. 414 AND
 6.204 AC. IN O.L. 422 - TOTAL = 13.762 AC.
 CITY OF TROY MIAMI COUNTY OHIO

SCALE: 1" = 100'

PLAT BOOK 8 PAGE NO. 118
 MIAMI COUNTY RECORDERS PLAT RECORDS
 RECEIVED FOR RECORD THIS 6th DAY
 OF September 1963 AT 9:34 A.M.
 FILE NUMBER 18478 FEE 4.30

Mary B. Austin
 MIAMI COUNTY RECORDER



MEADOWLAWN PLAT NO. 2
 RECORDERS PLAT BOOK 6 PG. 106

MEADOWLAWN PLAT NO. 1
 RECORDERS PLAT BOOK 6 PG. 45

O.L. 423
 MEADOWLAWN PLAT NO. 4
 RECORDERS PLAT BOOK 8 PG. 19
 VACATION AND REPLAT
 RECORDERS PLAT BOOK 8 PG. 98

AT A MEETING OF THE TROY CITY
 PLANNING AND ZONING COMMISSION
 HELD THIS 23 DAY OF July 1963
 THIS REPLAT WAS APPROVED.

John A. Mink
 PRESIDENT
Paul Collier
 SECRETARY

AT A MEETING OF THE CITY COUNCIL OF
 THE CITY OF TROY, OHIO HELD THIS
3rd DAY OF SEPTEMBER 1963 THIS
 REPLAT WAS APPROVED AND ACCEPTED
 BY ORDINANCE NO. O-23-63.

R. H. Steinhilber
 MAYOR
Edward K. Chase
 PRES. OF COUNCIL
J. J. Farnham
 CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND
 TRANSFERRED THIS 6th DAY OF
September 1963

Carl Morris
 MIAMI COUNTY AUDITOR

1. ALL CURVE MEASUREMENTS MEASURED ON THE ARC.
2. RESTRICTIVE COVENANTS FOR THIS PLAT (WITH EXCEPTION OF PARK SITE) SHALL BE THE SAME AS FOR STONY RIDGE PLAT NO. 1 AS RECORDED IN RECORDED PLAT BOOK 8 PG. 52-A.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS 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.

SCHUSTER MOTEL MANAGEMENT CORP.

James F. Schuster
 PRESIDENT
Charles S. Allberry
 SECRETARY

Oliver B. Willhite
 WITNESS
Ernest C. Roberts
 WITNESS

STATE OF OHIO - ~~Montgomery~~ ^{Montgomery} COUNTY, S.S.
 BE IT REMEMBERED THAT ON THIS 21st DAY OF June, 1963 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Ernest C. Roberts
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES

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

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

BARNHART ROAD No. 136

ADDITIONAL EASEMENT FOR RIGHT OF WAY PURPOSES

CONCORD TOWNSHIP, SEC-31

PLAT BOOK 8 Page 119
MIAMI COUNTY RECORDER'S PLAT
BOOK. Received for record
this day of Sept. 13 1963 at 8:33 A.M.
FILE No 18695 FEE No Fee
Mary B. Justice
Miami Co. Recorder

DESCRIPTION OF ADDITIONAL EASEMENT

Being an additional 12' of right of way lying on both sides of Barnhart road in Sec 31, Town 5, Range 6, Concord Township, Miami County, OHIO, as shown on this plat.
Said 12' additional right of way on both sides increases the right-of-way from 36' to 60' starting at the intersection of the south line of sec 31 with the center-line of Barnhart road; thence N-6°-25'E with the center line of said road a distance of 2366.40'; thence running N 6° 25' E a distance of 301.08' to the half section line, 12' of right-of-way on west side only.

GRANTING OF EASEMENT

We, the owners of the above described land, hereby grant said easement to the public for road purposes, clear of all obstructions which interfere with the improvement and/or maintenance of the highway at the time of improvement.

E. C. Galbreath
E. C. GALBREATH
Owner

M. M. Burrell
Dominic W. Fettera

Witnesses

COUNTY OF MIAMI S.S.
STATE OF OHIO

Before me a Notary Public, in and for said County and State personally appeared, E. C. GALBREATH who acknowledge the signing of this plat for the purposes mentioned to be their voluntary act and deed. In testimony whereof, I have hereunto set my hand and seal this day 27 of August 1963.

M. M. Burrell
Notary Public

M. M. BURRELL, Notary Public
My Commission Expires November 14, 1966

APPROVED Arthur D. Haddad Aug. 27, 1963

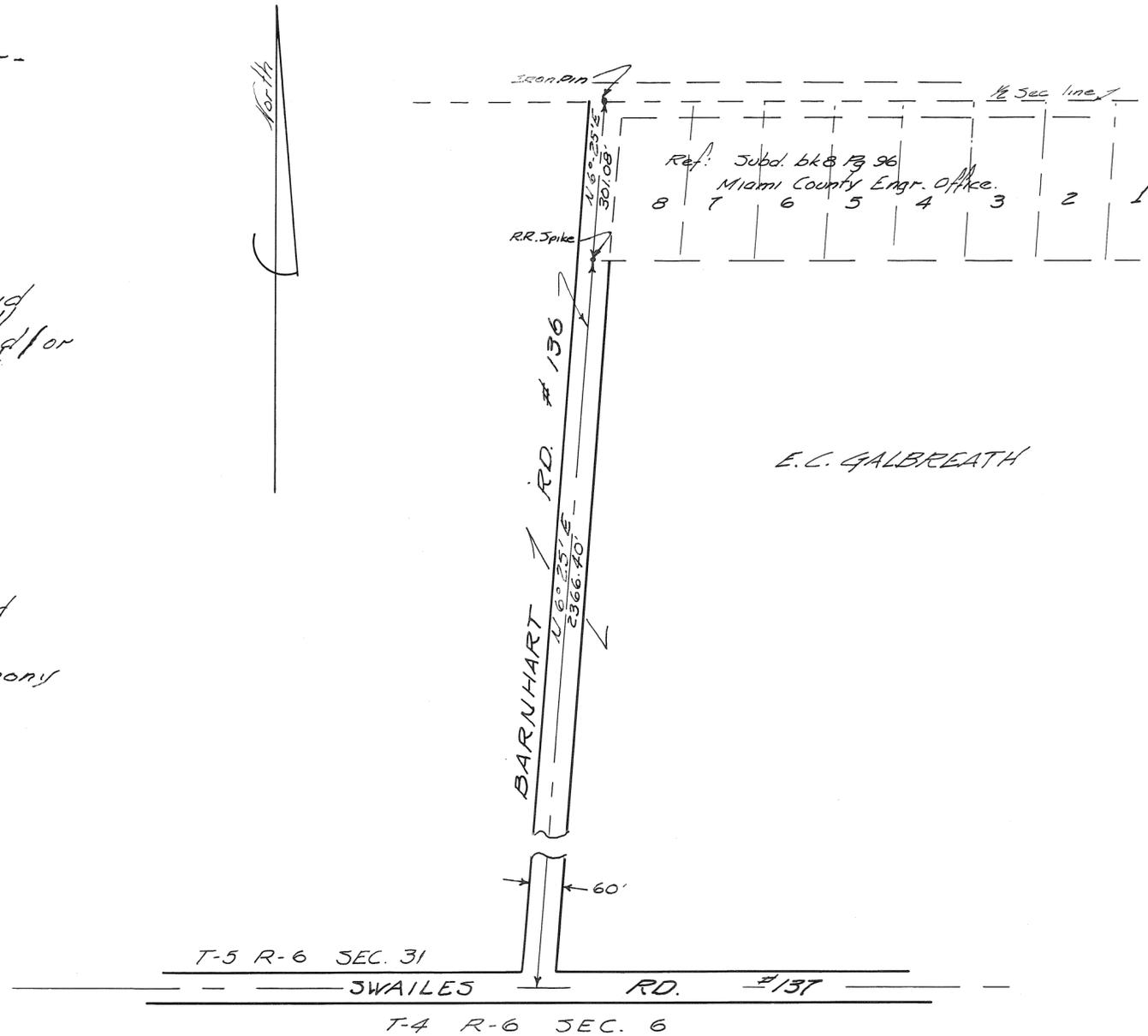
Miami County Engineer

APPROVED Herchel Straker 1963

Luther Duke
Adam Wilgus
September 11, 1963

Board of Commissioners of Miami County

PROCEEDINGS RECORDED IN
COMMISSIONERS JOURNAL 37 Page 324

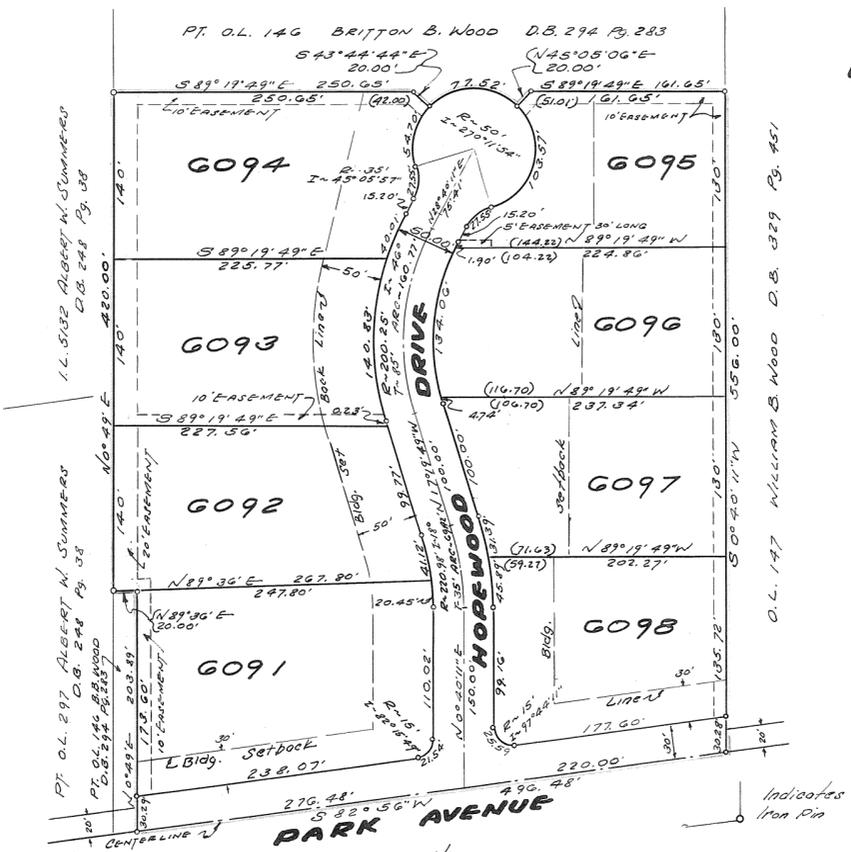


VOL. 8 PG. 58
MIAMI COUNTY ENGINEERS
ROAD RECORDS

Mary B. Maguire by Emily McNeal
 Miami County Recorder Deputy

RECORD PLAN
 OF
HOPWOOD ESTATES

PROTECTIVE COVENANTS & RESTRICTIONS



BEING PART OF OUTLOT 146, PIQUA, MIAMI COUNTY, OHIO, CONTAINING 6.735 ACRES
 AUGUST 1963 SCALE 1" = 100'

THIS INSTRUMENT WAS PREPARED BY
 MIAMI COUNTY ENGINEERING CO.
 WEST MILTON, OHIO

Approved by the Piqua Planning Commission
 This day of 1963.

E. V. Beach Chm.
Robert Reed
Robert A. Palko
Robert W. Kluefer

Approved by the Piqua City Commission
 this 3rd day of September 1963.

Jack D. Wilson
Donald T. L. Jambala
Donell W. Thomas
Harvey Craft
Ernest M. Monow

Transferred and numbered this 19 day
 of Sept 1963.

Carl Davis by C. Stelldinger
 MIAMI COUNTY AUDITOR Deputy

The within plot is a subdivision of 6.735 Acres out of land conveyed to Britton B. Wood as recorded in D.B. 294 Pg. 283 of the deed records of Miami County, Ohio.

The measurements are certified correct and monuments set as shown. Curved distances are measured on the arc.

MIAMI COUNTY ENGINEERING Co., BY

Conrad S. Renshaw

1. 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, 1973, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or part.
2. It shall be lawful for any person or persons owning any real estate property situated in said plot to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
3. Invalidation of any of these covenants or restrictions by judgment or court order shall in no way effect any of the provisions which shall remain in full force and effect.
4. All lots in this plot shall be known and described as residential lots. No residential structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling, not to exceed two stories in height with an attached private garage for not more than three cars.
5. No outbuilding or detached garage may be erected on any residential lot except with the written consent of all adjacent property owners.
6. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. All residential structures will front on Hopewood Drive. All buildings shall be erected to provide a total of not less than 50 feet of side yard space and no portion of any building shall be erected closer than 25 feet to any side lot line. For the purpose of this covenant, eaves, overhangs, steps and open porches shall not be considered as a part of the building, provided however, that this shall not be construed to permit any portion of a building to encroach upon another lot. The north side yard space of lot 6095 may be reduced to 15 feet.
7. No lot shall hereafter be subdivided into parcels for additional residential purposes.
8. No trade or profession 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.
9. No trailer, unused automobiles, 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.
10. The ground floor area of the main structure, exclusive of one story open porches and garage, shall not be less than 1700 square feet in the case of a one story and one and one-half story structures, and not less than 1400 square feet in the case of a two story or two level structures.
11. No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building set-back line. Nor shall any trees be planted in such a manner that they may in time become a hedge and violate this covenant.
12. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
13. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by the developer to advertise the property during the sales period.
14. No utility poles with the exception of poles to be used for street lights shall be erected or maintained in this plot.
15. The owners of lots 6091 and 6098 shall maintain the shrubs and trees presently bordering on Park Avenue. These shrubs and trees, or any part thereof, existing on the lots in question after they have been developed, may not be removed, unless dead, without the approval of all the lot owners.
16. All lots in this plot shall be maintained as lawns, by each lot owner until such time as the commencement of construction of a residential dwelling thereon.
17. No building shall be erected or placed on any lot in this plot until the building plans exterior design and specifications have been approved in writing as to conformity and harmony of exterior design by Mid-Continent Properties Inc., or its representative. In the event said Mid-Continent Properties Inc., or its representative fails to approve or disapprove such design within thirty (30) days after said plans and specifications have been submitted to it or its representative, or in the event no suit to enjoin the erection of said building has been commenced prior to the completion thereof such approval will not be required and this covenant will be deemed to have been fully complied with. The powers and duties of said Mid-Continent Properties Inc., or its representative shall cease when it or its successors, subsidiaries, affiliates or assigns have sold all the lots in said plot and the exterior designs of the residential structures to be placed thereon have been approved in writing and the structure commenced.

We the undersigned, being all the owners and lienholders of the lands herein plotted, do hereby dedicate the streets shown on the plot to the public use forever.

MID-CONTINENT PROPERTIES INC. by

Signed and acknowledged in the presence of:
Shirley A. Mahan
Frederick D. Freed
Peter R. Thompson President
J. Richard Gaiser Secretary
Britton B. Wood Lienholder
Eleanor J. Wood

DATE: 24 AUGUST 1963
 STATE OF OHIO, COUNTY OF MIAMI, s.s.

Peter R. Thompson, 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.

Peter R. Thompson
 PETER R. THOMPSON

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

Frederick D. Freed
 Notary Public in and for Miami County, Ohio

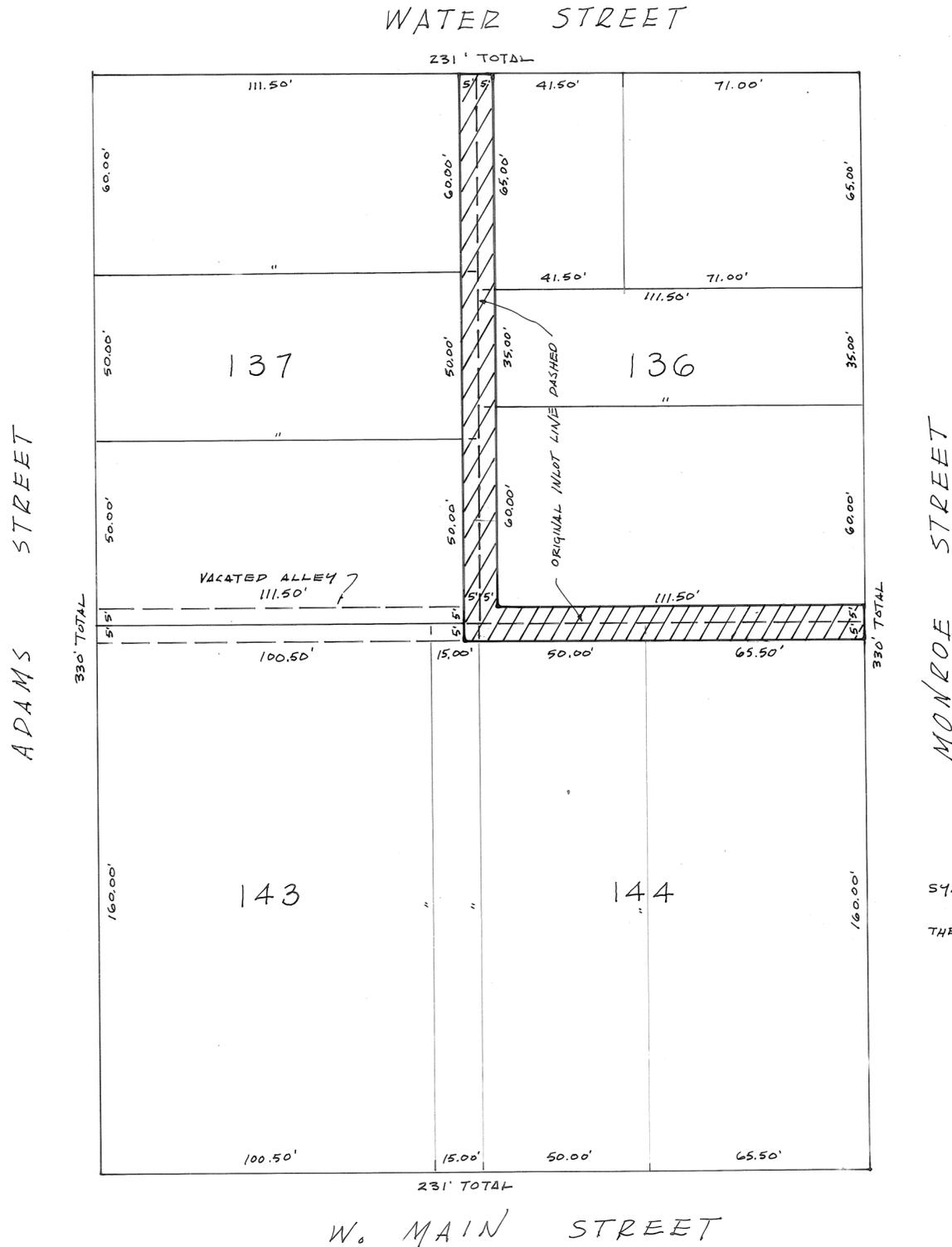
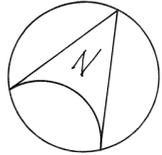
STATE OF OHIO, COUNTY OF MIAMI, s.s.

Be it remembered that on this 24th day of AUGUST 1963, before me, the undersigned, a Notary Public in and for said county and state, personally came MID-CONTINENT PROPERTIES INC., by Peter R. Thompson, its president, and J. Richard Gaiser, its secretary, and Britton B. Wood, lienholder, to me known and acknowledged the signing and execution of the within plot 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.

Frederick D. Freed
 Notary Public in and for Miami County, Ohio

Mary B. Austin
Miami County Recorder



WE THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 12TH DAY OF JULY 1963.

WELDED PRODUCTS COMPANY
G.A. Hobart, Vice President R.B. Ehlers, Witness

B.A. [Signature], Secretary D.C. [Signature], Witness

HOBART BROTHERS COMPANY

E.A. Hobart, President R.B. Ehlers, Witness

E.C. [Signature], Secretary D.C. [Signature], Witness

STATE OF OHIO, COUNTY OF MIAMI, SS:
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 12TH DAY OF JULY 1963.

R.B. Ehlers
Notary Public
My commission expires MARCH 23, 1964

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 23 DAY OF JULY 1963 THIS PLAT WAS APPROVED.

[Signature] President
[Signature] Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16TH DAY OF SEPTEMBER 1963 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-30-63

R. D. Steinmetz Mayor
Edward [Signature] President of Council
J. H. Tompkins Clerk of Council

I HEREBY APPROVE THIS PLAT THIS 24th DAY OF September 1963.

[Signature]
Miami County Auditor

SCALE 1" = 30'

SYMBOL FOR ALLEY VACATION [Hatched Box]

THE ORIGINAL INLOTS WERE 115.50' X 165.00'

VACATION PLAT FOR HOBART BROTHERS COMPANY



GLEN G. MC CONNELL, JR. REG. ENGR. & SURVEYOR
1710 PETERS ROAD, TROY, OHIO

SWAILES ROAD NO. 137

ADDITIONAL EASEMENT FOR RIGHT OF WAY PURPOSES

T-5 R-6 SEC.-33 CONCORD TWP
MIAMI COUNTY OHIO

DESCRIPTION OF ADDITIONAL EASEMENT

Being an additional .005 Acre from Mary A.B. Josse Shroyer and 0.045 Acre from Eva J. Carey also .015 Ac. from the Merrimont Dev. Corp. as shown hereon by plat of said additional right of way easement.

FILE NO. 19341

RECEIVED FOR RECORD 9:02 AM 10-16 1963

RECORDED IN PLAT BOOK NO. 8 PG. 122

Mary B. Austin
MIAMI COUNTY RECORDER
GRANTING OF EASEMENT

We the owners of the lands as shown hereon do hereby grant said additional right of way to the public for road purposes, clear of all obstructions which interfere with the road improvement and for maintenance of the highway at the time of improvement.

Luther Straker

Eva J. Carey

M. M. Burrell
WITNESSES

George O. Carey
GEORGE O. CAREY

Luther Straker

Mary A. B. J. Shroyer
MARY A. B. J. SHROYER

M. M. Burrell
WITNESSES

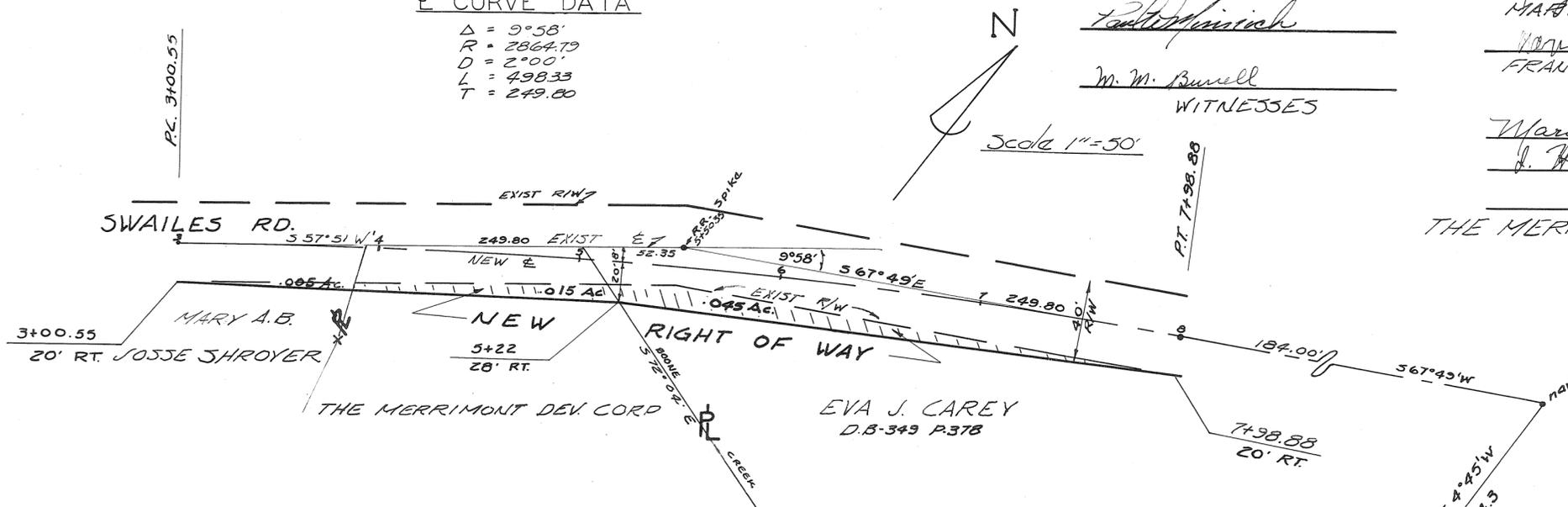
Franklin I. Shroyer M.D.
FRANKLIN I. SHROYER M.D.

Mary J. Shroyer
J. H. Shroyer

THE MERRIMONT DEV. CORP.

E CURVE DATA

$\Delta = 9^{\circ}58'$
 $R = 2864.79$
 $D = 2^{\circ}00'$
 $L = 498.33$
 $T = 249.80$



COUNTY OF MIAMI S.S. STATE OF OHIO

Before me, a notary public, in and for said County and State personally appeared Mary A.B. Josse Shroyer, the Merrimont Dev. Corp, and Eva J. Carey, who acknowledged the signing of this plat for the purposes mentioned, to be their voluntary act and deed. In testimony whereof I have hereunto set my hand and seal this day 17th of Sept. 1963.

M. M. Burrell
NOTARY PUBLIC

M. M. BURRELL, Notary Public
My Commission Expires November 14, 1968

APPROVED Sept. 23 1963
DATE

Arthur S. Hasel
MIAMI COUNTY ENGR.

APPROVED October 14, 1963 1963

Herschel Straker

Luther Pike

Adam Wilgus
BOARD OF COMMISSIONERS OF MIAMI CO.



Proceedings Recorded in
Commissioners Journal 37 Pg. 351

Daniel D. Turner
REGISTERED SURVEYOR NO 4807

Mary B. Gustin
 MIAMI COUNTY RECORDER

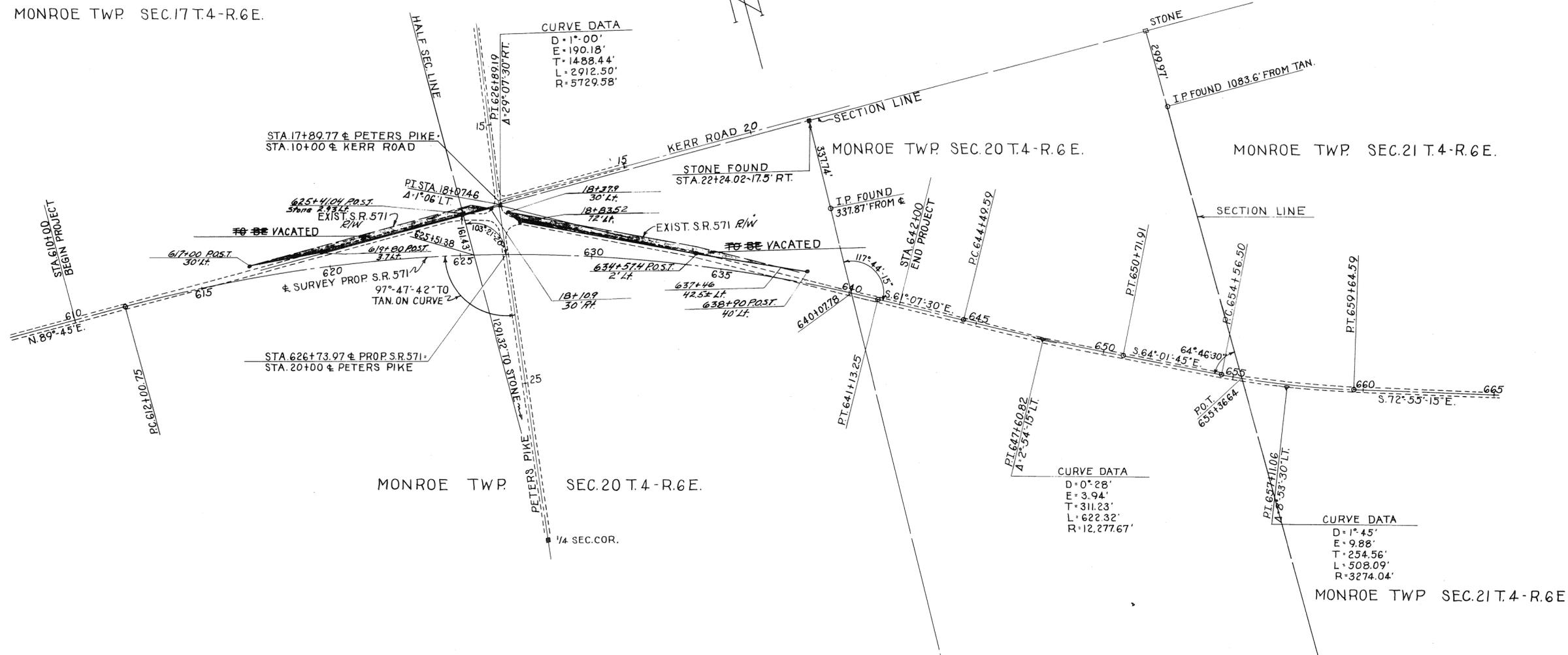
| | | |
|-------------------|-------|---------|
| FED. RD. DIVISION | STATE | PROJECT |
| 2 | OHIO | 1963 |

MIAMI COUNTY
 MIA-571~11.55

LOCATION PLAN

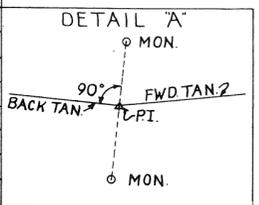


MONROE TWP. SEC.17 T.4-R.6E.



