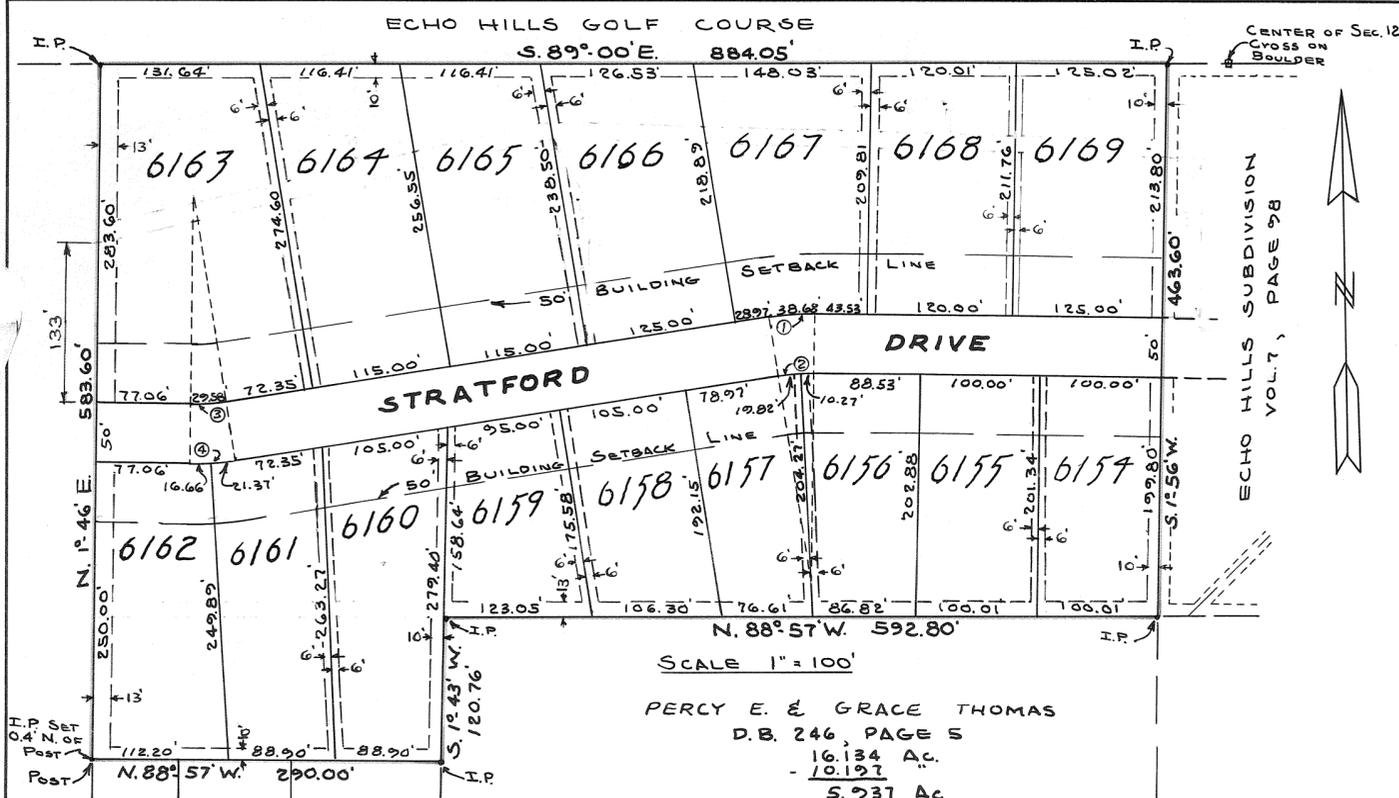


RECORD PLAN  
OF  
**ECHO HILLS SUBDIVISION**  
FIRST ADDITION  
PROTECTIVE COVENANTS



SCALE 1" = 100'  
PERCY E. & GRACE THOMAS  
D.B. 246, PAGE 5  
16.134 Ac.  
10.191 Ac.  
5.937 Ac.

	①	②	③	④
Δ	9°-51'	9°-51'	9°-41'	9°-41'
R	225.00'	175.00'	175.00'	225.00'
D	25.46480°	32.74046°	32.74046°	25.46480°
T	19.39'	15.08'	14.82'	19.06'
L	38.68'	30.09'	29.58'	38.03'

**DESCRIPTION :**

Situated in the southwest quarter of Section 12, Town 8, Range 5, Washington Township, City of Piqua, Miami County, Ohio and being a subdivision of 10.191 acres conveyed to Hampshire Construction Company Inc. by deed recorded in deed book 402, page 592 of the Miami County deed records.

**ACKNOWLEDGEMENT :**

We the undersigned, being all the owners and lienholders of the land 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.

Hampshire Construction Co., Inc.  
Donald F. Hampshire - President     W. Crowley - Witness  
Thomas C. Hinger     Anthony N. Jacomet - Secretary     Witness

Donald F. Hampshire, its president, and Thomas C. Hinger, 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.

Robert B. Reed  
Notary Public  
My commission expires Feb 18, 1969

Approved by the Piqua Planning Commission this 8 day of June 1964  
Robert B. Reed  
John M. Stacey Jr.  
John F. Mangon  
Robert B. Reed

Approved by the Piqua City Commission this 15 day of June 1964  
Jack Wilson  
Donald F. Hampshire  
Marcell W. Thomas  
Harvey Craft  
Chas. H. Morrow

Transferred and numbered this 19 day of JUNE 1964  
Cecil Davis  
Miami County Auditor Wright, Dep. Aud.  
File No: 24337  
Recorded this 19 day of June 1964 at 3:48 PM  
Mary B. Austin  
Miami County Recorder  
Recorded in Vol. 9 Page 1

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
Be it remembered that on this 29th day of MAY, 1964, before me, the undersigned, a Notary Public in and for said county and state, personally came Hampshire Construction Company, Inc., a corporation, by

- All lots in the Tract shall be known and described as residential. There shall not be 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.
- 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.
- 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.
- 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 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 household pets be permitted.
- No building shall be erected, placed or altered on any lot in this subdivision until the construction plans and specifications and a plan showing the location of the structure have been approved by The Hampshire Construction Company. The structure shall then be erected to conform to such plans and specifications.
- No fence shall be erected, constructed or maintained within fifty (50) 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.
- 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.
- 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.
- 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.
- 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, 1989 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.
- 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.
- The covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.

*Note: All House services shall be from the street and underground.*

Utility easements shown thus =====

This instrument was prepared by:  
Parker S. Bookwalter & Assoc.  
Civil Engineers & Surveyors  
205 East First Street, Dayton 2, 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 5-26-64  
Albert R. Trace, Registered Surveyor



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.
2. No structure can be more than a one family dwelling.
3. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.
4. No dwelling shall be permitted on any lot at a cost of less than twenty-two thousand five hundred (\$22,500), based upon cost prevailing at the date these covenants are recorded.
5. The ground floor area of the main structure, excluding ground floor open porches and garages, shall be not less than 1650 sq. ft. for a one story dwelling, not less than 1450 sq. ft. for a story and a half dwelling and not less than 1200 sq. ft., the second floor not less than 700 sq. ft. for a two story dwelling. No dwelling of more than two stories permitted.
6. No carports permitted.
7. No fences are permitted in front of the building set back line. Side yard and rear yard fences shall not exceed 4 feet in height.
8. No building shall be located on any lot nearer to the front line than the minimum set back lines shown on the recorded plat. No building shall be located nearer than twenty feet (20') to any interior building line.
9. An easement of ten (10) feet in width is reserved on all rear lot lines on every building site. This easement is for the purpose of affording location for telephone and electric light poles and lines or other utility easements as necessary. Each building site is subject to an easement for the construction and maintenance of such utility.
10. Any building shall be completed within a period of twelve (12) months from beginning of construction.
11. No noxious or offensive odor or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
12. No animals, livestock, poultry of any kind may be raised, bred or kept on any lot, except dogs, cats, or other household pets, provided they are not kept, bred or maintained for any commercial reasons.

DEDICATION

We, the undersigned, being all the owners and lien-holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate the streets and utilities as shown herein to the public use forever.

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

OWNERS AND DEVELOPERS

Richard J. Wunderlich  
Shamash B. Wunderlich

State of Ohio, Miami County.  
Be it remembered that on this 25 day of June 1964 before me the undersigned, a Notary Public in and for said county and state, personally came

John M. Burkman

WITNESS

Marion Jean Butler  
Joe J. Burkman

and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notary seal on the day and date above written.

Notary Public in and for State of Ohio

John M. Burkman

State of Ohio, Miami County,

Richard Wunderlich being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or lien-holders, have united in its execution.

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

Notary Public in and for State of Ohio

John M. Burkman  
John M. Burkman

I hereby certify that this map is true and a complete survey made under ~~the~~ supervision in May 1964, that all monuments are set as shown. Iron pin.

Registered Surveyor  
John M. Burkman  
Registered Engineer and Surveyor

This instrument was prepared by

Approved and accepted by the Council of Tipp City, Ohio.

Mayor Walter Johnson  
Clerk Phyllis Lussman  
Date June 15, 1964

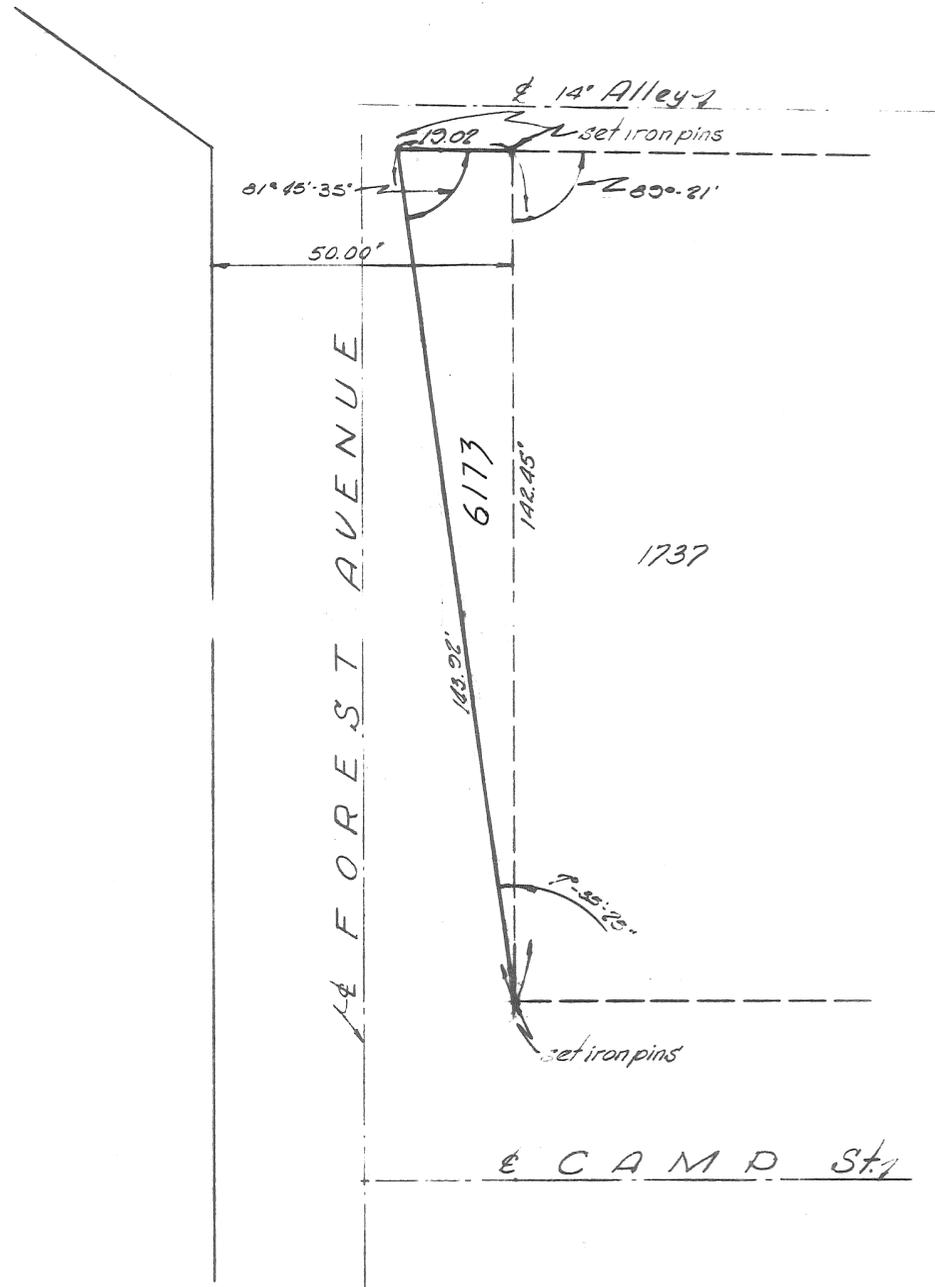
Approved by the City Planning Board of Tipp City, Ohio.

Chairman Thomas G. Thompson  
Date June 15, 1964



City of Diqua, Ohio  
 plat of  
 Street Vacation  
 of part of  
 Forest Avenue

Vol. 9 Page 4  
 Plat Records of  
 Miami County, Ohio  
 File No. 24623  
 Received 1<sup>23</sup> P.M.  
 Recorded June 30, 1964  
 Mary B. Justin  
 Miami County Recorder  
 Fee \$4.30



APPROVAL

At a meeting of the commissioners of the City of Diqua, Ohio, held  
 this 16 day of DEC. 1963 this plat was approved and accepted  
 by ordinance No. 21-63.

Jack D. Wilson  
 Mayor, City of Diqua, O.

Charles H. Munn

Harvey Craft

Samuel W. Thomas

Donald F. Johnson

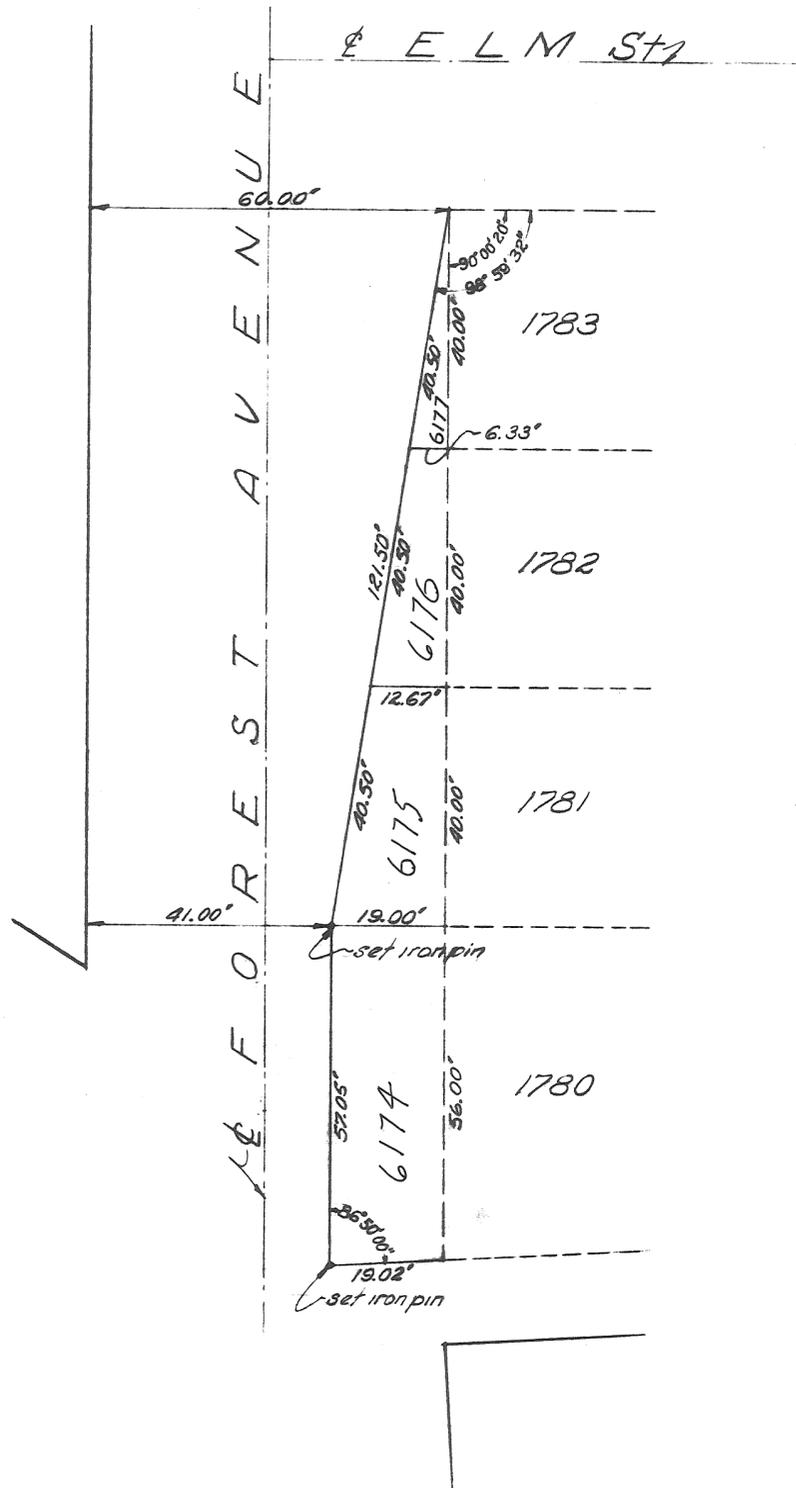
Robert M. James  
 City Manager, City of Diqua, O.

I hereby approve this plat and have transferred same this 30<sup>th</sup> day  
 of June, 1964.

Paul Harris  
 Miami County Auditor

City of Piqua Ohio  
 plat of  
 Street Vacation  
 of part of  
 Forest Avenue

Vol. 9 Page 5  
 Plat Records of  
 Miami County, Ohio  
 File No. 24624  
 Received 1:23 P.M.  
 Recorded June 30, 1964  
 Mary B. Austin  
 Miami County Recorder  
 Fee \$4.30



APPROVAL

At a meeting of the commissioners of the City of Piqua, Ohio, held  
 this 16 day of DEC. 1963, this plat was approved and accepted  
 by ordinance No. 41-63.

Jack D. Wilson  
 Mayor, City of Piqua, Ohio

Chas. H. Mowbray

Harvey Craft

Donald T. Farnham

Phil M. Staver, Jr.  
 City Manager, City of Piqua, Ohio

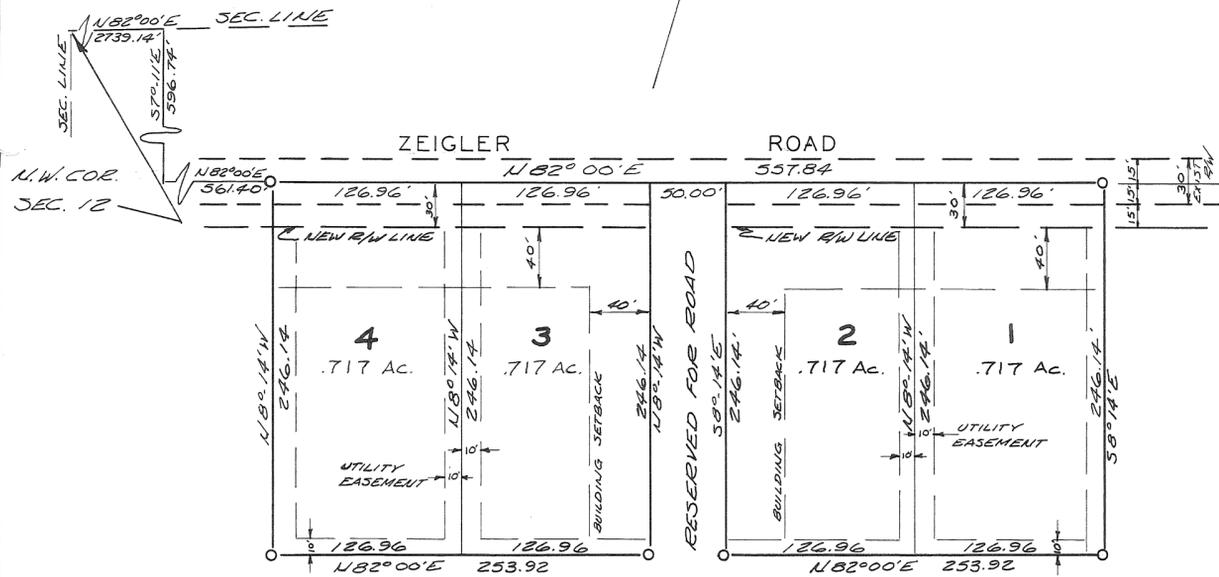
I hereby approve this plat and have transferred same this 30th  
 day of June 1964

Paul Harris  
 Miami County Auditor.

# CRESTVIEW SUBDIVISION SEC 1

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

BOOK 9 PAGE 6  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS



**DESCRIPTION**

Being a subdivision of 2.868 Ac. tract conveyed to Triangle Construction Co. by deed recorded in Vol. 394, Pg. 502, of 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 and do hereby dedicate the additional right-of-way along Zeigler Road 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.

\_\_\_\_\_  
 WITNESS  
 \_\_\_\_\_  
 WITNESS  
 \_\_\_\_\_  
 WITNESS  
 \_\_\_\_\_  
 WITNESS

TRIANGLE CONSTRUCTION CO. Joseph C. Roper  
 PRESIDENT  
 \_\_\_\_\_  
 BETTY ARNETT  
 \_\_\_\_\_  
 WATSON ARNETT  
 \_\_\_\_\_  
 THIRDS SAVINGS & LOAN  
 \_\_\_\_\_  
 PRESIDENT  
 \_\_\_\_\_  
 SECRETARY

At a meeting of the City of Piqua planning commission held this 9 day of July 1964 this plat and restrictions were approved.

Robert H. Polk Jr. Sec.

STATE OF OHIO MIAMI COUNTY SS

Be it remembered that on this 10 day of July 1964, before me, a notary public in and for said county and state, personally came Triangle Construction Co. by its president Joe Roper, Watson Arnett, Betty Arnett, Third Savings and Loan Association by its president Samuel Heitman and its Secretary Elwood Henning, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

MY COMMISSION EXPIRES April 13 1968 Erud Shipman  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY

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 a single or double 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 1100 sq. ft. for a one story dwelling, 1250 sq. ft. for a split level design, and 900 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 minimum setback distance as provided on the recorded plat of said subdivision.
- 4 DIVISION OF LOTS - No lot shall hereafter be subdivided into additional lot or lots.
- 5 OTHER BUILDINGS - No trailers, basements, camp sheds, garage, barn or other out buildings shall at any time be used as a residence, temporarily or permanently, upon said property, nor shall any temporary structure 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 6 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.
- 7 NUISANCES - No noxious or offensive activities shall be carried on upon any 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 three (3) sq. ft. or one 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 LIVE STOCK AND POULTRY - No animals, 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 or bred for commercial purposes.
- 11 TIME OF COVENANTS AND RESTRICTIONS - These covenants and restrictions are for the benefit of all the owners and are to run with the land and shall be binding on all parties and persons claiming under them, until August 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.
- 12 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.
- 13 ENFORCEMENT OF COVENANTS - These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns.

Accepted and approved by  
Miami County Planning Commission

Luther Pike  
Herschel Straker  
Adam Wilgus

DATE July 10, 1964 NO. 1025

Arthur D. Hassal  
MIAMI COUNTY ENGINEER.

Approved and transferred this 10 day of July 1964

Carl Davis By L. Sheelanberger Deputy  
MIAMI COUNTY AUDITOR

FILE NO. 24853

Received for Record 1:35 P.M. July 10, 1964

Recorded in Platbook No. 9 Page 6

FEE \$ 4.30

Mary B. Groatie  
MIAMI COUNTY RECORDER  
by Emily Mc Neal, Deputy



I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT.

Daniel D. Turner  
REGISTERED SURVEYOR #4807

**CHARLES LEWIS PLAT**

MIAMI COUNTY, OHIO  
A 9.89 ACRE SUBDIVISION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.  
EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, 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

OWNERS AND LIENHOLDERS

Judith C. Wood  
Atanasio G. Riancho

Charles M. Lewis  
Berenice I. Lewis

STATE OF OHIO, MIAMI COUNTY, SS

BE IT REMEMBERED THAT ON THIS 30 DAY OF July 1964 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME CHARLES M. LEWIS AND BERENICE I. LEWIS AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

WILLIAM H. GOOD, Notary Public  
In and for Montgomery County, Ohio  
My Commission Expires July 25, 1970

William Henry Good  
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME ON APRIL 9, 1964, - THAT ALL MONUMENTS ARE SET AS SHOWN

**APPROVED**  
By Joseph Margolis  
Date Mar 23 1970  
Troy City - Miami County  
Health Departments

Atanasio G. Riancho  
ATANASIO G. RIANCHO  
REG. SURVEYOR # 3425  
7990 ALLISON AVE. - 277-7774  
DAYTON 15, OHIO

POOR SOIL  
325 SQ. FT. PER BEDROOM

APPROVED BY MIAMI COUNTY AUDITOR

Carl Morris

DATE July 31, 1964

FILE NO. 25325

RECEIVED 11<sup>th</sup> A.H. 7-31-69

RECORDED IN BOOK 9 PAGE 7

Mary B. Guerin, Recorder

FEE \$ 4.30

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Leslie Pike  
Herschel Straker

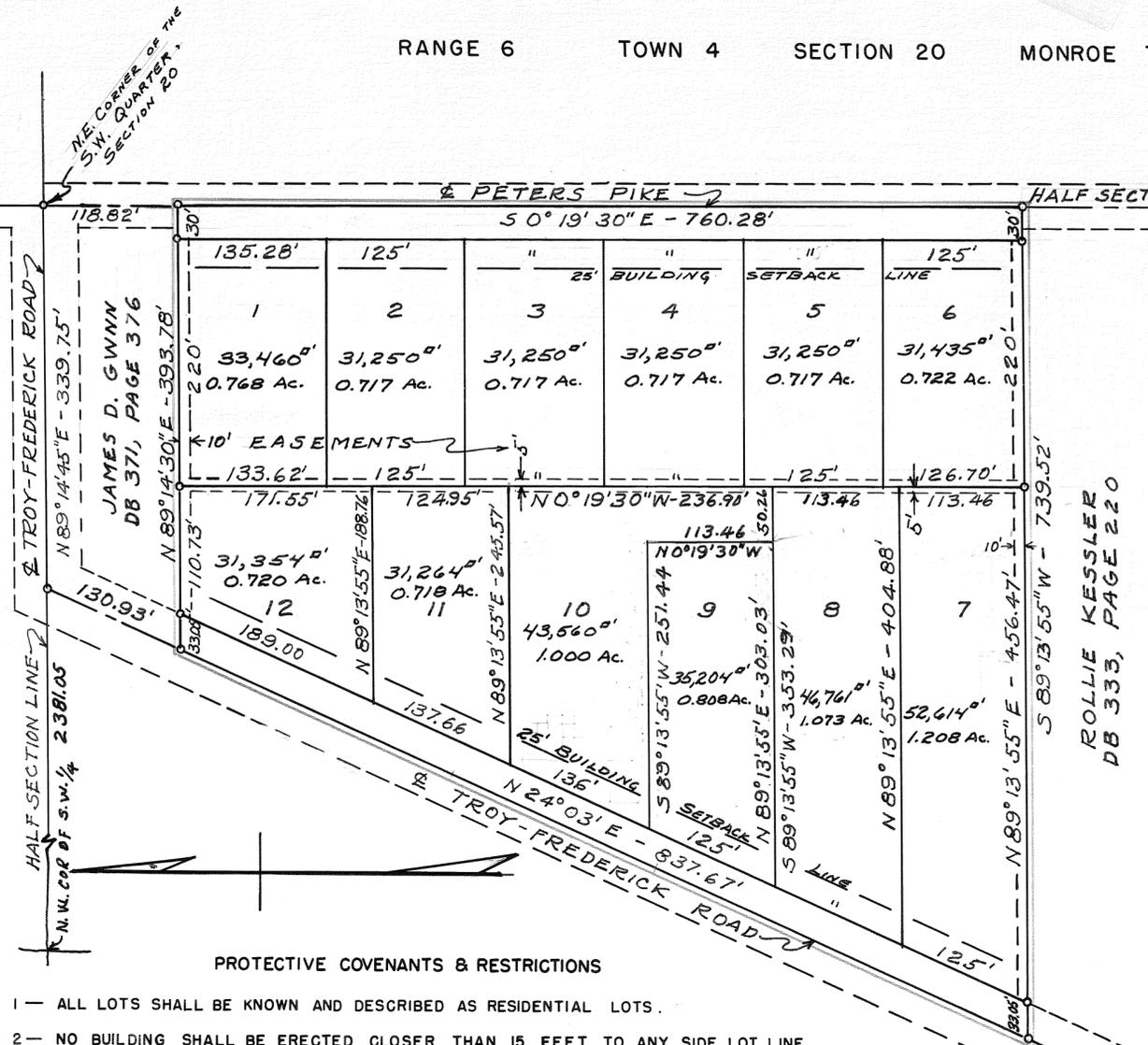
Adam Wilgus

DATE: July 31, 1964 NO. 1033

APPROVED BY MIAMI COUNTY ENGINEER

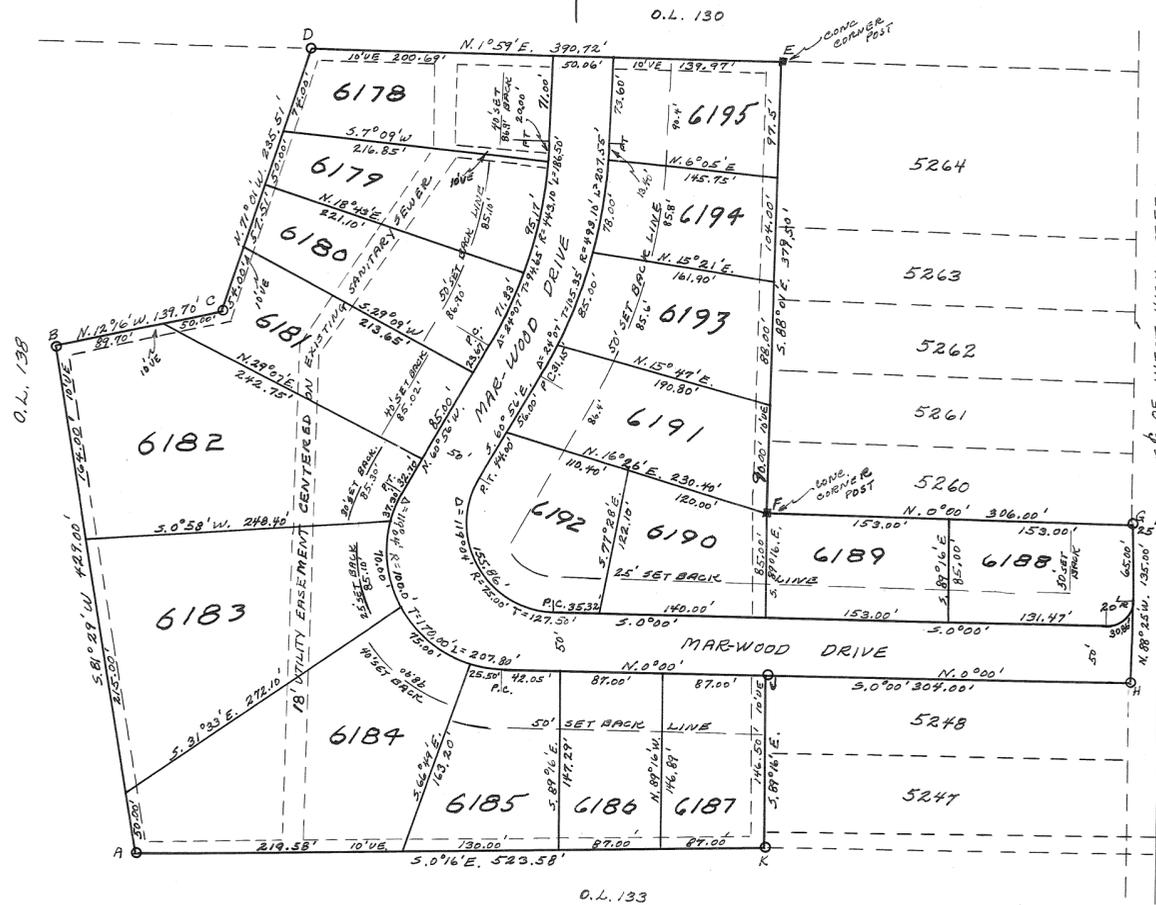
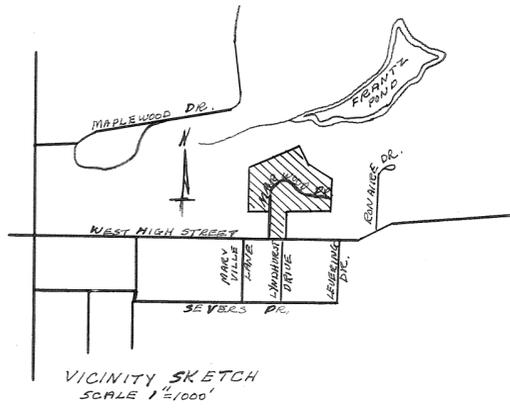
Arthur D. Hassel

DATE: July 30, 1964 NO. \_\_\_\_\_



- PROTECTIVE COVENANTS & RESTRICTIONS**
- 1 - ALL LOTS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
  - 2 - NO BUILDING SHALL BE ERECTED CLOSER THAN 15 FEET TO ANY SIDE LOT LINE.
  - 3 - NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
  - 4 - NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE HALF STORIES IN HEIGHT WITH A MINIMUM OF 1250 SQUARE FEET OF LIVING AREA FLOOR SPACE, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
  - 5 - NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN, OR ANY OUTBUILDING ERECTED IN THE TRACT, SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
  - 6 - NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE KEPT OR RAISED ON ANY LOT EXCEPT THAT HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT FOR COMMERCIAL PURPOSES.

THE WITHIN PLAT IS A SUBDIVISION OF 9.89 ACRES, BEING ALL OF THE LAND OWNED BY CHARLES M. LEWIS AND BERENICE I. LEWIS, HIS WIFE, AND RECORDED IN DEED BOOK 355, PAGE 411 OF THE RECORDS OF MIAMI COUNTY, OHIO.



PLAT OF MAR-WOOD ESTATES

CITY OF PIQUA, OHIO

APRIL 29, 1964

DESCRIPTION

BEING A SUBDIVISION OF A 8.932 ACRE TRACT WHICH IS O.L. 131 AND IN LOTS NO. 5249 AND NO. 5250 OF THE CITY OF PIQUA, OHIO; ALSO BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN DEED FROM TRUMAN C. JONES TO CHARLES A. COX AND RECORDED IN VOL. ... PAGE ... DEED RECORDS OF MIAMI COUNTY, OHIO, THE SUB-DIVISION IS BOUNDED BY LETTERS ABCDEFGHIJK AS SHOWN HEREON, THE STREET CONTAINS 1.287 ACRES.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 13th DAY OF MAY, 1964

WITNESSES: [Signatures] SIGNED: [Signatures]

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF MIAMI, SS

BE IT REMEMBERED THAT ON THE 13th DAY OF MAY, 1964, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY CAME

CHARLES A. COX AND MARY LOUISE COX WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

[Signature] NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO

MY COMMISSION EXPIRES FEBRUARY 21, 1969.

TRANSFERRED ON THIS 7th DAY OF August, 1964 [Signature] MIAMI COUNTY AUDITOR

FILE NO: 25550 RECEIVED: 3:57 P.M. RECORDED: Aug 8, 1964 BOOK 9, PAGE 8 PLAT RECORDS, MIAMI COUNTY, OHIO. FEE \$4.30

[Signature] MIAMI COUNTY RECORDER

I HEREBY CERTIFY THIS PLAT TO BE CORRECT, ALL LOT CORNERS ARE TO BE MARKED WITH IRON PIPE.

[Signature] REGISTERED SURVEYOR 7585

APPROVAL

APPROVED: [Signature] JACK WILSON CITY COMMISSIONER PIQUA, OHIO

APPROVED: [Signature] PLANNING COMMISSIONER

[Signature] CITY COMMISSIONER PIQUA, OHIO

[Signature] PLANNING COMMISSIONER

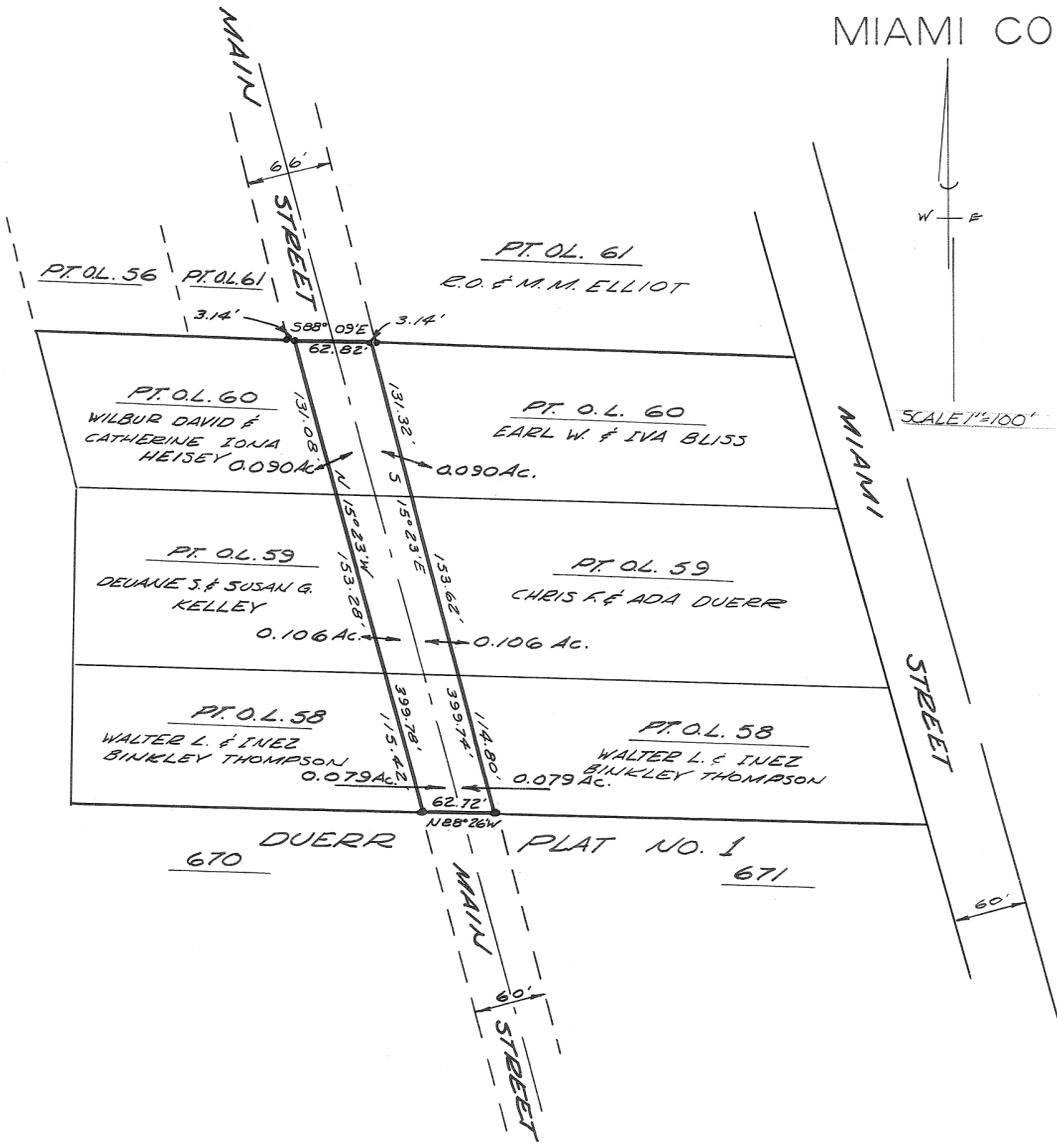
[Signature] CITY MANAGER PIQUA, OHIO

DEDICATION AND PLAT OF EXTENTION OF MAIN ST. PLAT BOOK 9 PAGE 9  
 PART OF O.L. NO. 58-59 & 60 VILLAGE OF WEST MILTON  
 MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.

FILE NO. 25609  
 RECEIVED FOR RECORD 2:02 PM. AUG 11 1964  
 RECORDED IN PLAT BK. NO. 9 PAGE 9  
 FEE \$4.30

Mary B. Austin  
 MIAMI COUNTY RECORDER



**DESCRIPTION**

Being a part of out lots number 58, 59, and 60 in the Village of West Milton, Miami County, Ohio, and being more particularly described as follows:  
 Starting at an iron pin in the Northwest corner of Inlot No. Six Hundred Seventy One (671), Duerr subdivision No. One (1), and as shown in Plat Book No Five (5), on Plat No. Twenty Nine (29), of the Miami County Recorder's Plat Records, and the point of beginning of the Tract of Land here in described; thence NORTH 88°-26' WEST a distance of 62.72 feet to an iron pin; thence NORTH 15°-23' WEST a distance of 399.74 feet to a iron pin, thence SOUTH 88°-09' EAST a distance of 62.82 feet to a iron pin; thence SOUTH 15°-23' EAST a distance of 399.74 feet to an iron pin and the point of beginning, containing a total of 0.550 ACRES of Land.

**DEDICATION**

We the undersigned, being all the owners 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.

<u>Robert J. Hoffman</u> WITNESS	<u>Ralph T. Snider</u> WITNESS	<u>Wilbur David Heisey</u> WILBUR DAVID HEISEY	<u>Catherine Iona Heisey</u> CATHERINE IONA HEISEY
<u>AS TO NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10</u> WITNESS	<u>Earl W. Bliss</u> EARL W. BLISS	<u>Iva Bliss</u> IVA. BLISS	
<u>WITNESS</u>	<u>Devaue S. Kelley</u> DEVANE S. KELLEY	<u>Susan G. Kelley</u> SUSAN G. KELLEY	
<u>WITNESS</u>	<u>Chris F. Duerr</u> CHRIS F. DUERR	<u>Ada Duerr</u> ADA. DUERR	
<u>WITNESS</u>	<u>Walter L. Thompson</u> WALTER L. THOMPSON	<u>Inez Binkley Thompson</u> INEZ BINKLEY THOMPSON	

STATE OF OHIO, MIAMI COUNTY SS:

It is remembered that on this 4<sup>th</sup> day of AUGUST, 1964, before me, the undersigned, a notary public in and for said county and state came WILBUR DAVID HEISEY, CATHERINE IONA HEISEY, EARL W. BLISS, IVA. BLISS, DEVANE S. KELLEY, SUSAN G. KELLEY, CHRIS F. DUERR, ADA. DUERR, WALTER L. THOMPSON and INEZ BINKLEY THOMPSON, 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.

MY COMMISSION EXPIRES Robert J. Hoffman  
 NO EXPIRATION 196

Robert J. Hoffman  
 NOTARY PUBLIC IN AND FOR  
 MIAMI COUNTY, OHIO

APPROVED ON THIS 4<sup>TH</sup> DAY OF AUGUST, 1964  
 BY THE PLANNING COMMISSION OF THE VILLAGE  
 OF WEST MILTON, OHIO

Lewis E. Turner  
 CHAIRMAN  
Fred Anderson  
 SECRETARY

TRANSFERRED THIS 11<sup>th</sup> DAY OF August 1964

Carl Wain  
 MIAMI COUNTY AUDITOR

APPROVED ON THIS 4<sup>TH</sup>  
 DAY OF AUGUST, 1964  
 BY ORDINANCE NO. 394 OF THE  
 COUNCIL OF THE VILLAGE  
 OF WEST MILTON, OHIO

C. H. Minnick  
 MAYOR  
Georgia Lyons  
 CLERK

I HEREBY CERTIFY THE ABOVE PLAT TO BE A TRUE  
 AND CORRECT RETURN OF A SURVEY MADE UN-  
 DER MY SUPERVISION AND THAT ALL MONUMENTS  
 ARE SET AS SHOWN.

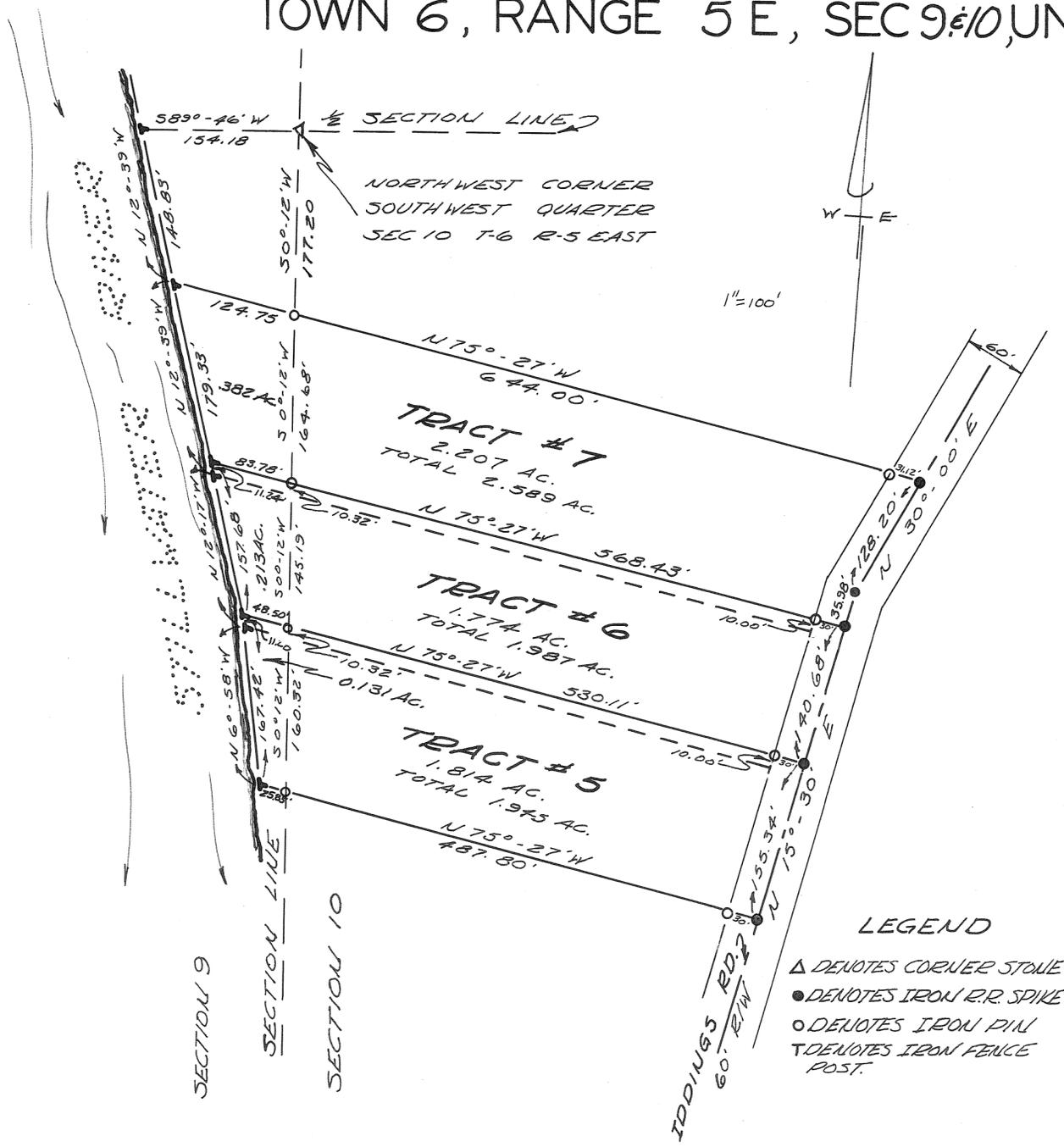
Ralph T. Snider  
 RALPH T. SNIDER REG. SURVEYOR #470

REPLAT TRACTS NO. 5, 6, 7, STILLWATER RIVER SUBD.  
TOWN 6, RANGE 5 E, SEC 9 & 10, UNION TOWNSHIP.

PLAT BOOK NO. 9 PAGE NO. 10  
MIAMI COUNTY RECORDERS PLAT RECORDS.

FILE NO. 25780  
RECEIVED FOR RECORD 8-19-64 10:25 AM  
RECORDED IN PLAT BK NO. 9 PG. 10  
FEE \$ 4.30

Mary B. Austin  
MIAMI COUNTY RECORDER



**RESTRICTIONS**

No house trailers or other temporary structures will be constructed or installed upon any tract in the afore said subdivision.  
Upon each tract in the fore going sub-division, not more than 1/3 building or structure designed for human habitation shall be constructed.

**DEDICATION**

We the undersigned being all the owners or lien holders of the lands shown herein, do hereby voluntarily consent to the execution of the said plat and to dedicate the Roads as shown here on to the public use forever.

Wendell O. Reising  
WITNESS  
Dorothy J. Brundt  
WITNESS  
AS TO NO. 1, 2, 3 & 4

TRI-CITY INVESTMENT CORP.  
1 Lowell E. Coate  
PRESIDENT, LOWELL E. COATE  
2 Reese H. Matthews  
SECRETARY & TREASURER, REESE H. MATTHEWS  
3 Roy E. Beard  
ROY E. BEARD  
4 Dorothy P. Beard  
DOROTHY P. BEARD

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

Be it remembered that on this 19<sup>th</sup> day of AUG. 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 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 Oct. 3, 1967

Wendell O. Reising  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

**DEED REFERENCE**

DEED BOOK NO. PAGE NO.  
DEED BOOK NO 403 PAGE NO. 28  
MIAMI COUNTY RECORDERS DEED RECORDS.  
PLAT BOOK NO 8 PLAT NO. 146  
MIAMI COUNTY RECORDERS PLAT RECORDS.

**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 19<sup>th</sup> DAY OF August 1964

Carol Harris  
MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING COMMISSION  
Luther Pike  
Herschel Straker  
Adam Wilpus  
DATE Aug 19, 1964 NO. 1038  
Arthur D. Haddad  
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



REPLAT OF INLOTS  
 1621, 1622 & 1623  
 CITY OF PIQUA, OHIO

~DESCRIPTION~

BEING A REPLAT OF INLOTS 1621, 1622, & 1623 OF THE PLAT OF R.D. FORDS, ESTATE - CITY OF PIQUA, STATE OF OHIO. ALSO BEING A SUBDIVISION OF PROPERTY DESCRIBED IN DEED FROM SARAH J. TALBOT TO PIQUA MORTGAGE, INC., AND RECORDED IN VOL. 407, PAGE 75 DEED RECORDS OF MIAMI COUNTY, STATE OF OHIO. THE SUBDIVISION IS BOUNDED BY LETTERS A, B, C, D, E, & A AS SHOWN HEREON.

~DEDICATION~

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 26 DAY OF August, 1964.

WITNESS:  
Marcia L. Bernhardt  
Beggy L. Thomas

SIGNED FOR THE PIQUA MORTGAGE, INC.  
Harold K. Glad, Pres.

TRANSFERRED ON THIS 27 DAY OF August, 1964.

FILE NO: 25973  
 RECEIVED: 2:50 PM - Aug 27, 1964  
 RECORDED: Aug. 27, 1964  
 BOOK 9, PAGE 11  
 PLAT RECORDS, MIAMI COUNTY, OHIO.  
 FEE: \$ 4.30

~ACKNOWLEDGEMENT~

STATE OF OHIO, COUNTY OF MIAMI, SS.

BE IT REMEMBERED THAT ON THE 26 DAY OF August, 1964, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY CAME Harold L. Glad, President of Piqua Mortgage, Inc. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO THEIR VOLUNTARY DEED AND DEED.

Marcia L. Bernhardt  
 NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT. ALL LOT CORNERS ARE MARKED WITH IRON PIPE UNLESS OTHERWISE INDICATED.

MY COMMISSION EXPIRES Feb. 3, 1967

Roger T. Borchers  
 REGISTERED SURVEYOR 4585

APPROVAL

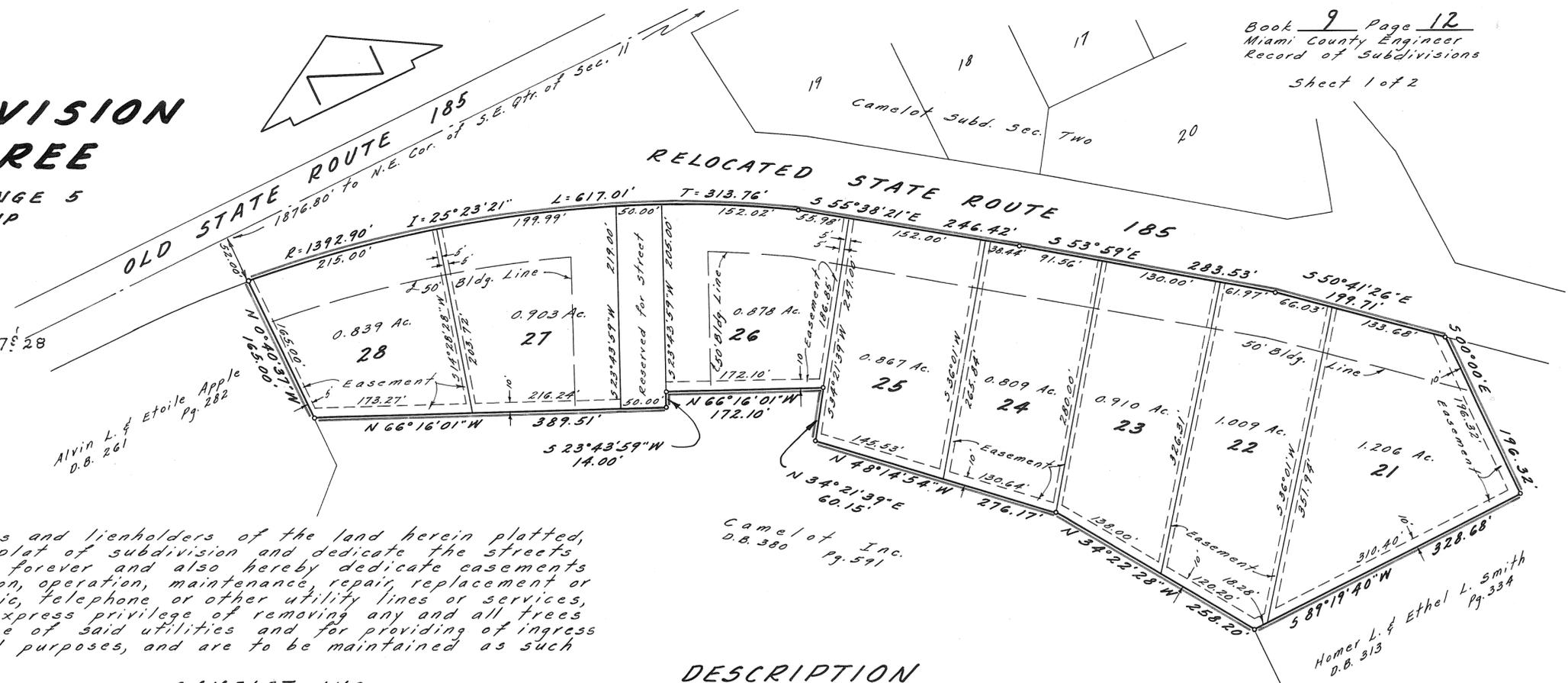
DATE: APPROVED: SIGNED:  
 \_\_\_\_\_ CITY COMMISSIONER, PIQUA, OHIO  
 \_\_\_\_\_ CITY MANAGER, PIQUA, OHIO

DATE: APPROVED: SIGNED:  
E. N. Beach  
 PLANNING COMMISSIONER  
John K. Mangon  
 PLANNING COMMISSIONER  
Robert B. Hood  
 PLANNING COMMISSIONER  
Robert D. Peltz  
 PLANNING COMMISSIONER

# CAMELOT SUBDIVISION SECTION THREE

SECTION 11, TOWN 8 RANGE 5  
WASHINGTON TOWNSHIP  
MIAMI COUNTY OHIO  
7.672 AC.

See Release of Covenant #1 for  
Lot #26 and  
Release of Covenant #1 & 3 for Lots 27 & 28  
Recorded in Misc. BK. 16 Pg. 103  
Mary B. Gustin, Recorder  
Emily McNeal, Deputy  
January 27, 1965



## 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.

### CAMELOT INC.

Donis A. Heiles  
Witness

Mr. Kathleen Hoban  
Witness

by Robert M. Davis  
President

by J. Richard Gaier  
Secretary

### THIRD SAVINGS AND LOAN CO.

Miss E. Alexander  
Witness

Mr. Kathleen Hoban  
Witness

by Samuel H. Heitzman  
President

by Edward Hennings  
Secretary

### State of Ohio, County of Miami: 55

Be it remembered that on this 31 day of AUGUST, 1964 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 Ellwood 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 Mr. Kathleen Hoban  
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 31 day of AUGUST, 1964

Notary Public Mr. Kathleen Hoban  
In and for Miami County Ohio

## DESCRIPTION

Situate in Section 11, Town 8, Range 5, Washington Township, Miami County, Ohio and being a subdivision of 7.672 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.

Approved and Transferred this 4<sup>th</sup> day of Sept. 1964.

Carl Davis  
Miami County Auditor

File No. 26705  
Received for record 11:50 Sept. 4<sup>th</sup> 1964  
Time Date

Recorded in Plat Record Book No. 9 Page No. 12  
Fee \$4.30

Mary B. Gustin by Dora Whitmer, Deputy  
Miami County Recorder

Approved by the Planning Commission for the City of Piqua Ohio  
this 24 day of Aug. 1964.

E. H. Beach  
Chairman

Robert H. Rath  
Secretary

Approved by Miami County  
Planning Commission

We hereby accept and approve  
this plat as shown hereon

Luther Rube  
Herschel Straker  
Adam Letelgas  
Date Sept 4, 1964 No. 1045  
Arthur D. Husdal  
Miami County Engineer

\_\_\_\_\_ Miami County  
Commissioners

\_\_\_\_\_ 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 J. Lewis  
Registered Surveyor

MIAMI ENGINEERING CO.		
ENGINEERS	SURVEYORS	
DAYTON OHIO		
Scale: 1"=100'	Drawn by: T.M.	Ckd. by:
Date: 7-8-64	Job No. 64-1429	

## CAMELOT SUBDIVISION SECTION THREE

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

Fee \$4.30

Carl H. Lewis  
Registered Surveyor

MIAMI ENGINEERING CO.  
ENGINEERS SURVEYORS  
DAYTON OHIO

Scale: 1/4" Drawn by: T.M. Ctd by:  
Date: 7-8-64 Job No. 64-1429

# BEVERLEY HILL SUBDIVISION

TOWN 6, RANGE 5 EAST, SECTION 10, UNION TOWNSHIP

PLAT BOOK NO. 9 PAGE NO. 13  
MIAMI COUNTY RECORDERS PLAT RECORDS.

FILE NO. 26373  
RECEIVED FOR RECORD SEPT 9, 1964  
RECORDED IN PLAT BOOK NO. 9 PG. 13  
FEE. 4.30

*Mary B. Austin*  
MIAMI COUNTY RECORDER

## RESTRICTIONS

No house trailers or other temporary structures will be constructed or installed upon any tract in the afore said subdivision.

Upon each tract in the fore going sub-division, not more than (1) building or structure designed for human habitations shall be constructed.

## DEDICATION

We the undersigned being all the owners or lien holders of the lands shown herein do hereby voluntarily consent to the execution of the said plat and to dedicate the Roads as shown here on to the public use forever.

*Lowell E. Coate*      *Lawrence Beverley*  
WITNESS                      LAWRENCE BEVERLEY  
*Wardell D. Henning*      *Margaret Beverley*  
WITNESS                      MARGARET BEVERLEY

## STATE OF OHIO, MIAMI COUNTY SS.

Be it remembered that on this 9<sup>th</sup> day of SEPT. 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 forgoing plat to be their voluntary act and deed in testimony where of, I have set my hand and notarial seal on the day and date above written.

MY COMMISSION EXPIRES SEP. 3, 1967 DATE

*Wardell D. Henning*  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

APPROVED MIAMI COUNTY PLANNING COMMISSION  
*Luther Pike*  
*Adam Seiliger*  
*Herchel Straker*  
DATE Sept 9, 1964 NO. 1046  
*Arthur D. Galbraith*  
APPROVED MIAMI COUNTY ENGINEER

## DEED REFERENCE

DEED BOOK NO. 323 PAGE NO. 31  
MIAMI COUNTY RECORDERS DEED RECORDS.

## SURVEY REFERENCE

VOLUME NO. 8 PLAT NO. 20  
VOLUME NO. 16 PLAT NO. 71  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

## LEGEND

- DENOTES IRON RAILROAD SPIKE.
- DENOTES IRON PIN.

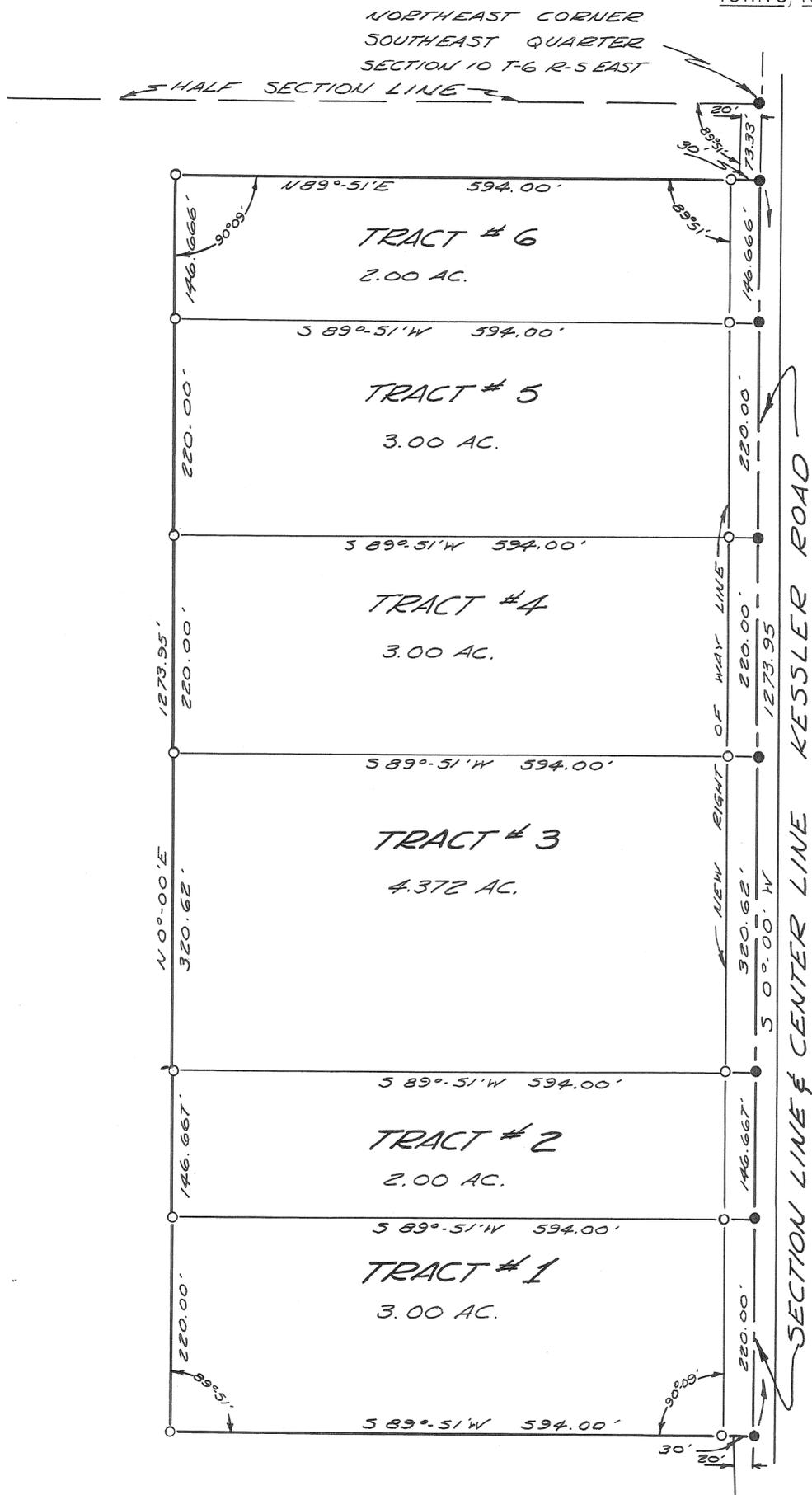
APPROVED AND TRANSFERRED THIS 9<sup>th</sup> DAY OF Sept 1964

*Carl W. Davis*  
MIAMI COUNTY AUDITOR

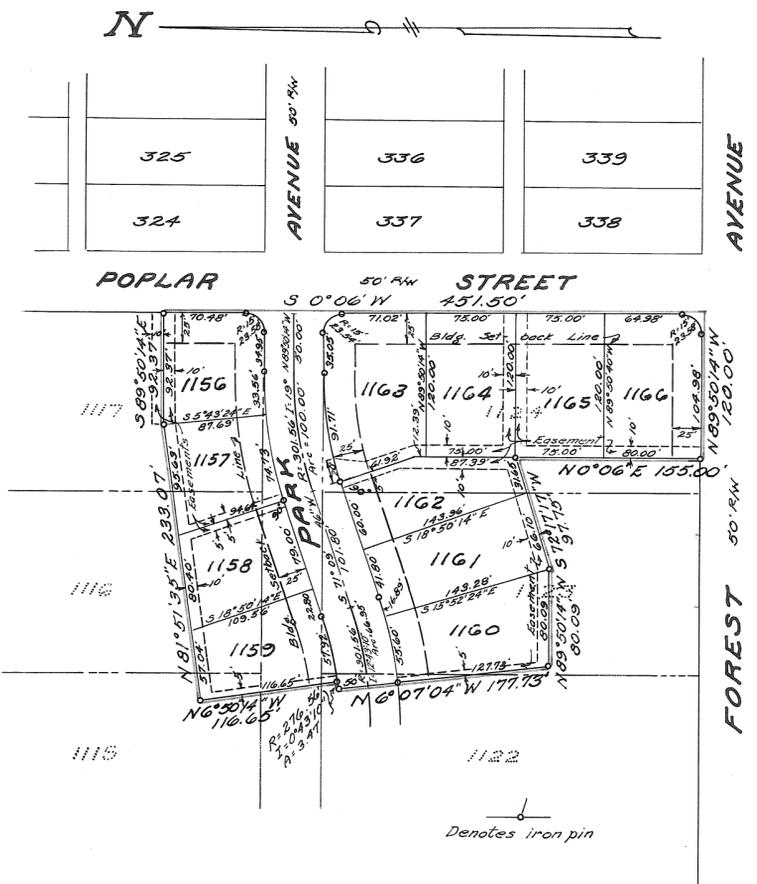
I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT RETURN OF A SURVEY MADE BY ME, AND THAT ALL MONUMENTS ARE SET AS SHOWN.

*Ralph T. Snider*

RALPH T. SNIDER REGISTERED SURVEYOR NO. 470  
DATE, SEPT. SCALE 1"=100'



# STILLWATER ESTATES



## STILLWATER ESTATES Section 20, T-6, R-5 East VILLAGE of WEST MILTON MIAMI COUNTY, OHIO

Scale: 1"=100' December, 1962  
Being a replat of parts of Lots 1115, 1116, 1117, 1122, 1123 & 1124  
Containing 2.543 Acres of which 0.370 Acres are in streets

I hereby certify that this map is a true and complete survey made under my supervision, that all monuments are set as shown. Curve distances are measured on the arc.

Wayne W. Russell  
Registered Surveyor #4381

Prepared by:  
**MARION S. PENICK CO.**  
CONSULTING ENGINEERS  
1211 SANFORD DR. DAYTON, O.

### PROTECTIVE COVENANTS

- 1 All lots in this plat shall be known as residential lots and no such lot shall be used except for residential purposes. No building shall be erected or be permitted to remain on any lot other than one dwelling not to exceed two stories in height and a private garage for not more than two cars.
- 2 The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 864 square feet in the case of a one and one-half, or two-story structure, and not less than 600 square feet in the case of a one story structure.
- 3 No building shall be located nearer to the front lot line or side street line than minimum building setback lines shown on recorded plat. No building shall be erected closer than seven feet to any side lot line nor shall the sum of the side yards be less than fifteen feet.
- 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 trailer, unused automobiles, basement, tent, shack, garage, barn, or other out-building 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 fence, wall, hedge, or mass planting shall be permitted to extend nearer to any street than the minimum building setback line.
- 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 & sales period.
- 8 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.
- 9 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 1988 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 in whole or part.
- 10 These covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
- 11 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 & effect.

By the planning Commission of the Village of West Milton, Ohio this 1 day of Sept 1964

Lewis Turner  
Chairman

Frank Anderson  
Secretary

By the Council of the Village of West Milton, Ohio this 1 day of Sept 1964

CH Winnick  
Mayor  
George Lyman  
Clerk

By the Miami County Auditor this 10 day of Sept 1964

Carl Harris Auditor

Received for Record this 12 day of September 1964

Book No. 9 Page 14

Fee \$4.30

Mary B. Quattrin  
Miami County Recorder

We the undersigned, being all the owners and lienholders of the land herein platted, do hereby dedicate the streets shown on the plat to the public use forever. Prior location of Park Avenue in this section vacated. Easements shown on the plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes and are to be maintained as such forever.

Witnesses:

Hubert D. Green  
Mattie Lou Penick

Joy Haven Homes Inc.

Marvin D. Willmann  
President

Charles B. Gates  
Vice President

State of Ohio, County of Montgomery, ss.

Be it remembered that on this 2 day of November, 1963, before me, the undersigned, a Notary Public in and for said county and state, personally came the said Joy Haven Homes Inc., by Marvin D. Willmann, its president, and Charles B. Gates its vice president, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Marion S. Penick  
Notary Public in and for Montgomery County, Ohio

State of Ohio, County of Montgomery, ss.

Marvin D. Willmann 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.

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

Marion S. Penick  
Notary Public in and for Montgomery County, Ohio

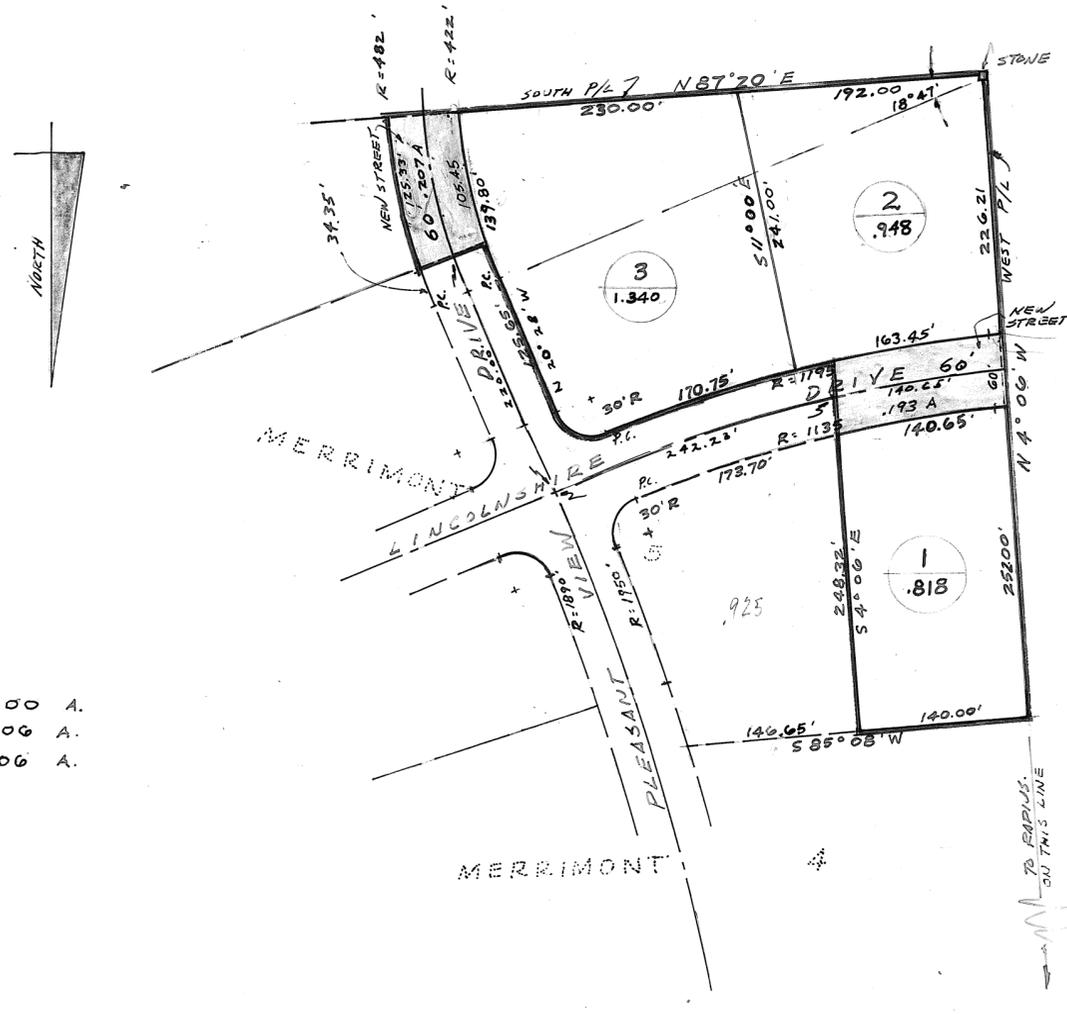
16

SHEET 1 of 2 SHEETS  
 FILE NO 27020 VOL 9 PAGE 15  
 REC'D ON Sept. 26, 1964 AT 11:15 A.M.  
 RECORDED ON Sept. 26, 1964 AT 11:15 A.M.  
 FEE \$4.30  
 MIAMI COUNTY RECORDER PLAT RECORDS

Mary B. Austin  
 MIAMI COUNTY RECORDER

MERRIMONT SUBDIVISION NO. 5-A  
 A subdivision of 3.506 Acres in the  
 NW 1/4 of Sec. 4, R 6, T 4 in Concord Township  
 Miami County

MERRIMONT N° 5-A



THERE IS A 5' UTILITY EASEMENT GRANTED HEREBY ON EACH SIDE OF EACH INTERIOR LOT LINE OF THIS PLAT AND A 10' UTILITY EASEMENT ALONG THE SOUTH AND WEST LOT LINES.

THE RESTRICTIVE COVENANTS OF MERRIMONT SUBDIVISION NO. 5 ARE CONTINUED INTO AND MADE A PART OF THIS PLAT.

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.

THE MERRIMONT DEVELOPMENT CORPORATION  
Mary J. Shroyer President Ruth M. Depter Witness  
J. H. Shroyer Secretary Ruth M. Depter Witness

STATE OF OHIO - COUNTY OF MIAMI  
 BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE MERRIMONT DEVELOPMENT CORPORATION BY Mary J. Shroyer ITS PRESIDENT AND J. H. Shroyer 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 2 DAY OF June.  
Ermina Van Horn  
 NOTARY PUBLIC - MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES ERMINA VAN HORN, Notary Public  
 in and for Miami County, Ohio  
 My Commission Expires March 31, 1969

STREET AREA = .400 A.  
 LOT AREA = 3.106 A.  
 TOTAL AREA = 3.506 A.

SCALE 1" = 100'

APPROVED CITY OF TROY PLANNING AND ZONING COMMISSION  
John A. ...  
Hazel Clawson  
 SECRETARY  
 DATE June 9 - 1964

APPROVED MIAMI COUNTY PLANNING COMMISSION  
Luther Pike  
Herschel Straker  
Adam Wilgus  
 DATE Sept. 14, 1964  
 No. 1047

APPROVED MIAMI COUNTY ENGINEER  
Arthur D. Hubbard  
 DATE Sept. 10, 1964

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS  
Luther Pike  
Herschel Straker  
Adam Wilgus  
 DATE Sept. 14, 1964

APPROVED MIAMI COUNTY AUDITOR  
Earl ...  
 DATE Sept. 26, 1964



SEE AFFIDAVIT TO AMEND PLAT RECORDED  
IN MISC. BOOK 20 PAGE 94  
DECEMBER 22, 1980

Mary B. Austin  
MIAMI COUNTY RECORDER

Janet E. Cain  
MIAMI COUNTY RECORDER

DENNIS PLAT

WE THE OWNERS OF THE LANDS SHOWN ON  
THIS PLAT DO HEREBY CONSENT TO THE  
EXECUTION OF THIS PLAT THIS 31<sup>st</sup> DAY  
OF October 1964.  
A PERPETUAL 20-FOOT PRIVATE DRIVEWAY EASEMENT IS  
TO SERVE AS ACCESS TO TRACTS 2, 1-A, 3, 4, AND 5.  
PRIVATE DRIVEWAY TO BE PERPETUALLY MAINTAINED  
JOINTLY BY TRACTS 2, 3, 4, AND 5.  
TRACTS 2, 3, 4, AND 5 ARE SUBJECT TO A  
20-FOOT ACCESS EASEMENT ALONG RIVER AS  
SHOWN TO PROVIDE ACCESS FROM TRACT 1 TO  
TRACTS 1-A AND 1-B.

Phyllis J. Stover Eulalia Dennis  
Bryan D. Stover Wallace Dennis  
WITNESSES

STATE OF OHIO COUNTY OF MIAMI S.S.  
BEFORE ME A NOTARY PUBLIC IN AND FOR  
Miami County, Ohio PERSONALLY APPEARED  
THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED  
THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT  
AND DEED THIS 21<sup>st</sup> DAY OF October 1964.

Bryan D. Stover  
NOTARY PUBLIC  
MY COMMISSION EXPIRES September 13, 1968

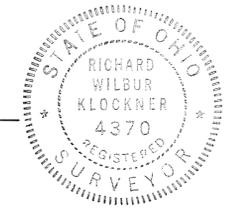
SEE PLANNING COMMISSION MINUTES OF JUNE 15, 1964  
FOR PRIOR APPROVAL OF TRACTS 1, 2, 3, 4, AND 5,  
ONLY. TRACTS 1-A AND 1-B TO BE CONSIDERED  
AS PART OF TRACT 1 AND ARE NOT TO BE USED  
AS INDIVIDUAL BUILDING SITES.

APPROVED MIAMI COUNTY PLANNING  
COMMISSION  
Arthur D. Hasel  
Herschel Straker  
Adam Wilgus  
DATE Oct 26 - 1964  
APPROVED MIAMI COUNTY ENGINEER

TRANSFERRED THIS 29<sup>th</sup> DAY OF October 1964.