Set as per Plat 1966

| STATION | DISTANCE FROM | |
|--------------|----------------|-----|
| | LT. | RT. |
| 610+00 | 20' | 20' |
| PC.612+00.75 | " | " |
| POC.620+00 | " | " |
| PI.626+89.19 | SET ON P.I. | |
| POC.634+00 | 20' | 20' |
| PT.641+13.25 | " | " |
| PC.644+49.59 | 40' | 40' |
| PI.647+60.82 | SEE DETAIL 'A' | |
| PT.650+71.91 | 40' | 40' |
| PC.654+56.50 | " | " |



*Vacation Granted - Jr. of Dir. Vol. 51 Pt. 1696 Sept. 23, 1966
 Recorded - Misc. Bk. 16 Pt. 327-328 10-4-66*

| | | | |
|---------------|------------|-------------------------------------|----------------------|
| DATE RECORDED | 10-30-63 | APPROVED | <i>Geo. M. Bowen</i> |
| VOL. | Plat Bk. B | DATE | 10-14-63 |
| PAGE | 123 | RIGHT-OF-WAY ENGINEER DIVISION N° 7 | |
| | | REGISTERED SURVEYOR N° 3128 | |



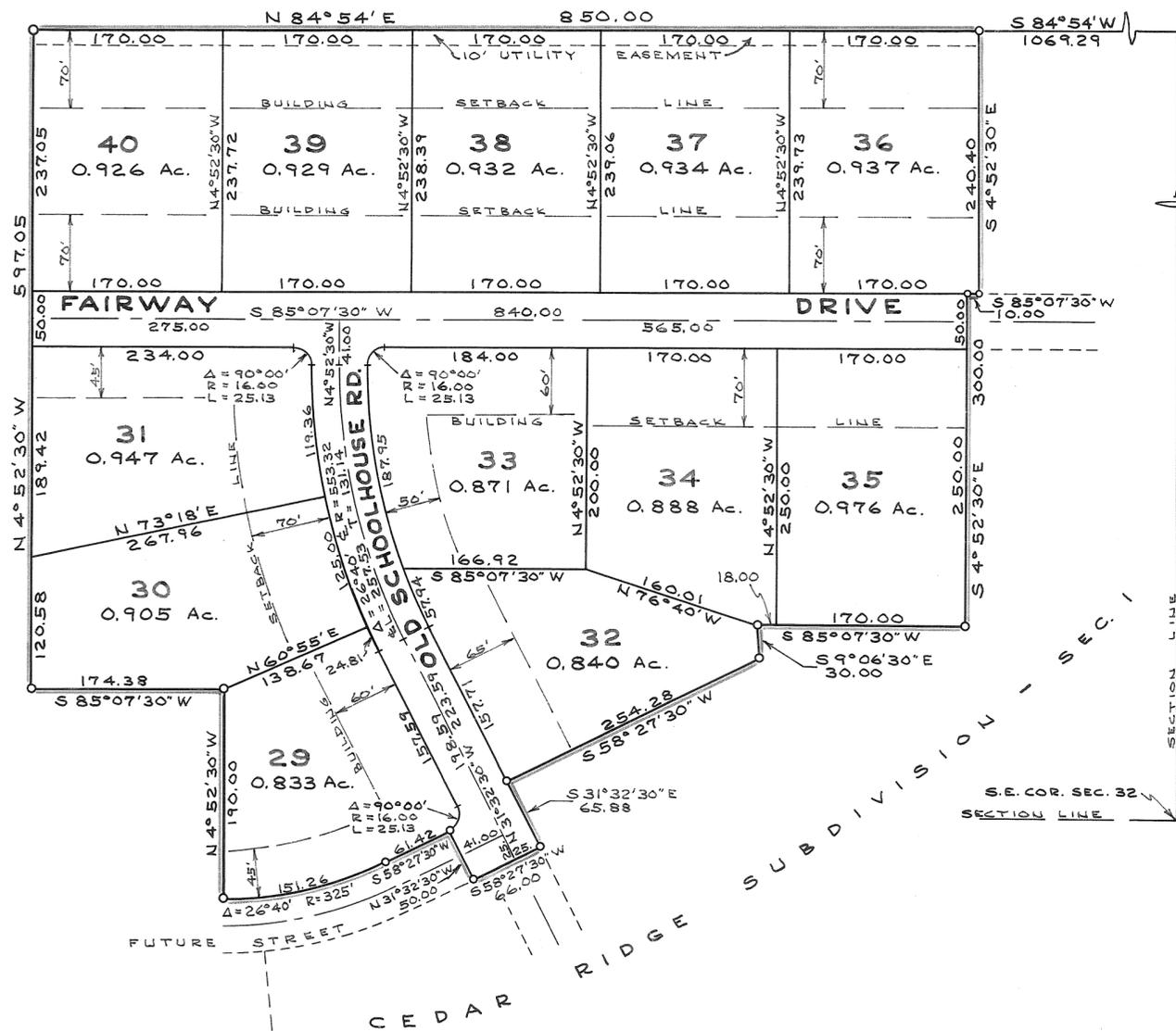
CEDAR RIDGE SUBDIVISION - SEC. 2

• TOWN 5 • RANGE 6 • SECTION 32 • CONCORD TOWNSHIP •

• MIAMI COUNTY • OHIO •

STREETS = 1.558 Ac.

BOOK 8 PAGE 124
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.



DESCRIPTION

Being a subdivision of 12.476 Ac. total, 11.539 Ac. from an 81.489 Ac. tract conveyed to Trojan Development Co. by deed recorded in Vol. 366, Page 515, and 0.937 Ac. (Lot 36) conveyed to Lois J. Walker by deed recorded in Vol. 394, Page 347, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone or other utilities or services, and for the express privilege of removing any all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes and are to be maintained as such forever.

William Hensley WITNESS
Esther M. Ross WITNESS
Robert J. Stevens WITNESS
Helen A. Stevens WITNESS
Paul W. Heintz WITNESS
Catherine E. Mackley WITNESS
Nancy Ziegler WITNESS

Richard Goodall RICHARD GOODALL
William H. Harelson WILLIAM HARELSON
Lois J. Walker LOIS J. WALKER
Edward Kuntz EDWARD KUNTZ
Martin Kuntz MARTIN KUNTZ
THE PEOPLES BUILDING AND SAVINGS ASSN.
By J. Cameron Dungan PRES. J. CAMERON DUNGAN
By Herbert Ross HERBERT ROSS

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 10th day of October, 1963, before me, the undersigned, a notary public in and for said county and state, personally came Trojan Development Co. by its vice president Richard Goodall and its secretary William Harelson, and Lois J. Walker, the Peter Kuntz Co. by its president Edward Kuntz and its secretary Martin Kuntz, and the Peoples Building and Savings Association by its vice president J. Cameron Dungan and its secretary Herbert Ross, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Esther M. Ross ESTHER M. ROSS
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

My commission expires October 18, 1963.

Approved and transferred this 1st day of November, 1963.

Carl Klein CARL KLEIN
MIAMI COUNTY AUDITOR

File No. 19710
Received for record 10:30 AM November 1 1963.
Recorded in Plat Book No. 8 Page No. 124
Fee: \$ 4.30

Mary B. Austin MARY B. AUSTIN
MIAMI COUNTY RECORDER

NOTE

EXCEPT AS SHOWN OTHERWISE, THERE IS A FIVE (5) FT. UTILITY EASEMENT ALONG EACH EXTERIOR REAR OR SIDE PROPERTY LINE AND ON EACH SIDE OF ALL INTERIOR LOT LINES.

RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS FOR CEDAR RIDGE SUBDIVISION - SECTION ONE, AS RECORDED IN PLAT BOOK 7, PAGE 132A, OF THE MIAMI COUNTY PLAT RECORDS.

At a meeting of City of Troy Planning Commission held this 20 day of October, 1963, this plat and restrictions were approved.

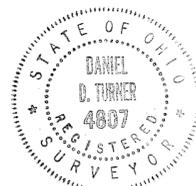
John A. M... CHAIRMAN
Magel Clawson SECRETARY

Accepted and approved by Miami County Planning Commission.

Herschel Straker
Luther Pike
Adam Wilgus
Date Oct 23-63 No. 947
Arthur D. Haddad MIAMI COUNTY ENGINEER

We hereby accept and approve this plat as shown hereon.

Herschel Straker
Luther Pike
Adam Wilgus
MIAMI COUNTY COMMISSIONERS



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

Daniel D. Turner REGISTERED SURVEYOR NO. 4807

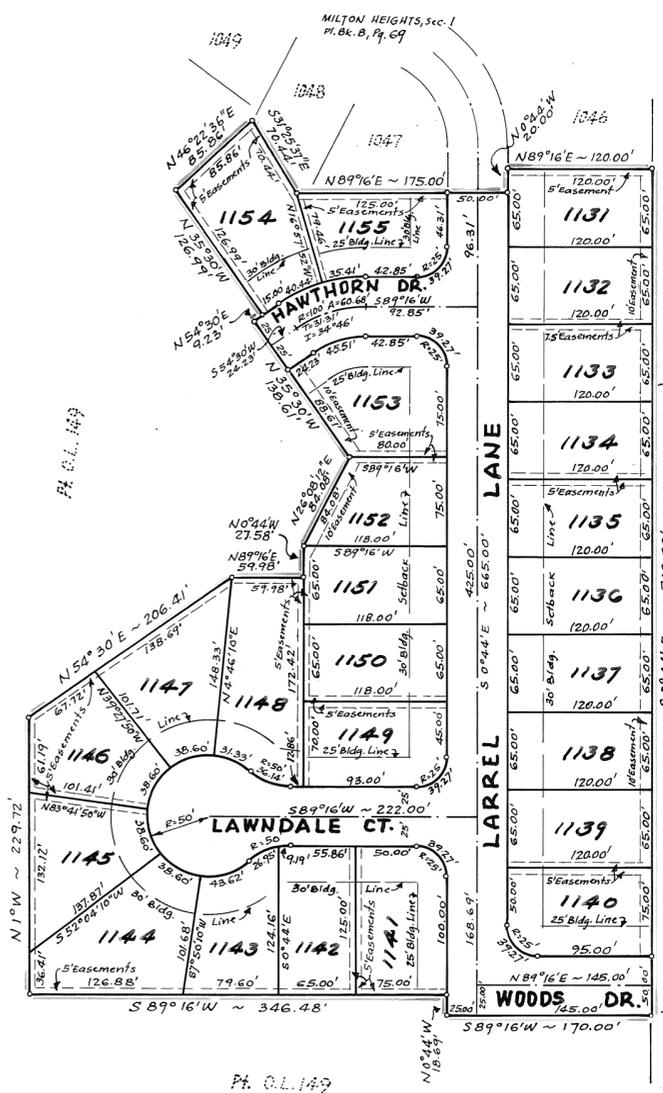
| | |
|---|------------------------------------|
| CEDAR RIDGE SUBD - SEC. 2 FOR TROJAN DEVELOPMENT CO. TROY, OHIO | |
| DANIEL D. TURNER - TROY, OHIO REG. ENGINEER • REG. SURVEYOR | |
| DATE SEPT. 1963 | DRAWN BY: P.T. CHECKED BY: P.T. |
| FILE NO. 3-63-29 | SHEET NO. 1/1 |
| SCALE: 1" = 100' | |

MILTON HEIGHTS, Sec. 2

Located in VILLAGE OF WEST MILTON
 SECTION 28, TOWN 6, RANGE 5 MIAMI COUNTY OHIO
 CONTAINING 6.373 Acres

THIS INSTRUMENT WAS PREPARED BY: JOHN W. JUDGE ENGINEERING Co.
 KETTERING OHIO October 1962

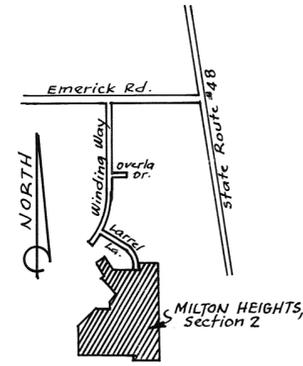
Mary B. Austin
 Miami County Recorder



Tyka Construction Co., Inc.
 O.B. 976, Pg. 608
 O.L. 157

Rufus G. Ballard, Eugene P. Ballard,
 and John E. Fisher
 O.B. 984, Pg. 992
 O.L. 157

O.L. 149



VICINITY SKETCH
 (No Scale)

Scale: 1" = 100'

The within plat is a subdivision of Part O.L. 149 containing 6.373 Acres out of the 6.373 Acre tract of land conveyed to The Tyka Construction Co. by deed recorded in Book , Page of the Deed Records of Miami County, Ohio. The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Co.

By: Valdis Lapsins
 Registered Surveyor #4731

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

Harry J. Peters witness
Wendell D. Fleming witness

The Tyka Construction Co.
Benny Poppa Benny Poppa, President
Roger E. Grise Roger E. Grise, Secretary

State of Ohio, County of Miami, s.s.
 Be it remembered that on this 26 day of APRIL, 1963, before me, the undersigned, a notary public in and for said county and state, personally came the said The Tyka Construction Co., by Benny Poppa, its president and Roger E. Grise, 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 notarial seal on the day and date above written.

Approved on this 1 day of Oct, 1963
 by the Planning Commission of the Village of West Milton, Ohio.

Philip A. Brown chairman
Cecil S. Pershan secretary

Approved on this 1 day of Oct, 1963
 by the Council of the Village of West Milton, Ohio.

C. H. Minnich Mayor
Georgia Lyons Clerk

State of Ohio, County of Miami, s.s.
 Benny Poppa, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or as lienholders, have united in its execution.

Wendell D. Fleming
 Notary Public in and for Miami County, Ohio
 My Commission Expires October 3, 1967.

Benny Poppa
 Benny Poppa

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

Wendell D. Fleming
 Notary Public in and for Miami County, Ohio
 My Commission Expires October 3, 1967.

PROTECTIVE 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 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 \$13,000 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 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 1000 square feet for a one-story dwelling.
- No building shall be located on any lot nearer to the front lot line or nearer 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, nor nearer than 25 feet to any side street line. No building shall be located nearer than 7 feet to any interior

- lot line, and each lot shall contain a total of 15 feet of side yard. No structure 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 on 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 out-building 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 at elevations between 2 and 6 feet above the roadways 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 5 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 January 1, 1983 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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Miami County Engineer's Records of Subdivision:

Records _____ Volume _____ Page _____

Transferred on this 14 day of November, 1963

Paul Harris
 Miami County Auditor

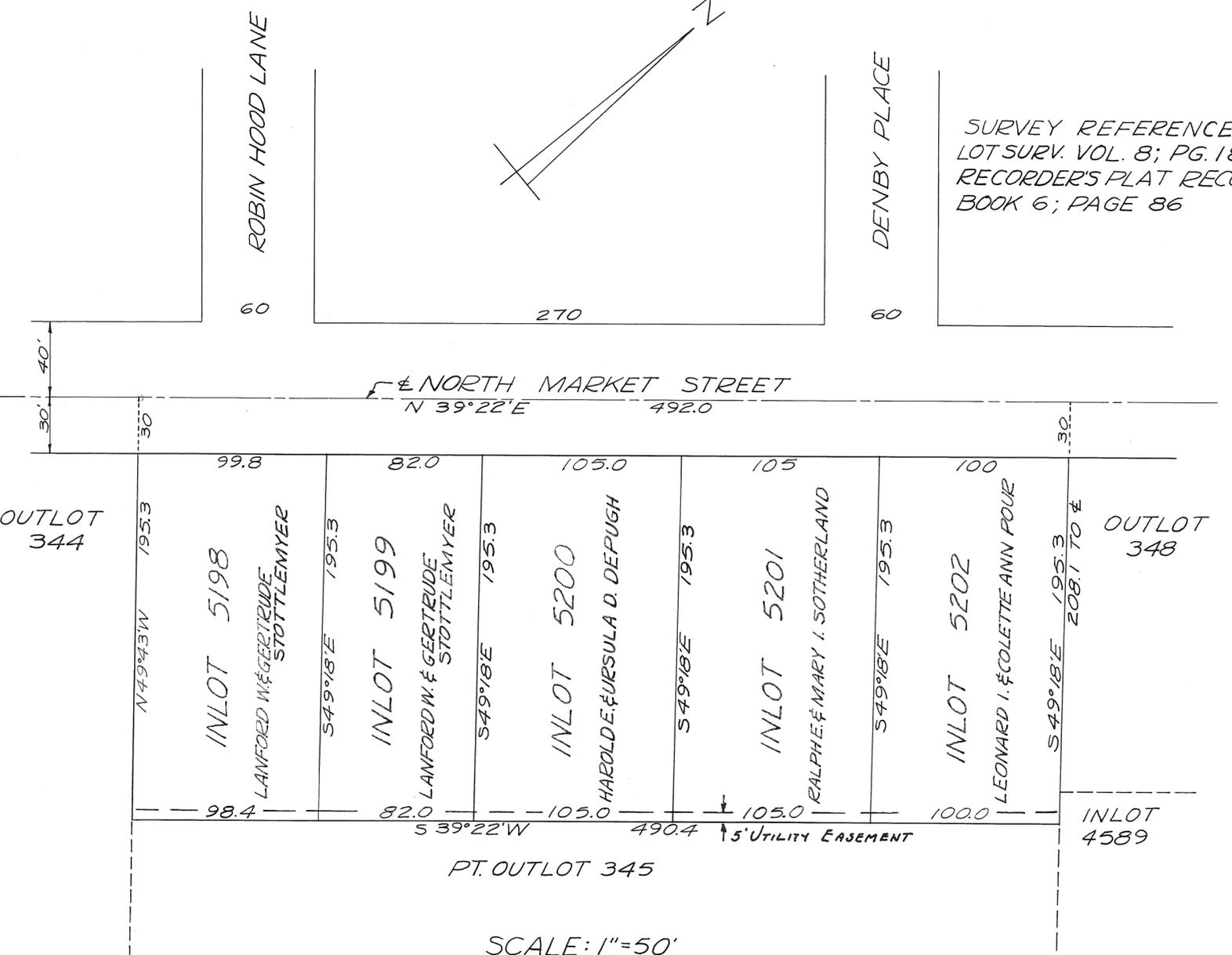
DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND TO DEDICATE THE PORTION OF NORTH MARKET STREET OUTLINED HEREON TO THE PUBLIC USE FOREVER.

Mary B. Justice
 MIAMI COUNTY RECORDER

WITNESSES
Lanford W. Stottlemeyer Paul B. Gingrich
Gertrude Stottlemeyer Dorothy Gingrich
Harold E. De Pugh (AS TO ALL SIGNATURES)
Mrsula J. De Pugh
Leonard J. Poux
Collette Ann Poux
Ralph E. Sotherland
Mary J. Sotherland

REPLAT OF OUTLOT 346, OUTLOT 347 AND PART OF OUTLOT 345 IN TROY, MIAMI COUNTY, OHIO.



SURVEY REFERENCES:
 LOT SURV. VOL. 8; PG. 186
 RECORDER'S PLAT RECORDS
 BOOK 6; PAGE 86

STATE OF OHIO - MIAMI COUNTY, S.S.
 BE IT REMEMBERED THAT ON THIS 20th DAY OF November, 1963, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Paul B. Gingrich
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES CONT. COMM.
 PAUL GINGRICH Sec. 147.03 R.C.O.

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 26 DAY OF November, 1963, THIS REPLAT WAS APPROVED.

Jim A. Minton PRESIDENT Hazel Clawson SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF DECEMBER, 1963, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-39-63

R. V. Steinhilber MAYOR
Edward Chase PRES. OF COUNCIL
H. H. Sampson CLERK OF COUNCIL

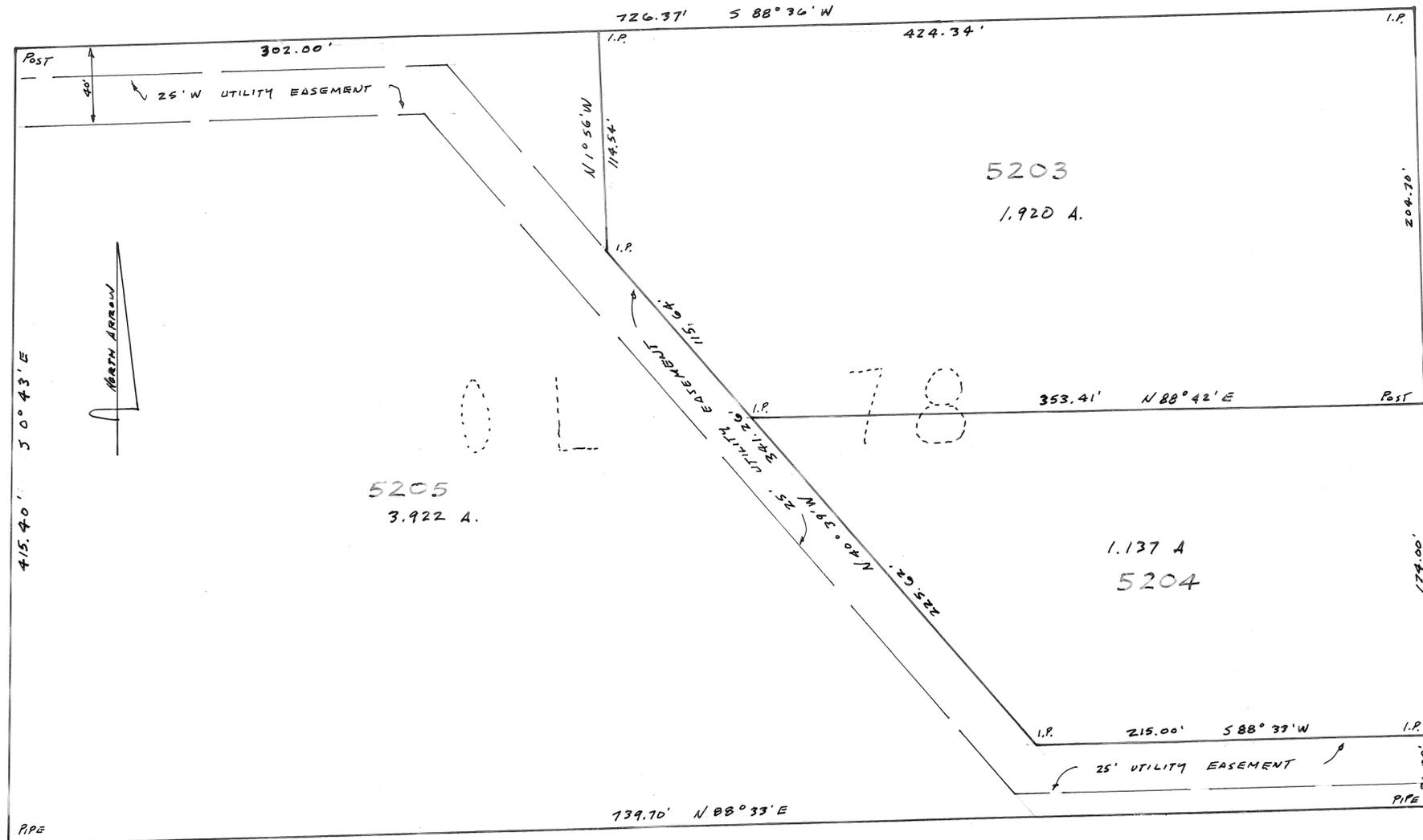
NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 3rd DAY OF December, 1963.

Earl Davis
 MIAMI COUNTY AUDITOR
Lo Skellenger Deputy

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

Richard W. Lockner NOV. 19, 1963
 RICHARD W. KLOCKNER
 REGISTERED SURVEYOR #4370

Mary B. Austin
Miami County Recorder



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.

Witness
Helen B. Hamilton
Witness
Katherine D. Harmer
Witness
Carolyn Hines
Witness
John W. Harmer
Witness
Carolyn Hines
Witness
Dorothy D. Harmer
Witness
Carolyn Hines
Witness
Welded Products Co. & Hobart
Witness
Welded Products Co. & Hobart
Witness
J. H. Franklin

STATE OF OHIO, COUNTY OF MIAMI, SS:
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 2ND DAY OF NOVEMBER 1963.

Notary Public
My commission expires MARCH 23, 1964

APPROVED CITY OF TROY PLANNING & ZONING COMMISSION

President
Gina M. Menden

Secretary
Hazel Clawson

DATE November 12, 1963

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 18th DAY OF November 1963 THIS REPLAT WAS ACCEPTED BY ORDINANCE NO. 0-35-63

Mayor
R. D. Steinmetz
Pres. of Council, PRO TEM
J. L. ...
Clerk of Council
J. H. Franklin

NUMBERED TO DESIGNATE LOTS AND TRANSFERRED THIS 2nd DAY OF DECEMBER 1963.

Auditor of Miami County
Carl ...

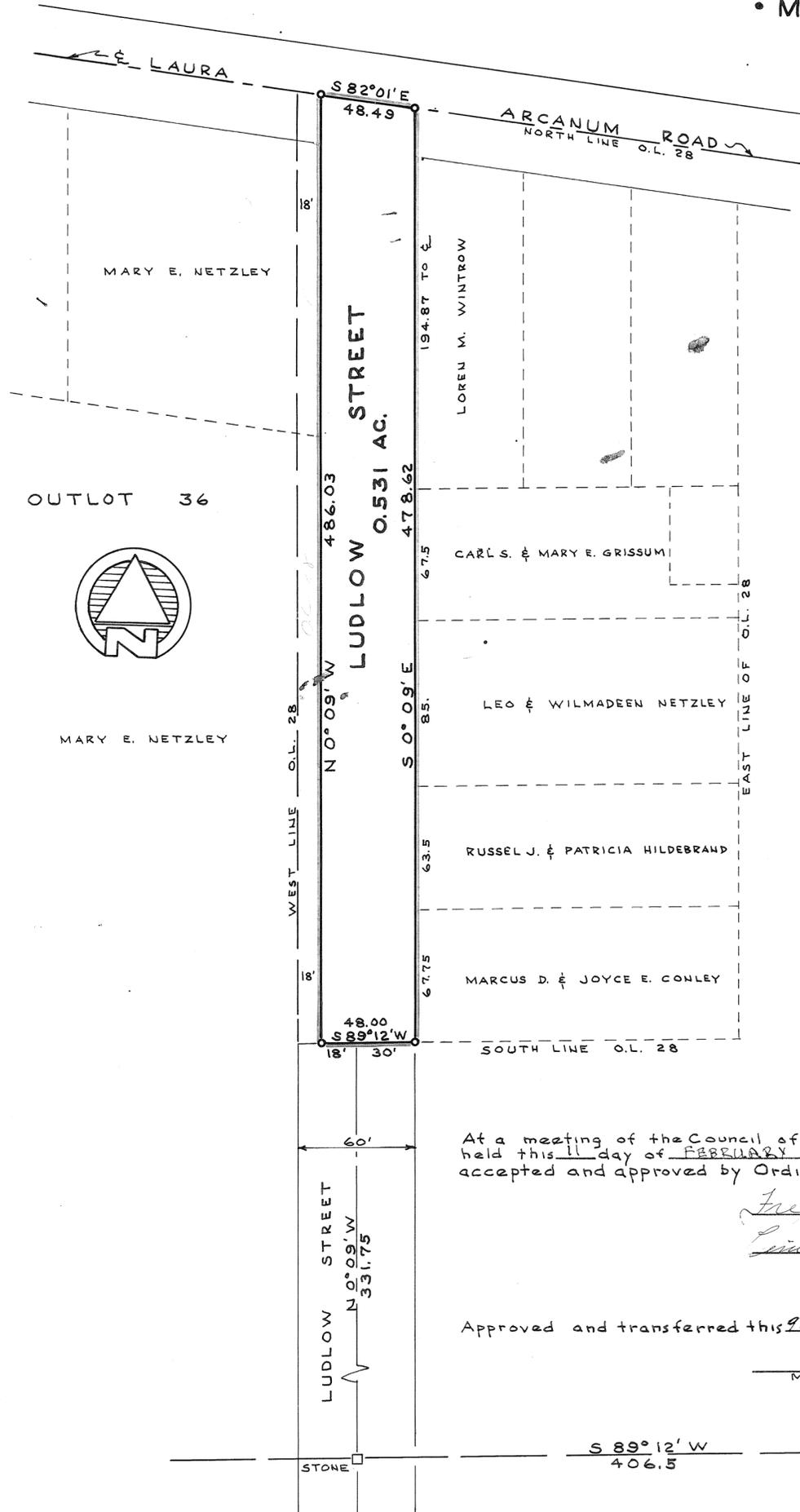
REPLAT OF OUTLOT 78 FOR WELDED PRODUCTS CO. & TROY LAND IMPROVEMENT CO.



GLEN G. MC CONNELL, JR. - REG. SURVEYOR
1710 PATERS ROAD, TROY, OHIO

DEDICATION AND PLAT OF EXTENTION OF LUDLOW STREET

• PART OF OUTLOT 28 - VILLAGE OF LAURA •
• MIAMI COUNTY - OHIO •



DESCRIPTION

Being a part of O.L. 28 in the Village of Laura, Miami County, Ohio, and being further described as follows:
Starting at a stone on the south line of section 3, said stone being S 89°12' W, a distance of 406.5 ft. from the southeast corner of section 3 (T 7, R 4 E), said stone also being in the centerline of the existing portion of Ludlow Street;
thence N 0°09' W along said centerline of Ludlow Street, a distance of 331.75 to a point on the south line of O.L. 28, said point being the place of beginning of the tract herein described;
thence S 89°12' W along said south line of O.L. 28, a distance of 18.00 ft to a point;
thence N 0°09' W, a distance of 486.03 ft. to a point on the north line of O.L. 28, said point also being in the centerline of the Laura - Arcanum Road;
thence S 82°01' E along the north line of O.L. 28 and along the centerline of the Laura - Arcanum Road, a distance of 48.49 ft. to a point;
thence S 0°09' E, a distance of 478.62 ft. to a point on the south line of O.L. 28;
thence S 89°12' W, a distance of 30.00 ft. to the place of beginning, containing a total of 0.531 Acres.

DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and do hereby dedicate the street as above described and as shown hereon to the public for street and other public purposes consistent therewith, clear of all obstructions which interfere with the improvements and/or maintenance of said street at the time of improvements.

| | | |
|----------------------------|-----------------|--|
| Carl S. Grissum WITNESS | Clarence Todd | Mary E. Netzley MARY E. NETZLEY |
| Leo Hildebrand WITNESS | Clarence Todd | Loren M. Wintrow LOREN M. WINTROW |
| Leo Netzley WITNESS | Clarence Todd | Carl S. Grissum CARL S. GRISSUM |
| Leo Netzley WITNESS | Clarence Todd | Mary E. Grissum MARY E. GRISSUM |
| Carl S. Grissum WITNESS | Clarence Todd | Leo Netzley LEO NETZLEY |
| Carl S. Grissum WITNESS | Clarence Todd | Wilmadeen Netzley WILMADEEN NETZLEY |
| Carl S. Grissum WITNESS | Clarence Todd | Russel J. Hildebrand RUSSEL J. HILDEBRAND |
| Carl S. Grissum WITNESS | Clarence Todd | Patricia Hildebrand PATRICIA HILDEBRAND |
| Ross A. Netzley WITNESS | Clarence Todd | Marcus D. Conley MARCUS D. CONLEY |
| Ross A. Netzley WITNESS | Clarence Todd | Joyce E. Conley JOYCE E. CONLEY |
| Clarence Todd WITNESS | Carl S. Grissum | C. G. Minnich, Jr. - PRES. C. G. MINNICH, JR. - PRES. |
| Clarence Todd WITNESS | Carl S. Grissum | Rachel Peacemaker RACHEL PEACEMAKER - SEC. |

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 14 day of JANUARY, 1963, before me, the undersigned, a notary public in and for said county and state, personally came Mary E. Netzley, Loren M. Wintrow, Carl S. Grissum, Mary E. Grissum, Leo Netzley, Wilmadeen Netzley, Russel J. Hildebrand, Patricia Hildebrand, Marcus D. Conley, Joyce E. Conley and the Milton Federal Savings and Loan Association by its president C.G. Minnich, Jr. and its secretary Rachel Peacemaker, who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Paul H. Jones
NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO

My commission expires February 20 1964

At a meeting of the Council of the Village of Laura held this 11 day of FEBRUARY, 1963, this plat was accepted and approved by Ordinance No. 2-63

Fred Eliezer
MAYOR
Clarence Todd
CLERK

Approved and transferred this 9th day of DECEMBER, 1963.

Carl Morris
MIAMI COUNTY AUDITOR

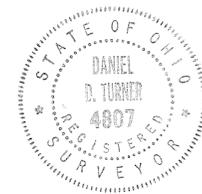
File No. 20422

Received for record: 1:42 PM December 9 1963
TIME DATE

Recorded in Plat Record Book no. 8 Page no. 129

Fee: \$ 4.30

Mary B. Gantier
MIAMI COUNTY RECORDER



I hereby certify this plat to be correct.

Daniel D. Turner
DANIEL D. TURNER
TROY - OHIO
REGISTERED SURVEYOR NO. 4807

GREENFIELD SUBDIVISION

REPLAT OF PART OF OUTLOTS 407, 344, 345
CITY OF TROY
MIAMI COUNTY, OHIO

SCALE 1"=100'

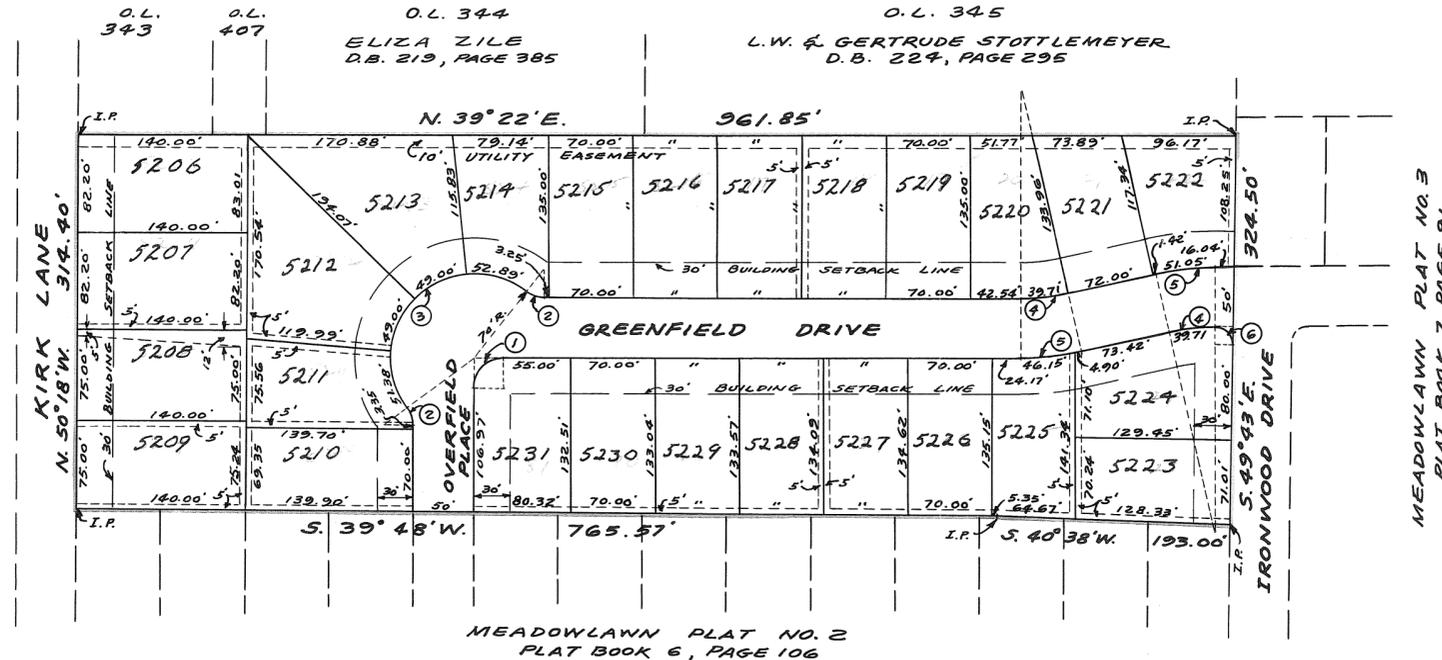
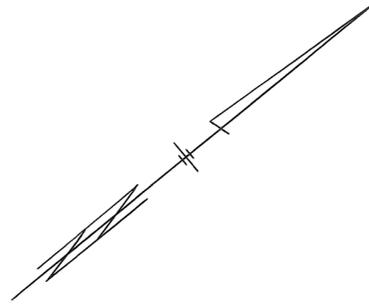
DESCRIPTION:

SITUATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING PART OF OUTLOT NO. 407 AND PART OF OUTLOT NO. 344 AS CONVEYED TO INLAND HOMES CORPORATION BY DEED RECORDED IN VOL. 400 PAGE 1009 OF THE MIAMI COUNTY DEED RECORDS, AND BEING PART OF OUTLOT NO. 345 AS CONVEYED TO INLAND HOMES CORPORATION BY DEED RECORDED IN VOL. 400 PAGE 542 OF THE MIAMI COUNTY DEED RECORDS, CONTAINING 7.017 ACRES.

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT.

Albert R. Trace
ALBERT R. TRACE REG. SURVEYOR

| ① | ② | ③ | ④ | ⑤ | ⑥ |
|--------------|-------------|--------------|-----------|-----------|------------|
| Δ 89° 50' | 37° 51' 49" | 165° 33' 38" | 13° 00' | 13° 00' | 90° 55' |
| R 25.00' | 25.00' | 70.00' | 175.00' | 225.00' | 15.00' |
| D 229.18320° | 229.18320° | 81.85114° | 32.74046° | 25.46480° | 381.97200° |
| T 24.93' | 8.57' | 766.25' | 19.94' | 25.64' | 15.24' |
| L 39.20' | 16.52' | 202.27' | 39.71' | 51.05' | 23.80' |



WE THE UNDERSIGNED, OWNERS OF LANDS SHOWN ON THIS REPLAT, ACCEPT AND APPROVE THIS REPLAT 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.

INLAND HOMES CORPORATION

John H. Thornton
JOHN H. THORNTON VICE PRESIDENT
Al Graves
A.W. GRAVES TREASURER
Gene Kramberg
GENE KRAMBERG WITNESS
W.F. Hugo
W.F. HUGO WITNESS

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 12 DAY OF November, 1963.

Helm M. McKale
HELM M. MCKALE
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES April 23, 1968

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 12 DAY OF November, 1963, THIS REPLAT WAS APPROVED.

John A. Mink
JOHN A. MINK PRESIDENT
Hazel Clawson
HAZEL CLAWSON SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 18 DAY OF NOVEMBER, 1963 THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NUMBER 0-36-63

Paul Stinson
PAUL STINSON MAYOR
John H. Brown
JOHN H. BROWN PRESIDENT OF COUNCIL, PRO TEM
J.J. Jamplin
J.J. JAMPLIN CLERK OF COUNCIL

I HEREBY APPROVE THIS REPLAT AND NUMBERS TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN THIS 9 DAY OF DECEMBER, 1963.

Paul Weiss
PAUL WEISS
MIAMI COUNTY AUDITOR

FILE NO 20427
RECEIVED FOR RECORD THIS 9 DAY OF Dec., 1963
AT 3:14 PM
PLAT BOOK 8 PAGE 130 OF THE MIAMI COUNTY RECORDERS PLAT RECORDS
FEE \$4.30
Mary B. Guatieri
MARY B. GUATIERI
MIAMI COUNTY RECORDER

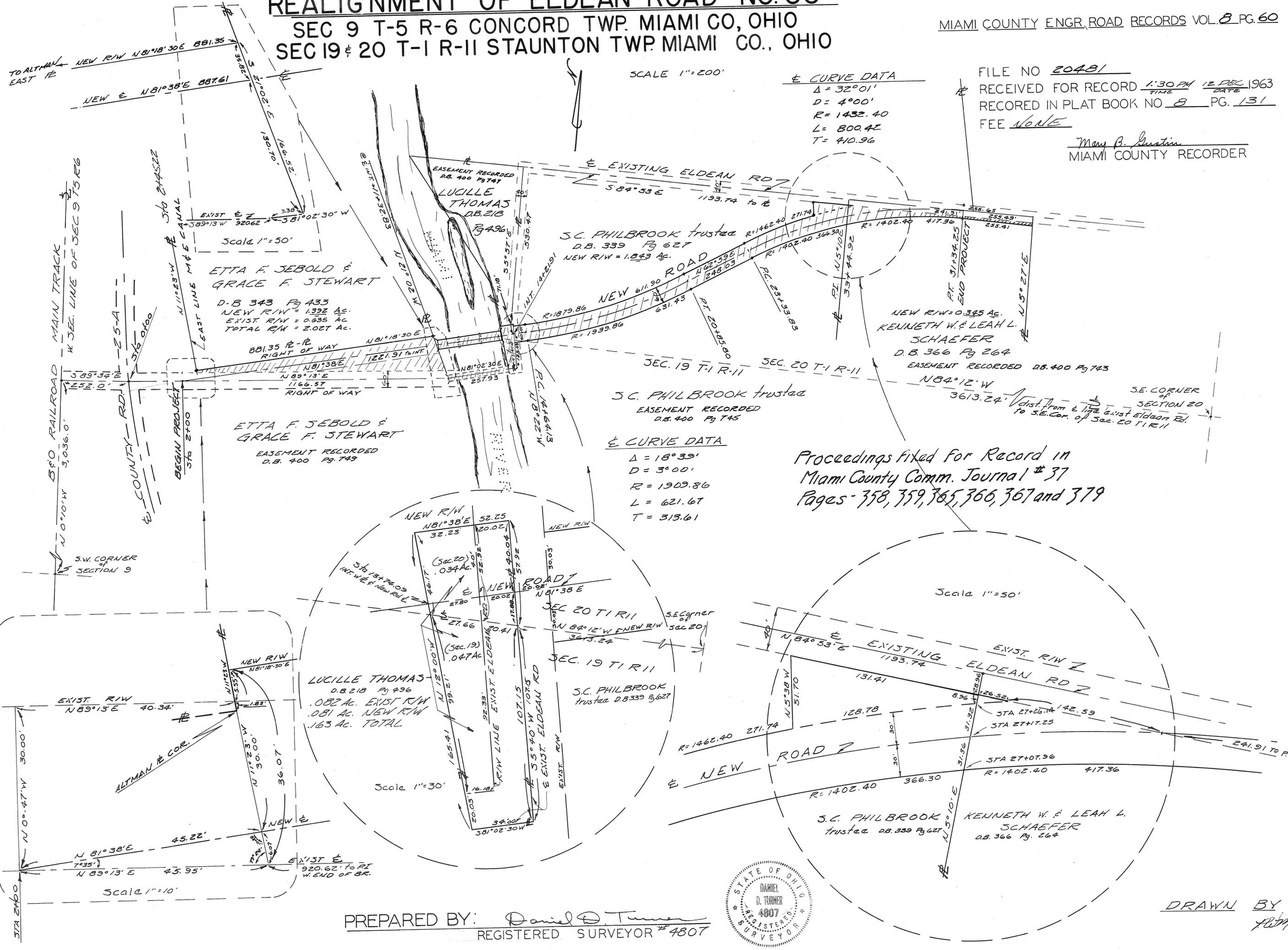
PROTECTIVE COVENANTS & RESTRICTIONS

- ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERECTED 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 HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO BUILDING SHALL BE LOCATED CLOSER THAN (7) FEET TO ANY SIDE LOT LINE, NOR SHALL THE SUM OF THE SIDE YARD SPACES BE LESS THAN (15) FEET, AND SAID STRUCTURE SHALL NOT BE LOCATED NEARER THE FRONT LOT LINE THAN THE INDICATED SET-BACK LINES, SHOWN ON THE RECORD PLAN, NOR NEARER THE REAR LOT LINE THAN (30) FEET. THE ABOVE COVENANT DOES NOT INCLUDE STEPS, EAVES OR OPEN PORCHES.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS PLAT SHALL AT ANYTIME 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 SIGN OR BILLBOARD, EXCEPT "FOR SALE" SIGNS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION.
- NO BARN, STABLE OR OTHER OUTBUILDINGS FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT PETS BE PERMITTED.
- NO FENCE SHALL BE ERECTED NEARER THE FRONT LOT LINE THAN (30) FEET, UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED (9) FEET IN HEIGHT.
- THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
- 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, 1988, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF (10) YEARS UNLESS BY VOTE 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 JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- NO INDIVIDUAL WILL BE ALLOWED TO CHANGE GRADE FROM ESTABLISHED CONTOURS THAT WOULD IN ANY WAY DIVERT FLOW OF WATER OR RESTRICT FLOW OF WATER FROM CONTOURS SHOWN ON APPROVED DEVELOPMENT PLAN.
- THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 864 SQUARE FEET, IN THE CASE OF A ONE-STORY OR ONE AND ONE-HALF STORY STRUCTURE OR 576 SQUARE FEET FOR TRI-LEVEL, BI-LEVEL OR TWO-STORY STRUCTURES.

REALIGNMENT OF ELDEAN ROAD NO. 33

SEC 9 T-5 R-6 CONCORD TWP. MIAMI CO, OHIO
 SEC 19 & 20 T-1 R-II STAUNTON TWP. MIAMI CO., OHIO



Curve Data
 $\Delta = 32^{\circ}01'$
 $D = 4^{\circ}00'$
 $R = 1432.40$
 $L = 800.42$
 $T = 410.96$

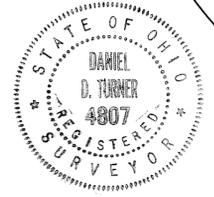
FILE NO 20481
 RECEIVED FOR RECORD 1:30 PM 12 DEC 1963
 RECORDED IN PLAT BOOK NO 8 PG. 131
 FEE NONE

Mary B. Gustin
 MIAMI COUNTY RECORDER

Curve Data
 $\Delta = 18^{\circ}39'$
 $D = 3^{\circ}00'$
 $R = 1909.86$
 $L = 621.67$
 $T = 313.61$

Proceedings filed for Record in
 Miami County Comm. Journal # 37
 Pages - 358, 359, 365, 366, 367 and 379

PREPARED BY: Daniel D. Turner
 REGISTERED SURVEYOR # 4807



DRAWN BY [Signature]

Mary B. Austin by D. Whitman
 MIAMI COUNTY RECORDER

REPLAT OF PART OF OUTLOT 216
 & EXTENSION OF AMELIA AVENUE
 BEING 1.882 ACRES OF OUTLOT 216 IN THE
 CITY OF TROY, OHIO

SCALE: 1"=50'

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN-HOLDERS OF THE PROPERTY SHOWN HEREON AS BEING REPLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS REPLAT AND TO THE DEDICATION OF THE AREA SHOWN FOR THE PURPOSE OF EXTENDING AMELIA AVENUE AS A PUBLIC STREET. (IT IS THE INTENT OF AND BY THIS DEDICATION TO CREATE A STREET FIFTY (50) FEET WIDE - UTILIZING THE EXISTING 16' ALLEY FOR THE EAST PORTION THEREOF). THIS STREET AND THE PARK ACCESS EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

Robert L. Rudy
 ROBERT L. RUDY
Grace A. Rudy
 GRACE A. RUDY
 TROY BOARD OF PARK COMMISSIONERS:

Cliff H. Mair
 PRESIDENT
H. J. Hagan
 SECRETARY
D. Edminson
 WITNESS
Nayel Clawson
 WITNESS

STATE OF OHIO - MIAMI COUNTY, S.S.
 BE IT REMEMBERED THAT ON THIS 4th DAY OF
 December 1963, BEFORE ME THE UNDERSIGNED,
 A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,
 PERSONALLY CAME THE ABOVE SIGNED PARTIES AND
 ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE
 FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND
 DEED, IN TESTIMONY WHEREOF I HAVE SET MY HAND AND
 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: no expiration date

AT A MEETING OF THE TROY CITY PLANNING COMMISSION
 HELD THIS 10 DAY OF December 1963, THIS
 REPLAT WAS APPROVED.

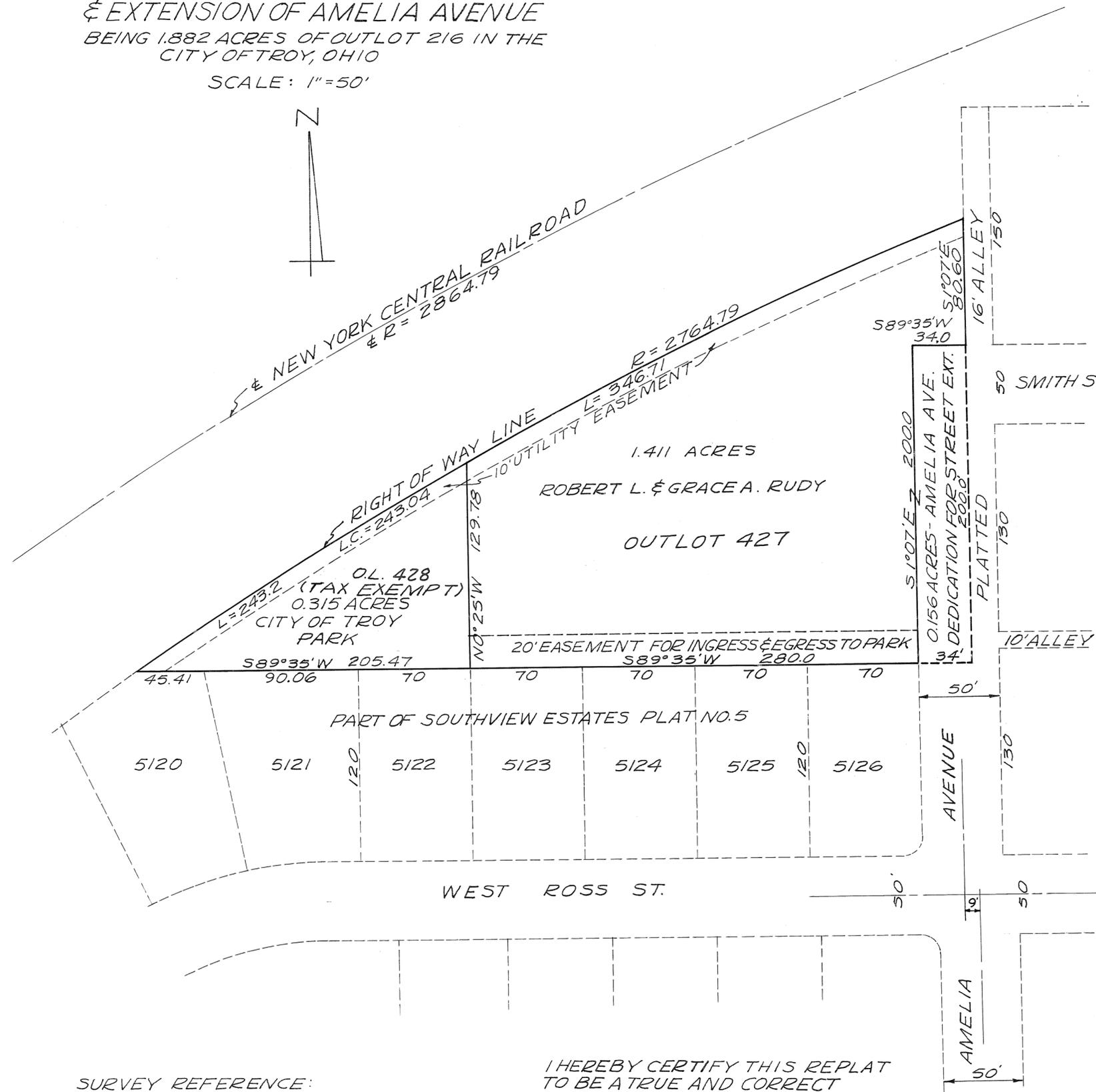
John A. Mirmann
 PRESIDENT
Homer E. Anderson
 ACTING SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO
 HELD THIS 16th DAY OF DECEMBER 1963 THIS REPLAT
 WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-41-63

R. W. Stearns
 MAYOR
Edward Chase
 PRESIDENT OF COUNCIL
H. J. Sandlin
 CLERK OF COUNCIL

NUMBERED TO DESIGNATE LOTS AND TRANSFERRED
 THIS 17th DAY OF DECEMBER 1963.

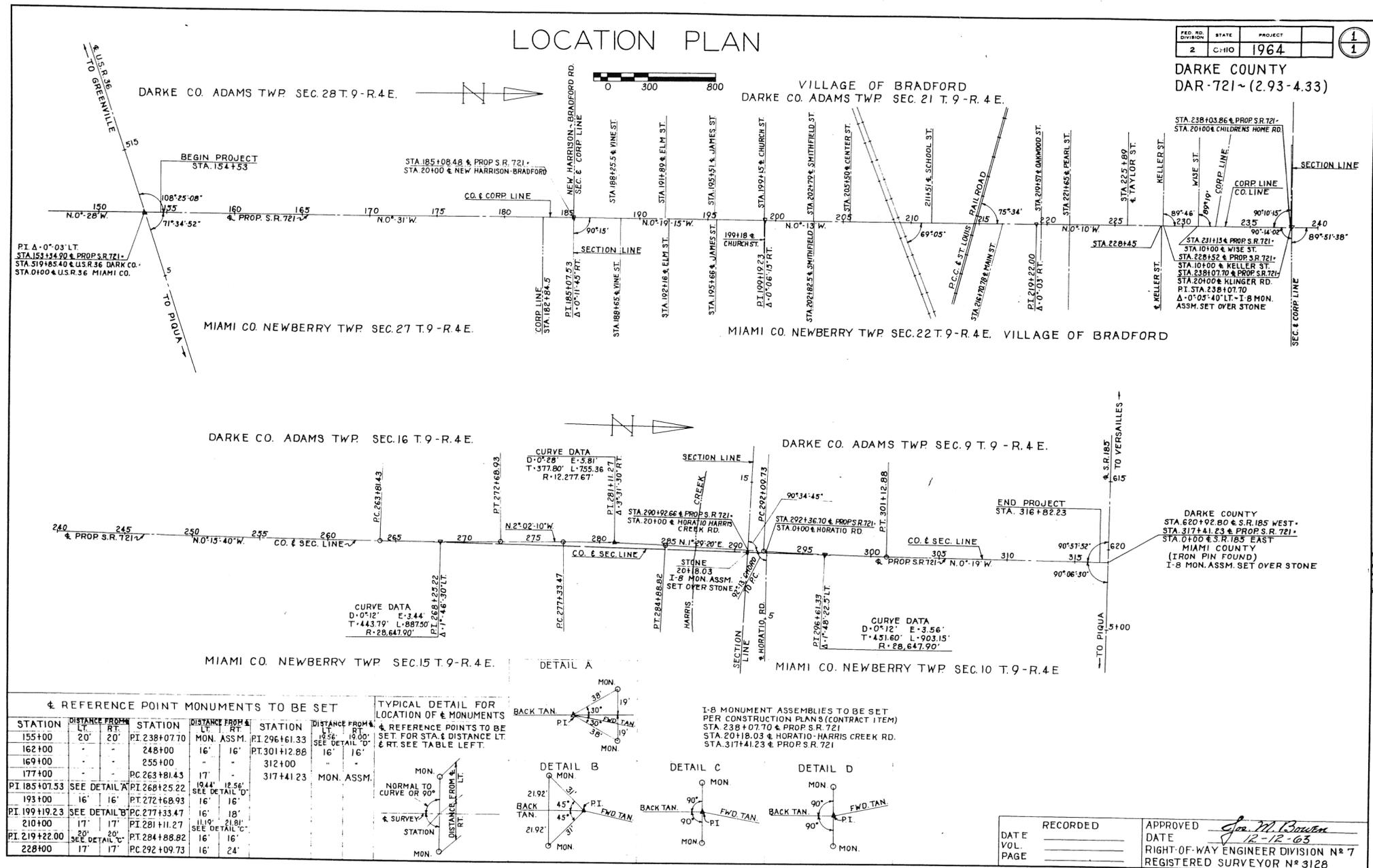
Carl Weiss
 MIAMI COUNTY AUDITOR



SURVEY REFERENCE:
 ENGINEER'S LOT SURVEY VOL. 8; PAGE 134

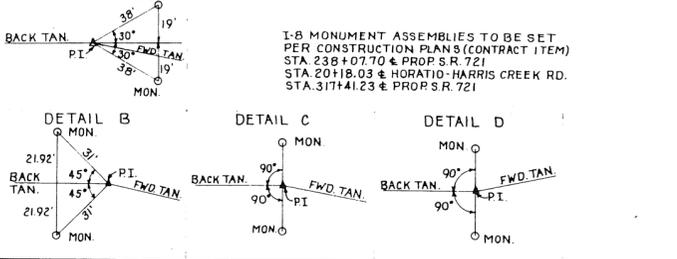
I HEREBY CERTIFY THIS REPLAT
 TO BE A TRUE AND CORRECT
 SURVEY AS SHOWN HEREON.