Paul Harris  
MIAMI COUNTY AUDITOR

Richard W. Klockner  
REGISTERED SURVEYOR # 4370

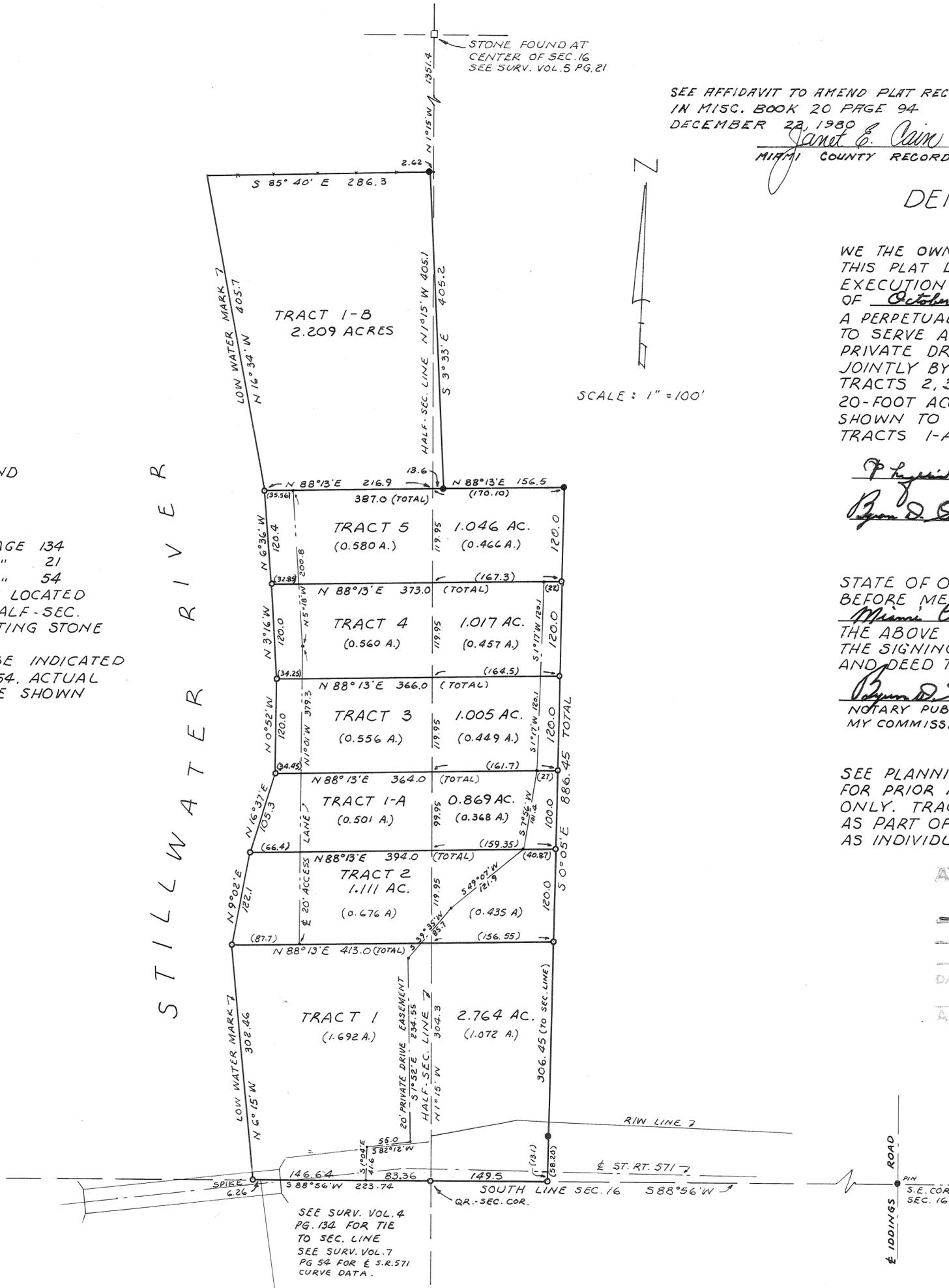


STILLWATER RIVER

- INDICATES IRON PIPE FOUND
- INDICATES IRON PIN SET

REFERENCES:  
LAND SURVEY VOLUME 4 PAGE 134  
" " " 5 " 21  
" " " 7 " 54

NOTE: Q.R. SECTION CORNER LOCATED  
FROM SURV. VOL. 4 PG. 134. HALF-SEC.  
LINE ESTABLISHED BY LOCATING STONE  
AT CENTER OF SECTION.  
IRON PIPES FOUND ARE THOSE INDICATED  
ON LAND SURVEY VOL. 7 PG. 54. ACTUAL  
LOCATION OF IRON PIPES ARE SHOWN  
ON THIS PLAT.



SEE SURV. VOL. 4  
PG. 134 FOR TIE  
TO SEC. LINE  
SEE SURV. VOL. 7  
PG. 54 FOR E.S.R. 571  
CURVE DATA.

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.

Sean J. Rudy PRESIDENT [Signature] WITNESS

Grace A. Rudy SECRETARY Brenda B. Cole WITNESS

PEOPLES BUILDING & SAVINGS ASSOCIATION - TROY, OHIO

Cameron Dungan PRESIDENT Christina E. Dooly WITNESS

J.R. Paul SECRETARY [Signature] WITNESS

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 14<sup>th</sup> DAY OF October 1964.

[Signature]  
JOHN E. FULKER, NOTARY PUBLIC  
MY COMMISSION EXPIRES has no expiration date.

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

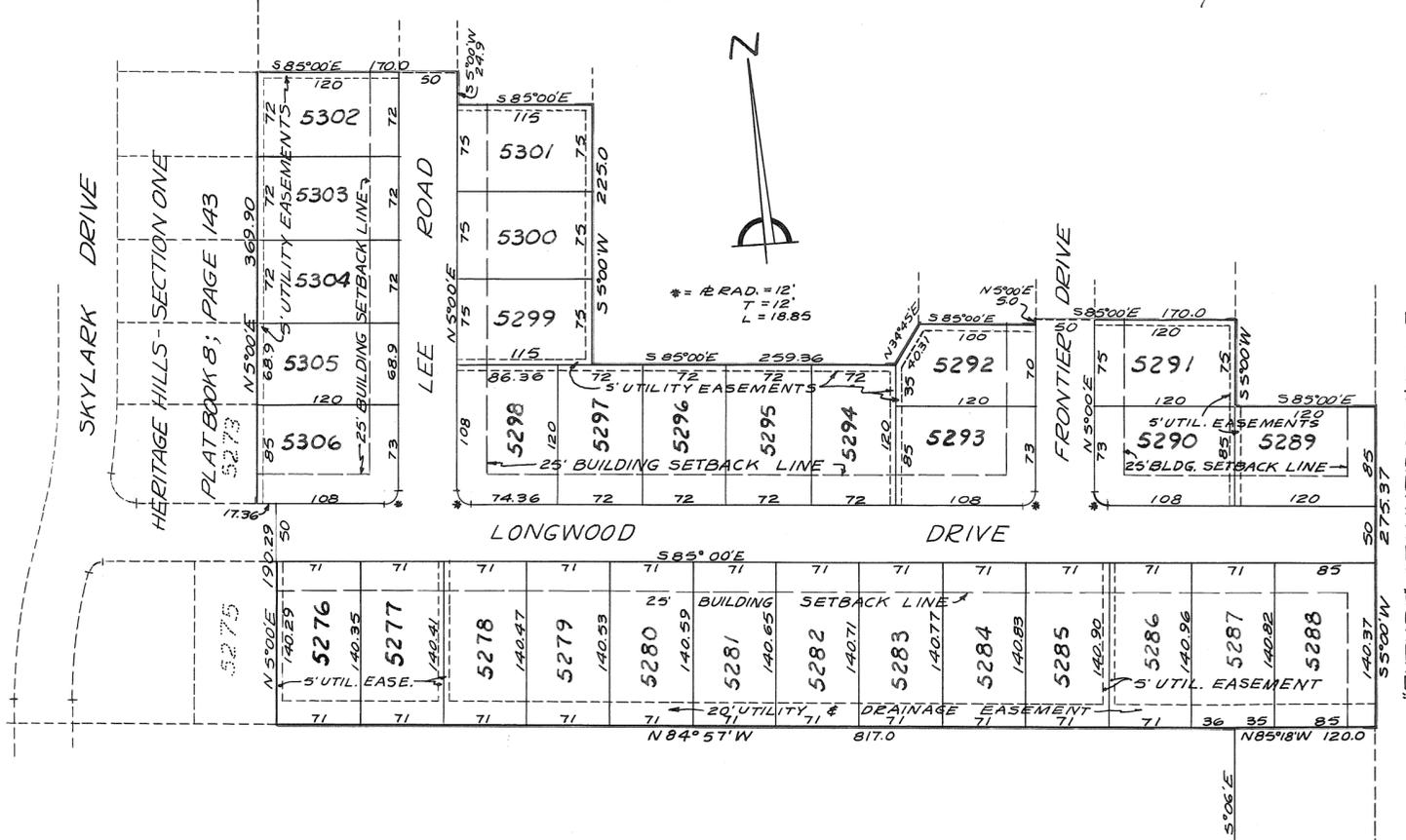
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED J. CAMERON DUNGAN PRESIDENT, AND J. R. PAUL SECRETARY OF PEOPLES BUILDING AND SAVINGS ASSOCIATION OF TROY, OHIO, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT 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 OF TROY, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 14<sup>th</sup> DAY OF October 1964.

[Signature]  
JOHN E. FULKER, NOTARY PUBLIC  
MY COMMISSION EXPIRES has no expiration date.

HERITAGE HILLS - SECTION TWO  
REPLATTED SUBDIVISION OF 8.447 ACRES OF OUTLOT 430  
CITY OF TROY, MIAMI COUNTY, OHIO  
SCALE: 1" = 100'

PLAT BOOK 9 PAGE 17  
MIAMI COUNTY RECORDER'S PLAT  
RECORDS. RECEIVED FOR RECORD  
THIS 3<sup>rd</sup> DAY OF Nov. 1964  
AT 11:45 A.M. FILE NO. 27952  
FEE \$ 4.30  
May B. Guatin  
MIAMI COUNTY RECORDER



NOTE: RESTRICTIVE COVENANTS FOR THIS REPLAT SHALL BE THE SAME AS RESTRICTIVE COVENANTS FOR HERITAGE HILLS - SECTION ONE (PLAT BOOK 8; PAGE 143.)

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 27<sup>th</sup> DAY OF October 1964, THIS REPLAT WAS APPROVED.

[Signature] PRESIDENT Hazel Clawson SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 2<sup>nd</sup> DAY OF NOVEMBER 1964. THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-27-64

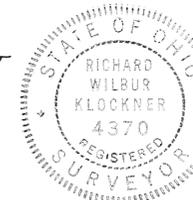
R. G. Stennett MAYOR  
Edward Chase PRES. OF COUNCIL  
J. H. Jamplin CLERK OF COUNCIL

NUMBERED TO DESIGNATE IN LOTS AND TRANSFERRED THIS 3<sup>rd</sup> DAY OF November 1964

[Signature]  
MIAMI COUNTY AUDITOR

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



SEPT. 21, 1964





ORDINANCE NO. 51-64

AN ORDINANCE MAKING FINAL ACCEPTANCE FOR ANNEXATION OF TERRITORY TO THE CITY OF PIQUA, OHIO.

WHEREAS, on September 2, 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 Clarence L. Hecker and Helen W. Hecker 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 Clarence L. Hecker and Helen W. Hecker 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, Southwest and Southwest Quarters of Section 24, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at the center of Section 24, said point being a distance of 2656.10 feet from the East line of Section 24, said point also being the Southwest corner of O.L. 101 in the City of Piqua;

thence North 89°00' East with the Half Section line between the Northeast and Southeast of Section 24 and with the South line of O.L. 101, a distance of 936.86 feet to an iron pin;

thence South 5°46' East, a distance of 1346.79 feet to an iron pin;

thence South 89°04' West, a distance of 1863.31 feet to a wooden corner post;

thence North 0°53' West, a distance of 1319.79 feet to a R.R. spike in the centerline of Brown Road;

thence North 65°59' East with the centerline of Brown Road, a distance of 884.59 feet to a R.R. spike at the Northwest corner of O.L. 101;

thence South 0°35'30" East with the West line of O.L.101, a distance of 325.70 feet to the place of beginning, containing a total of 58.444 Acres.

Ordinance No. 51-64  
Page 2

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, MAYOR

PASSED: November 2, 1964

ATTEST: Mary C. Elliot  
MARY C. ELLIOT  
CLERK OF COMMISSION

SEAL OF CITY OF PIQUA

CERTIFICATION

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 City of Piqua, Ohio on the 2nd day of November, 1964.

Mary C. Elliot  
MARY C. ELLIOT  
CLERK OF COMMISSION

CERTIFICATION

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN WASHINGTON TOWNSHIP, SECTION 24, TO THE CITY OF PIQUA, OHIO:

Clarence L. Hecker and Helen W. Hecker, Petitioners

I, Mary F. Boyd, Clerk of the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION", "EXHIBIT A" (legal description), and accompanying plat map are the originals thereof filed in these proceedings. The photostat copies of the "PROOF OF 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 representing the action taken by the Board of Miami County Commissioners on dates of June 22, 1964, and August 24, 1964, as recorded in the Commissioners' Journal No. 37, Page 564, and Commissioners' Journal No. 38, Page 17 respectively.

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

Dated: August 26, 1964

June 22, 1964

BOARD OF COUNTY COMMISSIONERS  
MIAMI COUNTY, OHIO

TO:  
BOARD OF COUNTY COMMISSIONER  
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.

Clarence L. Hecker  
CLARENCE HECKER

Helen W. Hecker  
HELEN W. HECKER

EXHIBIT "A"

DANIEL D. TURNER AND ASSOCIATES  
REGISTERED ENGINEER REGISTERED SURVEYOR

203 West Water Street  
Troy, Ohio  
Phone 335-7513  
Residence 335-7583

DESCRIPTION

Being a part of the Northwest, Southwest and Southeast Quarters of Section 24, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at the center of Section 24, said point being a distance of 2656.10 feet from the East line of Section 24, said point also being the Southwest corner of O.L. 101 in the City of Piqua;

thence North 89°00' East with the Half Section line between the Northeast and Southeast Quarter of Section 24 and with the South line of O.L. 101, a distance of 936.86 feet to an iron pin;

thence South 5°46' East, a distance of 1346.79 feet to an iron pin;

thence South 89°04' West, a distance of 1863.31 feet to a wooden corner post;

thence North 0°53' West, a distance of 1319.79 feet to a R.R. spike in the centerline of Brown Road;

thence North 65°59' East with the centerline of Brown Road, a distance of 884.59 feet to a R.R. spike at the Northwest corner of O.L. 101;

thence South 0°35'30" East with the West line of O.L. 101, a distance of 325.70 feet to the place of beginning, containing a total of 58.444 Acres.

Daniel D. Turner

Plat Book 9 , Page 19, 19A, 19B  
Received: Nov. 12, 1964  
Recorded: Nov. 20, 1964  
Receiving Time: 9:55A.M  
Plat Number: 28110  
Proceeding Number: 28110  
Plat fee: \$4.30  
Proceeding Fee: \$9.00  
Recorder  
Mary B. Austin

BOARD OF COUNTY COMMISSIONERS  
MIAMI COUNTY, OHIO

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP,  
SECTION 24 TO THE CITY OF PIQUA, OHIO

Clarence L. Hecker and Helen W. Hecker, Petitioners

FILING OF PETITION - HEARING DATE SET

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

WHEREAS, a petition signed by Clarence L. and Helen W. Hecker, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory located in Section 24, Town 8, Range 5, Washington Township, Miami County, Ohio, to the City of Piqua, Ohio; such territory being adjacent to the South corporation line of Piqua, Ohio, containing 58.444 acres, 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 persons interested and shall be for hearing on the 24th day of August, 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 petitioners, 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. Wilgus, with the Board voting as follows: Mr. Rike, yea; Mr. Wilgus, yea; and Mr. Straker, yea.

\*\*\*\*\*

(Taken from Commissioners' Journal No. 37, Page 564, under date of June 22, 1964)

LEGAL NOTICE

Notice is hereby given that on the 22nd day of June, 1964, there was presented to the Board of County 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: Being a part of the Northwest, Southwest and Southeast Quarters of Section 24, Town 8, Range 5 East, in Washington Township, Miami County, Ohio and being further described as follows: Beginning at the center of Section 24, said point being a distance of 2656.10 feet from the East line of Section 24, said point also being the Southwest corner of O.L. 101 in the City of Piqua; thence North 89° 00' East with the Half Section line between the Northeast and Southeast Quarters of Section 24 and with the South line of O.L. 101 a distance of 936.86 feet to an iron pin; thence South 50° 46' East, a distance of 1346.79 feet to an iron pin; thence South 89° 04' West, a distance of 1863.31 feet to a wooden corner post; thence North 0° 53' West, a distance of 1319.79 feet to a R.R. spike in the centerline of Brown Road; thence North 65° 50' East with the centerline of Brown Road, a distance of 384.59 feet to a R.R. spike at the Northwest corner of O.L. 101; thence South 0° 35' 30" East with the West line of O.L. 101, a distance of 325.70 feet to the place of beginning, containing a total of 58.444 Acres.

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

The said Board of Commissioners has fixed the 24th day of August, 1964, at 10:00 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, Attys, For Petitioner  
15-038-6-27; 7-3-17-24-31; 8-7-'64

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 June A.D., 1964.  
J. R. Harris

Sworn to before me and subscribed in my presence this 31st day of July A. D., 1964  
Frances Etter  
Notary Public in and for Miami County, Ohio

(SEAL)

6.2 Sq. \$43.40  
Notary Fee \$ .80  
Total \$44.20

TO: BOARD OF COUNTY COMMISSIONERS :  
Court House :  
Troy, Ohio :

A F F I D A V I T

J. Richard Gaier, being first fully sworn, says that he is agent for the petitioners, Clarence Hecker and Helen W. Hecker; 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 (6) consecutive weeks, commencing on the 27th day of June, 1964.

J. Richard Gaier  
J. Richard Gaier  
AGENT FOR PETITIONERS

STATE OF OHIO )  
)SS:  
COUNTY OF MIAMI )

Sworn to before me and subscribed in my presence this 24th day of August, 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.

MONDAY, AUGUST 24, 1964

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this pursuant to adjournment on Friday, August 21, 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, August 21, 1964, were read and approved.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP  
SECTION 24 TO THE CITY OF PIQUA, OHIO

Clarence L. Hecker and Helen W. Hecker, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED

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 June 22, 1964, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on this twenty-fourth day of August, 1964, at ten o'clock A. M. on the petition of Clarence L. Hecker and Helen W. Hecker, requesting that certain territory in Section 24, Town 8, Range 5, Washington Township, Miami County, Ohio, being adjacent to the South corporation line of the City of Piqua, Ohio, containing 58.444 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 June 22, 1964, 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 petitioners, 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 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 Clarence L. and Helen W. Hecker 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, being the only adult freeholders residing in the territory 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 Piqua, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Clarence L. Hecker and Helen W. Hecker 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. Straker, with the Board voting as follows upon roll call: Mr. Rike, yea; Mr. Wilgus, yea; and Mr. Straker, yea.

\*\*\*\*\*

# SUNNY ACRES SUBDIVISION - SECTION NO. 1

TOWN 7, RANGE 4, EAST, SECTION 14, UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK NO. 9 PLAT NO. 20  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

FILE NO. 28354  
11:43 A.M.  
RECEIVED FOR RECORDED NOV. 23 1964  
RECORDED IN PLAT BK. NO. 9 PG. 20  
FEE \$4.30  
Mary B. Swain  
MIAMI COUNTY RECORDER

SCALE 1" = 100'

### DEED REFERENCE

DEED BOOK NO. 407 PAGE NO. 699  
MIAMI COUNTY RECORDERS DEED  
RECORDS.

### SURVEY REFERENCE

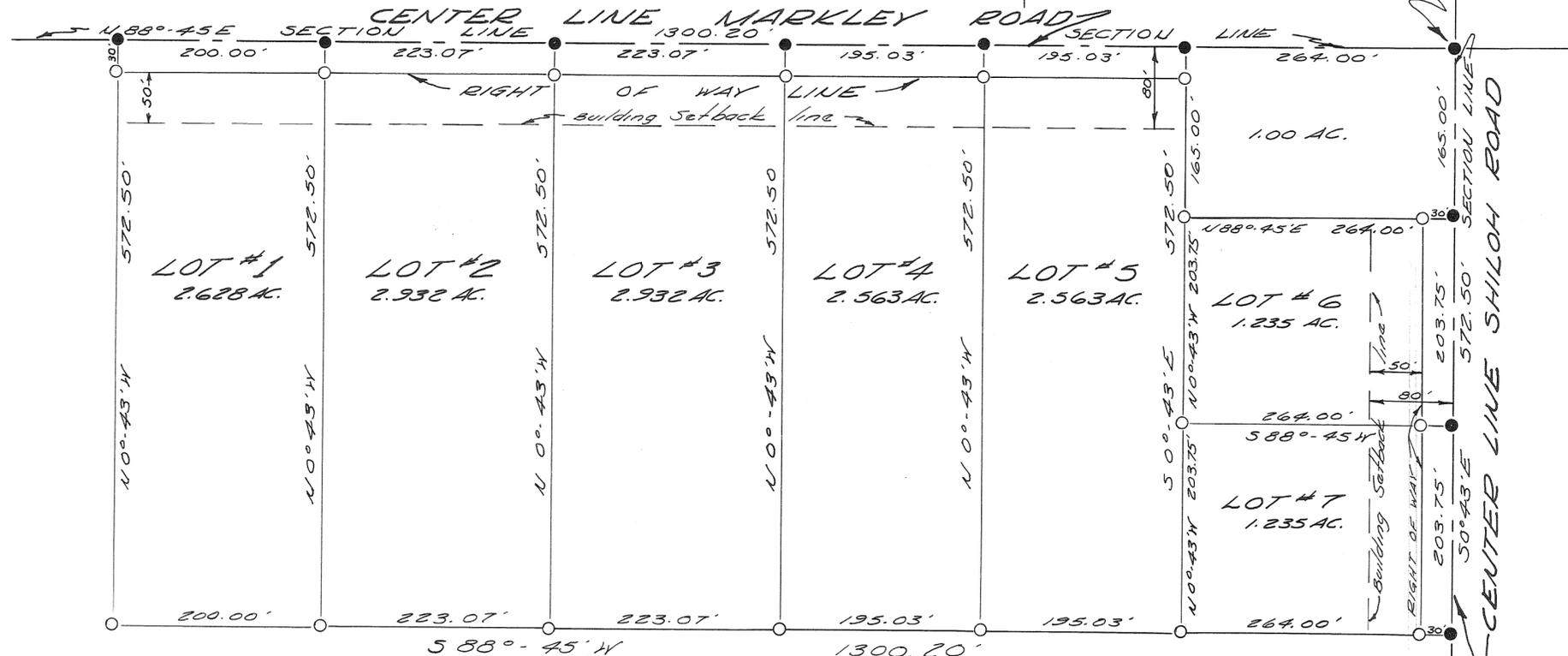
VOLUME NO. 15 PLAT NO. 3  
VOLUME NO. 16 PLAT NO. 90  
MIAMI COUNTY ENGINEERS RECORD  
OF LAND SURVEYS.

APPROVED AND TRANSFERRED THIS  
23 DAY OF November 1964

Carl Davis by C. Schellenberger  
MIAMI COUNTY AUDITOR

### LEGEND

- DENOTES IRON P.R. SPIKES.
- DENOTES IRON PINS.



### RESTRICTIONS

- No house trailers or other temporary structures will be constructed or installed upon any tract in the aforesaid subdivision.
- Upon each tract in the fore going sub-division, not more than (1) building or structure designed for human habitation shall be constructed.
- No building shall be located nearer to the front lot line than the building setback line as shown on the recorded plat. No building shall be erected nearer to any side lot line than 20 feet.
- 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.

### DEDICATION

We the undersigned being all the owners and then holders of the lands shown herein, do hereby voluntarily consent to the execution of the said plat and to dedicate the streets as shown here on to the public use forever. Tri-City Investment Corp.

Wendell O. Hanning  
WITNESS

Lowell E. Coate  
LOWELL E. COATE, PRESIDENT

Ralph T. Snider  
WITNESS

Reese H. Matthews  
REESE H. MATTHEWS, SECRETARY

STATE OF OHIO, MIAMI COUNTY S.S.  
Be it remembered that on this 23rd day of November 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, Intestimony whereof, I have set my hand and notarial seal on the day and date above written.

MY COMMISSION EXPIRES Oct 3, 1967  
Wendell O. Hanning  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

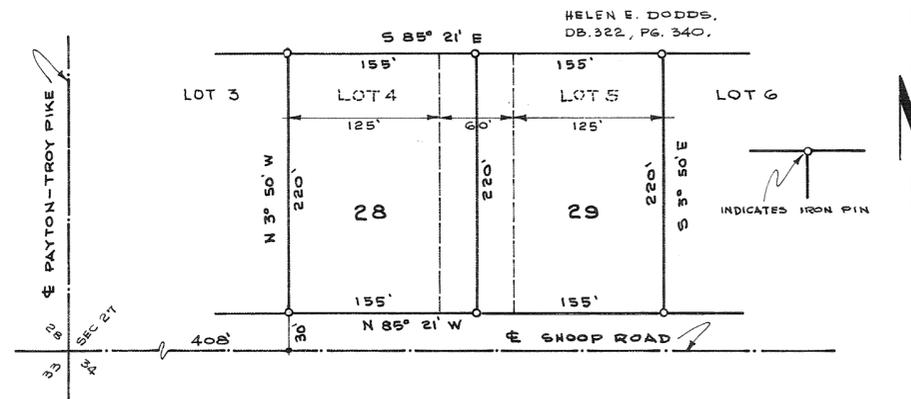
Suther Oake  
Ant. D. Haddad  
Adam Wilgus  
Nov. 23, 1964  
Ant. D. Haddad  
1176

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 NO. 470  
NOVEMBER, 1964 DWG. BY PHINT.

MIAMI CO. ENGR'S. RECORD OF SUBDIVISION SURVEYS  
SCALE 1- INCH = 100 FEET



TIPPERARY SUBDIVISION NO. III

THIS REPLAT IS MADE TO REMOVE FROM THE ORIGINAL PLAT THE 60 FOOT RESER-  
VATION, FOR STREET PURPOSES, BETWEEN LOTS No. 4 AND No. 5 OF TIPPERARY  
SUBDIVISION No. I, AS RECORDED IN VOLUME 6, PAGE 93 OF MIAMI COUNTY RE-  
CORDERS.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME  
ON OCTOBER 10, 1964 AND THAT ALL MARKERS ARE SET AS SHOWN.

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS REPLAT ARE THE  
SAME AS IN THE TIPPERARY SUBDIVISION NO. I, PLAT NO. 35, VOL. NO. 1.

*A. G. Riancho*

A. G. RIANCHO, P.E.  
Reg. Surveyor # 3425  
7990 Allison Ave. 277-7774  
Dayton, Ohio 45415



I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND HEREIN PLATTED  
DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

WITNESS *Delmer J. Smith* OWNER *Helen E. Dodds*  
HELEN E. DODDS

STATE OF OHIO, MIAMI COUNTY SS.  
BE IT REMEMBERED THAT ON THIS 13 DAY OF Nov. 1964 BEFORE ME THE UNDERSIGNED  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HELEN E. DODDS AND  
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT  
AND DEED  
IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE  
ABOVE WRITTEN

*William Denham*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED MIAMI COUNTY AUDITOR

*Carol Martin*

DATE Nov. 13, 1964

FILE NO. 28382

RECEIVED Nov. 23, 1964 3:15 PM #430

RECORDED IN BOOK 9 PAGE 21

*Mary B. Austin*  
MIAMI COUNTY RECORDER

APPROVED MIAMI COUNTY PLANNING  
COMMISSION

*Luther P. Pike*  
*Herschel Straker*  
*Adams Wilgus*

DATE Nov 16, 1964 No. 1172

*Arthur D. Huelal*  
APPROVED MIAMI COUNTY ENGINEER

# SUNNY ACRES SUBDIVISION - SECTION NO. 2

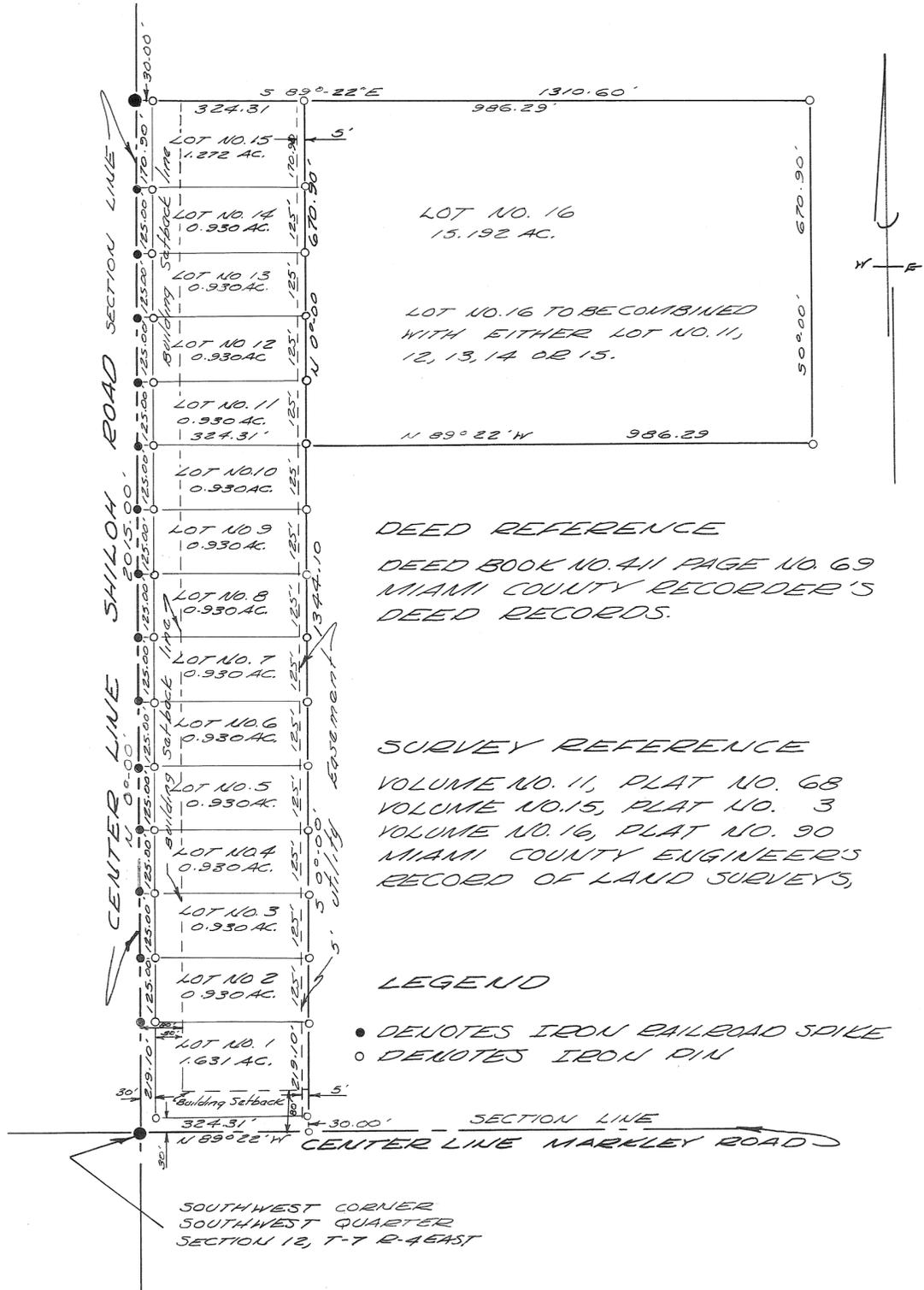
TOWN 7, RANGE 4 EAST, SECTION 12, UNION TOWNSHIP, MIAMI COUNTY OHIO

SCALE 1" = 200'  
NOVEMBER, 1964

PLAT BOOK NO. 9 PLAT NO. 22  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

FILE NO. 28471  
RECEIVED FOR RECORD Nov. 30 1964  
RECORDED IN PLAT BK. 9 PG. 22  
FEE \$4.30

Mary B. Dunstine  
MIAMI COUNTY RECORDER  
by Emily Mc Neal, Deputy



LOT NO. 15  
1.272 AC.

LOT NO. 14  
0.930 AC.

LOT NO. 13  
0.930 AC.

LOT NO. 12  
0.930 AC.

LOT NO. 11  
0.930 AC.  
324.31'

LOT NO. 10  
0.930 AC.

LOT NO. 9  
0.930 AC.

LOT NO. 8  
0.930 AC.

LOT NO. 7  
0.930 AC.

LOT NO. 6  
0.930 AC.

LOT NO. 5  
0.930 AC.

LOT NO. 4  
0.930 AC.

LOT NO. 3  
0.930 AC.

LOT NO. 2  
0.930 AC.

LOT NO. 1  
1.631 AC.

LOT NO. 16  
15.192 AC.

LOT NO. 16 TO BE COMBINED  
WITH EITHER LOT NO. 11,  
12, 13, 14 OR 15.

**DEED REFERENCE**  
DEED BOOK NO. 411 PAGE NO. 69  
MIAMI COUNTY RECORDER'S  
DEED RECORDS.

**SURVEY REFERENCE**  
VOLUME NO. 11, PLAT NO. 68  
VOLUME NO. 15, PLAT NO. 3  
VOLUME NO. 16, PLAT NO. 90  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS.

**LEGEND**

- DENOTES IRON RAILROAD SPIKE
- DENOTES IRON PIN

APPROVED AND TRANSFERRED  
THIS 30th DAY OF Nov. 1964

Carl Davis By C. Sheehan Deputy  
MIAMI COUNTY AUDITOR

## 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 here on to the public use forever. TRI-CITY INVESTMENT CO. INC.

Wendell O. Perrying  
WITNESS

Ether A. Sloop  
WITNESS

Wendell O. Perrying  
WITNESS

Ether A. Sloop  
WITNESS

Lowell E. Coate  
BY LOWELL E. COATE, PRESIDENT

Reese H. Matthews  
BY REESE H. MATTHEWS, SECRETARY

Ray E. Beard  
RAY E. BEARD

Dorothy P. Beard  
DOROTHY P. BEARD

## RESTRICTIONS

- 1- No house trailers or other temporary structures will be constructed or installed upon any tract in the fore said subdivision.
- 2- Upon each tract in the fore going subdivision, not more than (1) building or structure designed for human habitation shall be constructed.
- 3- No building shall be located nearer to the front lot line than the building setback line as shown on the recorded plat. No building shall be erected nearer to any side lot line than 20' (feet).
- 4- The ground floor area of the main structures, exclusive of one story open porches and garages shall be not less than (800) square ft. in the case of a one-story or one and one half story structure or (800) square ft. for tri level or two story structures.

## STATE OF OHIO, MIAMI COUNTY SS.

Be it remembered that on this 30th day of NOVEMBER, 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 fore going plat to be their voluntary act and deed. In testimony where of, I have set my hand and notarial seal on the day and date above written.

MY COMMISSION EXPIRES Oct. 3, 1967  
DATE

Wendell O. Perrying  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

APPROVED MIAMI COUNTY PLANNING COMMISSION

Luther Pike  
Herschel Straker  
Aldam Wilgren  
DATE Nov. 30, 1964 NO. 1177  
Arthur D. Haddad  
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

# FAIRMONT PLAT - SECTION TWO

PART OF OUTLOT 108 - PIQUA, OHIO

BOOK 9 PAGE 23  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS

**DESCRIPTION:**

BEING A SUBDIVISION OF 2.872 ACRES OF PART OF OUTLOT 108 AS CONVEYED TO INLAND HOMES, CORPORATION BY DEEDS RECORDED IN VOL. 386, PAGE 326 AND VOL. 412 PAGE 101 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 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.

T. S. Ferguson  
T. S. FERGUSON VICE PRESIDENT  
A. W. Graves  
A. W. GRAVES TREASURER

Ernest Scowrey  
WITNESS  
Joseph Leach  
WITNESS

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

BE IT REMEMBERED THAT ON THIS 17 DAY OF November, 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME INLAND HOMES, CORPORATION, BY ITS VICE PRESIDENT T. S. FERGUSON AND ITS TREASURER A. W. GRAVES 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 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Edward D. Welton  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
atty at law, My Comm. Exp. 12/31/64

APPROVED BY THE PIQUA, PLANNING COMMISSION THIS 23 DAY OF Nov, 1964.

Robert B. Reed John K. Mangar  
John M. Staver Jr. Robert H. Rapp

APPROVED BY THE PIQUA, CITY COMMISSION THIS 7<sup>th</sup> DAY OF December, 1964.

Jack Wilson Harvey Craft  
Donald St. John Charles Morion

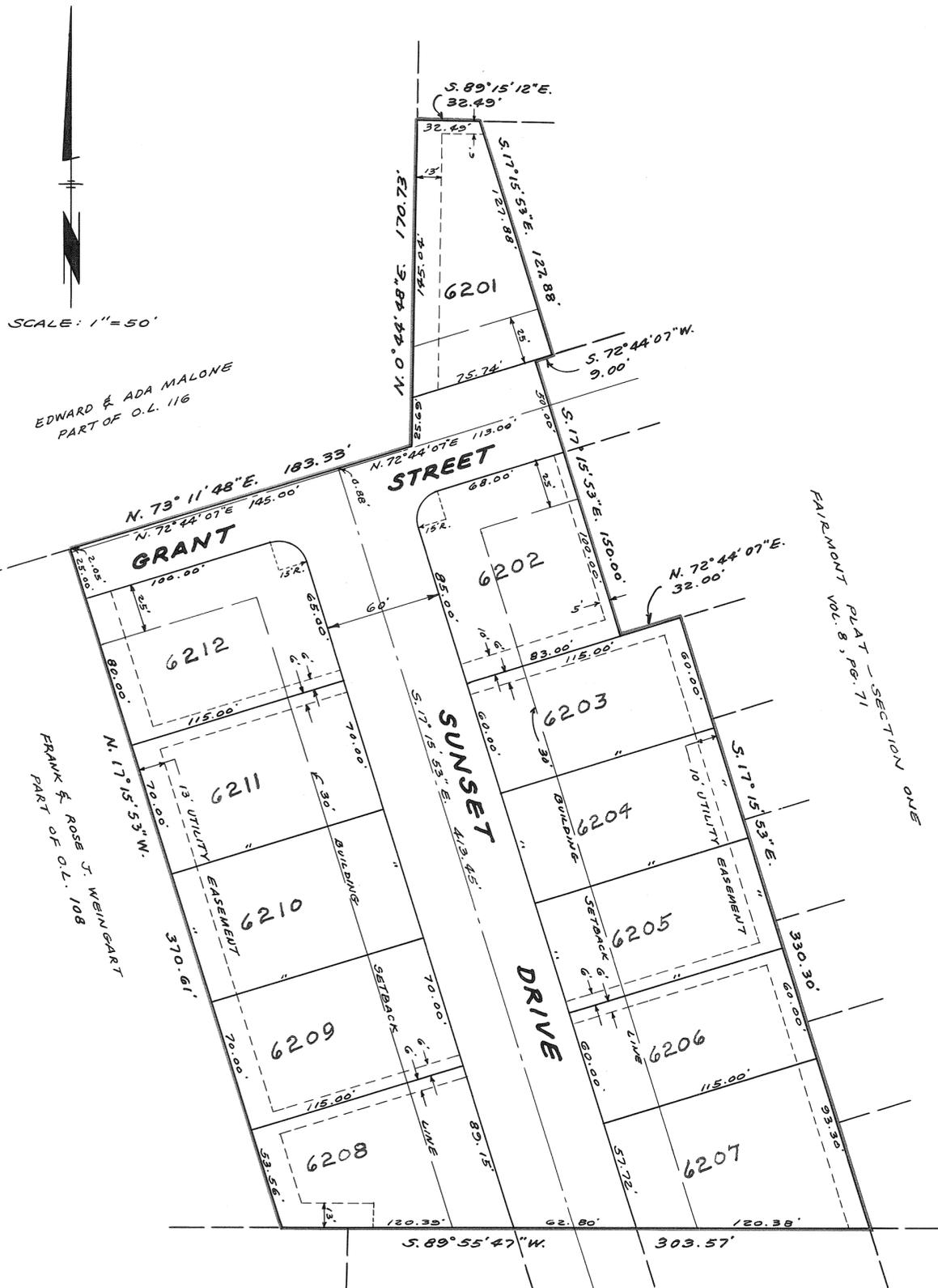
TRANSFERRED AND NUMBERED THIS 27<sup>th</sup> DAY OF Nov., 1964.

Paul Harris  
MIAMI COUNTY AUDITOR FILE NO. \_\_\_\_\_

RECORDED THIS 23<sup>rd</sup> DAY OF December, 1964.  
AT 1:53 P.M.  
RECORDED IN PLAT BOOK NO. 9 PAGE 23  
Mary B. Austin REC-#430  
MIAMI COUNTY RECORDER

**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 TWO CARS.
2. NO LOT SHALL HEREFTER 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 STRUCTURES SHALL NOT BE LOCATED NEARER THE FRONT LOT LINE THAN THE INDICATED SETBACK 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 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 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 ERRECTED ON ANY LOT IN THIS SUBDIVISION.
7. 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.
8. NO FENCE SHALL BE ERRECTED 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, 1990, 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. INVALIDATION OF ANYONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. THESE COVENANTS SHALL BE ENFORCIBLE 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.



JAMES & EDITH LAWLER  
O.C. 106

SUNSET GARDENS - SEC. 2  
VOL. 8, PAGE 138

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.

R. R. Bell  
R. R. BELL REGISTERED SURVEYOR  
PARKER S. BOOKWALTER & ASSOCIATES  
205 EAST FIRST ST., DAYTON, OHIO

SCALE: 1" = 50'

EDWARD & ADA MALONE  
PART OF O.L. 116

FRANK & ROSE J. WEINGART  
PART OF O.L. 108

# CANDLEWOOD HILLS SUBDIVISION-SEC. 1

## PART OF OUTLOT 101 & 321

## PIQUA, OHIO

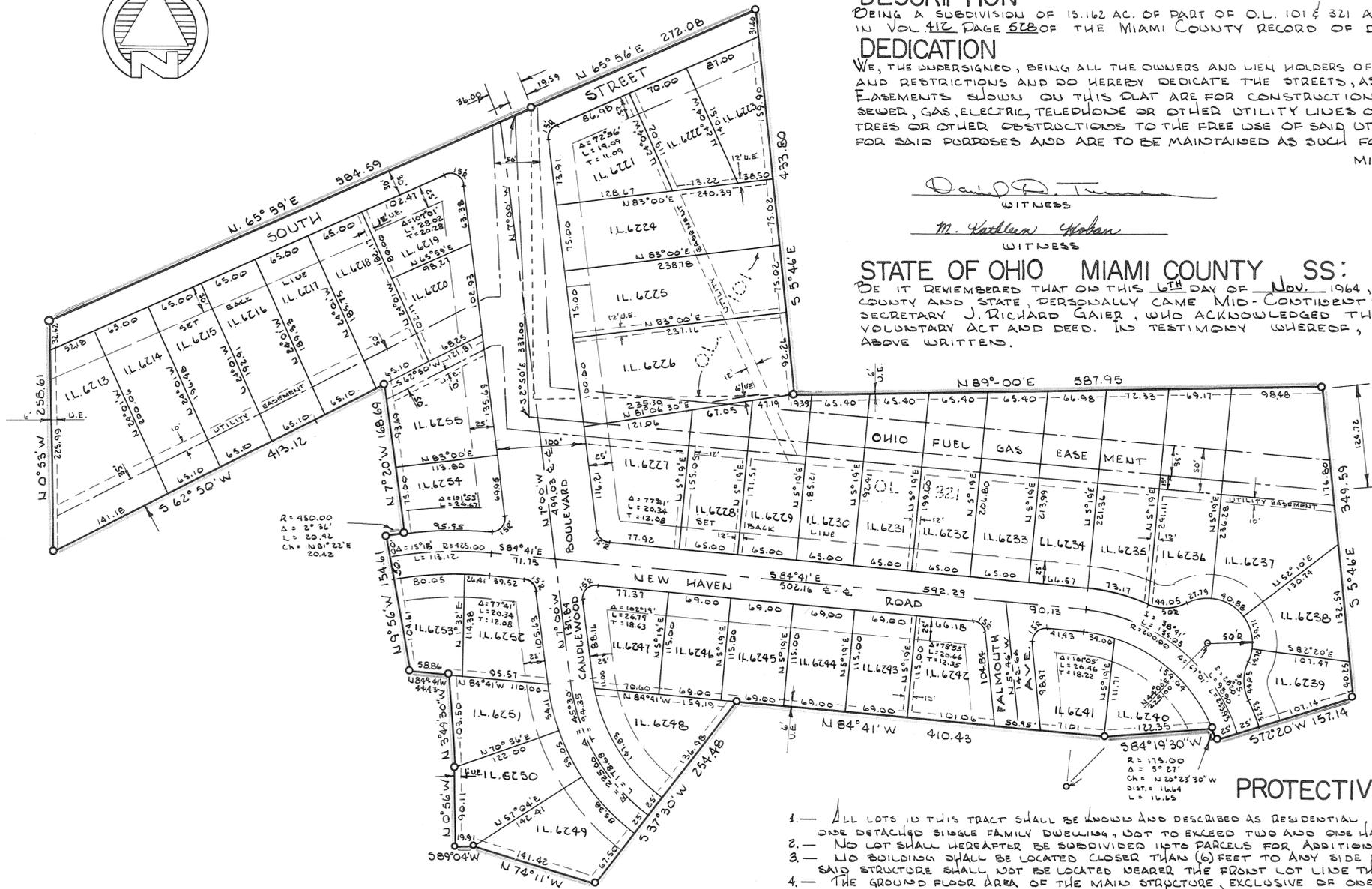
SEE 9-50  
BOOK 9 PAGE 24  
MIAMI COUNTY ENGINEER'S

NOTE:  
RECORD OF RECORDED PLATS.  
THIS PLAT IS SUPERSEDED BY PLAT  
RECORDED IN PLAT BOOK 9 PLAT #50 OF MIAMI  
COUNTY RECORDER'S PLAT RECORDS  
Mary B. Gustin 5-14-1976  
MIAMI COUNTY RECORDER



**DESCRIPTION**  
BEING A SUBDIVISION OF 15.162 AC. OF PART OF O.L. 101 & 321 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL. 412 PAGE 528 OF THE MIAMI COUNTY RECORD OF DEEDS.

**DEDICATION**  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HERE IN 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 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.



MID-CONTINENT PROPERTIES INC.  
BY Peter R. Thompson  
PETER R. THOMPSON PRESIDENT  
J. Richard Gayer  
J. RICHARD GAYER SECRETARY

WITNESS  
M. Kathleen Hoban  
WITNESS

STATE OF OHIO MIAMI COUNTY SS:  
BE IT REMEMBERED THAT ON THIS 16th DAY OF Nov. 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT PROPERTIES INC. BY ITS PRESIDENT PETER R. THOMPSON AND ITS SECRETARY J. RICHARD GAYER, 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.

M. Kathleen Hoban  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

FILE NO. 29268  
RECEIVED FOR RECORD Jan. 15 1965  
RECORDED IN PLAT BOOK NO. 9 PAGE 24  
FEE \$7.30  
Mary B. Gustin  
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 15th DAY OF Jan. 1965.  
Carl Harris  
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 PLAT, 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 (14) FEET, AND SAID STRUCTURE SHALL NOT BE LOCATED NEARER THE FRONT LOT LINE THAN THE INDICATED SET-BACK LINES SHOWN ON THE RECORD PLANS.
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 FOR THE CASE OF A ONE STORY OR ONE AND HALF STORY STRUCTURE, OR (550) SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURE.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
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 OBSTACLE OR NUISANCE TO THE NEIGHBORHOOD.
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 (1) SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR FOR RENT, OR EXCEPT SIGNS AND BILLBOARDS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
8. NO BARN, STABLE OR OTHER OUTBUILDINGS FOR HOUSING DOMESTIC ANIMALS OR DOGOUTY SHALL BE ERECTED ON THE PREMISES; NOR SHALL ANY DOMESTIC ANIMALS OR DOGOUTY EXCEPT PETS BE PERMITTED.
9. NO FENCE SHALL BE ERECTED NEARER THE STREET THAN THE FRONT LINE OF THE HOUSE UNLESS SAME SHALL BE A GROWTH NOT TO EXCEED 30' IN HEIGHT.
10. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBUSH 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. 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 EASEMENTS BY THE PROPERTY OWNER, ARE AT THE RISK OF THE PROPERTY OWNER.
12. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS UNDER THEM UNTIL NOVEMBER 1989, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY NOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
13. 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.
14. IT SHALL BE LAWFULL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID PLAT TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 2 DAY OF Nov. 1964, THIS PLAT AND RESTRICTIONS WERE APPROVED.

Robert Blood  
CHAIRMAN  
Robert R. ...  
SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 16th DAY OF November 1964, THIS PLAT AND RESTRICTIONS WERE APPROVED BY ORD. NO. C-4016

Jack Wilson  
Harvey Craft  
Chas. H. Johnson



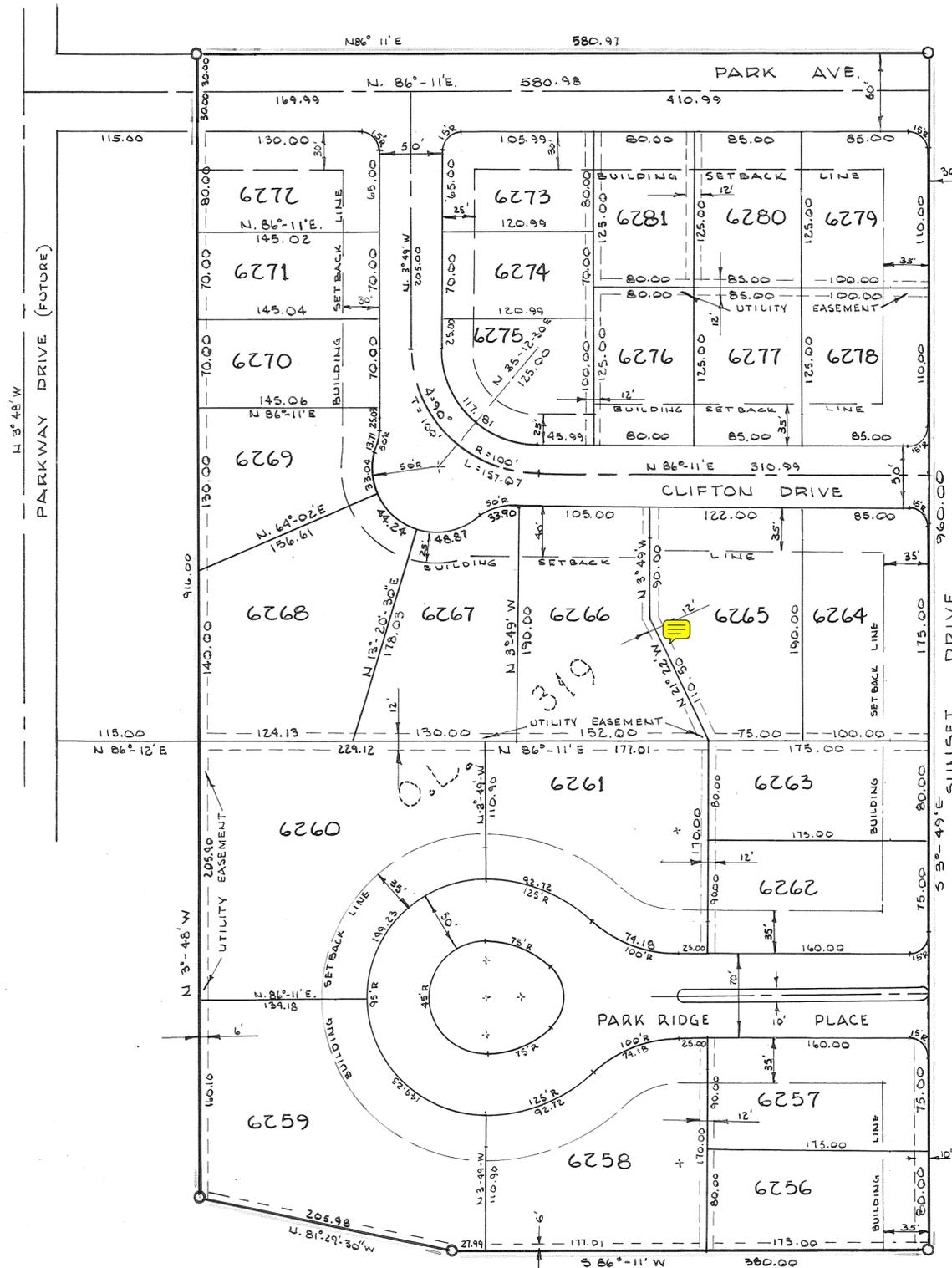
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS. CURVED DISTANCES MEASURED ALONG THE ARC.  
Daniel D. Turner  
DANIEL D. TURNER REGISTERED SURVEYOR #4607

CANDLEWOOD HILLS SUB. SEC. 1		
MID-CONTINENT PROPERTIES INC. PIQUA OHIO		
DANIEL D. TURNER & ASSOC. TROY OHIO		
CIVIL ENGINEER SURVEYOR		
DATE OCT 1964	DRAWN BY CHECKED BY SW DT.	SHEET NO. 1/1
FILE NO. 8-64-154	SCALE 1" = 100'	

# PARK RIDGE SUBDIVISION-SEC. 1

## PART OF OUTLOT NO. 319

### PIQUA OHIO



### DESCRIPTION

Being a subdivision of 12.705 Acres of part of Outlot number 319 in the City of Piqua, Ohio, as conveyed to Park Ridge Inc. by deed record in Vol. 406, Page 157 of the Miami County deed records.

### DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions 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.  
PARK RIDGE INC.

*Paul R. Sturman*  
WITNESS

BY *Clifford M. Utterback*  
PRESIDENT

*David D. Turner*  
WITNESS

*Robert P. Fite*  
SECRETARY

### STATE OF OHIO, MIAMI COUNTY, SS :

Be it remembered that on this 9<sup>th</sup> day of Nov., 1964, before me, the undersigned, a notary public in and for said county and state, personally came Park Ridge Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite 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 lifetime DATE

*Paul R. Sturman*  
NOTARY PUBLIC

At a meeting of the City of Piqua planning commission held this 9 day of Nov. 1964, this plat and restrictions were approved.

*E. H. Beach*  
CHAIRMAN

*Robert B. Reed*

*Robert J. Post*  
SECRETARY

*Paul M. Vance*

At a meeting of the city commission of the City of Piqua held this 16<sup>th</sup> day of Nov. 1964, this plat and restrictions were approved by ordinance no. \_\_\_\_\_

*Jack Wilson*

*Chas. H. Morrow*

*Donald A. Blum*

*Donald T. F. Samba*

*Harvey Craft*

Approved and transferred this 4<sup>th</sup> day of March 1965

*Paul Morris*  
MIAMI COUNTY AUDITOR

File No. 30054  
Received for record 3:08 P.M. March 4 1965  
Recorded in PLAT BOOK No. 9 PAGE 25 & 25A  
Fee: 8.60

*Mary B. Gustin*  
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.

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

PLAT OF PARK RIDGE SUBDIVISION SEC. 1 FOR			
PARK RIDGE INC. PIQUA OHIO			
DANIEL D. TURNER & ASSOC. TROY OHIO CIVIL ENGINEER & SURVEYOR			
DATE	DRAWN BY	SW.	SHEET NO.
OCT. 1964			
FILE NO.	CHECKED BY	D.T.	1/2
SCALE: 1" = 80'			

## PARK RIDGE SUBDIVISION-SECTION ONE

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 except that multiple dwelling units may be used as permitted under the City of Piqua zoning regulations.
- 2- DWELLING SIZE  
The floor area of each single dwelling structure, excluding of open porches, garages, carports or patios, shall not be less than 1,100 sq. ft. for a one-floor plan, 1300 sq. ft. for a split-level design, and 900 sq. ft. one first floor of a two story or one and one half story structure. Multiple dwelling units shall be of a size as required by City of Piqua zoning regulations.
- 3- 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 buildings shall be located nearer to any interior lot line than the minimum distance as provided by the city of Piqua zoning code.
- 4- OTHER BUILDINGS  
No trailers, basement, camp stock, 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.
- 5- DIVISION OF LOTS  
No lot shall be hereafter subdivided for purposes of additional residential lots.
- 6- FENCES  
Any fence or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than 4 1/2 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.
- 7- GRADE  
The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
- 8- NUISANCES  
No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may 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 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) 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 time of construction of the house.
- 11- 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.
- 12- TIME OF COVENANTS  
These covenants and restrictions are for the benefit of all the owners and are to run with the land and are to be binding on all parties and all persons claiming under them until 1 July 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.
- 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 affect.
- 14- ENFORCEMENT OF COVENANTS  
These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.
- 15- UTILITY EASEMENTS  
All utility easements as dedicated and shown on the recorded plat are for the use of underground utilities only. No utility poles of any type are to be erected, placed or permitted to remain, within any utility easement except temporary poles, if needed, during the period of active construction of said plat.



A	BA	BA	B							
225	196	195	166	165	136	135	106	105		
C	DC	D								
A	BA	BA	B							
224	197	194	167	164	137	134	107	104		
C	DC	D								
A	BA	BA	B							
223	198	193	168	163	138	133	108	103		
C	DC	D								
A	BA	BA	B							
222	199	192	169	162	139	132	109	102		
C	DC	D								
A	BA	BA	B							
221	200	191	170	161	140	131	110	101		
C	DC	D								
A	BA	BA	B							
220	201	190	171	160	141	130	111	100		
C	DC	D								
A	BA	BA	B							
219	202	189	172	159	142	129	112	99		
C	DC	D								
A	BA	BA	B							
218	203	188	173	158	143	128				
C	DC	DC	DC	DC	DC	DC				

A	BA	B								
76	75	46	45	16	15					
C	DC	D								
A	BA	B								
77	74	47	44	17	14					
C	DC	D								
A	BA	B								
78	73	48	43	18	13					
C	DC	D								
A	BA	B								
79	72	49	42	19	12					
C	DC	D								
A	BA	B								
80	71	50	41	20	11					
C	DC	D								
A	BA	B								
81	70	51	40	21	10					
C	DC	D								
A	BA	B								
82	69	52	39	22	9					
C	DC	D								
A	BA	B								
83	68	53	38	23	8					
C	DC	D								

A	BA	BA	BA	B						
217	204	187	174	157	144	127				
C	DC	DC	D							
A	BA	BA	BA	B						
216	205	186	175	156	145	126	115	96		
C	DC	DC	D							
A	BA	BA	BA	B						
215	206	185	176	155	146	125	116	95		
C	DC	DC	D							
A	BA	BA	BA	B						
214	207	184	177	154	147	124	117	94		
C	DC	DC	D							
A	BA	BA	BA	B						
213	208	183	178	153	148	123	118	93		
C	DC	DC	D							
A	BA	BA	BA	B						
212	209	182	179	152	149	122	119	92		
C	DC	DC	D							
A	BA	BA	BA	B						
211	210	181	180	151	150	121	120	91		
C	DC	DC	D							

A	BA	B								
84	67	54	37	24	7					
C	DC	D								
A	BA	B								
85	66	55	36	25	6					
C	DC	D								
A	BA	B								
86	65	56	35	26	5					
C	DC	D								
A	BA	B								
87	64	57	34	27	4					
C	DC	D								
A	BA	B								
88	63	58	33	28	3					
C	DC	D								
A	BA	B								
89	62	59	32	29	2					
C	DC	D								
A	BA	B								
90	61	60	31	30	1					
C	DC	D								

*Mary B. Guerin*  
MIAMI COUNTY RECORDER

FILE NO. 30299  
Received for record this 16<sup>th</sup> day of March 1965 at 12:45 P.M.  
PLAT BOOK 9 PAGE 27  
MIAMI COUNTY RECORDERS  
PLAT RECORD

GARDEN OF GETHSEMANE  
MIAMI MEMORIAL PARK

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

D. VENTURA  
MAP DEPT  
1-24-2000

Shank

PEACE

TEXT COMMENTS

TOWN

PIQUA CORPORATION

RANGE

SECTION

TOWNSHIP

WARD

PRECINCT

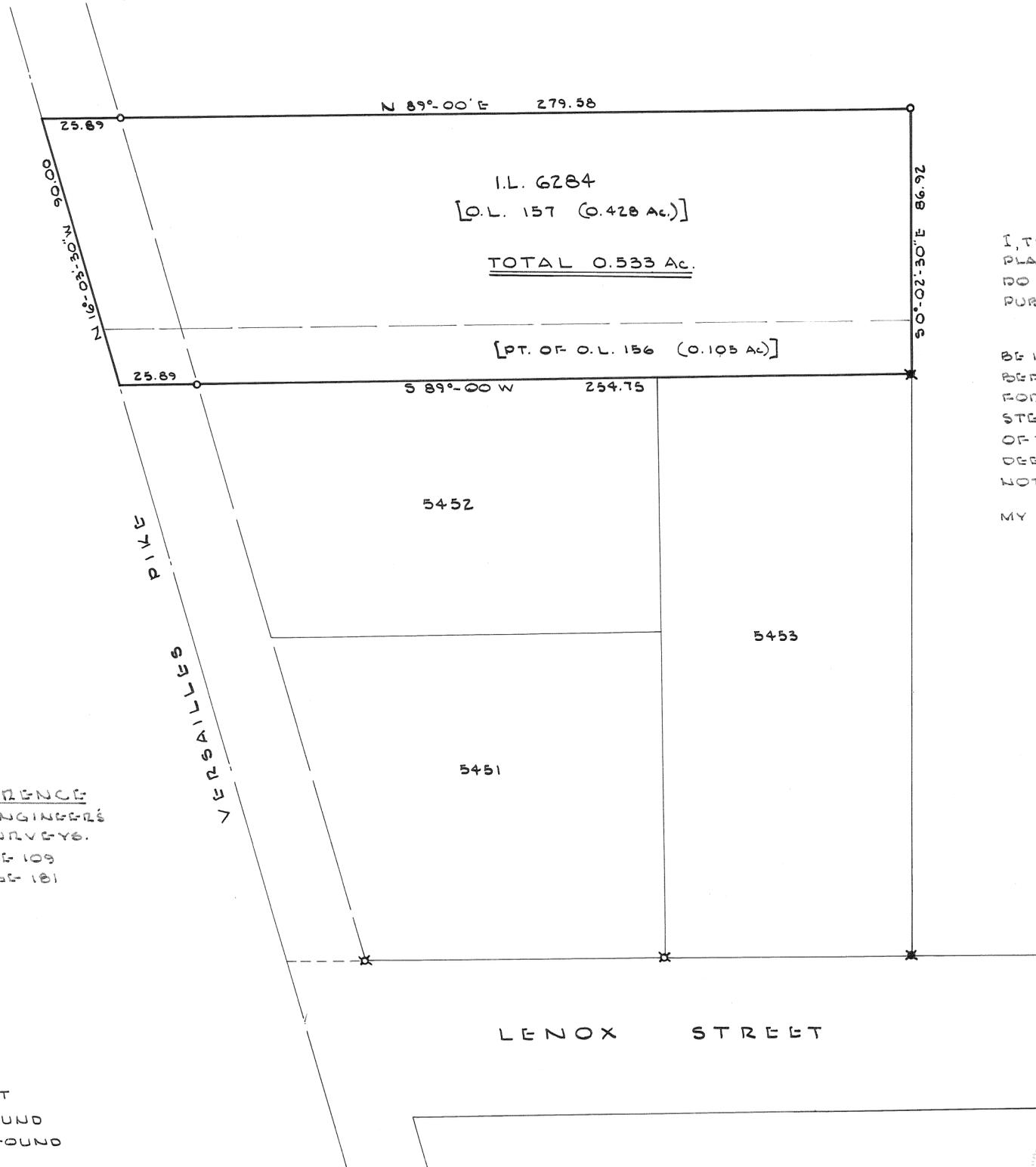
VOL. 9 PLAT NO. 30

MIAMI CO. ENGRS. RECORD OF LOT SURVEYS

SCALE 1 INCH = 30 FEET

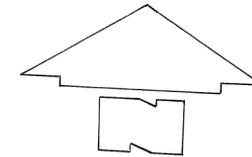
PLAT BOOK 9 PAGE 28

RECEIVED FOR RECORD THIS 6th DAY OF APRIL, 1965 AT 3:28 P.M. FILE NO. 30722 FEE: \$4.30



SURVEY REFERENCE:  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LOT SURVEYS.  
 VOL. 5 PAGE 109  
 VOL. 7 PAGE 181

LEGEND  
 O = IRON PIN SET  
 X = IRON PIN FOUND  
 X = IRON PIPE FOUND



I, THE UNDERSIGNED, BEING THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO PUBLIC USE FOREVER. Edna M. Stephan

BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF APRIL, 1965, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME STEPHAN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES RK Wain  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

APPROVED THIS 6 DAY OF APRIL 1965  
Robert B. Rolfe  
 CITY OF PIQUA ENGINEER

FILE NO. 30722  
 RECEIVED FOR RECORD 3:28 P.M. Apr 6, 1965  
 RECORDED IN PLAT BOOK 9 PAGE 28  
 FEE \$4.30  
Mary B. Swartz  
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 6<sup>th</sup> DAY OF April, 1965.  
Paul Wain  
 MIAMI COUNTY AUDITOR



SURVEY OF 0.533 AC. TRACT			
FOR			
MRS. HENRY STEPHAN PIQUA - OHIO			
DANIEL D. TURNER - TROY, OHIO REGISTERED ENGINEER • REGISTERED SURVEYOR •			
DATE MAR 1965	DRAWN BY	S.W.	SHEET NO.
FILE NO. 3-65-55	TRACED BY	C.T.	1/1
	CHECKED BY		

Daniel D. Turner

TOWN

RANGE

SECTION

TOWNSHIP

PIQUA CORPORATION

WARD

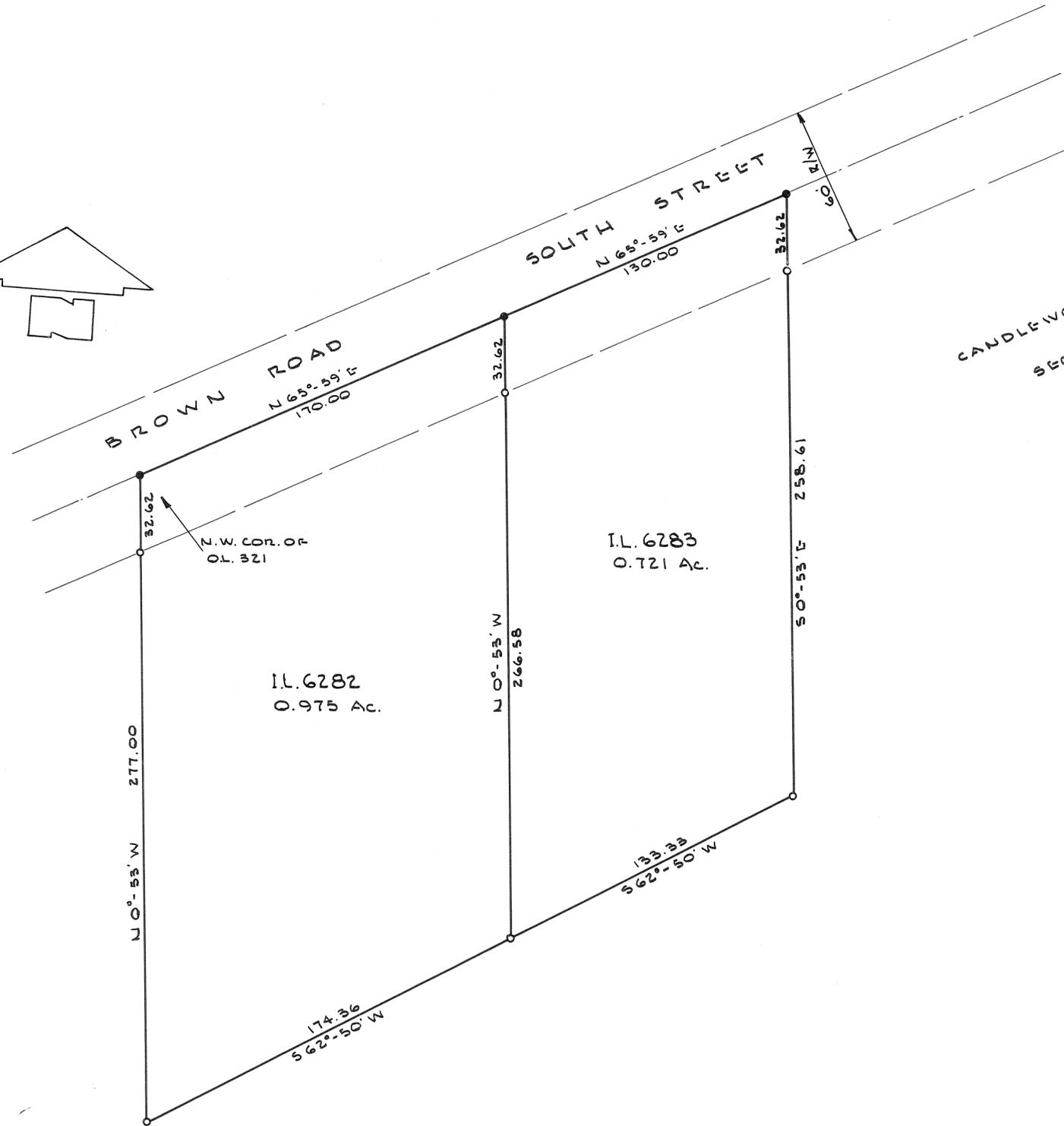
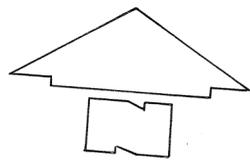
PRECINCT

VOL. 9 PLAT NO. 29

MIAMI CO. ENGRS. RECORD OF LOT SURVEYS

SCALE 1 INCH = 40 FEET

PLAT BOOK 9 PAGE 29  
RECEIVED FOR RECORD THIS 6th  
DAY OF APRIL, 1965 AT 3:29 P.M.  
FILE NO. 30723 FEE: \$4.30



CANDLEWOOD SUBD.  
SEC. 1

FILE NO. 30723  
RECEIVED FOR RECORD 3:29 P.M. APR 6, 1965.  
RECORD IN PLAT BK. 9 PAGE 29  
FEE: \$ 4.30  
Mary B. Swartin  
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS  
6th DAY OF April, 1965.  
Carl Harris  
MIAMI COUNTY AUDITOR

APPROVED THIS 6 DAY  
OF APRIL, 1965.  
Robert D. Pollock  
CITY OF PIQUA ENGINEER

LEGEND  
● = IR SPIKE SET  
○ = IRON PIN SET

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO PUBLIC USE FOREVER.

Clarence L. Hecker  
Helen W. Hecker

BE IT REMEMBERED THAT ON THIS 5 DAY OF APRIL, 1965, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME CLARENCE HECKER AND HELEN W. HECKER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 19 1965  
R. K. Wilson  
NOTARY PUBLIC IN AND FOR  
MIAMI COUNTY, OHIO.



Daniel D. Turner

SURVEY OF PT. OF O.L. 321 FOR			
CLARENCE HECKER PIQUA - OHIO			
DANIEL D. TURNER - TROY, OHIO REGISTERED ENGINEER • REGISTERED SURVEYOR •			
DATE APR. 1965	DRAWN BY	S.W.	SHEET NO.
FILE NO.	TRACED BY	C.K.	1/1
	CHECKED BY		



# WINTERHILL SUBDIVISION - SECTION 4

TOWN 2 • RANGE 9 • SECTION 21 • BETHEL TOWNSHIP •  
MIAMI COUNTY - OHIO

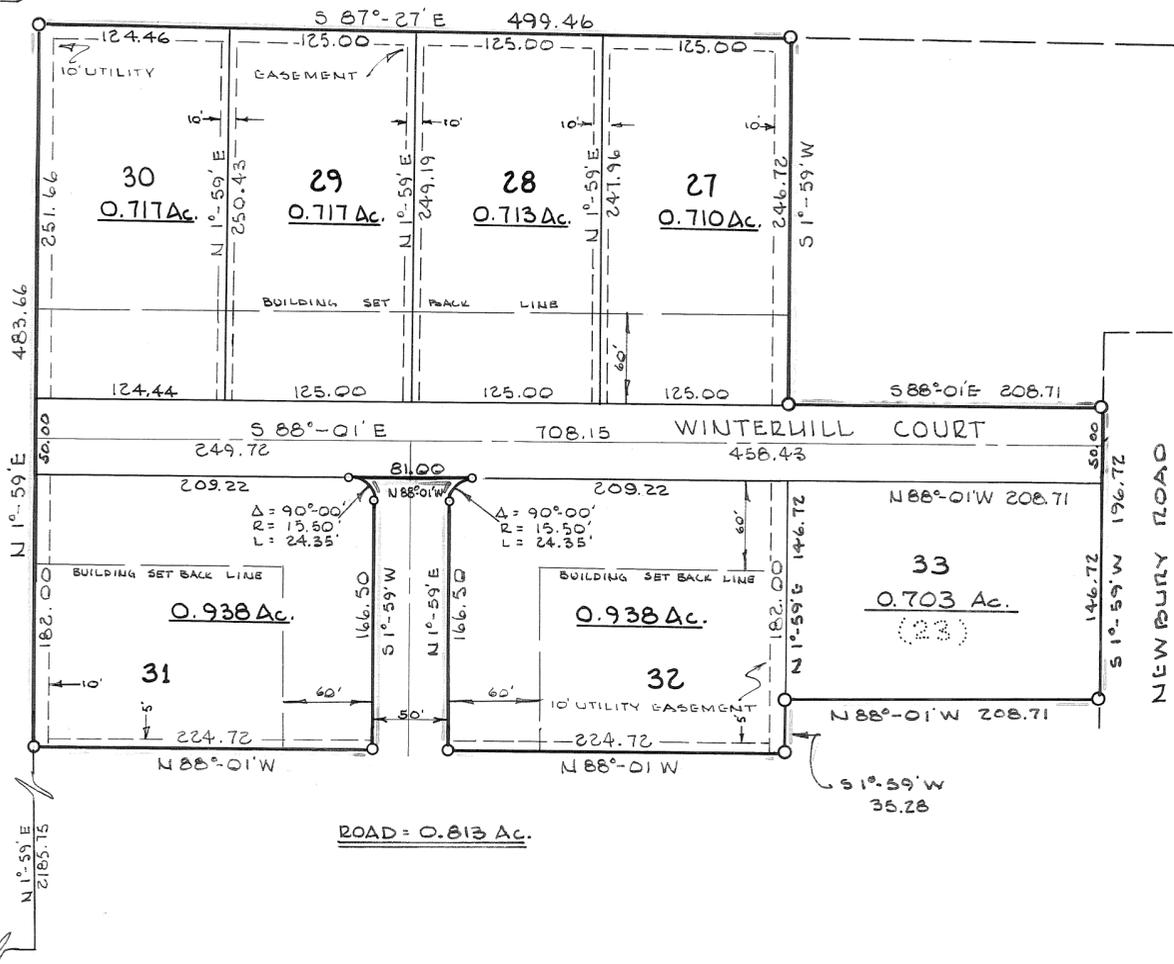
BOOK 9 PAGE 28  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS  
BOOK 9 PAGE 30  
MIAMI COUNTY RECORDER  
RECORD OF PLATS. \*

Note - See Misc. BK 16 - Pg 181 for change in Restrictions

\* SEE AFFIDAVIT CORRECTING PAGE  
IN MISC. BOOK 29 PAGE 797

## PROTECTIVE COVENANTS AND RESTRICTIONS

- 1 - All numbered homesites or building tracts in this subdivision shall be known and used as single residential homesites. No tract shall be resubdivided into smaller tracts for the purpose of additional residences. Only one residence may be built or placed on any tract.
- 2 - No residence building with less than 1,000 square feet of first floor space or 800 square feet for one and a half or two story shall be erected or placed on any tract in this addition. The exterior shall be covered with wood siding, brick, stucco or stone. No concrete or cinderblock houses will be permitted. No asphalt base exterior siding is permitted. Any building shall be fully completed within a period of one year from date of beginning.
- 3 - Any building shall have same quality finish and roof as used for residence. No such building can be made of unsightly material or boxes or similar lumber.
- 4 - All buildings shall be placed back of setback line as shown on the record plat, and no nearer than thirty feet of any side property line.
- 5 - No trailer, defense cabin, tent or shack is permitted on this land, nor is any basement, garage, or outbuilding at any time to be used as a temporary or permanent residence.
- 6 - Until such a time as a public water supply and a public sanitary sewage system are available, each dwelling erected in this subdivision shall have a well and a private sewage system, the location and construction of which shall be approved by the proper health authorities. No outside toilets permitted except during the period of construction.
- 7 - No business is permitted. No noxious or offensive trade shall be carried on upon this land, nor shall anything be done therein which may be or become an annoyance or nuisance to the neighborhood.
- 8 - No used building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
- 9 - No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract in this addition, and no portion thereof shall be used for automobile junk pile or the storage of any kind of junk or waste material.
- 10 - The premises must be kept neat and clean, the building well painted and the weeds and underbrush must be kept under control at all times.
- 11 - Any lot area designed for the natural flow of surface water or under ground tile water, shall at all times be kept free from any obstruction flow of said water, and any improvements made on or under any easements by the property owner, are at the risk of the property owner.
- 12 - These covenants and restrictions are to run with the land and shall be binding on the parties and all persons claiming under them, until January 1985, at which time said covenants may be automatically extended for successive periods of ten years. At any time these covenants may be amended by written consent of sixty percent of the then owners of tracts, each owner having one vote for each separate tract owned by him.
- 13 - If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of these covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development of subdivision described hereon, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violations.
- 14 - In validation of any of these covenants by judgement or court order shall in no wise effect any of the provisions which remain in force and effect.
- 15 - Written approval of design, plans and location of all buildings to be erected in accordance with these restrictions, shall be obtained from the owners of said subdivision, namely Fred C. Halterman or Virginia L. Halterman, or their agents. Each owner must furnish a complete set of house plans which will be retained by them.