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



REFERENCE POINT MONUMENTS TO BE SET

| STATION | DISTANCE FROM | STATION | DISTANCE FROM | STATION | DISTANCE FROM |
|--------------|---------------|--------------|---------------|--------------|---------------|
| LT. | RT. | LT. | RT. | LT. | RT. |
| 155+00 | 20' | PI 238+07.70 | | PI 296+61.33 | |
| 162+00 | | 248+00 | 16' | PT 301+12.88 | 16' |
| 169+00 | | 255+00 | | 312+00 | |
| 177+00 | | PC 263+81.43 | 17' | 317+41.23 | MON. ASSM. |
| PI 185+07.53 | SEE DETAIL A | PI 268+25.22 | 16' | | |
| 193+00 | 16' | PT 272+68.93 | 16' | | |
| PI 199+19.23 | SEE DETAIL B | PC 277+33.47 | 16' | | |
| 210+00 | 17' | PI 281+11.27 | 16' | | |
| PI 219+22.00 | SEE DETAIL C | PT 284+88.82 | 16' | | |
| 228+00 | 17' | PC 292+09.73 | 16' | | |



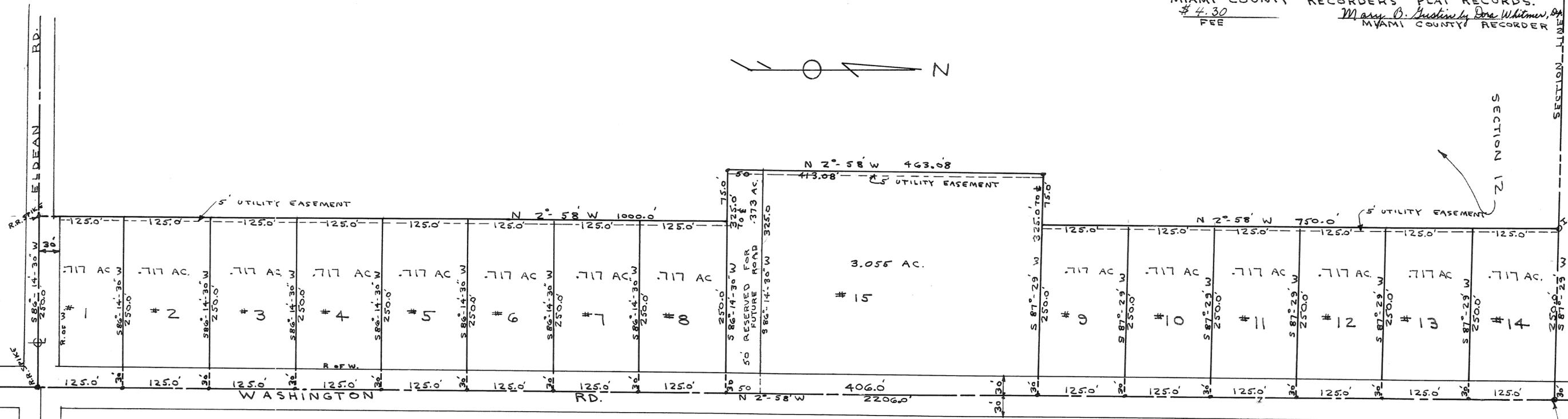
I-B MONUMENT ASSEMBLIES TO BE SET PER CONSTRUCTION PLANS (CONTRACT ITEM) STA 238+07.70 & PROP S.R. 721 STA 20119.03 & HORATIO-HARRIS CREEK RD. STA 317+41.23 & PROP S.R. 721

| | |
|----------|----------|
| RECORDED | APPROVED |
| DATE | DATE |
| VOL. | DATE |
| PAGE | DATE |

REGISTERED SURVEYOR N° 3128

FILE NO. 21748 RECEIVED FOR RECORD THIS 26th DAY OF FEBRUARY 1964 AT 3:09 P.M. PLAT BOOK NO. 8 PAGE NO. 134 OF THE MIAMI COUNTY RECORDERS PLAT RECORDS. \$4.30 FEE Mary O. Justice by Dana Whitmer, Myami County Recorder

WASHINGTON ROAD HOMELAWN SUBDIVISION BEING A SUBDIVISION OF 13471 ACRES IN THE N.E. QUARTER OF SECTION 12, R5, T7, CONCORD TOWNSHIP, MIAMI CO. OHIO.



SCALE 1" = 100'

PROTECTIVE COVENANTS & RESTRICTIONS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AS RESIDENTIAL. NO STRUCTURE SHALL BE ERRECTED OR PERMITTED TO REMAIN ON ANY PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS (EXCEPT LOT #15)
2. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL OR OTHER PURPOSES. (EXCEPT LOT #15)
3. ALL RESIDENCES ERRECTED ON THESE LOTS SHALL HAVE A MIN. MAIN FLOOR AREA OF 1000 SQ. FT. FOR ONE STORY OR 800 SQ. FT. FOR TWO STORY EXCLUSIVE OF OPEN PORCHES OR GARAGE.
4. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERRECTED 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.
5. NO SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT FOR REAL ESTATE SALES PURPOSES WITHIN THE SUBDIVISION.
6. NO BARN, STABLE OR OTHER OUTBUILDINGS FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERRECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT PETS BE PERMITTED. (EXCEPT LOT #15)
7. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIAL OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
8. THESE COVENANTS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1973 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS.
9. THESE COVENANTS SHALL BE ENFORCIBLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
10. INASMUCH AS BUILDINGS PRESENTLY EXIST ON THE LOT DESIGNATED HEREON AS LOT #15, RESTRICTIONS #1, #2 AND #6 SHALL NOT APPLY TO SAID LOT #15.

APPROVED BY MIAMI COUNTY ENGINEER: [Signature] DATE: Feb. 26, 1964

APPROVED BY MIAMI COUNTY PLANNING COMMISSION. [Signature] [Signature] [Signature] DATE: Feb 26, 1964 NO. 971

APPROVED BY MIAMI COUNTY AUDITOR. [Signature] DATE: 2/26/64

NOTES: IN ADDITION TO EASEMENTS SHOWN THERE SHALL BE A 5' UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES.

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF LANDS SHOWN ON THIS PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT, AND ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED. [Signature] OWNER [Signature] WITNESS [Signature] OWNER [Signature] WITNESS

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 25th DAY OF FEBRUARY 1964. [Signature] NOTARY PUBLIC IN AND FOR STATE OF OHIO MY COMMISSION EXPIRES June 15, 1967

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION THIS PLAT WAS APPROVED THIS 25th DAY OF FEBRUARY 1964. [Signature] ACT. PRESIDENT [Signature] SECRETARY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT. [Signature] MARLIN N. HOFFER OHIO SURVEYOR REGIST. # 4740



ANNEXATION

OF

TERRITORY IN SECTIONS 11 and 12 STAUNTON TOWNSHIP
MIAMI COUNTY, OHIO.

TROY OHIO

CERTIFICATION

Extract from Minutes of the Council of the City of Troy, Ohio on March 2, 1964 concerning annexation of territory in Section 11 and 12 Staunton Township -- City of Troy, Miami County, Ohio,

March 2, 1964

"A regular meeting of the City Council was held Monday March 2, 1964 at 7 PM. Present: Kerr, Thokey, Barnett, Fleming, Hobson, Jenkins. Absent: Terrell." "Kerr moved, seconded by Thokey the absence of Terrell be excused, Vote: Yeas: Kerr, Thokey, Barnett, Fleming, Hobson, Jenkins. Nays: None.

"ORDINANCE NO 0-5-64: Ordinance authorizing the annexation OF 168,663 acres of land adjacent to the City of Troy, Ohio, located in Sections 11 and 12, Town 1 Range 10, Staunton Township, Miami County, Ohio. As the transcript of the proceedings of the County Commissioners in the matter of the annexation of 168,663 acres in Staunton Township was filed with the City Auditor on December 26 1963 60 days or more have elapsed since the filing date. Jenkins moved, Kerr seconded that the rule requiring three readings be suspended. Vote: Yeas: Kerr, Thokey, Barnett, Fleming, Hobson, Jenkins. Nays: None. Barnett moved, second by Hobson the Ordinance be adopted. Roll Call for adoption of Ordinance No. 0-5-64. Yeas: Kerr, Thokey, Barnett, Fleming, Hobson, Jenkins. Nays: None. ORDINANCE 0 - 5 - 64 adopted.

Troy Ohio March 9, 1964

In the matter of annexation to the City of Troy, Ohio of territory in Sections 11 and 12 Staunton Township consisting of 168.663 acres of land adjacent to said City of Troy, Ohio. I, the undersigned H. H. Tamplin, Clerk of Council and Auditor of the City of Troy Ohio hereby certify the above is a true copy of the Minutes as pertaining to said annexation, of a meeting of Council of the City of Troy, Ohio held on the 2nd day of March 1964.

Seal City of Troy, Ohio H. H. Tamplin Clerk of Council and Auditor of the City of Troy, Ohio

Dated March 9, 1964

CERTIFICATION

IN THE MATTER OF ANNEXING 168.663 ACRES IN SECTION 11 AND 12 STAUNTON TOWNSHIP, MIAMI COUNTY TO THE CITY OF TROY, OHIO.

Petitioner - - Robert Deeter
Agent - - Robert L. Rudy

I, H. H. Tamplin, Clerk of Council and Auditor of the City of Troy, Miami County, Ohio do hereby certify that the attached is a true copy of Ordinance 0 - 5 - 64 An Ordinance authorizing the annexation of 168.683 acres of land adjacent to the City of Troy, Ohio located in Sections 11 and 12, Town 1 Range 10, Staunton, Township, Miami County, Ohio. Said Ordinance was adopted and approved by Council and the Mayor of said City on March 2nd, 1964.

I further certify that the attached Proof of Publication of Ordinance 0 - 5 - 64 showing publication of March 6, and 13 1964 is true and correct.

Maps attached hereto are true copies of the original map of the territory annexed. The original maps of the territory described in Ordinance 0 - 5 - 64 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 of The City of Troy, Miami County, Ohio

Dated: Mar 18 1964

SEAL City of Troy, Ohio

ORDINANCE NO. 0-5-64

ORDINANCE AUTHORIZING THE ANNEXATION OF 168.663 ACRES OF LAND ADJACENT TO THE CITY OF TROY, LOCATED IN SECTIONS 11 AND 12, TOWN 1 RANGE 10, STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO.

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

SECTION 1. That, in accordance with the petition of Robert Deeter, the annexation of the following described territory in the County of Miami and adjacent to the City of Troy be and the same is hereby authorized and approved:

Situate in the State of Ohio, County of Miami and Township of Staunton and being part of the northwest quarter and the southwest quarter of Section Twelve (12), Town One (1), Range Ten (10), and being a part of Fractional Section Eleven (11), Town One (1), Range Ten (10), more particularly described as follows:

Beginning at an iron pipe which marks the northeast corner of Outlot No. 410 in the City of Troy, Ohio,, (Miami County Recorder's Plat Record Volume 7, Page 116), thence North 84° 57' West, 1144.36 feet with the north line of Outlot No. 410, same being the south line of Section 12, to an iron pin, which marks the southeast corner of Outlot No. 422 in said City; thence North 5° 00' East, 3336.66 feet with the east line of Outlot No. 422, extended, to an iron pin; thence South 84° 59' East, 1787.58 feet to a stone on the half section line of Section 12; thence South 5° 12' West, 3333.00 feet with the half section line to a steel post, which marks the southeast corner of the southwest quarter of Section 12; thence North 85° 34' West, 170.19 feet with the south line of Section 12 to an iron pin; thence North 13° 01' East, 1306.67 feet to an iron pin; thence South 27° 24' East, 482.85 feet to a spike nail in the centerline of State Route No. 55, witness an iron pin 71.81 feet distant on line last described on the highway right-of-way line; thence South 75° 22' West, 867.3 feet with the centerline of State Route No. 55 to a spike nail, witness an iron pin 57.77 feet distant on line next described on the highway right-of-way line; thence North 44° 42' West, 409.42 feet to an iron pin; thence North 5° 17' East, 545.12 feet to a stone at the southeast corner of Outlot No. 410; thence North 5° 06' East, 1129.4 feet with the east line of Outlot No. 410 to the place of beginning.

This complete area contains a total of 168.663 Acres which is divided as follows:

Northwest Quarter of Section 12 (28.490 Acres); Southwest Quarter of Section 12 (108.000)Acres); Fractional Section 11 (32.173 Acres). This area is subject to all legal highways and easements of record,

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 II. That the petitioner is hereby authorized and instructed, upon approval of the signatures of the necessary city officials, to file with the Recorder of Miami County, Ohio, the annexation plat and necessary proceedings thereto.

SECTION III. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the Clerk of this Council.

SECTION IV. That this Ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted March 2, 1964

Edward Ghese President of Council

Approved March 2, 1964

R. D. Steinmetz Mayor

Attest H. H. Tamplin Clerk of Council

PROOF OF PUBLICATION

The State of Ohio)
Miami County)ss:

ROBERT C. GREULICH, being first fully sworn, says that he is General Manager of THE TROY DAILY NEWS, INC. Publishers of 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 6th day of March, 1964

Robert C. Greulich

Sworn to and subscribed before me this 17th day of March, 1964

Printer's Fee \$ 32.73

Notary's Fee \$

Total \$ 32.73

Betty J. O'Connor Notary Public, Miami County, Ohio

BETTY J. O'CONNOR, Notary Public in and for Miami County, Ohio My Commission Expires Dec. 15, 1967 Notary Seal

ORDINANCE NO. 0-5-64

ORDINANCE AUTHORIZING THE ANNEXATION OF 168.664 ACRES OF LAND ADJACENT TO THE CITY OF TROY, LOCATED IN SECTIONS 11 AND 12, TOWN 1 RANGE 10, STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO.

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

SECTION I. That, in accordance with the petition of Robert Deeter, the annexation of the following described territory in the County of Miami and adjacent to the City of Troy be and the same is hereby authorized and approved:

Situate in the State of Ohio, County of Miami and Township of Staunton and being part of the northwest quarter and the southwest quarter of Section Twelve (12), Town One (1), Range Ten (10), and being a part of Fractional Section Eleven (11), Town One (1), Range Ten (10), more particularly described as follows:

Beginning at an iron pipe which marks the northeast corner of Outlot No. 410 in the City of Troy, Ohio, (Miami County Recorder's Plat Record Volume 7, Page 116), thence North 84° 57' West, 1144.36 feet with the north line of Outlot No. 410, same being the south line of Section 12, to an iron pin, which marks the southeast corner of Outlot No. 422 in said City; thence North 5° 00' East, 3336.66 feet with the east line of Outlot No. 422, extended, to an iron pin; thence South 84° 59' East, 1787.58 feet to a stone on the half section line of Section 12; thence South 5° 12' West, 3333.00 feet with the half section line to a steel post, which marks the southeast corner of the southwest quarter of Section 12; thence North 85° 34' West, 170.19 feet with the south line of Section 12 to an iron pin; thence South 13° 01' East, 1306.67 feet to an iron pin; thence South 27° 24' East, 482.25 feet to a spike nail in the centerline of State Route No. 55, witness an iron pin 71.81 feet distant on line last described on the highway right-of-way line; thence South 75° 22' West, 867.3 feet with the centerline of State Route No. 55 to a spike nail, witness an iron pin 57.77 feet distant on line next described on the highway right-of-way line; thence North 44° 42' West, 409.42 feet to an iron pin; thence North 5° 17' East, 545.12 feet to a stone at the southeast corner of Outlot No. 410; thence North 5° 06' East, 1129.4 feet with the east line of Outlot No. 410 to the place of beginning.

This complete area contains a total of 168.663 Acres which is divided as follows: Northwest Quarter of Section 12 (28.490 Acres); Southwest Quarter of Section 12 (108.000 Acres); Fractional Section 11 (32.173 Acres). This area is subject to all legal highways and easements of record,

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 II. That the petitioner is hereby authorized and instructed, upon approval of the signatures of the necessary city officials, to file with the Recorder of Miami County, Ohio, the annexation plat and necessary proceedings thereto.

SECTION III. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the Clerk of this Council.

SECTION IV. That this Ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted March 2, 1964
EDWARD CHASE
President of Council

Approved March 2, 1964

R. D. STEINMETZ
Mayor

Attest H. H. Tamplin
Clerk of Council
March 6, 13

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

IN THE MATTER OF ANNEXING TERRITORY OF SECTIONS 11 AND 12 STAUNTON TOWNSHIP TO THE CITY OF TROY OHIO

Petitioner - - - Robert Deeter
Agent - - - Robert L. Rudy

I, H. H. Tamplin Clerk of Council and 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 11 and 12 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 December 26 1963.

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

Dated March 9, 1964

Seal City of Troy, Ohio

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 11 AND 12, TO THE CITY OF TROY, OHIO:

Robert Deeter, Petitioner

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 "PROOF OF PUBLICATION" from the Troy Daily News, Troy, Ohio; the photo-copies of the "AFFIDAVIT" of the Agent, Robert L. Rudy, and the "STIPULATION" by John E. Fulker and James H. DeWeese, Attorneys, are true and correct copies thereof.

I further certify that the photostat copies of the resolutions, "FILING OF PETITION - HEARING DATE SET", "PUBLIC HEARING HELD - MEETING ADJOURNED" AND "ADJOURNED HEARING HELD - PETITION GRANTED" are true and correct copies of such resolutions and action taken by the Board of Miami County Commissioners on dates of October 14, 1963, December 16, 1963, and December 18, 1963, as recorded in Commissioners' Journal No. 37, Pages 351, 399, 401 and 402, respectively.

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

FILED IN THE Office of City Auditor
DEC 26 1963
H. H. Tamplin
City Auditor

October 14, 1963

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, Ohio:

The undersigned, being all the adult freeholders residing on the following described territory:

Situate in the State of Ohio, County of Miami and Township of Staunton and being part of the northwest quarter and the southwest quarter of Section Twelve (12); Town One (1); Range Ten (10) and being a part of Fractional Section Eleven (11); Town One (1); Range Ten (10), more particularly described as follows:

Beginning at an iron pipe which marks the northeast corner of Outlot No. 410 in the City of Troy, Ohio (Miami County Recorder's Plat Record Volume 7; Page 116), thence North 84 degrees 57' West, 1144.36 feet with the north line of Outlot No. 410, same being the south line of Section 12, to an iron pin, which marks the southeast corner of Outlot No. 422 in said City; thence North 5 degrees 00' East, 3336.66 feet with the east line of Outlot No. 422, extended, to an iron pin; thence South 84 degrees 59' East, 1787.58 feet to a stone on the half section line of Section 12; thence South 5 degrees 12' West, 3333.00 feet with the half section line to a steel post, which marks the southeast corner of the southwest quarter of Section 12; thence North 85 degrees 34' West, 170.19 feet with the south line of Section 12 to an iron pin; thence South 13 degrees 01' East, 1306.67 feet to an iron pin; thence South 27 degrees 24' East, 482.25 feet to a spike nail in the centerline of State Route No. 55, witness an iron pin 71.81 feet distant on line last described on the highway right-of-way line; thence South 75 degrees 22' West, 867.3 feet with the centerline of State Route No. 55 to a spike nail, witness an iron pin 57.77 feet distant on line next described on the highway right-of-way line; thence North 44 degrees 42' West, 409.42 feet to an iron pin; thence North 5 degrees 17' East, 545.12 feet to a stone at the southeast corner of Outlot No. 410; thence North 5 degrees 06' East, 1129.4 feet with the east line of Outlot No. 410 to the place of beginning.

This complete area contains a total of 168.663 Acres which is divided as follows:

Northwest Quarter of Section 12 (28.490 acres); Southwest Quarter of Section 12 (108.000 Acres); Fractional Section 11 (32.173 acres). This area is subject to all legal highways and easements of record.

An accurate map of said real estate is hereto attached and made a part of this petition.

respectfully petition that the above-described territory may be annexed to the City of Troy, Ohio, and do hereby certify that Robert L. Rudy is hereby authorized to act as agent of the petitioners in securing such annexation.

Robert Deeter
Robert Deeter

MONDAY, OCTOBER 14, 1963

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTIONS 11 AND 12 TO THE CITY OF TROY, OHIO

FILING OF PETITION - HEARING DATE SET

(Sections 709.02, 707.05 R. C.)

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

WHEREAS, a petition signed by Robert Deeter has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in Sections 11 and 12, Town 1, Range 10, in Staunton Township, Miami County, Ohio, to the City of Troy, Ohio; such territory being adjacent to the North and East corporation lines of Troy, Ohio, containing 168.663 acres, and being more particularly described in the petition and accompanying map 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 filled in the office of the Auditor of Miami County where it shall be subject to the inspection of any persons interested and shall be for hearing on the 16th day of December, 1963, at ten o'clock A. M., in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and further be it

RESOLVED, that the agent for the petitioner, Robert L. Rudy, 1350 Surrey Road, Troy, Ohio, as designated in the petition, shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing date so that she may give notice as required by law.

The motion to adopt the resolution was seconded by Mr. Rike, with the Board voting as follows: Mr. Straker, yea; Mr. Rike, yea; and Mr. Wilgus, yea.

PROOF OF PUBLICATION

The State of Ohio)ss:
Miami County)

ROBERT C. GREULICH, being first duly sworn, say that he is General Manager of

THE TROY DAILY NEWS, INC. Publishers of 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 Thursday of each week for 6 weeks, beginning on the 17th day of October, 19 63

Sworn to and subscribed before me this 22nd day of November, 19 63

Robert C. Greulich
Notary Public, Miami County, Ohio
Betty J. O'Connor, Notary Public
In and for Miami County, Ohio
My Commission Expires Dec. 15, 1967

NOTARY SEAL

Printer's Fee \$ 62.92
Notary's Fee \$.80
Total \$ 63.72

LEGAL NOTICE

Notice is hereby given that on the 4th day of October, 1963, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition filed by all of the adult freeholders residing in the following described territory:

Situate in the State of Ohio, County of Miami and Township of Staunton and being part of the northwest quarter and the southwest quarter of Section Twelve (12); Range Ten (10) and being a part of Fractional Section Eleven (11); Town One (1); Range (10), more particularly described as follows:

Beginning at an iron pipe which marks the northeast corner of Outlot No. 410 in the City of Troy, Ohio (Miami County Recorder's Plat Record Volume 7; Page 116), thence North 84 degrees 57' West, 1144.36 feet with the north line of Outlot No. 410, same being the south line of Section 12, to and iron pin, which marks the southeast corner of Outlot No. 422 in said City; thence North 5 degrees 00' East, 3336.66 feet with the east line of Outlot No. 422, extended, to an iron pin; thence South 84 degrees 59' East, 1787.58 feet to a stone on the half section line of Section 12; thence South 5 degrees 12' West, 3333.00 feet with the half section line to a steel post, which marks the southeast corner of the southwest quarter of Section 12; thence North 85 degrees 34' West, 170.19 feet with the south line of Section 12 to an iron pin; thence South 13 degrees 01' East, 1306.67 feet to an iron pin; thence South 27 degrees 24' East, 482.85 feet to a spike nail in the centerline of State Route No. 55, witness an iron pin 71.81 feet distant on line last described on the highway right-of-way line; thence South 75 degrees 22' West, 867.3 feet with the centerline of State Route No. 55 to a spike nail, witness an iron pin 57.77 feet distant on line next described on the highway right-of-way line; thence North 44 degrees 42' West, 409.42 feet to an iron pin; thence North 5 degrees 17' East, 545.12 feet to a stone at the southeast corner of Outlot No. 410; thence North 5 degrees 06' East, 1129.4 feet with the east line of Outlot No. 410 to the place of beginning.

This complete area contains a total of 168.663 Acres which is divided as follows: Northwest Quarter of Section 12 (28.490 acres); Southwest Quarter of Section 12 (108.000 acres); Fractional Section 11 (32.173 acres). This area is subject to all legal highways and easements of record, praying therein that said territory be annexed to the City of Troy, Ohio, 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 16th day of December, 1963 at 10:00 o'clock A. M. as the time for hearing said petition at the Office of the Miami County Commissioners, Courthouse Building, Troy, Ohio.

ROBERT L. RUDY,
Agent for Petitioners.

JOHN E. FULKER, Attorney.
Oct. 17, 24, 31, Nov. 7, 14, 21

AFFIDAVIT

State of Ohio, Miami County, ss:

Robert L. Rudy, Being first duly sworn according to law, deposes and says that he is Agent for the petitioners in certain annexation proceedings for real estate described in the attached Legal Notice, which proceedings are on file with the Board of Commissioners of the County of Miami, State of Ohio.

That as such Agent for the petitioners he did cause a notice containing the substance of the petition, and the time and place where the same will be heard, to be published in the Troy Daily News, a newspaper printed and of general circulation in the county, for a period of six consecutive weeks, and that he did also cause a copy of the attached notice to be posted in a conspicuous place within the limits of the real estate proposed to be attached, not less than six weeks prior to the time fixed for said hearing.

Robert L. Rudy
Robert L. Rudy
Agent for the Petitioners

Sworn to before me and subscribed in my presence by the said Robert L. Rudy, Agent for the petitioners, this 13th day of December, 1963.

John E. Fulker
John E. Fulker
Notary Public
State of Ohio
My Comm. has no Expiration date.

LEGAL NOTICE

Notice is hereby given that on the 4th day of October, 1963, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition filed by all of the adult freeholders residing in the following described territory:

Situate in the State of Ohio, County of Miami and Township of Staunton and being part of the northwest quarter and the southwest quarter of Section Twelve (12); Town One (1); Range Ten (10) and being a part of Fractional Section Eleven (11); Town One (1); Range Ten (10), more particularly described as follows:

Beginning at an iron pipe which marks the northeast corner of Outlot No. 410 in the City of Troy, Ohio, (Miami County Recorder's Plat Record Volume 7; Page 116), thence North 84 degrees 57' West, 1144.36 feet with the north line of Outlot No. 410, same being the south line of Section 12, to and iron pin, which marks the southeast corner of Outlot No. 422 in said City; thence North 5 degrees 00' East, 3336.66 feet with the east line of Outlot No. 422, extended, to an iron pin; thence South 84 degrees 59' East, 1787.58 feet to a stone on the half section line of Section 12; thence South 5 degrees 12' West, 3333.00 feet with the half section line to a steel post, which marks the southeast corner of the southwest quarter of Section 12; thence North 85 degrees 34' West, 170.19 feet with the south line of Section 12 to an iron pin; thence South 13 degrees 01' East, 1306.67 feet to an iron pin; thence South 27 degrees 24' East, 482.85 feet to a spike nail in the centerline of State Route No. 55, witness an iron pin 71.81 feet distant on line last described on the highway right-of-way line; thence South 75 degrees 22' West, 867.3 feet with the centerline of State Route No. 55 to a spike nail, witness an iron pin 57.77 feet distant on line next described on the highway right-of-way; thence North 44 degrees 42' West, 409.42 feet to an iron pin; thence North 5 degrees 17' East, 545.12 feet to a stone at the southeast corner of Outlot No. 410; thence North 5 degrees 06' East, 1129.4 feet with the east line of Outlot No. 410 to the place of beginning.

This complete area contains a total of 168.663 Acres which is divided as follows:

Northwest Quarter of Section 12 (28.490 acres); Southwest Quarter of Section 12 (108.000 acres); Fractional Section 11 (32.173 acres). This area is subject to all legal highways and easements of record.

praying therein that said territory be annexed to the City of Troy, Ohio, 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 16th day of December, 1963 at 10:00 o'clock A.M. as the time for hearing said petition at the Office of the Miami County Commissioners, Courthouse Building, Troy, Ohio.

Robert L. Rudy, Agent for
Petitioners

John E. Fulker
Attorney

Please publish the above notice once each week for six consecutive weeks.

John E. Fulker

(S) James H. DeWeese
Attorney for Miami-East School
Board and County Commissioners

(S) John E. Fulker
John E. Fulker
Attorney for Robert L. Rudy,
Agent for the Petitioner "

And,

WHEREAS, consideration has been given such "Stipulation" by the Board and it is determined by them that the statements made in such "Stipulation" were not sufficient reasons to deny the petition for annexation, therefore be it

RESOLVED, by the Board of Miami County Commissioners, State of Ohio, that:

- (1) The petition of Robert Deeter 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 person whose name is subscribed to the petition is a majority of the adult freeholders residing on 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 Robert Deeter, 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 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. Straker, with the Board voting as follows: Mr. Straker, yea; Mr. Rike, yea; and Mr. Wilgus, yea.

* * * * *

Received: April 22, 1964
Recorded: May 4, 1964
Receiving Time: 12:00 o'clock noon
Number: Plat 21834
Proceedings 22855
Plat Fee: \$4.30
Proceedings Fee: \$20.00
Mary B. Gustin, Recorder
Dora Whitman, Deputy
Plat Book 8 Pages 135 A, B, C, D, & E.
Recorder

Plat Book 8 Page 136
 Miami County Recorder's
 Record of Plats
 Received for Record this 12th day
 of March 1964. 4
 File No. 22024 Fee 4.30
Mary B. Austin
 MIAMI COUNTY RECORDER

Numbered to designate inlots and
 transferred this 14th day of March 1964
 Fee 10
Carl Blenio
 MIAMI COUNTY AUDITOR

Plat
 of
 Part of O.L. 281
 in the
 City of Piqua, Ohio
 for
 Dallas G. & Esther A. Pohlshneider

The purpose of this survey is to divide the tract shown into two inlots
 as approved by City of Piqua, Ohio Resolution No. 852

Approved Robert H. Roth Jr.
 ROBERT H. ROTH JR. CITY ENGINEER

We the undersigned, being the owners of the land herein platted
 do hereby voluntarily consent to the execution of this plat.

Esther Pohlshneider MOTHER
Dallas G. Pohlshneider SON

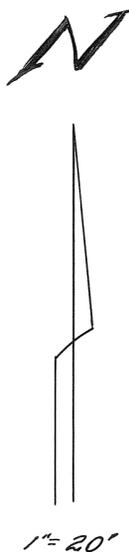
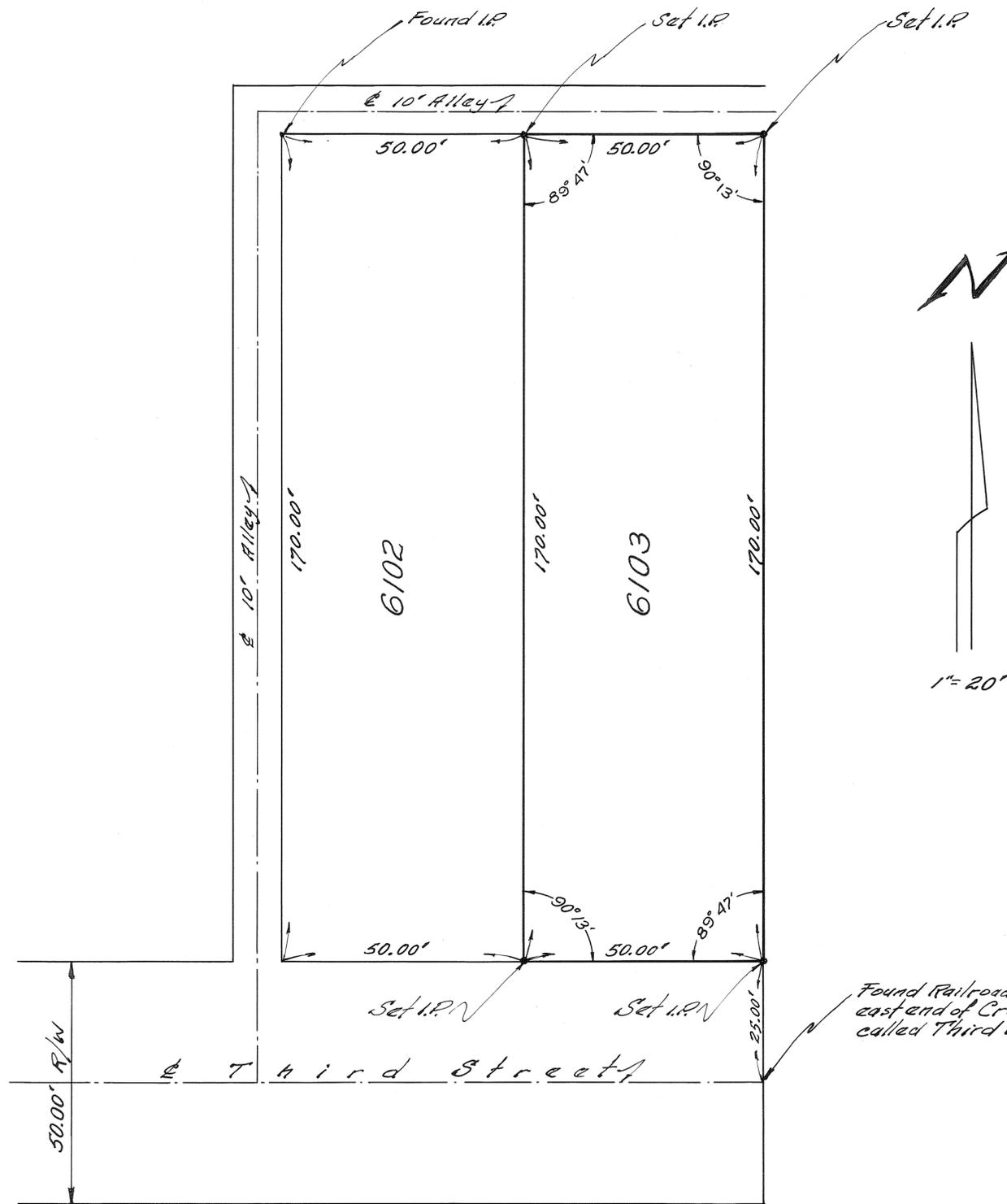
State of Ohio, County of Miami ss.
 Be it remembered that on this 13 day of March 1964
 before me, the undersigned, a notary public in and for said
 county and state personally came Dallas G. & Esther A. Pohlshneider,
 to me known, and acknowledged the signing and execution of the
 within plat to be their voluntary act and deed.

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

Mabel D. Kiefer
 Notary Public in and for Miami County, Ohio

My commission expires July 21-1967

Surveyed by Robert H. Roth Jr.
 ROBERT H. ROTH JR. REG. SURVEYOR #4690
 Feb 22, 1964



SUNSET GARDENS - SEC. 2

PART OF OUTLOT 105

PIQUA, OHIO

BOOK 8 PAGE 138
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS



DESCRIPTION

Being a subdivision of 2.538 Ac. of part of O.L. 105 as conveyed to Mid-Continent Properties, Inc. by deed recorded in Vol. 384 Page 614 of the Miami County Record of Deeds.

DEDICATION

We, the undersigned, being all the owners and lien holders of the land herein plotted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the 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.

Daniel D. Turner
WITNESS
Robert A. Pratt
WITNESS

Edwin H. Barnes
EDWIN BARNES EXECUTIVE PRESIDENT
J. Richard Gaies
J. RICHARD GAIES SECRETARY

STATE OF OHIO, MIAMI COUNTY SS:

Be it remembered that on this 18th day of April, 1964, before me, the undersigned, a notary public in and for said county and state, personally came Mid-Continent Properties, Inc. by its executive vice-president Edwin Barnes and its secretary J. Richard Gaies, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Robert A. Pratt
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

FILE No. 22906
Received for record 2:08 PM April 23, 1964
Recorded in plot book No. 8 Pg. 138
Fee \$ 4.30

Mary D. Levine
MIAMI COUNTY RECORDER

Approved and transferred this 23rd day of April, 1964
Paul Wilson
MIAMI COUNTY AUDITOR

PROTECTIVE COVENANTS

1. All lots in this tract shall be known and described as residential. No structures shall be erected 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.
2. No lot shall hereafter be subdivided into parcels for additional residential purposes.
3. No building shall be located closer than (6) feet to any side lot line, nor shall the sum of the side yard spaces be less than (14) feet, and said structure shall not be located nearer the front lot line than the indicated set-back lines, shown on the record plan, nor nearer the lot line than (40) feet. Rear yard of corner lots may be less than (40) feet. The above covenant does not include steps, awns or open porches.
4. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than (150) square feet for the case of a one story or one and one half story structure, or (550) square feet for tri-level or two story structures.
5. No trailer, basement tent, shack, garage, barn or other outbuilding erected in this plot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade 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, except "FOR SALE" signs shall be erected on any lot in this subdivision.
8. No barn, stable or other outbuildings for housing domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry except pets be permitted.
9. No fence shall be erected nearer the front lot line than (30) feet, unless same shall be a hedge or shrub growth not to exceed (4) feet in height.
10. The premises shall be kept neat and clean, the buildings well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles, or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot.
11. 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 1 April, 1984 at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the then owners of the lots it is agreed to change said covenants in whole or in part.
12. Invalidation of any one of these covenants by judgement or court order shall in no way affect of the other provisions which shall remain in full force and effect.
13. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.

At a meeting of the City of Piqua Planning Commission held this 20 day of April, 1964 this plat and restrictions were approved.

John Stouder
E. N. Beach CHAIRMAN
Robert D. Goltz SECRETARY

At a meeting of the City Commission of the City of Piqua held this 20 day of April, 1964 this plat and restrictions were approved by ordinance no. _____

Donald F. Sample
Chas. H. Morrison
Jack Wilson

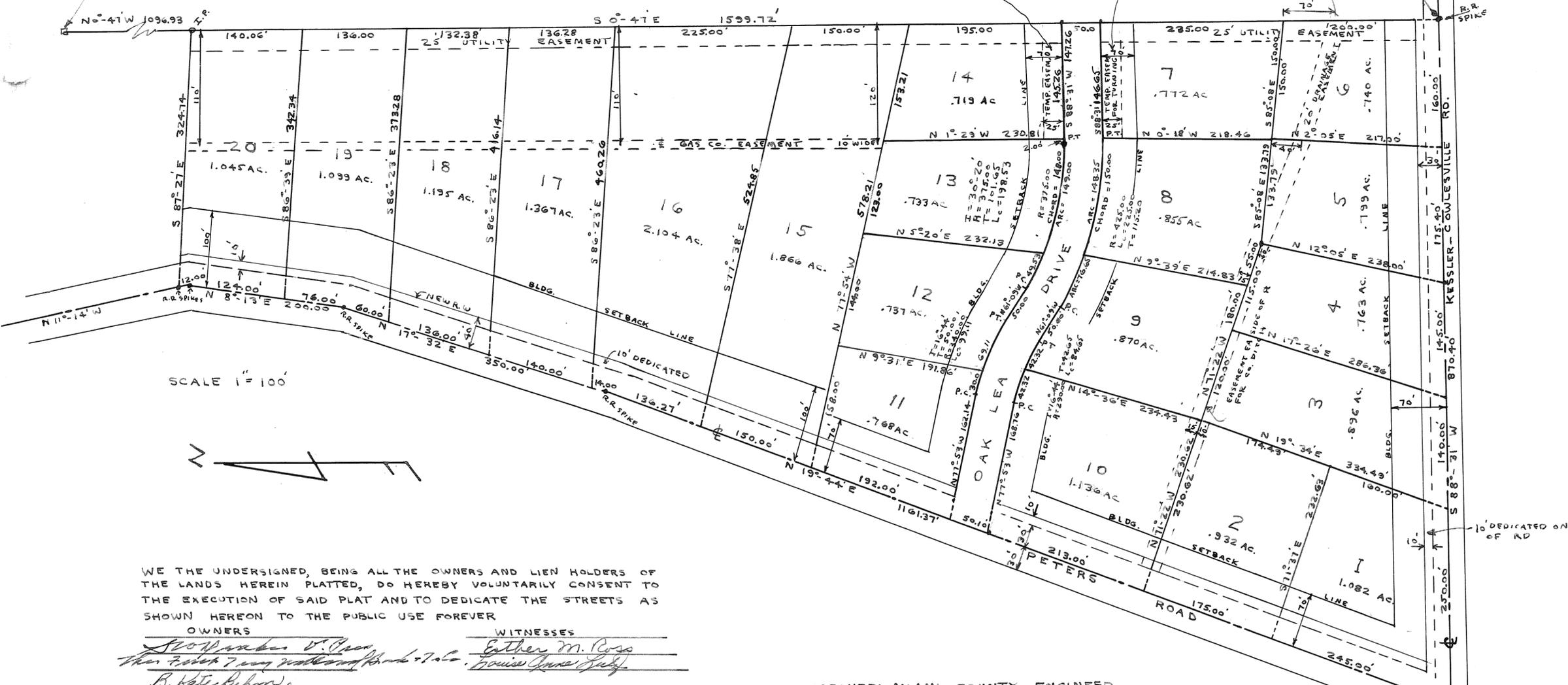


I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances measured along the arc.

Daniel D. Turner
DANIEL D. TURNER REGISTERED SURVEYOR #4807

| | | |
|---|--------------------|-----------------|
| PLAT OF SUNSET GARDENS # 2 FOR MID-CONTINENT PROPERTIES INC. PIQUA OHIO | | |
| DANIEL D. TURNER & ASSOC. TROY, OHIO | | |
| • CIVIL ENGINEER • SURVEYOR • | | |
| DATE APRIL 1964 | DRAWN BY R.M. | SHEET NO 1/1 |
| FILE NO. | CHECKED BY D.T. | SCALE: 1"=60' |

TALL OAKS SUBDIVISION SHEET 1 OF 2
 BEING A SUBDIVISION OF 21.207 ACRES IN
 SE QUARTER OF SECTION 8, T4, R6, MONROE TWP.



May B. Gusten
 Miami County Recorder

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

OWNERS

WITNESSES

Stowman D. Dean *Esther M. Ross*
John Robert Young *Hazel Clouston*
B. Kate Behm
Harold C. Behm

STATE OF OHIO, MIAMI COUNTY, S.S.
 BE IT REMEMBERED THAT ON THIS 14th DAY OF APRIL 1964,
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
 SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED
 PARTIES 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.

Esther M. Ross
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES October 18, 1968

AT A MEETING OF THE TROY CITY PLANNING AND ZONING
 COMMISSION HELD THIS 14 DAY OF APRIL 1964 THIS PLAT WAS
 APPROVED

John A. M. Maken *Hazel Clouston*
 PRESIDENT SECRETARY

APPROVED: MIAMI COUNTY ENGINEER

Arthur D. Haddad
 DATE: May 11, 1964

APPROVED: MIAMI COUNTY PLANNING
 COMMISSION:

Luther Peake
Herschel Straker
Adam Wilgus
 DATE: May 11, 1964

APPROVED: MIAMI COUNTY COMMISSIONERS

Luther Peake
Herschel Straker
Adam Wilgus
 DATE: May 11, 1964
 Plat No. 998

APPROVED: MIAMI COUNTY AUDITOR

Carl Davis *C. Shambaugh*
 DATE: May 11, 1964

NOTE: IN ADDITION TO EASEMENTS SHOWN A 5' UTILITY
 EASEMENT IS HEREBY GRANTED ALONG EACH SIDE
 OF ALL INTERIOR LOT LINES.

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

Marlin N. Hoffer
 MARLIN N. HOFFER
 OHIO REGISTERED SURVEYOR # 4740



TALL OAKS SUBDIVISION

MIAMI COUNTY, OHIO
RESTRICTIVE COVENANTS

SHEET NO. 2

THESE RESTRICTIONS APPLY TO EVERY LOT IN THIS PLAT AS SHOWN HEREIN.

PLATBOOK 8 PAGE NO. 139-A
MIAMI COUNTY RECORDERS PLATBOOK
RECEIVED FOR RECORD THIS 11TH DAY
OF MAY 1964 AT 8:57 AM
FILE NO 23347 FEE \$4.30

I. LAND USE AND BUILDING TYPE.

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING. NO COMMERCIAL ENTERPRISE OF ANY NATURE SHALL BE ENTERED INTO BY THE OWNERS AND / OR OCCUPANTS OF PROPERTY IN THIS SUBDIVISION, EXCEPT LOT 16 SHALL BE PERMITTED ONE RECREATIONAL BUILDING NOT TO BE USED AS A RESIDENCE.

2. DWELLING SIZE.

FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CAR PORTS OR PATIOS SHALL NOT BE LESS THAN 1600 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 2000 SQUARE FEET FOR SPLIT LEVEL DESIGN AND 1200 SQUARE FEET ON FIRST FLOOR OF TWO STORY OR ONE AND ONE-HALF STORY STRUCTURES.

3. BUILDING LOCATION.

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT, REAR OR SIDE PROPERTY LINE THAN THE MINIMUM SETBACK PROVIDED ON THE RECORDED PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN TWENTY FIVE (25) FEET TO ANY INTERIOR LOT LINE.

4. DIVISION OF LOTS.

NO LOT OR LOTS SHALL BE HERE-AFTER SUBDIVIDED INTO ADDITIONAL LOT OR LOTS.

5. OTHER BUILDINGS.

NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

6. FENCES.

ANY FENCING OR HEDGES THAT MAY BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE PUT IN OR ALLOWED TO REMAIN NEARER THE STREET THAN THE MINIMUM BUILDING SETBACK LINE OR LINES. NO BARBED WIRE, FIELD FENCING OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPER AT ANY LOCATION EXCEPT ALONG THE NORTH AND EAST PROPERTY LINE OF SAID PLAT.

7. GRADE.

THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLAT PLAN AND APPROVED BY THE DEVELOPER AND THE PLAT ENGINEER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSES SHALL FRONT ON A STREET AS SHOWN ON THE RECORDED PLAT.

8. NUISANCES.

NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE IN THE NEIGHBORHOOD.

9. TEMPORARY STRUCTURES.

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

10. SIGNS.

NO SIGN OF ANY KIND SHALL BE PLACED FOR PUBLIC VIEW ON ANY LOT EXCEPT ONE (1) SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION.

II. LIVE STOCK AND POULTRY.

NO ANIMAL, LIVE STOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

12. GARBAGE AND REFUSE DISPOSAL.

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 STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN AN ATTRACTIVE, CLEAN AND SANITARY MANNER.

13. METERS AND UTILITY SERVICE BOXES.

NO EXPOSED UTILITY SERVICE BOXES OR UTILITY SERVICE METERS SHALL BE PERMITTED IN ANY FRONT YARD AREA.

14. BUILDING PLAN.

THE PURCHASER OF ANY LOT PRIOR TO ERECTION OF ANY BUILDINGS SHALL SUBMIT DETAILED PLANS AND SPECIFICATIONS OF SUCH BUILDING TO A COMMITTEE TO BE APPOINTED BY THE DEVELOPER FOR THEIR GENERAL APPROVAL AS TO COMPLIANCE WITH THESE RESTRICTIONS AND GENERAL LAY-OUT OF SAID SUBDIVISION. THEY SHALL BE RETURNED TO THE LOT OWNER WITHIN THIRTY (30) DAYS AFTER SUBMISSION TO THE COMMITTEE AND IF THE SAME FOR ANY REASON ARE NOT APPROVED, OR AMENDMENTS THERETO, THE DEVELOPER SHALL BE OBLIGATED TO REFUND THE PURCHASE PRICE OF SAID PROPERTY TO THE PURCHASER.

15. OPTION TO PURCHASE.

THERE IS FURTHER GRANTED BY EACH PURCHASER TO THE DEVELOPER THE FIRST REFUSAL TO PURCHASE THE PROPERTY OWNED BY SAID PURCHASER SHOULD SAID PURCHASER DESIRE TO SELL IT, AT ANY PRICE TO BE DETERMINED BY SAID PURCHASER, WHICH HAS BEEN OFFERED BY THE PROSPECTIVE BUYER ON THE OPEN MARKET. SAID PURCHASER SHALL GIVE THE DEVELOPER FIFTEEN (15) DAYS WRITTEN NOTICE OF INTENT TO SELL AND THE PRICE AND IF THE OPTION HEREIN GRANTED IS NOT EXERCISED WITHIN THE FIFTEEN DAY PERIOD, THE PURCHASER MAY SELL WITHOUT RESERVATION.

16. CREEK.

SAID LOT OWNERS SHALL NOT IN ANY WAY CONTAMINATE, RESTRICT OR OBSTRUCT THE NATURAL FLOW OF THE CREEK UPON SAID PREMISES AS IT PRESENTLY EXISTS.

17. TIME OF COVENANTS AND RESTRICTIONS.

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 AUGUST 1, 1985, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS.

18. INVALIDATION OF COVENANTS.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

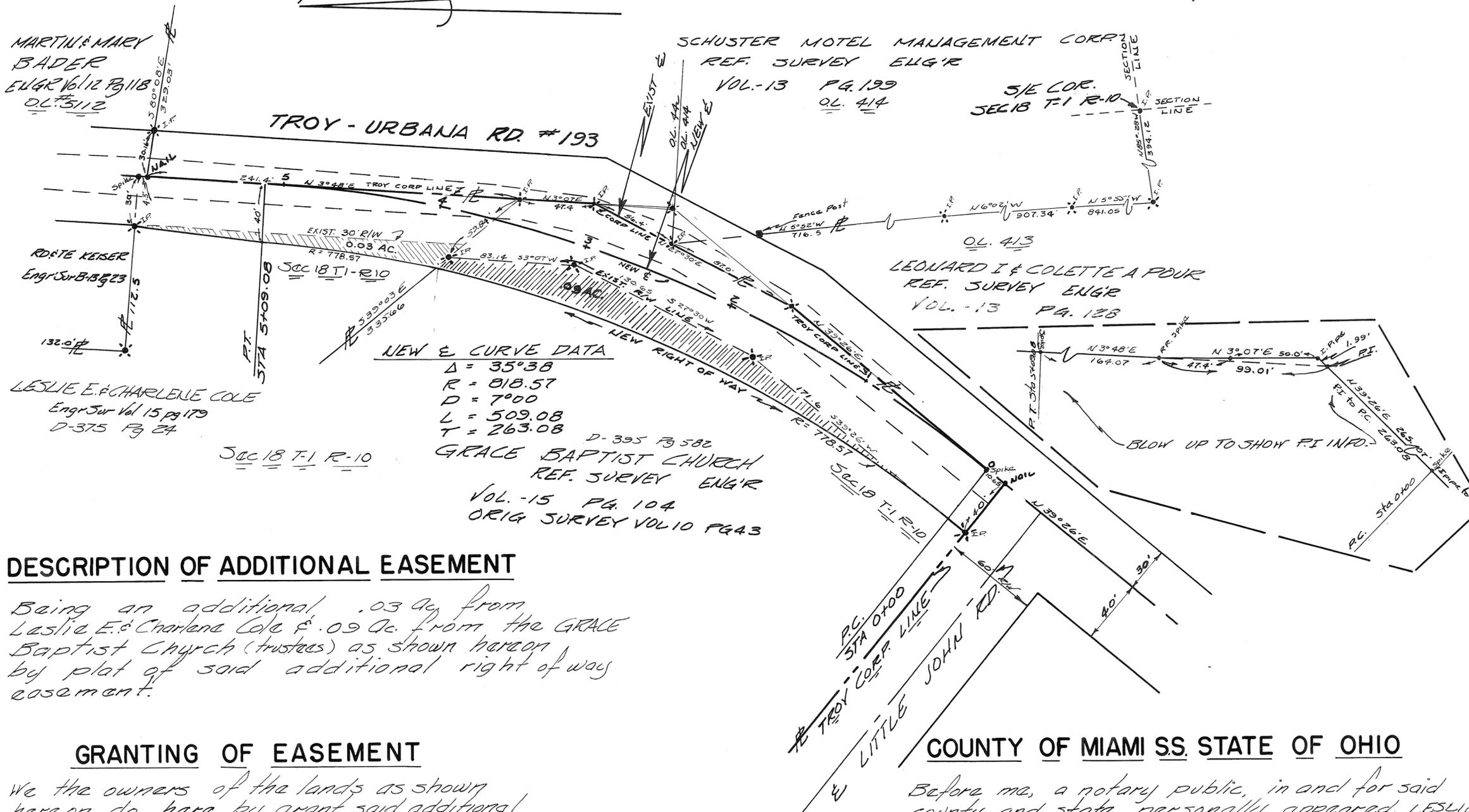
19. ENFORCEMENT OF COVENANTS.

THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

TROY - URBANA ROAD # 193

**ADDITIONAL EASEMENT FOR RIGHT OF WAY PURPOSES
T-1 R-10 SEC-18 STAUNTON TWP. MIAMI CO, OHIO**

FILE NO. 23384
RECEIVED FOR RECORD 1:30 5-11-1964
RECORDED IN PLAT BOOK NO. 8 PG. 171
Mary B. Guerin
MIAMI COUNTY RECORDER



DESCRIPTION OF ADDITIONAL EASEMENT

Being an additional .03 ac. from Leslie E. & Charlene Cole & .09 ac. from the Grace Baptist Church (trustees) as shown hereon by plat of said additional right of way easement.

GRANTING OF EASEMENT

We the owners of the lands as shown hereon do here by grant said additional right of way to the public for road purposes, clear of all obstructions which interfere with the road improvement and for maintenance of the highway at the time of improvements.

Arthur D. Haddad
WITNESS

Leslie E. Cole
LESLIE E. COLE

M. M. Bunnell
WITNESS

Charlene Cole
CHARLENE COLE

Proceedings Recorded in
Commissioners Journal 37
Pg. 528

COUNTY OF MIAMI SS. STATE OF OHIO

Before me, a notary public, in and for said county and state personally appeared, LESLIE E. & CHARLENE COLE; GRACE BAPTIST CHURCH (trustees) who acknowledged the signing of this plat for the purposes mentioned to be their voluntary act and deed. In testimony whereof I have hereunto set my hand and seal this day 25 of March 1964.

M. M. Bunnell
NOTARY PUBLIC

APPROVED March 30 1964

Arthur D. Haddad
MIAMI COUNTY ENGR

APPROVED May 6 1964

Luther Pike

Herschel Straker

Adam Wilgus
BOARD OF COMMISSIONERS OF MIAMI CO.

DWG. BY P.M.

Arthur D. Haddad
WITNESS

M. M. Bunnell
WITNESS

John Markley
JOHN MARKLEY
CHAIRMAN BOARD OF DEACONS
GRACE BAPTIST TEMPLE

RECORDER'S PLAT BOOK 8 PAGE 142
RECEIVED FOR RECORD THIS 15 DAY OF MAY
FILE NO. 23479 FEB 24 30

Mary B. Guatin
Miami County Recorder

DEDICATION

AS THE UNDERSIGNED BEING ALL THE OWNERS AND
LEASEHOLDERS OF THE LAND DESCRIBED IN THE WITHIN
PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF
THIS PLAT OF VALLEYBROOK FARMS SUBDIVISION NO. 1

SHROYER BROTHERS
Franklin S. Shroyer, Philip Oldham, Witness
Dean E. Shroyer, Philip Oldham, Witness
Joe Wagner

STATE OF OHIO, COUNTY OF MIAMI, SS:
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN
AND FOR MIAMI COUNTY, THE ABOVE SIGNED
PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE
THEIR VOLUNTARY ACT AND DEED THIS 29 DAY OF
April 1964.