### DESCRIPTION

BEING A SUBDIVISION OF 5.546 AC. OF A TRACT CONVEYED TO HALTERMAN BUILDERS, INC., BY DEED RECORDED IN VOL. 415, PAGE 332, OF THE MIAMI COUNTY DEED RECORDS, AND A REPLAT OF LOT NO. 23 AS ORIGINALLY SHOWN IN BOOK 6, PG. 71, OF THE MIAMI COUNTY RECORD OF PLATS.

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AND DO HEREBY DEDICATE THE STREETS AND ADDITIONAL RIGHT-OF-WAY ALONG WINTERHILL COURT 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, OR, THE EXPRESS PRIVILEGE OR 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.

*Charles E. Dwyer*  
WITNESS  
*Charles E. Dwyer*  
WITNESS

*Fred C. Halterman*  
FRED C. HALTERMAN, PRESIDENT  
*Virginia L. Halterman*  
VIRGINIA L. HALTERMAN, SECRETARY

APPROVED AND TRANSFERRED THIS  
19th DAY OF April 1965  
*Paul Harris*  
MIAMI COUNTY AUDITOR

FILE NO. 30924  
RECEIVED FOR RECORD 9:06 AM April 19 1965  
RECORDED IN PLAT BOOK NO. 9 PAGE 28  
FEE \$ 4.30  
*Mary B. Guatin*  
MIAMI COUNTY RECORDER

### STATE OF OHIO, MIAMI COUNTY SS:

BE IT REMEMBERED THAT ON THIS 14th DAY OF April, 1965, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALTERMAN BUILDERS INC. BY ITS PRESIDENT FRED C. HALTERMAN AND ITS SECRETARY VIRGINIA L. HALTERMAN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES MARCH 19 1969  
*Charles E. Dwyer*  
NOTARY PUBLIC  
IN AND FOR MIAMI COUNTY, OHIO

WE HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.  
*Luther Pike*  
*Robt E. Clawson*  
*Walter W. Good*  
MIAMI COUNTY COMMISSIONERS

ACCEPTED AND APPROVED BY MIAMI COUNTY PLANNING COMMISSION.  
*Luther Pike*  
*Robt E. Clawson*  
*Walter W. Good*  
DATE Apr. 16, 1965 NO. 1221  
*Arthur D. Haddad*  
MIAMI COUNTY ENGINEER



I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT.

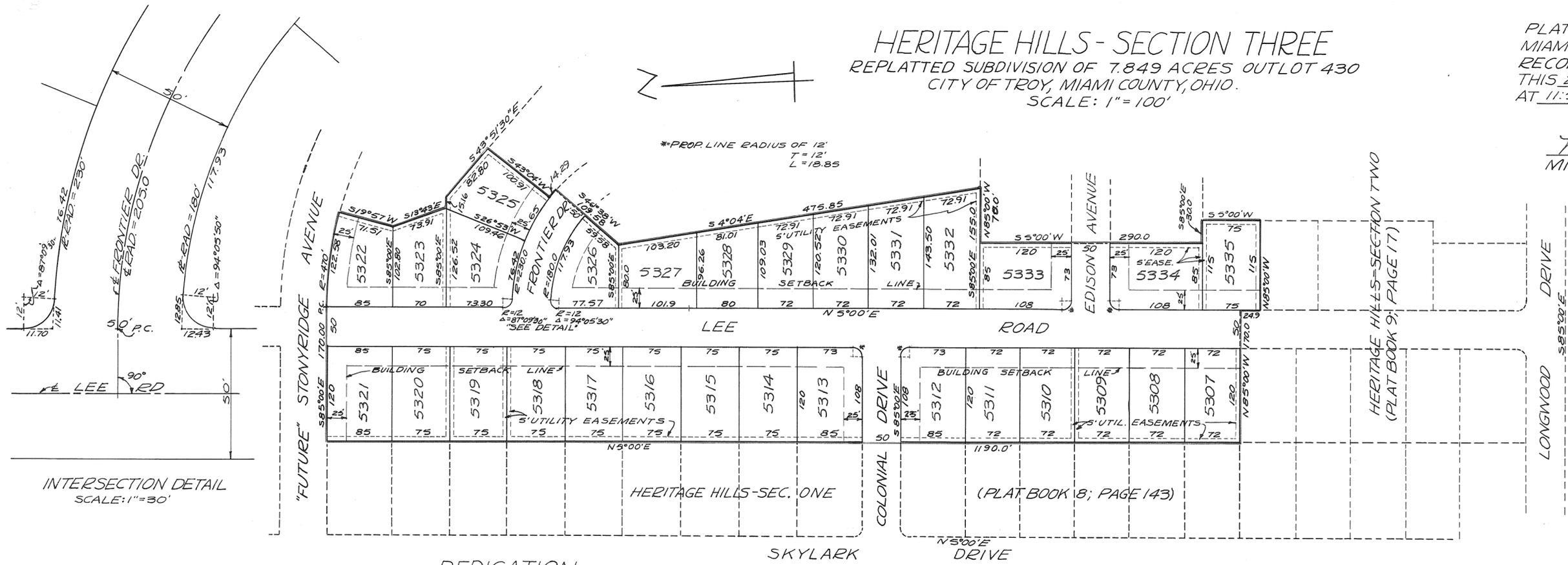
*Daniel D. Turner*  
REGISTERED SURVEYOR #4807

WINTERHILL SUBDIVISION SEC. 4 FOR	
HALTERMAN BUILDERS INC.	
DANIEL D. TURNER & ASSOC. REG. ENGINEER REG. SURVEYOR OHIO	
DATE APR. 1965	DRAWN BY SW. 1/1
FILE NO. 7-69-174	CHECKED BY DT. 1/1
SCALE 1" = 80'	

HERITAGE HILLS - SECTION THREE  
 REPLATTED SUBDIVISION OF 7.849 ACRES OUTLOT 430  
 CITY OF TROY, MIAMI COUNTY, OHIO.  
 SCALE: 1" = 100'

PLAT BOOK 9 PAGE 31  
 MIAMI COUNTY RECORDER'S PLAT  
 RECORDS. RECEIVED FOR RECORD  
 THIS 20TH DAY OF APRIL 1965  
 AT 11:52 A.M. FILE NO. 30965  
 FEE \$ 4.30

Mary B. Austin  
 MIAMI COUNTY RECORDER



INTERSECTION DETAIL  
 SCALE: 1" = 30'

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS 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

Beverly D. Myers WITNESS  
[Signature] WITNESS

NOTE: RESTRICTIVE COVENANTS FOR THIS REPLAT SHALL CONSIST OF ALL RESTRICTIONS LISTED FOR HERITAGE HILLS-SECTION ONE (PLAT BOOK 8; PAGE 143) WITH THE ADDITIONAL RESTRICTION THAT ALL HOUSES UNDER \$15,000 IN SALES PRICE SHALL HAVE PREDOMINANT COVERAGE WITH FACE BRICK AND INCLUDE HOUSE AND ATTACHED GARAGE OR FAMILY ROOM.

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 9<sup>TH</sup> DAY OF MARCH 1965, THIS REPLAT WAS APPROVED  
Charles Schnell VICE PRESIDENT  
Home E. Anderson ACTING SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19<sup>TH</sup> DAY OF APRIL 1965, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-14-65  
R. W. Steinmetz MAYOR  
Edward E. Crane PRES. OF COUNCIL  
J. S. J. Farnham CLERK OF COUNCIL

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 8<sup>TH</sup> DAY OF MARCH 1965.

John E. Fulker  
 JOHN E. FULKER, NOTARY PUBLIC

MY COMMISSION HAS NO EXPIRATION DATE

NUMBERED TO DESIGNATE IN LOTS AND TRANSFERRED THIS 20<sup>TH</sup> DAY OF APRIL 1965.  
Carol Davis by C. Shellenbarger, Deputy  
 MIAMI COUNTY AUDITOR

SEE AMENDMENT TO PROTECTIVE COVENANTS  
 M.I.C. BK 14 Pg. 130  
 Mary B. Austin Recorder  
 May 13, 1965  
 Emily M. Neal

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  
 FEB. 17, 1965

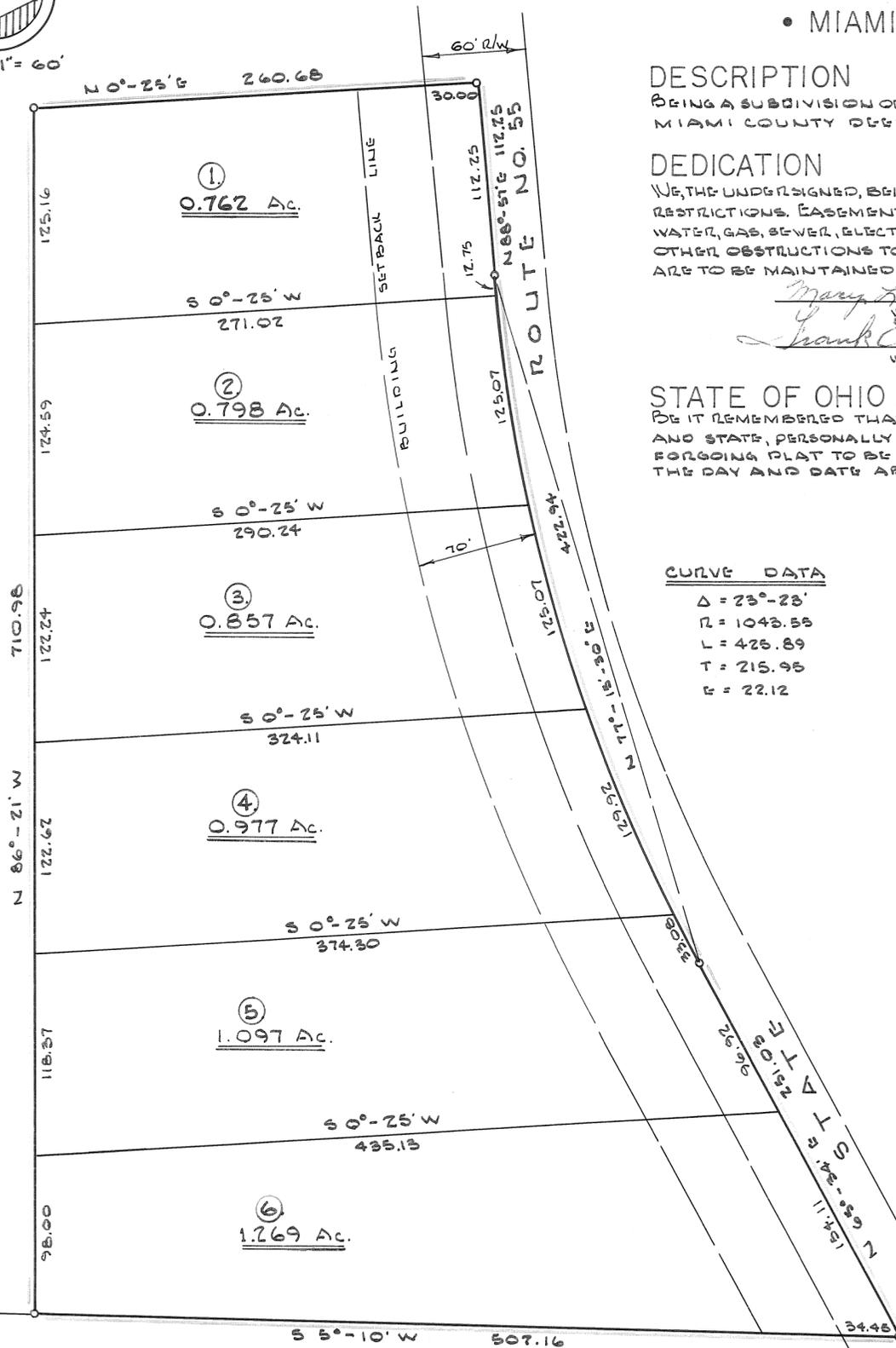


# OVERLOOK SUBDIVISION

• TOWN 2 • RANGE 10 • SECTION 30 • LOSTCREEK TOWNSHIP •  
• MIAMI COUNTY • OHIO •



SCALE: 1" = 60'



## DESCRIPTION

BEING A SUBDIVISION OF A 5.761 ACRES TRACT CONVEYED TO DONALD MARKER BY DEED RECORDED IN VOL. 416 PAGE 117 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. 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.

*Mary Ann Altier*  
WITNESS  
*Frank C. Brower*  
WITNESS

*Donald Marker*  
DONALD MARKER  
*Leila B. Marker*  
LEILA B. MARKER

## STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 29th DAY OF April, 1965 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DONALD MARKER AND LEILA B. MARKER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES February 23, 1969  
*James M. Calk*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

## CURVE DATA

$\Delta = 73^{\circ}-23'$   
 $R = 1043.55$   
 $L = 425.89$   
 $T = 215.95$   
 $E = 22.12$

## 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, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 900 SQ. FT. FOR ONE FLOOR PLAN, OR NOT LESS THAN 100 SQ. FT. ON THE MAIN FLOOR OF ANY TWO STORY, ONE AND ONE HALF STORY, BI-LEVEL OR TRI-LEVEL. ALL DWELLINGS SHALL HAVE AT LEAST A SINGLE CARPORT OR SINGLE CAR GARAGE.
3. 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 RECORD PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
4. DIVISION OF LOTS - NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
5. OTHER BUILDINGS - NO TRAILER, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDING SHALL BE AT ANY TIME USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
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 PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE. NO BARBED WIRE, FIELD FENCING OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
7. GRADE - THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN.
8. NUISANCES - NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY 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 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) 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.
11. LIVESTOCK AND POULTRY - NO ANIMAL LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BREED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BREED OR MAINTAINED FOR COMMERCIAL PURPOSES.
12. 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 APRIL 1, 1985, 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.
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 - THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

ACCEPTED AND APPROVED BY  
MIAMI COUNTY PLANNING  
COMMISSION.

*Luther P. Pike*  
*Robert E. Chapman*  
*Walter W. Good*

NO. 1236 DATE May 10, 1965  
*Arthur D. Schubert*  
MIAMI COUNTY ENGINEER

FILE NO. 313-55  
RECEIVED FOR RECORD 9:15 AM MAY 10 1965  
RECORDED IN PLAT BOOK 9 PAGE 32  
PAGE # 430  
*Mary B. Gustin* Recorder by *Dora Whitmer*,  
MIAMI COUNTY RECORDER Deputy

APPROVED AND TRANSFERRED THIS 10th DAY  
OF May, 1965.  
*Carl Harris*  
COUNTY AUDITOR



*Daniel D. Turner*

OVERLOOK SUBDIVISION FOR		
DONALD MARKER		
DANIEL D. TURNER & ASSOC. TROY - OHIO		
APR. 1965	DRAWN BY CHECKED BY	SW. DT.
	SCALE 1" = 60'	1/1

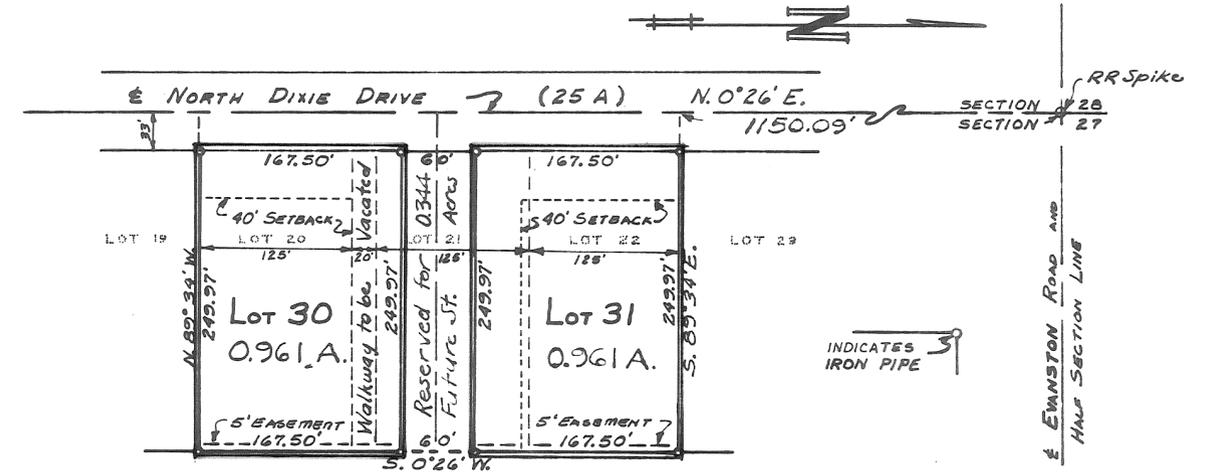
N 84° 06' W 1319.00'  
HALF SEC. LINE

S.E. COR. OF  
N.E. QR. OF  
SEC. 30



MIAMI CO. ENGR'S. RECORD OF SUBDIVISION SURVEYS

SCALE: 1 INCH = 100 FEET



HELEN E. DODDS  
D.B. 322, P. 340

TIPPERARY SUBDIVISION No. IV

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS REPLAT ARE THE SAME AS IN THE TIPPERARY SUBDIVISION No. I, PLAT No. 35, VOL. No. 1.

BEING A REPLAT OF LOTS Nos. 20, 21, AND 22 OF TIPPERARY SUBDIVISION No. II AND A VACATION OF THE 20 FT. WALKWAY I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME ON APRIL 20, 1965 AND THAT ALL MARKERS ARE SET AS SHOWN.

Donald R. Bowman

DONALD R. BOWMAN, RE.  
REG. SURVEYOR # 4323  
7990 ALLISON AVE. 277-7774  
DAYTON, OHIO 45415

I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

WITNESS: Carl Park  
WITNESS: Robert E. Clowson

OWNER: Helen E. Dodds  
HELEN E. DODDS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 15th DAY OF May, 1965 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HELEN E. DODDS AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED.

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

Miriam Benham  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES: May 1, 1968  
MIRIAM BENHAM, Notary Public  
In and for Miami County, Ohio  
My Commission Expires May 1, 1968

APPROVED MIAMI COUNTY AUDITOR

Carl Davis by G. Sheenbarger Deputy

DATE: May 15, 1965

FILE No.: 31499

RECEIVED: 10:54 A.M. MAY 15, 1965

RECORDED IN BOOK 9, PAGE 34

Mary B. Austin by Dora Whitmer  
MIAMI COUNTY RECORDER

APPROVED MIAMI COUNTY PLANNING COMMISSION

Carl Park  
Robert E. Clowson  
Walter W. Borch

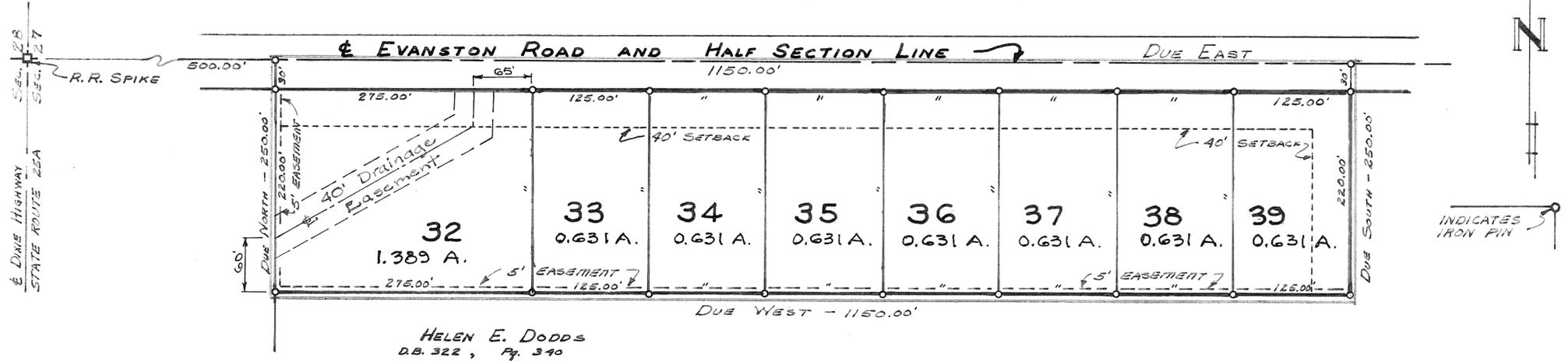
DATE: May 12, 1965 No. 1239

Anton D. Haddad  
APPROVED MIAMI COUNTY ENGINEER

APPROVED FOR VACATION OF WALKWAY  
MIAMI COUNTY COMMISSIONERS

Luther Pike  
Robert E. Clowson  
Walter W. Borch  
DATE: May 12, 1965 No. \_\_\_\_\_  
Anton D. Haddad  
APPROVED MIAMI COUNTY ENGINEER

MIAMI CO. ENGR'S. RECORD OF SUBDIVISION SURVEYS  
SCALE: 1 INCH = 100 FEET



HELEN E. DODDS  
D.B. 322, Pg. 390

TIPPERARY SUBDIVISION N<sup>o</sup> V  
6.600 ACRES

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE THE SAME AS IN THE TIPPERARY SUBDIVISION N<sup>o</sup> I, PLAT N<sup>o</sup> 35, VOL. N<sup>o</sup> 1.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME ON APRIL 20, 1965 AND THAT ALL MARKERS ARE SET AS SHOWN.

*Donald R. Bowman*

DONALD R. BOWMAN, R.E.  
REG. SURVEYOR # 4323  
7090 ALLISON AVE. 277-7774  
DAYTON, OHIO 45415

I, the undersigned, being the owner and lienholder of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate the streets as shown hereon to the public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and 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 to be maintained as such forever. WITNESS: *Carl Davis* OWNER: *Helen E. Dodds*

WITNESS: *Carl Davis* HELEN E. DODDS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 14 DAY OF May 1965 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HELEN E. DODDS AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED.

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

*Carl Davis*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED MIAMI COUNTY AUDITOR

*Carl Davis by La Shellenbarger Deputy*

DATE: May 15, 1965

FILE N<sup>o</sup>: 31500

RECEIVED: 10:55 A.M. MAY 15, 1965

RECORDED IN BOOK 9 PAGE 35

*Mary B. Guston by Dora Whitman*  
MIAMI COUNTY RECORDER

APPROVED MIAMI COUNTY PLANNING COMMISSION

*Lucy R. Pyle*  
*Robert E. Claver*  
*Walter W. Good*

DATE: May 12, 1965 N<sup>o</sup>: 1238

*Arthur D. Haddad*  
APPROVED MIAMI COUNTY ENGINEER

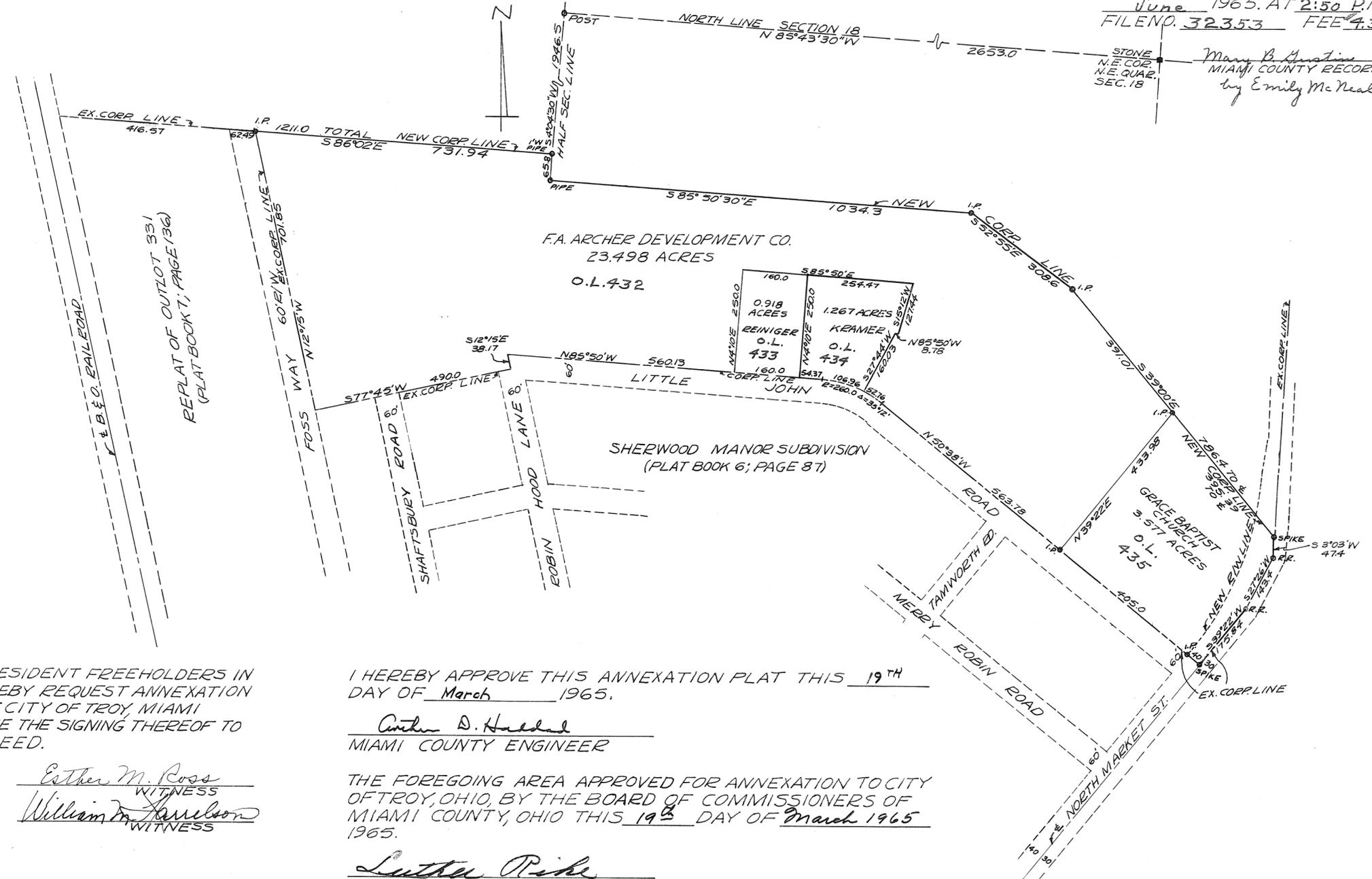
STAUNTON TOWNSHIP      1 TOWN      10 RANGE      18 SECTION

ANNEXATION TO CITY OF TROY, OHIO  
 BEING A TOTAL OF 29.260 ACRES IN SECTION-18; TOWN-1; RANGE-10 IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 9 PAGE 36  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS, RECEIVED FOR  
 RECORD THIS 22<sup>nd</sup> DAY OF  
 June 1965. AT 2:50 P.M.  
 FILE NO. 32353 FEE \$4.30

Mary B. Austin  
 MIAMI COUNTY RECORDER  
 by Emily Mc Neal, Deputy

SURVEY REFERENCES:  
 LAND SURVEY VOL. 10 ; PG. 43  
 " " VOL. 15 ; PG. 104  
 " " VOL. 16 ; PG. 164  
 PLAT BOOK 8 ; PG. 141



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.

Sheldon R. Kramer  
 SHELDON R. KRAMER  
Addis Kramer  
 ADDIS KRAMER

Esther M. Ross  
 WITNESS  
William M. Harrison  
 WITNESS

I HEREBY APPROVE THIS ANNEXATION PLAT THIS 19<sup>TH</sup> DAY OF March 1965.

Arthur D. Haldad  
 MIAMI COUNTY ENGINEER

THE FOREGOING AREA APPROVED FOR ANNEXATION TO CITY OF TROY, OHIO, BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 19<sup>th</sup> DAY OF March 1965.

Luther Pike  
Robert Claman  
Walter W. S. ...

STATE OF OHIO - COUNTY OF MIAMI - S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF, SWORN TO AND SUBSCRIBED BEFORE ME THIS 9<sup>th</sup> DAY OF January 1965.

Esther M. Ross ESTHER M. ROSS  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY  
 MY COMMISSION EXPIRES October 18, 1968

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 21<sup>st</sup> DAY OF June 1965, THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE NO. 0-27-65.

R. D. Steinmetz MAYOR  
Edward Chase PRES. OF COUNCIL  
J. J. Farnphus CLERK OF COUNCIL

NUMBERED TO DESIGNATE OUTLOTS AND TRANSFERRED THIS 27 DAY OF June 1965.

Paul Morris  
 MIAMI COUNTY AUDITOR

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

R.W. KLOCKNER & ASSOCIATES  
 CIVIL ENGINEERING & SURVEYING  
 TROY, OHIO

Richard W. Klockner  
 RICHARD W. KLOCKNER  
 REGISTERED SURVEYOR #4370  
 JANUARY 1, 1965



ANNEXATION

OF

TERRITORY IN SECTION 18 STAUNTON TOWNSHIP TO THE CITY OF TROY, COUNTY OF MIAMI, OHIO. by F.A. Archer Agent - - Petitioners - S.R. & Ardis Kramer.

TROY OHIO

CERTIFICATION

Extract from the Minutes of Council of the City of Troy, Ohio on June 21 1965 concerning annexation of territory in Section 18, Town 1, Range 10 Staunton Township, City of Troy Miami County Ohio.

June 21, 1965

A regular session of Council was held Monday June 21, 1965 at 7 PM. Present Jenkins, Kerr, Thokey, Barnett, Fleming, Hobson. Absent: Terrell.

Presiding Officer: Edward Chase.

"Hobson moved, seconded by Kerr the absence of Terrell be excused. Vote on the Motion: Yeas: Jenkins, Kerr, Thokey, Barnett, Fleming, Hobson. Motion carried."

"Minutes of the previous session of Council were read and approved."

..

..

..

"Ordinance No 0 - 27 - 65 AUTHORIZING THE ANNEXATION OF 29.260 ACRES OF SECTION 18, Town 1, Range 10. STAUNTON TOWNSHIP, MIAMI COUNTY OHIO. On motion of Hobson, seconded by Fleming the rule requiring three readings was suspended on the following vote: Yeas: Jenkins, Kerr, Thokey, Barnett, Fleming, Hobson. Nays: None. Barnett moved seconded by Fleming the Ordinance be adopted. Vote on the motion: Yeas: Jenkins, Kerr, Thokey, Barnett, Fleming, Hobson. ORDINANCE ADOPTED."

..

..

..

"There being no further business coming before Council, Kerr moved to adjourn."

Attest:

s/ H.H. Tamplin Clerk

s/ Edward Chase Pres of Council

Troy Ohio July 15 1965

I, the under signed H.H. Tamplin Clerk of Council and Auditor of the City of Troy, hereby certify the above is a true copy of Council minutes as pertaining to the annexation of 29.260 acres in Staunton Township to the City of Troy, Ohio, as evidenced by Ordinance No 0 - 27 - 65.

H.H. Tamplin Clerk of Council and Auditor of City of Troy Ohio

CERTIFICATION

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN STAUNTON TOWNSHIP, SECTION 18 MIAMI COUNTY TO THE CITY OF TROY, OHIO.

Petitioner- - Sheldon R. Kramer - - Ardis Kramer Agent - - F.A.Archer

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 - 27 - 65. An Ordinance authorizing the annexation of 29.260 acres of land adjacent to the City of Troy Ohio located in Section 18, Town 1, Range 10 Staunton Township, Miami County, Ohio. Said Ordinance was adopted and approved by Council and the Mayor of said City on June 21, 1965.

I further certify that the attached Proof of Publication of Ordinance 0 - 27 - 65 showing publication on June 25 and July 2 1965 is true and correct.

Maps attached hereto are true copies of the original map of the territory annexed. The original map of the territory described in Ordinance 0 - 27 - 65 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 City of Troy, Miami County, Ohio.

Dated: July 15 1965

ORDINANCE NO. 0-27-65

ORDINANCE AUTHORIZING THE ANNEXATION OF 29.260 ACRES OF SECTION 18, 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 Sheldon R. Kramer, 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 part of Section Eighteen (18), Town One (1), Range Ten (10); and being more particularly described as follows:

Beginning at a stone which marks the northeast corner of the northeast quarter of Section 18; thence North 85 degrees 43' 30" West 2653.0 feet with the north line of Section 18 to a post at the half section line; thence South 4 degrees 04' 30" West, 1946.5 feet with the half section line to a point which is the place of beginning of the tract herein described, witness an iron pipe North 86 degrees 02' West, 1.0 feet; thence continuing South 4 degrees 04' 30" West, 65.8 feet with the half section line to an iron pipe; thence South 85 degrees 50' 30" East, 1034.3 feet to an iron pin; thence South 52 degrees 55' East, 308.6 feet to an iron pin; thence South 39 degrees 00' East 786.4 feet to a railroad spike in the centerline of North Market Street as is known on Record Plat Book 8, Page 45, same being the present corporation line of the City of Troy, Ohio; thence South 3 degrees 03' West, 47.4 feet with the original centerline of North Market Street and the present Corporation line to a railroad spike; thence South 27 degrees 26' West, 143.4 feet with the original centerline of North Market Street and the present corporation line to a railroad spike; thence South 39 degrees 22' West, 175.84 feet with the original centerline of North Market Street and the present corporation line to a spike, witness an iron pin 40.0 feet distant on next line described; thence North 50 degrees 38' West, 968.78 feet with the north line of Little John Road and the present corporation line to an iron pin marking the P.C. (point of curvature) of a curve to the left; thence with said curve to the left with a radius of 260.0 feet an arc distance of 159.72 feet to an iron pin at the P.T. (point of tangency) of said curve; thence North 85 degrees 50' West, 774.50 feet with the north line of Little John Road and the present corporation line to a point, same being on the centerline of Robin Hood Lane; thence South 12 degrees 15' East, 38.17 feet with the centerline of Robin Hood Lane to a point; thence South 77 degrees 45' West, 490.0 feet with the present corporation line of the City of Troy to a point on the east line of Foss Way; thence North 12 degrees 15' West, 701.85 feet with the east line of Foss Way and the present corporation line to an iron pin; thence South 86 degrees 02' East, 731.94 feet to the place of beginning.

This tract contains a total of 29.260 acres subject to all legal highways and easements of record.

The south and west boundaries of this tract are coincident with Sherwood Manor Subdivision and Present corporate limits 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 11. 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 111. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the Clerk of this Council.

SECTION 1V. That this Ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted June 21, 1965

Approved June 21, 1965

Attest H.H. Tamplin Clerk of Council

Edward Chase President of Council - R.D. Steinmetz Mayor

ORDINANCE NO. 0-27-65

ORDINANCE AUTHORIZING THE ANNEXATION OF 29.260 ACRES OF SECTION 18, 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 Sheldon R. Kramer, 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 part of Section Eighteen (18), Town one (1), Range Ten (10); and being more particularly described as follows:

Beginning at a stone which marks the northeast corner of the northeast quarter of Section 18; thence North 85 degrees 43' 30" West 2653.0 feet with the North line of Section 18 to a post at the half section line; thence South 4 degrees 04' 30" West, 1946.5 feet with the half section line to a point which is the place of beginning of the tract herein described, witness an iron pipe North 86 degrees 02' West, 1.0 feet; thence continuing South 4 degrees 04' 30" West, 65.8 feet with the half section line to an iron pipe; thence South 85 degrees 50' 30" East, 1034.3 feet to an iron pin; thence South 52 degrees 55' East, 308.6 feet to an iron pin; thence South 39 degrees 00' East 786.4 feet to a railroad spike in the centerline of North Market Street as is known on Record Plat Book 8, Page 45, same being the present corporation line of the City of Troy, Ohio; thence South 3 degrees 03' West, 47.4 feet with the original centerline of North Market Street and the present Corporation line to a railroad spike; thence South 27 degrees 26' West, 143.4 feet with the original centerline of North Market Street and the present corporation line to a railroad spike; thence South 39 degrees 22' West, 175.84 feet with the original centerline of North Market Street and the present corporation line to a spike, witness an iron pin 40.0 feet distant on next line described; thence North 50 degrees 38' West, 968.78 feet with the north line of Little John Road and the present corporation line to an iron pin marking the P.C. (point of curvature) of a curve to the left; thence with said curve to the left with a radius of 260.0 feet an arc distance of 159.72 feet to an iron pin at the P.T. (point of tangency) of said curve; thence North 85 degrees 50' West, 774.50 feet with the north line of Little John Road and the present corporation line to a point, same being on the centerline of Robin Hood Lane; thence South 12 degrees 15' east, 38.17 feet with the centerline of Robin Hood Lane to a point; thence South 77 degrees 45' West, 490.0 feet with the present corporation line of the City of Troy to a point on the east line of Foss Way; thence North 12 degrees 15' West, 701.85 feet with the east line of Foss Way and the present corporation line to an iron pin; thence South 86 degrees 02' East, 731.94 feet to the place of beginning.

This tract contains a total of 29.260 acres subject to all legal highways and easements of record. The south and west boundaries of this tract are coincident with Sherwood Manor Subdivision and Present corporate limits 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 11. 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 111. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the Clerk of this Council.

SECTION 1V. That this Ordinance shall take effect and be in full force from and at the earliest date allowed by law.

Adopted June 21, 1965 EDWARD CHASE President of Council

Approved June 21, 1965 R.D. STEINMETZ Mayor

Attest H.H. Tamplin Clerk of Council June 25, July 2

## PROOF OF PUBLICATION

The State of Ohio )ss:  
Miami County )

JOHN W. REINIGER, being first duly sworn, says that he is Treasurer 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 two weeks, beginning on the 25th day of June, 1965.

Printer's Fee \$ 39.05	John W. Reiniger
Notary's Fee \$ 39.05	Betty J. O'Connor
Total \$ 78.10	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)

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN STAUNTON TOWNSHIP, SECTION 18 TO THE CITY OF TROY, OHIO.

Petitioner - - - Sheldon R. Karmar  
Ardis Kramer  
Agent - - - F.A. Archer

I, H.H. Tamplin Clerk of Council and Auditor of the City of Troy, Ohio, Miami County, Ohio do hereby certify that the attached is a true copy of Transcript of Proceedings in the matter of annexing territory in Section 18 Staunton Township to the City of Troy, Ohio and filed with me as City Auditor and Clerk of Council of the City of Troy, County of Miami, by the Board of Commissioners of Miami County, Ohio on March 27, 1965.

Dated July 15 1965

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

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN STAUNTON TOWNSHIP, SECTION 18 TO THE CITY OF TROY, OHIO:

Sheldon R. & Ardis Kramer, Petitioners

I, Marv F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached copy of the "PETITION" and the accompanying plat map, the "AFFIDAVIT" filed by the Agent, F.A. Archer regarding the publication and posting, the letter of objection by John H. Lafferty, and the photostatic copy of the "PROOF OF PUBLICATION" from the Troy Daily News, Troy, Ohio, are all true and correct copies thereof filed in these proceedings.

I further certify that the copy of the Resolution, "FILING OF PETITION - HEARING DATE SET" and the photostat copy of Resolution, "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 January 15, 1965, and March 19, 1965, as recorded in the Commissioners' Journal No. 38, Pages 114 and 202 respectively.

F I L E D	Mary F. Boyd
in the	Mary F. Boyd, Clerk to the Board of Miami County
Office of City Auditor	Commissioners, Troy, Ohio
Mar 27 1965	
....H.H. Tamplin.....	
City Auditor	

January 15, 1965

## PETITION BY RESIDENT FREEHOLDERS FOR ANNEXATION

TO THE COMMISSIONERS OF MIAMI COUNTY, OHIO:

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

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

Beginning at a stone which marks the northeast corner of the northeast quarter of Section 18; thence North 85 degrees 43' 30" West 2653.0 feet with the north line of Section 18 to a post at the half section line; thence South 4 degrees 04' 30" West, 1946.5 feet with the half section line to a point which is the place of beginning of the tract herein described, witness an iron pipe North 86 degrees 02' West, 1.0 feet; thence continuing South 4 degrees 04' 30" West, 65.8 feet with the half section line to an iron pipe; thence South 85 degrees 50' 30" East, 1034.3 feet to an iron pin; thence South 52 degrees 55' East, 308.6 feet to an iron pin; thence South 39 degrees 00' East, 786.4 feet to a railroad spike in the centerline of North Market Street, as is shown on Record Plat Book 8, Page 45, same being the present corporation line of the City of Troy, Ohio; thence South 3 degrees 03' West, 47.4 feet with the original centerline of North Market Street and the present Corporation line to a railroad spike; thence South 27 degrees 26' West, 143.4 feet with the original centerline of North Market Street and the present corporation line to a railroad spike; thence South 39 degrees 22' West, 175.84 feet with the original centerline of North Market Street and the present corporation line to a spike, witness an iron pin 40.0 feet distant on next line described; thence North 50 degrees 38' West, 968.78 feet with the north line of Little John Road and the present corporation line to an iron pin marking the P.C. (point of curvature) of a curve to the left; thence with said curve to the left with a radius of 260.0 feet an arc distance of 159.72 feet to an iron pin at the P.T. (point of tangency) of said curve; thence North 85 degrees 50' West, 774.50 feet with the north line of Little John Road and the present corporation line to a point, same being on the centerline of Robin Hood Lane; thence South 12 degrees 15' East, 38.17 feet with the centerline of Robin Hood Lane to a point; thence South 77 degrees 45' West, 490.0 feet with the present corporation line of the City of Troy to a point on the east line of Foss Way; thence North 12 degrees 15' West, 701.85 feet with the east line of Foss Way and the present corporation line to an iron pin; thence South 86 degrees 02' East, 731.94 feet to the place of beginning.

This tract contains a total of 29.260 acres subject to all legal highway easements of record.

The south and west boundaries of this tract are coincident with Sherwood Manor Subdivision and present corporate limits shown thereon as shown on Record Plat Book 6, Page 87, an accurate map of which territory is hereto attached.

Petitioners respectfully petition that the said above described territory be annexed to the City of Troy, Ohio. Petitioners further state that F.A. Archer is hereby authorized to act as agent for the petitioners in securing such annexation.

Sheldon R. Kramer  
Ardis Kramer

## A F F I D A V I T

STATE OF OHIO, COUNTY OF MIAMI, SS:

Now comes F.A. Archer, the duly constituted and appointed agent for the petitioners for annexation of territory to the City of Troy and after being first duly cautioned and sworn states that he duly posted two notices upon the property to be annexed and as described in said notice, a copy of which is hereto attached and marked "Exhibit A", for a period in excess of six weeks prior to the hearing of said commissioners on Friday, March 19, 1965.

Affiant further states that the notice hereto attached is an exact copy of the notice posted upon said premises.

Further affiant saith not.

F.A. Archer

Sworn to before me and subscribed in my presence this 12th day of March, 1965.

Esther M. Ross  
Notary Public

Esther M. Ross, Notary Public in and for Miami County, Ohio  
My Commission Expires Oct. 18, 1968

## EXHIBIT A

## LEGAL NOTICE

Notice is hereby given that on the 11th day of January, 1965, there was presented to the Board of Commissioners of Miami County, Ohio, a petition signed by a majority of the adult freeholders residing on the following described territory, situate in the County of Miami and adjacent to the City of Troy, to-wit:

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

Beginning at a stone which marks the northeast corner of the northeast quarter of Section 18; thence North 85 degrees 43' 30" West 2653.0 feet with the north line of Section 18 to a post at the half section line; thence South 4 degrees 04' 30" West, 1946.5 feet with the half section line to a point which is the place of beginning of the tract herein described, witness an iron pipe North 86 degrees 02' West, 1.0 feet; thence continuing South 4 degrees 04' 30" West, 65.8 feet with the half section line to an iron pipe; thence South 85 degrees 50' 30" East, 1034.3 feet to an iron pin; thence South 52 degrees 55' East, 308.6 feet to an iron pin; thence South 39 degrees 00' East, 786.4 feet to a railroad spike in the centerline of North Market Street, as is shown on Record Plat Book 8, Page 45, same being the present corporation line of the City of Troy, Ohio; thence South 3 degrees 03' West, 47.4 feet with the original centerline of North Market Street and the present Corporation line to a railroad spike; thence South 27 degrees 26' West, 143.4 feet with the original centerline of North Market Street and the present corporation line to a railroad spike; thence South 39 degrees 22' West, 175.84 feet with the original centerline of North Market Street and the present corporation line to a spike, witness an iron pin 40.0 feet distant on next line described; thence North 50 degrees 38' West, 968.78 feet with the north line of Little John Road and the present corporation line to an iron pin marking the P.C. (point of curvature) of a curve to the left; thence with said curve to the left with a radius of 260.0 feet an arc distance of 159.72 feet to an iron pin at the P.T. (point of tangency) of said curve; thence North 85 degrees 50' West, 774.50 feet with the north line of Little John Road and the present corporation line to a point, same being on the centerline of Robin Hood Lane; thence South 12 degrees 15' East, 38.17 feet with the centerline of Robin Hood Lane to a point; thence South 77 degrees 45' West, 490.0 feet with the present corporation line of the City of Troy to a point on the east line of Foss Way; thence North 12 degrees 15' West, 701.85 feet with the east line of Foss Way and the present corporation line to an iron pin; thence South 86 degrees 02' East, 731.94 feet to the place of beginning.

This tract contains a total of 29.260 acres subject to all legal highway easements of record.

The south and west boundaries of this tract are coincident with Sherwood Manor Subdivision and present corporate limits shown thereon as shown on Record Plat Book 6, Page 87.

Praying therein that said territory be annexed to the City of Troy in the manner provided by law and designating the undersigned their agent in securing such annexation.

The said Board of Commissioners has fixed Friday, March 19, 1965, at 10 o'clock A.M. for the time for hearing said petition at the office of the Commissioners in Miami County, Courthouse Building, Troy, Ohio.

F.A. Archer, Agent for the Petitioners.

JOHN H. LAFFERTY  
157 Merry Robin Road  
Troy, Ohio  
January Eighteenth  
1965

BOARD OF COUNTY COMMISSIONERS  
Miami County  
Troy, Ohio

Attention: Mr. Adam Wilgus, Chairman

Gentlemen:

I read with great interest of the petition for annexation of 29 acres to Troy north of Little John Road in the Sherwood Manor subdivision, the land being owned by Sheldon R. and Ardis Kramer and F.A. Archer Co., Inc.

The great majority of the residents of the Sherwood Manor subdivision are opposed to this annexation until the F.A. Archer Co., Inc., has made good on its advertised promise to provide a playground in this development. Petitions were submitted to the City Council of Troy to try to get the City to work with Mr. Archer to make land available for the promised playground. As a result, the city took official action not to approve annexation of Archer's proposed new plat until he specifies an appropriate playground adjoining Sherwood and at a price acceptable to the City.

So that you may be completely informed as to what has transpired, the following are inclosed:

- (1) Copy of brochure used by Archer and his agent to sell lots in Sherwood Manor and prominently promising a playground.
- (2) A copy of the petition signed by 140 residents of Sherwood Manor to get the city and Mr. Archer to work together to provide the promised playground area.
- (3) A copy of the letter of transmittal sending such signed petitions to Council.
- (4) News clipping from September 9, 1964, Troy Daily News, "Sherwood Manor Petitions Council for Playground".
- (5) News clipping from September 22, 1964, Troy Daily News, "City Wants Park Site in Sherwood".
- (6) Copy of report of Council's Law and Ordinance Committee recommending that Mr. Archer set aside at least three acres of ground suitable for park or playground in his new proposed development north of Little John Road at a reasonable price and negotiate with the Park Board before the Troy City Council accepts this proposed new plat adjoining the Sherwood Manor area.
- (7) Letter of Mr. John Hunter of Sherwood Manor in October 17 issue of Troy Daily News clarifying certain confusing statements attributed to Mr. Archer, and publicly thanking the Council of Troy for taking such a strong stand in our behalf.

I am not familiar with the procedure to be followed by the County in an action such as this, but I will not be able to attend the public hearing which is to be held at 10 a.m., March 19, in the County Commissioner's office.

However, I do want you to have the benefit of this background, and to know that my wife and I are opposed to this annexation as proposed until Mr. Archer fulfills the requirements set forth in the action by the City Council of Troy. You can gather that there is considerable support in the development on this stand.

It is unfortunate that Mr. and Mrs. Kramer have innocently become involved in this action, however, I have explained the above background to Mr. Kramer and have assured him that our opposition to this annexation is based solely upon our interest in seeing that the action by the Council of the City of Troy is carried through, and that the developer, Mr. Archer, the City, City Park Commission and residents can cooperate together to furnish a playground facility for this growing section of Troy, as promised when we bought our lots here several years ago.

Sincerely yours,  
John H. Lafferty

Inclosures: a/s

John H. Lafferty

LEGAL NOTICE

Notice is hereby given that on the 11th day of January, 1965, there was presented to the Board of Commissioners of Miami County, Ohio, a petition signed by a majority of the adult freeholders residing on the following described territory, situate in the County of Miami and adjacent to the City of Troy, to wit:

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

Beginning at a stone which marks the northeast corner of the northeast quarter of Section 18; thence North 85 degrees 43' 30" West 2653.0 feet with the north line of Section 18 to a post at the half section line; thence South 4 degrees 04' 30" West, 1946.5 feet with the half section line to a point which is the place of beginning of the tract herein described, witness an iron pipe North 86 degrees 02' West, 1.0 feet; thence continuing South 4 degrees 04' 30" West, 65.8 feet with the half section line to an iron pipe; thence South 85 degrees 50' 30" East, 1034.3 feet to an iron pin; thence South 52 degrees 55' East, 308.6 feet to an iron pin; thence South 39 degrees 00' East, 786.4 feet to a railroad spike in the centerline of North Market Street, as is shown on Record Plat Book 8, Page 45, same being the present corporation line of the City of Troy, Ohio; thence South 3 degrees 03' West, 47.4 feet with the original centerline of North Market Street and the present Corporation line to a railroad spike; thence South 27 degrees 26' West, 113.4 feet with the original centerline of North Market Street and the present corporation line to a railroad spike; thence South 39 degrees 22' West, 175.84 feet with the original centerline of North Market Street and the present corporation line to a spike, witness an iron pin 40.0 feet distant on next line described; thence North 50 degrees 38' West, 968.78 feet with the north line of Little John Road and the present corporation line to an iron pin marking the P.C. (point of curvature) of a curve to the left; thence with said curve to the left with a radius of 260.0 feet an arc distance of 159.72 feet to an iron pin at the P.T. (point of tangency) of said curve; thence North 85 degrees 50' West, 774.50 feet with the north line of Little John Road and the present corporation line to a point, same being on the centerline of Robin Hood Lane; thence South 12 degrees 15' East, 38.17 feet with the centerline of Robin Hood Lane to a point; thence South 77 degrees 45' West, 490.0 feet with the present corporation line of the City of Troy to a point on the east line of Foss Way; thence North 12 degrees 15' West, 701.85 feet with the east line of Foss Way and the present corporation line to an iron pin; thence South 86 degrees 02' East, 731.94 feet to the place of beginning.

This tract contains a total of 29.260 acres subject to all legal highway easements of record.

The south and west boundaries of this tract are coincident with Sherwood Manor Subdivision and present corporate limits shown thereon as shown on Record Plat Book 6, Page 87.

Praying therein that said territory be annexed to the City of Troy in the manner provided by law and designating the undersigned their agent in securing such annexation.

The said Board of Commissioners has fixed Friday, March 19, 1965 at 10 o'clock A.M. for the time for hearing said petition at the office of the Commissioners in Miami County, Court House Building, Troy, Ohio.

F.A. ARCHER, AGENT FOR THE PETITIONERS  
By William M. Harrelson

Fa ust & Harrelson  
12 South Cherry St., Troy, Ohio  
January 21, 28, February 4, 11, 18, 25

PROOF OF PUBLICATION

The State of Ohio )  
Miami County )ss:

JOHN W. REINIGER, being first duly sworn, says that he is Treasurer 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 six weeks, beginning on the 21st day of January, 1965

Sworn to and subscribed before me this 26th day of February, 1965  
John W. Reiniger

Printer's Fee \$ 74.47  
Notary's Fee \$ .80  
Total \$ 75.27

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  
(SEAL)

ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTION 18, TO THE CITY OF TROY, OHIO

FILING OF PETITION - HEARING DATE SET

Sections 709.02, 707.05 R.C.

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

WHEREAS, a petition signed by Sheldon R. and Ardis Kramer, Troy, Ohio, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in 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 corporation line of Troy, Ohio, containing 29.260 acres, 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 19th day of March, 1965, 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 petitioners, F.A. Archer, 1090 North Market Street, Troy, Ohio, as designated in the petition shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing so that he may give notice as required by law.

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

\*\*\*\*\*

(Taken from Commissioner's Journal No. 38, Page 144, under date of January 15, 1965)

FRIDAY, MARCH 19, 1965

ANNEXATION OF TERRITORY IN STAUNTON TOWNSHIP, SECTION 18 TO THE CITY OF TROY, OHIO  
Sheldon R. and Ardis Kramer, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED  
(Sections 707.06, 707.07 R.C.)

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on January 15, 1965, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on the 19th day of March, 1965, at ten o'clock A.M. on the petition of Sheldon R. and Ardis Kramer, requesting that certain territory designated and located in Section 18, Town 1, Range 10, Staunton Township, Miami County, Ohio, being adjacent to the North corporation line of Troy, Ohio, containing 29.260 acres, be annexed to said City of Troy, Ohio, and

WHEREAS, said petition and accompanying plat map of land to be annexed have been on file in the Auditor's office for public inspection since January 15, 1965, 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 preceeding the time fixed for the hearing held this day, as stated in the affidavit filed by the Agent, F.A. Archer, 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, but a letter of objection from John H. Lafferty, representing certain residents of the adjoining Subdivision of Sherwood Manor, was received, read at this hearing and filed as a part of these proceedings; therefore be it

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

- (1) The petition of Sheldon R. and Ardis Kramer contains all the matter required by law;
- (2) That the statements in the petition are true;
- (3) That the map of plat is accurate;
- (4) That the persons whose names are subscribed to the petition are a majority, and the only adult freeholders residing in the territory sought to be annexed;
- (5) That the legal notice and posting has been given as required by law;
- (6) That the territory to be annexed is adjacent to the City of Troy, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Sheldon R. and Ardis Kramer 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 of Troy, Ohio;
- (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. Goode, with the Board voting as follows: Mr. Rike, yea; Mr. Clawson, yea; and Mr. Goode, yea.

\*\*\*\*\*

Received: September 21, 1965  
Recorded: September 28, 1965  
Receiving Time: 3:39 P.M.  
Plat Number: 32353  
Proceeding Number: 34404  
Plat fee: \$4.30  
Proceeding Fee: \$15.00  
Mary B. Gustin, Recorder  
Sheldon R. Kramer Deputy

Plat Book 9, Pages 36-A, 36-B, & 36-C

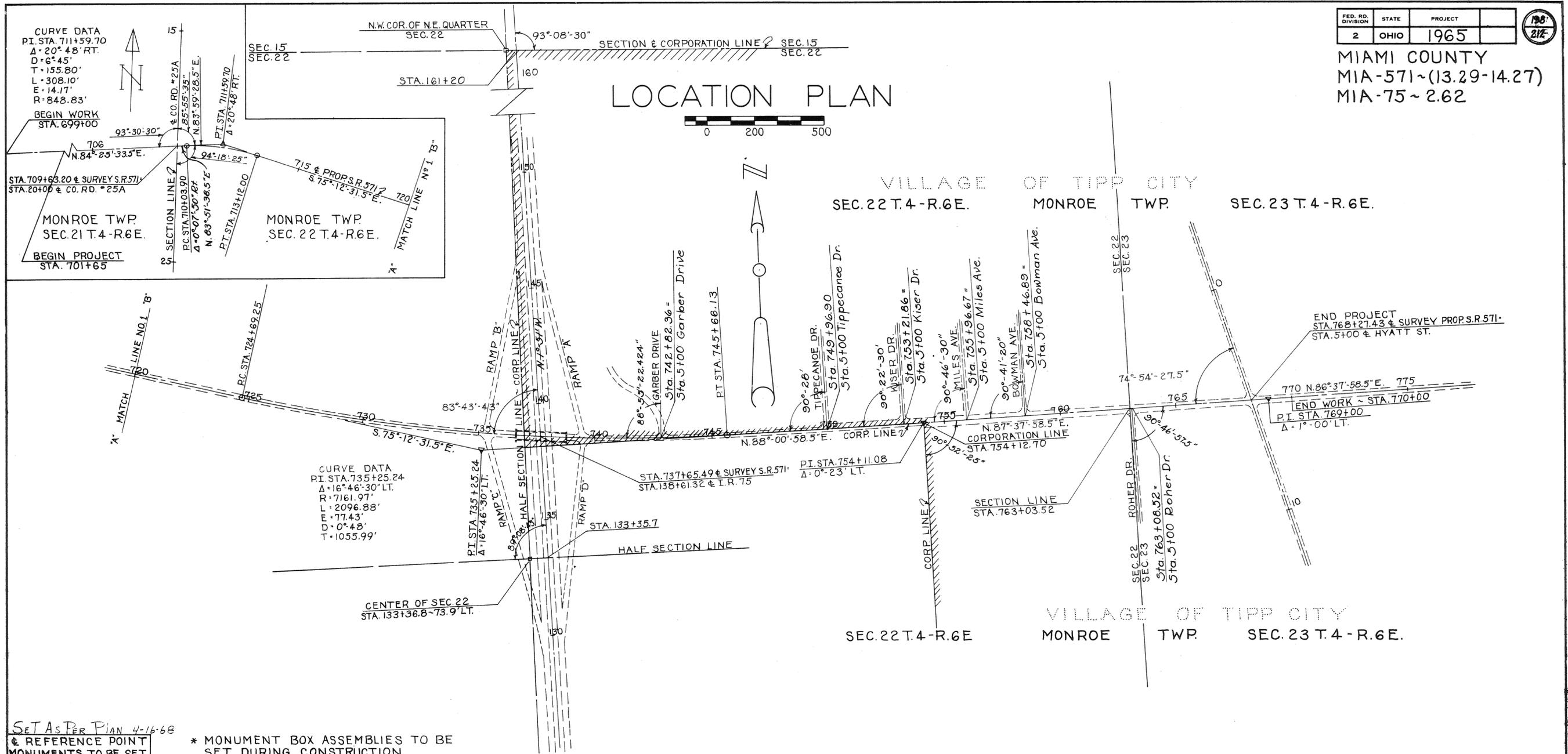
Mary B. Austin  
 MIAMI COUNTY RECORDER

FED. RD. DIVISION	STATE	PROJECT
2	OHIO	1965



MIAMI COUNTY  
 MIA-571~(13.29-14.27)  
 MIA-75~2.62

# LOCATION PLAN

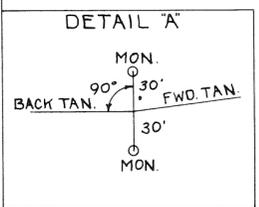
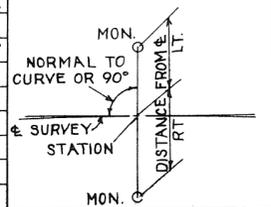


SET AS PER PLAN 4-16-68

STATION	DISTANCE FROM LT.	DISTANCE FROM RT.
703+50	22'	22'
709+63.20	* MON. BOX	
P.I. 711+59.70	* MON. BOX SET ON P.I.	
718+00	34'	36'
P.C. 724+69.25	20'	20'
P.I. 735+25.24	SET ON P.I.	
P.T. 745+66.13	40'	40'
P.I. 754+11.08	SEE DETAIL 'A'	
761+30	30'	30'
766+35		
COUNTY ROAD 25A		
17+00	32'	32'
24+40	21'	21'

\* MONUMENT BOX ASSEMBLIES TO BE SET DURING CONSTRUCTION

TYPICAL DETAIL FOR LOCATION OF MONUMENTS & REFERENCE POINTS TO BE SET FOR STA. & DISTANCE LT. & RT. SEE TABLE LEFT.



DATE	6-28-65
VOL.	9
PAGE	37

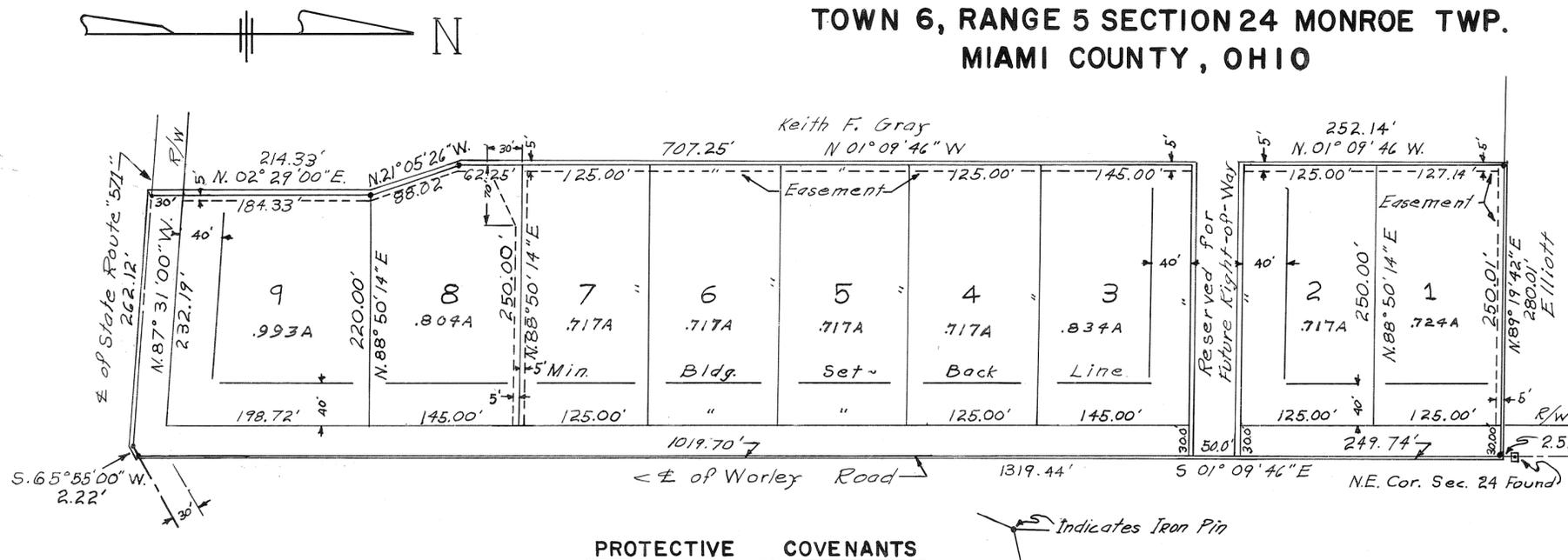
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF HIGHWAYS IN 1965.

Carl E. Keyser  
 CARL E. KEYSOR  
 REGISTERED SURVEYOR NO. 3783



**FAIRWAY VIEW ACRES — SECTION 1**

**TOWN 6, RANGE 5 SECTION 24 MONROE TWP.  
 MIAMI COUNTY, OHIO**



**DESCRIPTION**

Being a subdivision of 6.940 Acres tract conveyed to Keith and Fayette Gray by deed recorded in volume 369 page 411 of Miami County Deed Records. Area excluding street right-of-way.

**DEDICATION**

We the undersigned, being all the owners and lien holders of lands herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the additional right-of-way along Worley Road 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.

**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 a 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 1000 sq. ft.
3. **BUILDING LOCATION**-No building shall be located on any lot nearer the front or side property line than the minimum set back distance as provided on the recorded plat of said subdivision.
4. **DIVISION OF LOTS**-No lot shall here after be subdivided into additional lot or lots.
5. **OTHER BUILDINGS**-No trailers, basements, camp shacks, garage, barn or other out buildings shall at any time be used as a residence, temporarily or permanently upon said property, nor shall any temporary structure 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 4' in height shall be placed or allowed to remain nearer the street than the minimum building set back line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. **NUISANCES**-No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done there on 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 three (3) sq. ft. or one 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. **LIVE STOCK AND POULTRY**-No animals, live stock or poultry of any kind shall be raised bred or kept on any lot. Dogs, cats and other household pets may be kept, providing they are not kept or bred for commercial purposes.
11. **TIME OF COVENANTS AND RESTRICTIONS**-These covenants and restrictions are for the benefit of all the owners and are to run with the land and shall be binding on all parties and persons claiming under them until June, 1985, 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.
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.
13. **ENFORCEMENT OF COVENANTS**-These covenants shall be enforceable by injunction and other wise by the grantor, his successors and assigns.
14. **TYPE OF CONSTRUCTION**-The exterior of all homes shall have a minimum of 50 percent brick facing.

Alvin M. Bond For 1+2  
 Witness  
 William E. Yates For 1+2  
 Witness

1 Keith Gray  
 Keith F. Gray  
 2 Fayette Gray  
 Fayette Gray

**STATE OF OHIO MIAMI COUNTY SS**

Be it remembered that on this 14 day of July, 1965, before me, the undersigned, a notary public in and for said county and state, personally came Keith F. Gray and Fayette Gray, to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Intestimony whereof, I have here unto 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 4-9-68

Approved: July 14, 1965

Miami County Planning Commission.

Lester Pike

Robert Clamer

Walter W. Good

No. 1268

Approved: July 14, 1965

Miami County Engineer.

Arthur D. Haddad

Approved and transferred:

Miami County Auditor.

Carl Davis by C. Sheenberger  
 7/14/65

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

James R. Hart & Assoc.

by Philip C. Brumbaugh  
 Registered Surveyor No. 5057

Approved: July 14, 1965

Miami County Commissioners

Lester Pike

Robert Clamer

Walter W. Good

File No. 32837

Received for Record 10:09 A.M. July 14, 1965

Recorded in Plat book No. 9 Page 38

Fee \$4.30

Mary B. Austin  
 Miami County Recorder

Mary B. Gustafson by Emily Mc Neal,  
MIAMI COUNTY RECORDER Deputy

CONCORD WOODS - SECTION ONE  
3.635 ACRES - CONCORD TWP., MIAMI CO., OHIO  
SCALE: 1" = 50'



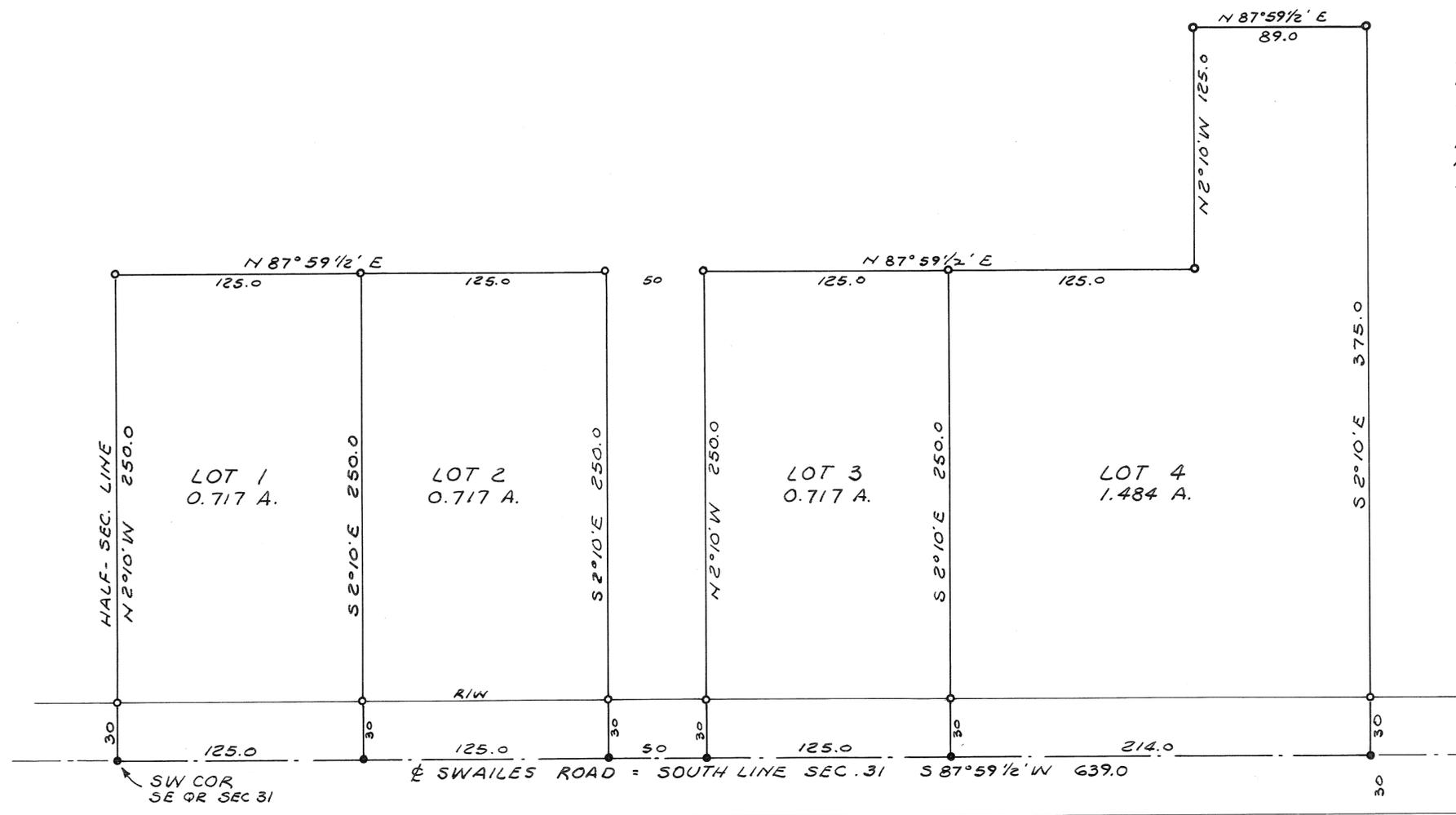
I, THE OWNER OF THE LANDS SHOWN ON  
THIS PLAT DO HEREBY CONSENT TO THE  
EXECUTION OF THIS PLAT THIS 2ND  
DAY OF JULY 1965.

LW Ruelh  
W.B. [Signature]  
WITNESSES

Earl C. Galbreath  
EARL C. GALBREATH

STATE OF OHIO COUNTY OF MIAMI  
BEFORE ME, A NOTARY PUBLIC IN AND FOR  
MIAMI COUNTY PERSONALLY APPEARED  
THE ABOVE SIGNED PARTY WHO ACKNOWLEDGES  
THE SIGNING THEREOF TO BE HIS VOLUNTARY  
ACT AND DEED THIS 2ND DAY OF  
JULY 1965.

[Signature]  
NOTARY PUBLIC



APPROVED MIAMI COUNTY PLANNING  
COMMISSION

[Signature]  
[Signature]  
Walter W. [Signature]

DATE July 14, 1965 NO. 1269  
[Signature]  
APPROVED MIAMI COUNTY ENGINEER

TRANSFERRED THIS 14 DAY OF July 1965  
Carl Davis by G. Sheelbarger  
MIAMI COUNTY AUDITOR Deputy

ATA MEETING OF THE TROY CITY  
PLANNING AND ZONING COMMISSION  
HELD THIS 13th DAY OF JULY  
1965 THIS PLAT WAS APPROVED.

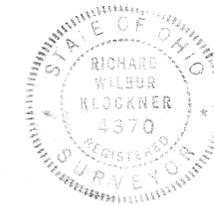
[Signature] PRESIDENT  
[Signature] SECRETARY

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

LEGEND  
o DENOTES IRON PIN  
• DENOTES R.R. SPIKE

I HEREBY CERTIFY THIS  
PLAT TO BE CORRECT.

[Signature]  
RICHARD W. KLOCKNER  
REGISTERED SURVEYOR # 4370



Mary B. Swatin  
MIAMI COUNTY RECORDER

REPLAT OF INLOTS 3093 — 3097  
TROY, MIAMI COUNTY, OHIO  
JUNE 2, 1965 SCALE: 1"=40'

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

Helen V. Miller.  
Raymond J. Gile.

Margaret C. Pefferd (WITNESS)  
Llew V. Cooley (WITNESS)

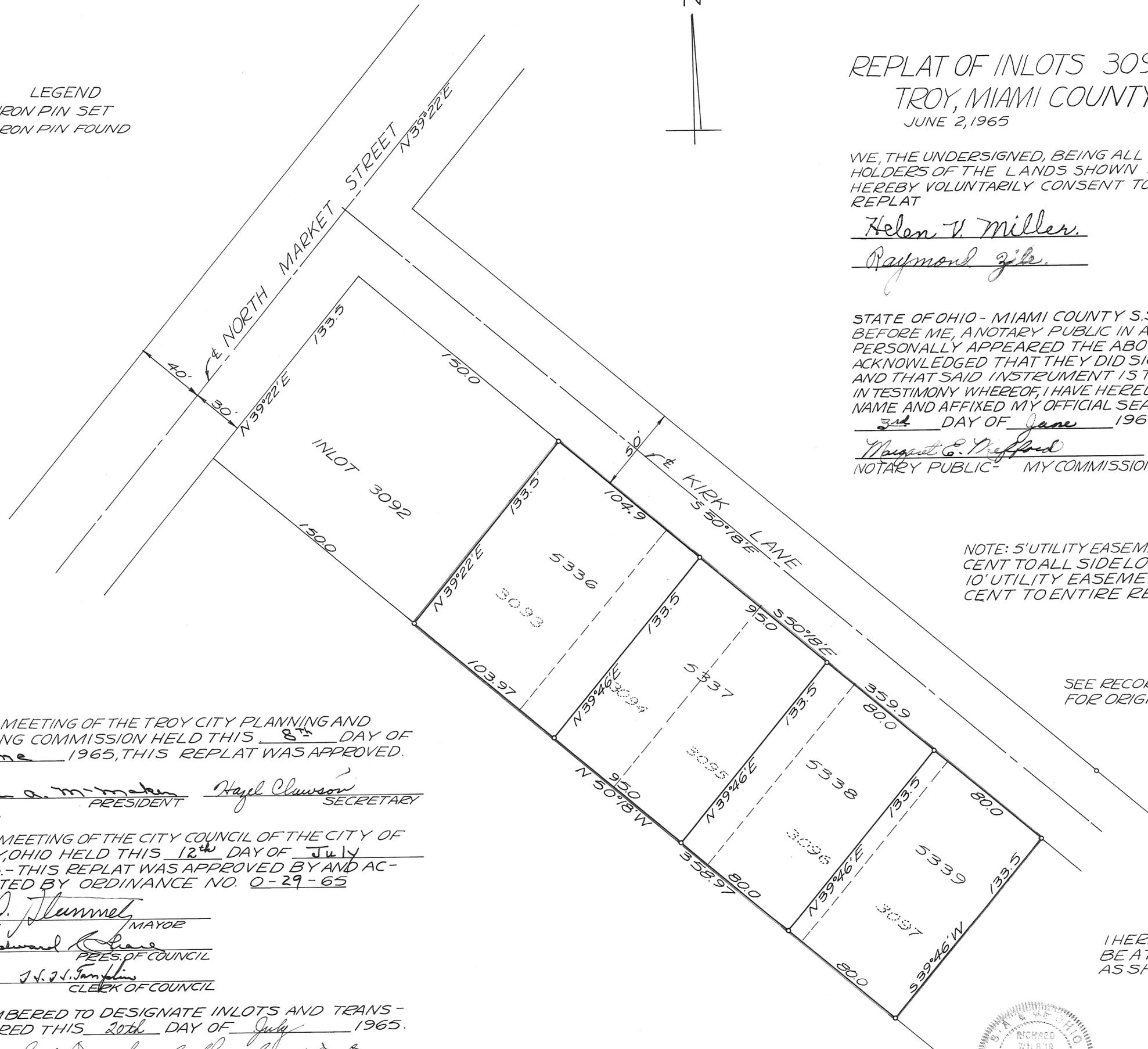
STATE OF OHIO - MIAMI COUNTY S.S. ~  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 3rd DAY OF June 1965.

Margaret C. Pefferd  
NOTARY PUBLIC - MY COMMISSION EXPIRES Aug. 25, 1967

NOTE: 5' UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL SIDELOT LINES (BOTH SIDES). 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ENTIRE REAR LINE.

SEE RECORDER'S PLAT BOOK 7; PAGE 52 FOR ORIGINAL INLOT PLAT.

LEGEND  
o = IRON PIN SET  
• = IRON PIN FOUND



AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 8th DAY OF June 1965, THIS REPLAT WAS APPROVED.

James M. Minko PRESIDENT Hazel Clawson SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 12th DAY OF July 1965 - THIS REPLAT WAS APPROVED BY AND ACCEPTED BY ORDINANCE NO. 0-29-65

R. D. Hummel MAYOR  
Edward Chase PEES OF COUNCIL  
J. J. Jamplin CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 20th DAY OF July 1965.

Earl Davis by L. Helen Hansen Deputy  
MIAMI COUNTY AUDITOR

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



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

# STONY - RIDGE PLAT NO. 3

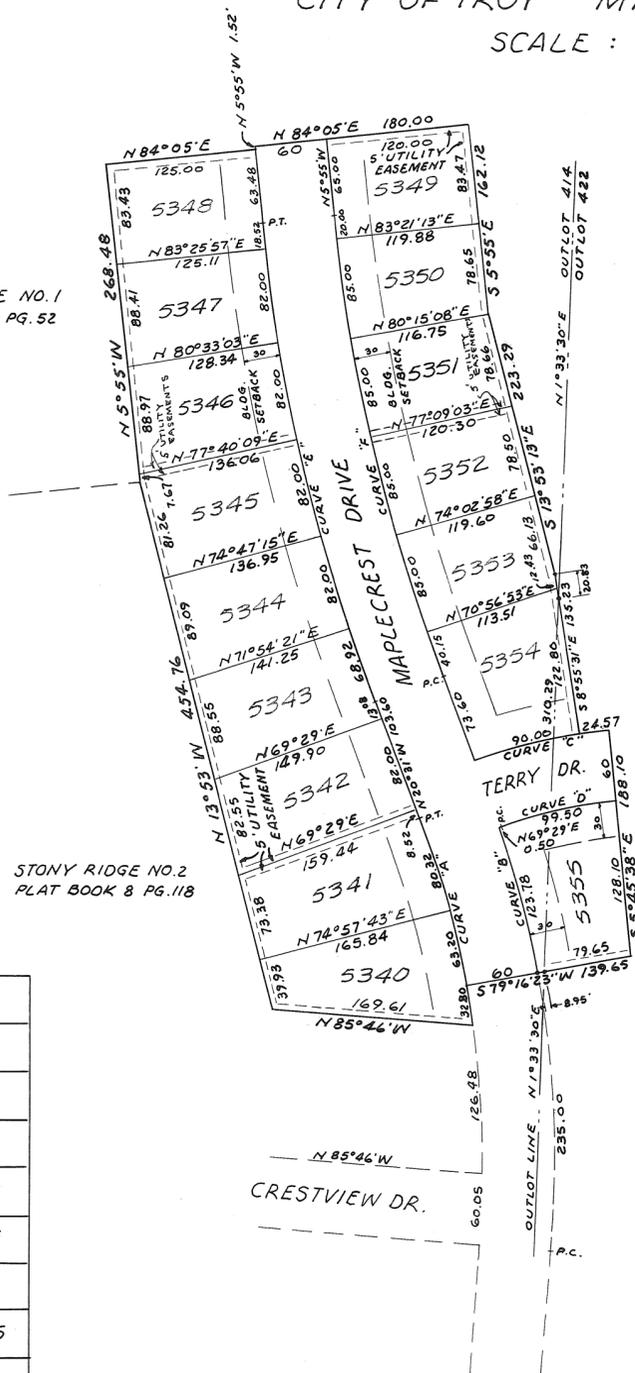
REPLAT OF 4.936 ACRES IN OUTLOT 414 AND  
 0.280 ACRES IN OUTLOT 422 : TOTAL - 5.216 ACRES  
 CITY OF TROY MIAMI COUNTY OHIO

SCALE : 1" = 100'

Mary B. Austin  
 MIAMI COUNTY RECORDER

STONY RIDGE NO. 1  
 PLAT BOOK 8 PG. 52

STONY RIDGE NO. 2  
 PLAT BOOK 8 PG. 118



CURVE DATA				
CURVE	R	Δ	L	T
A	840.00	9°57'23"	143.52	73.17
B	900.00	7°52'48"	123.78	61.99
B TO E TERRY	900.00	9°57'23"	153.78	78.39
C	444.88	14°45'22"	114.57	57.61
D	384.88	14°45'22"	99.50	49.84
E	1630.33	14°36'	415.44	208.85
F	1570.33	14°36'	400.15	201.16

1. ALL CURVE DISTANCES MEASURED ON THE ARC.
2. RESTRICTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME AS FOR STONY RIDGE PLAT NO. 1. AS RECORDED IN RECORDERS PLAT BOOK 8 PG. 52-A.

## DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS SHOWN HEREIN REPLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND TO DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SCHUSTER MOTEL MANAGEMENT CORP.

George F. Schuster  
 PRESIDENT  
Charles F. Allbery  
 SECRETARY

William D. Apple  
 WITNESS  
Eural M. Franklin  
 WITNESS

STATE OF OHIO COUNTY OF MONTGOMERY SS  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GEORGE F. SCHUSTER PRESIDENT AND CHARLES F. ALLBERY SECRETARY OF THE SCHUSTER MOTEL MANAGEMENT CORP., 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 SCHUSTER MOTEL MANAGEMENT CORPORATION.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO THIS 2ND DAY OF FEBRUARY 1965

Aileen E. Kee  
 NOTARY PUBLIC  
KEE, Notary Public  
 In and for Montgomery County, Ohio  
 My Commission Expires OCT. 22, 1969

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 9TH DAY OF MARCH 1965, THIS REPLAT WAS APPROVED.

Charles J. Schmitt  
 VICE PRESIDENT  
Harold E. Anderson  
 ACTING SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY OHIO HELD THIS 19TH DAY OF JULY 1965 THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-31-65

R. G. Stearns  
 MAYOR

Edward E. Chane  
 PRES. OF COUNCIL

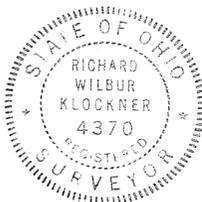
J. J. Farroplin  
 CLERK OF COUNCIL

NUMBERED TO DESIGNATE PLOTS AND TRANSFERRED THIS 22nd DAY OF JULY 1965.

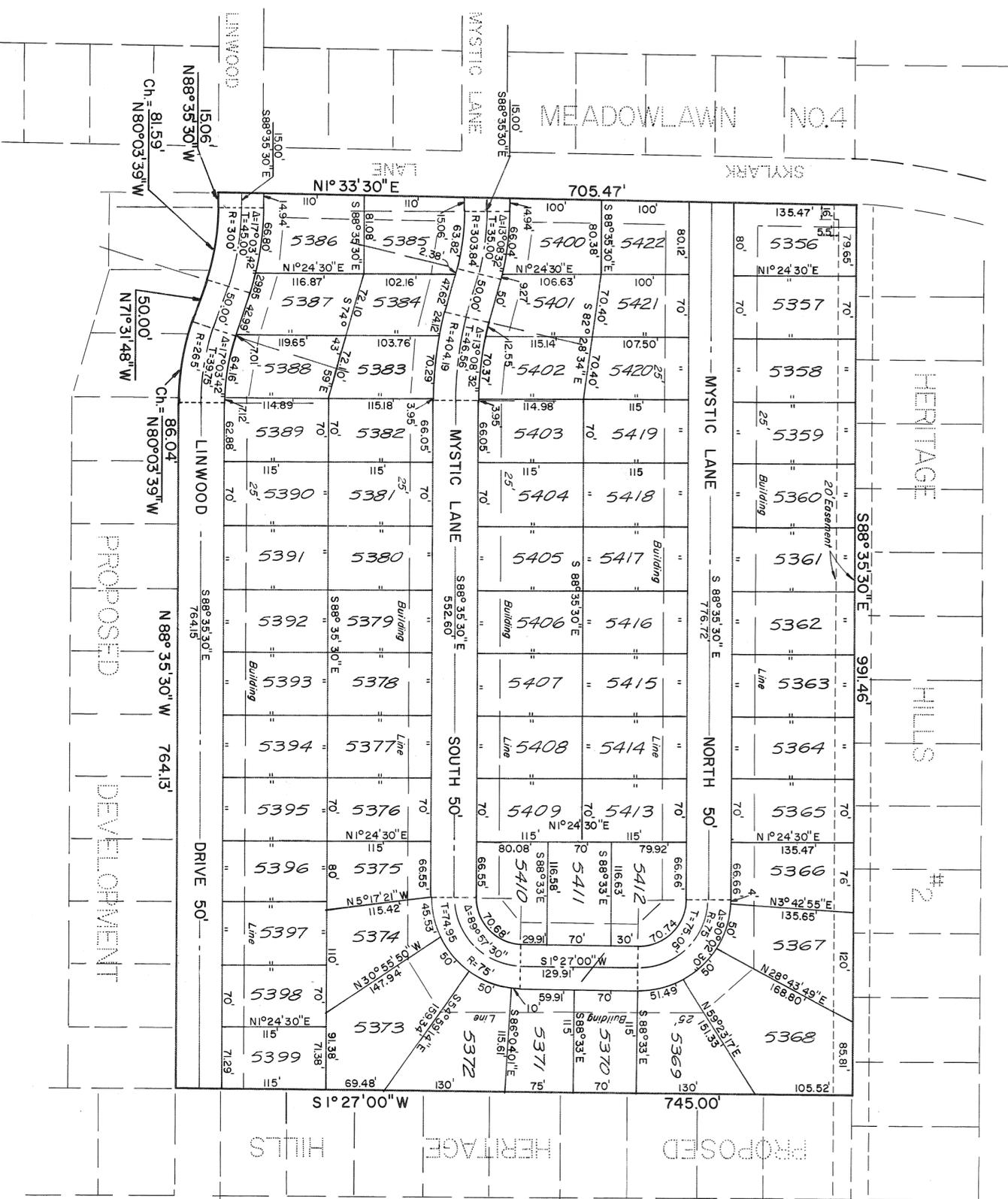
Earl Davis by G. Schickinger Deputy  
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT.

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



**MEADOWLAWN No. 5, SECTION ONE**  
 REPLATED SUBDIVISION OF 16.858 ACRES OF OUTLOT No. 410  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 SCALE 1"=100'



The undersigned, LIVINGSTON DEVELOPMENT COMPANY, an Ohio partnership, by LIV-MOOR DEVELOPMENT CO. an Ohio Corporation, Trustee of Partner, owners of the land replated hereon by Gene C. Merrymon, Vice President and Virgil L. Heskett, Vice President, duly authorized in the premises do hereby certify that the attached replat correctly represents their MEADOWLAWN No. 5, SECTION ONE and do hereby voluntarily consent to the execution of said replat and dedicate to public use as such, all of the streets shown hereon and not heretofore dedicated.

Easements are reserved where indicated on the plat, and a 5 foot easement adjacent to all interior Lot Lines, for the construction, operation, and maintenance of public utility lines above and beneath the surface of the ground, and where necessary are for the construction, operation and maintenance of service connections to adjacent lots and lands and for storm water drainage.

In Witness Whereof, LIVINGSTON DEVELOPMENT COMPANY, an Ohio partnership, by LIV-MOOR DEVELOPMENT CO., an Ohio corporation, Trustee of Partner, by Gene C. Merrymon, Vice President, and Virgil L. Heskett, Vice President, have hereunto set hands this 11th day of May 1965.

WITNESS

*Gene C. Merrymon, V.P.*  
 Gene C. Merrymon, Vice President

*Virgil L. Heskett, V.P.*  
 Virgil L. Heskett, Vice President

STATE OF OHIO

Before me, a Notary Public, in and for the State of Ohio, personally came Gene C. Merrymon, Vice President, and Virgil L. Heskett, Vice President, of LIV-MOOR DEVELOPMENT CO., Trustee of Partner of LIVINGSTON DEVELOPMENT COMPANY, who acknowledged the signing of the foregoing certificate to be their voluntary act and deed and the voluntary corporate act and deed of said Corporation for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11th day of May 1965.

*Estella Sheber*  
 Estella Sheber  
 Notary Public, State of Ohio  
 NOTARY PUBLIC, FRANKLIN COUNTY, OHIO  
 MY COMMISSION EXPIRES MAY 29, 1967

At a meeting of the Troy City Planning and Zoning Commission held this 8th day of June 1965, This Replat was approved

*Shapel Clawson*  
 Shapel Clawson, Secretary

At a meeting of the City Council of the City of Troy, Ohio held this 12th day of July 1965, This Replat was approved and accepted by ordinance No. 0-28-65

*Richard H. Stearns*  
 Richard H. Stearns, Mayor

*William J. Temple*  
 William J. Temple, Clerk of Council

Numbered to designate inlots and transferred this 4th day of August 1965

Filed for record this 4th day of AUGUST 1965, at 9:40AM.

Filed this 4th day of AUGUST 1965 in Plat Book 9 Page 42

Fee \$4.30

File No. 33309

*Franklin D. Ruck*  
 Franklin D. Ruck, Miami County Auditor

*Mary B. Houston*  
 Mary B. Houston, Miami County Recorder

I do hereby certify that I have surveyed these premises and prepared this Replat and that said Replat is correct.

All dimensions are shown in feet and decimal parts thereof.

Dimensions shown along curves are chord measurements.

Property line corners at street intersections are rounded by an arc having a radius of 12 feet.

*Franklin D. Ruck*  
 Franklin D. Ruck  
 Registered Surveyor No. 3319  
 Troy, Ohio  
 May 11, 1965

\* NOTE: SEE EASEMENT RECORDED IN DEED BOOK 786 PG. 784.



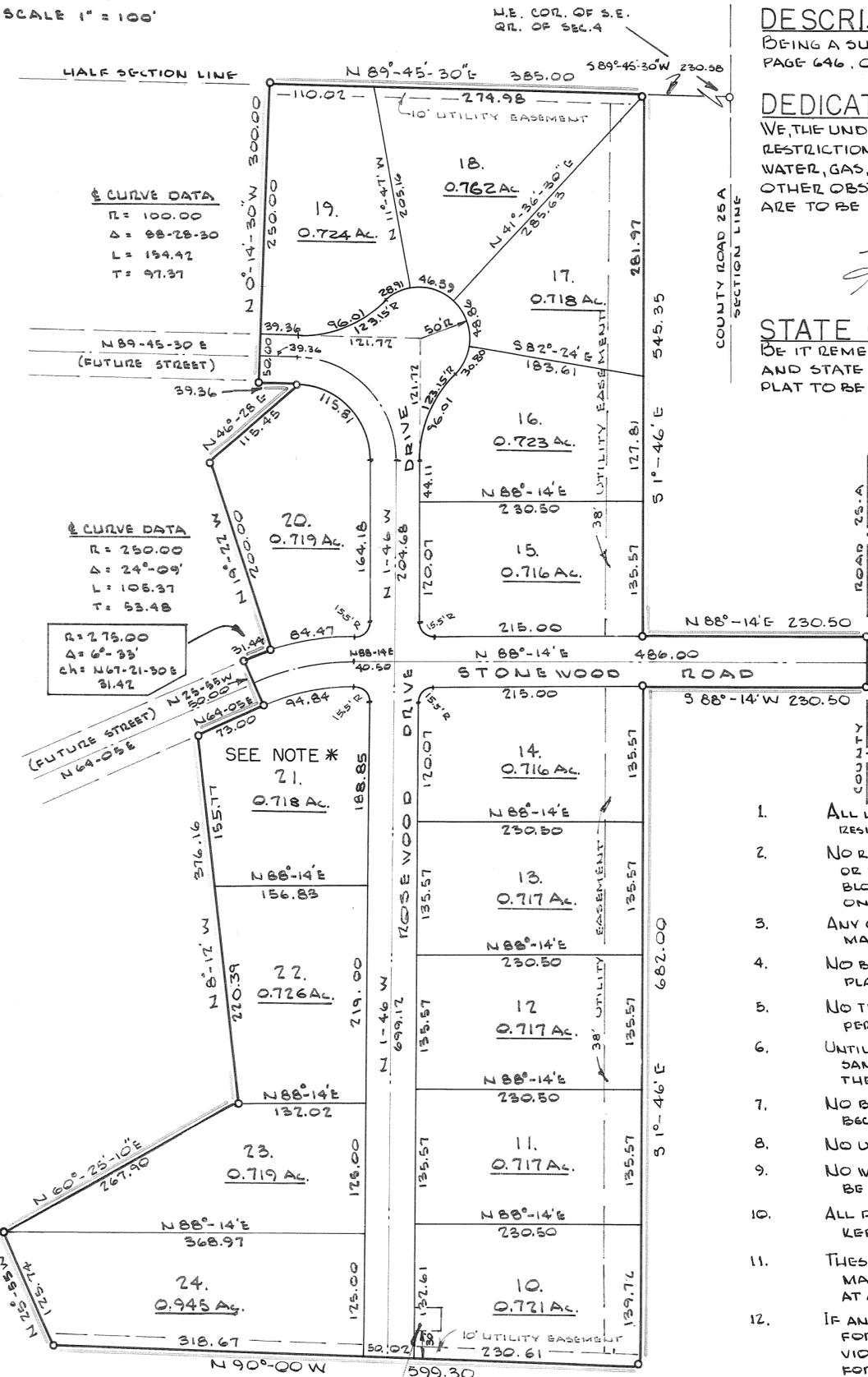
SCALE 1" = 100'

*Lindsay C. Shupmann*  
DEPUTY RECORDER  
8-23-2007  
DATE

# PARK HILL SUBDIVISION-SEC. 2

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

BOOK 9 PAGE 43  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS



ROAD = 2.168 AC.

## DESCRIPTION

BEING A SUBDIVISION OF 13.226 AC. OF A 32.775 AC. TRACT CONVEYED TO STANLEY KEGLEY AND ELLA LOUISE KEGLEY BY DEED RECORDED IN VOL. 403, PAGE 646, 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. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTAINANCE, 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.

*Phyllis Smitley*  
WITNESS  
*Harold Shupmann*  
WITNESS

*Stanley Kegley*  
STANLEY KEGLEY  
*Ella Louise Kegley*  
ELLA LOUISE KEGLEY

## STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 22nd DAY OF April, 1965 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STANLEY KEGLEY, AND ELLA LOUISE KEGLEY 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Aug. 9 1969  
DATE YEAR

*Phyllis Smitley*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 27 DAY OF April, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED.

*James McManis* CHAIRMAN  
*Hazel Clawson* SECRETARY

ACCEPTED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION.

*Arthur D. Haddad*  
ARTHUR D. HADDAD  
MIAMI COUNTY ENGINEER  
1277  
NUMBER

WE HEREBY ACCEPT AND APPROVE THIS SUBDIVISION AS SHOWN HEREON. — MIAMI COUNTY COMMISSIONERS —

*Arthur Pike* *Robert E. Clawson* *Walter W. Grook*

APPROVED AND TRANSFERRED THIS 12th DAY OF August, 1965.

*Carol Hoover*  
MIAMI COUNTY AUDITOR

FILE NO. 33503  
RECEIVED FOR RECORD 10:00 AM AUG. 12, 1965  
TIME DATE  
RECORDED PLAT BOOK NO. 9 PAGE 43  
FEE \$ 4.30

*Mary B. Martin*  
MIAMI COUNTY RECORDER  
by *Emily Mc Neal*, Deputy

## PROTECTIVE COVENANTS

1. ALL LOTS IN THIS PLAT 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) SINGLE OR MULTIPLE DWELLING SHALL BE BUILT OR PLACED ON ANY LOT.
2. NO RESIDENCE OF LESS THAN 1000 SQUARE FEET FOR A ONE STORY DWELLING, OR NOT LESS THAN 800 SQUARE FEET FOR A 1 1/2 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 THE DATE OF BEGINNING.
3. ANY OUTBUILDING SHALL HAVE SAME QUALITY EXTERIOR FINISH AND ROOF AS USED FOR THE RESIDENCE. NO SUCH BUILDINGS 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 SETBACK 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 SANITARY SEWER 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 PART OF ANY LOT BE USED FOR 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 MAY, 1985, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS. THESE COVENANTS MAY BE AMENDED AT ANY TIME BY WRITTEN CONSENT OF SIXTY (60) PERCENT OF THE OWNERS OF THE TRACTS, EACH OWNER HAVING ONE (1) VOTE PER SEPERATE 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 PERSONS OWNING 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.

### NOTE

25' X 25' TURNAROUND EASEMENT TO BE AUTOMATICALLY VACATED WHEN ROSEWOOD DR. IS EXTEND TO SOUTH. THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINE EXCEPT AS SHOWN OTHERWISE.



PLAT OF 13.226 ACRES FOR		
PARK HILL SUBDIVISION SEC. 2 TROY, OHIO		
DANIEL D. TURNER & ASSOCIATES REG. ENGINEER • REG. SURVEYOR		
DATE MAR. 1965	DRAWN BY: SW CHECKED BY: RT.	SHEET NO. 1/1
FILE NO. 3-65-39	SCALE = 1" = 100'	

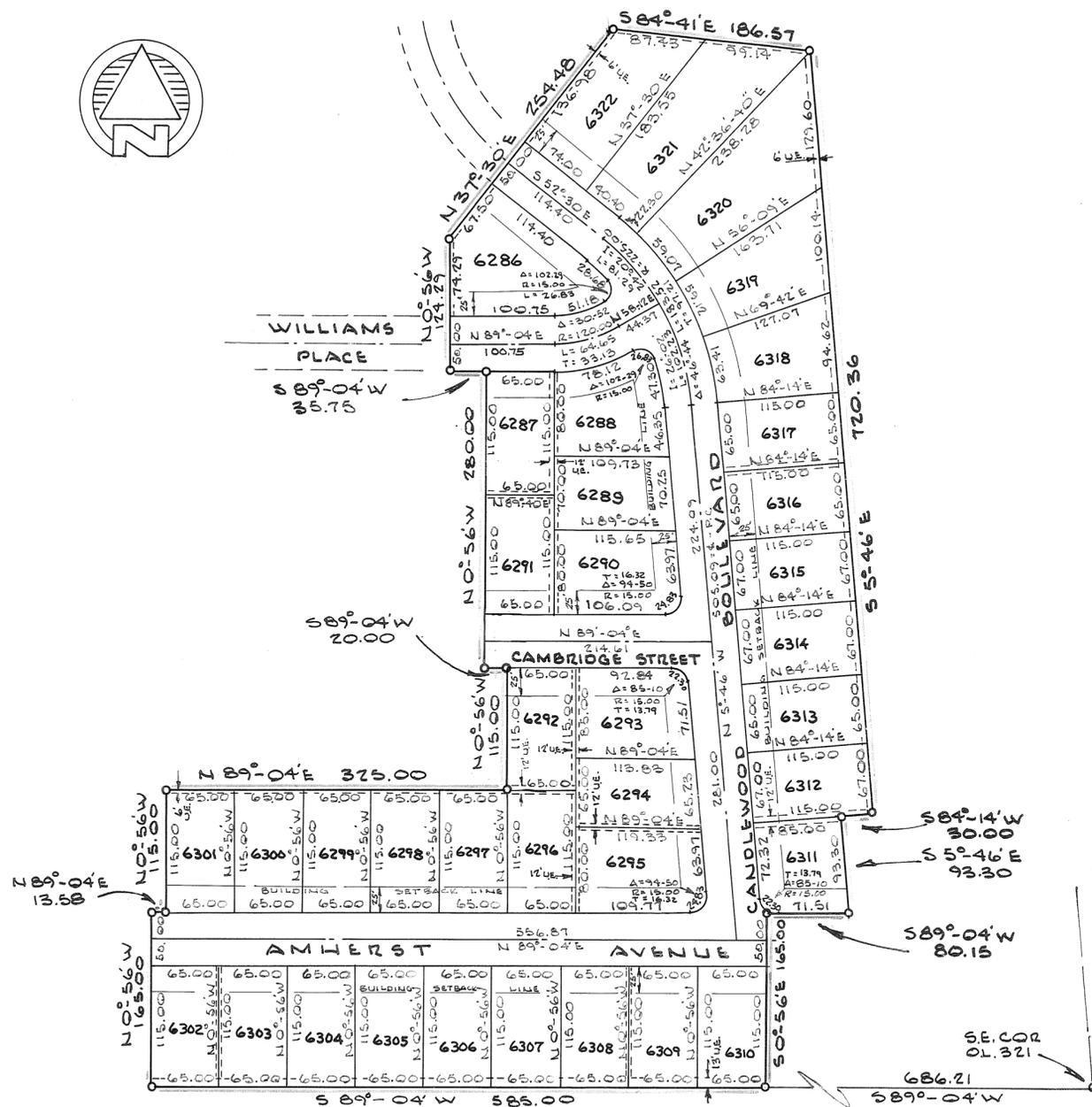
*Daniel D. Turner*

# CANDLEWOOD HILLS SUBDIVISION-SEC.2

BOOK 9 PAGE 44  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS

PART OF OUTLOT 321

PIQUA, OHIO



## DESCRIPTION

BEING A SUBDIVISION OF 9.298 ACRES OF PART OF OUTLOT 321 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL. 412, PAGE 528 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 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.

MID-CONTINENT PROPERTIES INC.  
 Robert A. Pratt  
 BY Peter R. Thompson  
 Frederick D. Freed  
 J. Richard Gaier  
 WITNESS  
 PETER R. THOMPSON PRESIDENT  
 J. RICHARD GAIER SECRETARY

## STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 8<sup>th</sup> DAY OF JUNE 1965, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT PROPERTIES INC. BY ITS PRESIDENT PETER R. THOMPSON AND ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES <sup>this no expiration date</sup> Attorney at Law Robert A. Pratt  
 NOTARY PUBLIC - MIAMI COUNTY, OHIO

ATA MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 2<sup>nd</sup> DAY OF AUGUST, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED.

E. N. Brash J. B. Shaw Phil M. Hump Robert J. Felt

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS \_\_\_ DAY OF \_\_\_, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED BY ORD. NO. \_\_\_

Jack Wilson Paul H. Shaw Charles H. Morrow  
Donald H. Johnson Harvey Craft

FILE NO. 33628  
 RECEIVED FOR RECORD 8:40 AM AUG 19 1965  
 RECORDED IN PLAT BOOK NO. 9 PAGE 44  
 FEE \$ 8.60

APPROVED AND TRANSFERRED  
 THIS 19 DAY OF August, 1965.  
Carl Davis by R. Stollenburger  
 MIAMI COUNTY AUDITOR

Mary B. Musatin - by Emily Mc Neal, deputy  
 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.

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

CANDLEWOOD HILLS SUBD. SEC. 2			
MID-CONTINENT PROPERTIES INC. PIQUA - OHIO			
DANIEL D. TURNER & ASSOC. PIQUA - OHIO • CIVIL ENGINEER • SURVEYOR •			
MAY, 1965	DRAWN BY	SW	SHEET NO.
	CHECKED BY	D.T.	1/2
SCALE 1"=100'			

# CANDLEWOOD HILLS SUBDIVISION

## SECTION 2

### PROTECTIVE COVENANTS

1 — LAND USE AND BUILDING TYPE

ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLAT, 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 — DIVISION OF LOTS

NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.

3 — BUILDING LOCATION

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 (4) FEET, AND SAID STRUCTURE SHALL NOT BE LOCATED NEARER THE FRONT LOT LINE THAN THE INDICATED SET-BACK LINES SHOWN ON THE RECORD PLAN.

4 — DWELLING SIZE

THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL NOT BE LESS THAN (750) SQUARE FEET FOR THE CASE OF A ONE STORY OR A ONE AND HALF STORY STRUCTURE, OR (550) SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURES.

5 — OTHER BUILDINGS

NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT BUILDING ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OR A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

6 — NUISANCES

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 — SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE, OR FOR RENT, OR EXCEPT SIGNS AND BILLBOARDS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

8 — LIVESTOCK AND POULTRY

NO BARN, STABLE OR OTHER OUTBUILDING FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT PETS BE PERMITTED.

9 — FENCES

NO FENCE SHALL BE ERECTED NEARER THE STREET THAN THE FRONT LINE OF THE HOUSE UNLESS SAME SHALL BE A GROWTH NOT TO EXCEED 30" IN HEIGHT.

10 — LOT MAINTENANCE

THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBUSH 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 — SURFACE WATER

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 EASEMENTS BY THE PROPERTY OWNER, ARE AT THE RISK OF THE PROPERTY OWNER.

12 — TIME OF COVENANTS

THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNER AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS UNDER THEM UNTIL MAY, 1990, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY NOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

13 — INVALIDATION OF COVENANTS

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.

14 — ENFORCEMENT OF COVENANTS

IT SHALL BE LAWFULL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID PLAT TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

CANDLEWOOD HILLS SUBDIVISION			
MID-CONTINENT PROPERTIES INC. PIQUA — OHIO			
DANIEL D. TURNER & ASSOC. TROY — OHIO CIVIL ENGINEER • SURVEYOR •			
MAR. 1965	DRAWN BY CHECKED BY	SW. D.T.	SHEET NO. 2/2
SCALE 1" = 40'			

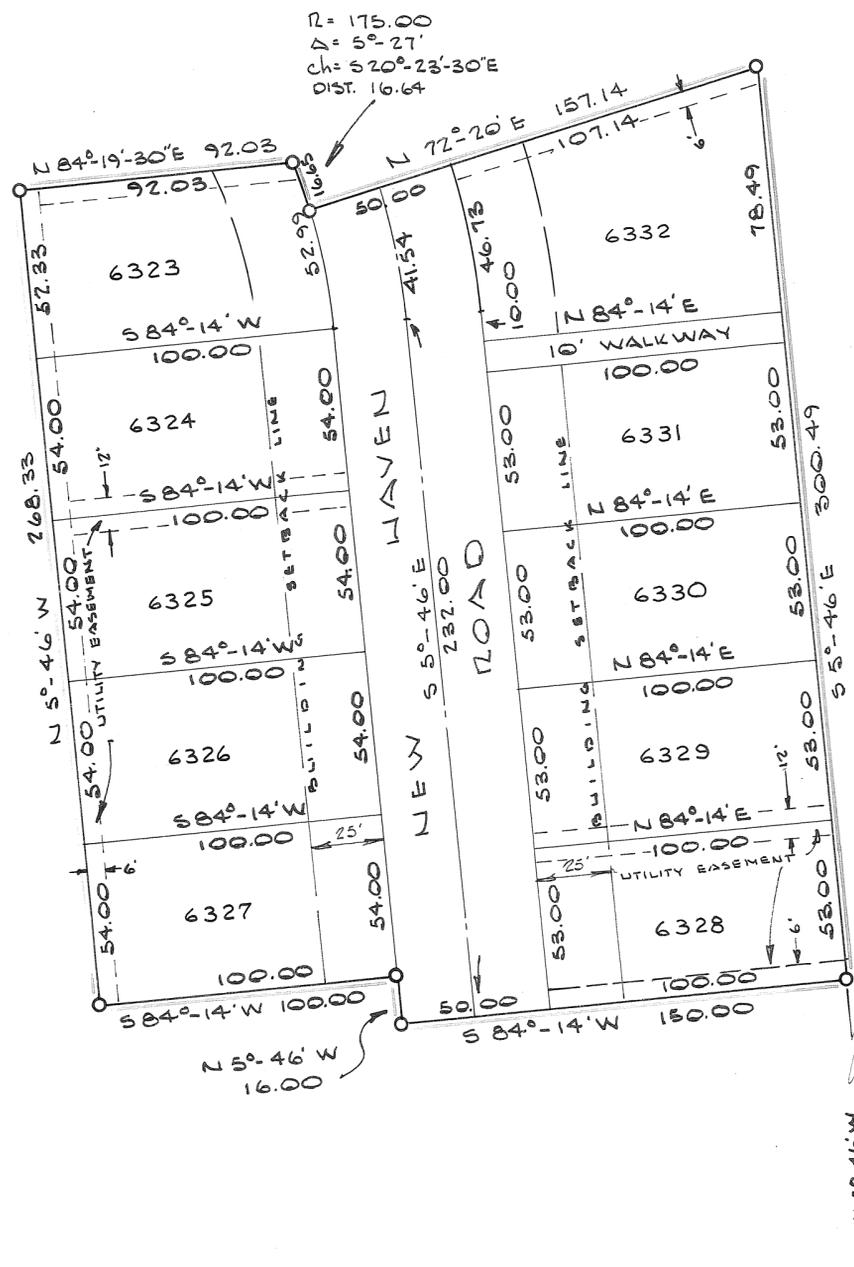
# CANDLEWOOD HILLS SUBDIVISION-SEC.3

PART OF OUTLOT 321

PIQUA, OHIO



☉ CURVE DATA  
Δ = 11°-54'  
R = 200.00  
L = 41.54



## DESCRIPTION

BEING A SUBDIVISION OF 1.594 ACRES OF PART OF OUTLOT 321 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL. 412, PAGE 528 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 AND WALKWAY, AS SHOWN HEREON TO PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTIES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

MID-CONTINENT PROPERTIES INC.

Robert A. Pratt  
WITNESS  
Frederick D. Creed  
WITNESS

BY Peter R. Thompson  
PETER R. THOMPSON PRESIDENT  
J. Richard Gaier  
J. RICHARD GAIER SECRETARY

## STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 8<sup>th</sup> DAY OF JUNE, 1965, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT PROPERTIES INC. BY ITS PRESIDENT PETER R. THOMPSON AND ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Lifetime Commission  
Attorney at Law Frederick D. Creed  
NOTARY PUBLIC - MIAMI COUNTY, OHIO

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 12<sup>th</sup> DAY OF JULY, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED.

E. H. Bonds J. B. Shaw Phil McHance Jr.

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS \_\_\_ DAY OF \_\_\_\_\_, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED BY ORD. NO. \_\_\_\_\_.

Jack D. Wilson Harold H. Blum Charles H. Merson  
Donald T. Fambro Harvey Craft

FILE NO. 33629  
RECEIVED FOR RECORD 8:41 AM AUG 19 1965  
RECORDED IN PLAT BOOK NO. 9 PAGE 45  
FEE # 8.60

Mary B. Sussman - by Emily Mc Neal, deputy  
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED  
THIS 19 DAY OF August, 1965.  
Carl Davis by B. Heckenberger  
MIAMI COUNTY AUDITOR



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 REG. SURVEYOR #4807

CANDLEWOOD HILLS SUBD. SEC. 3		
MID-CONTINENT PROPERTIES INC. PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. TROY - OHIO • CIVIL ENGINEER • SURVEYOR •		
DRAWN BY MAR. 1965	CHECKED BY S.W. O.T.	SHEET NO. 1/2
SCALE 1" = 40'		

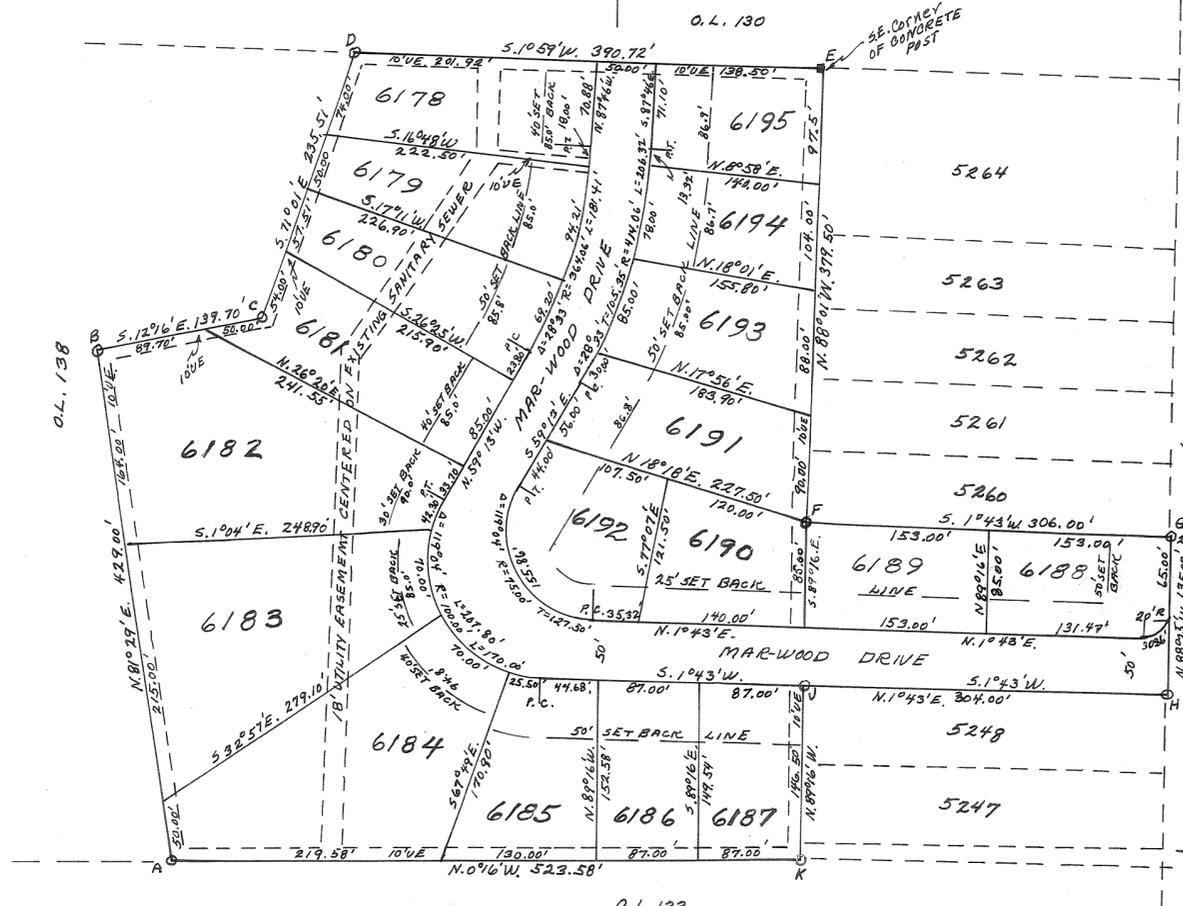
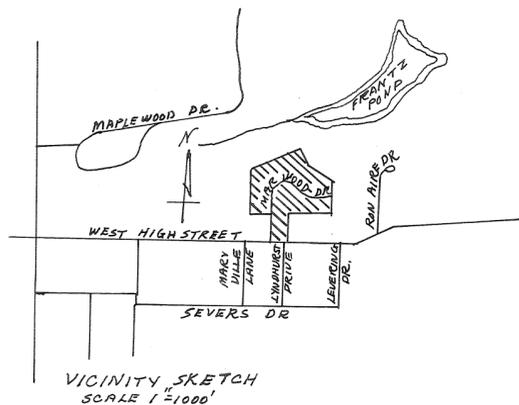
# CANDLEWOOD HILLS SUBDIVISION

## SECTION 3

### PROTECTIVE COVENANTS

- 1 — LAND USE AND BUILDING TYPE  
ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLAT 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 — DIVISION OF LOTS  
NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- 3 — BUILDING LOCATION  
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 (4) FEET, AND SAID STRUCTURE SHALL NOT BE LOCATED NEARER THE FRONT LOT LINE THAN THE INDICATED SET-BACK LINES SHOWN ON THE RECORD PLAN.
- 4 — DWELLING SIZE  
THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL NOT BE LESS THAN (750) SQUARE FEET FOR THE CASE OF A ONE STORY OR A ONE AND HALF STORY STRUCTURE, OR (550) SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURES.
- 5 — OTHER BUILDINGS  
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 OR A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 6 — NUISANCES  
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 — SIGNS  
NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE, OR FOR RENT, OR EXCEPT SIGNS AND BILLBOARDS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
- 8 — LIVESTOCK AND POULTRY  
NO BARN, STABLE OR OTHER OUTBUILDING FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT PETS BE PERMITTED.
- 9 — FENCES  
NO FENCE SHALL BE ERECTED NEARER THE STREET THAN THE FRONT LINE OF THE HOUSE UNLESS SAME SHALL BE A GROWTH NOT TO EXCEED 30" IN HEIGHT.
- 10 — LOT MAINTENANCE  
THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBUSH 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 — SURFACE WATER  
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 EASEMENTS BY THE PROPERTY OWNER, ARE AT THE RISK OF THE PROPERTY OWNER.
- 12 — TIME OF COVENANTS  
THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNER AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS UNDER THEM UNTIL MAY, 1990, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY NOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- 13 — INVALIDATION OF COVENANTS  
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.
- 14 — ENFORCEMENT OF COVENANTS  
IT SHALL BE LAWFULL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID PLAT TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

CANDLEWOOD HILLS SUBDIVISION			
MID-CONTINENT PROPERTIES INC. PIQUA — OHIO			
DANIEL D. TURNER & ASSOC. TROY — OHIO • CIVIL ENGINEER • SURVEYOR •			
MAR. 1965	DRAWN BY	SW.	SHEET NO.
	CHECKED BY	D.T.	2/2
	SCALE	1" = 40'	



REVISED PLAT OF  
MAR-WOOD ESTATES  
CITY OF PIQUA, OHIO

JULY 17, 1965

DESCRIPTION

BEING A REVISION OF THE "PLAT OF MARWOOD ESTATES" AS RECORDED IN VOL. 9, PAGE 8 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO AND BEING A SUBDIVISION OF A 8.932 ACRE TRACT WHICH IS O.L. 137 AND IN-LOTS NO. 5249 AND NO. 5250 OF THE CITY OF PIQUA, OHIO; ALSO BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN DEED FROM TRUMAN C. JONES TO CHARLES A. COX AND RECORDED IN VOL. PAGE DEED RECORDS OF MIAMI COUNTY, OHIO. THE SUBDIVISION IS BOUNDED BY LETTERS ABCDEFGHJK AS SHOWN HEREON THE STREET CONTAINS 1.287 ACRES.

WE, THE UNDERSIGNED BEING OWNER OF LOT 6188 DO HEREBY CONSENT TO THIS REVISED PLAT.

Carl Potter  
Meta M. Potter

WE, THE UNDERSIGNED BEING MORTGAGEE OF CERTAIN LOTS IN SAID PLAT DO HEREBY CONSENT TO SAID REVISIONS.

BORDER CITY SAVINGS & LOAN  
BY Harold L. Short, Sr.

DEDICATION

WE, THE UNDERSIGNED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 27<sup>TH</sup> DAY OF JULY, 1965

WITNESSES  
Louisa S. Lange Charles A. Cox  
Louisa S. Lange Mary Louise Cox

TRANSFERRED ON THIS 27<sup>th</sup> DAY OF August, 1965  
Carl Whario  
MIAMI COUNTY AUDITOR

FILE NO: 33802  
RECEIVED: 11:47 AM 8-27-65  
RECORDED: 8-27-65  
BOOK 9, PAGE 46  
PLAT RECORDS, MIAMI COUNTY, OHIO.  
FEE \$ 4.30

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF MIAMI, SS

BE IT REMEMBERED THAT ON THE 27<sup>TH</sup> DAY OF JULY, 1965, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY CAME CHARLES A. COX AND MARY LOUISE COX WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

Louisa S. Lange  
NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO

MY COMMISSION EXPIRES FEB. 21, 1969

I HEREBY CERTIFY THIS PLAT TO BE CORRECT.

Roger F. Borchers  
REGISTERED SURVEYOR 4585

APPROVAL

APPROVED: DATE: Aug 2, 1965  
SIGNED: Jack Wilson  
CITY COMMISSIONER PIQUA, OHIO  
T. Donald T. F. ...  
Donald ...  
C. Harvey Craft  
Charles H. Monow  
Robert M. O'Keefe

APPROVED: DATE: Aug 2, 1965  
SIGNED: E. N. Beach  
PLANNING COMMISSIONER  
John K. Mangum  
J. B. Shaw  
Robert M. O'Keefe  
Robert ...

# CRESTVIEW SUBDIVISION

• TOWN 8 • RANGE 5 • SECTION 12 • WASHINGTON TOWNSHIP •  
• MIAMI COUNTY • OHIO •  
**SECTION TWO**

ROAD = 0.864 AC.

### DESCRIPTION

Being a subdivision of 6.740 Ac. of a 9.608 Ac. tract conveyed to Triangle Realty Co. by deed recorded in Vol. 715, Page 626, 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 and do hereby dedicate the streets and additional right-of-way along Zeigler Road 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.

Richard W. Blackner  
WITNESS  
Paul R. Kerr  
WITNESS

TRIANGLE REALTY CO.: Joseph R. Roper  
PRESIDENT

### STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 9<sup>th</sup> day of August, 1965, before me, a notary public in and for said county and state, personally came Triangle Realty Co. by its president Joe Roper, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires November 17, 1966.

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

Approved and transferred this 8<sup>th</sup> day of September, 1965.

Carl Morris  
MIAMI COUNTY AUDITOR

File No. 34083  
Received for record 2:00 PM Sept 8, 1965.  
Recorded in Plat Book no. 2 Page 47  
Fee: \$ 4.30

Mary B. Masten  
MIAMI COUNTY RECORDER  
by Emily McNeal, Deputy

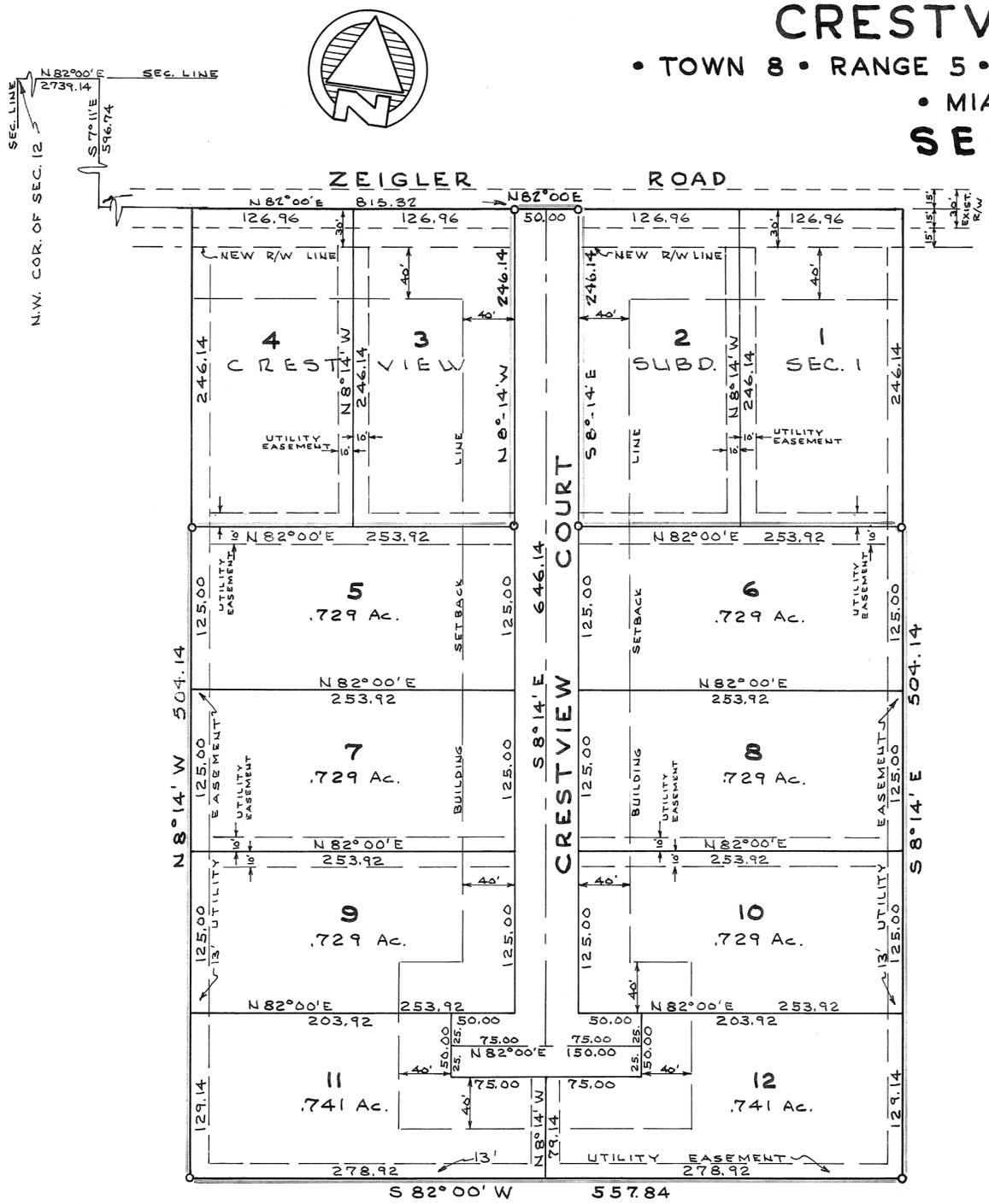
### PROTECTIVE COVENANTS

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 a single or double 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 1100 sq. ft. for a one story dwelling, 1250 sq. ft. for a split-level design, and 900 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 minimum setback distance as provided on the recorded plat of said subdivision.
4. DIVISION OF LOTS - No lot 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 temporary structure 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) 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.
7. NUISANCES - No noxious or offensive activities shall be carried on upon any 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 three (3) sq. ft. or one 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 & POULTRY - No animals, 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 or bred for commercial purposes.
11. TIME OF COVENANTS & RESTRICTIONS - These covenants and restrictions are for the benefit of all lot owners and are and are to run with the land and shall be binding on all parties and persons claiming under them until April 1, 1985, 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.
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.
13. ENFORCEMENT OF COVENANTS - These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns.

I hereby certify this plat and all measurements to be correct.

Daniel D. Turner  
REGISTERED SURVEYOR NO. 4807

PLAT OF CRESTVIEW SUBDIVISION FOR			
TRIANGLE REALTY CO. VANDALIA - OHIO			
DANIEL D. TURNER - TROY, OHIO REG. ENGINEER • REG. SURVEYOR •			
DATE MAR-1963	DRAWN BY CHECKED BY	D.T. D.T.	SHEET NO. 1/1
FILE NO. 1-63-11	SCALE: 1" = 80'		



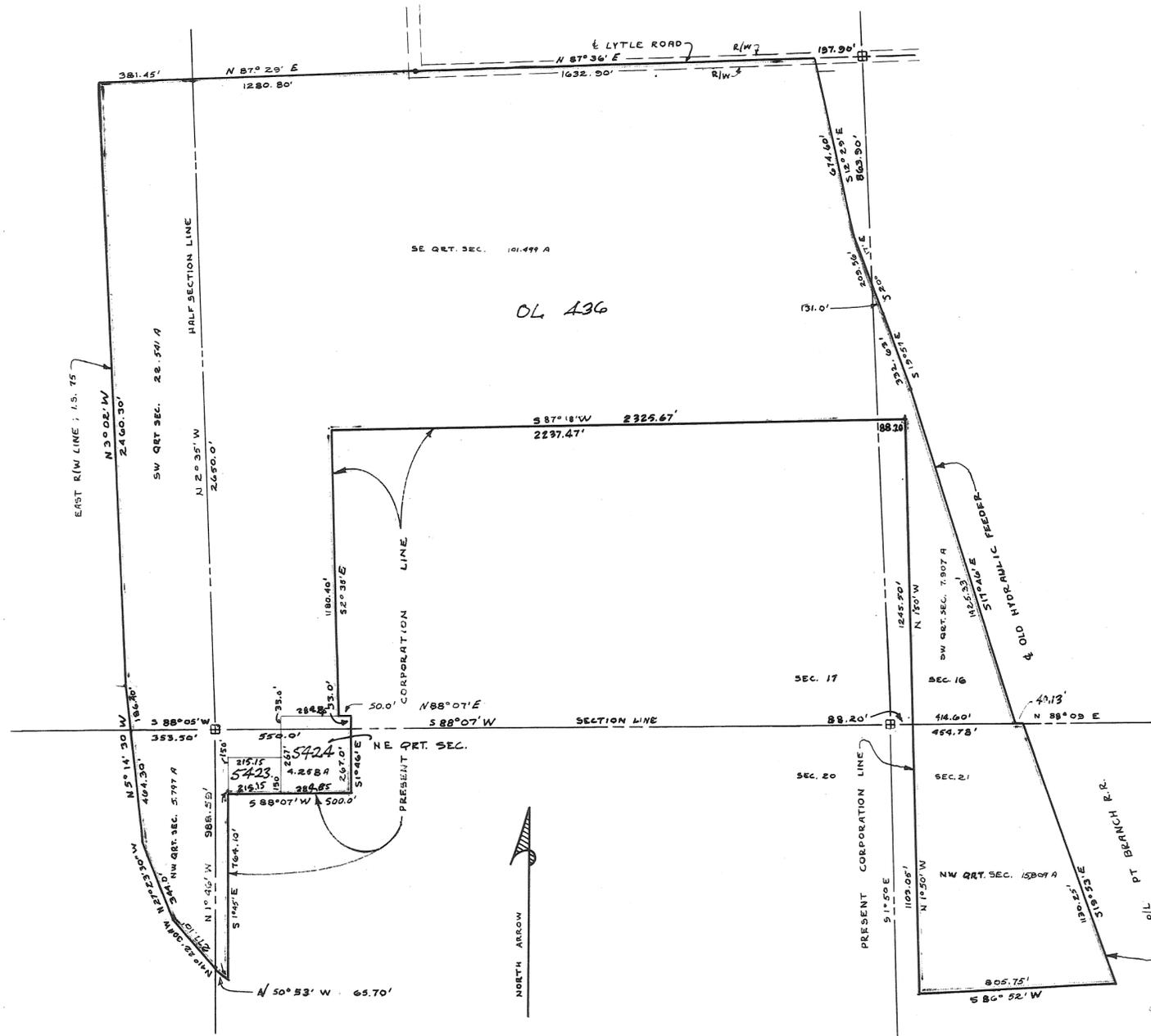
At a meeting of the City of Pique Planning Commission held this 21 day of May, 1963, this plat and restrictions were approved.

John K. Mangan  
Robert B. Reed  
Robert M. Hance  
E. N. Beach III  
CHAIRMAN  
Robert D. Kachic  
SECRETARY

We hereby accept and approve this plat as shown hereon.  
Luther Pike  
Walter W. Jordan  
MIAMI COUNTY COMMISSIONERS

Accepted and approved by Miami County Planning Commission.  
Luther Pike  
Walter W. Jordan  
DATE Sept. 8, 1965 NO. 1290  
Arthur D. Haddad  
MIAMI COUNTY ENGINEER

Mary B. Austin  
Miami County Recorder



DESCRIPTION OF AREA TO BE ANNEXED

Situated in Miami County, Ohio, Concord Township, Town 5, Range 6 & consisting of 157.811 acres, divided as follows;  
15.809 acres in NW 1/4 Section 21  
22.541 acres in the SW 1/4 of Section 17  
101.499 acres in the SE 1/4 of Section 17  
5.797 acres in the NW 1/4 of Section 20  
4.258 acres in the NE 1/4 of Section 20  
7.907 acres in the SW 1/4 of Section 16

Being an area bounded by the present corporation line on the South by the Right-of-way of new Interstate #75 on the West, by the centerline of Lytle Rd. and said centerline extended westerly on the North, and by the center of the Hydraulic and the West line of the Right-of-way of the P & T branch railroad on the East

We, the undersigned, being a majority of the resident freeholders in the above described area request annexation of this area to the City of Troy.

R. M. Thompson, Jr. Charles E. Meyer  
Witness  
Samuel L. Thompson [Signature]  
Witness  
\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Witness

State of Ohio - Miami County SS

Personally appeared before me the above signed parties and acknowledged the signing thereof to be their voluntary act and deed. Sworn and Subscribed before me this 11th day of MAY 1965.

[Signature]  
Notary Public in and for Miami County

My commission expires 1st of EXPIRATION DATE.

APPROVALS

I hereby approve this annexation map this 1st day of September 1965  
Arthur D. Haddad  
Miami County Engineer

The annexation of the above described area to the City of Troy approved this 2nd day of June 1965 by the Board of Commissioners of Miami County.

Luther Pike  
Robert O'Connell  
Walter W. Good

I hereby approve this plat and have caused the lot numbers as shown to be placed hereon to designate the tracts this 31st day of August 1965.  
Carl Harris  
Miami County Auditor

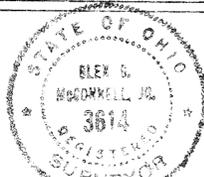
ANNEXATION MAP - WESTBROOK No. 7  
Scale 1" = 400'

ACCEPTANCE

At a meeting of the City Council of the City of Troy held this 16th day of AUGUST 1965 this annexation plat was accepted by ordinance No. 0-32-65

Mayor R. D. Fleissner  
Pres. of Council Edward Lohase  
Clerk of Council H. H. Tomplin

ANNEXATION MAP FOR THE TROY LAND IMPROVEMENT COMPANY



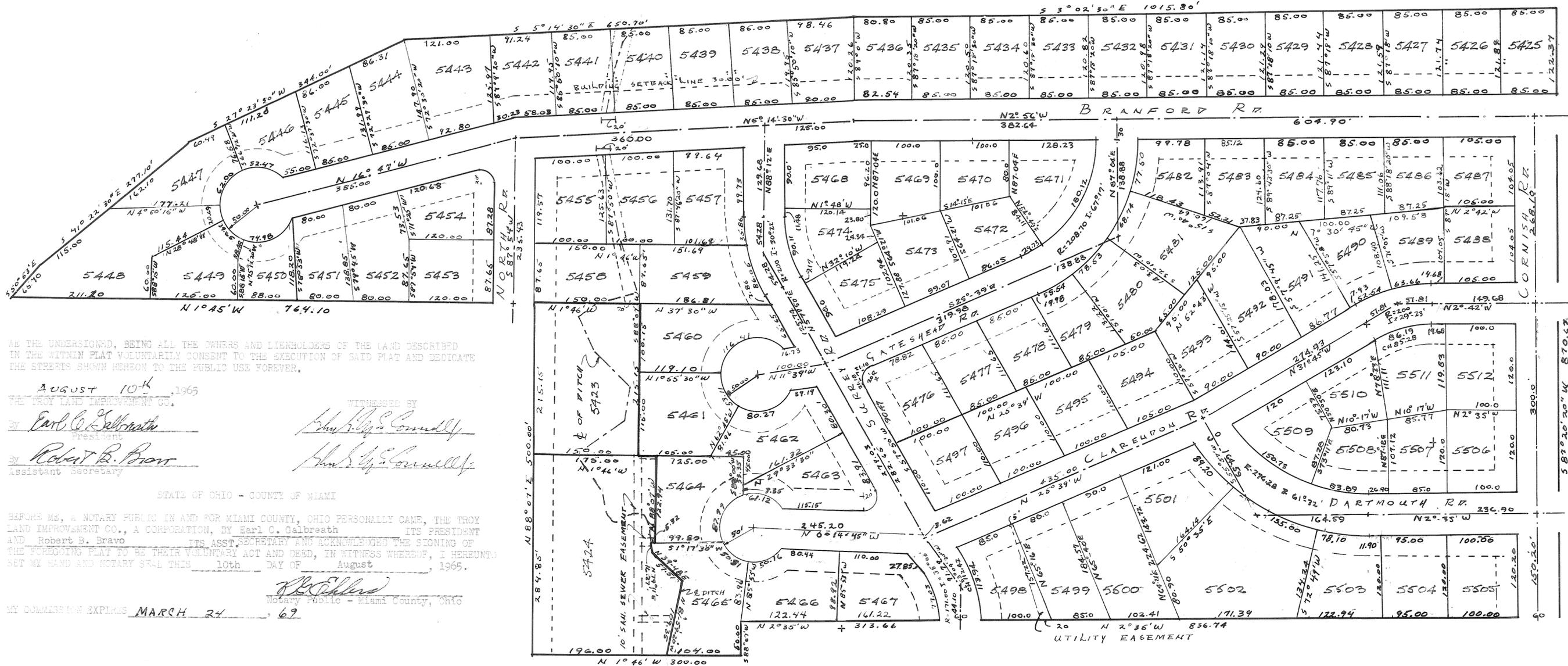
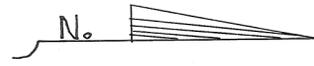
Glen C. McCook, Jr. - Reg. Surveyor  
1710 Patton Road - Troy, Ohio

FILE NO. 34111 RECEIVED FOR RECORD  
 AT 2:50 PM ON THIS 9th  
 DAY OF Sept, 1965.  
 PLAT BOOK 19 PLAT NO. 49

Mary P. Swain  
 Miami County Recorder

WESTBROOK SUBDIVISION No-7

SCALE 1" = 100.00'



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

AUGUST 10th 1965  
 THE TROY LAND IMPROVEMENT CO.  
 BY Earl C. Galbreath President  
 BY Robert B. Bravo Assistant Secretary

WITNESSED BY  
Frank J. Connelly  
Frank J. Connelly

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 Earl C. Galbreath ITS PRESIDENT AND Robert B. Bravo ITS ASST. SECRETARY AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND NOTARY SEAL THIS 10th DAY OF August, 1965.

Frank J. Connelly  
 Notary Public - Miami County, Ohio

MY COMMISSION EXPIRES MARCH 24, 1969

WESTBROOK SUBDIVISION NO. 7

NOTE: THIS PLAT IS SUPERSEDED BY  
 PLAT IN REC. VOL. 9 PG. 57

THERE IS HEREBY DEDICATED A 5' UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES AND ADDITIONAL EASEMENTS WHERE SHOWN.

THE TWO LOTS FRONTING ON NORTH ROAD ON THE SOUTHEAST PART OF THIS PLAT AND NUMBERED 5423, 5424 ARE NOT A PART OF THIS PLAT BUT ARE EXISTING LOTS AND ARE SHOWN HEREON FOR PURPOSES OF ASSIGNING INLOT NUMBERS AND RECORDING EASEMENTS AS PREVIOUSLY AGREED UPON. THE DASH LINE MARKED CENTERLINE OF DITCH IS THE CENTER OF THE EXISTING CREEK AND STORM SEWER.

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 24th DAY OF August, 1965 THIS PLAT WAS APPROVED.

John A. Mink President  
Rayl Clawson Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF SEPT., 1965, THIS PLAT WAS ACCEPTED BY ORDINANCE NO. O-33-65.

R. W. Pleimney Mayor  
Edward Chan Pres. of Council  
J. H. Tompkins Clerk of Council

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE TRACTS AS SHOWN ON THIS PLAT, ON THIS 9th DAY OF September, 1965.

Carl Klein  
 Miami County Auditor



*Mary B. Luntz*  
Miami County RecorderWESTBROOK SUBDIVISION NO. 7  
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, 1985, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS, BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR PART.

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

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. 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. NO OUTSIDE STAIRWAY WILL BE PERMITTED ON ANY STRUCTURE.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO RESIDENCE SHALL BE LOCATED NEARER THAN 8 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 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 UTILITIES.

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, 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.
5. NO DWELLING COSTING LESS THAN \$20,000.00 SHALL BE ERECTED ON ANY LOT IN THIS PLAT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 850 SQUARE FEET, IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE, NOR LESS THAN 720 SQUARE FEET IN THE CASE OF A TWO AND ONE-HALF STORY STRUCTURE.
6. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE.
7. NO PERMANENT SIGN OR BILLBOARD SHALL BE ERECTED ON ANY LOT IN THIS PLAT.
8. 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.



ANNEXATION

OF

TERRITORY IN CONCORD TOWNSHIP, SECTIONS 16, 17, 20 AND 21 TO THE CITY OF TROY, OHIO by DR. RODNEY M. THOMPSON AND N. EUNICE W. THOMPSON, PETITIONERS.

TROY OHIO

CERTIFICATION

Extract from the Minutes of Council of the City of Troy, Ohio on August 16 1965 concerning annexation of territory in Sections 16,17,20 and 21 Town 5 Range 6 Concord Township, Miami County, Ohio to the City of Troy, Ohio

August 16 1965

Council met in regular session Monday August 16 1965 at 7 PM. Present: Hobson, Jenkins, Kerr, Terrell, Thokey, Barnett, Fleming. Absent: None.

Presiding Officer: Edward Chase.

Minutes were read and approved

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ORDINANCE NO 0 - 32 - 65 AUTHORIZING THE ANNEXATION OF 157.811 ACRES OF LAND ADJACENT TO THE CITY OF TROY OHIO LOCATED IN SECTIONS 16,17,20 and 21 Town 5 RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. On motion of Barnett, seconded by Kerr the rule requiring three readings was suspended on the following roll call: Yeas: Hobson, Jenkins, Kerr, Terrell, Thokey, Barnett, Fleming. Nays: None. Hobson moved, seconded by Thokey for adoption of the Ordinance. Vote on the motion: Yeas: Hobson, Jenkins, Kerr, Terrell, Thokey, Barnett, Fleming. Nays: None. ORDINANCE ADOPTED.

..

No further business Council adjourned.

Attest:

s/H.H. Tamplin
Clerk of Council

s/Edward Chase
President of Council

Troy Ohio September 1, 1965

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 Council minutes as pertaining to the annexation of 157.811 acres of land in Concord TOWNSHIP TO THE CITY OF Troy Ohio as evidenced by Ordinance No. 0 - 32 - 65.

H.H. Tamplin
Clerk of Council and Auditor of City of
Troy Ohio

CERTIFICATION

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN CONCORD TOWNSHIP, SECTIONS 16,17,20 and 21 TO THE CITY OF TROY, OHIO.

Petitioner - - - Dr Rodney M. Thompson
N. Eunice W. Thompson

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 - 32 - 65. An Ordinance authorizing the annexation of 157.811 acres of land adjacent to the City of Troy, Ohio located in Sections 16,17,20, and 21 Town 5, Range 6 Concord Township, Miami County Ohio. Said Ordinance was adopted and approved by the Council and Mayor of said City on August 16, 1965.

I further certify that the attached Proof of Publication of Ordinance 0- 32 - 65 showing publication on August 20 and August 27 1965 is true and correct.

Maps attached hereto are true copies of the original map of the territory annexed. The original map of the territory described in the Ordinance 0- 32 - 65 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
City of Troy, Miami County, Ohio

Dated Sep 1 1965

ORDINANCE NO. 0-32-65

ORDINANCE AUTHORIZING THE ANNEXATION OF 157.811 ACRES OF LAND ADJACENT TO THE CITY OF TROY, LOCATED IN SECTIONS 16, 17, 20, and 21, TOWN 5, RANGE 6, CONCORD 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 Rodney M. Thompson, 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 Concord and being part of the Southwest Quarter of Section 16, part of the south half of Section 17, part of the north half of Section 20 and part of the Northwest Quarter of Section 21, all in Town 5, Range 6, East,

containing 157.811 acres, more particularly described as follows:

Beginning at a point on the West Corporation line of the City of Troy where said corporation line intersects the North Right-of-way line of State Route No. 41 (West Main St.) and thence following the highway Right-of-way line on the North side of the ramp connecting State Rte. No. 41 and Interstate Rte. No. 75 as follows, N 50 degrees-53'W for 65.7', thence N 41 degrees-22'30" W for 277.1'; thence N 27 degrees-23'30" W for 344.0'; thence N 5 degrees-14'30" W for 650.7'; thence following along the East Right-of-way line of Interstate No. 75 N 3 degrees 02'W for 2,460.3' to the half section line; thence N 87 degrees-29'E for 1,280.8' to an iron pin in the center of Lytle Rd.; thence continuing along the center of Lytle Rd. N 87 degrees-36'E for 1,632.9' to the intersection with the center line of the old hydraulic feeder of the Miami and Erie Canal; thence with the centerline of the hydraulic as follows: S 12 degrees 29'E for 674.6', S 20 degrees-17'E for 209.56', S 19 degrees-57'E for 332.63', S 17 degrees-46'E for 1,425.33' to a point on the South section line of Section 16; thence N 88 degrees-09' E along the Section line for 40.13' to the West property line of the P & T branch railroad; thence S 19 degrees-53'E along the West property line of the railroad for 1,130.25' to an intersection with the North corporation line of the City of Troy; thence with the corporation line of the City of Troy as follows: S 86 degrees-52'W for 805.75', N 1 degree-50'W for 2,348.55', S 87 degrees-18'W for 2,325.67', S 2 degrees-35'E for 1,180.4', N 88 degrees 07'E for 50.0', S 1 degree-46'E for 300.0', S 88 degrees-07'W for 500.0', S 1 degree-45'E for 764.1, to the place of beginning of tract and containing 157.811 acres, more or less.

The 157.811 acres above described is divided as follows: 15,809 acres in NW 1/4 Section 21; 22.541 acres in the SW 1/4 of Section 17; 101.499 acres in the SE 1/4 of Section 17; 5.797 acres in the NW 1/4 of Section 20; 4.258 acres in the NE 1/4 of Section 20; 7.907 acres in the SW 1/4 of Section 16; 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 11. 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 111. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the Clerk of this Council.

SECTION 1V. That this Ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted August 16, 1965

EDWARD CHASE
President of Council.
Approved August 16, 1965
R.D. STEINMETZ
Mayor

Attest H.H. Tamplin
Clerk of Council

August 20, 27

PROOF OF PUBLICATION

The State of Ohio )
Miami County ) ss:

JOHN W. REINIGER, being first duly sworn, says that he is Treasurer 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 two weeks, beginning on the 20th day of August, 1965.

Sworn to and subscribed before me this 30th day of August, 1965. John W. Reiniger

Betty J. O'Connor
Notary Public, Miami County, Ohio

Printer's Fee \$36.03
Notary's Fee \$
Total \$36.03

Betty J. O'Connor, Notary Public
in and for Miami County, Ohio Notary Seal
My Commission Expires Dec. 15, 1965

ORDINANCE NO. 0-32-65

ORDINANCE AUTHORIZING THE ANNEXATION OF 157.811 ACRES OF LAND ADJACENT TO THE CITY OF TROY, LOCATED IN SECTIONS 16, 17, 20, and 21, TOWN 5 RANGE 6, CONCORD 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 Rodney M. Thompson, 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 Concord, and being part of the Southwest Quarter of Section 16, part of the south half of Section 17, part of the north half of Section 20 and part of the Northwest Quarter of Section 21, all in Town 5, Range 6, East, containing 157.811 acres, more particularly described as follows:

Beginning at a point on the West corporation line of the City of Troy where said corporation line intersects the North Right-of-way line of State Route #41 (West Main St.) and thence following the highway Right-of-way line on the North side of the ramp connecting State Rte #41 and Interstate Rte #75 as follows, N 50 degrees-53'W for 65.7', thence N 41 degrees-22'30" W for 277.1'; thence N 27 degrees-23'30" W for 344.0'; thence N 5 degrees-14'30" W for 650.7'; thence following along the East Right-of-way line of Interstate #75 N 3 degrees 02'W for 2,460.3' to the half section line; thence N 87 degrees-29' E for 1,280.8' to an iron pin in the center of Lytle Rd; thence continuing along the center of Lytle Rd N 87 degrees-36'E for 1,632.9' to the intersection with the center line of the old hydraulic feeder of the Miami and Erie Canal; thence with the centerline of the hydraulic as follows: S12 degrees-29'E for 674.6', S 20 degrees-17'E for 209.56', S 19 degrees-57'E for 332.63', S 17 degrees-46'E for 1,425.33' to a point on the South section line of Section 16; thence N 88 degrees-09'E along the section line for 40.13' to the West property line of the P & T branch rail road; thence S 19 degrees-53'E along the West property line of the railroad for 1,130.25' to an intersection with the North corporation line of the City of Troy; thence with the corporation line of the City of Troy as follows: S86 degrees-52'W for 805.75', N 1 degree-50'W for 2,348.55', S 87 degrees-18'W for 2,325.67', S 2 degrees-35'E for 1,180.4', N 88 degrees-07'E for 50.0', S 1 degree-46'E for 300.0', S 88 degrees-07'W for 500.0', S 1 degree-45'E for 764.1' to the place of beginning of tract and containing 157.811 acres, more or less.

The 157.811 acres above described is divided as follows:

15,809 acres in NW 1/4 Section 21; 22.541 acres in the SW 1/4 of Section 17; 101.499 acres in the SE 1/4 of Section 17; 4.797 acres in the NW 1/4 of Section 20; 4.258 acres in the NE 1/4 Section 20; 7.907 acres in the SW 1/4 of Section 16; 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 11. 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 111. That a certified copy of this Ordinance be forwarded to the Auditor of Miami County by the clerk of this Council.

SECTION 1V. That this Ordinance shall take effect and be in full force from and at the earliest day allowed by law.

Adopted August 16, 1965

Edward Chase  
President of Council

Approved August 16, 1965

R.D. Steinmetz  
Mayor

Attest H.H. Tamplin  
Clerk of Council

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN CONCORD TOWNSHIP, SECTIONS 16, 17, 20 and 21 TO THE CITY OF TROY, OHIO

Petitioner - - - Dr. Rodney M. Thompson  
N. Eunice W. Thompson

I, H.H. Tamplin Clerk of Council and Auditor of the City of Troy, Ohio, Miami County, Ohio do hereby certify that the attached is a true copy of Transcript of Proceedings in the matter of annexing territory in Concord Township, Sections 16,17,20 and 21 to the City of Troy, Ohio and filed with me City Auditor and Clerk of Council of the City of Troy, County of Miami, by the Board of Commissioners of Miami County, Ohio on June 4th 1965.

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

Dated August 19 1965

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

FILED  
in the  
Office of City Auditor  
Jun 4 1965  
...H.H. Tamplin.....  
City Auditor

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN CONCORD TOWNSHIP, SECTIONS 16,17,20, and 21 to the CITY OF TROY, OHIO:

Dr. Rodney M. Thompson and N. Eunice W. Thompson,  
Petitioners

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION" and the accompanying plat map; and the letter containing the notarized signature of the Agent, E.C. Galbreath affirming the posting of notice; and the "PROOF OF PUBLICATION" from the Troy Daily News, Troy, Ohio, are all true and correct photo copies thereof.

I further certify that the typewritten copy of Resolution, "FILING OF PETITION - HEARING DATE SET" and the photo copy of "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 2, 1965, and June 2, 1965, as recorded in the Commissioners Journal No. 38, Pages 221 and 277 respectively.

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

Troy, Ohio  
April 2 1965

Commissioners of Miami County  
State of Ohio  
Troy, Ohio

Subject: Petition for Annexation

Gentlemen:

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

Description of Area to be Annexed -

Situate in the State of Ohio, Miami County, Concord Township, Town 5, Range 6 east consisting of 157.811 acres, divided as follows:  
15.809 acres in NW 1/4 Section 21  
22.541 acres in the SW 1/4 Section 17  
101.499 acres in the SE 1/4 Section 17  
5.797 acres in the NW 1/4 Section 20  
4.258 acres in the NE 1/4 Section 20  
7.907 acres in the SW 1/4 Section 16

Being an area bounded by the present corporation line on the South by the Right-of-way of new Interstate #75 on the West, by the centerline of Lytle Rd. and said centerline extended westerly on the North, and by the center of the Hydraulic and the West line of the Right-of-way of the P & T branch railroad on the East and being more fully described as follows:-

Beginning at a point on the West corporation line of the City of Troy where said corporation line intersects the North Right-of-way line of State Route #41 (West Main St.) and thence following the highway Right-of-way line on the North side of the ramp connecting State Rte. #41 and Interstate Rte. #75 as follows, N 50 degrees-53'W for 65.7', thence N 41 degrees-22'30"W for 277.1', thence N 27 degrees-23'30"W for 344.0', thence N 5 degrees-14'30"W for 650.7', Thence following along the East Right-of-way line of Interstate #75 N 3 degrees-02'W for 2,460.3' to the half section line, thence N 87 degrees-29'E for 1,280.8' to an iron pin in the center of Lytle Rd., thence continuing along the center of Lytle Rd. N 87 degrees-36'E for 1,632.9' to the intersection with the center line of the old Hydraulic feeder of the Miami & Erie Canal, thence with the centerline of the hydraulic as follows: S12 degrees-29'E for 674.6', S 20 degrees-17'E for 209.56', S 19 degrees-57'E for 332.63', S 17 degrees-16'E for 1,425.33' to a point on the South section line of Section 16, thence N 88 degrees-09'E along the section line for 40.13' to the West property line of the P & T branch railroad, thence S 19 degrees-53'E along the West property line of the railroad for 1,130.25' to an intersection with the North corporation line of the City of Troy, thence with the corporation line of the City of Troy as follows: S 86 degrees-52'W for 805.75', N 1 degree-50'W for 2,348.55', S 87 degrees-18'W for 2,325.67', S 2 degrees-35'E for 1,180.4', N 88 degrees-07'E for 50.0', S 1 degree-46'E for 300.0', S 88 degrees-07'W for 500.0', S 1 degree-45'E for 764.1' to the place of beginning of tract and containing 157.811 acres, more or less.

An accurate map of this territory is attached hereto. Respectfully petition that the above described territory be annexed to the City of Troy, Ohio and Earl Galbreath is hereby authorized to act as agent for the petitioners in securing such annexation.

Rodney M. Thompson  
Rodney M. Thompson - Freeholder

N. Eunice W. Thompson  
N. Eunice W. Thompson - Freeholder

TROY LAND IMPROVEMENT CO.  
Area  
Hobart Square--513-335-7141, Troy, Ohio 45373

May 14, 1965

Miami County Commissioners  
Court House  
Troy, Ohio

Gentlemen: Subject: Annexation of Territory to City of Troy, Ohio - Dr. Rodney M. and N. Eunice W. Thompson, Petitioners

This is to certify that we have advertised the above annexation as required under Section 707.05 for six consecutive weeks in our local paper - their affidavit attached.

This also certifies that I have posted in a conspicuous place within the limits of this tract of land to be annexed for this same length of time.

Very truly yours,  
E.C. Galbreath  
E.C. Galbreath - President  
TROY LAND IMPROVEMENT CO.  
ECG-rj  
Enc. Affidavit

SUBSCRIBED AND SWORN TO BEFORE ME ON MAY 14, 1965.

R.G. Ehlers  
Notary Public  
My Commission Expires  
March 24, 1969

R.G. Ehlers  
Notary Public

SOUTHBROOK EDGEHILL WESTBROOK

LEGAL NOTICE

Notice is hereby given that on the 2nd day of April, 1965 there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of the adult freeholders residing in the following described territory situated in the County of Miami adjacent to the City of Troy, Ohio to wit:

Description of Area to be Annexed  
Situate in the State of Ohio, Miami County, Concord Township, Town 5, Range 6 East consisting of 157.811 acres, divided as follows:

15.809 acres in the NW 1/4 Section 21  
22.541 acres in the SW 1/4 of Section 17  
101.499 acres in the SE 1/4 of section 17  
5.797 acres in the NW 1/4 of Section 20  
4.258 acres in the NE 1/4 of Section 20  
7.907 acres in the SW 1/4 of Section 16

Being an area bounded by the present corporation line on the South by the Right-of-way of new Interstate No. 75 on the West, by the centerline of Lytle Rd. and said centerline extended westerly on the North, and by the center of the Hydraulic and the West line of the Right-of-way of the P & T branch railroad on the East and being more fully described as follows:-

Beginning at a point on the West corporation line of the City of Troy where said corporation line intersects the North Right-of-way line of State Route No. 41 (West Main St.) and thence following the highway Right-of-way line on the North side of the ramp connecting State Route No. 41 and Interstate Route No. 75 as follows: N 50 degrees-53'W for 65.7', thence N 41 degrees-22'30"W for 277.1', thence N 27 degrees-23'30"W for 344.0', thence N 5 degrees-14'30"W for 650.7', thence following along the East Right-of-way line of Interstate No. 75 N 3 degrees-02'W for 2,460.3' to the half section line, thence N 87 degrees-29'E for 1,280.8' to an iron pin in the center of Lytle Rd., thence continuing along the center of Lytle Rd. N 87 degrees-36'E for 1,632.9' to the intersection with the center line of the old hydraulic feeder of the Miami & Erie Canal, thence with the centerline of the hydraulic as follows: S12 degrees-29'E for 674.6', S 20 degrees-17'E for 209.56', S 19 degrees-57'E for 332.63', S 17 degrees-16'E for 1,425.33' to a point on the South section line of Section 16, thence N 88 degrees - 09'E along the section line for 40.13' to the West property line of the P & T branch railroad, thence S 19 degrees-53'E along the West property line of the railroad for 1,130.25' to an intersection with the North corporation line of the City of Troy, thence with the corporation line of the City of Troy as follows: S 86 degrees-52'W for 805.75', N one degree-50'W for 2,348.55', S. 87 degrees-18'W for 2,325.67', S two degrees-35'E for 1,180.4', N 88 degrees-07'E for 50.0', S 1 degree-46'E for 300.0', S 88 degrees-07'W for 500.0', S 1 degree-45'E for 764.1' to the place of beginning of tract and containing 157.811 acres, more or less.

Praying therein that said territory be annexed to the City of Troy in the manner provided by law and designating the undersigned as their agent in securing such annexation. The said Board of Commissioners has fixed the 2nd day of June, 1965 at 10 O'clock A.M. as the time for hearing said petition at the offices of the Commissioners in the Miami County Courthouse, Troy, Ohio.

EARL GALBREATH  
Agent of the Petitioners  
April 7, 14, 21, 28, May 5, 12

PROOF OF PUBLICATION

The State of Ohio)ss:  
Miami County )

JOHN W. REINIGER, being first duly sworn, says that he is Treasurer 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 Wednesday of each week for six weeks, beginning on the 7th day of April, 1965.

Sworn to and subscribed before me this 13th day of May, 1965.