Carmine Van Horn
Notary Public ERMINA VAN HORN, Notary Public
My commission expires March 31, 1965

APPROVED CITY OF TROY PLANNING & ZONING COMMISSION
John A. Mink
President
Hazel Clawson
Secretary
DATE: MAY 12 - 1964

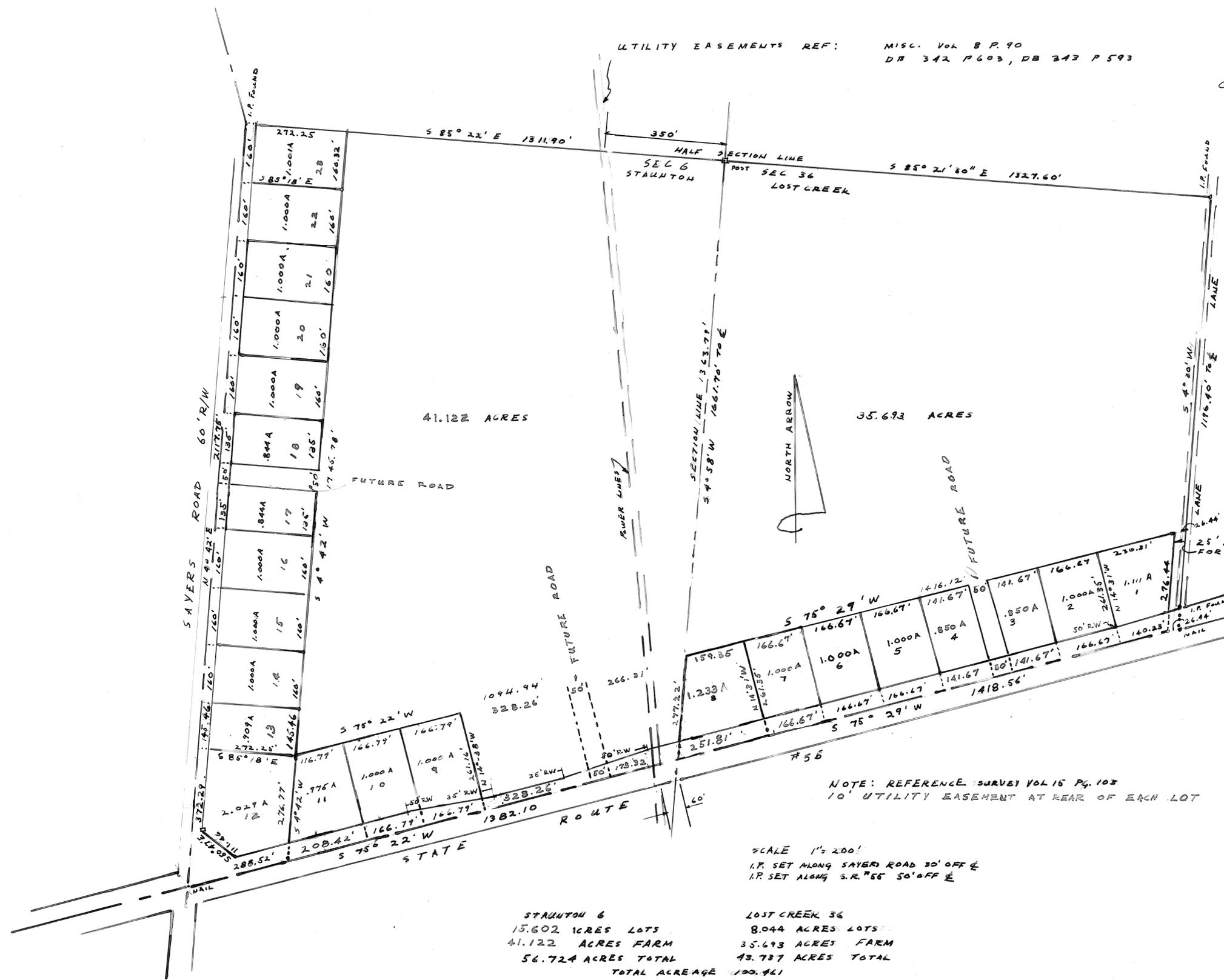
APPROVED MIAMI COUNTY ENGINEER
Arthur D. Hessel
DATE: MAR. 30, 1964

APPROVED MIAMI COUNTY PLANNING COMMISSION
Luther Pike
Herschel Straker
Adam Wilgus
DATE: April 6, 1964 No. 980

APPROVED MIAMI COUNTY AUDITOR
Earl Harris
DATE: May 15, 1964

Note:
See Misc. BK 16-17, 31
for amendments to Restrictions

UTILITY EASEMENTS REF: MISC. Vol 8 P. 90
DB 342 P 603, DB 343 P 593



NOTE: REFERENCE SURVEY VOL 15 Pg. 103
10' UTILITY EASEMENT AT REAR OF EACH LOT

SCALE 1"=200'
I.P. SET ALONG SAYERS ROAD 30' OFF E
I.P. SET ALONG S.R. #56 50' OFF E

STAUNTON 6
15.602 ACRES LOTS
41.122 ACRES FARM
56.724 ACRES TOTAL

LOST CREEK 36
8.044 ACRES LOTS
35.693 ACRES FARM
43.737 ACRES TOTAL
TOTAL ACREAGE 100.461



Mary B. Guatin
Miami County Recorder

VALLEYBROOK FARMS SUBDIVISION NO. 1

Sheet 2 of 2 Sheets

COVENANTS

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE AND IN CONSIDERATION OF THE INCORPORATION OF LIKE COVENANTS AND ANY AND ALL CONVEYANCES OF OTHER SUBLOTS IN SAID PLAT, THE GRANTEE HEREIN, FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, HEREBY COVENANTS AND AGREES TO AND WITH THE SAID GRANTOR, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, FOR THE USE AND BENEFIT OF SAID GRANTOR, HIS SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND OF EVERY OTHER PERSON WHO SHALL OR MAY BECOME THE OWNER OF, OR HAVE ANY TITLE DERIVED IMMEDIATELY OR REMOTELY FROM, THROUGH OR UNDER THE SAID GRANTOR, HIS SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, TO ANY LOT OR PARCEL OF LAND SITUATED IN SAID PLAT AS FOLLOWS:

1. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE WHATEVER OTHER THAN ONE PRIVATE DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY ONLY, WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND/OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
2. NO DWELLING LESS THAN 1,200 SQ. FT. LIVING AREA NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES.
3. NO PART OF SUCH DWELLING HOUSE OR GARAGE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE, NOR WITHIN 15 FEET OF EITHER SIDE LOT LINE OF SAID PREMISES.
4. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITIONAL PARCELS FOR RESIDENTIAL PURPOSES.
5. NOTHING SHALL BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.

*Note -
See Misc. BK. 16 - Pg. 31
for amendments to
Restrictions*

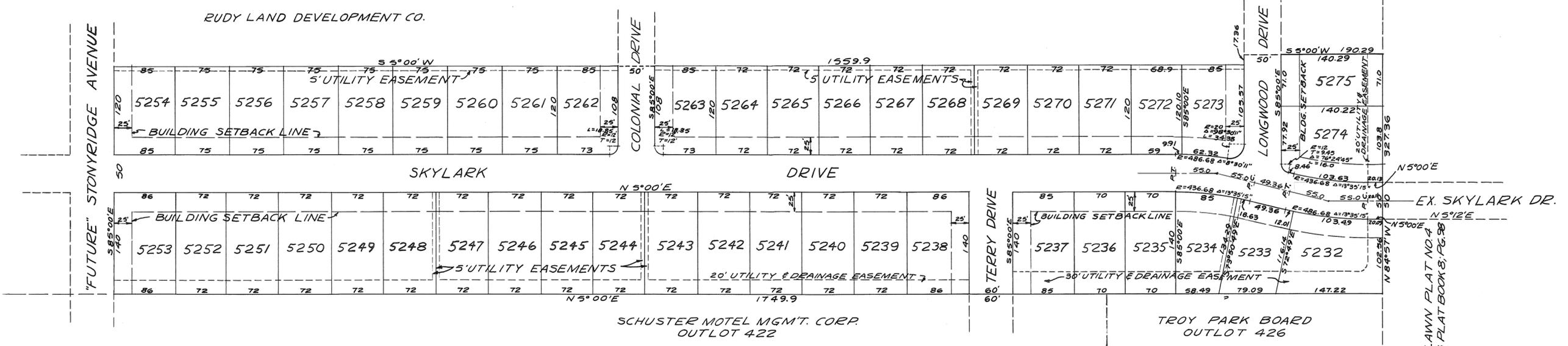
6. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON SAID PREMISES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
 7. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVICE OF ANY KIND OTHER THAN A "FOR RENT" SIGN.
 8. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 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 IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.
- IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFULL FOR ANY OTHER PERSON OR PERSONS OWNING REAL ESTATE SITUATE IN SAID PLAT TO PROSECUTE ANY LEGAL OR EQUITABLE ACTION AGAINST HIM TO RESTRAIN HIM FROM SO DOING OR TO RECOVER DAMAGES DUE HIM BY REASON THEREOF. INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS UNLESS SPECIFICALLY INTENDED.



HERITAGE HILLS - SECTION ONE
 REPLATTED SUBDIVISION OF 12.530 ACRES OF OUTLOT 430
 CITY OF TROY, MIAMI COUNTY, OHIO
 SCALE: 1"=100'



Mary B. Austin by Dora Whitmer,
 MIAMI COUNTY RECORDER dep.



DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN-HOLDERS OF THE LANDS SHOWN 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.

RUDY LAND DEVELOPMENT CO.

Robert L. Rudy PRESIDENT
Grace A. Rudy SECRETARY
Burley B. Cole WITNESS
[Signature] WITNESS

PEOPLES BUILDING & SAVINGS ASSOCIATION-TROY, OHIO

J. Cameron Dungan PRESIDENT
H. N. Ross SECRETARY
[Signature] WITNESS
[Signature] WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED J. CAMERON DUNGAN PRESIDENT, AND H. N. ROSS SECRETARY OF PEOPLES BUILDING AND SAVINGS ASSOCIATION OF TROY, OHIO, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT AND DEED OF SAID PEOPLES BUILDING AND SAVINGS ASSOCIATION-TROY, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 11TH DAY OF MAY 1964.

[Signature]
 JOHN E. FULKER, NOTARY PUBLIC
 MY COMMISSION EXPIRES No Expiration Date

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED ROBERT L. RUDY, PRESIDENT, AND GRACE A. RUDY, SECRETARY OF RUDY LAND DEVELOPMENT CO., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT AND DEED OF SAID RUDY LAND DEVELOPMENT CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 9TH DAY OF MAY 1964

[Signature]
 JOHN E. FULKER, NOTARY PUBLIC
 MY COMMISSION EXPIRES No Expiration Date

STONY-RIDGE PLAT NO. 2
 RECORDERS PLAT BOOK 8, PG. 118

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 12 DAY OF May 1964, THIS REPLAT WAS APPROVED.

John A. McManis PRESIDENT
Hazel Clawson SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 18TH DAY OF MAY 1964, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-11-64

R. L. Steinmetz MAYOR
Edward [Signature] PRES. OF COUNCIL
H. H. Parrish CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 19TH DAY OF MAY, 1964

Carl Davis MIAMI COUNTY AUDITOR
C. Shellenbarger, Deputy

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.

Richard W. Klockner
 RICHARD W. KLOCKNER
 REGISTERED SURVEYOR #4370
 TROY, OHIO

RESTRICTIVE COVENANTS

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1984, 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 HEREBIN, 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 TO RECOVER DAMAGES OR OTHER DUE FOR SUCH VIOLATIONS.

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.

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED 1 FAMILY DWELLING NOT TO EXCEED 2-1/2 (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 BUILDING SHALL BE LOCATED NEARER THAN (5) FEET TO ANY SIDE LOT LINE, NOR SHALL THE SUM OF THE SIDE YARDS BE LESS THAN (12) FEET. THIS RESTRICTION EXCLUDES STEPS AND OPEN PORCHES.

3. 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.

4. NO TRAILER, BASEMENT, TENT, SHACK, BARN OR OTHER OUTBUILDING ERRECTED ON THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.

5. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY PORCHES AND GARAGES, SHALL BE NOT LESS THAN 800 SQUARE FEET, IN THE CASE OF A ONE-STORY OR ONE AND ONE-HALF STORY STRUCTURE OR (700) SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURES.

6. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. ANY LOT AREA DESIGNED FOR THE NATURAL FLOW OF SURFACE WATER SHALL AT ALL TIMES BE KEPT FREE FROM ANY OBSTRUCTION TO THE NATURAL FLOW OF SURFACE WATER, AND ANY IMPROVEMENTS MADE ON OR UNDER ANY EASEMENT BY THE PROPERTY OWNER, ARE AT THE RISK OF THE PROPERTY OWNER.

7. 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 (5) 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.

8. NO FENCE WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM FRONT BUILDING SET-BACK LINE.

9. NO BARN, STABLE OR OTHER OUTBUILDINGS FOR HOUSING DOMESTIC ANIMALS OR POULTRY, SHALL BE ERRECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT HOUSEHOLD PETS BE PERMITTED.

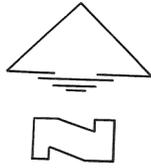
10. IN THE EVENT ANY RESTRICTIONS HAVE BEEN OMITTED HEREBIN, WHICH OMITTED RESTRICTIONS ARE ALREADY A PART OF THE ZONING ORDINANCE OF THE CITY OF TROY, OHIO, SUCH ZONING ORDINANCE SHALL APPLY.

SEE AMENDMENT TO RESTRICTIONS
RECORDED IN MISC. BOOK 16 PAGE 655
APRIL 30, 1969
Mary B. Rustin RECORDER

Mary B. Austin, Recorder by Dora Whitman
MIAMI COUNTY RECORDER Deputy

FRITZ SUBDIVISION

Being a plat of 2.985 Acres and a replat of 0.734 Acres known as Tract No. 1 of previous H. R. Frantz Subdivision, as shown in P.B. 5, Pg. 84, of the Miami County Plat Records, for a total of 3.719 Acres.



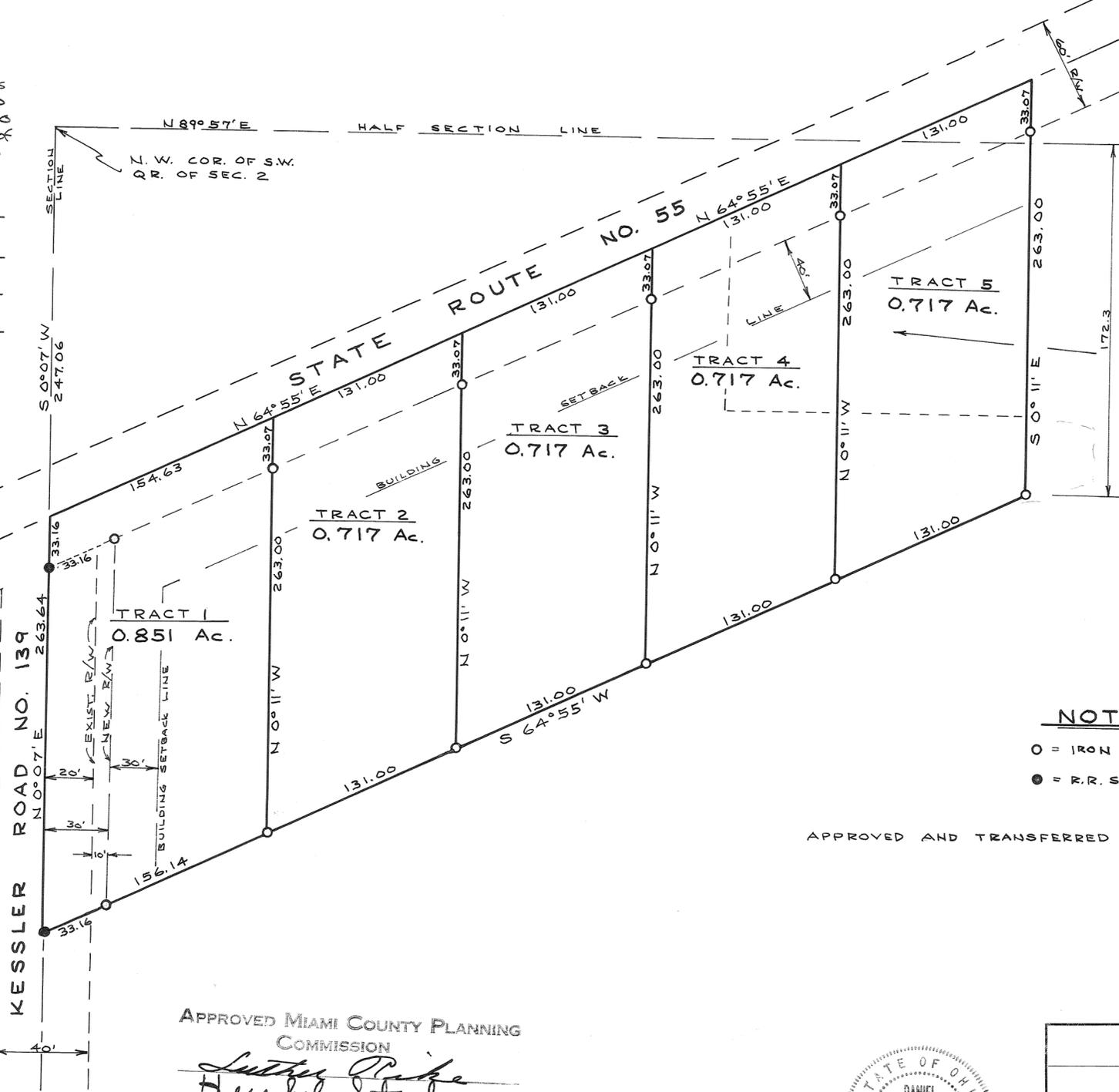
We, the undersigned, being all the owners and lienholders of lands herein platted, do hereby accept and approve this plat and do hereby dedicate an additional ten (10) feet of right-of-way along Kessler Road as shown hereon to public use forever.

William M. Havelton Everett F. Fritz
WITNESS EVERETT F. FRITZ
Esther M. Ross Leona P. Fritz
WITNESS LEONA P. FRITZ
William M. Havelton John A. Pour
WITNESS JOHN A. POUR
Esther M. Ross Yvonna E. Pour
WITNESS YVENNA E. POUR

STATE OF OHIO, MIAMI COUNTY SS:
Be it remembered that on this 28 day of MAY, 1964, before me, the undersigned a notary public in and for said county and state, personally came Everett F. Fritz, Leona P. Fritz, John A. Pour and Yvonna E. Pour, who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

William M. Havelton
NOTARY PUBLIC

My commission expires none DATE



NOTE

- O = IRON PIN
- = R.R. SPIKE

APPROVED AND TRANSFERRED THIS 2nd DAY OF June, 1964.

Carl Morris
MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Herschel Straker
Adam Wilgus
DATE June 1, 1964 NO. 1012
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER



| | | |
|---|-------------------------------------|------------------|
| SURVEY OF FIVE TRACTS FOR | | |
| EVERETT FRITZ TROY, OHIO | | |
| DANIEL D. TURNER - TROY, OHIO | | |
| REGISTERED ENGINEER • REGISTERED SURVEYOR • | | |
| DATE APRIL - 1964 | DRAWN BY TRACED BY CHECKED BY | SHEET NO. 1/1 |
| FILE NO. 4-64-48 | | |

Daniel D. Turner

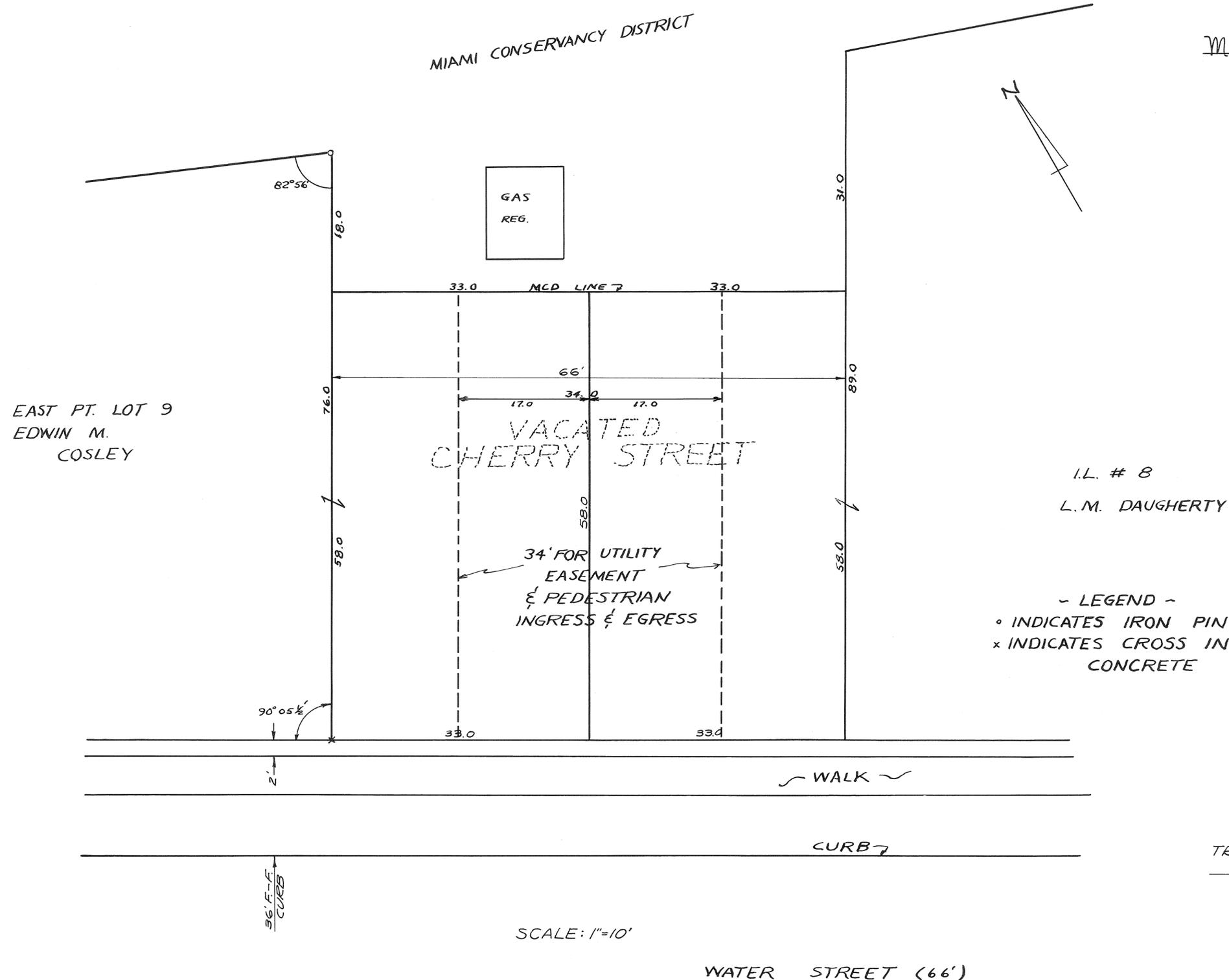
TROY CORPORATION

N. W. SECTION

FILE NUMBER 23935
RECEIVED FOR RECORD THIS 3rd
DAY OF June 1964, AT 3:25 P.M.
PLAT BOOK 8; PAGE 175
MIAMI COUNTY RECORDERS PLAT RECORDS. FEE-4.30

VACATION PLAT-PART OF CHERRY STREET
(WATER ST. TO MIAMI CONS. DIST. LINE)
TROY, OHIO

Mary B. Huston, Recorder by Dora Whitman,
MIAMI COUNTY RECORDER Deputy



EAST PT. LOT 9
EDWIN M.
COSLEY

TRANSFERRED THIS 3rd DAY OF
June 1964
Carl Morris
MIAMI COUNTY AUDITOR

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF
TROY, OHIO HELD THIS 18TH DAY OF MAY 1964, THIS
VACATION PLAT WAS ACCEPTED BY ORDINANCE NO. 0-13-64

R. W. Stummert
MAYOR
Edmund Crane
PRES. OF COUNCIL
J. H. Farplin
CLERK OF COUNCIL

VACATION PLAT CERTIFIED TO BE
CORRECT AS SHOWN HEREON

Richard W. Klockner

RICHARD W. KLOCKNER
REGISTERED SURVEYOR #4370
TROY, OHIO

STILLWATER RIVER

SUBDIVISION

TOWN 6, RANGE 5E, SECTION 9 & 10, UNION TOWNSHIP

FILE NO. 24095

RECEIVED FOR RECORD 125 PM - 6-10-1964
RECORDED IN PLAT BK. No. 8 Pg. 146

FEE \$4.30

Mary B. Austin
MIAMI COUNTY RECORDER

RESTRICTIONS

- 1- No house trailers or other temporary structures will be constructed or installed upon any tract in the aforesaid subdivision.
- 2- Upon each tract in the foregoing sub-division, not more than (1) building or structure designed for human habitation shall be constructed.

DEDICATION

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

TRI-CITY INVESTMENT CORP.

By: Lowell E. Coate
PRESIDENT, LOWELL E. COATE

By: Reese H. Matthews
SECRETARY & TREASURER REESE H. MATTHEWS

Ray C. Beard
BY E. BEARD

Dorothy P. Beard
DOROTHY P. BEARD

Wendell O. Denning
WITNESS

Dorothy J. Brandt
WITNESS

Wendell O. Denning
WITNESS

Dorothy J. Brandt
WITNESS

STATE OF OHIO, MIAMI COUNTY S.S.

Be it remembered that on this 6th day of JUNE 1964, before me, the undersigned, a notary public in and for said county and state, personally came the above signed parties who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have, set my hand and notarial seal on the day and date above written.

Wendell O. Denning
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES

DATE

WENDELL O. FLEMING NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES OCTOBER 3, 1967

DEED REFERENCE

DEED BOOK No. PAGE No.
DEEDBOOK No. 403 PAGE No. 28

MIAMI COUNTY RECORDER'S DEED RECORD.

SURVEY REFERENCE

VOLUME No. 16 PLAT No. 11
VOLUME No. 16 PLAT No. 87
VOLUME No. 16 PLAT No. 120
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

APPROVED AND TRANSFERRED THIS 10th DAY OF JUNE 1964

Carl Davis
MIAMI COUNTY DEPUTY AUDITOR

APPROVED MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Arnold Stricker
Adam Wilgus

DATE June 10, 1964 No. 2016

Arthur D. Leland
APPROVED MIAMI COUNTY ENGINEER

I hereby certify this plat to be a true and correct return of a survey made by me, and that all monuments are set as shown

Ralph T. Snider

RALPH T. SNIDER REGISTERED SURVEYOR #470



SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 22

SECTION 23

SECTION 24

SECTION 25

SECTION 26

SECTION 27

SECTION 28

SECTION 29

SECTION 30

SECTION 31

SECTION 32

SECTION 33

SECTION 34

SECTION 35

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

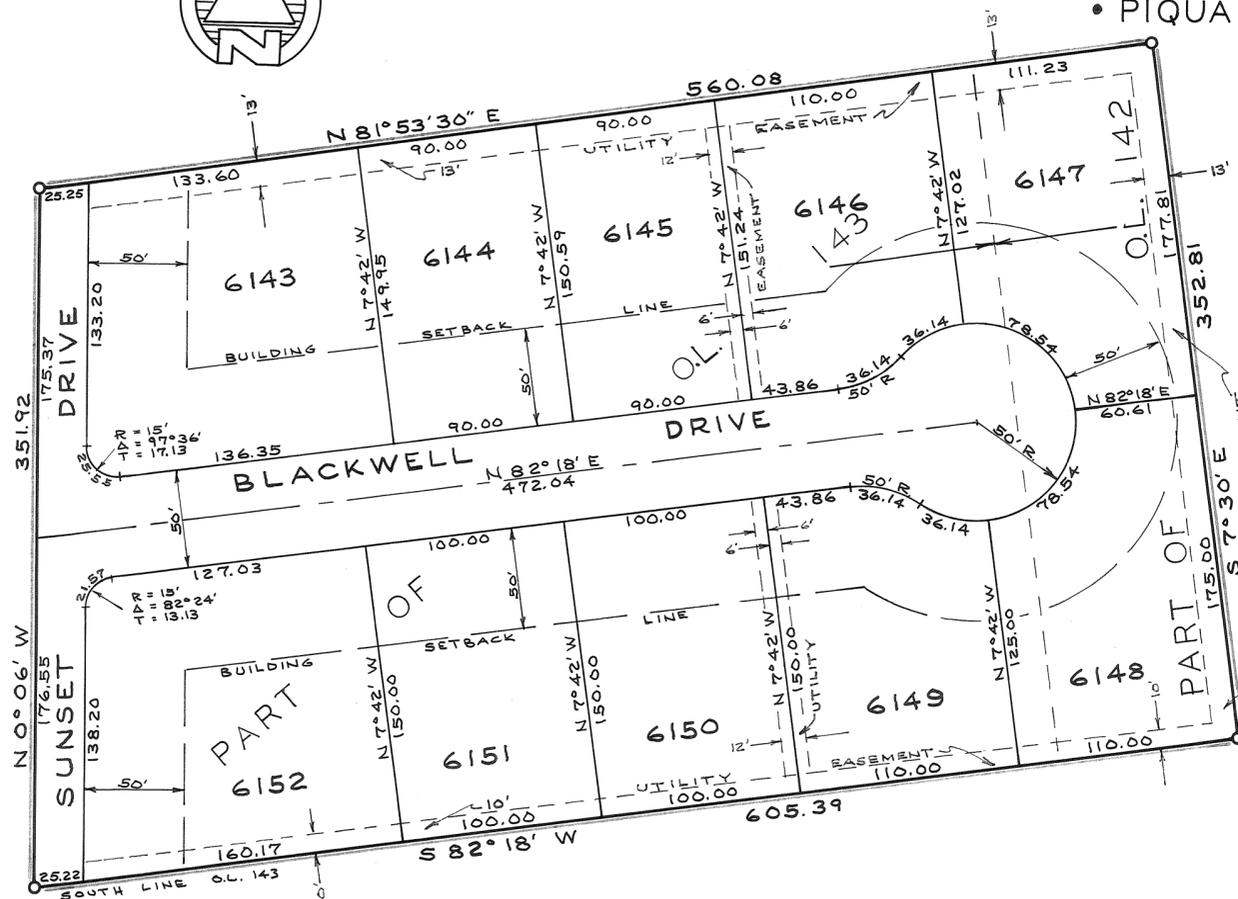
SECTION 45

BLACK SUBDIVISION

• PART OF O.L. 142 & O.L. 143 •

• PIQUA - OHIO •

BOOK 8 PAGE 147
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.