Printer's Fee \$ 70.62  
Notary's Fee \$ .80  
Total \$ 71.42

John W. Reiniger  
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

(SEAL)

- (2) matters required by law;
- (3) That the statements in the petition are true;
- (4) That the map or plat is accurate;
- (5) That the persons whose names are subscribed to the petition are a majority of the adult freeholders residing in the territory to be annexed;
- (6) That the legal notice and posting has been given as required by law;
- (7) That the territory to be annexed is adjacent to the city of Troy, Ohio;
- (8) That it is right that the prayer of the petition be granted;
- (9) That the petition of Dr. Rodney M. Thompson and N. Eunice W. Thompson to annex the land herein described in Concord Township to the City of Troy, Ohio, be and it is hereby granted;
- (10) That said land, subject to approval of the Council of Troy, Ohio, be and it is hereby annexed to said City of Troy, Ohio;
- (11) 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. Goode, with the Board voting as follows: Mr. Rike, yea; Mr. Clawson, yea; and Mr. Goode, yea.

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(SEE PAGES 279 and 280 FOR COPIES OF "PROOF OF PUBLICATION" and "LETTER CONTAINING NOTARIZED SIGNATURE OF AGENT")

ANNEXATION OF TERRITORY IN CONCORD TOWNSHIP, SECTIONS 16,17,20 and 21, TO THE CITY OF TROY, OHIO.

Dr. Rodney M. Thompson and N. Eunice W. Thompson, Petitioners

FILING OF PETITION - HEARING DATE SET

Sections 709.02, 707.05 R.C.

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

WHEREAS, a petition signed by Dr. Rodney M. Thompson and N. Eunice W. Thompson, Troy, Ohio, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in Sections 16, 17, 20, and 21, Town 5, Range 6, in Concord Township, Miami County, Ohio, to the City of Troy, Ohio; such territory being adjacent to the North and West Corporation lines of Troy, Ohio, containing 157.811 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 2nd day of June, 1965, 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 petitioners, Earl Galbreath, Troy, Ohio, as designated in the petition shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing so that he may give notice as required by law.

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

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(From Commissioners' Journal No. 33, Page 221, under date of April 2, 1965)

WEDNESDAY, JUNE 2, 1965

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Friday, May 28, 1965.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, Robert E. Clawson, and Walter W. Goode.

The minutes of the previous meeting held on Friday, May 28, 1965, were read and approved.

ANNEXATION OF TERRITORY IN CONCORD TOWNSHIP, SECTIONS 16, 17, 20 and 21, TO THE CITY OF TROY, OHIO

Dr. Rodney M. Thompson and N. Eunice W. Thompson, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on April 2, 1965, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, on the 2nd day of June, 1965, at ten o'clock A.M. on the petition of Dr. Rodney M. Thompson and N. Eunice W. Thompson, requesting that certain territory designated and located in Sections 16, 17, 20 and 21, Town 5, Range 6, in Concord Township, Miami County, Ohio, containing 157.811 acres, more or less, being adjacent to the North and West corporation lines of Troy, Ohio, be annexed to said City of Troy, Ohio, and

WHEREAS, said petition and accompanying plat map of land to be annexed have been on file in the Auditor's office for public inspection since April 2, 1965, 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 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 notarized statement filed by the Agent, E.C. Galbreath, 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, therefore be it

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

- (1) The petition of Dr. Rodney M. Thompson, and N. Eunice W. Thompson contains all the

Received: September 9, 1965  
Recorded: September 9, 1965  
Receiving Time: 2:50 P.M.  
Plat Number: 34111  
Proceeding Number: 34111  
Plat Fee: \$4.30  
Proceeding Fee: \$13.00  
Mary B. Gustin, Recorder  
Klewin J. Stamps Deputy  
Plat Book 9, Pages 19-B, 19-C, & 19-D

# CANDLEWOOD HILLS SUBDIVISION-SEC. 1

## PART OF OUTLOT 101 & 321

### PIQUA, OHIO

BOOK 9 PAGE 50  
 MIAMI COUNTY ENGINEERS  
 RECORD OF RECORDER PLATS.

NOTE:  
 THIS PLAT SUPERSEDES PLAT RECORDED IN  
 PLAT BOOK 9 PLAT # 24 OF MIAMI COUNTY RECORDERS  
 PLAT RECORDS

Mary B. Gustin 5-14-1976  
 MIAMI COUNTY RECORDER

#### DESCRIPTION

BEING A SUBDIVISION OF 15.162 AC. OF PART OF O.L. 101 & 321 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL. 412 PAGE 528 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 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.

MID-CONTINENT PROPERTIES INC.

Daniel D. Turner  
 WITNESS  
M. Kathleen Hoban  
 WITNESS

BY Peter R. Thompson  
 PETER R. THOMPSON PRESIDENT  
J. Richard Gayer  
 J. RICHARD GAYER SECRETARY

#### STATE OF OHIO MIAMI COUNTY SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF Nov. 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT PROPERTIES INC. BY ITS PRESIDENT PETER R. THOMPSON AND ITS SECRETARY J. RICHARD GAYER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

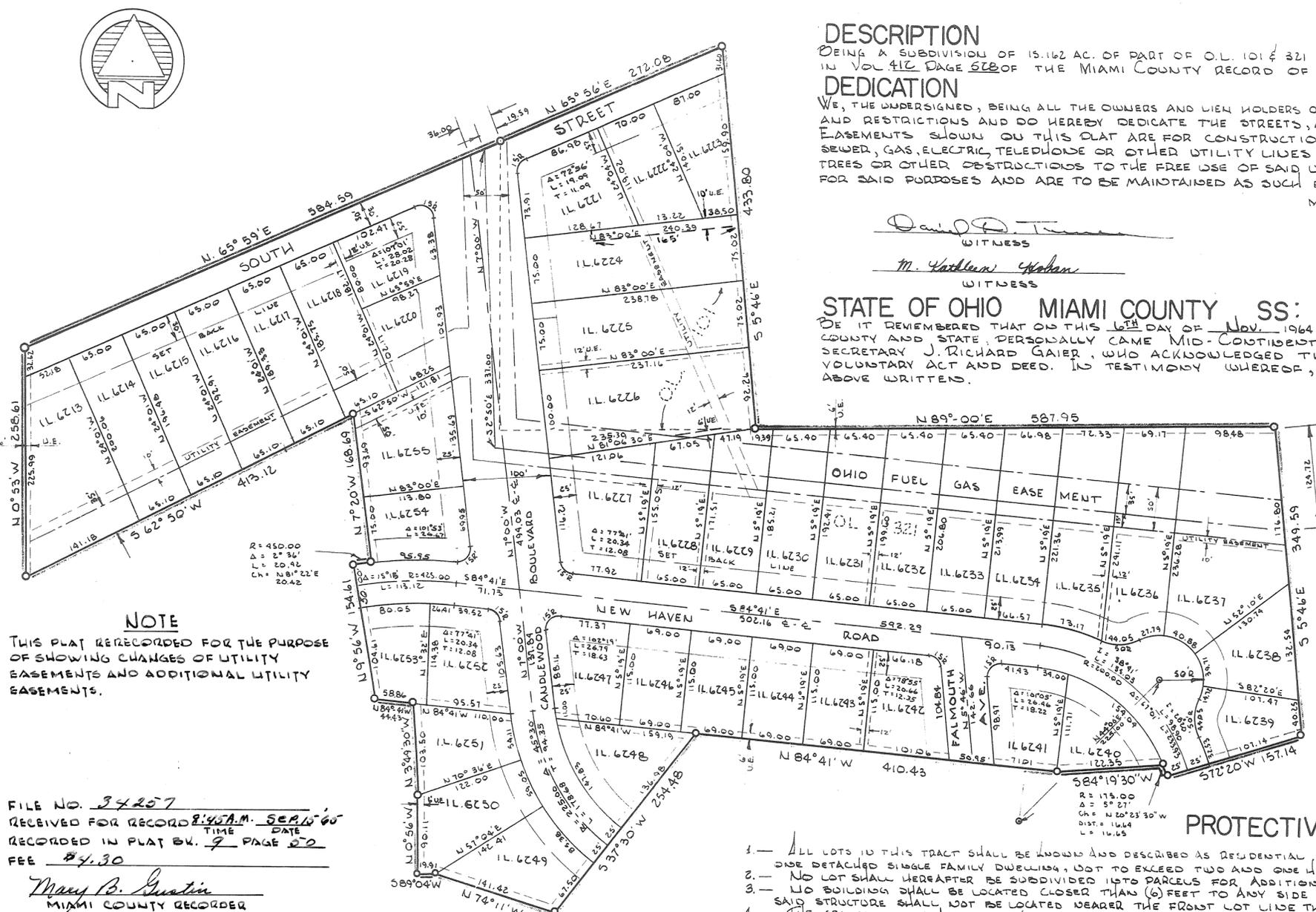
M. Kathleen Hoban  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

FILE NO. 29268  
 RECEIVED FOR RECORD Jan. 15 1965  
 RECORDED IN PLAT BOOK NO. 9 PAGE 24  
 FEE \$4.30

Mary B. Gustin  
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 15th DAY OF Jan. 1965.

Carl Harris  
 MIAMI COUNTY AUDITOR



#### NOTE

THIS PLAT RECORDED FOR THE PURPOSE OF SHOWING CHANGES OF UTILITY EASEMENTS AND ADDITIONAL UTILITY EASEMENTS.

FILE NO. 34207  
 RECEIVED FOR RECORD 8:45 A.M. SEP 20 65  
 RECORDED IN PLAT BK. 9 PAGE 20  
 FEE \$4.30

Mary B. Gustin  
 MIAMI COUNTY RECORDER

AT A MEETING OF THE CITY OF Piqua PLANNING COMMISSION HELD THIS 2 DAY OF Feb. 1964, THIS PLAT AND RESTRICTIONS WERE APPROVED.

Robert Wood CHAIRMAN  
Robert Wood SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF Piqua HELD THIS 16th DAY OF November 1964, THIS PLAT AND RESTRICTIONS WERE APPROVED BY ORD. NO. 64016

Jack Wilson CHAIRMAN  
Harvey Craft SECRETARY  
Donald F. Johnson  
Charles Johnson

#### PROTECTIVE COVENANTS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERRECTED ON ANY RESIDENTIAL BUILDING PLAT, 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 PLAT.
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 FOR THE CASE OF A ONE STORY OR ONE AND HALF STORY STRUCTURE, OR (550) SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURE.
5. 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.
6. NO OBSCIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN OBSTACLE OR OBNOXIOUS TO THE NEIGHBORHOOD.
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 (1) SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR FOR RENT, OR EXCEPT SIGNS AND BILLBOARDS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
8. NO BARN, STABLE OR OTHER OUTBUILDING FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERRECTED ON THE PREMISES; NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT PETS BE PERMITTED.
9. NO FENCE SHALL BE ERRECTED NEARER THE STREET THAN THE FRONT LINE OF THE HOUSE UNLESS SAME SHALL BE A GROWTH NOT TO EXCEED 30" IN HEIGHT.
10. THE PREMISES SHALL BE KEPT NEAT AND CLEAN. THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBUSH 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. 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 EASEMENTS BY THE PROPERTY OWNER, ARE AT THE RISK OF THE PROPERTY OWNER.
12. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS UNDER THEM UNTIL NOVEMBER 1989, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY NOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
13. 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.
14. IT SHALL BE LAWFULL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID PLAT TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

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

CANDLEWOOD HILLS SUB. SEC. 1	
MID-CONTINENT PROPERTIES INC. Piqua OHIO	
DANIEL D. TURNER & ASSOC. TROY OHIO CIVIL ENGINEER SURVEYOR	
DATE OCT 1964	DRAWN BY SW CHECKED BY D.T.
FILE NO. B-64-154	SCALE 1"=100'
	SHEET NO. 1

Vol 9 Plat 51  
Miami County Engineer Record of Subdivisions  
Scale 1" = 20.00' August 1965  
File No. 34600 Received for record  
at 9:55 A.M. on this 1st day of Oct. 1965

APPROVED ON THIS 21<sup>st</sup> DAY OF Sept. 1965 Fee: \$4.30  
Mary B. Austin Miami Co., Recorder

BY RESOLUTION OF THE COUNCIL OF THE VILLAGE  
OF WEST MILTON, OHIO.

W. H. O'Callaghan  
Mayor

Georgia Lyons  
clerk

APPROVED THIS 21<sup>st</sup> DAY OF Sept 1965

BY THE PLANNING COMMISSION OF WEST MILTON, OHIO

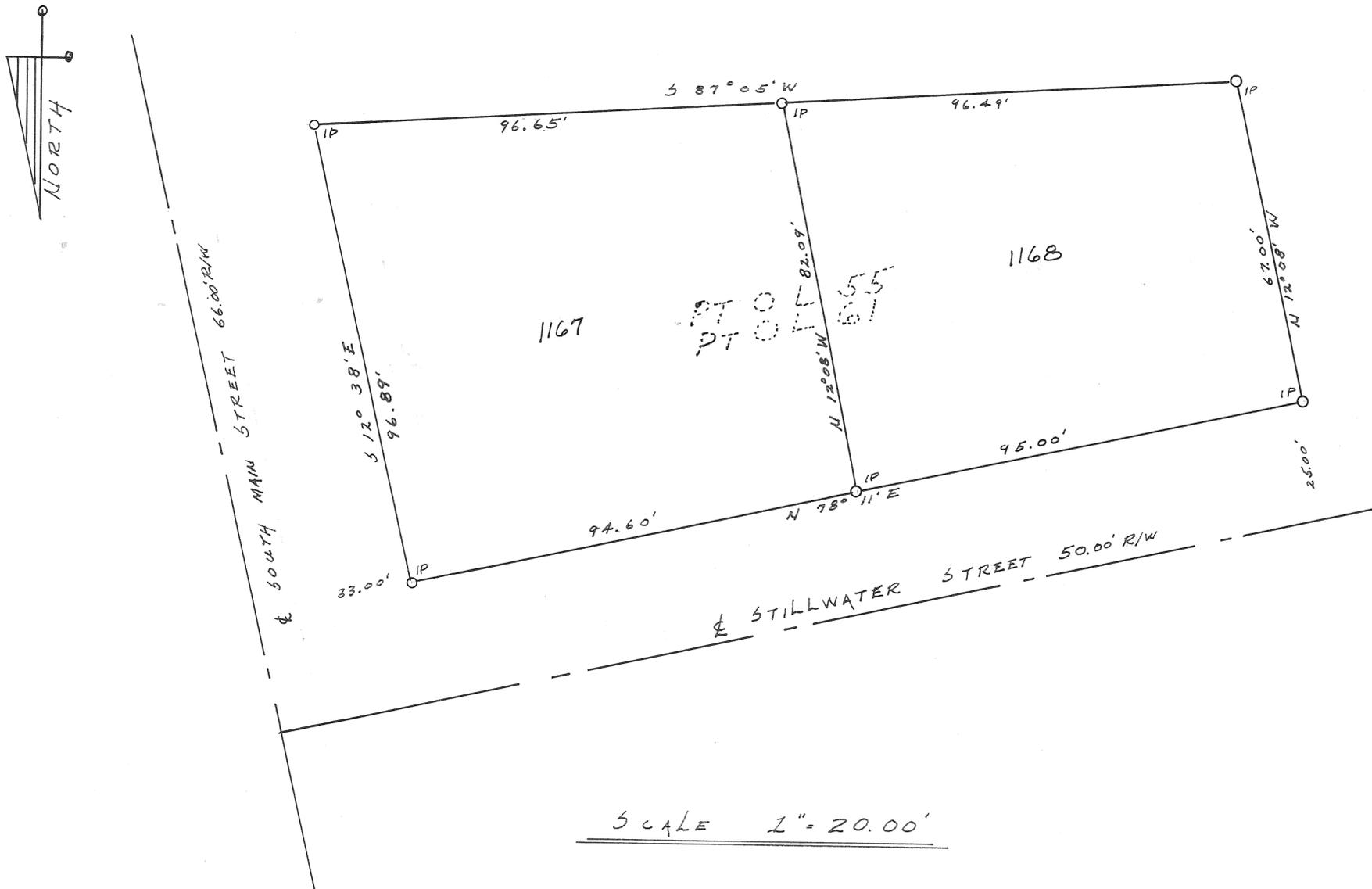
Lewis E. Turner  
Chairman

Fred T. Anderson  
Secretary

APPROVED THIS 1<sup>st</sup> DAY OF October 1965

Paul Wain  
Miami County Auditor

NOTE: THIS PLAT IS SUPERSEDED BY PLAT NO. 63 IN REC. VOL. 9



Survey for Wilbur and Margaret Beetley  
South Main Street West Milton, Ohio



Glen G. McConnell Jr. Reg. Surveyor  
1710 Peters Road Troy, Ohio



TOWN

RANGE

SECTION

TOWNSHIP

PIQUA CORPORATION

WARD

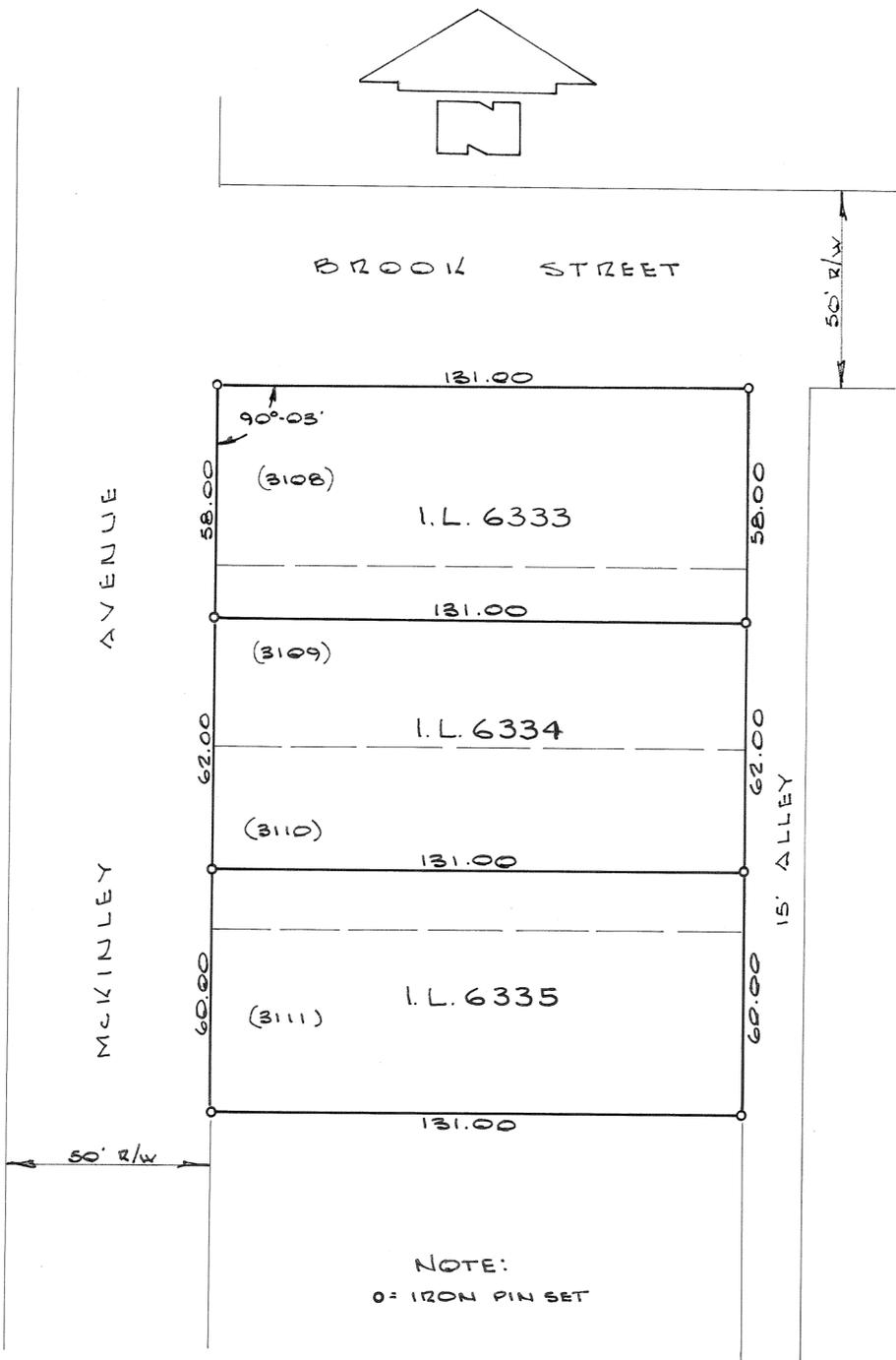
PRECINCT

VOL. 9 PLAT NO. 53

MIAMI CO. ENGRS. RECORD OF RECORDED PLATS.

SCALE 1 INCH = 30 FEET

# REPLAT OF I.L. 3108, 3109, 3110, 3111.



NOTE:  
O = IRON PIN SET

I THE UNDERSIGNED, BEING THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON.

CORONATION HOMES, INC. BY: Buckley E. Martin  
BUCKLEY E. MARTIN - PRESIDENT

BE IT REMEMBERED THAT ON THIS 3<sup>rd</sup> DAY OF AUGUST, 1965, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME CORONATION HOMES, INC. BY ITS PRESIDENT BUCKLEY E. MARTIN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 2-3-1967 Marilyn L. Benneville  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS        DAY OF       , 1965, THIS REPLAT WAS APPROVED.

E. H. Beach Robert H. Stance Jr. Robert H. Stance

APPROVED AND TRANSFERRED THIS 4<sup>th</sup> DAY OF October 1965.  
Carl Klein  
MIAMI COUNTY AUDITOR

FILE NO. 34626  
RECEIVED FOR RECORD 8:25 AM Oct 4 1965  
RECORDED IN PLAT BK. 9 PAGE 53  
FEE \$ 4.30  
Mary B. Austin  
MIAMI COUNTY RECORDER



Daniel D. Turner

SURVEY & REPLAT FOR			
CORONATION HOMES INC. PIQUA - OHIO			
DANIEL D. TURNER - TROY, OHIO			
REGISTERED ENGINEER • REGISTERED SURVEYOR •			
DATE JULY 1965	DRAWN BY	SW.	SHEET NO.
FILE NO. 6-65-11	TRACED BY	D.T.	1/1
	CHECKED BY		

Mary B. Guatin  
MIAMI COUNTY RECORDER

VACATION OF UTILITY EASEMENT AND DEDICATION  
OF A STORM SEWER EASEMENT ON TRACT 3  
AND OUTLOT 420

SCALE 1" = 60'

AT A MEETING OF THE CITY COUNCIL  
OF THE CITY OF TROY, OHIO, HELD  
THIS 4th DAY OF October, 1965,  
THIS PLAT WAS ACCEPTED BY ORDINANCE NO. 0-41-65

R. D. Steinmeyer  
MAYOR

Joan D. Terrell  
PRES. OF COUNCIL

J. H. Pamplin  
CLERK OF COUNCIL



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.

WILLIS W. WARD - PRES. TROY BOARD OF EDUCATION  
Mary E. Winner - CLERK  
Betty Murphy - WITNESS  
Shirley Jeffers - WITNESS

STATE OF OHIO, COUNTY OF MIAMI BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE TROY BOARD OF EDUCATION WILLIS W. WARD - PRESIDENT AND Mary E. Winner - CLERK 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 28 DAY OF September 1965.

Ruth Kalcuzak

NOTARY PUBLIC - MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES Dec. 2, 1966



APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 3rd DAY OF Nov. 1965

*Arthur D. Haddad*  
MIAMI COUNTY ENGINEER

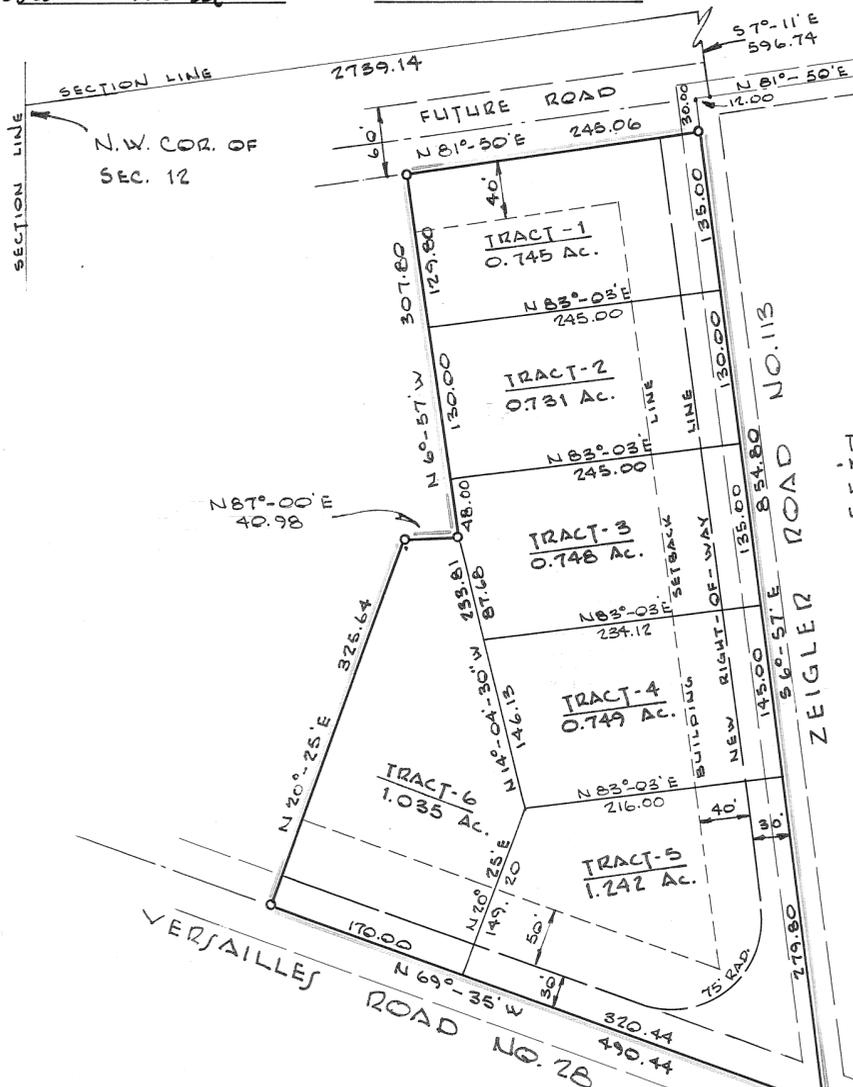
1316  
NUMBER

# PLEASANT VIEW ESTATES - SEC. 1

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

APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 3rd DAY OF Nov. 1965

*Arthur D. Haddad*  
*Robert E. Claxton*  
*Walter W. Booth*



**NOTE**  
THERE IS A SIX (6) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINE.

## DESCRIPTION

BEING A SUBDIVISION OF 5.250 ACRES OF A 105.636 ACRES TRACT CONVEYED TO EARL W. AND RUTH PITSTICK BY DEED RECORDED IN VOL. 249, PAGE 218, OF THE MIAMI COUNTY DEED RECORDS.

## DEDICATION

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

*Earl W. Pitstick* WITNESS  
*Ruth Pitstick* WITNESS  
EARL W. PITSTICK RUTH PITSTICK

## STATE OF OHIO, MIAMI COUNTY, SS;

BE IT REMEMBERED THAT ON THIS 20th DAY OF October, 1965, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EARL W. AND RUTH PITSTICK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES

*Edwin L. Liette*  
NOTARY PUBLIC, MIAMI COUNTY, OHIO

## PROTECTIVE COVENANTS

1. - ALL SANITARY DISPOSAL SYSTEMS IN THIS PLAT SHALL BE AEROBIC PROCESS, CAVITET OR EQUAL.
2. - 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.
3. - 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 STORY PLAN, 1400 SQ. FT. FOR A SPLIT-LEVEL DESIGN, AND 1000 SQ. FT. ON FIRST FLOOR OF A TWO STORY OR A ONE AND ONE-HALF STORY STRUCTURE.
4. - 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 RECORD PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN TWENTY (20) FEET TO ANY INTERIOR LOT LINE.
5. - NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
6. - 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.
7. - 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 FENCE MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
8. - 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.
9. - 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.
10. - NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY LOT IN THIS SUBDIVISION EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION OF BUILDINGS.
11. - 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. ADVERTIZING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE.
12. - NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSES.
13. - 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 OCTOBER 1, 1985, AT WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS.
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 ENFORCABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF PIQUA, OHIO, THIS 25 DAY OF Oct. 1965.

*E. N. Beach* CHAIRMAN  
*Robert Roth* SECRETARY  
*John R. Mangon*  
*George B. Sider*

APPROVED AND TRANSFERRED THIS 4th DAY OF November, 1965.

*Paul Harris*  
MIAMI COUNTY AUDITOR

FILE NUMBER 35382  
RECEIVED FOR RECORD 8:10 AM Nov. 4, 1965  
RECORDED IN PLAT BK. 9 PAGE 55  
FEE \$ 4.30

*Mary B. Austin*  
MIAMI COUNTY RECORDER  
by *Emily Mc Neal*, Deputy



*Daniel D. Turner*

PLAT OF 5.250 ACRES			
PLEASANT VIEW ESTATES - SEC. 1 MIAMI COUNTY - OHIO			
DANIEL D. TURNER & ASSOC. CIVIL ENGINEER SURVEYOR			
DATE OCT 1965	DRAWN BY:	SW.	SHEET NO.
FILE NO. 9-65-163	CHECKED BY:	D.T.	1/1
SCALE: 1" = 100'			

RECORDER'S PLAT BOOK 9 PAGE 56  
RECEIVED FOR RECORD THIS 10th DAY OF November AT 10:57 A.M.  
FILE NO. 35488 FEE \$4.30

Mary B. Luntin  
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 EXECUTION OF THIS PLAT

Thomas G. Kennedy Trustee  
Gladys M. Hannon Witness

STATE OF OHIO, COUNTY OF  
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR  
THOMAS G. KENNEDY, TRUSTEE, THE ABOVE SIGNED PARTIES WHO  
ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND  
DEED THIS 10th DAY OF NOVEMBER 1965.

Gladys M. Hannon  
Notary Public, MONTGOMERY COUNTY, OHIO  
My commission expires AUGUST 17, 1969.

APPROVED MIAMI COUNTY ENGINEER

Arthur D. Ladd  
DATE: 10 Nov 1965

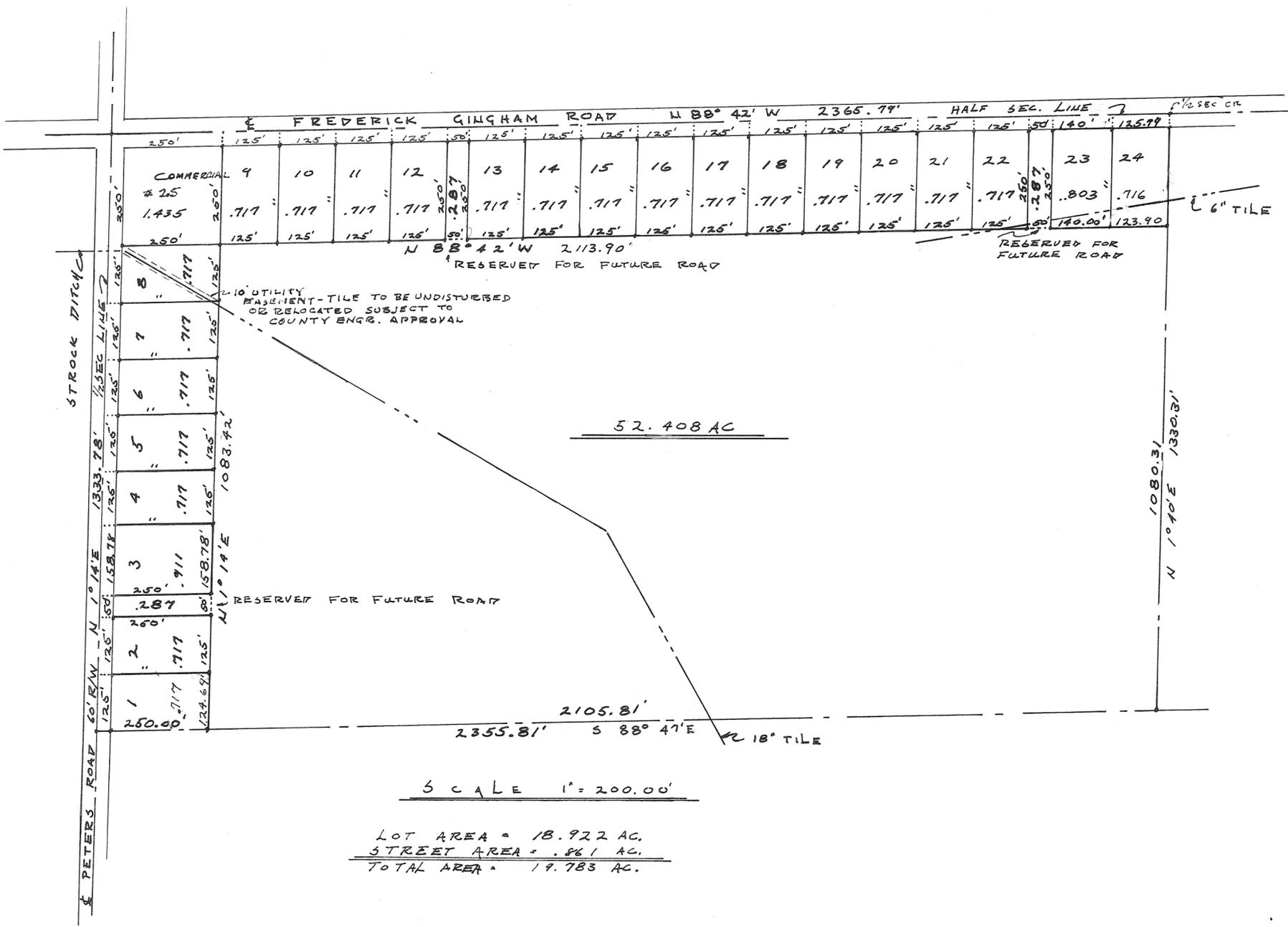
APPROVED MIAMI COUNTY PLANNING COMMISSION #1319

Luther Pike  
Robert Clawson  
DATE: 10 Nov 1965

APPROVED MIAMI COUNTY AUDITOR

Paul Harris  
DATE: 10 Nov 1965

SYLVANDALE SUBDIVISION No 1



SUBDIVISION FOR MR. PHILIP A. RODGERS  
5856 N. MAIN ST., DAYTON OHIO  
AND THOMAS G. KENNEDY, TRUSTEE



SYLVANDALE SUBDIVISION No 1

FILE NO 35488 VOL 9 PAGE 56A  
REC'D ON Nov. 10, 1965 AT 10:57 A M  
RECORDED ON \_\_\_\_\_ AT \_\_\_\_\_ M  
FEE \$4.30 Mary B. Quartin Recorder  
MIAMI COUNTY RECORDER PLAT RECORDS

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. EXCEPT FOR THE LOT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PETERS AND FREDERICK - GINGHAM ROADS WHICH IS RESERVED FOR COMMERCIAL USE.
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 LESS THAN 1,200.00 SQUARE FEET LIVING AREA NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES.
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. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERECTED OVER THE COUNTY DITCH OR STORM SEWER, LOCATION OF WHICH IS SHOWN APPROXIMATELY ON THE PLAT. SHOULD SUCH STORM SEWER BE ACCIDENTALLY DAMAGED IMMEDIATELY STEPS WILL BE TAKEN TO REPAIR SAME AND THE COUNTY ENGINEER'S OFFICE NOTIFIED.

5. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITION PARCELS FOR RESIDENTIAL PURPOSES.
  6. NOTHING SHALL 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. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVISE OF ANY KIND OTHER THAN A "FOR SALE" OR "FOR RENT" SIGN.
  9. 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.



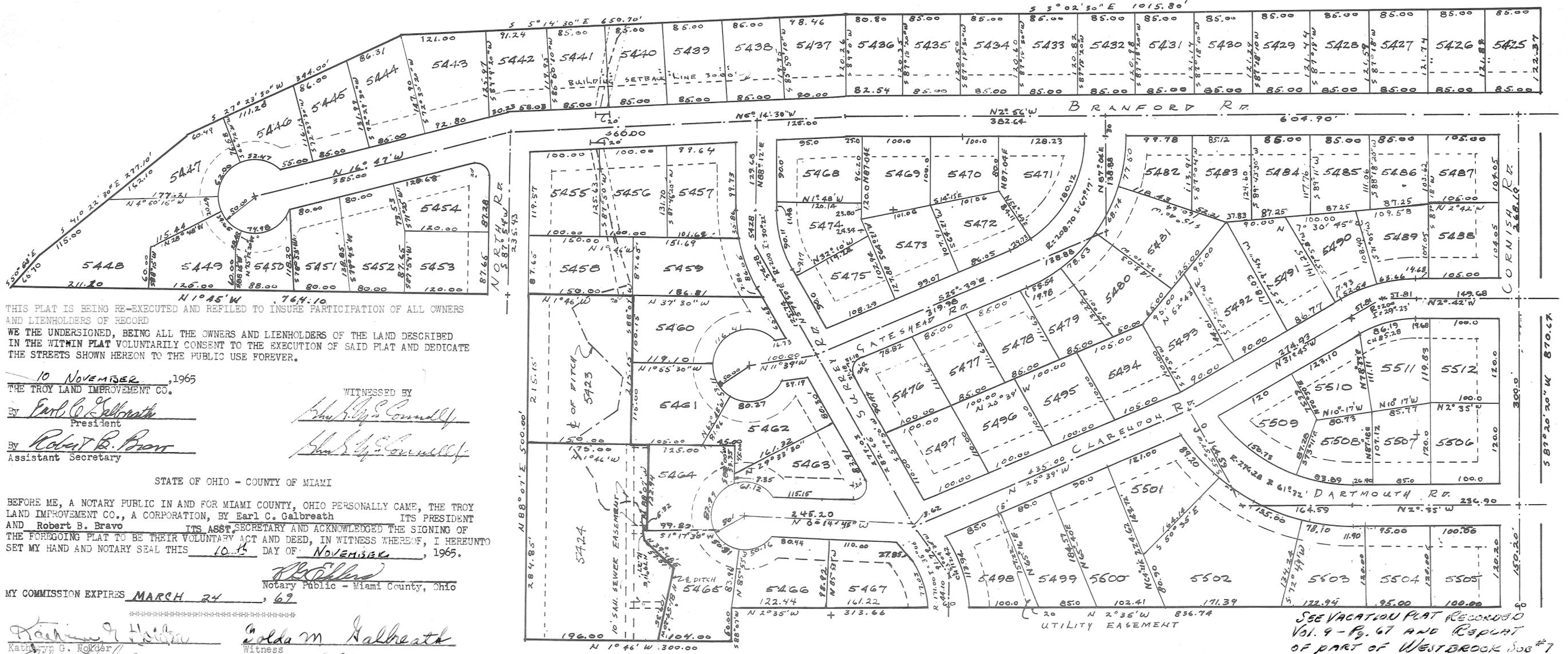
FILE NO. 35499 RECEIVED FOR RECORD  
AT 10:23 A.M. ON THIS 12th  
DAY OF November, 1965.  
PLAT BOOK 9 PLAT NO. 57

# WESTBROOK SUBDIVISION No-7

SCALE 1" = 100.00' (A REPLAT OF PLS of INLOT 5424 & OUTLOT 436)



Mary B. Stanton  
Miami County Recorder



THIS PLAT IS BEING RE-EXECUTED AND REFILED TO INSURE PARTICIPATION OF ALL OWNERS AND LIENHOLDERS OF RECORD  
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

10 NOVEMBER 1965  
THE TROY LAND IMPROVEMENT CO.  
By Earl C. Galbreath  
President  
By Robert B. Bravo  
Assistant Secretary

WITNESSED BY  
Shirley G. Connolly  
Shirley G. Connolly

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 Earl C. Galbreath ITS PRESIDENT AND Robert B. Bravo ITS ASST. SECRETARY AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND NOTARY SEAL THIS 10th DAY OF NOVEMBER, 1965.

MY COMMISSION EXPIRES MARCH 24, 67  
Notary Public - Miami County, Ohio

Kathryn G. Holder Witness  
Robert C. Holder Witness  
Golda M. Galbreath Witness  
Earl C. Galbreath Witness

STATE OF INDIANA - COUNTY OF MORGAN

BEFORE ME, A NOTARY PUBLIC IN AND FOR Indiana PERSONALLY CAME Robert C. Holder AND Kathryn G. Holder AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND NOTARY SEAL THIS 6 DAY OF Nov 1965.

Charles F. Quillen  
Notary Public Morgan County, Indiana  
27 February 1967  
My Commission Expires

Mark F. Hance Witness  
Rodney M. Thompson Witness  
N. Eunice Walter Thompson Witness  
Edward D. Kostic President  
Robert T. Dillits Asst. Secy  
Robert T. Dillits Asst. Secy  
W. Eugene Walker U. Pres.  
W. E. Eighon Asst. Treas.

Shirley G. Connolly Witness  
Shirley G. Connolly Witness  
Shirley G. Connolly Witness  
Shirley G. Connolly Witness  
Shirley G. Connolly Witness

THERE IS HEREBY DEDICATED A 5' UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES AND ADDITIONAL EASEMENTS WHERE SHOWN.

THE TWO LOTS FRONTING ON NORTH ROAD ON THE SOUTHEAST PART OF THIS PLAT AND NUMBERED 5423, 5424 ARE A PART OF THIS PLAT BUT ARE EXISTING LOTS AND ARE SHOWN HERON FOR PURPOSES OF ASSIGNING INLOT NUMBERS AND RECORDING EASEMENTS AS PREVIOUSLY AGREED UPON. THE DASH LINE MARKED CENTERLINE OF DITCH IS THE CENTER OF THE EXISTING CREEK AND STORM SEWER.

STATE OF OHIO COUNTY OF MIAMI

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME MARK F. HANCE, RODNEY M. THOMPSON, N. EUNICE WALTER THOMPSON, THE KOSTIC CONSTRUCTION CO. BY EDWARD D. KOSTIC ITS PRESIDENT, THE BORDER CITY SAVINGS & LOAN ASSN. BY ROBERT T. DILLITS ASST. SECY AND W. R. McASTROTH ITS U. PRES., THE FIRST TROY NATIONAL BANK & TRUST CO. BY W. E. FOLKER ITS U. PRES. AND SHARON W. DRINKS U. PRES., THE PEOPLES BUILDING & SAVINGS ASSN. BY J. R. PAUL ITS SECRETARY AND W. E. EIGHON ASST. TREAS. AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING RE-PLAT TO BE THEIR VOLUNTARY ACT AND DEED AND WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND NOTARY SEAL THIS 10th DAY OF NOVEMBER 1965.

MY COMMISSION ~~EXPIRES~~ HAS NO EXPIRE NOTARY PUBLIC MIAMI COUNTY, OHIO

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 24th DAY OF August, 1965 THIS PLAT WAS APPROVED.

James M. Minton President  
Rayl Clawson Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF SEPT, 1965, THIS PLAT WAS ACCEPTED BY ORDINANCE NO. 0-33-65.

Robert D. Steimmetz Mayor  
Edward Chaney Pres. of Council  
J. H. Jamieson Clerk of Council

SEE VACATION PLAT RECORDED Vol. 9 - Pg. 67 AND REPLAT OF PART OF WESTBROOK SUB #7 PLAT BOOK 9 Pg. 68

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE TRACTS AS SHOWN ON THIS PLAT, ON THIS 9th DAY OF September, 1965.  
Mary B. Stanton Recorder  
Emily M. Neal Dep.

Carl Harris Miami County Auditor  
SEE RELEASE OF R.O. OF WAY RECORDED IN Misc. BK 16 Pg. 355  
Mary B. Stanton Recorder  
Connie Stuebgen Dep.  
Nov. 16, 1966



Mary B. Keating  
Miami County RecorderWESTBROOK SUBDIVISION NO. 7  
RESTRICTIVE COVENANTS

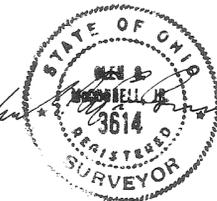
THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1985, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS, BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR PART.

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

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

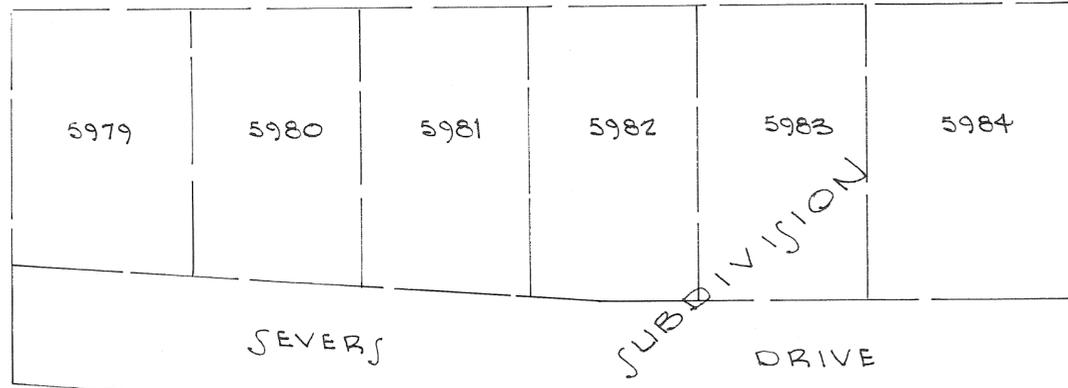
1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED 1 OR 2 FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS. NO OUTSIDE STAIRWAY WILL BE PERMITTED ON ANY STRUCTURE.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO RESIDENCE SHALL BE LOCATED NEARER THAN 8 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 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 UTILITIES.

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, 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.
5. NO DWELLING COSTING LESS THAN \$20,000.00 SHALL BE ERECTED ON ANY LOT IN THIS PLAT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 850 SQUARE FEET, IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE, NOR LESS THAN 720 SQUARE FEET IN THE CASE OF A TWO AND ONE-HALF STORY STRUCTURE.
6. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE.
7. NO PERMANENT SIGN OR BILLBOARD SHALL BE ERECTED ON ANY LOT IN THIS PLAT.
8. 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.



REPLAT OF PART OF O.L.122  
 PIQUA OHIO

REPLAT TOTAL 1.558 ACRES

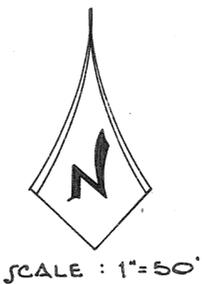


I, THE UNDERSIGNED, BEING THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON.

Gertrude W. Severs  
 GERTRUDE W. SEVER'S

BE IT REMEMBERED THAT ON THIS 3<sup>RD</sup> DAY OF NOV., 1965, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME GERTRUDE W. SEVER'S, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES June 26, 1967  
Paul W. Hannon  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO



AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 8 DAY OF NOV., 1965, THIS REPLAT WAS APPROVED.

John K. Mangano  
Robert R. Allen

Henry B. Shaw  
Phil W. Hannon

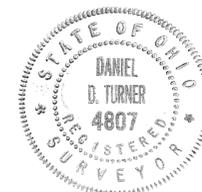
NOTE  
 LOTS HEREIN PLATTED ARE TO BE CONVEYED TO LOT OWNERS ADJACENT TO THE NORTH.

FILE NUMBER 35512  
 RECEIVED FOR RECORD 11:40 AM NOV. 12, 1965  
 TIME DATE  
 RECORDED IN PLAT BOOK 9 PAGE 58  
 FEE. \$ 4.00

Mary B. Swain  
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 12 DAY OF November, 1965.

Carl Davis by L. Shellenbarger  
 MIAMI COUNTY AUDITOR



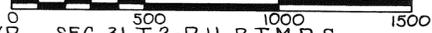
I HEREBY CERTIFY THIS REPLAT TO BE CORRECT.

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

REPLAT OF PT. OF O.L.122 FOR			
GERTRUDE W. SEVER'S PIQUA - OHIO			
DANIEL D. TURNER & ASSOC. CIVIL ENGINEER - SURVEYOR			
DATE Nov-1965	DRAWN BY:	SW.	SHEET NO
FILE NO	CHECKED BY:	PT.	1/1
SCALE 1" = 50'			

Mary B. Austin  
 MIAMI COUNTY RECORDER

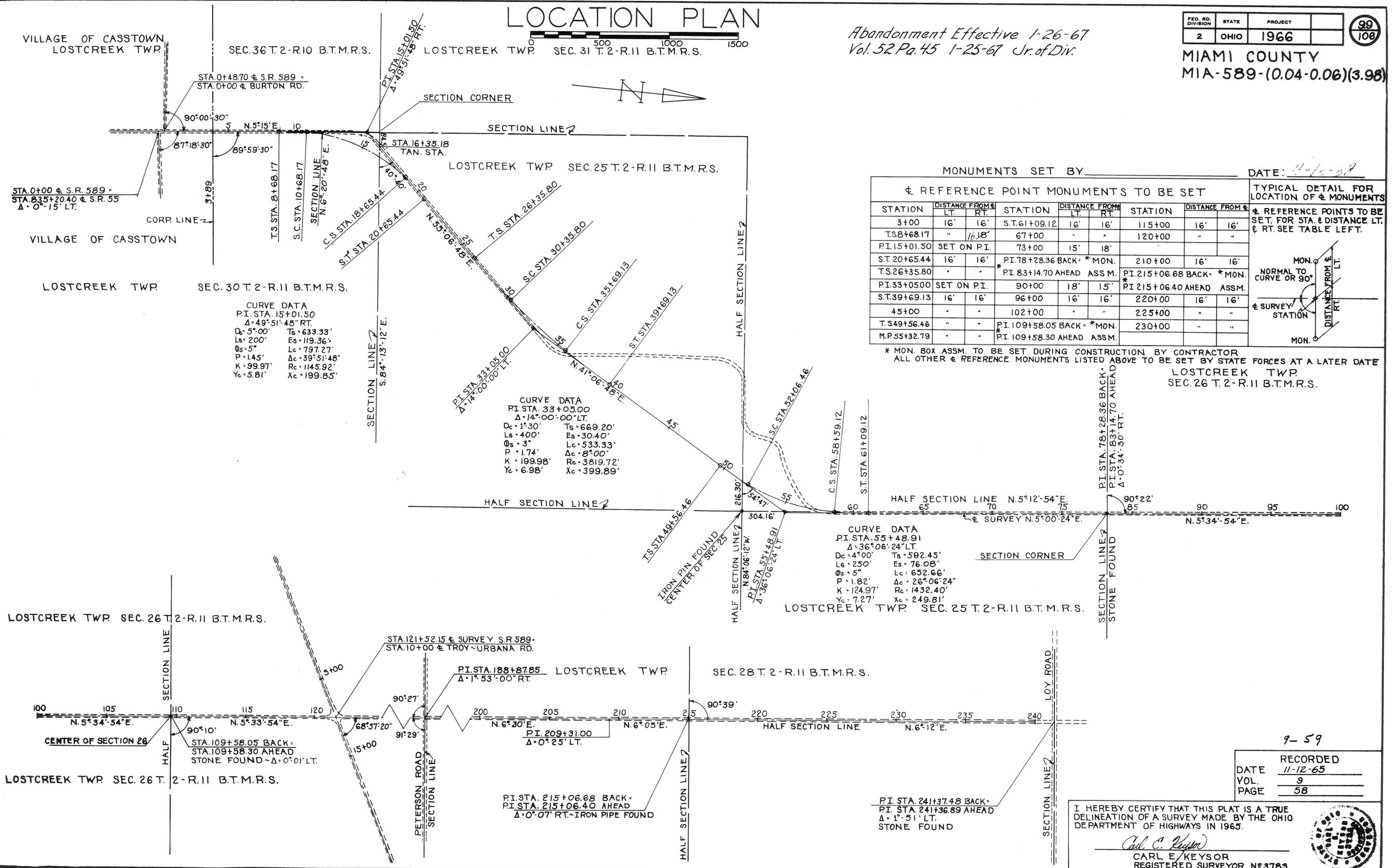
# LOCATION PLAN



Abandonment Effective 1-26-67  
 Vol. 52 Pa. 45 1-25-67 Jr. of Div.

FED. RD. DIVISION	STATE	PROJECT	99 108
2	OHIO	1966	

MIAMI COUNTY  
 MIA-589-(0.04-0.06)(3.98)



MONUMENTS SET BY \_\_\_\_\_ DATE: 11-12-65

€ REFERENCE POINT MONUMENTS TO BE SET								
STATION	DISTANCE FROM €		STATION	DISTANCE FROM €		STATION	DISTANCE FROM €	
	LT.	RT.		LT.	RT.		LT.	RT.
3+00	16'	16'	S.T. 61+09.12	16'	16'	115+00	16'	16'
T.S. 6+68.17	"	16.18'	67+00	"	"	120+00	"	"
P.I. 15+01.50	SET ON P.I.		73+00	15'	18'			
S.T. 20+65.44	16'	16'	* P.I. 78+28.36 BACK * MON.			210+00	16'	16'
T.S. 26+35.80	"	"	* P.I. 83+14.70 AHEAD ASS M.			* P.I. 215+06.68 BACK * MON.		
P.I. 33+05.00	SET ON P.I.		90+00	18'	15'	* P.I. 215+06.40 AHEAD ASS M.		
S.T. 39+69.13	16'	16'	96+00	16'	16'	220+00	16'	16'
45+00	"	"	102+00	"	"	225+00	"	"
T.S. 49+56.46	"	"	* P.I. 109+58.05 BACK * MON.			230+00	"	"
M.P. 55+32.79	"	"	* P.I. 109+58.30 AHEAD ASS M.					

\* MON. BOX ASSM. TO BE SET DURING CONSTRUCTION BY CONTRACTOR  
 ALL OTHER € REFERENCE MONUMENTS LISTED ABOVE TO BE SET BY STATE FORCES AT A LATER DATE  
 LOSTCREEK TWP  
 SEC. 26 T.2-R.11 B.T.M.R.S.

TYPICAL DETAIL FOR LOCATION OF € MONUMENTS  
 € REFERENCE POINTS TO BE SET FOR STA. & DISTANCE LT. & RT. SEE TABLE LEFT.

9-59

DATE	RECORDED
11-12-65	
VOL.	9
PAGE	58

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF HIGHWAYS IN 1965.

Carl E. Keysor  
 CARL E. KEYSOR  
 REGISTERED SURVEYOR N° 3783

# CAMELOT SUBDIVISION - SEC. 4

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

• MIAMI COUNTY • OHIO •

SECTION 3 ROAD ACREAGE = 0.243  
 SECTION 4 ROAD ACREAGE = 1.535  
 TOTAL ROAD ACREAGE = 1.778

## DESCRIPTION

BEING A SUBDIVISION OF 4.679 AC. OF A 60.521 AC. TRACT CONVEYED TO CAMELOT, INC. BY DEED RECORDED IN VOL. 380, PAGE 591 OF THE MIAMI COUNTY DEED RECORDS, AND A DEDICATION OF 0.243 AC. FOR KING ARTHUR DRIVE FROM STATE ROUTE NO. 185 FOR A DISTANCE OF 219.00 FT. TO THE NORTH PLAT LINE OF SECTION 4 AS SHOWN HEREON.

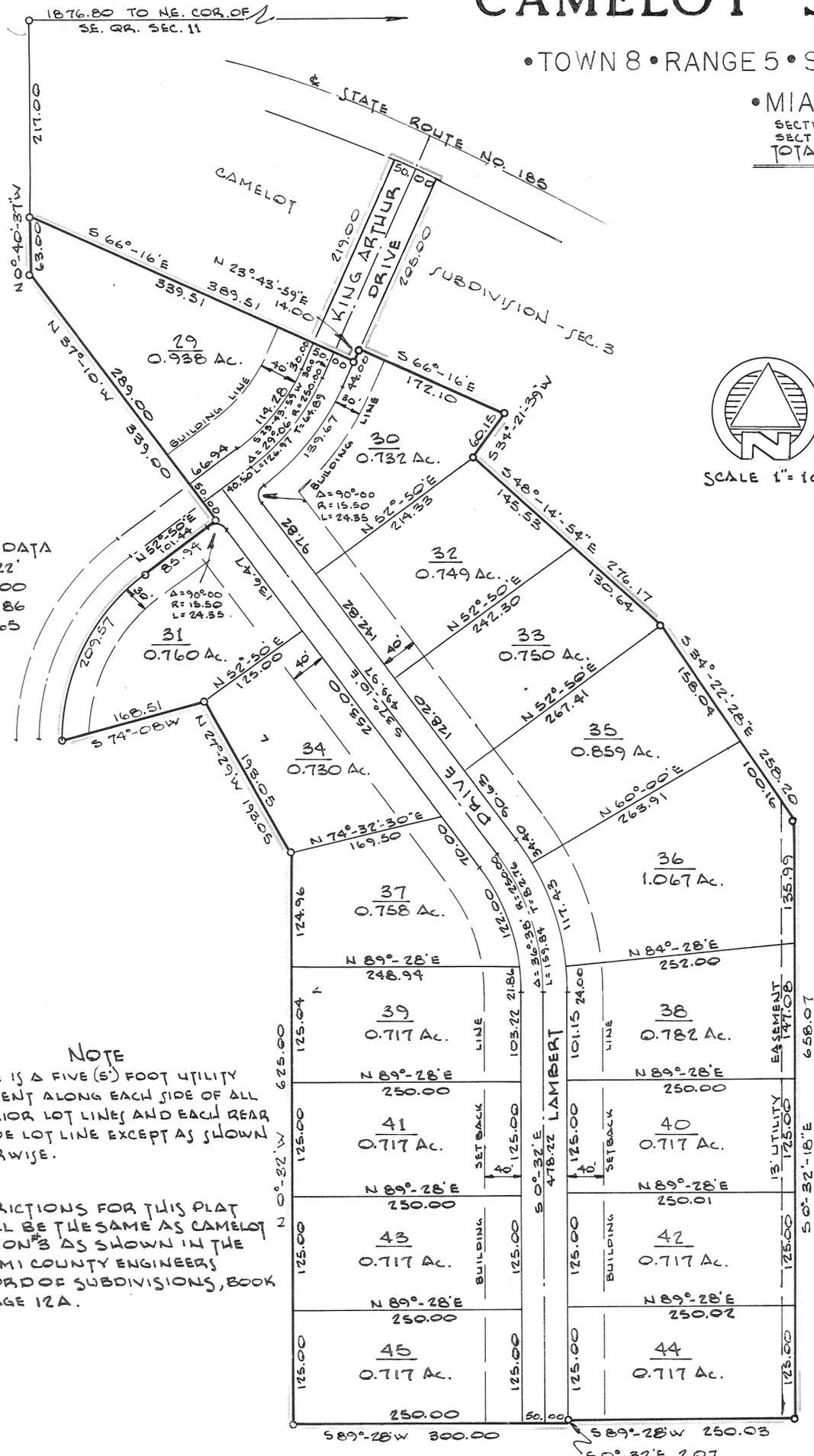
## DEDICATION

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, MAINTAINANCE, 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.



SCALE 1" = 100'

CLIQUE DATA  
 Δ = 53° 22'  
 R = 250.00  
 L = 232.86  
 T = 125.65



**NOTE**  
 THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINE EXCEPT AS SHOWN OTHERWISE.

RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS CAMELOT SECTION 3 AS SHOWN IN THE MIAMI COUNTY ENGINEERS RECORD OF SUBDIVISIONS, BOOK 9, PAGE 12A.

Robert M. Davis - as to ① & ② CAMELOT INC. ① BY Robert M. Davis  
 WITNESS Frederick D. Freed - as to all  
 WITNESS J. Richard Gaier  
Alice E. Alexander - as to ③ THIRD SAVINGS & LOAN CO. BY Samuel Heitzman  
 WITNESS Alice E. Alexander  
 WITNESS Samuel Heitzman  
Samuel Heitzman - as to ④  
 WITNESS Ellwood Henning  
Ellwood Henning - as to ⑤ ASSEMBLY OF GOD CHURCH BY Charles M. Jarvis  
 WITNESS Ellwood Henning  
 WITNESS Charles M. Jarvis

## STATE OF OHIO, MIAMI COUNTY: SS

BE IT REMEMBERED THAT ON THIS 8th DAY OF November, 1965, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CAMELOT INC. BY ITS PRESIDENT ROBERT M. DAVIS AND ITS SECRETARY J. RICHARD GAIER AND THE THIRD SAVINGS AND LOAN CO. BY ITS PRESIDENT SAMUEL HEITZMAN AND ITS SECRETARY ELLWOOD HENNING AND THE ASSEMBLY OF GOD CHURCH BY ITS PASTOR CHARLES M. JARVIS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES No expiration date.

Frederick D. Freed  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF Piqua, OHIO THIS 8 DAY OF Nov., 1965.  
John K. Mangon CHAIRMAN  
Robert Paehl SECRETARY

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19th DAY OF Nov., 1965  
Arthur O. Hasel  
Arthur O. Hasel 1323  
 MIAMI COUNTY ENGINEER NUMBER

APPROVED AND TRANSFERRED THIS 19 DAY OF Nov., 1965.  
Carl Davis by C. Scheibinger, Deputy  
 MIAMI COUNTY AUDITOR

FILE NUMBER. 35662  
 RECEIVED FOR RECORD 9:06 A.M. Nov. 19, 1965.  
 TIME DATE  
 RECORDED IN PLAT BOOK NO. 9 PAGE 60  
 FEE \$4.30  
Mary B. Justin  
 MIAMI COUNTY RECORDER

APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 19th DAY OF Nov., 1965.  
Arthur O. Hasel Arthur O. Hasel  
Arthur O. Hasel 1323  
 MIAMI CO. ENGR. NUMBER



Daniel D. Turner

PLAT OF 14.679 ACRES			
CAMELOT SUBDIVISION-SEC. 4 MIAMI COUNTY - OHIO			
DANIEL D. TURNER & ASSOC. CIVIL ENGINEER - SURVEYOR.			
DATE SEPT. 1965 FILE NO.	DRAWN BY: CHECKED BY:	BY: D.T.	SHEET NO. 1 OF 2
SCALE: 1" = 100'			

**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. - TROY, OHIO

Robert A. Rudy PRESIDENT  
Grace A. Rudy SECRETARY  
Louise C. Grinnell WITNESS  
Jayce A. Kirach WITNESS

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.

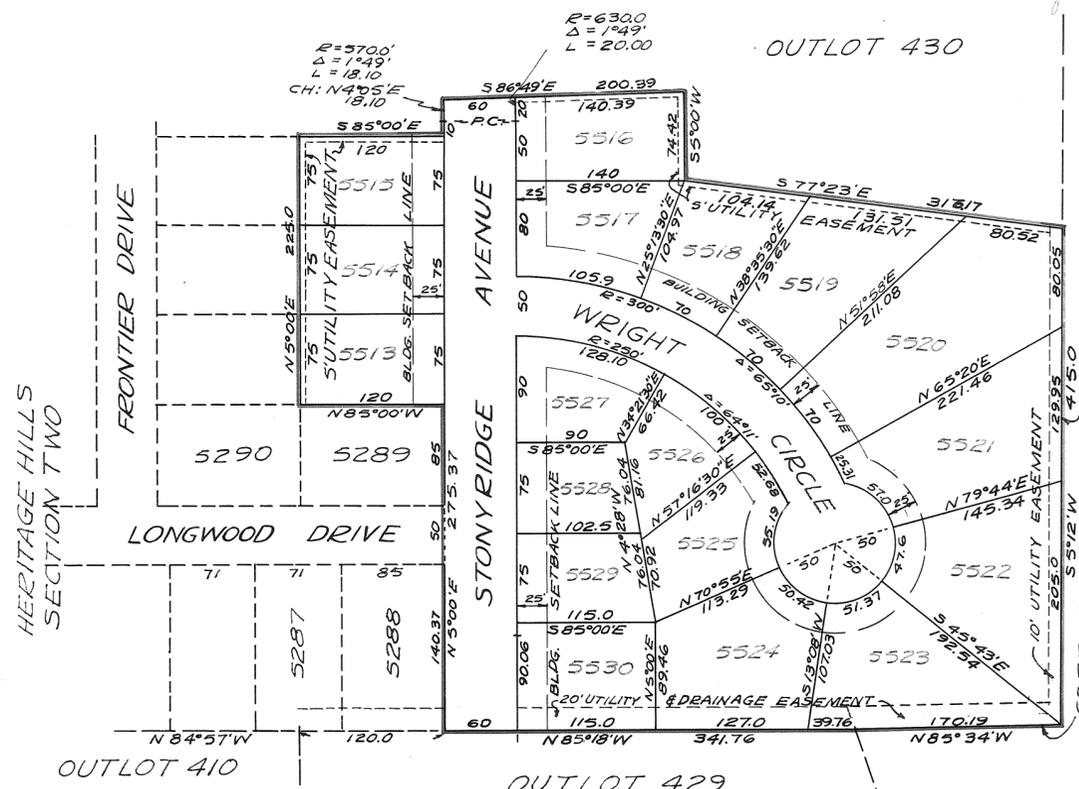
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 8th DAY OF OCTOBER 1965.

John E. Fulker  
 JOHN E. FULKER, NOTARY PUBLIC  
 MY COMMISSION HAS NO EXPIRATION DATE

**HERITAGE HILLS - SECTION FOUR**  
 REPLATTED SUBDIVISION OF 5.080 ACRES OF OUTLOT 430  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 SCALE: 1" = 100'

PLAT BOOK 9 PAGE 61  
 MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 21st DAY OF DECEMBER 1965 AT 9:50 A.M. FILE NO. 36368 FEE \$4.30

Mary B. Gustine  
 MIAMI COUNTY RECORDER  
 by Emily McNeal, Deputy



NOTE: RESTRICTIVE COVENANTS FOR THIS REPLAT SHALL BE THE SAME AS RESTRICTIVE COVENANTS FOR HERITAGE HILLS - SECTION ONE (PLAT BOOK 8; PAGE 143)

5' UTILITY EASEMENTS ARE ESTABLISHED ADJACENT TO ALL INTERIOR PROPERTY LINES IN ADDITION TO EASEMENTS SHOWN HEREON.

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 26 DAY OF October 1965, THIS REPLAT WAS APPROVED.

John A. ... PRESIDENT  
Hazel Clawson SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20 DAY OF December 1965, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-45-65

R. H. Steinmet MAYOR  
Edmond ... PRES. OF COUNCIL  
J. J. ... CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 21st DAY OF December 1965

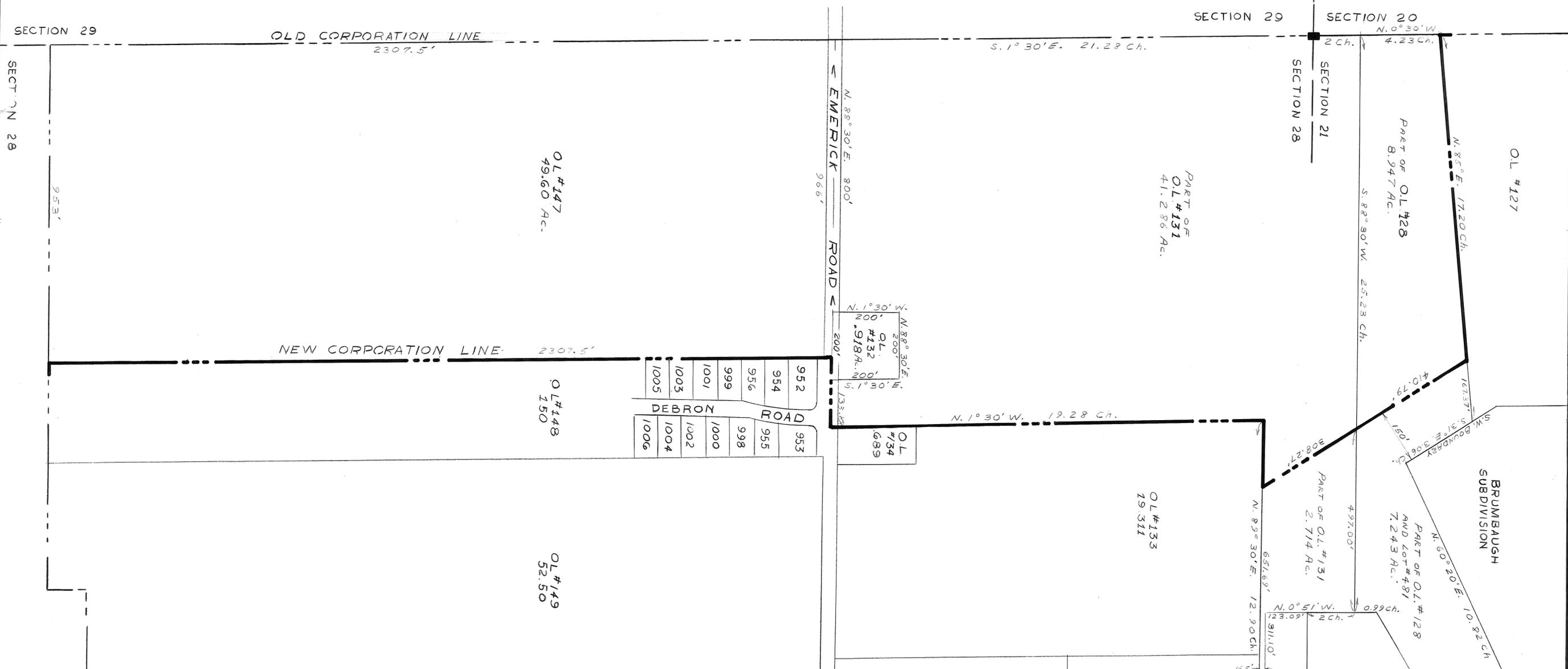
Lois Davis by ... Deputy  
 MIAMI COUNTY AUDITOR

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



SEPT. 24, 1965



APPROVED BY WEST MILTON COUNCIL, OCT. 5, 1965  
ORDINANCE NO. 1040.

APPROVED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
DECEMBER 22, 1965, AS RECORDED IN THEIR JOURNAL  
NO. 38, PAGE 464.

Luther Pike  
Dwight Clawson  
Walter W. ...  
BOARD OF MIAMI COUNTY COMMISSIONERS

CERTIFIED BY MIAMI COUNTY AUDITOR:  
Carl Harris DATE 12/27/65

PLAT BOOK 9 PAGE NO. 62  
MIAMI COUNTY RECORDERS PLAT RECORDS  
RECEIVED FOR RECORD THIS 28<sup>th</sup> DAY  
OF December 1965 AT 1:35 P.M.  
FILE NUMBER 36499

Mary B. Dunstine  
MIAMI COUNTY RECORDER  
by Emily Mc Neal, Deputy

DAUM & OELSLAGER  
DETACHMENT  
WEST MILTON, OHIO  
JAMES R. AHART & ASSOCIATES  
CONSULTING ENGINEERS  
COMPUTER SERVICES  
DAYTON, OHIO  
SCALE 1"=200'  
DATE 9-21-65  
BY Philip C. Brown  
OHIO PLAT STRATION NO. 5057

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

IN THE MATTER OF DETACHMENT OF TERRITORY FROM THE VILLAGE OF WEST MILTON AND ANNEXATION TO UNION TOWNSHIP:

Alfred E. Daum, et al, Petitioners

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached PETITION, the accompanying PLAT MAP, the copy of ORDINANCE NO. 1040 passed by the West Milton Council, and the CERTIFICATION of the Clerk of the West Milton Council, are the originals of same filed with the Board of Miami County Commissioners.

I further certify that the copy of Resolution, "DETACHMENT OF TERRITORY IN THE VILLAGE OF WEST MILTON, AND ANNEXATION TO TOWNSHIP OF UNION, MIAMI COUNTY, OHIO" is a true and correct copy of such action taken by the Board in the matter on December 22, 1965, as recorded in their Journal No. 38, Page 464.

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

Petition by Inhabitants of  
Territory for Detachment from  
the Village of West Milton

To the Board of County Commissioners  
of Miami County, Ohio:

The undersigned, being a majority of the freeholder electors owning land in the following described territory in the Village of West Milton, County of Miami and State of Ohio, to-wit:

Situate in the Village of West Milton, County of Miami, and State of Ohio, and being a part of the west half of Section 28, Town 6, Range 5, East: beginning at a point in the center of the Emerick Road on the east line of the right of way of the old C.H. & D. Railroad which is six and one half (6½) feet east of the section line and 3727.5 feet north of the southwest corner of said section; thence east with the center of the road nine hundred sixty six (966) feet; thence south at right angles 2307.5 feet; thence west at right angles 953 feet to a point on the east line of the right of way of said railroad and 48 feet east of the section line; thence north with the right of way of said railroad 2307.5 feet to the place of beginning, containing 49.6 acres more or less, but subject to legal highways.

AND

Situate in the Village of West Milton, County of Miami, and State of Ohio, to-wit: being a part of Section 21, and Section 28, Town 6, Range 5, East: beginning at the Northwest corner of Section 28, Town 6, Range 5, East; thence South 1 degree 30' 21.28 chains with Section line to a stone; thence North 88 degrees 30' East parallel with Section line 800 feet to an iron pipe, thence North 1 degree 30' West 200 feet parallel with West line of Section to an iron pipe thence North 88 degrees 30' East parallel with Section line 200 feet, thence South 1 degree 30' East 200 feet to an iron pin, thence North 88 degrees 30' East 133.88 feet to an iron pipe; thence North 1 degree 30' West 19.28 chains parallel with the West line of Section to an iron pipe on South side of lane. Thence North 89 degrees 30' East 12.90 chains to an iron pipe. Thence North 16.5 feet to an iron pipe, thence South 89 degrees 42' West along the North side of a 16.5 feet lane 311.10 feet to an iron pin, said iron pin being 16.5 feet North of an iron pin on the South line of Outlot No. 131; thence North 0 degrees 51' West 123.09 feet to an iron pin, on North Section line; thence North 2 chains to a stone; thence South 88 degrees 30' West 25.23 chains parallel with Section line to a stone on West line of Section 21; thence South with Section line 2.00 chains to the place of beginning containing 44 acres more or less, and also being a part of Outlot No. 131 of the Village of West Milton. Excepting therefrom the following described parcel, viz: All of the land that lays to the East of the following described line, viz: From the N.E. corner of Outlot 131, said point being the S.E. corner of Outlot 128 of the Village of West Milton, Ohio; thence Westerly along the North boundary of Outlot 131, 497.00 ft. to a point, said point being the point of beginning thence Southeasterly, 308.27 ft. on a line parallel to the S.W. boundary line of Brumbaugh Subdivision as recorded in Volume 9, Page 119, of the Miami County plat records, said boundary line being the rear line of lots 45 and 46 of said Brumbaugh Subdivision, to a point in the South boundary of Outlot 131, said point being a distance of 651.69 ft. from the S.E. corner of Outlot 131, said point being the point of ending. Said exception contains 2.714 acres, more or less, leaving 41.286 acres, more or less, of Outlot 131 to be detached.

AND

Situate in the village of West Milton, County of Miami, and State of Ohio, and being a part of the Southwest Quarter of Section 21, Town 6, Range 5, East; beginning at an iron pin on the West line of said Quarter Section, 2.00 chains North of Southwest corner of Section 21 thence continuing along the said west line of the Section North 0 degrees 30' West 4.23 chains to an iron pipe; thence North 85 degrees 0 minute East 17.20 chains to an iron pipe; thence South 31 degrees 00' East 3.06 chains to an iron pin; thence North 60 degrees 20' East 10.82 chains to an iron pipe; thence North 46 degrees 50' East 7.80 chains to the centerline of the right of way of the Dayton-Covington Traction line, now abandoned, thence South 17 degrees 30' East 5.04 chains with the centerline of said abandoned traction line; thence South 57 degrees 45' West 12.42 chains to an iron pin; thence South 0.99 chains to a stone; thence South 89 degrees 00' West 25.30 chains to the place of beginning, containing 16.19 acres, more or less, and being also described as Lot No. 128 and Lot No. 481 of the Village of West Milton. Excepting therefrom the following described parcel, viz: All of the land that lays to the East of the following described line, viz: From the S.E. corner of Outlot 128, said point being the N.E. corner of Outlot 131; thence Westerly along the South boundary of Outlot 128, 497.00 ft. to a point, said point being the point of beginning; thence Northwesterly, 410.79 ft. on a line 150 ft. from and parallel to said S.W. boundary line of said Brumbaugh Subdivision, to a point in the North boundary of Outlot 128, said point being a distance of 167.37 ft. from the N.E. corner of Outlot 128, said point being the point of ending. Said exception contains 7.243 acres, more or less, leaving 8.947 acres, more or less, of Outlot 128 to be detached.

AND

Situate in the Village of West Milton, County of Miami, and State of Ohio, and being a part of Section 28, Town 6, Range 5, East; thence South 1 degree 30' 21.28 chains with Section line, to a stone, thence North 88 degrees 30' East parallel with North Section line 800 feet to an iron pipe or place of beginning, thence North 1 degree 30' West 200 feet parallel with west line of Section to an iron pipe, thence North 88 degrees 30' East 200 feet to an iron pin, thence South 1 degree 30' East, 200 feet to an iron pin, thence South 88 degrees 30' West 200 feet to the place of beginning containing .918 acres, more or less, and also known as Lot No. 132 of the Village of West Milton. Beginning at the Northwest corner of Section 28, Town 6, Range 5, East respectfully petition that said property be detached from the Village of West Milton, Miami County, Ohio, and made a part of Union Township, Miami County, Ohio;

An accurate map of said territory and a certified copy of a Resolution of the Village Council of the Village of West Milton assenting to said detachment, have been forwarded and are made a part of this Petition as though fully incorporated herein.

The undersigned further designates Clifton E. Plattenburg, Jr. and/or M. Edward Kuhns to act as agent for them in such proceedings.

Alfred E. Daum  
Alfred E. Daum  
Clara G. Daum  
Clara G. Daum  
Alfred G. Daum  
Alfred G. Daum

## RECORD OF ORDINANCES

Ordinance No. 1040 Passed Oct. 5 1965  
BY Mrs. Stout

ORDINANCE ASSENTING TO DETACHMENT OF CERTAIN TERRITORY IN THE VILLAGE OF WEST MILTON AND THE ATTACHMENT TO UNION TOWNSHIP.

WHEREAS, a petition has been presented to the Council, signed by a majority of the freeholder electors, requesting that the premises described therein be detached from the Village of West Milton, Miami County, Ohio.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of West Milton, Ohio:

Section 1. That the application of Alfred G. Daum et al for the detachment of the following described territory from the Village of West Milton, Miami County, Ohio, to-wit:

Situate in the Village of West Milton, County of Miami, and State of Ohio, and being a part of the west half of Section 28, Town 6, Range 5, East: beginning at a point in the center of the Emerick Road on the east line of the right of way of the old C.H. & D. Railroad which is six and one half (6½) feet east of the section line and 3727.5 feet north of the southwest corner of said section; thence east with the center of the road nine hundred sixty six (966) feet; thence south at right angles 2307.5 feet; thence west at right angles 953 feet to a point on the east line of the right of way of said railroad and 48 feet east of the section line; thence north with the right of way of said railroad 2307.5 feet to the place of beginning, containing 49.6 acres more or less, but subject to legal highways.

AND

Situate in the Village of West Milton, County of Miami, and State of Ohio, to wit: being a part of Section 21, and Section 28, Town 6, Range 5, East: beginning at the Northwest corner of Section 28, Town 6, Range 5, East: thence South 1 degree 30' 21.28 chains with Section line to a stone; thence North 88 degrees 30' East parallel with Section line 800 feet to an iron pipe, thence North 1 degree 30' West 200 feet parallel with West line of Section to an iron pipe thence North 88 degrees 30' East parallel with Section line 200 feet, thence South 1 degree 30' East 200 feet to an iron pin, thence North 88 degrees 30' East 133.88 feet to an iron pipe; thence North 1 degree 30' West 19.28 chains parallel with the West line of Section to an iron pipe on South side of lane. Thence North 89 degrees 30' East 12.90 chains to an iron pipe. Thence North 16.5 feet to an iron pipe, thence South 89 degrees 42' West along the North side of a 16.5 feet lane 311.10 feet to an iron pin, said iron pin being 16.5 feet North of an iron pin on the South line of Outlot No. 131; thence North 0 degrees 51' West 123.09 feet to an iron pin, on North Section line; thence North 2 chains to a stone; thence South 88 degrees 30' West 25.23 chains parallel with Section line to a stone on West line of Section 21; thence South with Section line 2.00 chains to the place of beginning containing 44 acres more or less, and also being a part of Outlot No. 131 of the Village of West Milton. Excepting therefrom the following described parcel, viz: All of the land that lays to the East of the following described line, viz: From the N. E. corner of Outlot 131, said point being the S.E. corner of Outlot 128 of the Village of West Milton, Ohio; thence Westerly along the North boundary of Outlot 131, 497.00 ft. to a point, said point being the point of beginning thence Southeasterly, 308.27 ft on a line parallel to the S.W. boundary line of Brumbaugh Subdivision as recorded in Volume 9, Page 119, of the Miami County plat records, said boundary line being the rear line of lots 45 and 46 of said Brumbaugh Subdivision, to a point in the South boundary of Outlot 131, said point being a distance of 651.69 ft from the S.E. corner of Outlot 131, said point being the point of ending. Said exception contains 2.714 acres, more or less, leaving 41.286 acres, more or less, of Outlot 131 to be detached.

AND

Situate in the Village of West Milton, County of Miami, and State of Ohio, and being a part of the Southwest Quarter of Section 21, Town 6, Range 5, East; beginning at an iron pin on the West line of said Quarter Section, 2.00 chains North of Southwest corner of Section 21 thence continuing along the said west line of the Section North 0 degree 30' West 4.23 chains to an iron pipe; thence North 85 degrees 0' East 17.20 chains to an iron pipe; thence South 31 degrees 00' East 3.06 chains to an iron pin; thence North 60 degrees 20' East 10.82 chains to an iron pipe; thence North 46 degrees 50' East 7.80 chains to the centerline of the right of way of the Dayton-Covington Traction line, now abandoned, thence South 17 degrees 30' East 5.04 chains with the centerline of said abandoned traction line; thence South 57 degrees 45' West 12.42 chains to an iron pin; thence South 0.99 chains to a stone; thence South 89 degrees 00' West 25.30 chains to the place of beginning, containing 16.19 acres, more or less, and being also described as Lot No. 128 and Lot No. 481 of the Village of West Milton. Excepting therefrom the following described parcel, viz: All of the land that lays to the East of the following described line, viz: From the S.E. corner of Outlot 128, said point being the N.E. corner of Outlot 131; thence Westerly along the South boundary of Outlot 128, 497.00 ft. to a point, said point being the point of beginning; thence Northwesterly, 410.79 ft. on a line 150 ft. from and parallel to said S.W. boundary line of said Brumbaugh Subdivision, to a point in the North boundary of Outlot 128, said point being a distance of 167.37 ft. from the N.E. corner of Outlot 128, said point being the point of ending. Said exception contains 7.243 acres, more or less, leaving 8.947 acres, more or less, of Outlot 128 to be detached.

AND

Situate in the Village of West Milton, County of Miami and State of Ohio, and being a part of Section 28, Town 6, Range 5, East: Beginning at the Northwest corner of Section 28, Town 6, Range 5, East thence South 1 degree 30' 21.28 chains with Section line, to a stone, thence North 88 degrees 30' East parallel with North Section line 800 feet to an iron pipe or place of beginning, thence North 1 degree 30' West 200 feet parallel with west line of Section to an iron pipe, thence North 88 degrees 30' East 200 feet to an iron pin, thence South 1 degree 30' East, 200 feet to an iron pin, thence South 88 degrees 30' West 200 feet to the place of beginning containing .918 acres, more or less, and also known as Lot No. 132 of the Village of West Milton.

Received: December 28, 1965  
Recorded: December 28, 1965  
Receiving Time: 1:35 P.M.  
Plat Number: 36499  
Proceedings Number: 36499  
Plat Fee: No fee  
Proceedings Fee: No fee  
Mary B. Gustin, Recorder

an accurate map of which territory, together with the petition for its detachment have been presented to Council of the Village of West Milton, be and is hereby assented to and granted.

Allen Y. Stump, Deputy  
Plat Book 9, Pages 62-A & 62-B

Section 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

PASSED this 5 day of <sup>October</sup> ~~September~~, 1965.

W.G. O'Callaghan  
Mayor

ATTEST:

Georgia Lyons  
Clerk

VILLAGE OF WEST MILTON, OHIO

\* \* \*

CERTIFICATE

I, Georgia Lyons, Clerk of Council of the Village of West Milton, do hereby certify that the attached is a true copy of Otf. 1040, on record in this office.

Georgia Lyons, Clerk.

S  
E  
A  
L

Wednesday, December 22, 1965

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, December 20, 1965.

The meeting was called to order by the President of the Board with the following members attending.

The minutes of the previous meeting held on Monday, December 20, 1965, were read and approved.

DETACHMENT OF TERRITORY IN THE VILLAGE OF WEST MILTON AND  
ANNEXATION TO TOWNSHIP OF UNION, MIAMI COUNTY, OHIO

Alfred E. Daum, et al, Petitioners

Section 709.38 R.C.

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

WHEREAS, a petition signed by a majority of the freeholder electors has been filed with the Board of Miami County Commissioners requesting that certain territory, being 100 acres, more or less, as described in such petition and as shown on the accompanying plat map be detached from the Village of West Milton, and added to the Township of Union, Miami County, Ohio, and

Ohio  
WHEREAS, on October 5, 1965, the Council of the Village of West Milton, Ohio, gave assent to such detachment by Ordinance No. 1040, copy of which was filed by the petitioners, together with the Clerk's Certification of its accuracy, and

WHEREAS, it has been ascertained by the Board of Miami County Commissioners that the Village of West Milton has no general bond indebtedness which will affect the taxation of the property described in the territory desired to be detached, therefore be it

RESOLVED, by the Board of Miami County Commissioners:

1. That the territory described in the petition, and on the accompanying map, located in the Village of West Milton, be and it is hereby detached to become annexed to the contiguous Township of Union, Miami County, Ohio.
2. That the total tax valuation of \$27,040.00 be deducted from the valuation of the Village of West Milton, in the following amounts for each tract of land being detached:

O. L. 128, Alfred G. & Edna G. Daum,	\$730.00
O.L. 131, Edna G. Daum	9190.00
O. L. 132, Alfred E. & Clara Daum,	8960.00
O. L. 147, Ralph E. Lambert	8160.00

3. That beginning with the tax duplicate of 1966, real estate taxes as stated above be computed at the established rate for the Township of Union, Miami County, Ohio.

And further be it

RESOLVED, that the petition, accompanying map, ordinance of the Village of West Milton, Certification, and order of the Board of Miami County Commissioners be recorded in the plat book in the office of the Miami County Recorder, and that a copy of such transcript be sent to the Village of West Milton, Ohio.

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

\* \* \* \* \*





SCALE 1" = 100'

MILTON-CARLISLE RD.

NASHVILLE RD.

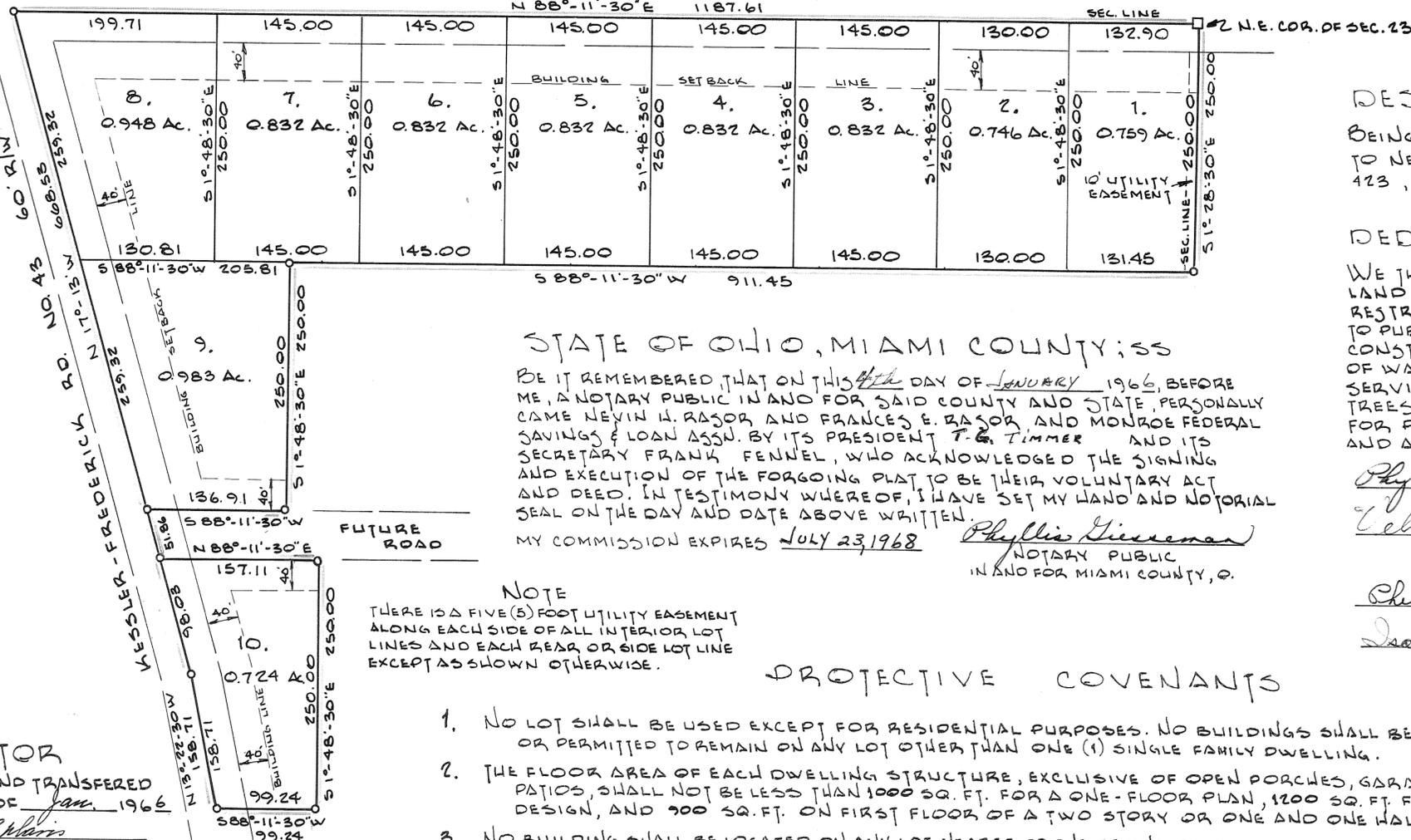
NO. 198

STATE ROUTE NO. 571 60' R/W

# FARMVIEW ACRES SUBDIVISION-SEC. 1

• TOWN 6 • RANGE 5 • SECTION 23 • UNION TOWNSHIP •  
• MIAMI COUNTY • OHIO •

BOOK 9 PAGE 64  
MIAMI COUNTY RECORDERS  
RECORD OF RECORDED PLATS.



## DESCRIPTION

BEING A SUBDIVISION OF 8.320 ACRES OF A 45.801 ACRE TRACT CONVEYED TO NEVIN H. RASOR AND FRANCES E. RASOR BY DEED RECORDED IN VOL. 423, PAGE 386, 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.

Phyllis Gieseeman  
WITNESS  
Velma J. Smith  
WITNESS

Nevin H. Rasor  
NEVIN H. RASOR  
Frances E. Rasor  
FRANCES E. RASOR

Philip A. Macy  
WITNESS  
Isabel J. Johnson  
WITNESS

MONROE FEDERAL SAVINGS & LOAN ASSN.  
T. G. Timmer  
PRESIDENT  
Frank Fennel  
SECRETARY - FRANK FENNEL

## STATE OF OHIO, MIAMI COUNTY; SS

BE IT REMEMBERED THAT ON THIS 7th DAY OF JANUARY 1966, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NEVIN H. RASOR AND FRANCES E. RASOR, AND MONROE FEDERAL SAVINGS & LOAN ASSN. BY ITS PRESIDENT T. G. TIMMER AND ITS SECRETARY FRANK FENNEL, 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 JULY 23, 1968

Phyllis Gieseeman  
NOTARY PUBLIC  
IN AND FOR MIAMI COUNTY, O.

**NOTE**  
THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINE EXCEPT AS SHOWN OTHERWISE.

## PROTECTIVE COVENANTS

1. 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. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1000 SQ. FT. FOR A ONE-FLOOR PLAN, 1200 SQ. FT. FOR A SPLIT-LEVEL DESIGN, AND 900 SQ. FT. ON FIRST FLOOR OF A TWO STORY OR ONE AND ONE HALF STORY STRUCTURE.
3. 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 FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
4. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
5. 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. ANY FENCING OR HEDGES THAT BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE ANY 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.
7. 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 DEVELOPER BEFORE CONSTRUCTION MAY BEGIN.

## PLANNING COMMISSION

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 7th DAY OF JAN 1966

Robert Clawson  
Walter W. Bond  
Luther Pike  
Arthur D. Haddad  
MIAMI COUNTY ENGINEER  
No. 1340

## COUNTY COMMISSIONERS

APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 7th DAY OF JAN 1966

Robert Clawson  
Walter W. Bond  
Luther Pike  
Arthur D. Haddad  
MIAMI COUNTY ENGINEER

**AUDITOR**  
APPROVED AND TRANSFERRED  
THIS 7th DAY OF JAN 1966  
Paul Klein  
MIAMI COUNTY AUDITOR

**RECORDER**  
FILE NUMBER 36663  
RECEIVED FOR RECORD 1-7-66 2:30 PM.  
RECORDED IN PLAT BK. 9 P. 64  
FEE \$ 4.30  
Mary B. Austin, Recorder by Dora Whitmer,  
MIAMI COUNTY RECORDER Deputy

8. 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.
9. NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY PREMISES EXCEPT DURING THE ACTIVE PERIOD ON CONSTRUCTION OF BUILDINGS.
10. 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. ADVERTIZING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE.
11. NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
12. 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 PERSONS CLAIMING UNDER THEM UNTIL JANUARY, 1986, 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.
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. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANOR, ITS SUCCESSORS AND ASSIGNS.
15. THESE RESTRICTIONS SHALL APPLY IN FULL TO ALL LOTS HEREIN PLATTED, EXCEPT THAT THE EXISTING BUILDINGS ON LOT 8 SHALL BE EXEMPT FROM RESTRICTIONS NO. 2 AND NO. 3.

Daniel D. Turner  
DANIEL D. TURNER



PLAT OF 8.320 ACRES FARMVIEW ACRES - MIAMI COUNTY, O		
DANIEL D. TURNER, ASSOC. CIVIL ENGINEER SURVEYOR		
DATE DEC. 1965	DRAWN BY:	SW. SHEET NO.
FILE NO. 11-65-203	CHECKED BY:	O.T. 1/1
SCALE: 1" = 100'		

SECTION 29, TOWN 8 N, RANGE 5 E  
 NEWBERRY TWP. MIAMI COUNTY  
 VILLAGE OF COVINGTON OUTLOT 43

PLAT BOOK 9 PAGE 65  
 MIAMI COUNTY RECORDERS  
 PLAT RECORDS

Received For Record This 11<sup>th</sup> Day  
 of Jan., 1966 at 9:42 A.M.  
 FILE NO 36708 FEE \$4.30  
 MIAMI COUNTY RECORDER  
 Mary B. Austin  
 by Emily M. Neal, Deputy

EASEMENTS & FUTURE STREETS

We, the undersigned, being all the owners and lien holders of the lands shown herein platted, do hereby voluntarily consent to the execution of the said plat and to grant the utility easements as shown hereon to the public use forever. Further, we agree to reserve for future dedication the streets as shown hereon and to permit the installation of public utilities over said reserved areas.

THE CITIZENS NATIONAL BANK  
 COVINGTON, OHIO  
*Victor L. Maier*  
*Delores Maier*

STATE OF OHIO, COUNTY OF MIAMI, SS  
 Before me, a notary public in and for said county personally appeared the above named owners and lien holders which executed the plat hereon and acknowledged that they did sign such instrument voluntarily. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at  
 this 11<sup>th</sup> day of January, 1966

*Ronald G. Cook*  
 Notary Public

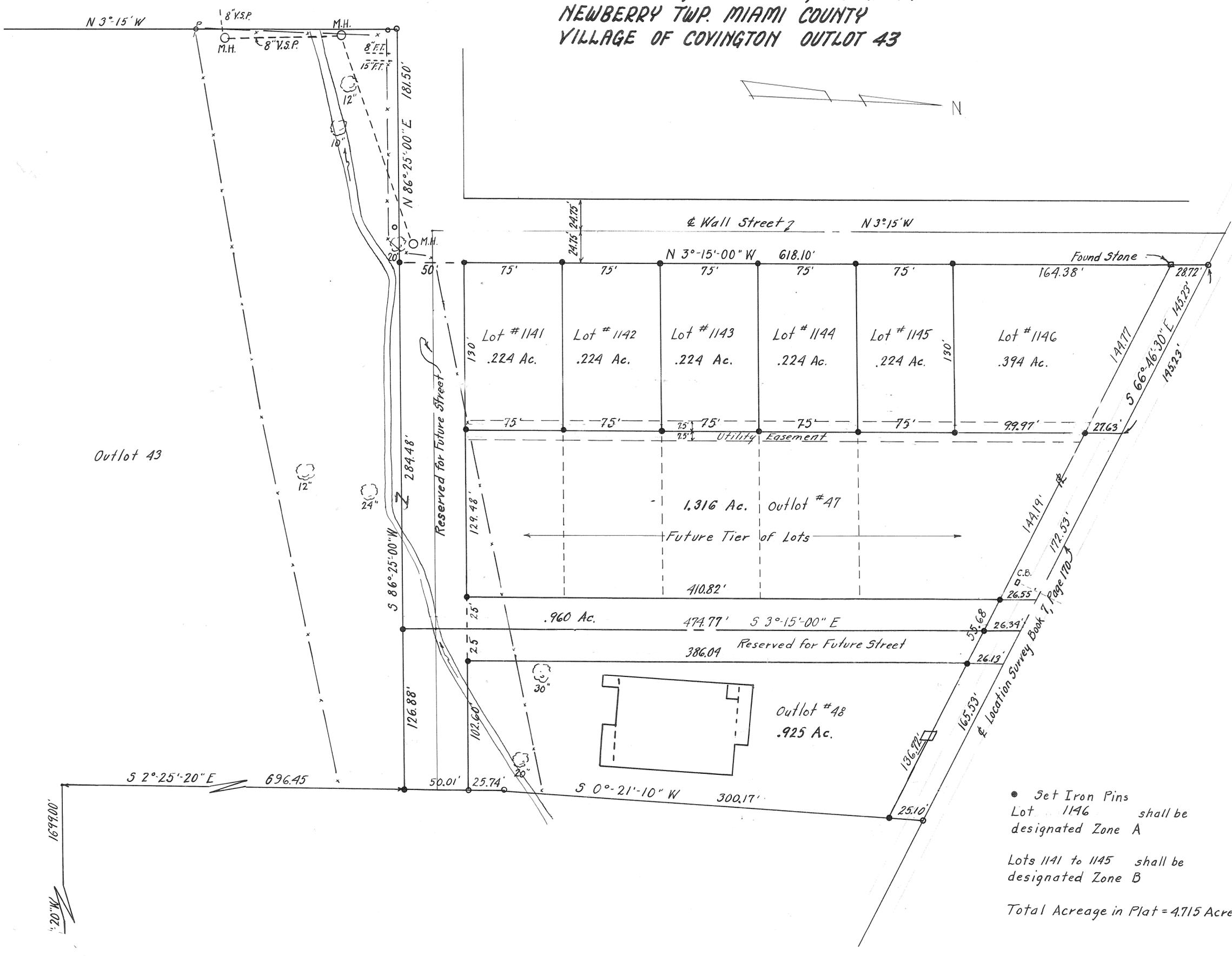
My Commission Expires \_\_\_\_\_

At a meeting of the Village Council of Covington, Ohio held this 4<sup>th</sup> day of Jan., 1966, this plat was approved and accepted by Ordinance No 0-77-66

*C. E. Crawford*  
 PRESIDENT  
*Dorthee F. Manning*  
 CLERK  
*W. B. Schmitt*  
 MAYOR

Numbered to designate Inlots and Transferred this 11<sup>th</sup> day of Jan., 1966  
*Paul Harris*  
 MIAMI COUNTY AUDITOR

I hereby certify this plat to be a true and correct Survey as shown.  
*Keith E. Longenecker*  
 Registered Surveyor No 4314  
 Registered Engineer No 19708



- Set Iron Pins  
 Lot 1146 shall be designated Zone A
- Lots 1141 to 1145 shall be designated Zone B

Total Acreage in Plat = 4.715 Acres

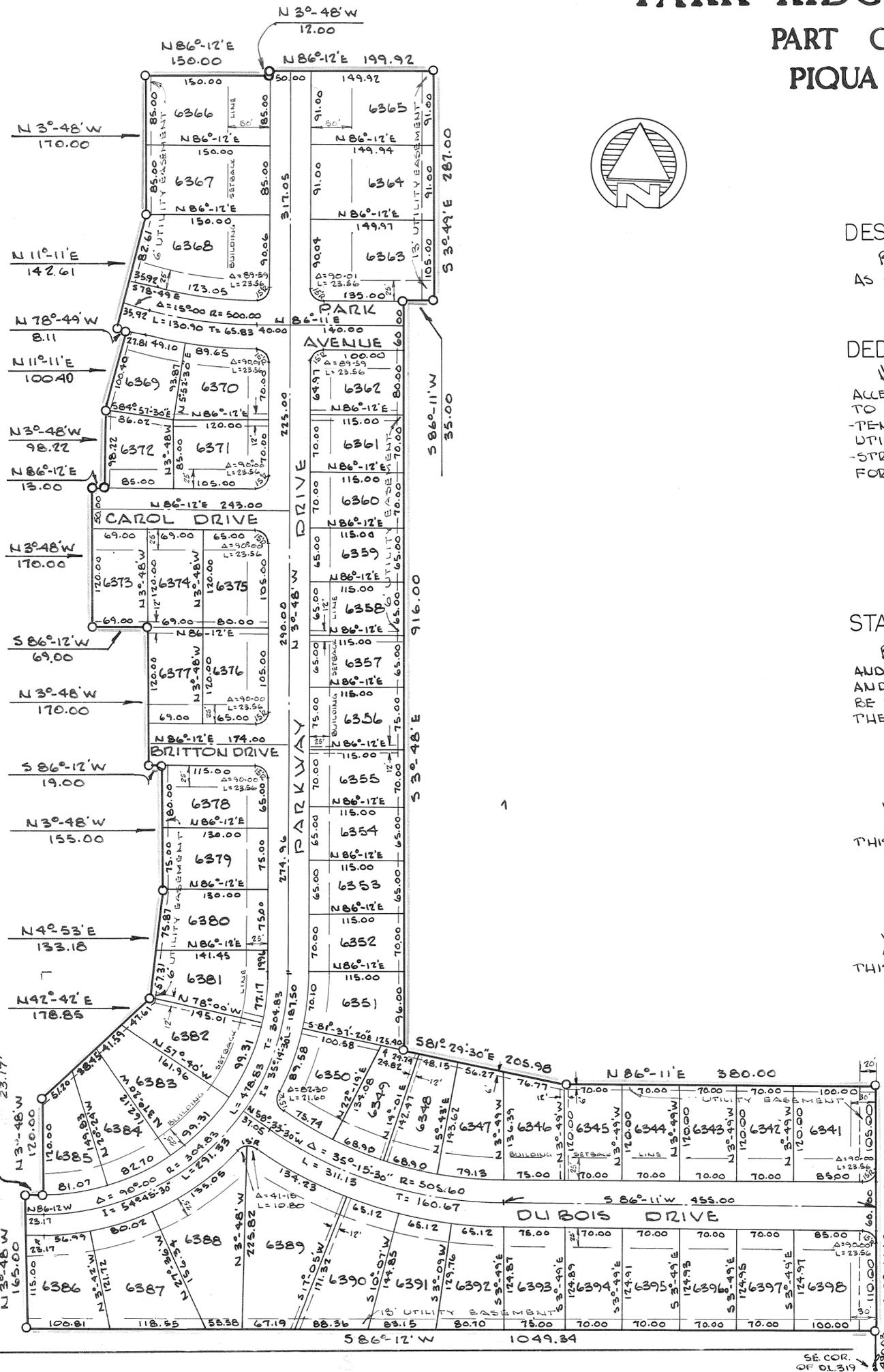
Outlot 43

Southeast Corner of Southwest Quarter Section 29

# PARK RIDGE SUBDIVISION-SEC. 2

## PART OF OUTLOT NO. 319

### PIQUA OHIO



#### DESCRIPTION

BEING A SUBDIVISION OF 17.139 ACRES OF PART OF OUTLOT NUMBER 319 IN THE CITY OF PIQUA, OHIO, AS CONVEYED TO PARK RIDGE INC. BY DEED RECORD IN VOL. 406, PAGE 159 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 EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES 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.

PARK RIDGE INC.

Daniel D. Turner BY  
 WITNESS  
Stephen T. Wadley  
 WITNESS

Clifford M. Utterback  
 CLIFFORD M. UTTERBACK PRESIDENT  
Robert P. Fite  
 ROBERT P. FITE SECRETARY

#### STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 10<sup>TH</sup> DAY OF JUNE, 1965, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PARK RIDGE INC. BY ITS PRESIDENT CLIFFORD M. UTTERBACK AND ITS SECRETARY ROBERT P. FITE WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Oct. 9, 1967

Dorothy Tabler  
 NOTARY PUBLIC

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED BY ORDINANCE NO. C-4173

Jack W. Wilson  
Donald H. Kham  
Harvey Craft  
Charles H. Monroe

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED.

E. N. Beach CHAIRMAN  
Robert A. Roth SECRETARY  
D. B. Shaw  
John K. Mangan

APPROVED AND TRANSFERRED THIS 13<sup>TH</sup> DAY OF January, 1966.

Carl Davis  
 MIAMI COUNTY AUDITOR  
 By B. Stellaninger, Deputy  
 I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT.

FILE NO. 36762  
 RECEIVED FOR RECORD JAN. 13, 1966, 1:30PM  
 RECORDED IN PLAT BK. 9 PAGE 66  
 FEE: \$ 8.00

Mary B. Austin Recorder by Dora Whitmer,  
 MIAMI COUNTY RECORDER Deputy.



PLAT OF PARK RIDGE SUBDIVISION SEC. 2 FOR:			
PARK RIDGE INC. PIQUA OHIO			
DANIEL D. TURNER & ASSOC. OHIO CIVIL ENGINEER SURVEYOR			
DATE MAY 1965	DRAWN BY TROY	CHECKED BY D.P.	SW. SHEET NO. 1/2
FILE NO. 1-65-10	SCALE: 1" = 100'		

SE. COR. OF DL 319

# PARK RIDGE SUBDIVISION

## 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 THAT MULTIPLE DWELLING UNITS MAY BE USED, AS PERMITTED, UNDER THE CITY OF PIQUA ZONING REGULATIONS.

### 2 — DWELLING SIZE

THE FLOOR AREA OF EACH SINGLE DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1,100 SQ. FT. FOR A ONE STORY PLAN, 1,300 SQ. FT. FOR A SPLIT-LEVEL DESIGN, AND 900 SQ. FT. ON FIRST FLOOR OF A TWO STORY OR A ONE AND ONE HALF STORY STRUCTURE. MULTIPLE DWELLING UNITS SHALL BE OF A SIZE AS REQUIRED BY THE CITY OF PIQUA ZONING REGULATIONS.

### 3 — BUILDING LOCATION

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 TO ANY INTERIOR LOT LINE THAN THE MINIMUM DISTANCE AS PROVIDED BY THE CITY OF PIQUA ZONING CODE.

### 4 — OTHER BUILDINGS

NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDING SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER, BE USED AS A RESIDENCE.

### 5 — DIVISION OF LOTS

NO LOT SHALL BE HEREAFTER SUBDIVIDED FOR PURPOSES OF ADDITIONAL RESIDENTIAL LOTS.

### 6 — FENCES

ANY FENCE OR HEDGES THAT MAY BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN (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.

### 7 — GRADE

THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN.

### 8 — NUISANCES

NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY 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 OF BUILDING

### 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. ADVERTIZING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE TIME OF CONSTRUCTION OF THE HOUSE.

### 11 — 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.

### 12 — TIME OF COVENANTS

THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE OWNERS, AND ARE TO RUN WITH THE LAND AND ARE TO BE BINDING ON ALL PERSONS CLAIMING UNDER THEM UNTIL 1, JULY, 1985, 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.

### 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 INDUCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

### 15 — UTILITY EASEMENTS

ALL UTILITY EASEMENTS AS DEDICATED AND SHOWN ON THE RECORDED PLAT ARE FOR THE USE OF UNDERGROUND UTILITIES ONLY. NO UTILITY POLES OF ANY TYPE ARE TO BE ERECTED, PLACED OR PERMITTED TO REMAIN WITHIN ANY UTILITY EASEMENT EXCEPT TEMPORARY POLES, IF NEEDED, DURING THE PERIOD OF ACTIVE CONSTRUCTION OF SAID PLAT. THE 13' UTILITY EASEMENT ALONG THE REAR LINE OF LOTS 6368 THRU 6398 SHALL BE EXEMPT FROM THE UNDERGROUND REQUIREMENT OF THIS COVENANT. OVERHEAD POWER LINES SHALL BE PERMITTED WITHIN THIS EASEMENT ONLY.

PLAT OF THAT PORTION OF GATESHEAD ROAD AND CIRCLE LYING SOUTH OF SURREY ROAD TO BE VACATED (BEING A PART OF WESTBROOK SUBDIVISION NO. 7)

Mary B. Justice by Emily McNeal, Deputy  
 Miami County Recorder

PETITION

THE TROY LAND IMPROVEMENT COMPANY, OWNER OF ALL THE LANDS ADJOINING ON THE CUL DE SAC SHOWN ON THE ATTACHED VACATION PLAT HEREBY PETITIONS THE COUNCIL OF THE CITY OF TROY FOR VACATION OF CUL DE SAC AS SHOWN ON SUCH VACATION PLAT.

THE TROY LAND IMPROVEMENT COMPANY  
 BY E. C. Salbrath, Pres.

WE THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS VACATION PLAT DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 14th DAY OF January 1966.

Troy Land Improvement Co.  
E. C. Salbrath President  
J. L. Hardisty Secretary  
E. L. Jenkins Secretary  
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 HEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 14th DAY OF JANUARY 1966.

J. L. Hardisty  
 Notary Public  
 MARCH 24, 1969 My commission expires

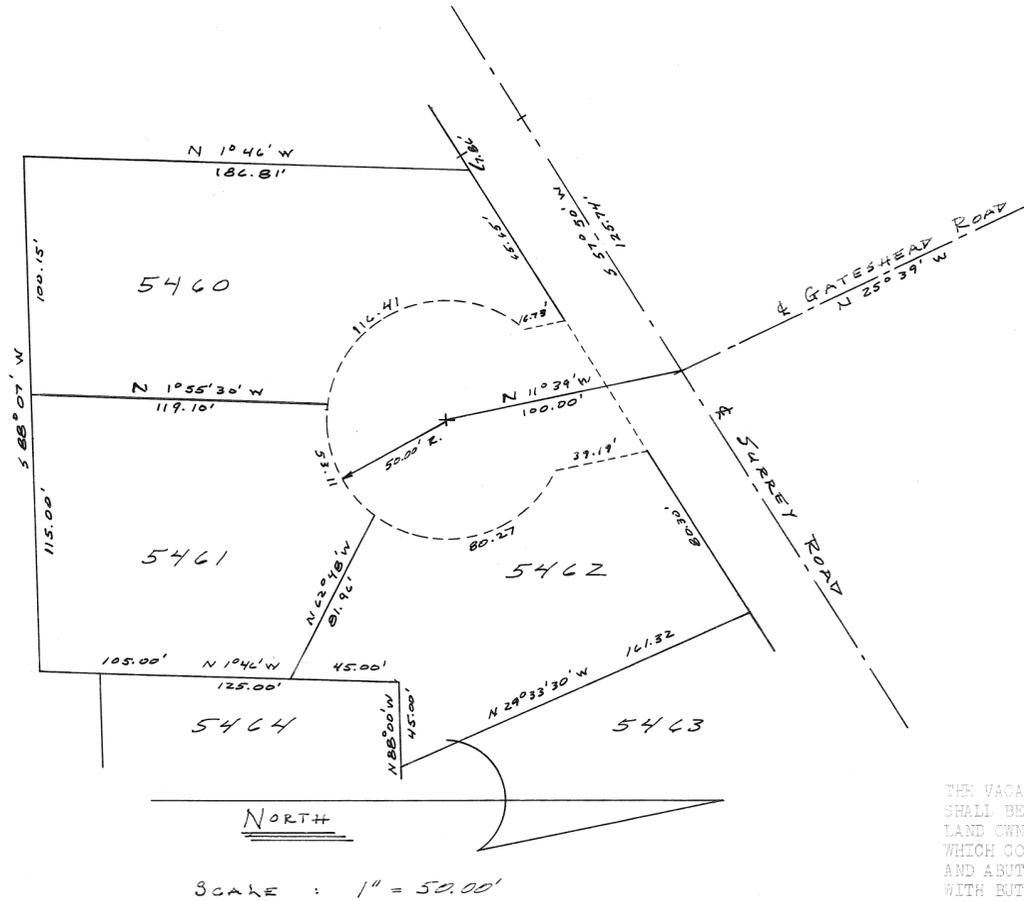
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17 DAY OF January 1966 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-6-66

William H. Thoroughgood Mayor  
Ivan D. Terrell Pres. of Council  
J. H. Tompkins Clerk of Council

I HEREBY APPROVE THIS PLAT AND HAVE CAUSED THE PLAT NUMBER TO BE PLACED HEREON DESIGNATING THE TRACT THIS 18th DAY OF Jan. 1966.

Carl Klein  
 Miami County Auditor

THE VACATED CUL DE SAC SHOWN ON THE ABOVE PLAT SHALL BECOME THE PROPERTY OF THE SOLE ADJOINING LAND OWNERS, THE TROY LAND IMPROVEMENT COMPANY, WHICH COMPANY HAS REPLATTED SAID VACATED AREA AND ADJUTING LOTS BY A PLAT RECEIVED CONTIGUOUS WITH BUT SUBSEQUENT TO THIS PLAT.



NOTE:  
 AREA OF STREET TO BE VACATED SHOWN IN DOTTED LINE.

VACATION PLAT FOR TROY LAND IMPROVEMENT CO.

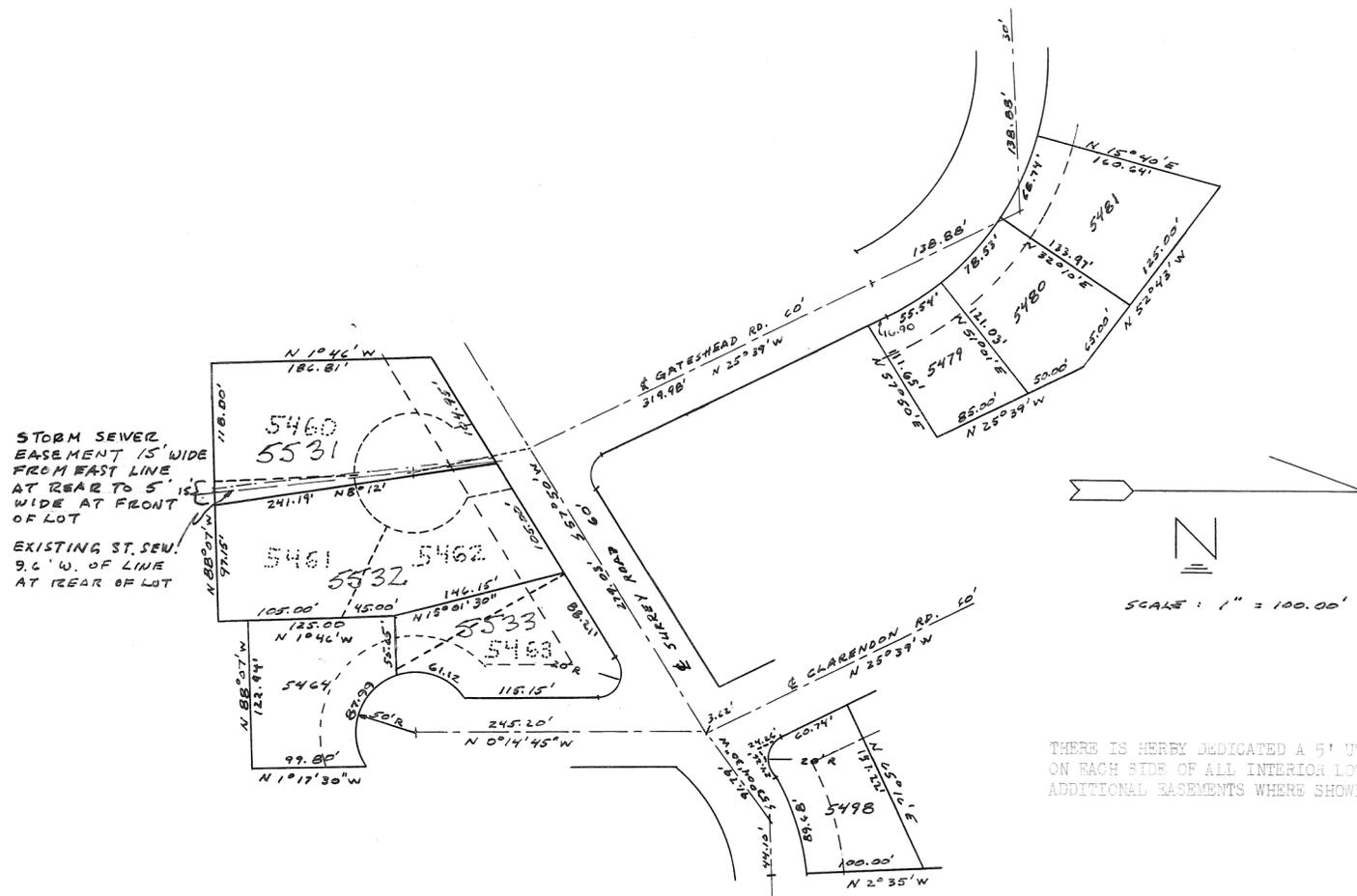
Glen G. McConnell, Jr.  
 SURVEYOR

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

FILE NO. 36865 RECEIVED FOR RECORD  
AT 3:25 P.M. ON THIS 18th  
DAY OF Jan 1966  
PLAT BOOK 9 PLAT NO. 68

THE RESTRICTIVE COVENANTS OF WESTBROOK SUBDIVISION NO. 7 SHALL APPLY TO AND ARE HEREBY MADE A PART OF THIS REPLAT.

Mary B. Houston - by Emily McNeal, Deputy  
Miami County Recorder



STORM SEWER EASEMENT 15' WIDE FROM EAST LINE AT REAR TO 5' WIDE AT FRONT OF LOT  
EXISTING ST. SEW. 9.6' W. OF LINE AT REAR OF 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 AND DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Nov 8 - 1965 WITNESSED BY  
THE TROY LAND IMPROVEMENT CO.  
By E.C. Galbreath President  
By D.C. Jenkins Secretary  
Geraldine Rosen

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 ASST. SECRETARY AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARY SEAL THIS 8TH DAY OF NOVEMBER, 1965.

J.B. Ehlers  
Notary Public - Miami County, Ohio

MY COMMISSION EXPIRES MARCH 24, 1967

REPLAT OF INLOTS 5460, 5461, 5462 and 5463  
AND CORRECTION OF DIMENSIONS OF LOTS 5479, 5480, 5481 and 5498

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 23rd DAY OF November, 1965 THIS PLAT WAS APPROVED.

John E. M. Maken President  
Roger W. Stowell Acting Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3 DAY OF January 1966 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-3-66

William H. Thornburgh  
Joan D. Terrell  
H. J. Tamplin  
City Council

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE TRACTS AS SHOWN ON THIS PLAT ON THIS 18th DAY OF Jan 1966.

Carl Harris  
Miami County Auditor

Katheryn G. Holder  
Robert C. Holder  
Golda M. Galbreath  
Carl C. Galbreath  
Witness

STATE OF INDIANA - COUNTY OF MORGAN

BEFORE ME, A NOTARY PUBLIC IN AND FOR INDIANA PERSONALLY CAME Katheryn G. Holder and Robert C. Holder AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARY SEAL THIS 6 DAY OF Nov. 1965.

Charles F. Quillen  
Notary Public MORGAN County, Indiana

MY COMMISSION EXPIRES 27 February 1967



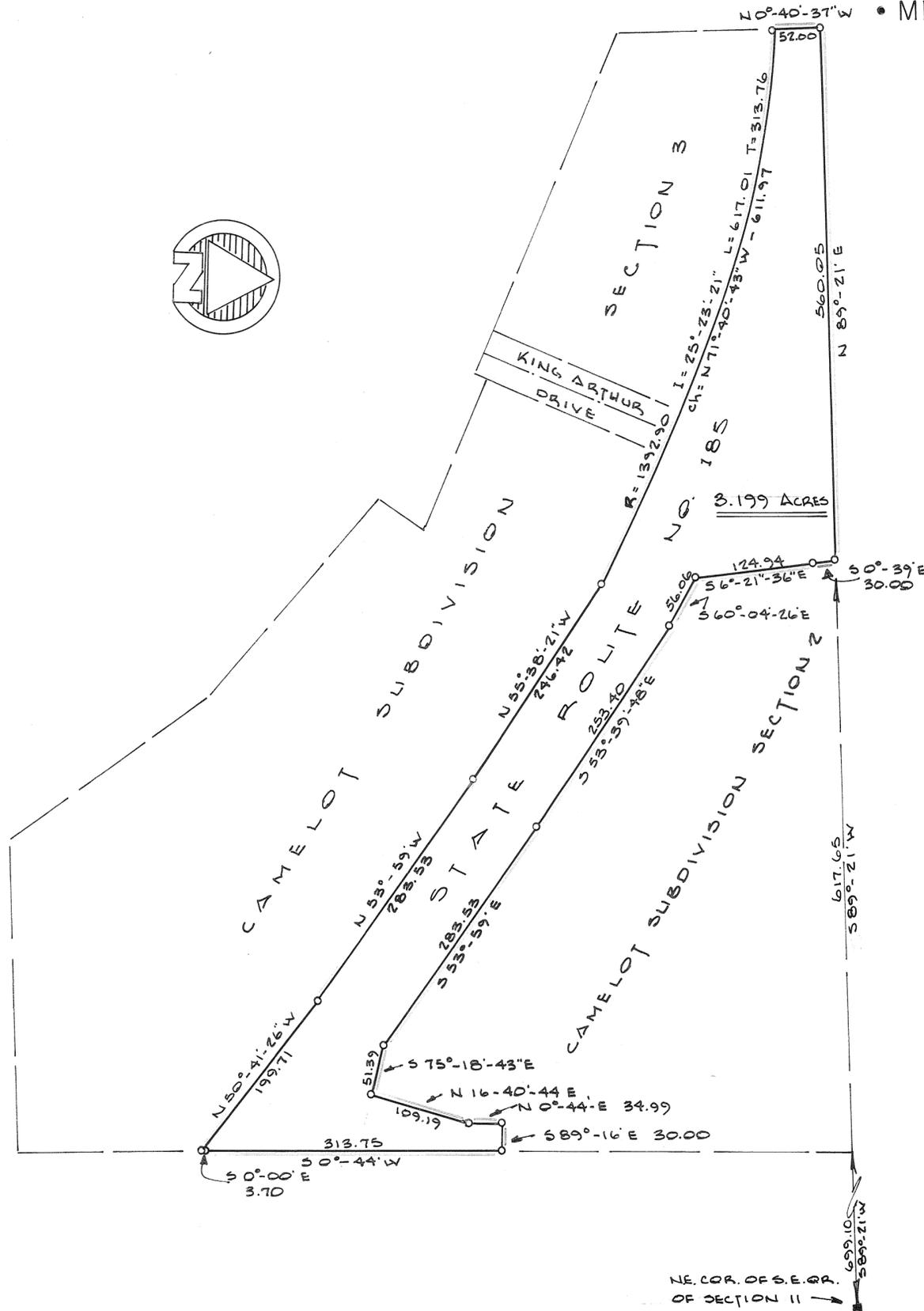


# DEDICATION OF PART OF STATE ROUTE 185

• TOWN 8 • RANGE 5 • SECTION 12 • WASHINGTON TOWNSHIP •

• MIAMI COUNTY • OHIO •

BOOK 9 PAGE 70  
MIAMI COUNTY RECORDER'S  
RECORD OF RECORDED PLATS.  
ROAD RECORD BK 8 Pg. 66



### DESCRIPTION

BEING A 3.199 ACRE TRACT CONVEYED TO CAMELOT INC. BY DEED RECORDED IN VOL. 380, PAGE 591, OF THE MIAMI COUNTY DEED RECORDS, AND BEING STATE ROUTE NO. 185 RIGHT-OF-WAY.

### DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DEDICATE IT TO PUBLIC USE FOREVER.

CAMELOT INC. BY:

Robert A. Pratt  
WITNESS  
Wm. J. Wilson  
WITNESS

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

### STATE OF OHIO, MIAMI COUNTY; SS

BE IT REMEMBERED THAT ON THIS 12 DAY OF JANUARY 1966 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CAMELOT INC. BY ITS PRESIDENT ROBERT M. DAVIS AND ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ DAY \_\_\_\_\_ DATE  
HAS NO EXPIRATION DATE  
REVISED CODE SEC. 147.03

Robert A. Pratt  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 28<sup>th</sup> DAY OF JAN. 1966

Robert E. Clawson  
Luther Pike

Walter W. Good

Arthur D. Hurdal  
MIAMI COUNTY ENGINEER

NUMBER \_\_\_\_\_

APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 28<sup>th</sup> DAY OF JAN. 1966

Robert E. Clawson  
Luther Pike

Walter W. Good

Arthur D. Hurdal  
MIAMI COUNTY ENGINEER

APPROVED AND TRANSFERRED THIS 19<sup>th</sup> DAY OF JANUARY 1966

Paul Harris  
MIAMI COUNTY AUDITOR

FILE NUMBER 37035  
RECEIVED FOR RECORD 3:20 P.M. TIME 1-28-66 DATE 1966  
RECORDED IN PLAT BOOK NO. 9 PAGE 70  
FEE 4.30

Mary B. Huston Recorder by Dora Whitmer  
MIAMI COUNTY RECORDER Deputy

PLAT OF 3.199 ACRES CAMELOT INC. - MIAMI COUNTY, O.			
DANIEL D. TURNER & ASSOC. CIVIL ENGINEER SURVEYOR			
DATE NOV 1965	DRAWN BY: CUEKED BY:	SW. D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'		

# ANNEXATION TO CITY OF PIQUA

• TOWN 6 • RANGE 6 • SECTION 19, 20, 29 • WASHINGTON TOWNSHIP •  
• MIAMI COUNTY • OHIO •

NOTE  
A BOUNDARY SURVEY WAS MADE ONLY ON THE OUTER PERIMETER OF THIS TRACT. ALL OTHER DIMENSIONS WERE TAKEN FROM THE MIAMI COUNTY DEED, PLAT AND SURVEY RECORDS.

## DESCRIPTION

BEING A TOTAL OF 53.401 ACRES OF WHICH 0.111 ACRES LIE IN THE SOUTHEAST QUARTER OF SECTION 19, AND 52.200 ACRES LIE IN THE SOUTHWEST QUARTER OF SECTION 20, AND 1.090 ACRES LIE IN THE NORTH WEST QUARTER OF SECTION 29, TOWN 6, RANGE 6.

## 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.

*Frederick D. Freed*  
WITNESS

*Richard Williams*  
RICHARD WILLIAMS

## STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30th DAY OF MARCH 1965, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD I. WILLIAMS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES July 29, 1969

*M. Kathleen Hoban*  
NOTARY PUBLIC

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 30 DAY OF July, 1965.

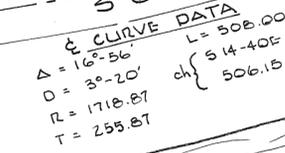
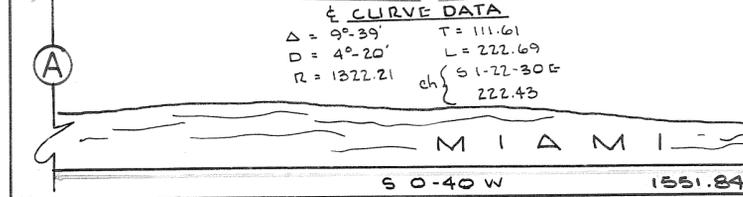
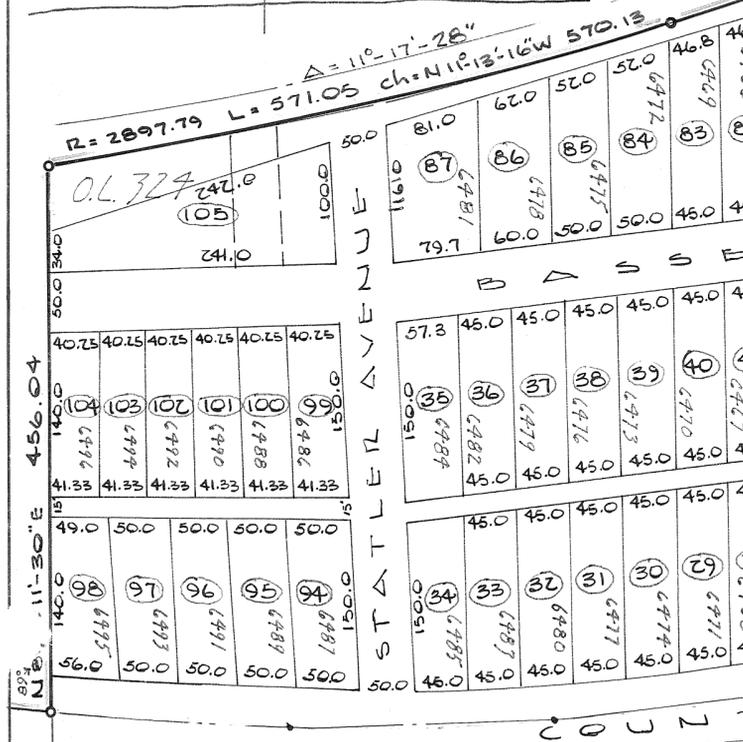
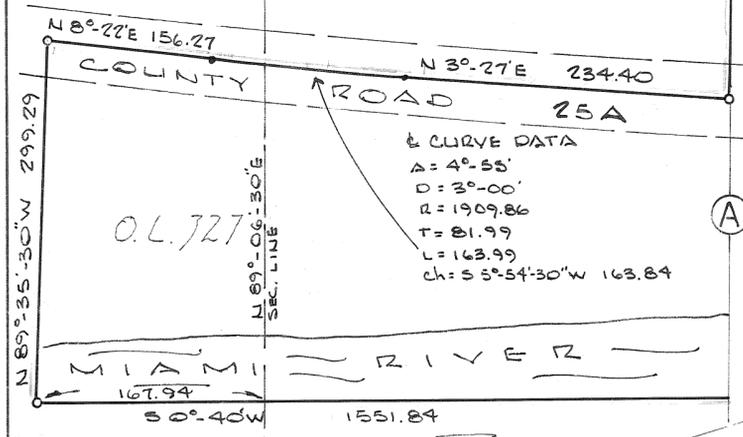
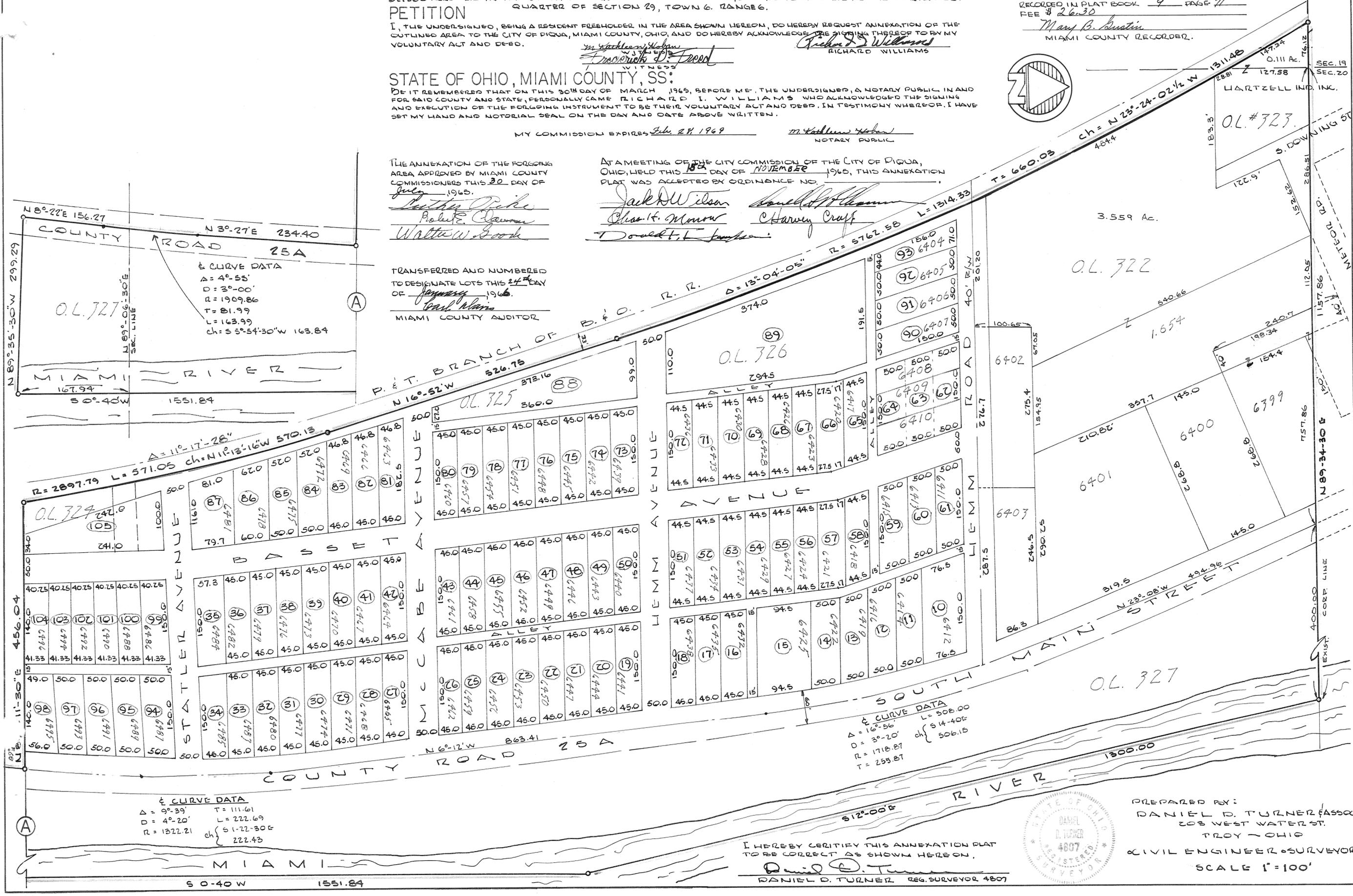
*Robert C. Cannon*  
*Walter W. Cook*

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 18th DAY OF NOVEMBER, 1965, THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE NO. \_\_\_\_\_

*Jack Wilson*  
*Char. F. Morrow*  
*Harvey Craft*  
*Donald L. Lambson*

TRANSFERRED AND NUMBERED TO DESIGNATE LOTS THIS 24th DAY OF January, 1966.  
*Paul Blaine*  
MIAMI COUNTY AUDITOR

MIAMI COUNTY AUDITOR



I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AS SHOWN HEREON.  
*Daniel D. Turner*  
DANIEL D. TURNER REG. SURVEYOR 4807

PREPARED BY:  
DANIEL D. TURNER FASSO  
203 WEST WATER ST.  
TROY - OHIO  
CIVIL ENGINEER & SURVEYOR  
SCALE 1" = 100'

ORDINANCE NO. 42-65

AN ORDINANCE MAKING FINAL ACCEPTANCE FOR ANNEXATION OF TERRITORY TO THE CITY OF PIQUA, OHIO.

WHEREAS, on August 11, 1965 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 Nellie M. Arnett 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 laid before the legislative authority of this City, said transcript, map or plat and said petition, at said former meeting, which proceedings of the Board of 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 Nellie M. Arnett 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 Southeast Quarter of Section 19, a part of the Southwest Quarter of Section 20, and a part of the Northwest Quarter of Section 29, Town 6, Range 6 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of Section 20, said point being on the present corporation line of the City of Piqua;

thence North 89 degrees 34' 30" East with the North line of the Southwest Quarter of Section 20 and with the present corporation line of the City of Piqua, a distance of 1157.86 feet to a point in the center of the Miami River;

thence South 12 degrees 00' East with the center of the Miami River, a distance of 1300.00 feet;

thence South 0 degrees 10' West with the center of the Miami River, a distance of 1551.84 feet;

thence North 89 degrees 35' 30" West, a distance of 677.50 feet to a point on the East property line of the Baltimore and Ohio Railroad;

thence North 1 degree 54' West with the East property line of the Baltimore and Ohio Railroad, a distance of 360.37 feet to the P.C. of a curve to the left;

thence 756.95 feet with the East property line of the Baltimore and Ohio Railroad along the Arc of said curve to the left whose R=2897.79 feet, I=14 degrees 58', and whose long chord bears North 9 degrees 23' West for a distance of 754.80 feet to the P.T. of said curve;

thence North 16 degrees 52' West with the East property line of the Baltimore and Ohio Railroad, a distance of 526.75 feet to the P.C. of a curve to the left;

thence 1311.33 feet with the East property line of the Baltimore and Ohio Railroad along the arc of said curve to the left whose R=5762.58 feet, I=13 degrees 04' 05", and whose long chord bears North 23 degrees 24' 02 1/2" West for a distance of 1311.18 feet to a point on the North line of the Southeast Quarter of Section 19, said point also being on the present corporation line of the City of Piqua;

thence North 89 degrees 34' 30" East with the North line of the Southeast Quarter of Section 19 and with the present corporation line of the City of Piqua, a distance of 76.12 feet to the place of beginning, containing 0.111 Acres in the Southeast Quarter of Section 19, 56.066 Acres in the Southwest Quarter of Section 20 and 2.504 Acres in the Northwest Quarter of Section 29 for a total of 58.681 Acres.

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: November 15, 1965

ATTEST: Mary C. Elliot  
MARY C. ELLIOTT  
CLERK OF COMMISSION

CERTIFICATION

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 15 day of November, 1965.

Mary C. Elliot  
MARY C. ELLIOTT  
CLERK OF COMMISSION

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN WASHINGTON TOWNSHIP (RIVERSIDE ADDITION) IN SECTIONS 19, 20, AND 29 TO THE CITY OF PIQUA, OHIO:

Nellie M. Arnett, 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, marked as EXHIBIT "A", and typewritten description marked as EXHIBIT "B", are the originals thereof filed in these proceedings. The copy of Resolution, "FILING OF PETITION - HEARING DATE SET" is a true and correct copy of such resolution and action taken by the Board of Miami County Commissioners on date of April 28, 1965, as recorded in Commissioners' Journal No. 38, Page 243; and the photostat copies of the "PROOF OF PUBLICATION" from the Piqua Daily Call, Piqua, Ohio, and the "AFFIDAVIT" filed by the Agent, J. Richard Gaier, regarding the posting of the notice are true and correct copies thereof.

I further certify that the AMENDED PLAT MAP, and typewritten descriptions of DETACHMENT OF LAND and description of FINAL TRACT TO BE ANNEXED TO CITY OF PIQUA, OHIO, are the originals thereof filed in these proceedings. The photostat copy of Resolution, "PUBLIC HEARING HELD - HEARING ADJOURNED" and 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 June 30, 1965 and July 30, 1965, as recorded in Commissioners' Journal No. 38, Pages 310, 336, and 337, respectively.

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

BOARD OF COUNTY COMMISSIONERS  
MIAMI COUNTY, OHIO

April 28, 1965

TO: BOARD OF COUNTY COMMISSIONERS  
Court House  
Troy, Ohio

PETITION FOR  
ANNEXATION

The undersigned, being a majority of the adult freeholders residing in 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

NAME	ADDRESS	NAME	ADDRESS
Nellie M. Arnett Nellie M. Arnett		George E. Arnett George E. Arnett	
Alma R. Billing Alma R. Billing	Piqua, Ohio R.R.3	Joan Bolden	
John D. Bowser John D. Bowser	Piqua, Ohio R.R.3	Francis G. Bowser Francis G. Bowser	Piqua, O. R.R. #3
Herbert Clark by Martha Clark Adm. Herbert G. Clark	R.R.#3 Box 204A	Mary (Clay) Basil Mary Clay	R.R.#3 Box 217, Bassett Ave.
Ruth Clemons Ruth Clemens	Bassett Ave.	Marion Clemons Marion Clemens	Bassett Ave.
Aldo Cochlin	Don't live here.	Stella V. Cotrell	Don't live here.
Joseph E. Creath Joseph E. Creath	Lee Ave.	Essie V. Creath Essie V. Creath	Lee Ave.
Meryle Creath Meryle Creath	Bassett Ave.	Frances Dobson Frances Dobson	Bassett Ave.
Minnie Faulkner Minnie Faulkner	R.R.3 Bassett Ave.	Sarah Clemons Sarah Clemens	R.R.3 Bassett Ave.
Patricia Jess Vernon L. Jess	R.R.#3 S. Dixie Hwy.	Vernon Jess Patricia E. Jess	R.R.#3 S. Dixie Hwy.
William Francis Hughes	Sold to Floyd Wooley.	Anna M. Jean Hughes	Sold to Floyd Wooley.
Sam W. Irvin Sam W. Irvin	R.R.3 Hemm Road	Frances Irvin Frances Irvin	R.R. 3 Hemm Road
Eugene Johnson Eugene Johnson	Bassett Ave.	Gertrude Johnson Gertrude Johnson	Bassett Ave.
John H. Johnson John H. Johnson	Bassett & McCabe	Carrie Johnson Carrie E. Johnson	Bassett & McCabe

NAME	ADDRESS
(Eugene Lee)	Bassett Ave.
Ora Koch	
	Don't live here .
Ronald S. Browning	
Eugene Lee	Bassett Ave.
Eugene Lee	
Grovell Lee	Bassett Ave.
Grovell Lee	
Wilson Lee	Bassett Ave.
Wilson Lee	
	(Dead)
Myrtle Little	
Ella M. Taborn	Bassett Ave.
Ella Taborn	
Joe Hurt	Bassett Ave.
Joe Hurt	
Joe Hurt	Bassett Ave.
Joe Taborn	
	Don't live here
Juanita M. Vosler	
William B. Moorman	
Clara L. Williams	
Flora R. Williams	R.R.#3 Box 218
Clara L. Williams	
Flora R.	
John J. Beckstedt	R.R.3 Hemm Rd.
John J. Beckstedt	
William J. Beckstedt	R.R.#3 Hemm Rd.
William J. Beckstedt	
L.P. Bailey	
X	
James O. Medley	R.R.3 Bassett Ave.
James O. Medley	
Lenora Medley	Bassett Ave.
Mildred C. Medley	
Elmer Morrow	Bassett Ave.
Elmer Morrow	
Jesse W. Olden	R.R.3 Bassett
Jesse W. Olden, Jr.	
Charlotte Wells Raglon	R.R.3# Bassett
Charlotte Wells	
Pearl Olden Mitchell	R.R.3 Bassett
Pearl Olden	
Celia Paige	Bassett Ave.
Celia Page	
	deceased
John H. Reaves	
Shirley Ann Smith	R.R.3
Shirley Ann Smith	
Hardin Smith	
Hazel M. Smith	
Harold A. Doty	4920 Fairfield Ave. Fairfield
Harold A. Doty	
Grace A. French. Per Laura W.	
Grace A. French	
	Don't live in.
Donald E. Matthews	
	(dead)
Johanna Maxon	
L.H. Miller	R 3 Hemm Rd.
Lowell H. Miller	
	Don't live here
Arlis Moore	

NAME	ADDRESS
Viola Koch	Dead
	Don't live here.
Rachel E. Browning	
Virgil Lee	Bassett Ave.
Virgil Lee	
Jennie Lee	Bassett Ave.
Jennie Lee	
	(Dead)
Cyrus G. Little	
Pearl C. Strange	R.3 Bassett Ave.
Pearl Strange	
Ella M. Taborn	Bassett Ave.
Ella Mae Taborn	
Ella M. Taborn	Bassett Ave.
Ella Mae Taborn	
	Don't live here
Charles A. Vosler	
	Dead
Hattie Pettis Whitfield	
Fred A. Williams	Hem Road
Fred A. Williams	
Richard Williams	R #3 Bassett Ave.
Richard Williams	
Beatrice M. Beckstedt	R.R. 3 Hemm Rd.
Beatrice M. Beckstedt	
Mildred R. Beckstedt	R.R. #3 Hemm Rd.
Mildred R. Beckstedt	
Argailia Cooper	Bassett Ave.
Argailia Cooper	
Mildred Medley	Bassett Ave.
Lenora Medley	
Lucille D. Meyer	Bassett Ave.
Mildred Medley	Bassett Ave.
Lucille D. Meyer	
Verna M. Morrow	Bassett Ave.
Verna M. Morrow	
Barbara J. Olden	R.R. 3 Bassett
Barbara J. Olden	
Betty Olden Kelley	R.R.3# Bassett
Betty Olden	
Roberta Olden	R.R.3 Bassett
Roberta Olden	
Emile A. Reaves	
Emile A. Reaves	
Clinton Smith	deceased R.R.3
Clinton Smith	
Leslie Seas	R.R.3
Leslie P. Seas	
Hardin G. Smith	
John Sowers	Bassett Ave.
John Sowers	
Esther P. Doty	4920 Fairfield Fairfield
Esther P. Doty	
	" "
Ben Lurie	
	(dead)
Edger H. Maxon	
	Don't live here
Dorothy Ann Miller	
Fae Miller	R 3 Henn Rd
M. Fae Miller	
	Don't live here
Alice A. Moore	

NAME	ADDRESS
Florence Washington	Don't live here
	Don't live here
Carmella B. Comolli	
	Don't live here
Thelma Clemens	Sold to Charlie Pettis
Glen Bolden	
	Don't live here.
Lydia Bornhorst	
Mr. Lewis Runyon	R.R.3 Piqua, O.

NAME	ADDRESS
Leo J. Comolli	Don't live here.
	Don't live here.
Leona Goins	
	Dead
Horace G. Jefferson	
	Don't live here
Ralph R. Bornhorst	
Mr. & Mrs. Floyd Wooley	R.R.3 Piqua, O.
Lucille Pettis	
Charlie Pettis	R 3 Piqua

Exhibit "A"

DANIEL D. TURNER  
AND ASSOCIATES

REGISTERED ENGINEER . REGISTERED SURVEYOR

DESCRIPTION

Being a part of the Southeast Quarter of Section 19, a part of the Southwest Quarter of Section 20, and a part of the Northwest Quarter of Section 29, Town 6, Range 6 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 20, said point being on the present corporation line of the City of Piqua;

thence North 89 degrees 34'30" East with the North line of the Southwest Quarter of Section 20 and with the present corporation line of the City of Piqua, a distance of 1157.86 feet to a point in the center of the Miami River;

thence South 12 degrees 00' East with the center of the Miami River, a distance of 1300.00 feet;

thence South 0 degrees 00' West with the center of the Miami River, a distance of 1551.84 feet;

thence North 89 degrees 35'30" West, a distance of 677.50 feet to a point on the East property line of the Baltimore and Ohio Railroad;

thence North 1 degree 54' West with the East property line of the Baltimore and Ohio Railroad, a distance of 360.37 feet to the P.C. of a curve to the left;

thence 756.95 feet with the East property line of the Baltimore and Ohio Railroad along the Arc of said curve to the left whose R=2897.79 feet, I=14degrees 58', and whose long chord bears North 9 degrees 23' West for a distance of 754.80 feet to the P.T. of said curve;

thence North 16 degrees 52' West with the East property line of the Baltimore and Ohio Railroad, a distance of 526.75 feet to the P.C. of a curve to the left;

thence 1311.33 feet with the East property line of the Baltimore and Ohio Railroad along the arc of said curve to the left whose R=5762.58 feet, I=13 degrees 04'05", and whose long chord bears North 23 degrees 24' 02 1/2" West for a distance of 1311.48 feet to a point on the North line of the Southeast Quarter of Section 19, said point also being on the present corporation line of the City of Piqua;

thence North 89 degrees 34'30" East with the North line of the Southeast Quarter of Section 19 and with the present corporation line of the City of Piqua, a distance of 76.12 feet to the place of beginning, containing 0.111 Acres in the Southeast Quarter of Section 19, 56.066 Acres in the Southwest Quarter of Section 20 and 2.504 Acres in the Northwest Quarter of Section 29 for a total of 58.681 Acres.

S E A L

Daniel D. Turner

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP (RIVERSIDE ADDITION) IN SECTIONS 19, 20, AND 29 TO THE CITY OF PIQUA, OHIO

Nellie M. Arnett, et al, Petitioners  
FILING OF PETITION - HEARING DATE SET

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

WHEREAS, a petition signed by Nellie M. Arnett and other residing freeholders, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory known as Riverside Addition and other land lying East of County Road 2 5-A and bordered by the Miami River, located in Sections 19, 20, and 29, Town 6, Range 6, Washington Township, Miami County, Ohio, to the City of Piqua, Ohio; such territory being adjacent to the South corporation line of Piqua, containing 58.681 acres, 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 persons interested and shall be for hearing on the 30th day of June, 1965, 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 petitioners, 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. Clawson, with the Board voting as follows: Mr. Rike, yea; Mr. Clawson, yea; and Mr. Goode, yea.

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THE PIQUA DAILY CALL  
Piqua, Ohio

203 West Water Street  
TROY, OHIO  
Phone 335-7513  
Residence: 335-7583

STATE OF OHIO,  
MIAMI COUNTY, ss:

DANIEL D. TURNER  
AND ASSOCIATES

REGISTERED ENGINEER REGISTERED SURVEYOR

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 30th day of April A.D., 1965.

DESCRIPTION (detachment)

J.R. Harris

Being a part of the Southwest Quarter of Section 20 and a part of the Northwest Quarter of Section 29, Town 6, Range 6 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Sworn to before me and subscribed in my presence this 3rd day of June A.D., 1965  
Frances Etter

Notary Public in and for  
Miami County, Ohio.

Starting at the Northwest corner of the Southwest Quarter of Section 20, said point being on the present corporation line of the City of Piqua;

thence North 89 degrees 34'30" East with the North line of the Southwest Quarter of Section 20 and with the present corporation line of the City of Piqua, a distance of 1157.86 feet to the center of the Miami River;

thence South 12 degrees 00' East with the center of the Miami River, a distance of 1300.00 feet;

thence South 0 degrees 40' West with the center of the Miami River, a distance of 1551.84 feet;

thence north 89 degrees 34'30" West, a distance of 299.29 feet to a point in the centerline of County Road No. 25A which marks the place of beginning of the tract herein described;

thence North 89 degrees 35'30" West, a distance of 378.21 feet to a point on the East property line of the Baltimore and Ohio Railroad;

thence North 1 degree 54' West with the East property line of the Baltimore and Ohio Railroad, a distance of 360.37 feet to the P.C. of a curve to the left;

thence 185.90 feet with the East property line of the Baltimore and Ohio Railroad along the arc of said curve to the left whose R=2897.79 feet, I= 3 degrees 40'32" and whose chord bears North 3 degrees 44'16" West for a distance of 185.90 feet to a point on the South line of Riverside Plat as recorded in Book 2, Page 169 of the Miami County plat records;

thence North 89 degrees 11'30" East with the South line of Riverside Plat, a distance of 456.04 feet to a point in the centerline of County Road No. 25A;

thence South 3 degrees 27' West with the centerline of County Road No. 25A, a distance of 234.40 feet to the P.C. of a curve to the right;

thence 163.89 feet with the centerline of County Road No. 25A along the arc of a curve to the right whose R=1909.86 feet, I= 4 degrees 55' and whose chord bears South 5 degrees 54'30" West for a distance of 163.84 feet to the P.T. of said curve;

thence South 8 degrees 22' West with the centerline of County Road No. 25A, a distance of 156.27 feet to the place of beginning, containing 3.866 Acres of the Southwest Quarter of Section 20 and 1.414 Acres of the Northwest Quarter of Section 29 for a total of 5.280 Acres.

DESCRIPTION OF FINAL TRACT TO BE ANNEXED TO CITY OF PIQUA

Being a part of the Southeast Quarter of Section 19, a part of the Southwest Quarter of of Section 20 and a part of the Northwest Quarter of Section 29, Town 6, Range 6 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 20, said point being on the present corporation line of the City of Piqua;

thence North 89 degrees 34'30" East with the North line of the Southwest Quarter of Section 20 and with the present corporation line of the City of Piqua, a distance of 1157.86 feet to a point in the center of the Miami River;

thence South 12 degrees 00' East with the center of the Miami River, a distance of 1300.00 feet;

thence South 0 degrees 40' West with the center of the Miami River, a distance of 1551.84 feet;

thence North 89 degrees 35'30" West, a distance of 299.29 feet to a point in the centerline of county Road No. 25A;

thence North 8 degrees 22' East with the centerline of County Road No. 25A, a distance of 156.27 feet to the P.C. of a curve to the left;

thence 163.89 feet with the centerline of County Road No. 25A along the arc of a curve to the left whose R=1909.86 feet, I= 4 degrees 55', and whose chord bears North 5 degrees 54'30" East for a distance of 163.84 feet to the P.T. of said curve;

thence North 3 degrees 27' East with the centerline of County Road No. 25A, a distance of 234.40 feet to the South line of Riverside Plat as shown in Book 2, Page 169 of the Miami County plat records;

thence South 89 degrees 11'30" West with the South line of Riverside Plat, a distance of 456.04 feet to a point on the East property line of the Baltimore and Ohio Railroad;

thence 571.05 feet with the East property line of the Baltimore and Ohio Railroad along the arc of a curve to the left whose R=2897.79 feet, I= 11 degrees 17'28" and whose chord bears North 11 degrees 13'16" West for a distance of 570.13 feet to the P.T. of said curve;

thence North 16 degrees 52' West with the East property line of the Baltimore and Ohio Railroad, a distance of 526.75 feet to the P.C. of a curve to the left;

thence 1311.48 feet with the East property line of the Baltimore and Ohio Railroad along the arc of said curve to the left whose R=5762.58 feet, I= 13 degrees 04'05" and whose chord bears North 23 degrees 24'02 1/2" West for a distance of 1311.48 feet to a point on the North line of the Southeast Quarter of Section 19, said point also being on the present corporation line of the City of Piqua;

thence North 89 degrees 34'30" East with the North line of the Southeast Quarter of Section 19 and with the present corporation line of the City of Piqua, a distance of 76.12 feet to the place of beginning, containing 0.111 Acres in the Southeast Quarter of Section 19, 52.200 Acres in the Southwest Quarter of Section 20 and 1.090 Acres in the Northwest Quarter of Section 29 for a total of 53.401 Acres.

S E A L

9:6 Sq. \$67.20  
Notary Fee \$ .80  
Total \$68.00

LEGAL NOTICE

Notice is hereby given that on the 28th day of April, 1965, there was presented to the Board of County Commissioners of the County of Miami, State of Ohio, a petition filed by a majority of the adult freeholders residing in the following described territory contiguous with the City of Piqua, Miami County, Ohio:

Being a part of the Southeast Quarter of Section 19, a part of the Southwest Quarter of Section 20, and a part of the Northwest Quarter of Section 29, Town 6, Range 6 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 20, said point being on the present corporation line of the City of Piqua; thence North 89 degrees 34'30" East with the North line of the Southwest Quarter of Section 20 and with the present corporation line of the City of Piqua, a distance of 1157.86 feet to a point in the center of the Miami River; thence South 12 degrees 00' East with the center of the Miami River, a distance of 1300.00 feet; thence South 0 degrees 40' West with the center of the Miami River, a distance of 1551.84 feet; thence North 89 degrees 35'30" West, a distance of 677.50 feet to a point on the East property line of the Baltimore and Ohio Railroad; thence North 1 degree 54' West with the East property line of the Baltimore and Ohio Railroad, a distance of 360.37 feet to the P.C. of a curve to the left; thence 756.95 feet with the East property line of the Baltimore and Ohio Railroad along the Arc of said curve to the left whose R=2897.79 feet, I=14 degrees 58', and whose long chord bears North 9 degrees 23' West for a distance of 754.80 feet to the P.T. of said curve; thence North 16 degrees 52' West with the East property line of the Baltimore and Ohio Railroad, a distance of 526.75 feet to the P.C. of a curve to the left; thence 1311.48 feet with the East property line of the Baltimore and Ohio Railroad along the arc of said curve to the left whose R=5762.58 feet, I=13 degrees 04'05", and whose long chord bears North 23 degrees 24'02 1/2" West for a distance of 1311.48 feet to a point on the North line of the Southeast Quarter of Section 19, said point also being on the present corporation line of the City of Piqua; thence North 89 degrees 34'30" East with the North line of the Southeast Quarter of Section 19 and with the present corporation line of the City of Piqua, a distance of 76.12 feet to the place of beginning, containing 0.111 Acres in the Southeast Quarter of Section 19, 56.066 Acres in the Southwest Quarter of Section 20 and 2.504 Acres in the Northwest Quarter of Section 29 and 2.504 Acres in the Northwest Quarter of Section 29 for a total of 58.681 Acres.