DESCRIPTION

Being a subdivision of 4.692 Acres of part of O.L. 142 and O.L. 143 in the City of Piqua, Ohio, as conveyed to John T. and Clarice M. Carpenter by deed recorded in Vol. 404, Pg. 250, of the Miami County deed records, 252

DEDICATION

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

[Signatures of witnesses]
WITNESS
WITNESS
WITNESS
WITNESS

[Signatures of John T. Carpenter and Clarice M. Carpenter]
JOHN T. CARPENTER
CLARICE M. CARPENTER

[Signatures of Elwood Penrod and Ray A. Porter]
ELWOOD PENROD, PRES.
RAY A. PORTER, VICE-PRES.

PIQUA NATIONAL BANK AND TRUST CO.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 24 day of April, 1964, before me, the undersigned, a notary public in and for said county and state, personally came John T. Carpenter and Clarice M. Carpenter and Piqua National Bank and Trust Co. by its president Elwood Penrod and its vice-president Ray A. Porter, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires _____

ELWORTH N. BEACH, Notary Public
in and for Miami County, Ohio
My Commission Expires August 14, 1968

[Signature of Elworth N. Beach]
ELWORTH N. BEACH
NOTARY PUBLIC

PROTECTIVE COVENANTS

- LAND USE AND BUILDING TYPE - No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling.
- DWELLING SIZE - The floor area of each dwelling structure, exclusive of open porches, garages, car ports, or patios shall not be less than 1250 sq. ft. for a one-floor plan design, 1400 sq. ft. for a split-level design and 1000 sq. ft. on first floor of two story or one and one-half story structure.
- BUILDING LOCATION - No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision.
- DIVISION OF LOTS - No lot shall be hereafter subdivided into additional residential lots.
- OTHER BUILDINGS - No trailer, basement, camp shack, garage, barn or other outbuildings shall at any time be used as a residence temporarily or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
- FENCES - All fences or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) ft. in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
- NUISANCES - No noxious nor offensive activities shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance.
- TEMPORARY STRUCTURES - No structure of a temporary character may be permitted on any premises except during the active period of construction of buildings.
- SIGNS - No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than one (1) sq. ft., or one (1) sign of not more than five (5) sq. ft. advertising property for sale or for rent, or signs by a builder to advertise the property during construction.
- LIVESTOCK & POULTRY - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.
- TIME OF COVENANTS - 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 May 1, 1984, at which time they shall be automatically extended for successive periods of ten (10) years unless by a vote of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- INVALIDATION OF COVENANTS - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- ENFORCEMENT OF COVENANTS - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

At a meeting of the City of Piqua planning commission held this 27 day of April, 1964, this plat and restrictions were approved.

[Signatures of E. N. Beach, Robert Reed, Robert M. Stamer, Jr., and Robert D. Goffe]

At a meeting of the city commission of the City of Piqua held this _____ day of _____, 1964, this plat and restrictions were approved by ordinance no. _____

[Signatures of Jack D. Wilson, Char. H. Morrow, Donald F. Janicek, Donald W. Pham, and Harvey Craft]

Approved and transferred this 16th day of June, 1964.

[Signature of Carl Martin]
CARL MARTIN
MIAMI COUNTY AUDITOR

File No. 24218

Received for record 9:00 AM TIME

June 16 DATE 1964

Recorded in Plat Book No. 8 Page 147

Fee: \$ 4.30

[Signature of Mary B. Austin]
MARY B. AUSTIN
MIAMI COUNTY RECORDER



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

[Signature of Daniel D. Turner]
DANIEL D. TURNER
REG. SURVEYOR 4807

| | | |
|---|------------------|-----------|
| PLAT OF BLACK SUBDIVISION FOR | | |
| JOHN CARPENTER PIQUA, OHIO | | |
| DANIEL D. TURNER & ASSOC. TROY - OHIO CIVIL ENGINEER & SURVEYOR | | |
| DATE APRIL-1964 | DRAWN BY: D.T. | SHEET NO. |
| FILE NO. 4-64-60 | CHECKED BY: D.T. | 1/1 |
| SCALE: 1" = 60' | | |

WESTWOOD ESTATES - SEC. 2

• TOWN 5 • RANGE 6 • SECTION 29 • CONCORD TOWNSHIP •

• MIAMI COUNTY - OHIO •

ROAD = 1.510 AC.

Accepted and approved by Miami
 County Planning Commission.

Luther Pike

Huschel Straker

Adam Wilgus

Date June 17, 1964 No. 1020

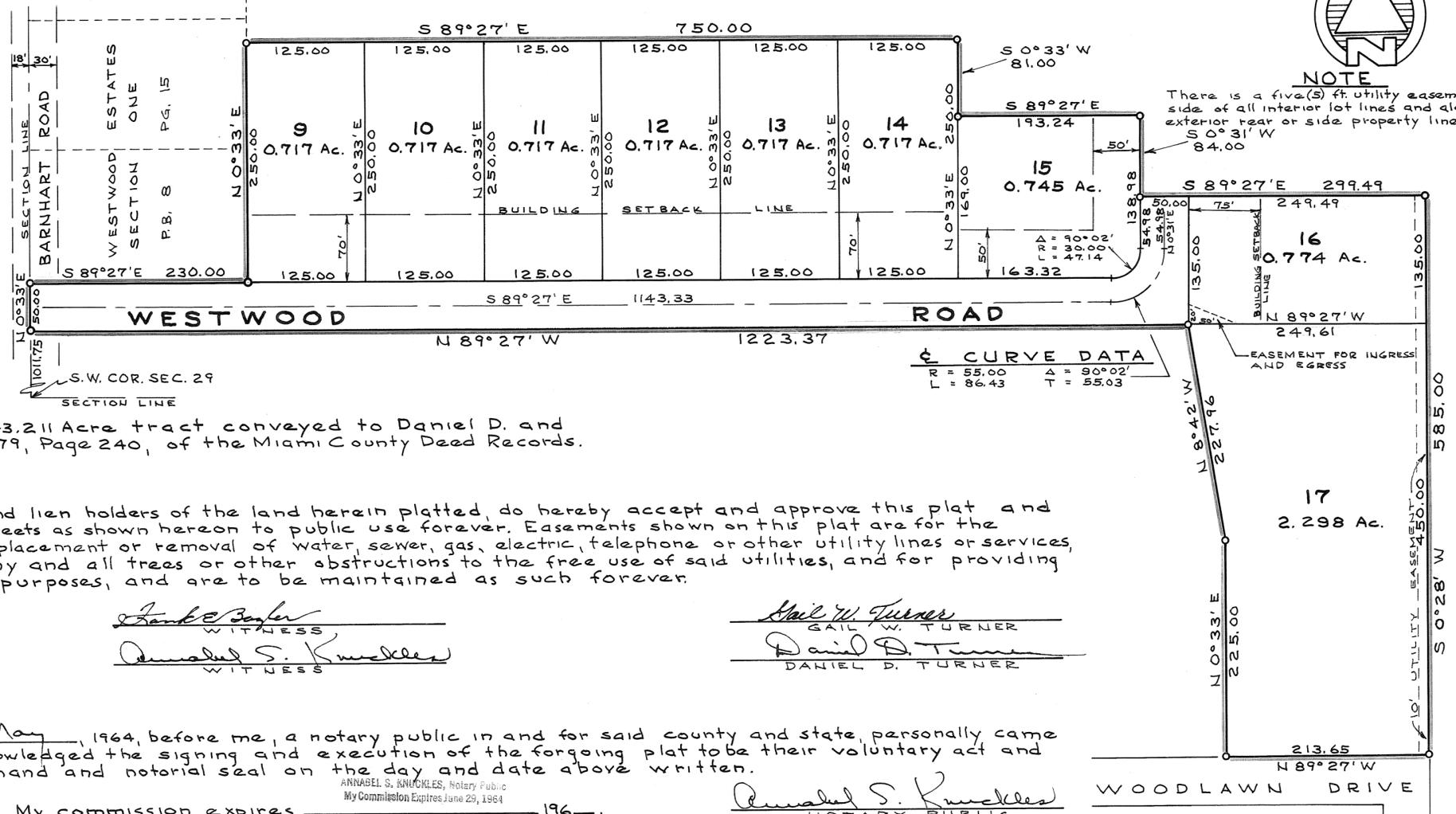
Arthur D. Haddad
 MIAMI COUNTY ENGINEER

We hereby accept and approve
 this plat as shown hereon.

Luther Pike

Huschel Straker

Adam Wilgus
 MIAMI COUNTY COMMISSIONERS



DESCRIPTION

Being a subdivision of 9.629 Acres of a 43.211 Acre tract conveyed to Daniel D. and Gail W. Turner by deed recorded in Vol. 379, Page 240, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the property for said purposes, and are to be maintained as such forever.

Frank E. Boyer
 WITNESS
Annabel S. Knuckles
 WITNESS

Gail W. Turner
 GAIL W. TURNER
Daniel D. Turner
 DANIEL D. TURNER

Be it remembered that on this 12 day of May, 1964, before me, a notary public in and for said county and state, personally came Gail W. Turner and Daniel D. Turner, who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

ANNABEL S. KNUCKLES, Notary Public
 My Commission Expires June 29, 1964

My commission expires DATE 196

PROTECTIVE COVENANTS

- LAND USE AND BUILDING TYPE** - No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling.
- DWELLING SIZE** - The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1200 sq. ft. for a one-floor plan, 1400 sq. ft. for a split-level design, and 1600 sq. ft. on first floor of a two-story or one and one-half story structure.
- BUILDING LOCATION** - No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than twenty (20) feet to any interior lot line.
- DIVISION OF LOTS** - No lot shall be hereafter subdivided into additional residential lots.
- OTHER BUILDINGS** - No trailer, basement, camp shack, garage, barn or other out-buildings shall at any time be used as a residence temporarily or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
- FENCES** - Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) ft. in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
- GRADE** - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
- NUISANCES** - No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
- TEMPORARY STRUCTURES** - No structure of a temporary character may be permitted on any premises except during the active period of construction of buildings.
- SIGNS** - No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) sq. ft. or one (1) sign of not more than five (5) sq. ft. advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house.
- LIVESTOCK AND POULTRY** - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes.
- TIME OF COVENANTS** - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until June 1, 1984, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants.
- INVALIDATION OF COVENANTS** - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- ENFORCEMENT OF COVENANTS** - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

At a meeting of the City of Troy Planning Commission held this 12 day of May, 1964, this plat and restrictions were approved.

John A. Menden
 CHAIRMAN
Hazel Clawson
 SECRETARY

Approved and transferred this 17 day of June, 1964.

Carl Davis
 MIAMI COUNTY AUDITOR
C. Sheddinger, Deputy

File No. 24298

Received for record: 3:00 PM June 17 1964
TIME DATE

Recorded in Plat Book No. 8 Page 148

Fee: \$ 4.30

Mary C. Austin
 MIAMI COUNTY RECORDER



| | |
|---|------------------------------|
| PLAT OF 9.629 ACRES FOR WESTWOOD ESTATES - SEC. 2 TROY, OHIO | |
| DANIEL D. TURNER - TROY, OHIO <small>REG. ENGINEER • REG. SURVEYOR</small> | |
| DATE | DRAWN BY: D.T. SHEET NO. 1/1 |
| FILE NO. | CHECKED BY: D.T. |
| SCALE: 1" = 100' | |

Daniel D. Turner



SCALE: 1"=200'

ANNEXATION TO CITY OF PIQUA

• TOWN 8 • RANGE 5 • SECTION 13 & 14 • WASHINGTON TOWNSHIP •
• MIAMI COUNTY • OHIO •

BOOK 8 PAGE 149
MIAMI COUNTY ENGINEER'S
RECORD OF RECORDED PLATS.

DESCRIPTION

Being a total of 154.327 Acres, of which 0.729 Acres lie in the northeast quarter of section 14 and 153.598 Acres lie in the northwest quarter of section 13.

PETITION

I, the undersigned, being a resident freeholder in the area shown hereon, do hereby request annexation of the outlined area to the City of Piqua, Miami County, Ohio, and do hereby acknowledge the signing thereof to be my voluntary act and deed.

Carl B. Felger WITNESS
Dorthea J. Davis DORTHEA J. DAVIS

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 1 day of October, 1963, before me, the undersigned, a notary public in and for said county and state, personally came Dorthea J. Davis who acknowledged the signing and execution of the forgoing instrument to be her voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Carl B. Felger
NOTARY PUBLIC

My commission expires 2648.90 196
Carl B. Felger, Attorney At Law
Notary Public - State of Ohio
My commission expires on the expiration date.

At a meeting of the city commission of the City of Piqua, Ohio, held this 22 day of January, 1964, this annexation plat was accepted by ordinance #

Jack W. Turner
Chas. H. Morrow
Donald F. Campbell
Donell W. Hamann
Harvey Craft

The annexation of the forgoing area approved by Miami County Commissioners this 22 day of January, 1964

Luther Triska
Herschel Straker
Adam Wilgus

Transferred and numbered to designate outlots this 17 day of June, 1964.

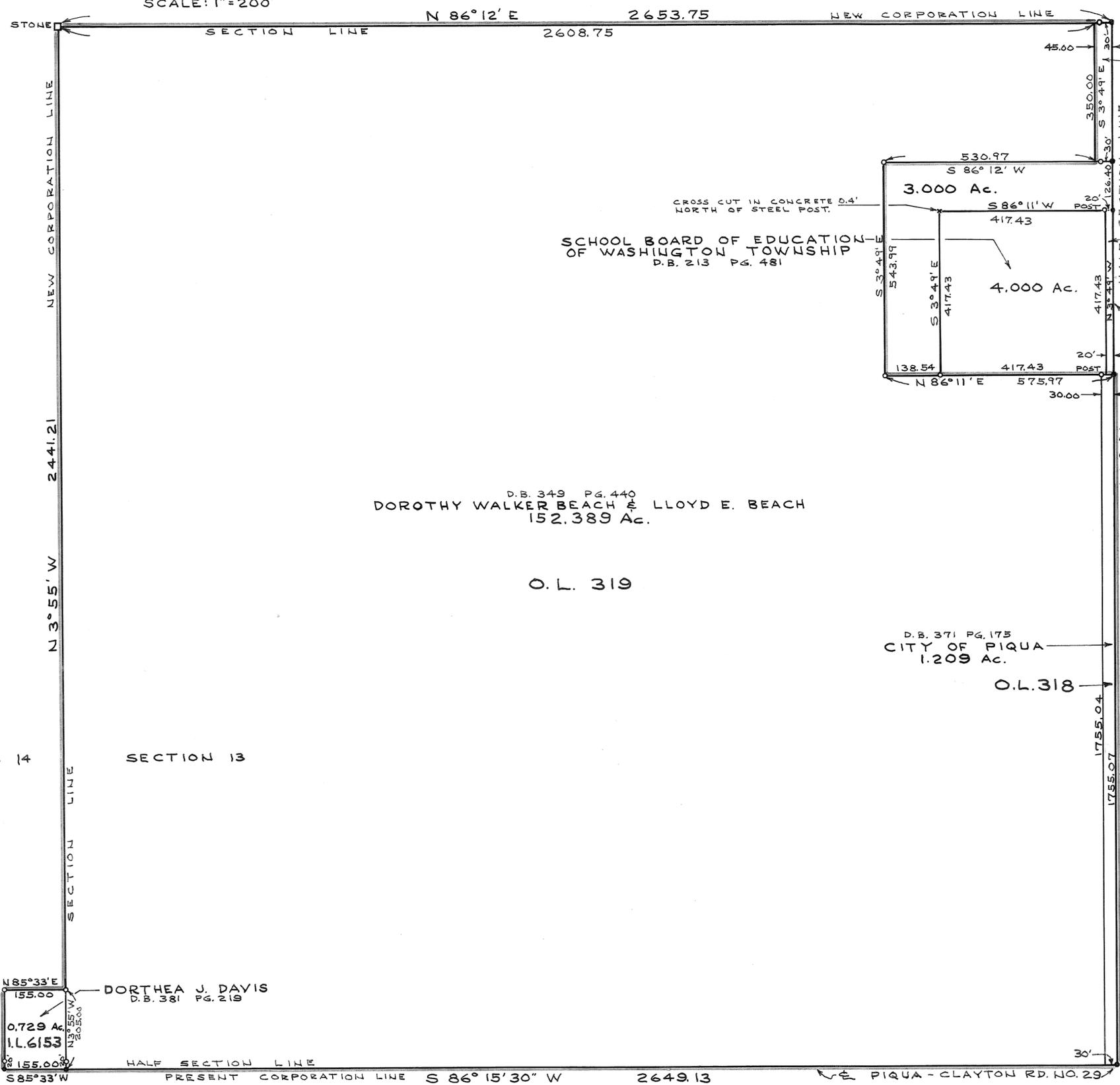
Carl Davis
MIAMI COUNTY AUDITOR
Carl Wright, City Clerk.

File No. 24320
Received for record 11:45 AM JUNE 19 1964
Recorded in Plat Book No. 8 Page No. 149
Fee: \$ 4.30

Mary B. Austin
MIAMI COUNTY RECORDER

NOTE

- = IRON PIN
- = R. R. SPIKE



I hereby approve this annexation plat this 8 day of January, 1964.

Arthur D. Haldad
MIAMI COUNTY ENGINEER

I hereby certify this annexation plat to be correct as shown hereon.

Daniel D. Turner
DANIEL D. TURNER
REGISTERED SURVEYOR NO. 4807



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 petition, the map or plat accompanying the petition, the transcript of the proceedings of the Board of County Commissioners, and the ordinance of the City of Piqua passed in relation to the annexation is correct.

Mary Elliot
 MARY ELLIOT
 CLERK OF COMMISSION

ORDINANCE NO. 14-64

AN ORDINANCE MAKING FINAL ACCEPTANCE FOR ANNEXATION OF TERRITORY TO THE CITY OF PIQUA, OHIO.

WHEREAS, on January 20, 1964 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 Dorthea J. Davis for the annexation of territory to the City of Piqua, Ohio; 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 sixty (60) days from the date of the filing of said final transcript, map, or plat, and the petition of the free-holder residing on the territory sought to be annexed with the Clerk; and

WHEREAS, the Clerk of this Commission has layed 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 the 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, the majority of all members elected or appointed thereto concurring:

SEC. 1: That the application of Dorthea J. Davis 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:

Being a part of the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at a stone at the Northwest corner of Section 13; thence North 86° 12' East along the North line of Section 13, a distance of 2653.75 feet to a R. R. spike at the Northeast corner of the Northwest Quarter of Section 13, witness an iron pipe distant 30.00 feet on the line last described; thence South 36° 49' East along the East line of the Northwest Quarter of Section 13, a distance of 476.40 feet to a R. R. spike, witness a steel post distant 20.00 feet on the line next described; thence South 86° 11' West, a distance of 437.43 feet to a cross cut in concrete 0.4 feet North of a steel post; thence South 3° 49' East, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 417.43 feet to a point; thence North 3° 49' West, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 20.00 feet to a R. R. spike on the East line of the Northwest Quarter of Section 13; thence South 3° 49' East along said East line of the Northwest Quarter of Section 13, a distance of 2172.50 feet to a R. R. spike at the Southeast corner of said Quarter Section; thence South 86° 15' 30" West along the South line of the Northwest Quarter of Section 13, a distance of 2649.13 feet to a R. R. spike at the Southwest corner of said Northwest Quarter of Section 13, said spike also being at the Southeast corner of the Northeast Quarter of Section 14; thence South 85° 33' West along the South line of the Northeast Quarter of Section 14, a distance of 155.00 feet to a R. R. spike, witness an iron pin distant 20.00 feet on the line next described; thence North 3° 55' West, a distance of 205.00 feet to an iron pin; thence North 85° 33' East, a distance of 155.00 feet to an iron pin on the East line of Section 14, said line also being the West line of Section 13; thence North 3° 55' West along the Section line between Section 13 and Section 14, a distance of 2441.21 feet to the place of beginning, containing a total of 157.881 Acres, of which 0.729 Acres is in Section 14 and 157.152 Acres is in Section 13,

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 forthwith 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 the earliest period allowed by law.

Jack D. Wilson
 JACK D. WILSON, MAYOR

PASSED: April 6, 1964

ATTEST: Mary C. Elliot
 MARY C. ELLIOT
 CLERK OF COMMISSION

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 above ordinance is a true, accurate and correct copy of an ordinance passed by the Commission of the City of Piqua, Ohio on the 6 day of April, 1964.

City of Piqua
 SPAL

Mary C. Elliot
 MARY C. ELLIOT
 CLERK OF COMMISSION

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 13 AND 14, TO CITY OF PIQUA, OHIO:

Dorthea J. Davis, Petitioner

I, Mary F. Boyd, Clerk of the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached photostat copy of the "PETITION" and the accompanying plat map are true and correct copies of same. The photostat copies of the "PROOF OF PUBLICATION" from the Piqua Daily Call, Piqua, Ohio; the "AFFIDAVIT" of the Agent, William McVety, regarding the posting of the notice, and the "AMENDED PLAT MAP" are true and correct copies thereof.

I further certify that the photostat copy of the Resolution, "FILING OF PETITION - HEARING DATE SET", the typewritten copy of "PUBLIC HEARING HELD - HEARING ADJOURNED", and the photostat copy of "ADJOURNED HEARING HELD - PETITION GRANTED WITH DELETION OF TERRITORY" are true and correct copies of such resolutions and action taken by the Board of Miami County Commissioners on dates of October 7, 1963, December 18, 1963, and January 8, 1964, as recorded in Commissioners' Journal No. 37, Pages 346, 402, 403, 422, and 423 respectively.

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

Dated: January 16, 1964

October 7, 1963

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, Ohio

The undersigned, Dorthea J. Davis, being the only adult freeholder residing on the following described territory situated in the County of Miami, and adjacent to the City of Piqua, Ohio, to-wit:

Being a part of the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at a stone at the Northwest corner of Section 13; thence North 86° 12' East along the North line of Section 13, a distance of 2653.75 feet to a R. R. spike at the Northeast corner of the Northwest Quarter of Section 13, witness an iron pipe distant 30.00 feet on the line last described; thence South 3° 49' East along the East line of the Northwest Quarter of Section 13, a distance of 476.40 feet to a R. R. spike, witness a steel post distant 20.00 feet on the line next described; thence South 86° 11' West, a distance of 437.43 feet to a cross cut in concrete 0.4 feet North of a steel post; thence South 3° 49' East, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 417.43 feet to a point; thence North 3° 49' West, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 20.00 feet to a R. R. spike on the East line of the Northwest Quarter of Section 13; thence South 3° 49' East along said East line of the Northwest Quarter of Section 13, a distance of 2172.50 feet to a R. R. spike at the Southeast corner of said Quarter Section; thence South 86° 15' 30" West along the South line of the Northwest Quarter of Section 13, a distance of 2649.13 feet to a R. R. spike at the Southwest corner of said Northwest Quarter of Section 13, said spike also being at the Southeast corner of the Northeast Quarter of Section 14; thence South 85° 33' West along the South line of the Northeast Quarter of Section 14, a distance of 155.00 feet to a R. R. spike, witness an iron pin distant 20.00 feet on the line next described; thence North 3° 55' West, a distance of 205.00 feet to an iron pin; thence North 85° 33' East, a distance of 155.00 feet to an iron pin on the East line of Section 14, said line also being the West line of Section 13; thence North 3° 55' West along the Section line between Section 13 and Section 14, a distance of 2441.21 feet to the place of beginning, containing a total of 157.881 Acres, of which 0.729 Acres is in Section 14 and 157.152 Acres is in Section 13, an accurate map of which territory is hereto attached;

Respectfully petitions that the said above described territory map be annexed to the City of Piqua, Ohio.

William F. McVety is hereby authorized to act as agent of the petitioner in securing such annexation.

Dorothea J. Davis
Dorthea J. Davis

MONDAY, OCTOBER 7, 1963

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 13 AND 14 TO THE CITY OF PIQUA, OHIO

Dorthea J. Davis, Petitioner
FILING OF PETITION - HEARING DATE SET
(Sections 709.02, 707.05 R. C.)

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

WHEREAS, a petition signed by Dorthea J. Davis, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in Sections 13 and 14, Town 8, Range 5, in Washington Township, Miami County, Ohio, to the City of Piqua, Ohio; such territory being adjacent to the West corporation line of Piqua, Ohio, containing 157.881 acres, and being more particularly described in the petition and accompanying map 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 persons interested and shall be for hearing on the 18th day of December, 1963, 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, William F. McVety, 222 W. Ash St., Piqua, Ohio, as designated in the petition, shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing date so that he may give notice as required by law.

The motion to adopt the resolution was seconded by Mr. Rike, with the Board voting as follows: Mr. Straker, yea; Mr. Rike, yea; and Mr. Wilgus, yea.

THE PIQUA DAILY CALL Piqua, Ohio

State of Ohio, Miami County, ss: Personally appeared before me a notary in and for said county J. RICHARD HARRIS 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 7 consecutive weeks, commencing on the 11th, day of OCTOBER A. D. 1963. J. R. Harris

Sworn to before me and subscribed in my presence this 22ND. day of NOVEMBER A. D., 1963 Frances Etter Notary Public in and for Miami County, Ohio. Notary Seal 9:8 Sq. \$ 78.40 Notary Fee \$.80 Total \$ 79.20

LEGAL NOTICE

Notice is hereby given that on the 2nd day of October, 1963, 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 described territory situated in the county of Miami and adjacent to the city of Piqua, Ohio, to-wit:

Being a part of the Northwest Quarter of Section 13, and the Northeast Quarter of Section 14, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at a stone at the Northwest corner of Section 13; thence North 86° 12' East along the North line of Section 13, a distance of 2653.75' to a R. R. spike at the Northeast corner of the Northwest Quarter of Section 13, witness an iron pipe distant 30.00 feet on the line last described; thence South 3° 49' East along the East line of the Northwest Quarter of Section 13, a distance of 476.40 feet to a R. R. Spike, witness a steel post distant 20.00 feet on the line next described; thence South 86° 11' West, a distance of 437.43 feet to a cross cut in concrete 0.4 feet North of a steel post; thence South 3° 49' East, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 417.43 feet to a point; thence North 3° 49' West, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 20.00 feet to a R. R. spike on the East line of the Northwest Quarter of Section 13; thence South 3° 49' East along said East line of the Northwest Quarter

of Section 13, a distance of 2172.50 feet to a R. R. spike at the Southeast corner of said Quarter Section; thence South 86° 15' 30" West along the South line of the Northwest Quarter of Section 13, a distance of 2649.13 feet to a R. R. spike at the Southwest corner of said Northwest Quarter of Section 13, said spike also being at the Southeast corner of the Northeast Quarter of Section 14; thence South 85° 33' West along the South line of the Northeast Quarter of Section 14, a distance of 155.00 feet to a R. R. spike, witness an iron pin distant 20.00 feet on the line next described; thence North 3° 55' West a distance of 205.00 feet to an iron pin; thence North 85° 33' East, a distance of 155.00 feet to an iron pin on the East line of Section 14, said line also being the West line of Section 13; thence North 3° 55' West along the Section line between Section 13 and Section 14, a distance of 2441.21 feet to the place of beginning, containing a total of 157.882 Acres, of which 0.729 Acres is in Section 14 and 157.152 Acres is in Section 13, an accurate map of which territory is hereto attached.