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

The said Board of County Commissioners has fixed the 30th day of June, 1965, at 10:00 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 Petitioners

Gaier & Pratt,  
Attorneys for Petitioners

15,517-4-30; 5-7-14-21-28; 6-4-'65

BOARD OF COUNTY COMMISSIONERS  
MIAMI COUNTY, OHIO

TO: BOARD OF COUNTY COMMISSIONERS :  
COURT HOUSE :  
TROY, OHIO :

A F F I D A V I T

J. Richard Gaier, being first duly sworn, says that he is agent for the petitioners, Nellie M. Arnett, et al; 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 (6) consecutive weeks, commencing on the 30th day of April, 1965.

J. Richard Gaier  
J. RICHARD GAIER  
AGENT FOR PETITIONERS

STATE OF OHIO )  
 )  
COUNTY OF MIAMI )

SS:

Sworn to before me and subscribed in my presence this 29th day of June, 1965.

S E A L

Frederick D. Freed  
NOTARY PUBLIC

FREDERICK D. FREED, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date  
Section 147.03 R.C.

WEDNESDAY, JUNE 30, 1965

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, June 28, 1965.

The meeting was called to order by the President of the Board, with the following members attending: Luther Rike, Robert E. Clawson, and Walter W. Goode.

The minutes of the previous meeting held on Monday, June 28, 1965, were read and approved.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP (RIVERSIDE ADDITION) IN SECTIONS 19, 20, and 29 TO THE CITY OF PIQUA, OHIO

Nellie M. Arnett, et al, Petitioners

PUBLIC HEARING HELD - HEARING ADJOURNED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on April 28, 1965, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, this day, June 30, 1965, at ten o'clock A.M. on the petition of Nellie M. Arnett, et al, requesting that certain territory located in Sections 19, 20, and 29, of Piqua, Ohio, containing 58.681 acres, more or less, be annexed to the City of Piqua, Ohio, and

in Washington Township, Miami County, Ohio, lying adjacent to the South corporation line 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 County Auditor's office for public inspection since April 28, 1965, 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, J. Richard Gaier, and the proof of publication from the Piqua Daily Call, Piqua, Ohio, filed this day, and

WHEREAS, a letter signed by Clarence Ford was publicly read; such letter stated that he leases land between the East side of County Road 25-A and the Miami River for a trailer court, part of which is proposed to be annexed to the City of Piqua, leaving another part of the land outside the city, and it is his desire that all of such leased land used for his trailer court be annexed, and

WHEREAS, Leo J. Comolli and Carmella B Comolli appeared and were represented by Attorney Paul Gutmann who submitted their request that the land owned by them in the southern portion of the tract proposed to be annexed be omitted from such annexation proceedings, and

WHEREAS, all other interested persons appearing at such hearing were given an opportunity to express their opinions whether for or against the granting of the prayer of the petition, therefore be it

RESOLVED, by the Board of Miami County Commissioners that the request of Clarence Ford to include other land be denied for the reason that no additional land can be added to the present petition and further be it

RESOLVED, that favorable consideration be given to the request of Leo J. Comolli and Carmella B. Comolli to delete their land from the annexation, and pursuant to Section 707.06 of the Revised Code of Ohio, this hearing be and it is hereby adjourned to the date of July 30, 1965, at eleven o'clock A.M. in the offices of the County Commissioners, Court House, Troy, Ohio, to allow time in which to submit a revised plat map and furnish a description of the proposed deleted land, and the land remaining to be annexed.

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

\*\*\*\*\*

FRIDAY, JULY 30, 1965

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP (RIVERSIDE ADDITION) IN SECTIONS 19, 20, and 29 TO THE CITY OF PIQUA, OHIO

Nellie M. Arnett, et al, Petitioners

ADJOURNED HEARING HELD - PETITION GRANTED WITH DELETION OF TERRITORY

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

WHEREAS, the Board of Miami County Commissioners has heard all the expressions of opinion 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 June 30, 1965, and all such opinions expressed at this adjourned hearing held on July 30, 1965, at ten o'clock A.M. in the Commissioners office, Court House, Troy, Ohio, were in favor of granting the petition with the deletion of territory as proposed in the first hearing, and

WHEREAS, a revised plat map has been filed this day, showing the deletion of the property owned by Leo J. Comolli and Carmella B. Comolli and a description of such deleted territory was furnished, therefore be it

RESOLVED, by the Board of Miami County Commissioners that in compliance with their intent as stated in prior resolution of June 30, 1965, 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 Southwest Quarter of Section 20 and a part of the Northwest Quarter of Section 29, Town 6, Range 6, East, in Washington Township, Miami County, Ohio, and being further described as follows:

Starting at the Northwest corner of the Southwest Quarter of Section 20, said point being on the present corporation line of the City of Piqua; thence North 89 degrees 34'30" East with the North line of the Southwest Quarter of Section 20 and with the present corporation line of the City of Piqua, a distance of 1157.86 feet to the center of the Miami River; thence South 12 degrees 00' East with the center of the Miami River, a distance of 1300.00 feet; thence South 0 degrees 40' West with the center of the Miami River, a distance of 1551.84 feet; thence North 89 degrees 35'30" West, a distance of 299.29 feet to a point in the centerline of County Road No. 25A which marks the place of beginning of the tract herein described;

thence North 89 degrees 35'30" West, a distance of 378.21 feet to a point on the East property line of the Baltimore and Ohio Railroad; thence North 1 degree 54' West with the East property line of the Baltimore and Ohio Railroad, a distance of 360.37 feet to the P.C. of a curve to the left; thence 185.90 feet with the East property line of the Baltimore and Ohio Railroad along the arc of said curve to the left whose R= 2897.79 feet, I= 3 degrees 40'32" and whose chord bears North 3 degrees 44'16" West for a distance of 185.90 feet to a point

on the South line of Riverside Plat as recorded in Book 2, Page 169 of the Miami County plat records; thence North 89 degrees 11'30" East with the South line of Riverside Plat, a distance of 456.04 feet to a point in the centerline of County Road No. 25A; thence South 3 degrees 27' West with the centerline of County Road No. 25A, a distance of 23.40 feet to the P.C. of a curve to the right; thence 163.89 feet with the centerline of County Road No. 25A along the arc of a curve to the right whose R=1909.86 feet, I= 4 degrees 55' and whose chord bears South 5 degrees 54'30" West for a distance of 163.84 feet to the P.T. of said curve; thence South 8 degrees 22' West with the centerline of County Road No. 25A, a distance of 156.27 feet to the place of beginning, containing 3.866 Acres of the Southwest Quarter of Section 20 and 1.144 Acres of the Northwest Quarter of Section 29 for a total of 5.280 Acres.

And further be it

RESOLVED, THAT:

- (1) The petition of Nellie M. Arnett, 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 on the territory sought to be annexed;
- (5) That the legal notice and posting has been given as required by law;

(See Reverse Side)

FRIDAY, JULY 30, 1965

- (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 Nellie M. Arnett, et al, 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 Southeast Quarter of Section 19, a part of the Southwest quarter of Section 20 and a part of the Northwest Quarter of Section 29, Town 6, Range 6 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 20, said point being on the present corporation line of the City of Piqua; thence North 89 degrees 34'30" East with the North line of the Southwest quarter of Section 20 and with the present corporation line of the City of Piqua, a distance of 1157.86 feet to a point in the center of the Miami River; thence South 12 degrees 00' East with the center of the Miami River, a distance of 1300.00 feet; thence South 0 degrees 40' West with the center of the Miami River, a distance of 1551.84 feet; thence North 89 degrees 35'30" West, a distance of 299.29 feet to a point in the centerline of County Road No. 25A; thence North 8 degrees 22' East with the centerline of County Road No. 25A, a distance of 156.27 feet to the P.C. of a curve to the left; thence 163.89 feet with the center line of County Road No. 25A along the arc of a curve to the left whose R=1909.86 feet, I= 4 degrees 55', and whose chord bears North 5 degrees 54'30" East for a distance of 163.84 feet to the P.T. of said curve; thence North 3 degrees 27' East with the centerline of County Road No. 25A, a distance of 23.40 feet to the South line of Riverside Plat as shown in Book 2, Page 169 of the Miami County plat records; thence South 89 degrees 11'30" West with the South line of Riverside Plat, a distance of 456.04 feet to a point on the East property line of the Baltimore and Ohio Railroad; thence 571.05 feet with the East property line of the Baltimore and Ohio Railroad along the arc of a curve to the left whose R=2897.79 feet, I=11 degrees 17'28" and whose chord bears North 11 degrees 13'16" West for a distance of 570.13 feet to the P.T. of said curve; thence North 16 degrees 52' West with the East property line of the Baltimore and Ohio Railroad, a distance of 526.75 feet to the P.C. of a curve to the left; thence 1311.33 feet with the East property line of the Baltimore and Ohio Railroad along the arc of said curve to the left whose R=5762.58 feet, I=13 degrees 04'05" and whose chord bears North 23 degrees 24'02 1/2" West for a distance of 1311.48 feet to a point on the North line of the Southeast Quarter of Section 19, said point also being on the present corporation line of the City of Piqua; thence North 89 degrees 34'30" East with the North line of the Southeast Quarter of Section 19 and with the present corporation line of the City of Piqua, a distance of 76.12 feet to the place of beginning, containing 0.111 Acres in the Southeast Quarter of Section 19, 52.200 Acres in the Southwest Quarter of Section 20 and 1.090 Acres in the Northwest Quarter of Section 29 for a total of 53.401 Acres, 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.

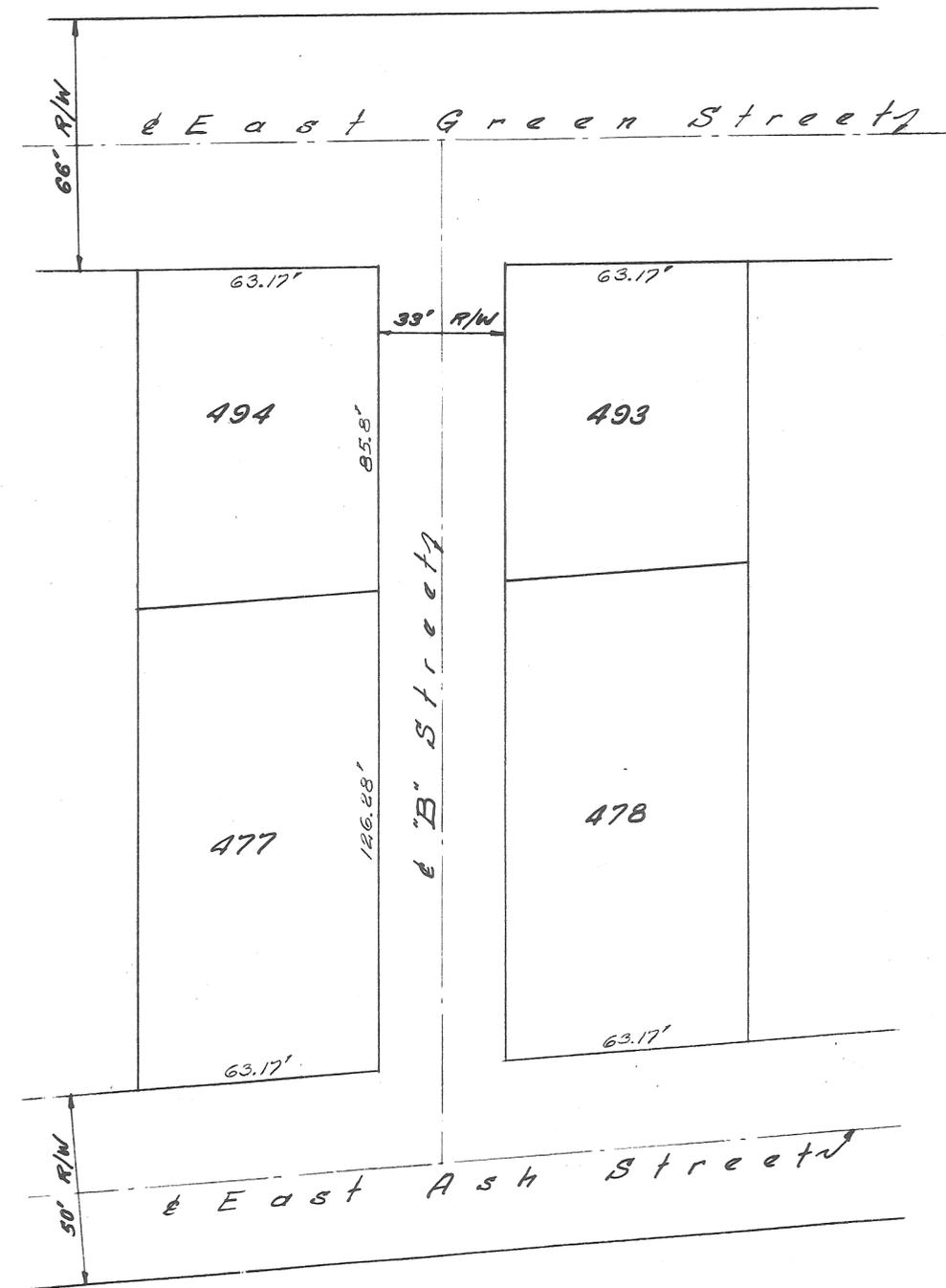
The motion for the adoption of the Resolution was seconded by Mr. Goode, with the Board Voting as follows: Mr. Rike, yea; Mr. Clawson, yea; and Mr. Goode, yea.

Received: 1-31-66  
Recorded: 1-31-66  
Receiving Time: 9:40 A.M.  
Plat Number: 37051  
Proceeding Number: 37051  
Plat fee: \$4.30  
Proceedings Fee: \$22.00  
Mary B. Gustin, Recorder

*Mary B. Gustin* Deputy

City of Piqua, Ohio  
 plat of  
 Street Vacation  
 of  
 "B" Street

Plat Book 9 Page 72  
 Miami County Recorder's  
 Record of Plats  
 Received for Record this 10<sup>th</sup> day  
 of February 1966  
 File No. 37220 Fee \$4.30  
Mary B. Austin  
 MIAMI COUNTY RECORDER



APPROVAL

At a meeting of the commissioners of the City of Piqua, Ohio, held  
 this 1<sup>st</sup> day of June 1966 this plat was approved and accepted  
 by Ordinance No. 86-6A

Jack D. Wilson  
 Mayor, City of Piqua, O.

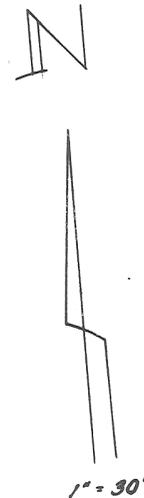
Donald F. Jambor

Donell J. Pham

Harvey Craft

Chas. H. Morrow

Robert M. Staver  
 City Manager, City of Piqua, O.



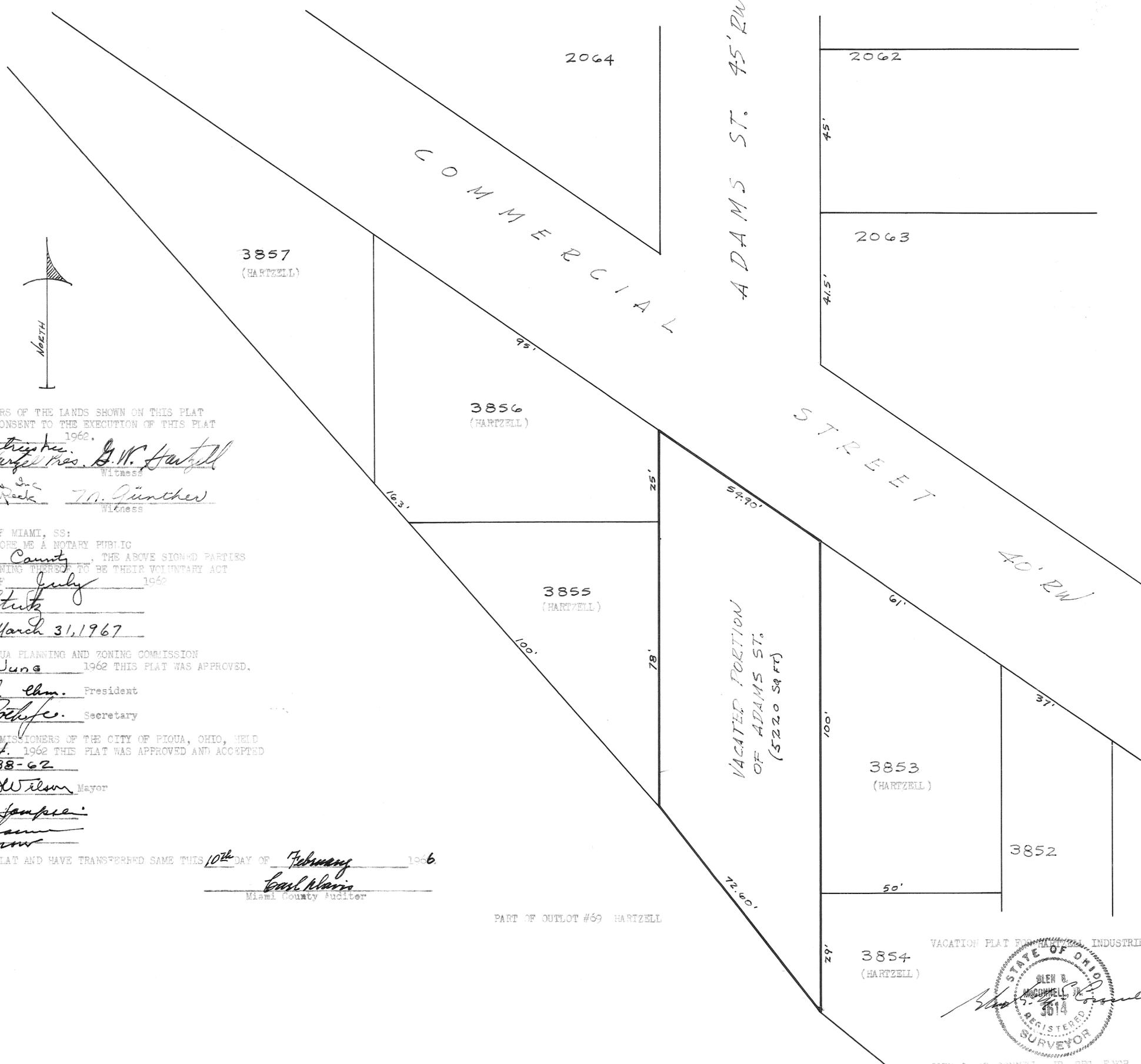
I hereby approve this plat and have transferred same this 10<sup>th</sup> day  
 of February 1966

Carl Morris  
 Miami County Auditor

PLAT OF VACATED PORTION OF ADAMS STREET SOUTH OF COMMERCIAL STREET  
1" = 20'

FILE NO. 37230 FEE \$4.00

Mary B. Burtin  
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 DAY OF 1962.

Hartzell Industries Inc. President  
Robert W. Hartzell Witness  
Hartzell Industries Inc. Secretary  
John B. Parks Witness  
G. W. Hartzell  
W. J. Günther

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 6th DAY OF July 1962

Lester E. Stutz  
Notary Public  
My commission expires March 31, 1967

AT A MEETING OF THE PIQUA PLANNING AND ZONING COMMISSION HELD THIS 25 DAY OF June 1962 THIS PLAT WAS APPROVED.

E. N. Beach Chm. President  
Robert D. Gohlke Secretary

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THIS 4 DAY OF Sept. 1962 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 38-62

Jack Wilson Mayor  
Donald T. Jampse  
Donell Williams  
Chris H. Brown

I HEREBY APPROVE THIS PLAT AND HAVE TRANSFERRED SAME THIS 10th DAY OF February 1966  
Earl Harris  
Miami County Auditor

PART OF OUTLOT #69 HARTZELL

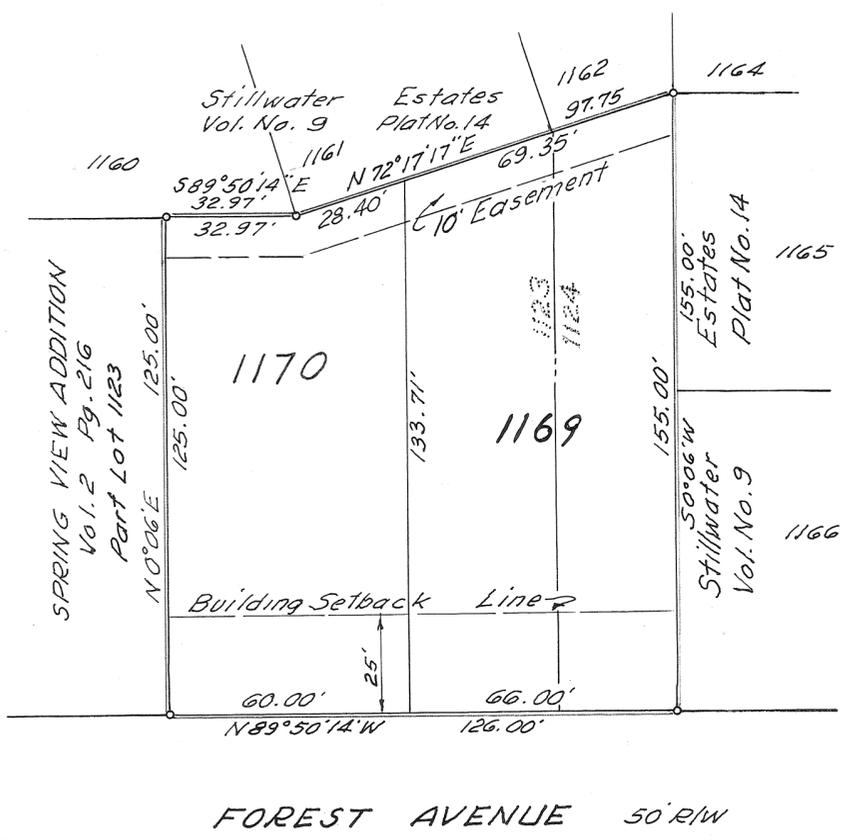
VACATION PLAT FOR HARTZELL INDUSTRIES



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

STILLWATER ESTATES  
SECTION TWO

located in  
Section 20, T-6, R-5 East  
VILLAGE OF WEST MILTON  
MIAMI COUNTY, OHIO  
Scale: 1"=30' January 1966  
Being a replat of part lots 1123 & 1124 of the consecutively  
numbered lots of the Village of West Milton, Containing 0.394  
acres.



By the planting commission of the Village  
of West Milton, Ohio this 9<sup>th</sup> day of  
February 1966

Donald E. Kesler, Sr.  
Chairman  
Yadina Thompson  
Secretary

By the Council of the Village of West  
Milton this 15<sup>th</sup> day of Feb 1966

Philip W. Amall  
Mayor/Manager  
Borgia Lyons  
Clerk

By the Miami County Auditor this  
17<sup>th</sup> day of Feb 1966

Leah Davis  
Auditor  
By Co. Schenberger Deputy

Received for Record this 17<sup>th</sup> day  
of Feb. 1966 AT 9:04 A.M.

Book No. 9 Page 74  
File No. 37349

Mary B. Houston  
Miami County Recorder  
By Emily McNeal, Deputy

Protective covenants as recorded on Stillwater Estates shall  
apply to Stillwater Estates Section Two. Said covenants are recorded  
in Miami County Recorders Plat Records Volume No. 9 Plat  
No. 14 Miami County, Ohio Court House.

We the undersigned being all the owners and lienholders of the land  
herein platted do hereby dedicate the streets shown on the plat to the public use  
forever.  
Easements shown on the plat are for the construction, operation,  
maintenance, repair, replacement or removal of water, sewer, gas, electric,  
telephone or other 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 of ingress and egress to the property for said  
purposes and are to be maintained as such forever.

Witnesses  
Barbara Hertz  
Elizabeth Hertz  
Ralph Anderson  
Lubain C. Mayfield  
Joy Haven Homes Inc.  
Charles B. Gates  
President  
Marvin D. Willman  
Vice President

I hereby certify that this map is a true and complete  
survey made under my supervision, that all monuments are  
set as shown. Curve distances are measured on the arc.

Wayne W. Russell  
Registered Surveyor # 4587

Prepared by  
MARION S. PENICK CO.  
CONSULTING ENGINEERS  
1211 SANFORD DR. DAYTON, O.

State of Ohio, County of Montgomery, s.s.  
Be it remembered that on this 2<sup>nd</sup> day of February, 1966, before me,  
the undersigned, a notary public in and for said County and State,  
personally came said Joy Haven Homes Inc., by Charles B. Gates  
its president, and Marvin D. Willman its vice president, and acknowledged  
the signing and execution of the foregoing plat to be their voluntary  
act and deed.  
In testimony whereof, I have hereunto set my hand and notary  
seal on the day and date above written.

Marion S. Penick  
Notary Public in and for Montgomery County, Ohio

Mar 23, 67  
State of Ohio, County of Montgomery, s.s.  
Marvin D. Willman 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.

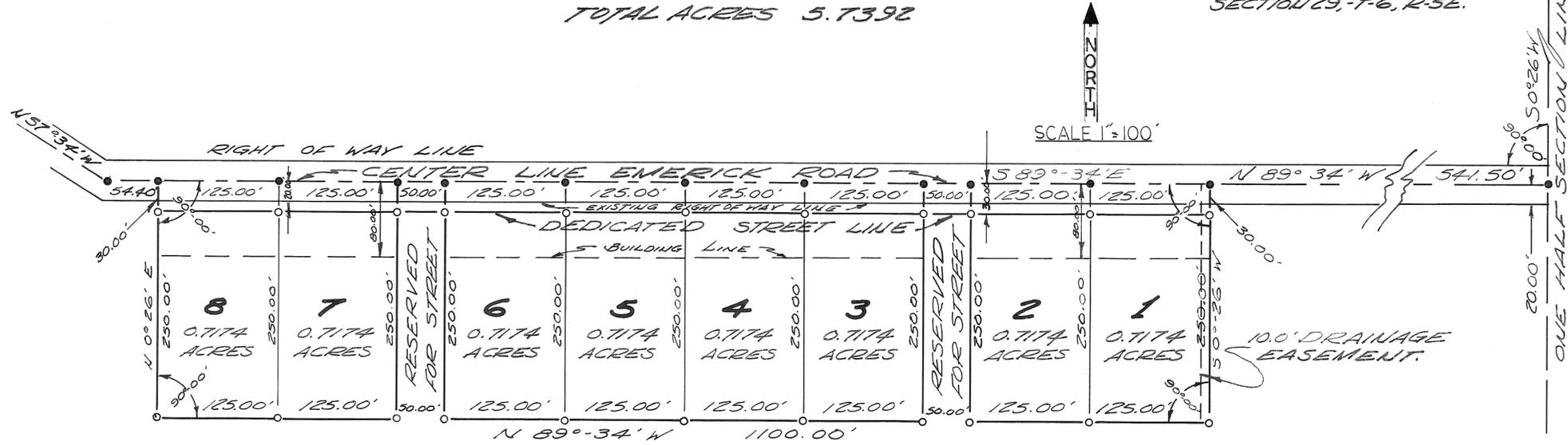
Marvin D. Willman  
In testimony whereof, I have hereunto set my hand and notary  
seal on the day and date above written.  
Marion S. Penick  
Notary Public in and for Montgomery County, Ohio

TOWN 6 , RANGE 5 EAST, SECTION 29, UNION TOWNSHIP

**BROWNVIEW ACRES SUBDIVISION**

**SECTION NO. 1**

TOTAL ACRES 5.7392



PLAT BOOK NO. 9 PLAT NO. 75  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

FILE NO. 37367  
RECEIVED FOR RECORD Feb. 18, 1966  
RECORDED IN PLAT BK. 9 Pg. 75  
FEE \$4.30

Mary B. Masation  
MIAMI COUNTY RECORDER  
by Emily Mc Neal, Deputy

**DEED REFERENCE**

DEED BOOK NO. 249, PAGE 181  
MIAMI COUNTY RECORDER'S  
DEED RECORDS.

**SURVEY REFERENCE**

VOLUME NO 9, PLAT NO. 36  
VOLUME NO 9, PLAT NO. 55  
VOLUME NO. 10, PLAT NO. 128  
VOLUME NO. 10, PLAT NO. 138  
VOLUME NO. 16, PLAT NO. 29  
VOLUME NO. 17, PLAT NO. 85  
MIAMI COUNTY ENGINEER'S RECORD  
OF LAND SURVEYS.

**LEGEND**

- DENOTES IRON RAILROAD SPIKES.
- DENOTES IRON PINS.

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

**RESTRICTIONS**

- No house trailers or other temporary structures will be constructed or installed upon any tract in the afore said subdivision.
- 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 of the land herein platted, do hereby accept and approve this plat and do hereby dedicate the additional easement shown for road right of way to the public use forever.

Edmond M. Brown  
EDMOND M. BROWN

W.D. Fleming  
WITNESS

Evelyn R. Brown  
EVELYN R. BROWN

Bette L. Fleming  
WITNESS

Approved and transferred this  
18 day of February, 1966

Seal Davis  
MIAMI COUNTY ENGINEER  
By G. Schellhammer, Deputy

We hereby accept the dedication and approve this plat as shown hereon.

Robert Clewson

Luther Pike

Walter W. Woods  
MIAMI COUNTY COMMISSIONERS

Arthur D. Hallal  
MIAMI COUNTY ENGINEER

**STATE OF OHIO MIAMI COUNTY S.S.**

Be it remembered that on this 17th day of Feb., 1966 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.

APPROVED MIAMI COUNTY PLANNING  
COMMISSION

Robert Clewson  
Luther Pike  
Walter W. Woods

DATE February 18, 1966 NO. 1354  
Arthur D. Hallal

APPROVED MIAMI COUNTY ENGINEER

My Commission Expires Oct. 3, 1967  
DATE

Wendell O. Fleming  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

SURVEY FOR		
EDMOND M. & EVELYN R. BROWN		
DRAWN BY P.M.V.	DATE FEB 1966	SCALE 1" = 100'
SURVEYOR		
RALPH T. SNIDER	501 223	
WEST MILTON	OHIO	
Ralph T. Snider OHIO REGISTRATION NO. 470		

TOWN 6, RANGE 5 EAST, SECTION 32, UNION TOWNSHIP

R. D. FREEZE SUBDIVISION

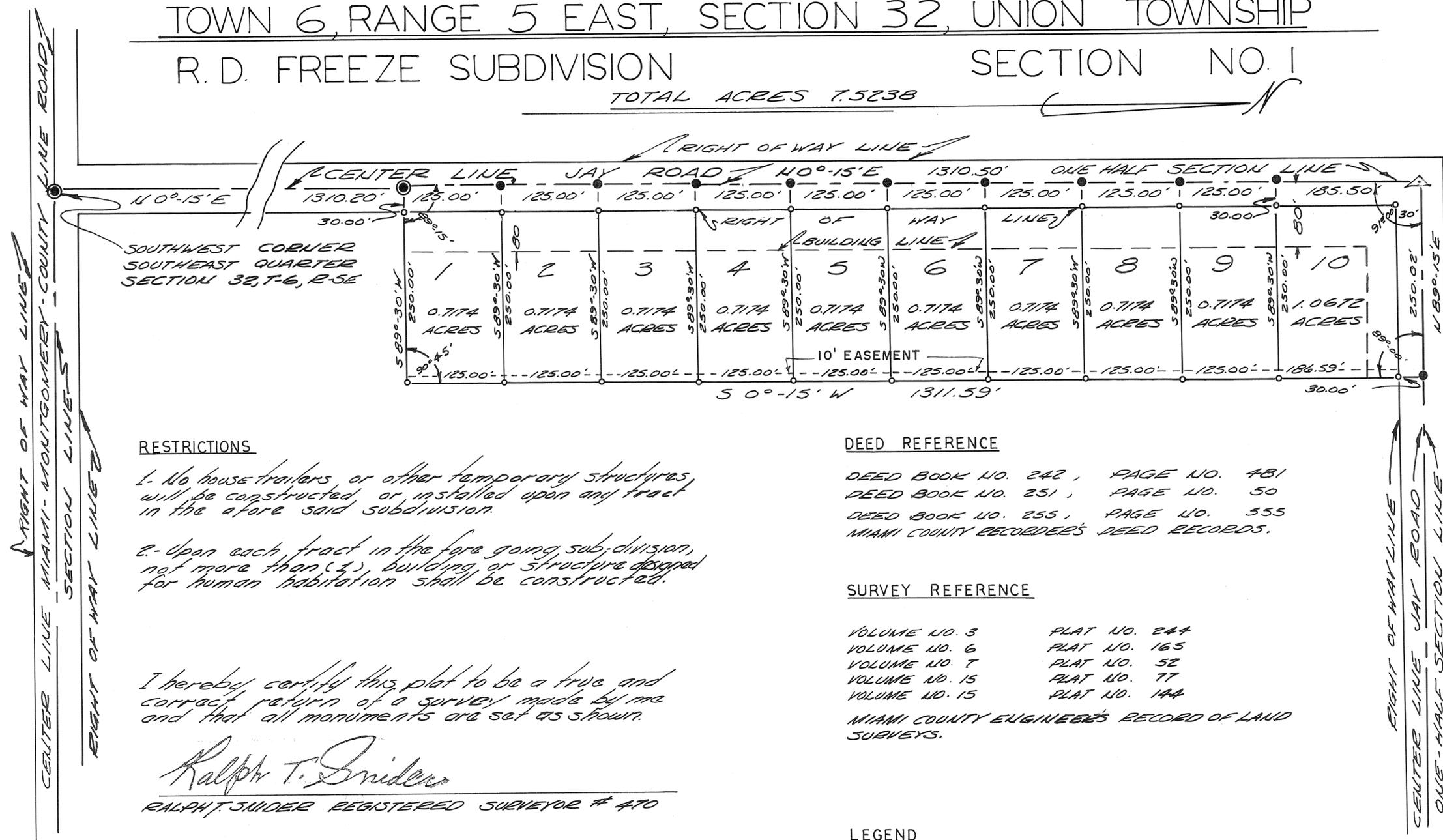
SECTION NO. 1

TOTAL ACRES 7.5238

PLAT BOOK NO. 9 PLAT NO. 76  
MIAMI COUNTY RECORDERS  
PLAT RECORDS.

FILE NO. 37948  
RECEIVED FOR RECORD  
1:15 P.M. Mar. 22, 1966  
TIME DATE  
RECORDED IN PLAT BOOK  
9 76  
BOOK NO. PAGE NO.  
FEE \$4.30

Mary B. Guatin  
MIAMI COUNTY RECORDER  
DEPUTY RECORDER



RESTRICTIONS

1. No house trailers, or other temporary structures, will be constructed or installed upon any tract in the afore said subdivision.
2. Upon each tract in the afore going sub-division, not more than (2) building or structure designed for human habitation shall be constructed.

DEED REFERENCE

- DEED BOOK NO. 242, PAGE NO. 481
- DEED BOOK NO. 251, PAGE NO. 50
- DEED BOOK NO. 255, PAGE NO. 555
- MIAMI COUNTY RECORDERS DEED RECORDS.

SURVEY REFERENCE

- VOLUME NO. 3 PLAT NO. 244
- VOLUME NO. 6 PLAT NO. 165
- VOLUME NO. 7 PLAT NO. 52
- VOLUME NO. 15 PLAT NO. 77
- VOLUME NO. 15 PLAT NO. 144
- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

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

LEGEND

- DENOTES IRON RAILROAD SPIKES SET.
- DENOTES IRON PINS SET.
- ⊙ DENOTES IRON RAILROAD SPIKES FOUND.
- △ CORNER STONE FOUND.

Approved and transferred this 22<sup>nd</sup> day of March, 1966

Paul Harris MIAMI COUNTY AUDITOR  
DEPUTY AUDITOR

APPROVED MIAMI COUNTY PLANNING COMMISSION  
Prolet. Clayman  
Luther Plake  
Walter Wood  
DATE March 22, 1966 NO. 1362  
Arthur D. Haddad by L.M. Johnson  
APPROVED MIAMI COUNTY ENGINEER CHIEF DEPUTY

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF  
Winifred Martindal  
Delores Doll

OWNERS AND LIENHOLDERS  
Robert D. Freeze  
Mary J. Freeze

NOTE:  
LOT NO. 4 IS NOT APPROVED AS A BUILDING SITE UNLESS OWNER MAKES PROVISION FOR DRAINAGE TO THE SATISFACTION OF COUNTY ENGINEER.

NOTE:  
FOR CANCELLATION OF THIS RESTRICTION SEE  
Misc. Book 16 PAGE 243

STATE OF OHIO COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE OF OHIO PERSONALLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING THERE OF TO BE THEIR VOLUNTARY ACT AND DEED. THIS 19 DAY OF MARCH 1966

Winifred Martindal  
NOTARY PUBLIC  
STATE OF OHIO

SURVEY FOR  
**ROBERT D. & MARY J. FREEZE**

DRAWN BY PAUL MINILICH	DATE MARCH, 1966	SCALE 1" = 100'
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SURVEYOR  
Ralph T. Snider  
80X223, WEST MILTON, OHIO  
OHIO REGISTRATION NO. 470



**BUCKINGHAM SQUARE~SECTION ONE**  
 S.E. Q. SECTION-21 ; TOWN-4 ; RANGE-6E ; MONROE TWP. ; MIAMI COUNTY, OHIO

NOTE: 5' UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN ADDITION TO EASEMENTS SHOWN HEREON.

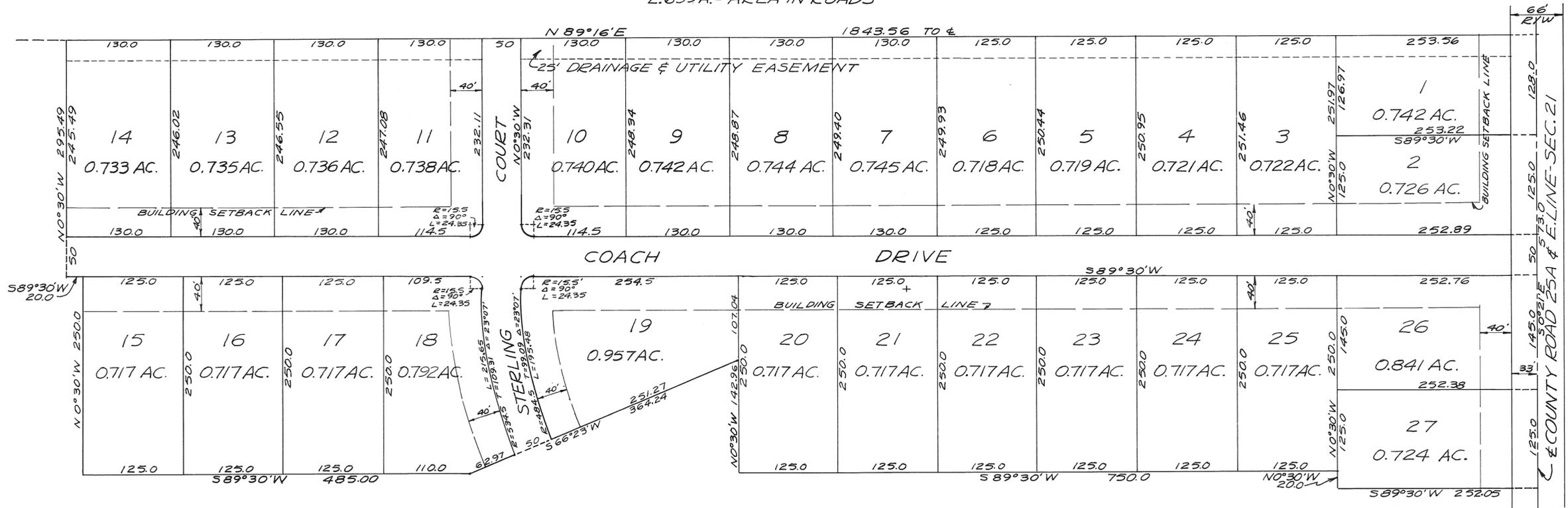
BEING A SUBDIVISION CONTAINING 22.687 ACRES OF A TOTAL OF 82.946 ACRES ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 427 ; PAGE 4

Mary B. Gustin, Recorder by  
 MIAMI COUNTY RECORDER  
 Renee Studebaker

MARCH 21, 1966 SCALE: 1"=100'

20.028A= AREA IN LOTS  
 2.659A.= AREA IN ROADS

SHEET NO. 1 OF 2 SHEETS



**DEDICATION**

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

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 23rd DAY OF MARCH, 1966.

Prolet E. Clavon Luther Pike Walter W. Good

Arthur D. Haddad  
 MIAMI COUNTY ENGINEER NO. 1363

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23rd DAY OF MARCH, 1966.

Prolet E. Clavon Luther Pike Walter W. Good

APPROVED AND TRANSFERRED THIS 25th DAY OF MARCH, 1966.

Paul Kline  
 MIAMI COUNTY AUDITOR

BORCHERS CONSTRUCTION CO.

WITNESS

Nelson C. Borchers  
 NELSON C. BORCHERS, PRES.

William E. Kessler

Alberta L. Borchers  
 ALBERTA L. BORCHERS, TREAS.

James P. Collins

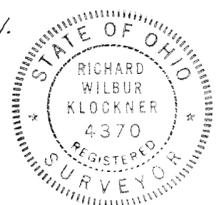
STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND ALBERTA L. BORCHERS, TREASURER OF BORCHERS CONSTRUCTION CO., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND TREASURER AND THE FREE AND CORPORATE ACT AND DEED OF SAID BORCHERS CONSTRUCTION CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO THIS 22 DAY OF MARCH, 1966

William E. Kessler  
 WILLIAM E. KESSLER, NOTARY PUBLIC (MY COMMISSION HAS NO EXPIRATION DATE)

I HEREBY CERTIFY ALL MEASUREMENTS TO BE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC.

Richard W. Klockner  
 RICHARD W. KLOCKNER  
 REGISTERED SURVEYOR #4370  
 TROY, OHIO  
 3-21-66



BUCKINGHAM SQUARE~SECTION ONE  
S.E.QR-SECTION-21 ; TOWN-4; RANGE-6E; MONROE TWP; MIAMI COUNTY, OHIO

PLAT BOOK 9 PAGE NO. 77-A  
MIAMI COUNTY RECORDER'S PLAT  
RECORDS. RECEIVED FOR RECORD  
THIS 25TH DAY OF MARCH, 1966  
AT 3:52 P.M.  
FILE NO. 38040 FEE \$4.30

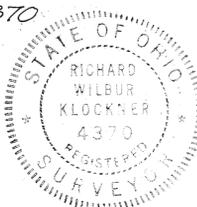
Mary B. Gustins Recorder by  
MIAMI COUNTY RECORDER  
Bernice Studebaker

PROTECTIVE COVENANTS

SHEET NO. 2 OF 2 SHEETS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY ONE LOT OTHER THAN ONE SINGLE FAMILY DWELLING.
2. NO STRUCTURE OF A TEMPORARY CHARACTER; TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
3. THE MINIMUM FLOOR AREA (UNDER ROOF) OF EACH DWELLING UNIT CONSTRUCTED IN THIS DEVELOPMENT SHALL BE 1400 SQ. FT. INCLUDING THE AREA OF A ONE CAR GARAGE.
4. 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 SIGN OF NOT MORE THAN FIVE (5) SQ. FT. ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
5. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN, SHOWING LOCATION AND GRADE OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, BORCHERS CONSTRUCTION CO. OR THEIR AUTHORIZED REPRESENTATIVE.
6. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE OR SIDE STREET LINE THAN THE MINIMUM SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
7. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM BEGINNING OF CONSTRUCTION.
8. NO NOXIOUS OR OFFENSIVE ODOR OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
9. NO ANIMALS, LIVESTOCK, POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
10. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
11. NO FENCES, WALL HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THAN THE BUILDING SET BACK LINE SHOWN ON THE PLAT. FENCING AND HEDGES ERECTED ON ANY LOT IN THIS SUBDIVISION MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL.
12. THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL THE OWNERS OF ALL THE TRACTS. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE TRACT.
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. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

Richard W. Klockner  
RICHARD W. KLOCKNER  
REGISTERED SURVEYOR #4370  
TROY, OHIO  
3-21-66



*Mary B. Swaten*  
 MIAMI COUNTY RECORDER

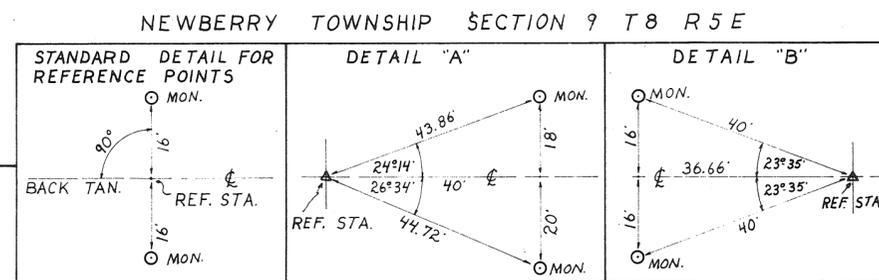
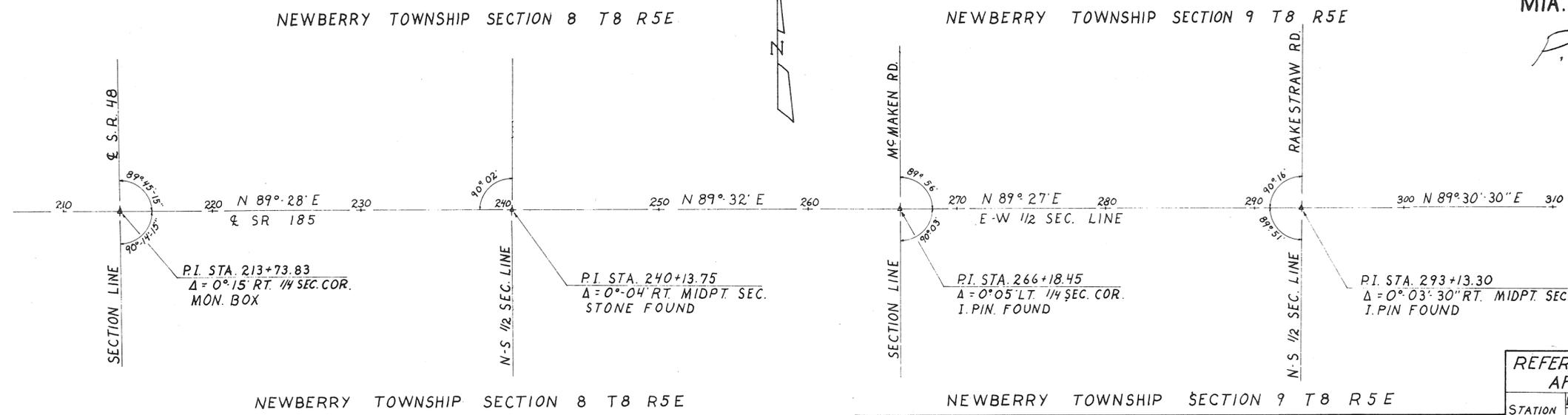
LOCATION PLAN  
 MIAMI COUNTY, NEWBERRY & WASHINGTON TOWNSHIPS S.R. 185 SECTION 4.05

SCALE 1"=400'

TWP. RD. DIVISION	STATE	PROJECT
2	OHIO	1965

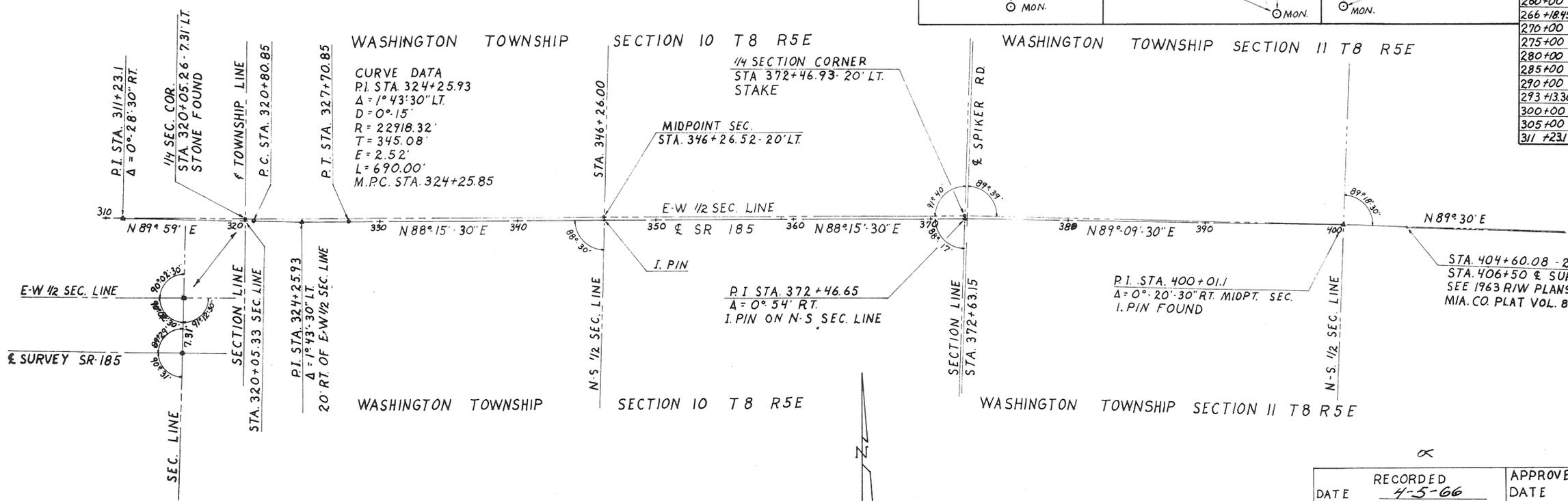
MIAMI COUNTY  
 MIA. 185 ~ 4.05

P.F. 395



REFERENCE POINTS TO BE SET AFTER CONSTRUCTION

STATION	DISTANCE FROM &		STATION	DISTANCE FROM &	
	LEFT	RIGHT		LEFT	RIGHT
213+73.83	DETAIL "A"		315+00	16'	16'
220+00	16'	16'	320+05.26	16'	16'
225+00	16'	16'	324+25.85	16'	16'
230+00	16'	16'	327+70.85	16'	16'
235+00	16'	16'	335+00	16'	16'
240+13.75	16'	16'	340+00	16'	16'
245+00	16'	16'	346+26.0	16'	16'
250+00	16'	16'	350+00	16'	16'
255+00	16'	16'	355+00	16'	16'
260+00	16'	16'	360+00	16'	16'
266+18.45	DETAIL "B"		365+00	16'	16'
270+00	16'	16'	372+46.65	DETAIL "B"	
275+00	16'	16'	375+00	16'	16'
280+00	16'	16'	380+00	16'	16'
285+00	16'	16'	385+00	16'	16'
290+00	16'	16'	390+00	16'	16'
293+13.30	DETAIL "B"		395+00	16'	16'
300+00	16'	16'	400+01.1	16'	16'
305+00	16'	16'	404+60.08	16'	16'
311+23.1	16'	16'			



RECORDED DATE 4-5-66  
 VOL. 9  
 PAGE 78

APPROVED *John M. Bowen*  
 DATE 3-24-66  
 RIGHT-OF-WAY ENGINEER DIVISION N° 7  
 REGISTERED SURVEYOR N° 3128

TOWN

RANGE

SECTION

TOWNSHIP

PIQUA CORPORATION

WARD

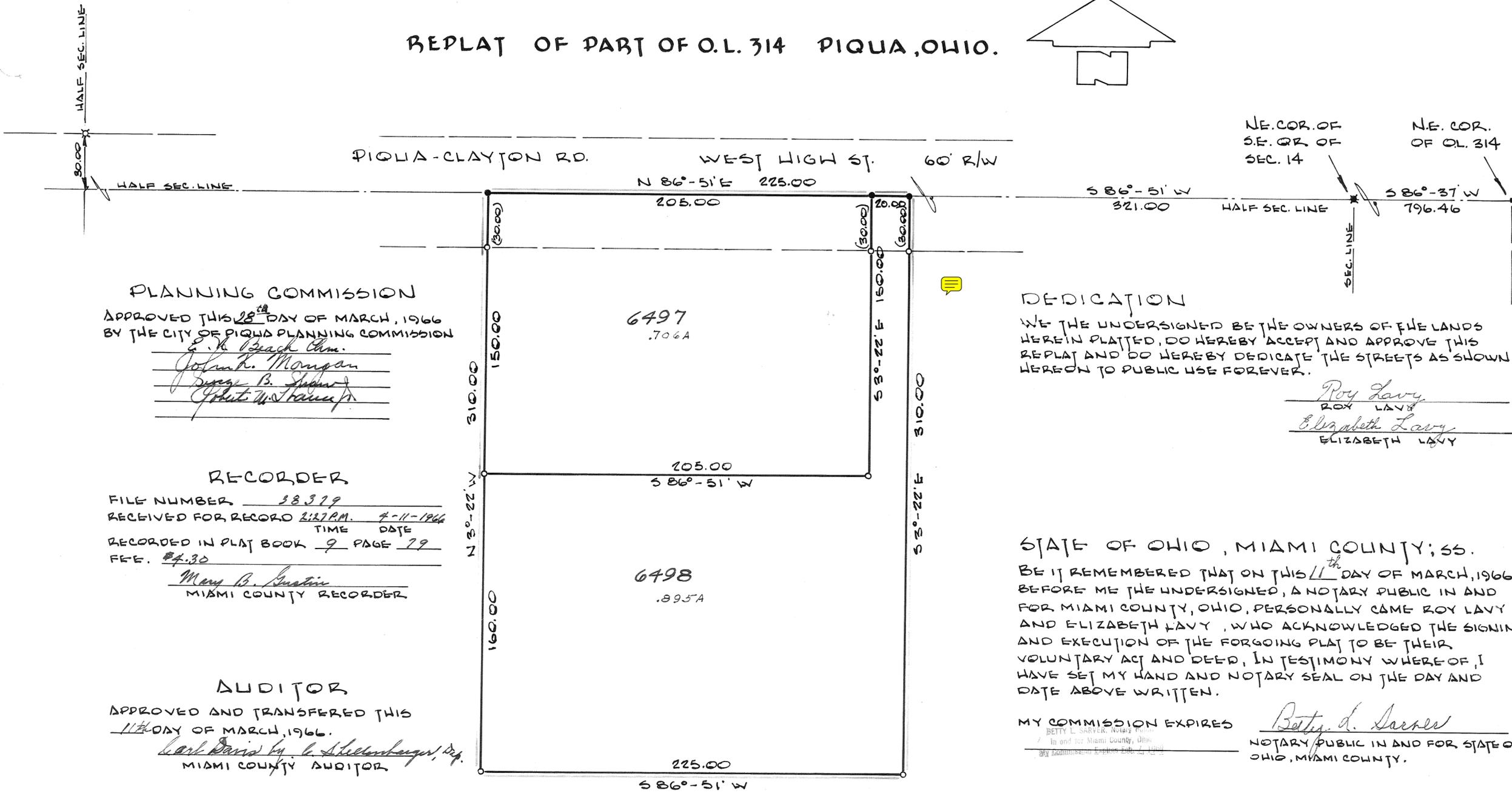
PRECINCT

VOL. 9 PLAT NO. 79

MIAMI CO. ENGRS. RECORD OF LOT SURVEYS

SCALE 1 INCH = 40 FEET

# REPLAT OF PART OF O.L. 314 PIQUA, OHIO.



**PLANNING COMMISSION**  
 APPROVED THIS 28<sup>th</sup> DAY OF MARCH, 1966  
 BY THE CITY OF PIQUA PLANNING COMMISSION  
*E. V. Beach, Chm.*  
*Johanna M. Morgan*  
*James B. Johnson*  
*John W. Francis, Jr.*

**DEDICATION**  
 WE THE UNDERSIGNED BE THE OWNERS OF THE LANDS  
 HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS  
 REPLAT AND DO HEREBY DEDICATE THE STREETS AS SHOWN  
 HEREON TO PUBLIC USE FOREVER.  
*Roy Lavy*  
 ROY LAVY  
*Elizabeth Lavy*  
 ELIZABETH LAVY

**RECORDER**  
 FILE NUMBER 38379  
 RECEIVED FOR RECORD 2:27 P.M. 4-11-1966  
 TIME DATE  
 RECORDED IN PLAT BOOK 9 PAGE 79  
 FEE. \$4.30  
*Mary B. Austin*  
 MIAMI COUNTY RECORDER

STATE OF OHIO, MIAMI COUNTY; SS.  
 BE IT REMEMBERED THAT ON THIS 11<sup>th</sup> DAY OF MARCH, 1966,  
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND  
 FOR MIAMI COUNTY, OHIO, PERSONALLY CAME ROY LAVY  
 AND ELIZABETH LAVY, 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 NOTARY SEAL ON THE DAY AND  
 DATE ABOVE WRITTEN.

**AUDITOR**  
 APPROVED AND TRANSFERRED THIS  
 11<sup>th</sup> DAY OF MARCH, 1966.  
*Carl Davis by L. Stollenberger, Dep.*  
 MIAMI COUNTY AUDITOR

MY COMMISSION EXPIRES  
 BETTY L. SARVER, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires Feb. 7, 1968  
*Betty L. Sarver*  
 NOTARY PUBLIC IN AND FOR STATE OF  
 OHIO, MIAMI COUNTY.

- NOTE**
- = R.R. SPIKE SET
  - ✱ = R.R. SPIKE FOUND
  - = IRON PIN SET
  - ⊗ = IRON PIN FOUND

**SURVEY REFERENCE**  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 VOL. 12 - PAGE 63



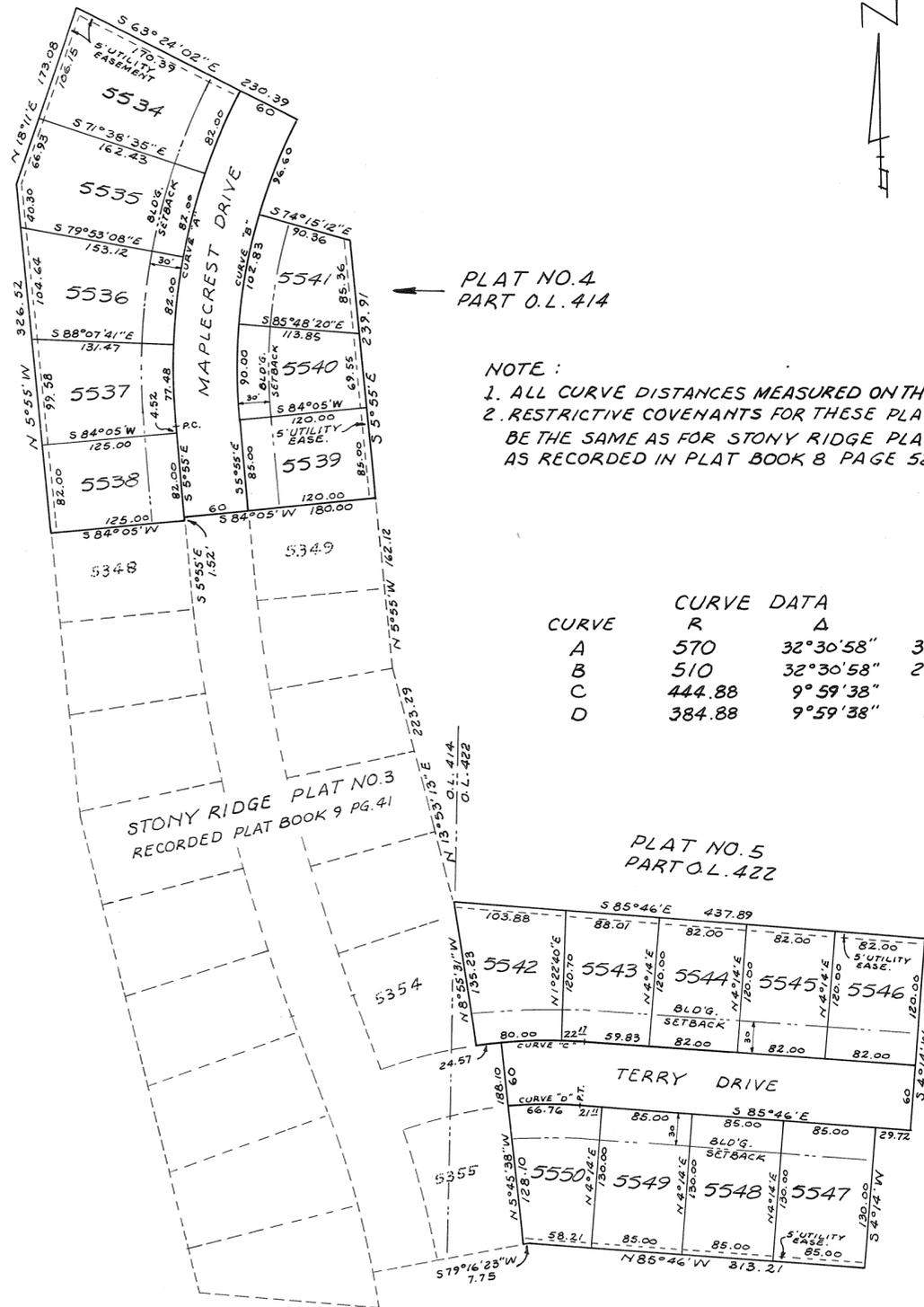
*Daniel D. Turner*

REPLAT OF PT. OF O.L. 314 FOR			
ROY LAVY PIQUA - OHIO			
DANIEL D. TURNER - TROY, OHIO REGISTERED ENGINEER • REGISTERED SURVEYOR •			
DATE MAR. 1966	DRAWN BY TRACED BY	SW. RT.	SHEET NO. 1/1
FILE NO.	CHECKED BY		

Mary B. Austin, Recorder  
 MIAMI COUNTY RECORDER  
 By Dora Whitmer, Deputy

# STONY RIDGE PLATS NO. 4 & 5

PLAT NO. 4 - 2.713 ACRES - PT. O.L. 414  
 PLAT NO. 5 - 2.683 ACRES - PT. O.L. 422  
 CITY OF TROY MIAMI COUNTY OHIO  
 SCALE: 1" = 100'



PLAT NO. 4  
 PART O.L. 414

NOTE:  
 1. ALL CURVE DISTANCES MEASURED ON THE ARC.  
 2. RESTRICTIVE COVENANTS FOR THESE PLATS SHALL  
 BE THE SAME AS FOR STONY RIDGE PLAT NO. 1  
 AS RECORDED IN PLAT BOOK 8 PAGE 52-A.

CURVE	R	Δ	L
A	570	32°30'58"	323.48
B	510	32°30'58"	289.43
C	444.88	9°59'38"	77.60
D	384.88	9°59'38"	66.78

DEDICATION  
 WE THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS  
 OF THE LANDS SHOWN HEREIN REPLATTED DO HEREBY VOLUNTARILY  
 CONSENT TO THE EXECUTION OF SAID REPLAT AND TO DEDICATE THE  
 STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SCHUSTER MOTEL MANAGEMENT CORP.  
Gordon K. Tooley PRESIDENT  
Charles F. Allbery SECRETARY  
Olive B. Wierite WITNESS  
Stanley J. Cohen WITNESS

STATE OF OHIO COUNTY OF MONTGOMERY SS  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY  
 APPEARED GORDON K. TOOLEY PRESIDENT AND CHARLES F. ALLBERY  
 SECRETARY OF THE SCHUSTER MOTEL MANAGEMENT CORP., THE  
 CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOW-  
 LEDGED 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  
 SCHUSTER MOTEL MANAGEMENT CORPORATION.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME  
 AND AFFIXED MY OFFICIAL SEAL AT DAYTON OHIO THIS  
31st DAY OF MARCH 1966.

Stanley J. Cohen  
 NOTARY PUBLIC  
 STANLEY J. COHEN, ATTORNEY AT LAW  
 NOTARY PUBLIC - STATE OF OHIO  
 My Commission has no expiration date.  
 Section 147.04 B, C.

AT A MEETING OF THE TROY CITY PLANNING AND ZONING  
 COMMISSION HELD THIS 12 DAY OF APRIL 1966, THIS  
 REPLAT WAS APPROVED.

John A. Timmerman PRESIDENT  
Hazel Clawson SECRETARY

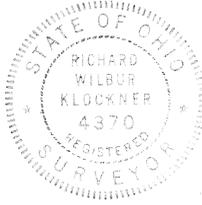
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY OHIO  
 HELD THIS 18th DAY OF April 1966 THIS REPLAT WAS  
 APPROVED AND ACCEPTED BY ORDINANCE NO. 0-25-66

William H. Thornburgh MAYOR  
Ivan D. Ferrell PRES. OF COUNCIL  
J. J. Tamm CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED  
 THIS 19th DAY OF April 1966  
Karl Davis by G. Schellenberger, Deputy  
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT.

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





Mary B. Austin  
 MIAMI COUNTY RECORDER

NUMBERED TO DESIGNATE INLOTS AND  
 TRANSFERRED THIS 17<sup>th</sup> DAY OF MAY 1966

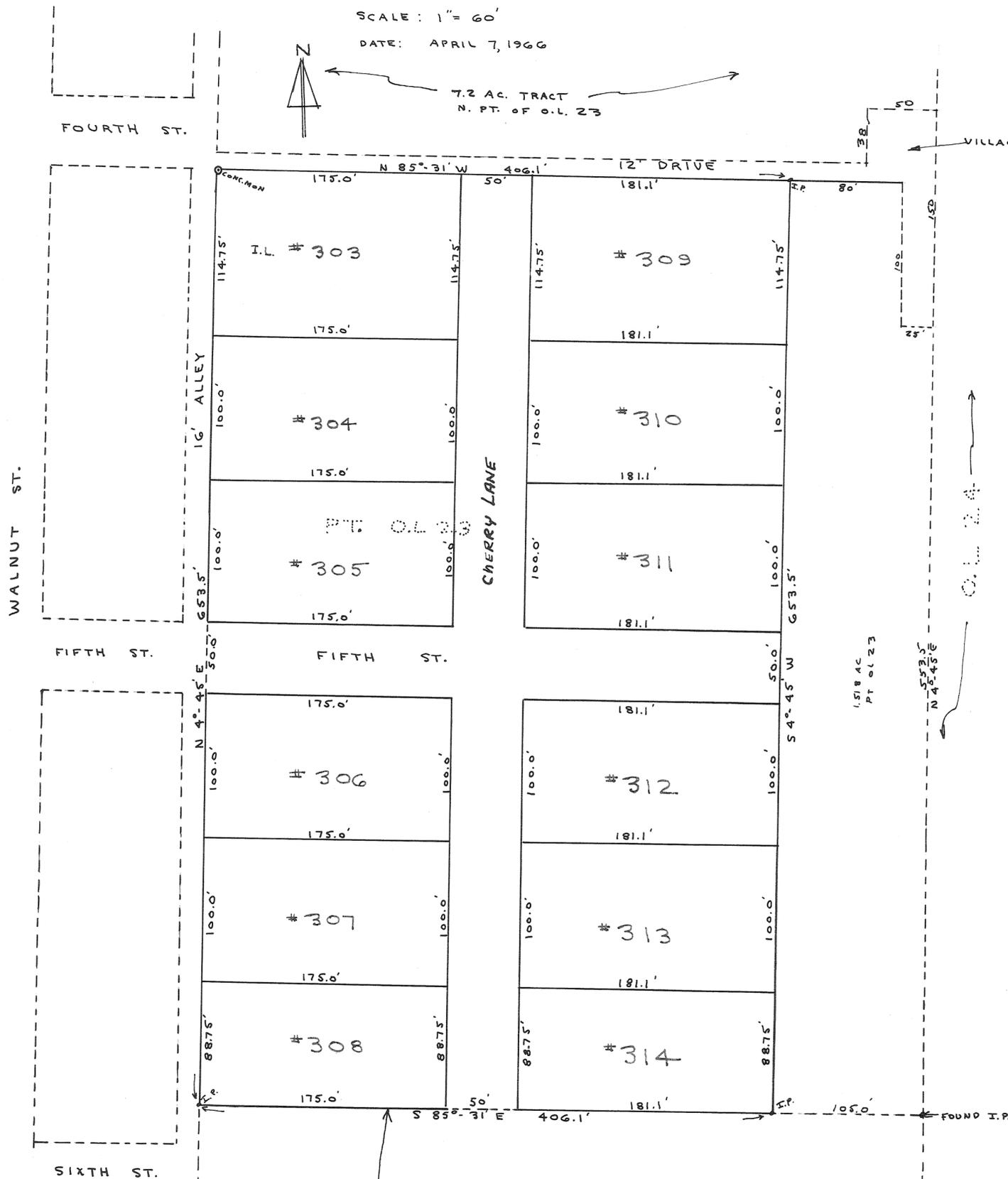
Paul Melvin  
 MIAMI COUNTY AUDITOR

REPLATTED SUBDIVISION OF THE S.W. PART OF  
 OUTLOT 23 CONTAINING A TOTAL OF 6.092 ACRES  
 IN THE VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO.

SCALE: 1" = 60'  
 DATE: APRIL 7, 1966



7.2 AC. TRACT  
 N. PT. OF O.L. 23



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 AS SHOWN  
 HEREON TO THE PUBLIC USE FOREVER.

OWNERS - S. AND W. CONSTRUCT. CO. WITNESSES  
James P. Worthington - PARTNER  
William O. Shively - PARTNER  
Robert W. Byerly  
Ray Covault

STATE OF OHIO, MIAMI COUNTY S.S. May 1966, BEFORE ME, THE  
 BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF May 1966, 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.

Anna Covault  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES Jan. 1969

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF FLETCHER,  
 OHIO HELD THIS 16<sup>th</sup> DAY OF MAY 1966 - THIS REPLAT WAS APPROVED  
 AND ACCEPTED BY

George H. Burdick  
 MAYOR  
Bernbert F. Johnston  
 S. OF COUNCIL  
Samuel Newberger  
 CLERK OF COUNCIL

REFERENCE  
 VOL #4 PLAT #112 MIAMI CO. ENGRS RECORD-LOT. SURV.  
 VOL #8 PLAT #105 " " "  
 VILLAGE MAP OF FLETCHER, OHIO

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

Marlin N. Hoffer  
 MARLIN N. HOFFER P.E.  
 REGISTERED SURVEYOR #4740

Mary B. Gustin, Recorder by Benjie Studebaker, Deputy  
MIAMI COUNTY RECORDER

STREET VACATION PLAT

- FOR -

THE HOBART MANUFACTURING CO.  
TROY-OHIO

CONSENT TO VACATION

We the undersigned being the owner of all land abutting the shaded streets 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. Lerman  
Witness  
Druce M. Geiger  
Witness

By [Signature]  
President

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

COUNTY OF MIAMI - STATE OF OHIO-SS:

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 April 28, 1966

Frances Hildebrand  
Notary Public in and for Miami County, Ohio  
My Commission Expires November 25, 1968

At a meeting of the Troy City Planning and Zoning Commission held this 10<sup>th</sup> day of MAY 1966 this vacation was approved.

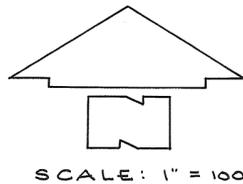
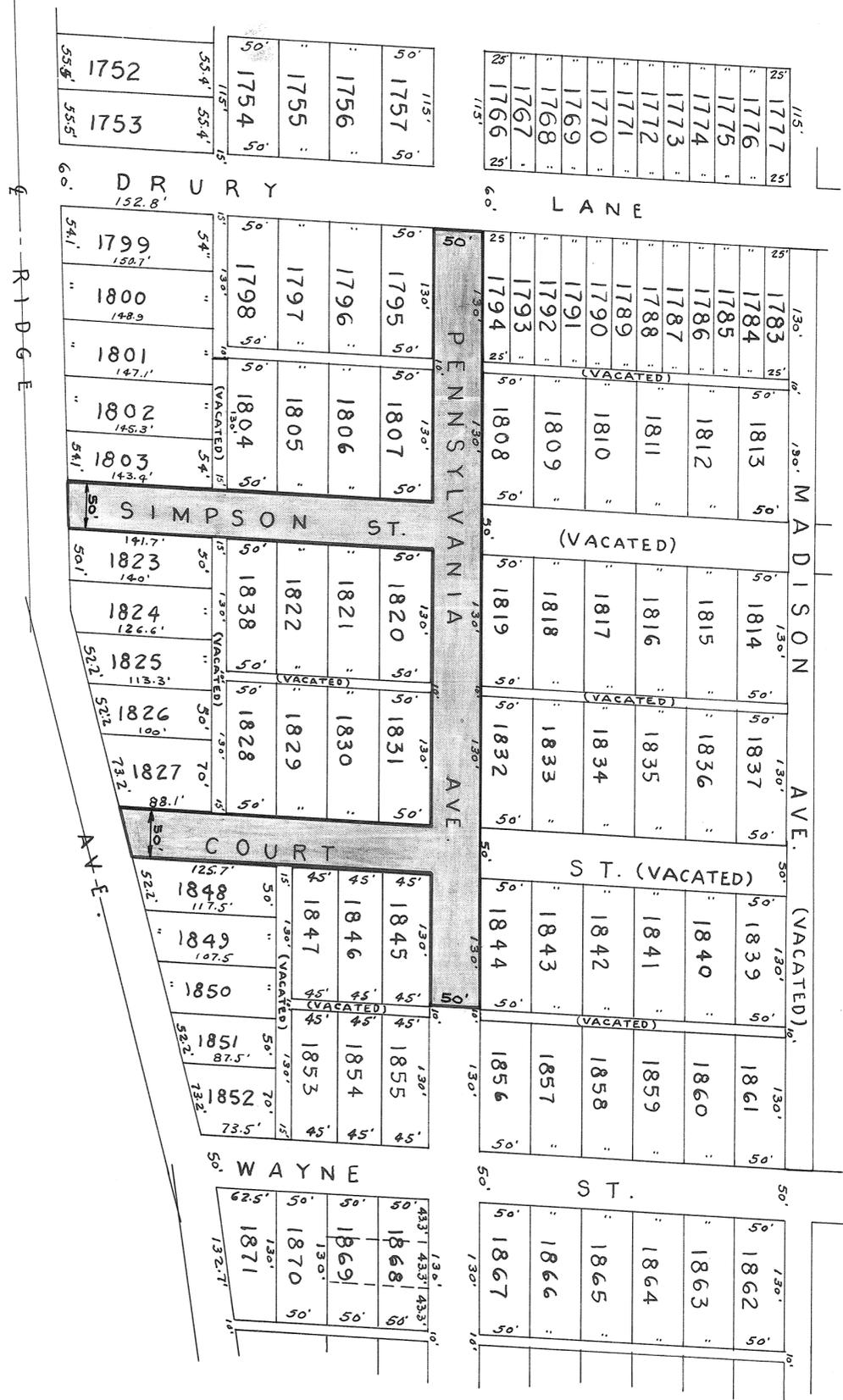
[Signature]  
President  
Harold Clawson  
Secretary

At a meeting of the City Council of the City of Troy, Ohio held this 16 day of May 1966, this vacation was approved and accepted by Ordinance No. O-27-66

William H. Thornburgh  
Mayor  
James D. Terrell  
Pres. of Council  
H. H. Tompkins  
Clerk of Council

Transferred this 18<sup>th</sup> day of May 1966.

Paul Davis  
Miami County Auditor



SCALE: 1" = 100'



PREPARED BY: DANIEL D. TURNER & ASSOC.  
23 NORTH PLUM ST.  
TROY-OHIO  
• CIVIL ENGINEERING • LAND SURVEYING •

I hereby certify this vacation plat to be correct as shown hereon.

Daniel D. Turner  
REGISTERED SURVEYOR NO. 4807

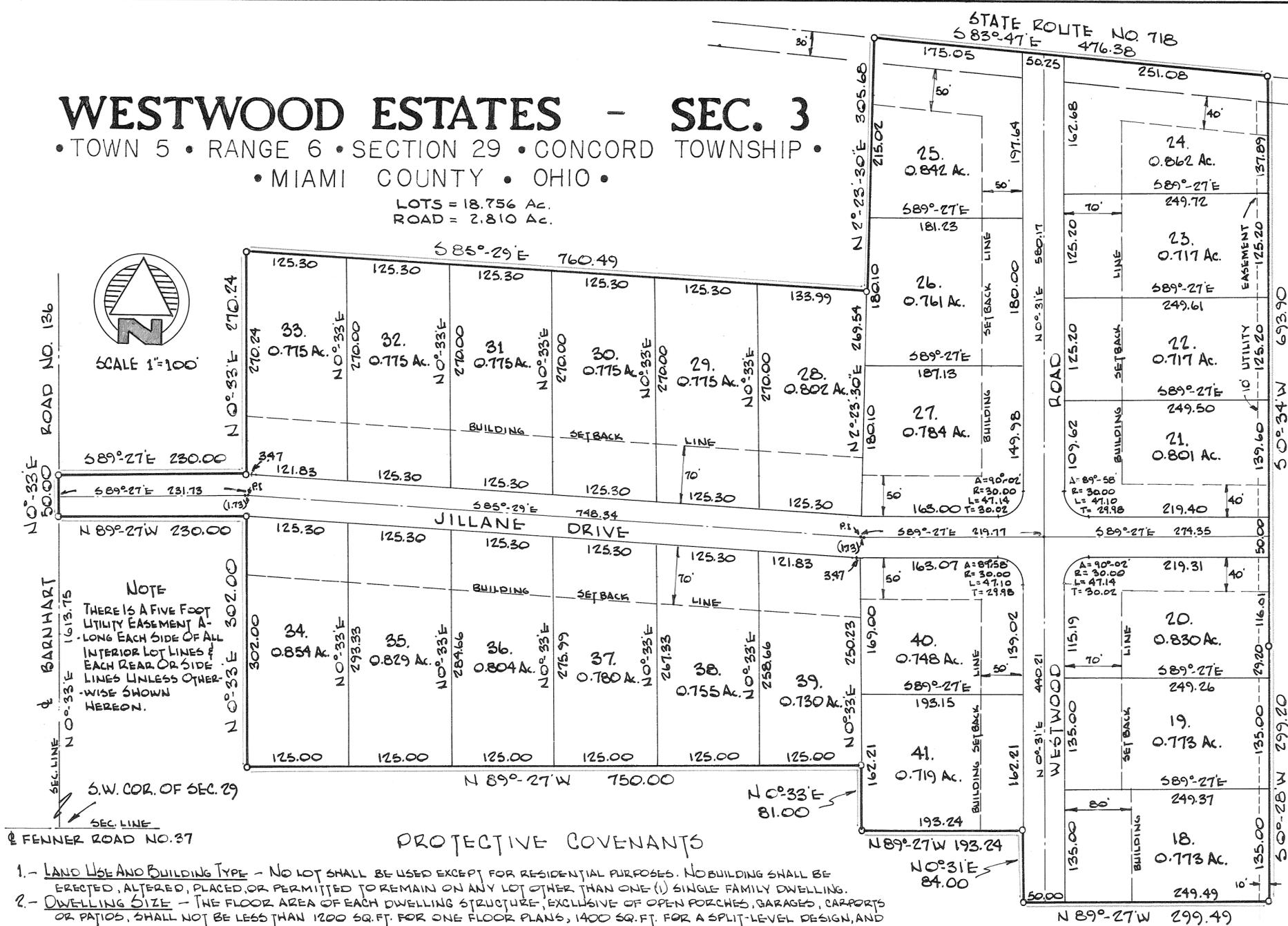
# WESTWOOD ESTATES - SEC. 3

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

LOTS = 18.756 Ac.  
 ROAD = 2.810 Ac.