Praying therein that said territory be annexed to the city of Piqua, 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 18th day of December, 1963, as the time for hearing said petition at the office of the commissioners in Miami County Courthouse at Troy, Ohio.

WILLIAM F. McVETY, Agent of the Petitioner 14,644 - 10-11-18-25; 11-1-8-15-22-'63

AFFIDAVIT

STATE OF OHIO)
§§§
MIAMI COUNTY)

William F. McVety, being first duly sworn, says that he posted a copy of the attached notice in conspicuous places in the territory described in the attached notice at least six weeks prior to December 18, 1963 in conformity to the provisions of Ohio Revised Code Section 707.05.

William F. McVety

Sworn to before me and signed in my presence, this 18th day of December, 1963.

Robert P. Fite Notary Public - State of Ohio. NOTARY SEAL

LEGAL NOTICE

hereby given that on the 2nd day of October, 1963, 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 Piqua, Ohio, to-wit:

Being a part of the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at a stone at the Northwest corner of Section 13; thence North 86° 12' East along the North line of Section 13, a distance of 2653.75 feet to a R. R. spike at the Northeast corner of the Northwest Quarter of Section 13, witness an iron pipe distant 30.00 feet on the line last described; thence South 3° 49' East along the East line of the Northwest Quarter of Section 13, a distance of 476.40 feet to a R. R. spike, witness a steel post distant 20.00 feet on the line next described; thence South 86° 11' West, a distance of 437.43 feet to a cross cut in concrete 0.4 feet North of a steel post; thence South 3° 49' East, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 417.43 feet to a point; thence North 3° 49' West, a distance of 417.43 feet to a steel post; thence North 86° 11' East, a distance of 20.00 feet to a R. R. spike on the East line of the Northwest Quarter of Section 13, thence South 3° 49' East along said East line of the Northwest Quarter of Section 13, a distance of 2172.50 feet to a R. R. spike at the Southeast corner of said Quarter Section; thence South 86° 15' 30" West along the South line of the Northwest Quarter of Section 13, a distance of 2649.13 feet to a R. R. spike at the Southwest corner of said Northwest Quarter of Section 13, said spike also being at the Southeast corner of the Northeast Quarter of Section 14; thence South 85° 33' West along the South line of the Northeast Quarter of Section 14, a distance of 155.00 feet to a R. R. spike, witness an iron pin distant 20.00 feet on the line next described; thence North 3° 55' West, a distance of 205.00 feet to an iron pin; thence North 85° 33' East, a distance of 155.00 feet to an iron pin on the East line of Section 14, said line also being the West line of Section 13; thence North 3° 55' West along the Section line between Section 13 and Section 14, a distance of 2441.21 feet to the place of beginning, containing a total of 157.881 Acres, of which 0.729 Acres is in Section 14 and 157.152 Acres is in Section 13, an accurate map of which territory is hereto attached;

Praying therein that said territory be annexed to the city of Piqua, 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 18th day of December, 1963, as the time for hearing said petition at the office of the commissioners in Miami County Courthouse at Troy, Ohio.

William F. McVety William F. McVety Agent of the Petitioner

Publish on October 11, 18, 25, and November 1, 8, 15, and 22, 1963.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 13 AND 14 TO THE CITY OF PIQUA, OHIO

Dorthea J. Davis, Petitioner

PUBLIC HEARING HELD - HEARING ADJOURNED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on October 7, 1963, a public hearing was held in the Commissioners' Office, Court House, Troy, Ohio, this day, December 18, 1963, at ten o'clock A. M. on the petition of Dorthea J. Davis, requesting that certain territory located in Section 13 and 14, Town 8, Range 5, in Washington Township, Miami County, Ohio, lying West of the corporation line of Piqua, Ohio, containing 157.881 Acres be annexed to the City of Piqua, Ohio, and

WHEREAS, said petition was publicly read at such hearing; the petition and accompanying plat map of land to be annexed has been on file in the Miami County Auditor's office for public inspection since October 7, 1963, and

WHEREAS, the legal notice of said petition and hearing has been given by publication and posting as required by law, and as appears from the affidavit filed by the Agent, William F. McVety, and from the Proof of Publication filed this date, and

WHEREAS, all interested persons including the Washington Township School Board and Robert P. Fite, Attorney for the agent, William F. McVety, appearing at the hearing were given an opportunity to express their opinions either for or against the granting of the prayer of the petition, and

WHEREAS, the Washington Township School Board expressed a desire to delete from the annexation some territory adjacent to the tract of land upon which the Washington Township School is located to allow for future expansion of the school facilities, and

WHEREAS, it was determined by the Board of Miami County Commissioners that more time was needed for the Attorney for the Agent and the Washington Township School Board to arrive at some agreement in the matter, 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 January 8, 1964, at ten o'clock A. M., in the County Commissioner's Office, Court House, Troy, Ohio.

The motion to adopt the resolution was seconded by Mr. Rike, with the Board voting as follows: Mr. Straker, yea; Mr. Rike, yea; and Mr. Wilgus, yea.

(Taken from Commissioners' Journal No. 27, Pages 402 and 403, date of December 18, 1963)

WEDNESDAY, JANUARY 8, 1964

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 13 AND 14 TO THE CITY OF PIQUA, OHIO

Dorthea J. Davis, Petitioner

ADJOURNED HEARING HELD- PETITION GRANTED WITH DELETION OF TERRITORY

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

WHEREAS, the Board of Miami County Commissioners has heard all the expressions of opinions for, or against the granting of the petition in this matter as given by all interested property owners or persons either in person or by legal representative at a public hearing held December 18, 1963, and at this adjourned hearing held on January 8, 1964, at ten o'clock A. M., in the County Commissioners' office, Court House, Troy, Ohio, and

WHEREAS, the petitioner, Dorthea J. Davis, made a written request asking that certain territory bordering on the West and North of the tract owned by the Washington Township Board of Education and a strip of land running northwardly along Sunset Drive, be deleted from the original territory proposed to have been annexed, and as shown by the amended plat map being filed herewith, and

WHEREAS, this request is in conformance with the wishes of the Washington Township Board of Education, therefore be it

RESOLVED, that the following described territory be deleted from the original territory proposed to have been annexed, as shown on the amended plat map:

Being a part of the Northwest Quarter of Section 13, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at a R. R. spike at the Northeast corner of the Northwest Quarter of Section 13; thence South 3° 49' East with the East line of said Northwest Quarter of Section 13, a distance of 893.83 feet to a R. R. spike; thence South 86° 11' West, a distance of 20.00 feet to a point; thence North 3° 49' West, a distance of 417.43 feet to a cross out in concrete 0.4 feet North of a steel post; thence South 3° 49' East, a distance of 417.43 feet to a steel post; thence South 86° 11' West a distance of 138.54 feet to an iron pin; thence North 3° 49' West, a distance of 543.99 feet to an iron pin; thence North 86° 12' East, a distance of 530.97 feet to a point; thence North 3° 49' West, a distance of 350.00 feet to a point on the North line of Section 13; thence North 86° 12' East with the North line of Section 13, a distance of 45100 feet to the place of beginning, containing a total of 3.554 Acres.

And further be it

RESOLVED, that: steel post; thence South 80° 11' West, a distance of 417.43 feet to a

- (1) The petition of Dorthea J. Davis contains all the matters required by law;
(2) That the statements in the petition are true;
(3) That the map of the territory attached to the petition is accurate, and that the amended map submitted by the Agent is also accurate;
(4) That the person whose name is subscribed to the petition is a majority of the adult freeholders, being the only freeholder residing in the territory sought to be annexed;
(5) That the legal notice and posting has been given as required by law;
(6) That it is right that the prayer of the petition be granted after deleting the portion of land hereinbefore described and that such territory remaining to be annexed is adjacent to the City of Piqua, Ohio;
(7) That the petition of Dorthea J. Davis to annex the following described land in Washington Township after the above mentioned deletion is made, be and it is hereby granted; and it is hereby ordered that the description in the petition be and the same is hereby amended to conform with the new plat map as follows:

Being a part of the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Town 8 Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

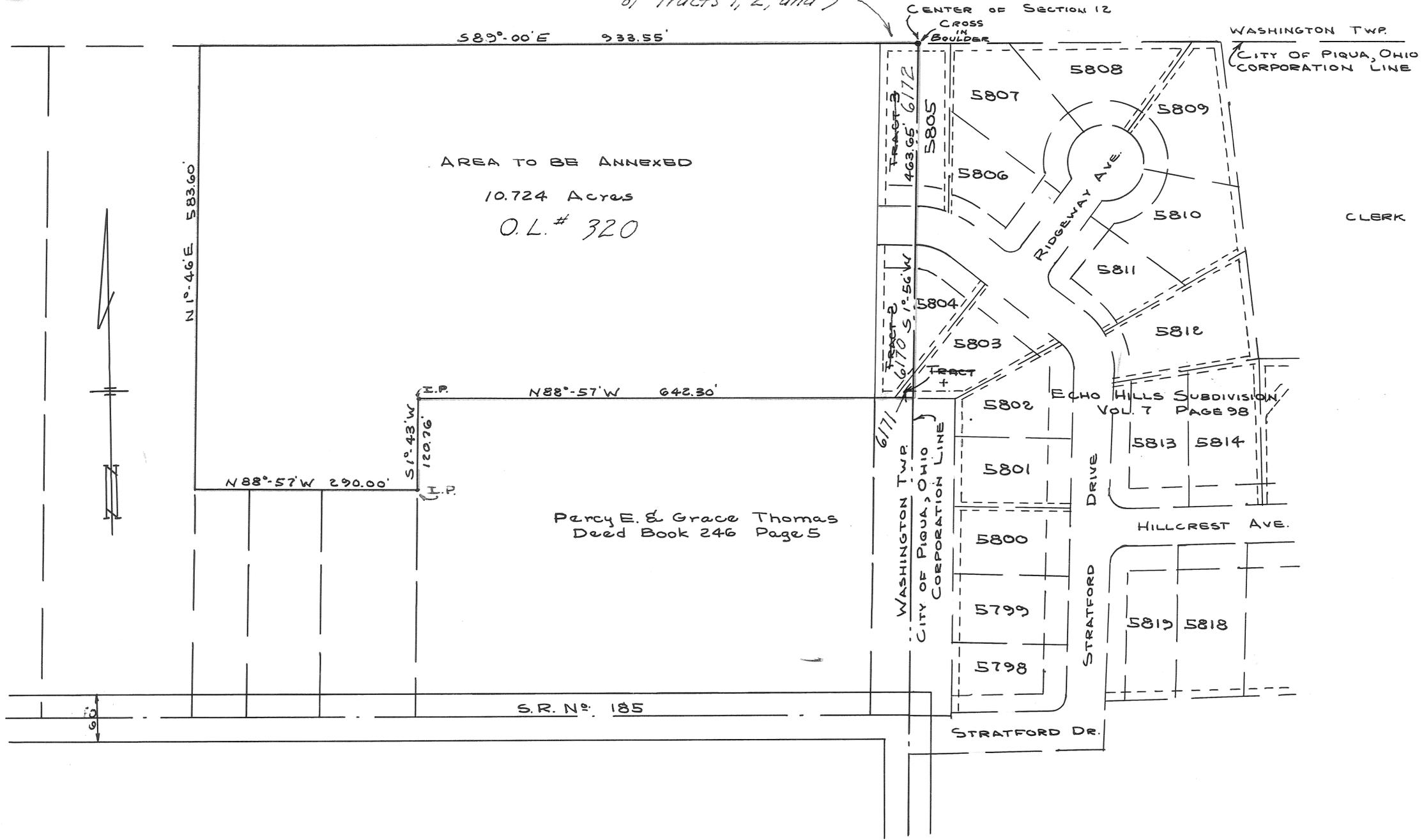
Beginning at a stone at the Northwest corner of Section 13; thence North 86° 12' East with the North line of Section 13, a distance of 2606.75 feet to a point; thence South 3° 49' East, a distance of 350.00 feet to a point; thence South 86° 12' West, a distance of 530.97 feet to an iron pin; thence South 3° 49' East, a distance of 543.99 feet to an iron pin; thence North 86° 11' East, a distance of 575.97 feet to a R. R. spike on the East line of the Northwest quarter of Section 13; thence South 3° 49' East with the East line of the Northwest Quarter of Section 13, a distance of 1755.07 feet to a R. R. spike at the Southeast corner of said Quarter Section; thence South 86° 15' 30" West with the South line of said Northwest Quarter of Section 13, a distance of 2649.13 feet to a R. R. spike at the Southwest corner of said Quarter Section, said spike also being at the Southeast corner of the Northeast Quarter of Section 14; thence South 85° 33' West with the South line of the Northeast Quarter of Section 14, a distance of 155.00 feet to a R. R. spike, witness an iron pin distant 20.00 feet on the line next described; thence North 3° 55' West, a distance of 205.00 feet to an iron pin; thence North 85° 33' East, a distance of 155.00 feet to an iron pin on the East line of Section 14, said line also being the West line of Section 13; thence North 3° 55' West with the Section line between Section 13 and Section 14, a distance of 2441.21 feet to the place of beginning, containing a total of 154.327 Acres, of which 0.729 Acres are in Section 14 and 153.598 Acres are in Section 13, an accurate map of which territory is hereto attached.

- (8) That said land, as described above, subject to approval of the City of Piqua, Ohio, be and it is hereby annexed to said City of Piqua, Ohio;
(9) That the Clerk of the Miami County Commissioners be, and she is authorized to certify to the Clerk of the City of Piqua, Ohio, a transcript of these proceedings, including a copy of the petition and maps attached hereto.

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

Received: June 19, 1964
Recorded: June 19, 1964
Receiving Time: 11:45 A. M.
Plat Number: 24320
Proceeding Number: 24320
Plat Fee: \$4.30
Proceeding Fee: \$13.00
Mary B. Gustin, Recorder
Dora Whitman, Deputy
Plat Book 8 Page 149, 149 A, 149 B, 149 C.

See Echo Hills Subdivision
Recorded in Plat Bk # 7
Page 98 for dimensions
of Tracts 1, 2, and 3



ANNEXATION MAP
SOUTHWEST 1/4 SECTION 12, TOWN 8, RANGE 5
WASHINGTON TOWNSHIP
MIAMI COUNTY, OHIO
SCALE 1"=100' - SEPTEMBER, 1963

PREPARED BY:
MARKER S. BOOKWALTER & Assoc.
CIVIL ENGINEERS & SURVEYORS
65 EAST FIRST STREET
DAYTON 2, OHIO

Albert R. Trace
ALBERT R. TRACE - REGISTERED SURVEYOR

APPROVED BY BOARD OF MIAMI COUNTY COMMISSIONERS
Luther Pike
Herschel Straker
Adam Wilgus
CLERK Mary J. Boyd DATE Feb 10, 1964

APPROVED BY - DATE Feb. 14, 1964
Arthur D. Haddad
MIAMI COUNTY ENGINEER

TRANSFERRED - JUNE 19, 1964
Carl Davis
MIAMI COUNTY AUDITOR

FILE NO. 24336
RECEIVED 3:27 P.M. June 19, 1964
RECORDED June 19, 1964
BOOK 8 PAGE 150
PLAT RECORD, MIAMI COUNTY, OHIO
FEE \$ 4.30

Mary B. Austin
MIAMI COUNTY RECORDER

APPROVED BY - DATE _____
CITY OF PIQUA ENGINEER

APPROVED BY CITY OF PIQUA COMMISSIONERS ON THIS FOURTH DAY OF MAY 1964

Harrell S. Pharr
Harvey Craft
Douglas F. F. Janssen
Chas. H. Morrow

APPROVED BY CITY OF PIQUA PLANNING COMMISSION ON THIS 11 DAY OF MAY 1964

E. W. Beach, Chm.
Robert D. G. Galt
Robert B. Reed
Robert M. L. Lauer, Jr.
John H. Morgan

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 petition, the map or plat accompanying the petition, the transcript of the proceedings of the Board of County Commissioners, and the ordinance of the City of Piqua passed in relation to the annexation is correct.

Mary Elliot
MARY ELLIOT
CLERK OF COMMISSION

ORDINANCE NO. 24-64

AN ORDINANCE MAKING FINAL ACCEPTANCE FOR ANNEXATION OF TERRITORY TO THE CITY OF PIQUA, OHIO.

WHEREAS, on the 2nd day of March, 1964 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 Rosemary Gaier for the annexation of territory to the City of Piqua, Ohio; 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 sixty (60) days from the date of the filing of said final transcript, map, or plat, and the petition of the free-holder residing on the territory sought to be annexed with the Clerk; and

WHEREAS, the Clerk of this Commission has layed 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 the 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, the majority of all members elected or appointed thereto concurring:

SEC. 1: That the application of Rosemary Gaier 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 the Southwest Quarter of Section 12, Town 8, Range 5, Washington Township, Miami County, Ohio and being Tracts 1, 2, and 3 of Echo Hills Subdivision as recorded in Volume 7, Page 98 of the Miami County Plat records, and containing 0.527 acres, and 10.197 acres of a 16.134 acre tract conveyed to Percy E. & Grace Thomas by deed recorded in deed book 246, page 5 of the Miami County deed records, and being more fully described as follows:

Beginning at the center of said Section 12, marked by a cross in a boulder, said point of beginning also being the intersection of the West corporation line and the North corporation line of the City of Piqua.

Thence South 1 degree 56 minutes west with the West Corporation line of the City of Piqua, 463.65 feet to the Southeast corner of Tract 1 of said Echo Hills Subdivision.

Thence North 88 degrees 57 minutes West with the South line of said Tracts 1 and 2, and said South line extended westwardly, 642.30 feet to an iron pin.

Thence South 1 degree 43 minutes West, 120.76 feet to an iron pin.

Thence North 88 degrees 57 minutes West, 290.00 feet to the Southwest corner of said 16.134 acre tract,

Thence North 1 degree 46 minutes East with the West line of said 16.134 acre tract, 583.60 feet to the Northwest corner of said tract.

Thence South 89 degrees 00 minutes East, with the North line of said 16.134 acre tract and the North line of said Tract 3, 933.55 feet to the place of beginning, containing 10.724 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 forthwith 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 the earliest period allowed by law.

Chas. H. Morrow
~~Chas. H. Morrow~~, MAYOR
Vice.

PASSED: May 4, 1964

ATTEST: Mary C. Elliot
MARY C. ELLIOT
CLERK OF COMMISSION

SEAL: City of Piqua Ohio

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 above ordinance is a true, accurate and correct copy of an ordinance passed by the Commission of the City of Piqua, Ohio on the 4th day of April, 1964.
May

Mary C. Elliot
MARY C. ELLIOT
CLERK OF COMMISSION

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN WASHINGTON TOWNSHIP, SECTION 12 TO THE CITY OF PIQUA, OHIO:

Rosemary Gaier, Petitioner

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached photostat copy of the "PETITION", "EXHIBIT 'A'", and accompanying plat map are true and correct copies thereof. The photostat copies of the "PRODE PUBLICATION" from the Piqua Daily Call, Piqua, Ohio, and the "AFFIDAVIT" of the Agent J. Richard Gaier, regarding the posting of the notice are true and correct copies thereof.

I further certify that the typewritten copy of the Resolution, "FILING OF PETITION-HEARING DATE SET", and the photostat copy of Resolution concerning the "PUBLIC HEARING HELD - PETITION GRANTED" are true and correct copies of such resolutions and the action taken by the Board of Miami County Commissioners on dates of December 9, 1963, and February 10, 1964, as recorded in the Commissioners' Journal No. 37, Pages 394 and 449 respectively.

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

Dated: February 18, 1964

BOARD OF COUNTY COMMISSIONERS
MIAMI COUNTY, OHIO

TO:
BOARD OF COUNTY COMMISSIONERS :
Court House
Troy, Ohio : PETITION FOR ANNEXATION

The undersigned, being all of the adult freeholders of the Real Estate described in Exhibit "A" hereto attached, situate in Washington Township, Miami County, Ohio and adjacent to the City of Piqua, Ohio, respectfully petition that the Real Estate herein described may be annexed to the said City of Piqua, Ohio.

An accurate map of said Real Estate to be annexed is hereto attached, marked Exhibit "B".

J. Richard Gaier is hereby authorized to act as agent of your Petitioner in securing such annexation.

Rosemary Gaier
ROSEMARY GAIER

EXHIBIT "A"

DESCRIPTION FOR ANNEXATION TERRITORY TO
THE CITY OF PIQUA, OHIO

September 13, 1963

The following described territory contiguous with the City of Piqua, Miami County, Ohio, situated in the Southwest Quarter of Section 12, Town 8, Range 5, Washington Township, Miami County, Ohio and being Tracts 1, 2, and 3 of Echo Hills Subdivision as recorded in Volume 7, Page 98 of the Miami County Plat records, and containing 0.527 acres, and 10.197 acres of a 16.134 acre tract conveyed to Percy E. & Grace Thomas by deed recorded in deed book 246, page 5 of the Miami County deed records, and being more fully described as follows:

BOARD OF COUNTY COMMISSIONERS
MIAMI COUNTY, OHIO

Beginning at the center of said Section 12, marked by a cross in a boulder, said point of beginning also being the intersection of the West corporation line and the North corporation line of the City of Piqua.

Thence South 1 degree 56 minutes West with the West corporation line of the City of Piqua, 463.65 feet to the Southeast corner of Tract 1 of said Echo Hills Subdivision.

Thence North 88 degrees 57 minutes West with the South line of said Tracts 1 and 2, and said South line extended westwardly, 642.30 feet to an iron pin.

Thence South 1 degree 43 minutes West, 120.76 feet to an iron pin.

Thence North 88 degrees 57 minutes West, 290.00 feet to the Southwest corner of said 16.134 acre tract.

Thence North 1 degree 46 minutes East with the West line of said 16.134 acre tract, 583.60 feet to the Northwest corner of said tract.

Thence South 89 degrees 00 minutes East, with the North line of said 16.134 acres tract and the North line of said Tract 3, 933.55 feet to the place of beginning, containing 10.724 acres more or less.

PREPARED BY:

PARKER S. BOOKWALTER & ASSOC.
CIVIL ENGINEERS & SURVEYORS
205 EAST FIRST STREET
DAYTON 2, OHIO

THE PIQUA DAILY CALL
Piqua, Ohio

State of Ohio, Miami County, ss: Personally appeared before me a notary in and for said county - J. RICHARD HARRIS 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 27th day of DECEMBER A.D., 1963.

Sworn to before me and subscribed in my presence this 31st day of January A.D., 1964
J.R. Harris
Notary Public in and for Miami County, Ohio.

(SEAL) Notarial Seal
Miami County Ohio

7:4sq. \$51.80
Notary Fee \$.80
Total 52.60

LEGAL NOTICE

Notice is hereby given that on the 9th day of December, 1963, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a Petition filed by all of the adult freeholders residing in the following described territory contiguous with the City of Piqua, Miami County, Ohio:

Situated in the Southwest Quarter of Section 12, Town 8, Range 5, Washington Township, Miami County, Ohio and being Tracts 1, 2, and 3 of Echo Hills Subdivision as recorded in Volume 7, Page 98 of the Miami County Plat records, and containing 0.527 acres, and 10.197 acres of a 16.134 acre tract conveyed to Percy E. & Grace Thomas by deed recorded in deed book 246, page 5 of the Miami County deed records, and being more fully described as follows:

Beginning at the center of said Section 12, marked by a cross in a boulder, said point of beginning also being the intersection of the West corporation line and the North corporation line of the City of Piqua.

Thence South 1 degree 56 minutes West with the West corporation line of the City of Piqua, 463.65 feet to the Southeast corner of Tract 1 of said Echo Hills Subdivision.

Thence North 88 degrees 57 minutes West with the South line of said Tracts 1 and 2 and said South line extended westwardly, 642.30 feet to an iron pin.

Thence South 1 degree 43 minutes West, 120.76 feet to an iron pin.

Thence North 88 degrees 57 minutes West, 290.00 feet to the Southwest corner of said 16.134 acre tract.

Thence North 1 degree 46 minutes East with the West line of said 16.134 acre tract, 583.60 feet to the Northwest corner of said tract.

Thence South 89 degrees 00 minutes East, with the North line of said 16.134 acre tract and the North line of said Tract 3, 933.55 feet to the place of beginning, containing 10.724 acres more or less.

praying therein that said territory be annexed to the City of Piqua, Ohio, 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 10th day of February, 1964, at 10 o'clock a.m. as the time for hearing said Petition at the office of the Miami County Commissioners, Court House Building, Troy, Ohio.

J. RICHARD GAIER
Agent for Petitioner
GAIER, NICHOLAS & PRATT
Attorneys

14,757-12-27-'63: 1-3-10-17-24-31-64

TO:
BOARD OF COUNTY COMMISSIONERS :
COURT HOUSE : A F F I D A V I T
TROY, OHIO :

J. Richard Gaier being first duly sworn, says that he is agent for the petitioner, Rosemary Gaier, That a true copy of the legal notice of annexation of territory to the City of Piqua was posted in a conspicuous place within the limits of the tract of land to be annexed for a period of six consecutive weeks, commencing on the 27th day of December 1963.

J. Richard Gaier
J. RICHARD GAIER, Agent for
Petitioner

Sworn to before me and subscribed in my presence this 10th day of February, 1964.

Robert A. Pratt
NOTARY PUBLIC

Robert A. Pratt, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTION 12 TO THE CITY OF PIQUA, OHIO

Rosemary Gaier, Petitioner

FILING OF PETITION - HEARING DATE SET
(Sections 709.02, 707.05 R. C.)

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

WHEREAS, a petition signed by Rosemary Gaier, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in Section 12, Town 8, Range 5, Washington Township, Miami County, Ohio, to the City of Piqua, Ohio; such territory being adjacent to the West corporation line of Piqua, Ohio, containing 10.724 Acres, and being more particularly described in the petition and accompanying map 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 for hearing on the 10th day of February, 1964, 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, J. Richard Gaier, 205 W. Ash St., Piqua, Ohio, as designated in the petition, shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing date so that he may give notice as required by law. The motion to adopt the resolution was seconded by Mr. Rike, with the Board voting as follows: Mr. Straker, yea; Mr. Rike, yea; and Mr. Wilgus, yea.

* * * * *

(Taken from Commissioners' Journal No. 37, Page 394, Under date of December 9, 1963)

MONDAY, FEBRUARY 10, 1964

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Friday, February 7, 1964.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, Adam Wilgus, and Herschel Straker.

The minutes of the previous meeting held on Friday, February 7, 1964, were read and approved.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTION 12 TO
THE CITY OF PIQUA, OHIO

Rosemary Gaier, Petitioner
(Sections 707.06, 07 Revised Code)

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 9, 1963, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on this tenth day of February, 1964, at ten o'clock A.M. on the petition of Rosemary Gaier, requesting that certain territory in Section 12, Washington Township, being adjacent to the West corporation line of the City of Piqua, Ohio, containing 10.724 Acres, be annexed to said City of Piqua, 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 December 9, 1963, 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 of 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 petitioner, J. Richard Gaier, and

WHEREAS, the petition in the matter was publicly read at the hearing; the petitioner was represented by legal counsel, and 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 Rosemary Gaier 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 person whose name is subscribed to the petition is a majority of the adult freeholders residing in the territory to be annexed, being the only freeholder living there;
- (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 Piqua, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Rosemary Gaier to annex the land herein described in Washington Township to the City of Piqua, Ohio, be and it is hereby granted;
- (9) That said land, subject to approval of the City of Piqua, 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 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. Wilgus, with the Board voting as follows: Mr. Rike, yea; Mr. Wilgus, yea; Mr. Straker, yea.

* * * * *

Received: June 19-1964
 Recorded: June 19-1964
 Receiving Time: 3:47 P.M.
 Plat number: 24336
 Proceeding Number: 24336
 Plat fee: \$4.30
 Proceeding Fee: \$6.00
 Mary B. Austin Recorder
 Plat Book 8, Page 150 A-B-C