SCALE 1"=100'



**NOTE**  
 THERE IS A FIVE FOOT  
 UTILITY EASEMENT A-  
 LONG EACH SIDE OF ALL  
 INTERIOR LOT LINES  
 EACH REAR OR SIDE  
 LINES UNLESS OTHER-  
 WISE SHOWN  
 HEREON.

## 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, carports or patios, shall not be less than 1200 sq. ft. for one floor plans, 1400 sq. ft. for a split-level design, and 1000 sq. ft. on the first floor of a 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 line than the minimum setback distance as provided on the record plat. No building shall be located nearer than twenty (20) feet to any interior lot line.
4. - **DIVISION OF LOTS** - No lot shall be hereafter subdivided into additional residential lots.
5. - **OTHER BUILDINGS** - No trailer, basement, camp shack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
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 placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire field fencing or similar types of fencing may be used upon the property at any location.
7. - **GRADE** - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. - **NUISANCES** - No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may 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 of building.
10. - **SIGNS** - No sign or billboards of any kind shall be erected on any lot in this subdivision except one professional sign of not more than three sq. ft. or one sign of not more than five sq. ft. advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house.
11. - **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.
12. - **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 May 1, 1986, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
13. - **INVALIDATION OF COVENANTS** - Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. - **ENFORCEMENT** - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

## DESCRIPTION

BE A SUBDIVISION OF 21.566 AC. OF A 43.211 AC. TRACT CONVEYED TO DANIEL D. TURNER AND GAIL W. TURNER BY DEED RECORDED IN VOL. 379, PAGE 240, OF THE MIAMI COUNTY DEED RECORDS.

## DEDICATION

WE THE UNDERSIGNED, BEING THE LIEN HOLDERS AND OWNERS 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 OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITIES 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.

*Sam J. M. Adair* WITNESS  
*Daniel D. Turner* DANIEL D. TURNER  
*Karen J. Bowden* WITNESS  
*Gail W. Turner* GAIL W. TURNER  
 WITNESS  
*Stephen T. Warling* STEPHEN T. WARLING  
 WITNESS  
*Mary A. Warling* MARY A. WARLING

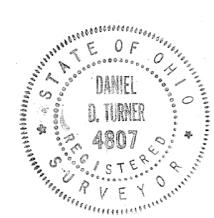
## STATE OF OHIO, MIAMI COUNTY, ss;

BE IT REMEMBERED THAT ON THIS 23 DAY OF May, 1966, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DANIEL D. TURNER AND GAIL W. TURNER AND STEPHEN T. WARLING AND MARY A. WARLING, 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES in and for the State of Ohio My Commission does not expire  
*Sam J. M. Adair* NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.  
 AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 24 DAY OF May, 1966, THIS PLAT WAS APPROVED.  
*John A. M. Madsen* CHAIRMAN  
*Phyllis Clawson* SECRETARY

ACCEPTED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION.  
*Phyllis Clawson*  
*Walter W. Wood*  
 DATE May 27 - 1966 NO. 1386  
*Arthur D. Hallad* MIAMI COUNTY ENGINEER

WE HEREBY AND ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS MIAMI COUNTY COMMISSIONERS  
*Phyllis Clawson*  
*Walter W. Wood*  
 APPROVED AND TRANSFERRED THIS 27 DAY OF May, 1966  
*Paul Harris* MIAMI COUNTY AUDITOR  
 FILE NO. 39376  
 RECEIVED FOR RECORD 2:57 AM 5-27-66  
 TIME DATE  
 RECORDED IN PLAT BK. 9 PAGE 84  
 FEE \$ 4.30  
*Mary B. Swartz* MIAMI COUNTY RECORDER



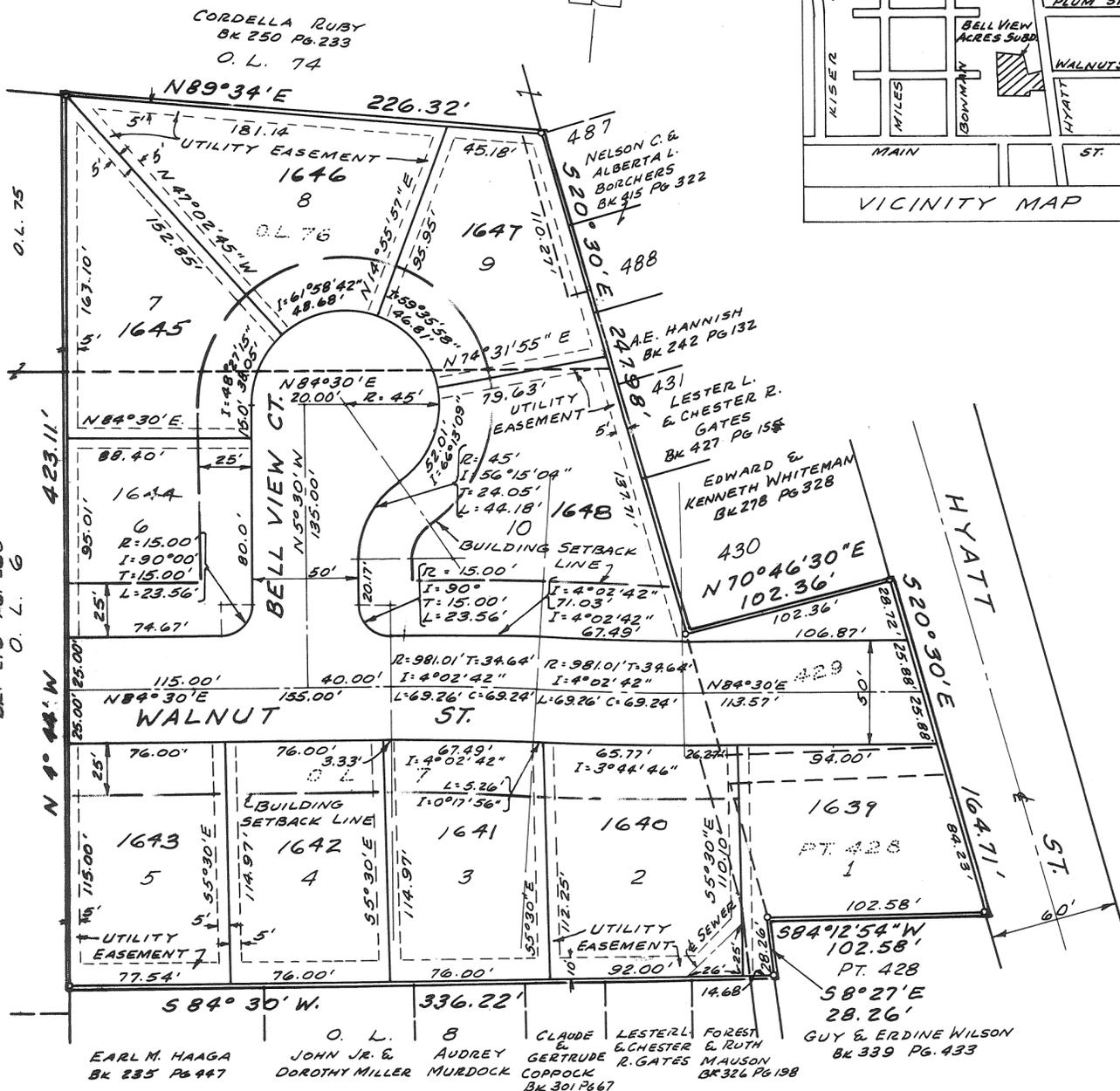
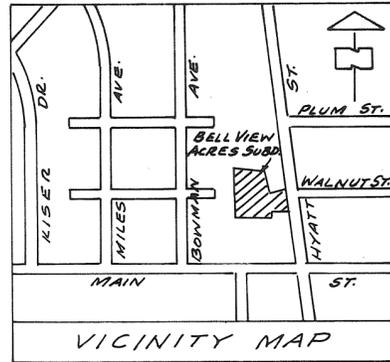
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS CURVED DISTANCES MEASURED ALONG THE ARC.  
*Daniel D. Turner*

WESTWOOD ESTATES/SEC. 3	
DANIEL D. AND GAIL W. TURNER TROY - OHIO	
DANIEL D. TURNER & ASSOC. 23 N. PLUM ST. TROY, OHIO • CIVIL ENGINEERING • SURVEYING •	DATE MAY 1966
FILE NO. 5-66-112	SCALE: 1"=100'

# BELL VIEW ACRES SUBDIVISION

CITY OF TIPP CITY  
MONROE TOWNSHIP  
MIAMI COUNTY, OHIO  
DESCRIPTION

BEING A SUBDIVISION OF 3.023 ACRES AND BEING A PART OF OUTLOTS 7676, LOT 429, & PT. LOT 428, MONROE TOWNSHIP, CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO BORCHERS CONSTRUCTION CO. AND RECORDED IN DEED BOOK 429 PAGE 176 OF THE MIAMI COUNTY DEED RECORDS.



### PROTECTIVE COVENANTS

- ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS EXCEPT LOT NO. 1 AND PART OF LOT NO. 10 WHICH FRONT ON HYATT ST. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE MULTIPLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT.
- THESE LOTS SHALL BE FURTHER RESTRICTED BY REGULATIONS CONCERNING MULTIPLE FAMILY UNITS PROVIDED IN THE ZONING CODE EXCEPTING LOT NO. 1 AND PART OF LOT NO. 10 FRONTING ON HYATT ST. WHICH WILL BE GOVERNED BY ZONING REGULATIONS AS ZONED NOW OR IN THE FUTURE.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING OR PART THEREOF SHALL BE ERRECTED ON ANY LOT LESS THAN 25 FEET BACK FROM THE FRONT LOT LINE NOR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. ALL BUILDINGS ERRECTED 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 ERRECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 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 NUSIANCE 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.
- 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 MAY 1, 1986, 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 ERRECTED, 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 THE 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  
BY Robert Hausman BORCHERS CONSTRUCTION CO.  
Betty E. Pabst PRESIDENT  
Robert Hausman  
Arnold R. W. Clark BY Charles W. Slicer SECRETARY

STATE OF OHIO, COUNTY OF MIAMI SS:  
BE IT REMEMBERED THAT ON THIS 27 DAY OF May, 1966 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 \_\_\_\_\_ 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 NOTORIAL SEAL ON THE DAY AND YEAR AFORESAID. Shearl J. Roberts NOTARY PUBLIC MY COMMISSION EXPIRES July Comm.

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 27 DAY OF May, 1966  
Shearl J. Roberts NOTARY PUBLIC MY COMMISSION EXPIRES July Comm.

### APPROVAL

APPROVED BY THE PLANNING BOARD OF CITY OF TIPP CITY, MIAMI COUNTY, OHIO

James G. Stimpson April 28, 1965  
CHAIRMAN DATE

I HEREBY HAVED CAUSED THE INLOTS NUMBER TO BE PLACED HEREON DESIGNATING THE TRACTS SHOWN AND HAVE TRANSFERRED SAME.

Carl Klerin June 1, 1966  
MIAMI COUNTY AUDITOR DATE

FILE NO. 39538 RECEIVED: 3:46 P.M. 6-1-66  
TIME DATE

RECORDED IN PLAT RECORD: 9 85  
BOOK NO. PAGE NO.

M'CLURE ENGINEERING COMPANY  
3601 S. DIXIE HWY. DAYTON 39, OHIO  
MAY 1966 1" = 50'-0"

ACCEPTED AND APPROVED BY THE COUNCIL OF CITY OF TIPP CITY, OHIO ON THIS 16 DAY OF May, 1966

Walter Zimmerman Mayor  
Phyllis Dierman Clerk

Mary B. Gustin by Bernice Studebaker, Deputy  
MIAMI COUNTY RECORDER  
FEE: 4.30

### CERTIFICATION

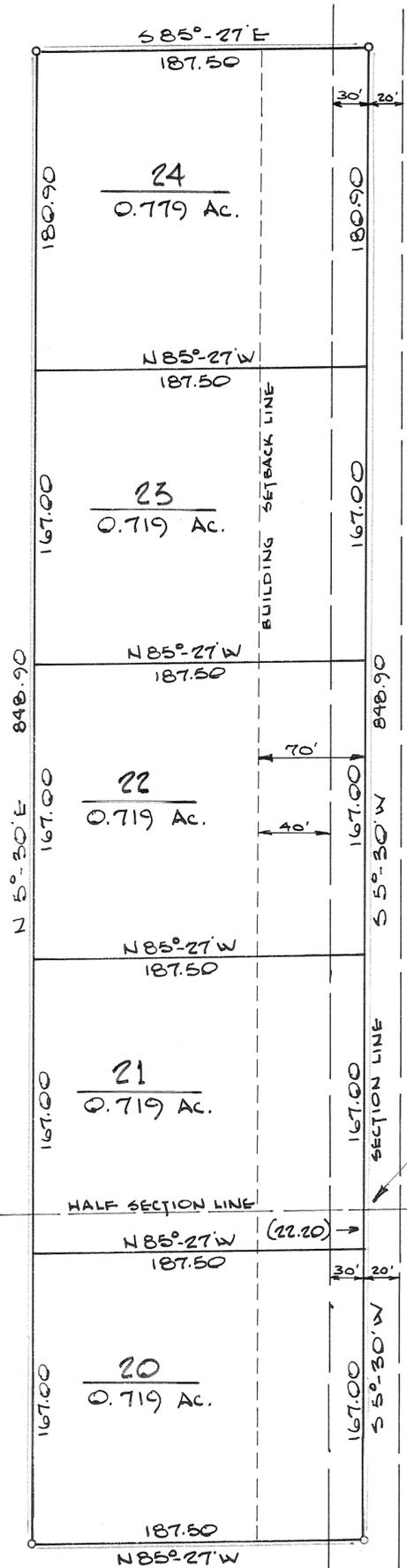
I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND IRON PINS SET AT ALL LOT CORNERS. CURVED DISTANCES ARE MEASURED ON THE ARC.

Harold R. McClure  
REGISTERED SURVEYOR REG. NO. 3379

INDICATES IRON PIN

# SPRINGBROOK SUBDIVISION SEC. 4

TOWN 1 RANGE 12 SECTION 25 SPRINGCREEK TWP.  
 MIAMI COUNTY OHIO



SCALE 1" = 60'

## DESCRIPTION

BEING A SUBDIVISION OF 3.655 ACRES OF A <sup>37.5</sup> ~~20.0~~ ACRE TRACT CONVEYED TO FRED A. SCHULZ BY DEED RECORDED IN VOL. 290, PAGE 232, 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 AS SHOWN HEREON. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTAINANCE, 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.

Dorwin W. Feltner  
 WITNESS  
Warren F. Jackson  
 WITNESS

Fred A. Schulz  
 FRED A. SCHULZ  
Lillian E. Schulz  
 LILLIAN E. SCHULZ

## STATE OF OHIO, MIAMI COUNTY, ss:

BE IT REMEMBERED THAT ON THIS 27 DAY OF April, 1966, 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES November 14, 1966

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

## PROTECTIVE COVENANTS

1. - All lots in this subdivision shall be used solely and exclusively for single family residence purposes.
2. - No lot in this subdivision shall be further subdivided.
3. - 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.
4. - No more than one dwelling house shall be erected or suffered to remain on any lot.
5. - Said residence shall contain an area of not less than a minimum ground floor space of 1250 square feet, excluding open porches, breezeways and garages.
6. - Any building erected in this subdivision shall be of frame, brick, or stone construction, or any combination of same.
7. - 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.
8. - 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.
9. - 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.
10. - 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.
11. - 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.
12. - These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until March 31, 1976, 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.
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.

LOONEY ROAD NO. 194 40' R/W

SE. COR. OF  
 N.E. Q.R. SEC. 25

### PIQUA PLANNING

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION THIS PLAT WAS APPROVED. May 9, 1966

E. N. Beach, Chm.  
John R. Mangon  
G. B. Shaw  
Robert H. ...

### MIAMI COUNTY PLANNING

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION.

Arthur D. Haddad  
Walter ...  
Walter W. ...  
 DATE June 10, 1966 No. 1398  
Arthur D. Haddad  
 MIAMI COUNTY ENGINEER

### RECORDER

FILE NO. 39775  
 RECEIVED FOR RECORD 10:03 AM June 13, 1966  
 RECORDED IN PLAT BK. 9 PAGE 86  
 FEE \$ 4.30



Mary B. ...  
 MIAMI COUNTY RECORDER  
 by Emily Mc Neal Deputy  
 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  
 REG. SURVEYOR No. 4807

### AUDITOR

APPROVED AND TRANSFERRED THIS 13th DAY OF June, 1966.  
...  
 MIAMI COUNTY AUDITOR

SPRINGBROOK SUBD.		
FRED A. SCHULZ PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. 23 N. PLUM ST. - TROY, OHIO		
DATE MAR. 1966	DRAWN BY: SW.	SHEET NO. 1/1
FILE NO. 1-66-14	CHECKED BY: D.T.	SCALE: 1" = 60'

**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.

SECTION ONE

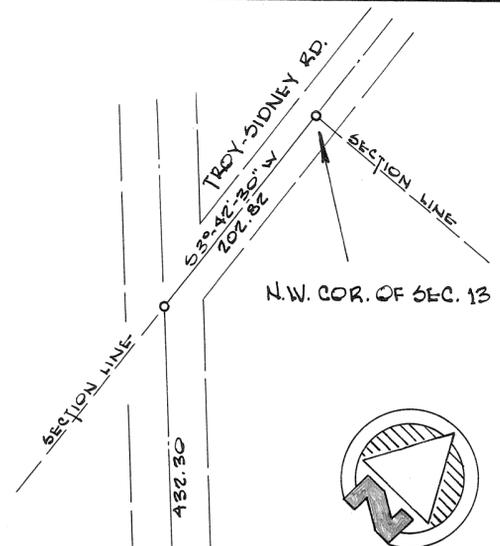
# CRESTWOOD ESTATES

TOWN 1 RANGE 11 SECTION 13 STAUNTON TWP. MIAMI COUNTY OHIO

BOOK 9 PAGE 87  
MIAMI COUNTY RECORDER'S  
RECORD OF SUBDIVISIONS.

NOTE  
SEE PLAT RECORDED IN PLAT  
BOOK 9, PAGE 91.

Mary B. Gustin, Recorder 7-5-66



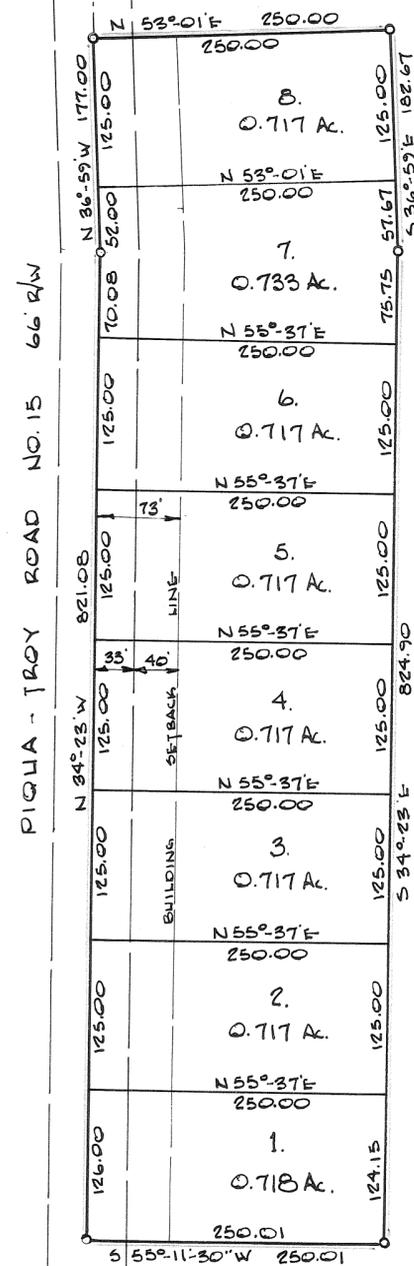
N.W. COR. OF SEC. 13



SCALE 1" = 100'

### NOTE

THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINES UNLESS SHOWN OTHERWISE HEREON.



PIQUA - TROY ROAD NO. 15 66' R/W

### DESCRIPTION

BEING A SUBDIVISION OF 5.753 ACRES OF A 56.007 ACRES TRACT CONVEYED TO MIAMI REALTY CO. INC. BY DEED RECORDED IN VOL. 424, PAGE 584, OF THE MIAMI COUNTY DEED RECORDS.

### DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTAINANCE, 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.

Harold L. Avey WITNESS  
M. Kathleen Hoban WITNESS  
MIAMI REALTY CO. INC. BY: William Houser - PRESIDENT  
J. Richard Gaier - SECRETARY

### STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS \_\_\_ DAY OF \_\_\_, 1966, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MIAMI REALTY CO. INC. BY ITS PRESIDENT WILLIAM HOUSER AND BY ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 2-28-69

M. Kathleen Hoban  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

### PROTECTIVE COVENANTS

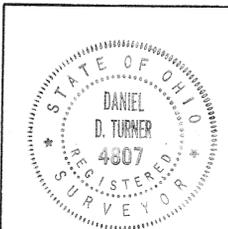
- 1 - LAND USE AND BUILDING TYPE. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING.
- 2 - DWELLING SIZE. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL NOT BE LESS THAN 1000 SQ. FT. FOR ONE FLOOR PLAN, 1200 SQ. FT. FOR SPLIT-LEVEL DESIGN, AND 900 SQ. FT. ON THE FIRST FLOOR OF A TWO STORY OR A ONE AND ONE-HALF STORY STRUCTURE.
- 3 - BUILDING LOCATION. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT OR THE SIDE PROPERTY LINE THAN THE MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORD PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
- 4 - DIVISION OF LOTS. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
- 5 - OTHER BUILDINGS. NO TRAILER, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL BE AT ANY TIME USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 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 PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE. NO BARBED WIRE, FIELD FENCING, OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
- 7 - HOUSE GRADE. THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPERS BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPERS BEFORE ANY CONSTRUCTION MAY BEGIN.
- 8 - NUISANCES. NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE.
- 9 - 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 OR BILL BOARD 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.
- 11 - 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 HOUSE HOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSES.
- 12 - 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 APRIL 1, 1986, AT WHICH TIME THEY SHALL AUTOMATICALLY BE 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.
- 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 REMAIN IN FULL FORCE AND EFFECT.
- 14 - ENFORCEMENT. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

CITY OF TROY PLANNING COMMISSION  
APPROVED BY THE CITY OF TROY PLANNING COMMISSION  
THIS 24 DAY OF May, 1966.  
John A. Mims Chairman  
Hazel Clawson Secretary

MIAMI COUNTY PLANNING COMMISSION  
APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION  
Robert Clawson Walter W. Sork  
DATE May 27-1966 NO. 1387  
Arthur D. Haddad  
MIAMI COUNTY ENGINEER

RECORDER  
FILE NO. 39776  
RECEIVED FOR RECORD 10:04 AM June 13, 1966  
RECORDED IN BOOK 9, PAGE 87.  
FEE \$ 4.30  
M. B. Gustin  
MIAMI COUNTY RECORDER  
by Emily M. Neal, Deputy

AUDITOR  
APPROVED AND TRANSFERRED THIS  
13th DAY OF June, 1966.  
Paul Harris  
MIAMI COUNTY AUDITOR



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

CRESTWOOD ESTATES MIAMI COUNTY - OHIO	
MIAMI REALTY CO. INC. TROY - OHIO	
DANIEL D. TURNER & ASSOC. 23 N. PLUM ST. TROY, OHIO CIVIL ENGINEERING - SURVEYING	DATE APR. 1966
FILE NO.	SCALE 1" = 100'
	1/1





PLAT BOOK 9 PAGE 90  
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 22ND DAY OF JUNE 1966 AT 1:12 P.M. FILE NO. 40008 FEE \$4.30

Mary B. Gustin, Recorder by  
Bernice Steinhilber, Deputy  
MIAMI COUNTY RECORDER

REPLAT OF INLOT 5115 IN CITY OF TROY, MIAMI COUNTY, OHIO  
2.357 ACRES, INLOTS - 0.271 ACRES IN STREET R/W  
MAY 21, 1966  
SCALE: 1" = 50'

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS SHOWN HEREON DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF THIS REPLAT, AND TO DEDICATE THE PORTION OF TROY-URBANA ROAD INCLUDED HEREIN TO THE PUBLIC USE FOREVER.

THE FIRST CHURCH OF GOD, INC. OF TROY, OHIO  
BOARD OF TRUSTEES

Russell W. Stott  
CHAIRMAN

Jean Melvin  
WITNESS

J. Jane Young  
SECRETARY

Jean Melvin  
WITNESS

Evelyn Stott  
TREASURER

Jean Melvin  
WITNESS

STATE OF OHIO - MIAMI COUNTY - S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED Russell W. Stott BOARD CHAIRMAN J. Jane Young SECRETARY AND Evelyn Stott TREASURER OF THE FIRST CHURCH OF GOD, INC. OF TROY, OHIO, THE CORPORATION WHICH EXECUTED THIS REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH BOARD CHAIRMAN, SECRETARY AND TREASURER 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 BOARD CHAIRMAN, SECRETARY AND TREASURER AND THE FREE AND CORPORATE DEED OF SAID CORPORATION

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 24th DAY OF May 1966

Jean Melvin  
NOTARY PUBLIC  
MY COMMISSION EXPIRES August 12, 1970

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 14th DAY OF June 1966 THIS REPLAT WAS APPROVED.

John M. Mahan PRESIDENT  
Hazel Clawson SECRETARY

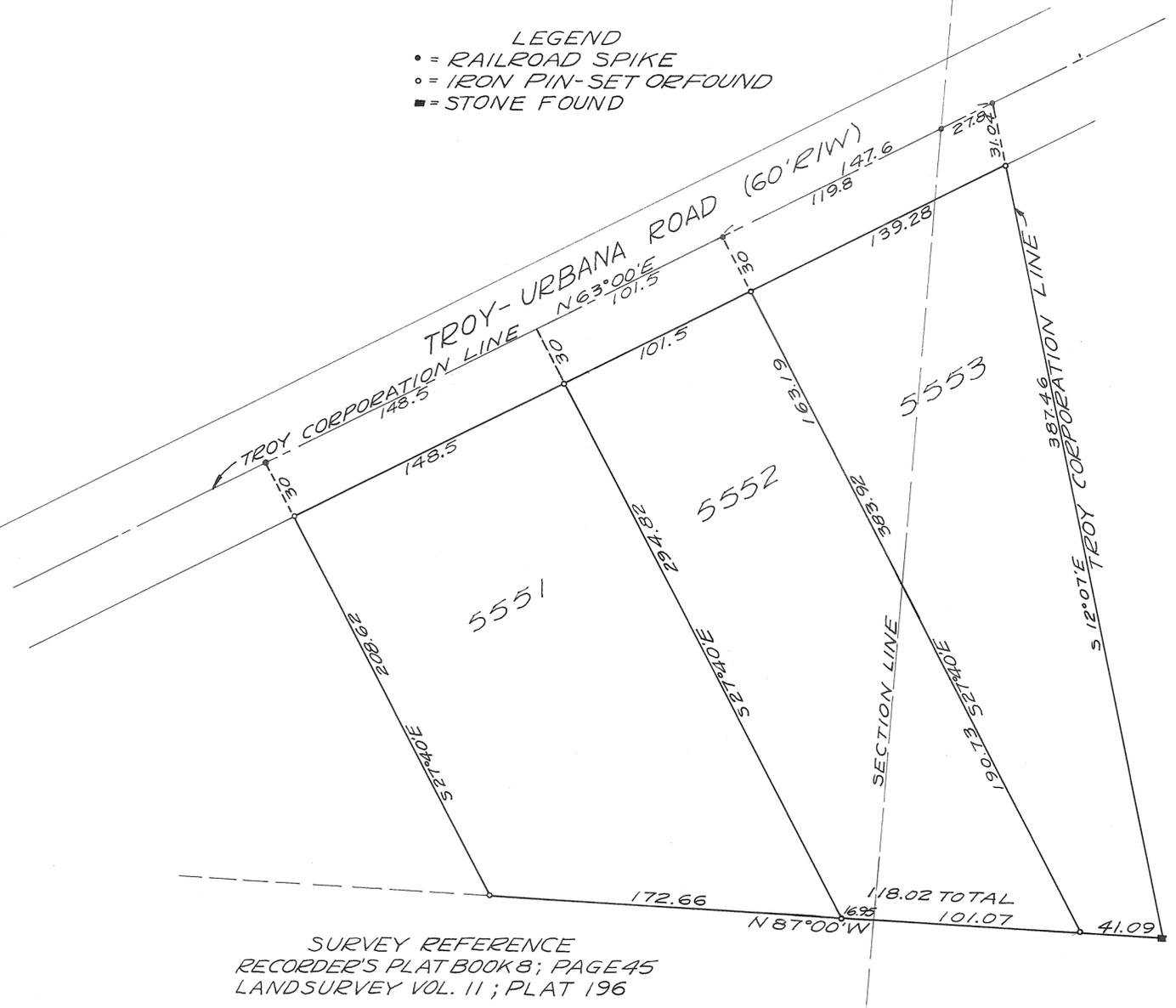
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20th DAY OF June 1966 THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-38-66

William H. Thoroughgood MAYOR  
Paul W. Ross PRES. OF COUNCIL PRO. TEM.  
H. H. Jamblin CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 22nd DAY OF June 1966

Paul Harris  
MIAMI COUNTY AUDITOR

- LEGEND  
• = RAILROAD SPIKE  
• = IRON PIN-SET OR FOUND  
■ = STONE FOUND

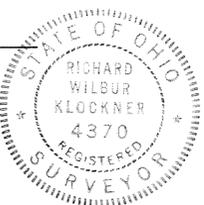


SURVEY REFERENCE  
RECORDER'S PLAT BOOK 8; PAGE 45  
LANDSURVEY VOL. 11; PLAT 196

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

Richard W. Klockner

RICHARD W. KLOCKNER  
REGISTERED SURVEYOR #4370  
TROY, OHIO



SECTION ONE

# CRESTWOOD ESTATES

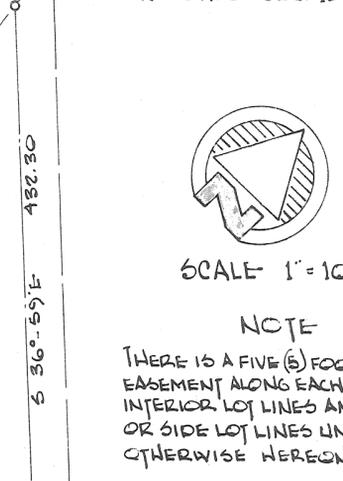
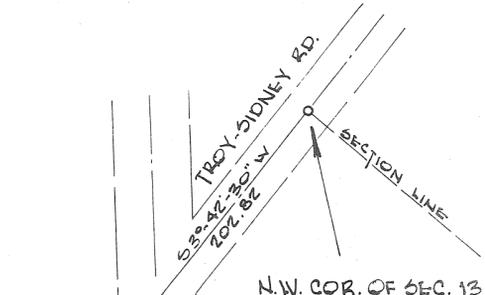
TOWN 1 RANGE 11 SECTION 13 STAUNTON TWP. OHIO  
MIAMI COUNTY

BOOK 9 PAGE 91  
MIAMI COUNTY RECORDER'S  
RECORD OF SUBDIVISION'S.

### NOTE

SEE PLAT RECORDED IN  
PLAT BOOK 9, PAGE 87.

Thom B. Swain, recorder 7-5-66



SCALE 1" = 100'

### NOTE

THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINES UNLESS SHOWN OTHERWISE HEREON.

### DESCRIPTION

BEING A SUBDIVISION OF 5.753 ACRES OF A 56.007 ACRES TRACT CONVEYED TO MIAMI REALTY CORP. BY DEED RECORDED IN VOL. 424, PAGE 584, OF THE MIAMI COUNTY DEED RECORDS.

### DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTAINANCE, 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 UTILITY LINES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTIES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Witnesses: Errol L. Amy and W. Hollan Hoban  
MIAMI REALTY CORP. BY: William Houser (President) and J. Richard Gaier (Secretary)

### STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20<sup>th</sup> DAY OF May, 1966, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MIAMI REALTY CORP BY ITS PRESIDENT WILLIAM HOUSER AND BY ITS SECRETARY J. RICHARD GAIER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 2-28-69

W. Hollan Hoban  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

### 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, CARPORTS, OR PATIOS, SHALL NOT BE LESS THAN 1000 SQ. FT. FOR ONE FLOOR PLAN, 1200 SQ. FT. FOR SPLIT-LEVEL DESIGN, AND 900 SQ. FT. ON THE FIRST FLOOR OF A TWO STORY OR A ONE AND ONE-HALF STORY STRUCTURE.
- 3 - BUILDING LOCATION. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT OR THE SIDE PROPERTY LINE THAN THE MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORD PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
- 4 - DIVISION OF LOTS. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
- 5 - OTHER BUILDINGS. NO TRAILER, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL BE AT ANY TIME USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 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 PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE. NO BARBED WIRE, FIELD FENCING, OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
- 7 - HOUSE GRADE. THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPERS BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPERS BEFORE ANY CONSTRUCTION MAY BEGIN.
- 8 - NUISANCES. NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE.
- 9 - 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 OR BILL BOARD 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.
- 11 - 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 HOUSE HOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSES.
- 12 - 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 APRIL 1, 1986, AT WHICH TIME THEY SHALL AUTOMATICALLY BE 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.
- 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 REMAIN IN FULL FORCE AND EFFECT.
- 14 - ENFORCEMENT. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS.

### CITY OF TROY PLANNING COMMISSION

APPROVED BY THE CITY OF TROY PLANNING COMMISSION  
THIS 24 DAY OF May, 1966.

John E. Zimmerman CHAIRMAN  
Hazel Clawson SECRETARY

### MIAMI COUNTY PLANNING COMMISSION

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION

Paul E. Clawson Walter W. Sork Butter Pike

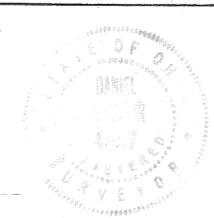
DATE May 27-1966 NO. 1387  
Arthur D. Haddad  
MIAMI COUNTY ENGINEER

### AUDITOR

APPROVED AND TRANSFERRED  
THIS 6 DAY OF July, 1966  
Carl Davis  
MIAMI COUNTY AUDITOR

### RECORDER

FILE NO. 402 95  
RECEIVED FOR RECORD 7-5-66 1:55 PM.  
RECORDED IN RECORD BK. 9 PAGE 91  
FEE \$4.30  
Mary B. Swain  
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.

Daniel D. Turner

CRESTWOOD ESTATES MIAMI COUNTY, OHIO	
MIAMI REALTY TROY - OHIO	
DANIEL D. TURNER & ASSOC. 23 N. PLUM ST. TROY, OHIO	DATE APR. 1966
CIVIL ENGINEERING - SURVEYING	1/1
FILE NO.	SCALE 1" = 100'

# CANDLEWOOD HILLS SUBDIVISION-SEC.4

PART OF OUTLOT 321

PIQUA, OHIO

## DESCRIPTION

BEING A SUBDIVISION OF 5.297 ACRES OF PART OF OUTLOT 321 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL.412, PAGE 526 OF THE MIAMI COUNTY RECORD OF DEEDS. 538

## 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 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.

MID-CONTINENT PROPERTIES INC.

Sharon Riggs  
 WITNESS  
M. Kathleen Hoban  
 WITNESS

BY: Peter R. Thompson  
 PETER R. THOMPSON PRESIDENT  
J. Richard Gaier  
 J. RICHARD GAIER - SECRETARY

## STATE OF OHIO, MIAMI COUNTY, SS;

BE IT REMEMBERED THAT ON THIS 8TH DAY OF June, 1966, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT PROPERTIES INC. BY ITS PRESIDENT PETER R. THOMPSON AND ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 2-28-68 M. Kathleen Hoban  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 13 DAY OF June, 1966, THIS PLAT AND RESTRICTIONS WERE APPROVED.

P. N. Beach B. B. Shaw Robert M. Shaw Robert J. Falco

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS \_\_\_ DAY OF \_\_\_, 1966, THIS PLAT AND RESTRICTIONS WERE APPROVED BY ORD. NO. \_\_\_\_\_

Jack Wilson Donald Williams Shirley Morrow  
Harold N. Dittmer Chas. W. Craft



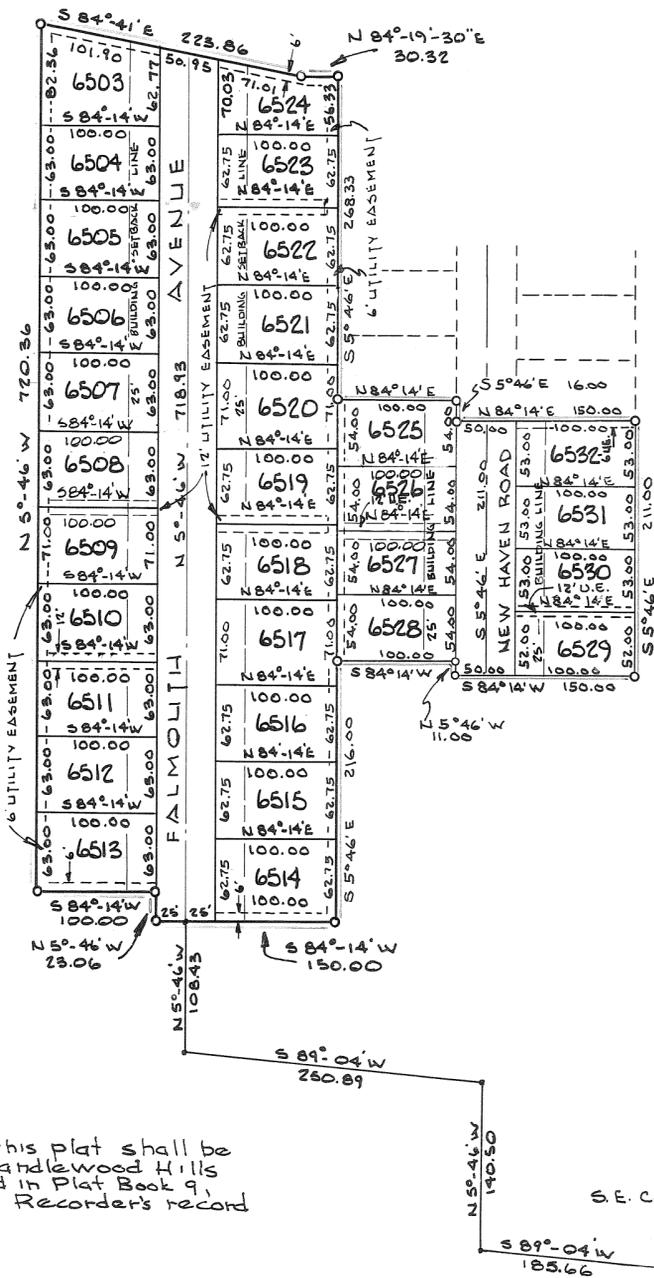
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT, IRON PINS SET AT ALL LOT CORNERS CURVED DISTANCES MEASURED ALONG THE ARC.

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

CANDLEWOOD HILLS SUBD. SEC.4	
MID-CONTINENT PROPERTIES INC. PIQUA - OHIO	
DANIEL D. TURNER & ASSOC. TROY - OHIO CIVIL ENGINEER - SURVEYOR	
JAN, 1966	DRAWN BY: SW. SHEET NO. 1/2 CHECKED BY: DT. SCALE 1"=100'



SCALE 1" = 100'



### NOTE

Protective covenants for this plat shall be the same as those for Candlewood Hills Subd. - Sec. 2 as recorded in Plat Book 9, P.44A, of the Miami County Recorder's record of plats.

FILE NO. 40246  
 RECEIVED FOR RECORD 1:57 P.M. July 5-1966  
 RECORDED IN PLAT BOOK NO. 9 PAGE 92  
 FEE \$4.30

Mary B. Snider  
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED  
 THIS 5 DAY OF July, 1966.  
Carl Davis By C. Shellmeyer  
 MIAMI COUNTY AUDITOR

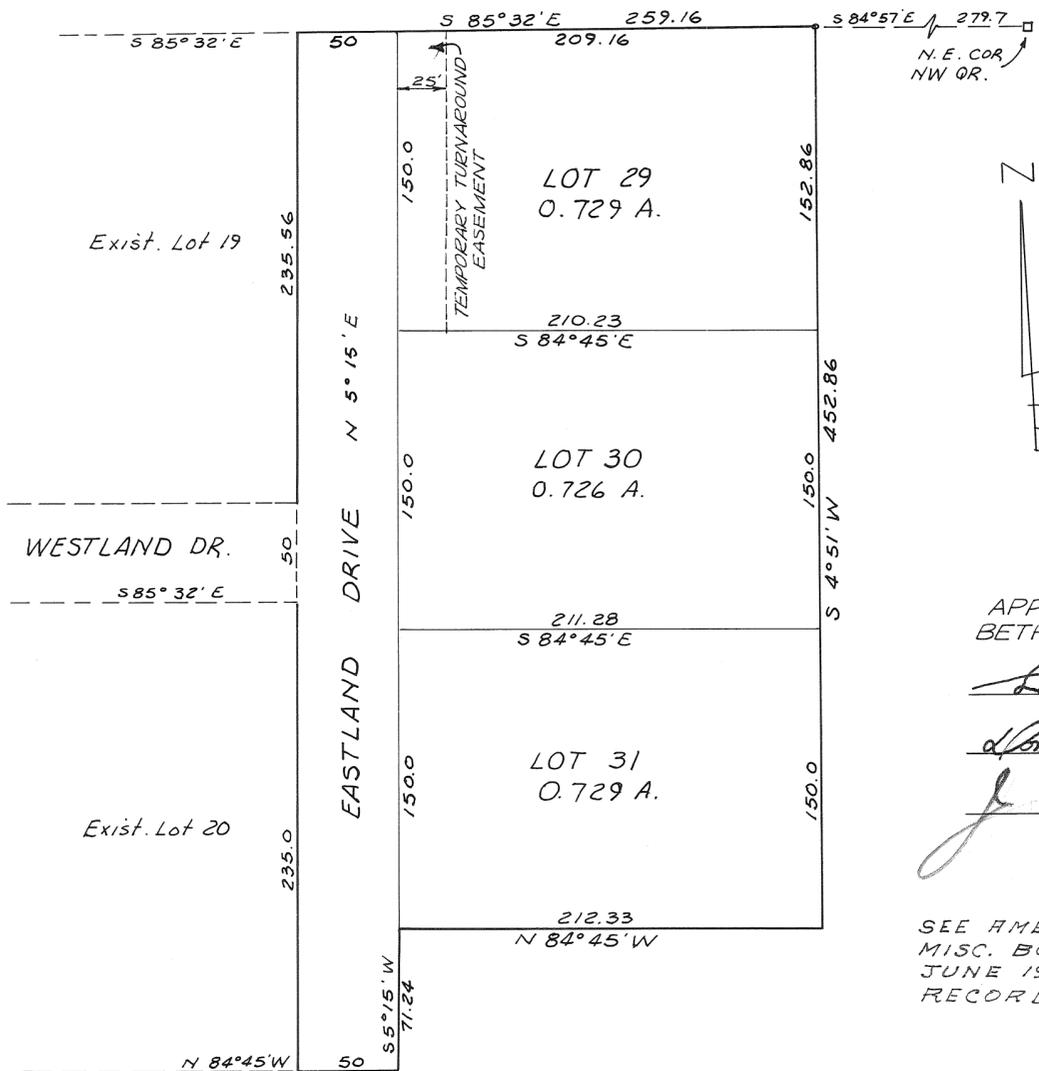
HILLS AND DALES SUBDIVISION NO. 3

SCALE: 1" = 60'

2.184 ACRES - 3 LOTS  
0.598 ACRES - STREETS  
2.782 ACRES - TOTAL

Mary B. Austin, Recorder by Bernice Stadelaker,  
MIAMI COUNTY RECORDER Deputy

HILLS AND DALES SUBDIVISION NO. 2  
RECORDERS PLAT BOOK 7 PG. 83



5-FOOT UTILITY EASEMENTS ON BOTH SIDES OF ALL INTERIOR LOT LINES AND A 10-FOOT UTILITY EASEMENT ON THE REAR LOT LINE ARE HEREBY MADE PART OF THIS PLAT.

DEDICATION  
WE THE UNDERSIGNED OWNERS OF THE LANDS SHOWN HEREON DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AS SHOWN HEREON AND DEDICATE THE ROAD TO THE PUBLIC USE FOREVER THIS 27 DAY OF May 1966.

Howard Foster Jr.  
James Ray Johnson  
WITNESSES

TERRA HOMES, INC.  
John K. Cannon  
AUTHORIZED OFFICER

STATE OF OHIO COUNTY OF MIAMI  
BEFORE ME, A NOTARY PUBLIC IN AND FOR State of Ohio PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 27 DAY OF May 1966.

Louis J. Foster Jr.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED July 5, 1966  
BETHEL TOWNSHIP ZONING BOARD  
Lawrence Bourter  
Donald G. Brenner  
J. C. Miller

APPROVAL  
APPROVED July 11, 1966  
MIAMI COUNTY PLANNING COMMISSION  
John K. Cannon  
Luther Pike  
Walter W. Good  
Arthur D. Haldad  
MIAMI COUNTY ENGINEER  
PLAT NO. 1414

SEE AMENDMENT RECORDED IN  
MISC. BOOK 16 PAGE 671  
JUNE 19, 1969  
RECORDER Mary B. Austin

ACCEPTANCE  
MIAMI COUNTY COMMISSIONERS  
DATE July 11, 1966  
John K. Cannon  
Luther Pike  
Walter W. Good

TRANSFERRED THIS 11 DAY OF July 1966  
Carl Davis by G. Schellenberger Deputy  
MIAMI COUNTY AUDITOR

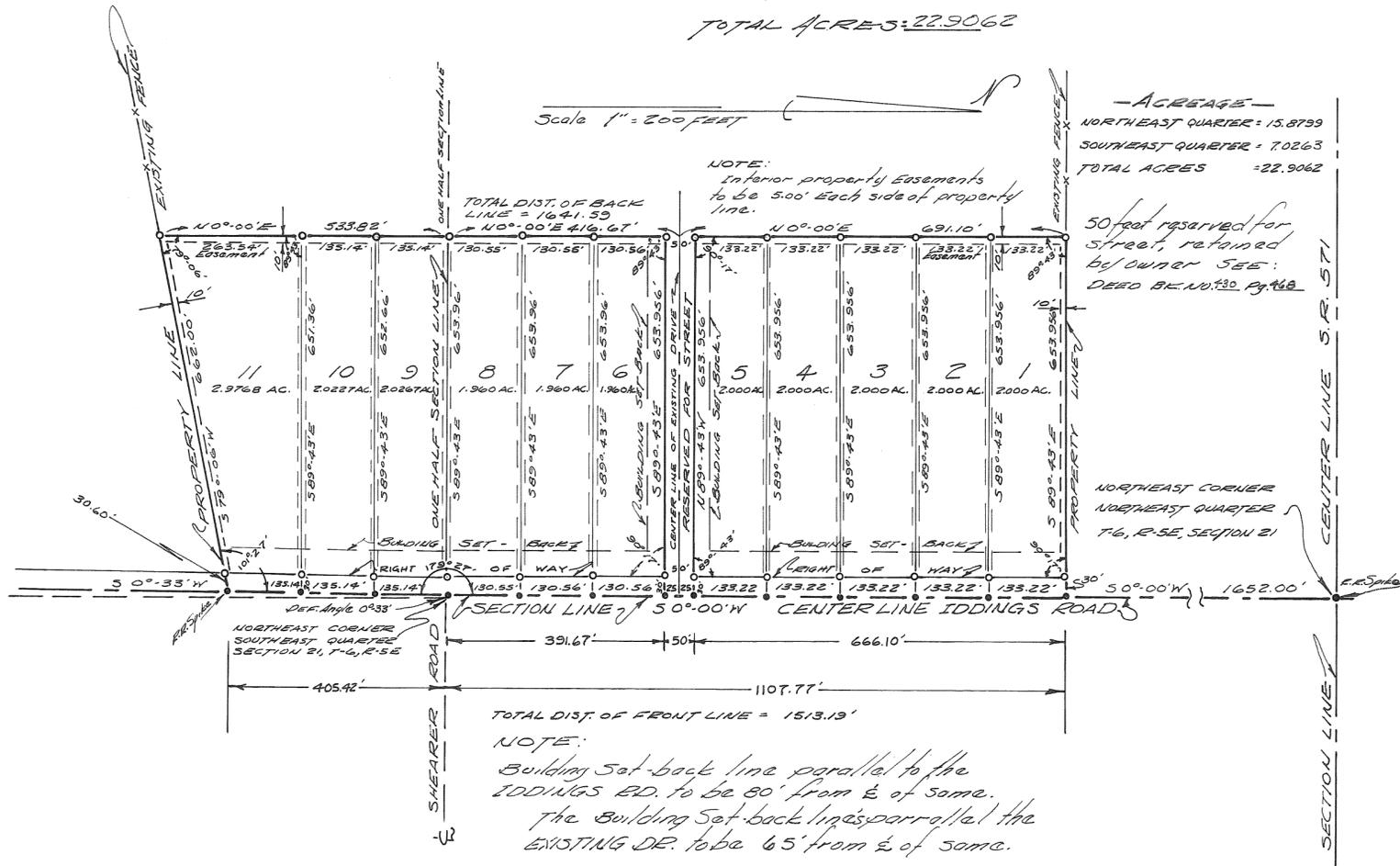
CERTIFIED CORRECT  
Richard W. Klockner  
RICHARD W. KLOCKNER  
REGISTERED SURVEYOR #4370



TOWN 6, RANGE 5 EAST, SECTION 21, UNION TOWNSHIP

GREEN ACRES SUBDIVISION  
SECTION NO. 1

TOTAL ACRES = 22.9062



PLAT BOOK NO. 9 PLAT NO. 94  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

DEED REFERENCE

DEED BOOK NO. 386 PAGE NO. 253  
DEED BOOK NO. 430 PAGE NO. 468  
MIAMI COUNTY RECORDER'S DEED RECORDS

SURVEY REFERENCE

VOLUME NO. 5 PLAT NO. 12  
VOLUME NO. 14 PLAT NO. 147  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

LEGEND

- DENOTES IRON P.B. SPIKE SET.
- DENOTES IRON PINS SET.

DEDICATION

We, the undersigned being the owners and lien holders of the lands herein platted do hereby voluntarily consent to the execution of the said plat. Easements shown on this are for construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and 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:  
Arthur L. Allen  
Robert J. Huffman

STILLWATER DEVELOPMENT CORPORATION  
Charles E. Boitjott, Pres.  
EUGENE S. LANG, SECRETARY

RESTRICTIONS

- All lots in this tract shall be known and described as residential.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- 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 restrictions do 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 (720) square feet for a one-story structure or (600) square feet for a one and one-half story or tri-level structures.
- No defense cabin, tent, shack or basement shall be used as a temporary or permanent residence; however, modern trailer homes will be permitted.
- Government approved underground bomb or fallout shelters will be permitted.
- 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.
- 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.
- No sign larger than 2x3 feet will be permitted.
- Barb wire fence will not be used front or side lot lines, except as is already on the land.
- Until such time as a sanitary sewer system has been constructed to serve this subdivision, a sewage disposal system constructed in accordance with the requirements of the County Board of Health shall be installed to serve each dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain.
- Until such time as a public water supply system is available to serve this subdivision, drinking water shall be supplied from individual wells drilled for each dwelling located in the area in accordance with the requirements of the County Board of Health.
- 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, 1986, at which time said covenants shall be automatically extended for successive periods of 20 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 restrictions in whole or in part.
- Invalidation of any one of these restrictions by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- These restrictions shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

APPROVED MIAMI COUNTY PLANNING COMMISSION  
Frank Clawson  
Lester Pike  
Walter W. Borch  
DATE: July 21, 1966 NO. 1419  
Abel D. Hurdal  
APPROVED MIAMI COUNTY ENGINEER



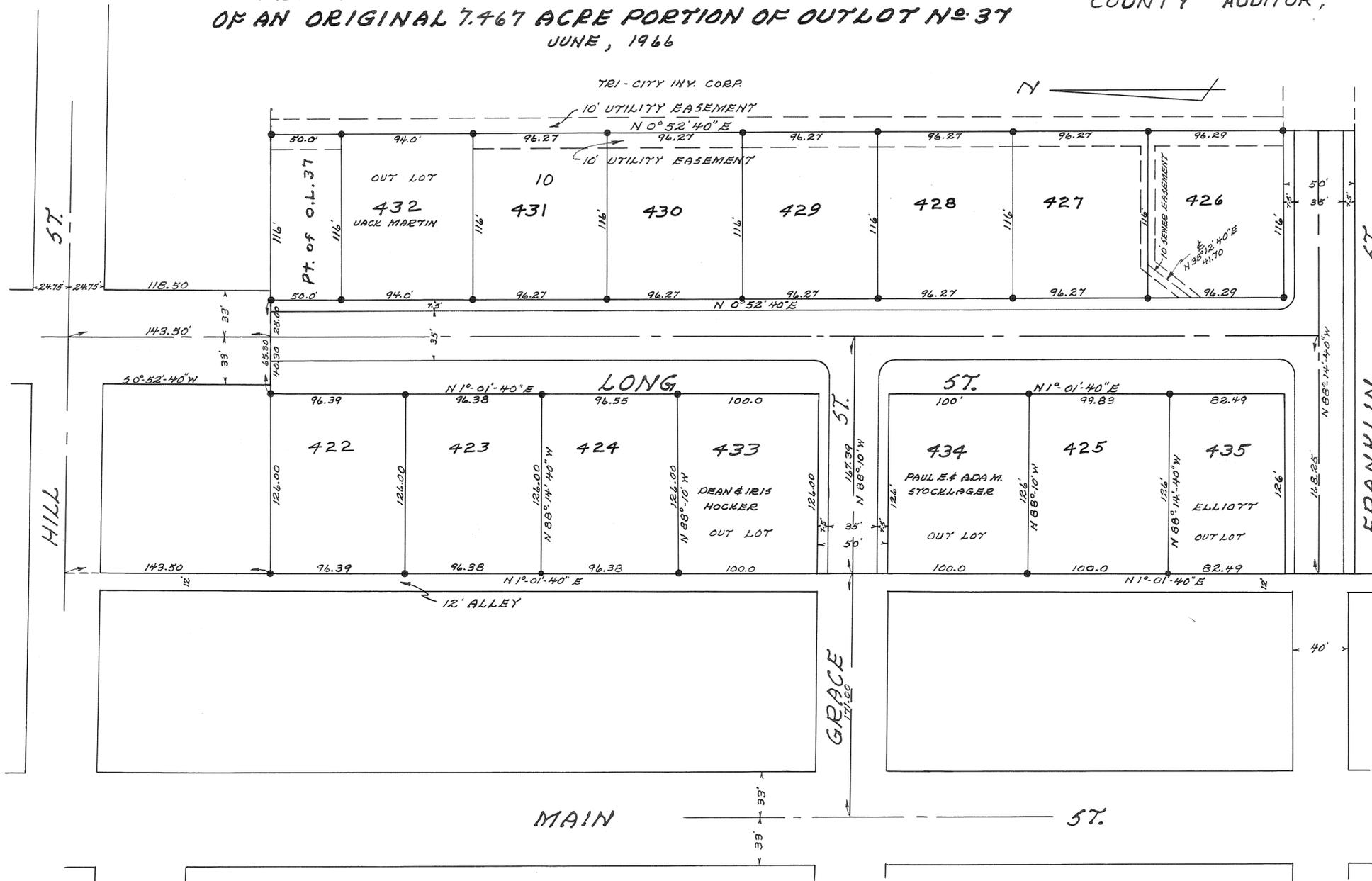
I hereby certify this plat to be a true and correct return of a survey made by me and that all monuments are set as shown.  
Ralph T. Snider  
RALPH T. SNIDER REGISTERED SURVEYOR NO 470



**COATE SUBDIVISION SECTION I**  
**N.E. 1/4 SECTION 20, TOWN 7, RANGE 5 EAST**  
**VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO**  
**BEING A SUBDIVISION OF 4.376 ACRES OF LAND**  
**OF AN ORIGINAL 7.467 ACRE PORTION OF OUTLOT NO. 37**  
**JUNE, 1966**

LOT NUMBERS 432, 433,  
 434, & 435 ASSIGNED BY  
 AUTHORITY OF MIAMI  
 COUNTY AUDITOR,

PLAT BOOK 9 PAGE 96  
 MIAMI COUNTY RECORDERS PLAT  
 RECORDS  
 RECEIVED FOR RECORD THIS 17<sup>th</sup>  
 DAY OF August AT 11:35 P.M.  
 FILE NO. 4178 FEE \$4.30  
Mary B. Austin  
 MIAMI COUNTY RECORDER



- 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 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 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 May Be Divided Unevenly, Provided No Portion Of Any Building Is Erected Closer Than 7 Feet To Any Lot Line Or 25 Feet To The Rear Lot Line.
  - The Ground Floor Area Of The Main Structure, Exclusive Of One Story Open Porches And Garages shall Be Not Less Than 1200 Square Feet In The Case Of A One Story Or One And One-Half Story Structure Or 800 Square Feet For Tri Level Or Two Story Structures.
  - No Basement, Trailer, Tent, Shack, Garage, Barn Or Other Out-Buildings 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 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.
  - 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, 1991 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.
  - 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.
  - No Barn, Stable, Or Other Outbuilding 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.

**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, 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 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.

**WITNESS**  
Wendell O. Fleming  
Little L. Fleming

**OWNER**  
 TRI-CITY INVESTMENT CORPORATION  
Lawell C. Coate PRESIDENT  
Rose A. Matthews SECRETARY  
Donald O. Coate  
James M. Coate

**ACKNOWLEDGE**  
 State of Ohio  
 County Of Miami  
 Be It Remembered That On This 16<sup>th</sup> Day Of JUNE, 1966 Before Me A Notary Public In And For Miami County Personally Came The Above Who Acknowledged The Signing And Execution Of This Plat To Be Their Voluntary Act And Deed.

Wendell O. Fleming  
 Notary Public Miami Co., Ohio  
 My Commission Expires Dec 5, 1967

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 - Reg. Surveyor # 470

Approved On This 1<sup>st</sup> Day Of August 1966 By Resolution Of The Council Of The Village Of Pleasant Hill, Ohio.

Basel L. Lee  
 Mayor

Jack W. Powell  
 Clerk

Approved On This 1<sup>st</sup> Day Of August 1966 By The Planning Commission Of The Village Of Pleasant Hill, Ohio

Harold R. Hoffman  
 Chairman

Jack L. Martin  
 Secretary

Paul Harris  
 Miami County Auditor

2.797A-IN THE 10 LOTS AND 50 FT. STRIP OF O.L. 37  
 1.579A-IN STREETS  
 3.091A-REMAINING (NOT PLATTED)  
 7.467A-TOTAL

Transferred This 17<sup>th</sup> Day Of August, 1966.

**DEED REFERENCE**  
 DEED BOOK 423 PAGE 359

**LEGEND**  
 ● DENOTES IRON PINS SET

**COATE SUBDIVISION SECTION I**  
 MIAMI COUNTY, OHIO  
 LONG ST., FRANKLIN ST. & GRACE ST.  
 SEC. 20-T. 7-R. 5E. VILLAGE OF PLEASANT HILL, OHIO

**DYE - SNIDER AND ASSOCIATES**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 WEST MILTON, OHIO

JUNE, 1966 SCALE: 1"=60'

# MIAMI KNOLLS SUBDIVISION - SEC. 1

• TOWN 4 • RANGE 6 • SECTION 10 • MONROE TOWNSHIP •

MIAMI COUNTY - OHIO

ROAD = 0.812 ACRES

## DESCRIPTION

BEING A SUBDIVISION OF 6.292 ACRES OF A 55.106 ACRE TRACT CONVEYED TO CLYDE AND RUTH C. ADKINS BY DEED RECORDED IN VOL. 382 PAGE 697, AND A 0.026 ACRE TRACT RECORDED IN VOL. 394 PAGE 566 OF THE MIAMI COUNTY DEED RECORDS.

## DEDICATION

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

Mary Ellen Zelly  
WITNESS  
Howard S. Mitchell  
WITNESS

Clyde Adkins  
CLYDE ADKINS  
Ruth C. Adkins  
RUTH C. ADKINS

## STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 10<sup>TH</sup> DAY OF APRIL, 1965, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CLYDE ADKINS AND RUTH C. ADKINS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Oct 25 1968

R. E. Mitchell  
NOTARY PUBLIC  
IN AND FOR MIAMI COUNTY, OHIO

## PROTECTIVE COVENANTS

1. - LAND USE AND BUILDING TYPE - NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, 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 1000 SQ. FT. FOR ONE FLOOR PLAN, 1200 SQ. FT. FOR A SPLIT-LEVEL DESIGN, AND 900 SQ. FT. ON FIRST FLOOR OF A 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 LINE THAN THE MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORD PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
4. - DIVISION OF LOTS - NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
5. - OTHER BUILDINGS - NO TRAILER, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL BE AT ANY TIME USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. - FENCES - ANY FENCING OR HEDGES THAT MAY BE ERRECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE. NO BARBED WIRE FIELD FENCING OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
7. - GRADE - THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN.
8. - NUISANCES - NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY 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 OF BUILDINGS.
10. - SIGNS - NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED 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. ADVERTIZING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE.
11. - 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.
12. - 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 APRIL 1, 1985, 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.
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 - 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 27 DAY OF APRIL, 1965, THIS PLAT AND RESTRICTIONS WERE APPROVED.

James A. ...  
CHAIRMAN  
Hazel Clawson  
SECRETARY

FILE NO. 41248  
RECEIVED FOR RECORD 2 PM 8-19 1965  
RECORDED IN PLAT BOOK NO. 9 PAGE 97  
FEE: \$ 4.30

Mary B. Guatin  
MIAMI COUNTY RECORDER

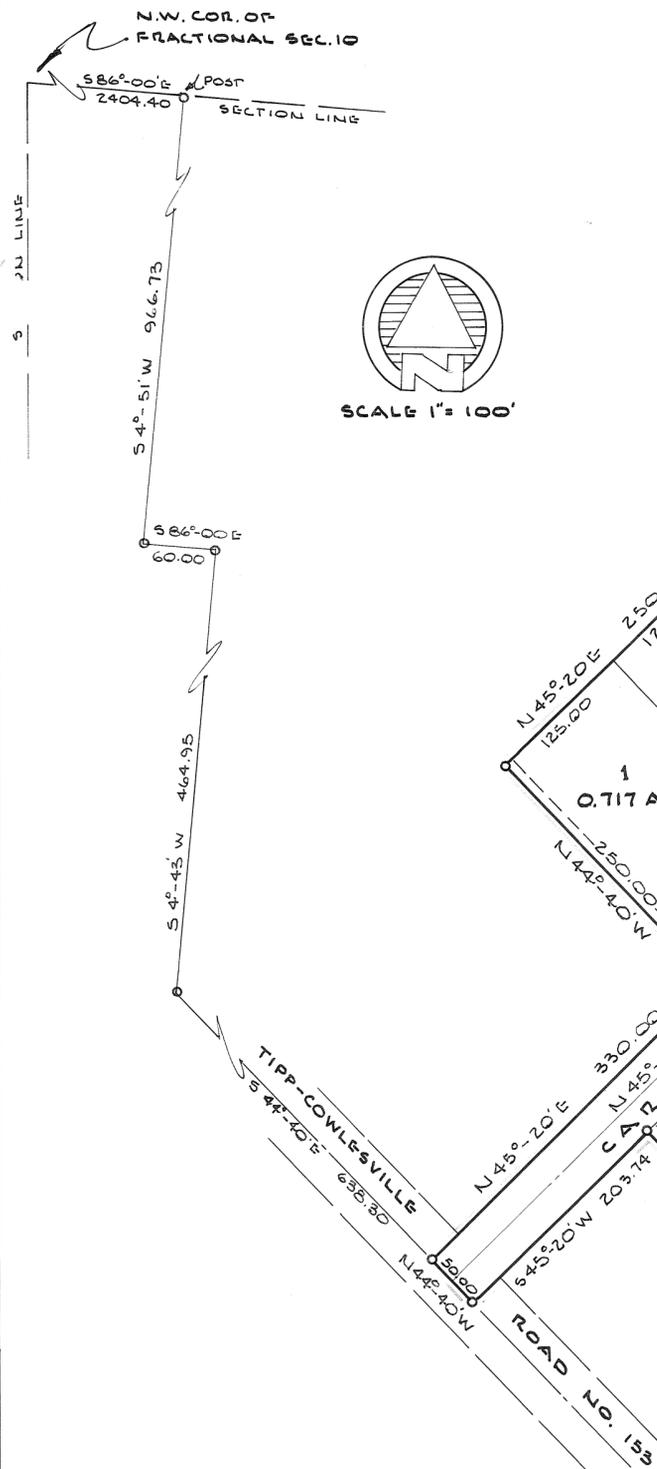
APPROVED AND TRANSFERRED THIS 19<sup>TH</sup> DAY OF August, 1965.

Paul Harris  
MIAMI COUNTY AUDITOR

DANIEL D. TURNER & ASSOC.  
TROY - OHIO  
CIVIL ENGINEER - SURVEYOR



Daniel D. Turner



ACCEPTED AND APPROVED BY MIAMI COUNTY PLANNING COMMISSION.

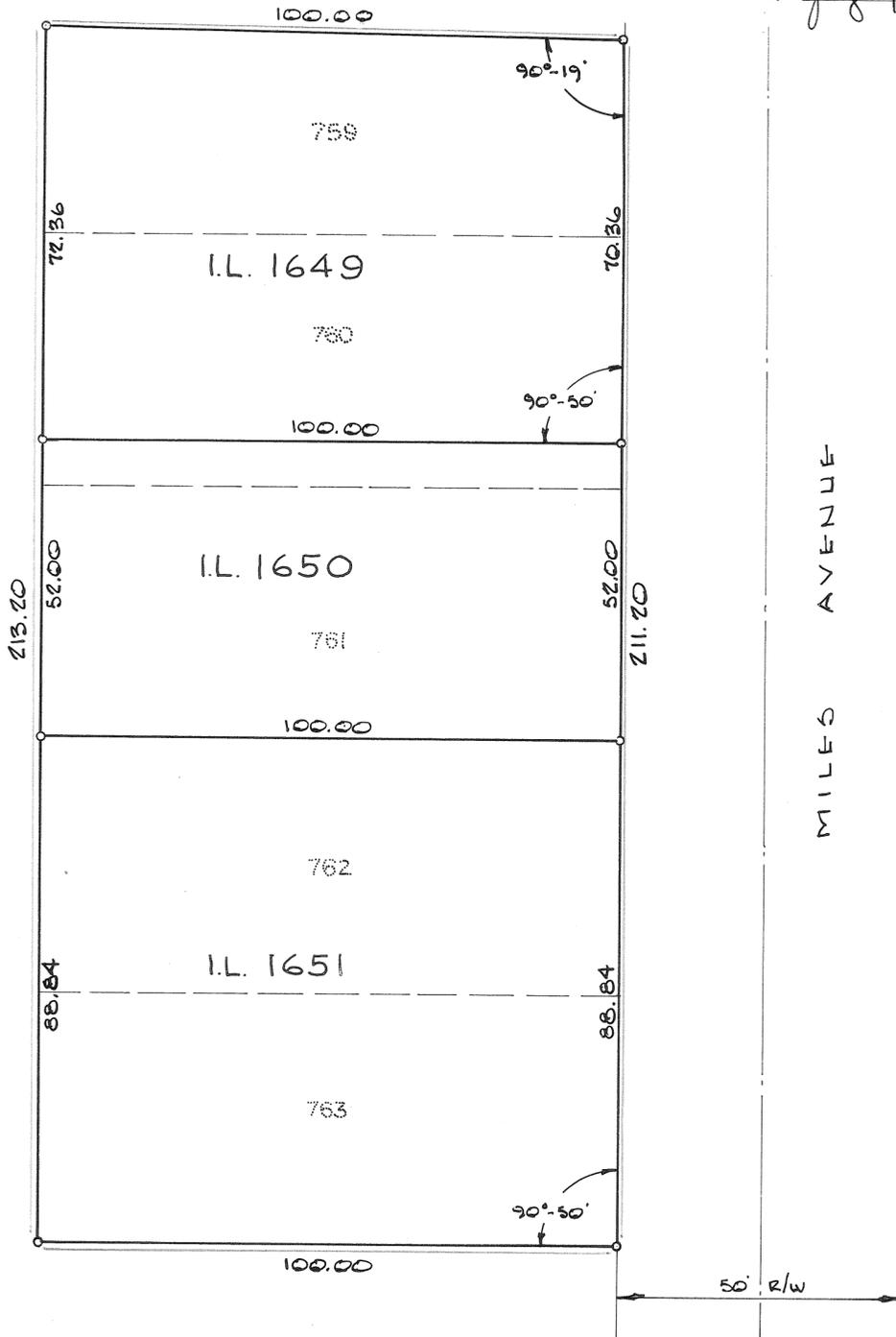
Arthur D. Haddad  
Luther Rike  
Walter W. Smith  
DATE August 19, 1966 NO. 1435  
Arthur D. Haddad  
MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Walter W. Smith  
Luther Rike  
MIAMI COUNTY COMMISSIONERS



SCALE: 1" = 20'



WE THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT APPROVE THIS REPLAT AS SHOWN HEREON.

Philip A. Gray WITNESS    Isabel J. Edman WITNESS    Corbus A. Gray CORBUS A. GRAY    Barbara L. Gray BARBARA L. GRAY  
Isabel J. Edman WITNESS    Frank J. Timmer MONROE FEDERAL SAVINGS & LOAN ASSOC. PRESIDENT    Frank J. Tennell SECRETARY

STATE OF OHIO, MIAMI COUNTY, ss;  
 BE IT REMEMBERED THAT ON THE 24<sup>th</sup> DAY OF AUGUST, 1966, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME CORBUS A. GRAY AND BARBARA L. GRAY AND THE MONROE FEDERAL SAVINGS & LOAN ASSOC. BY ITS PRESIDENT FRANK J. TIMMER AND ITS SECRETARY FRANK J. TENNELL, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
 MY COMMISSION EXPIRES July 23, 1968    Phyllis Giessenman NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

VOL. 9 PAGE 98  
MIAMI COUNTY RECORDERS  
RECORD OF SUBDIVISIONS.

### REPLAT OF INLOTS 759-760-761-762-763

TIPP CITY ~ OHIO

WE THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON.

Donald E. Flory Sr. DONALD E. FLORY    Martha L. Flory MARTHA L. FLORY  
Stephen W. Dwyer WITNESS    Joe W. Turner WITNESS

STATE OF OHIO, MIAMI COUNTY, ss.  
 BE IT REMEMBERED THAT ON THIS 28<sup>th</sup> DAY OF June, 1966, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME DONALD E. FLORY AND MARTHA L. FLORY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
 MY COMMISSION EXPIRES 7/23/68    Phyllis Giessenman NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

#### PLANNING COMMISSION

AT A MEETING OF THE CITY OF TIPP CITY PLANNING COMMISSION HELD THIS 19<sup>th</sup> DAY OF July, 1966, THIS REPLAT WAS APPROVED.  
Jack R. Johnson CHAIRMAN

#### CITY COUNCIL

AT A MEETING OF THE TIPP CITY COUNCIL HELD THIS 15<sup>th</sup> DAY OF August, 1966, THIS REPLAT WAS APPROVED.  
Walter Johnson MAYOR    Phyllis Giessenman CLERK

AUDITOR  
 APPROVED AND TRANSFERRED THIS 25<sup>th</sup> DAY OF August, 1966  
Carl Wain MIAMI COUNTY AUDITOR

RECORDER  
 FILE NO. 41399  
 RECEIVED FOR RECORD 8:25 AM AUG. 25, 1966  
 TIME DATE  
 RECORDED IN PLAT BK. 9 PAGE 98  
 FEE # 4.30  
Mary B. Gustin MIAMI COUNTY RECORDER

	I HEREBY CERTIFY THIS REPLAT TO BE CORRECT AND IRON PINS SET AT ALL LOT CORNERS.		REPLAT OF I.L. 759 Thru. 763 FOR DONALD E. & MARTHA L. FLORY	
	DATE JUNE 1966 FILE NO.	DRAWN BY CHECKED BY SCALE 1" = 20'	SW. D.T.	1 1



# ANNEXATION TO CITY OF PIQUA

TOWN 6 RANGE 6 SECTION 19&20 WASHINGTON TOWNSHIP  
MIAMI COUNTY OHIO

## 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.

M. Kathleen Hoban Catherine E. Roberts  
Frederick D. Freed  
Witness

File no. 41529 TIME 9:37AM  
Received for Record Sept 1<sup>st</sup> 1966  
Recorded in plat book 9 Page 100  
Fee \$ 4.25  
Mary B. Austin  
Miami County Recorder

## STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 21 Day of Dec., 1966, before me, the undersigned, a Notary Public, in and for said county and state, personally came Catherine E. Roberts, who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed. In Testimony whereof, I have set my hand and notarial Seal on this day and date above written.

My Commission Expires Lifetime Commission Frederick D. Freed  
Notary Public

The annexation of the foregoing area approved by Miami County Commissioners this 13 Day of April, 1966

At a meeting of the city commission of the city of Piqua, Ohio, held this 9 day of July, 1966. This annexation plat was accepted by ordinance No. 43-66

Moltz Clamon Jack Wilson Harvey Craft  
Luther Pike Paul J. Ditzgen Chas. H. Morrow  
Walter W. Dook Donald J. Whamm

Transferred and numbered to designate Lots this 1st day of Sept 1966

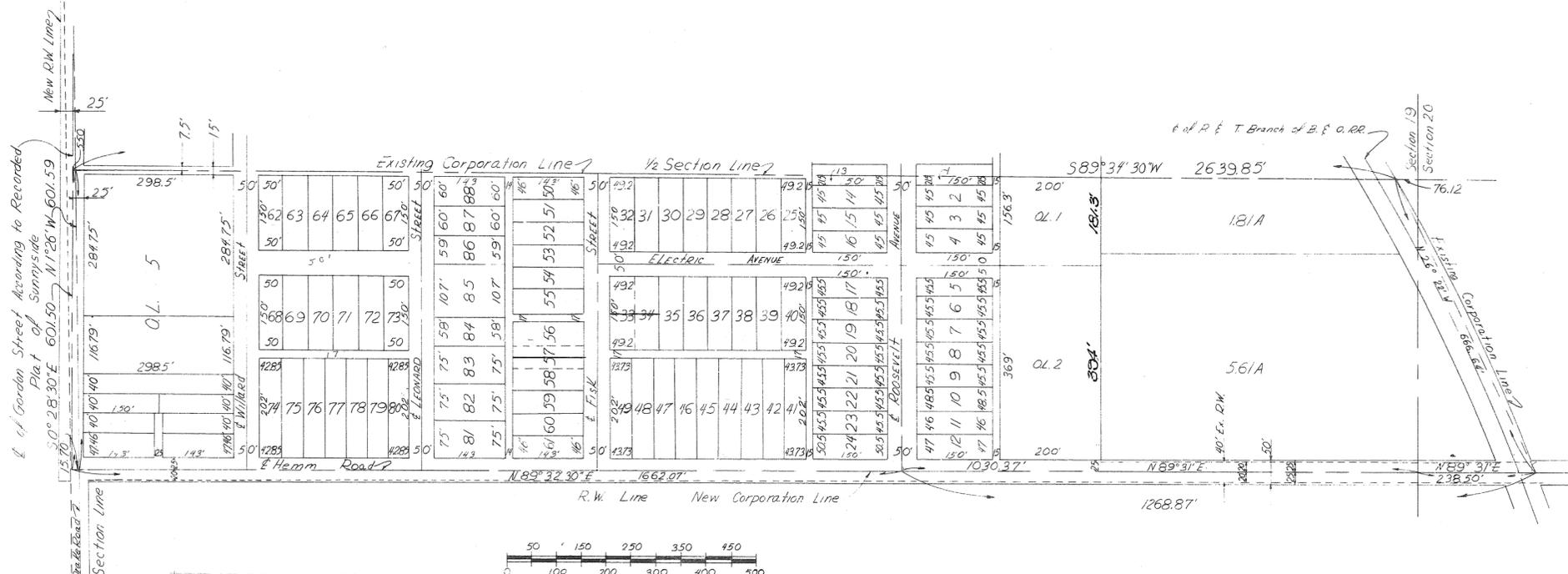
Levi Davis by L. Shellenbarger  
Miami County Auditor Deputy

## DESCRIPTION:

Being part of the South East quarter of section nineteen (19) town six (6) north Range six (6) East and part of the South west quarter section twenty (20) town (6) north Range (6) East  
2.27 Acres being as follows:  
.39.412 Acres Sec. 19 T.6.N. R.6.E.  
.140 Acres Sec. 20 T.6.N. R.6.E.  
.39.552 Total Acres

We the owners of the property herein shown on the West side of the centerline of Gordon Street do hereby dedicate a Right of Way Twenty five (25) feet in width as shown herein, to the public forever

We the owners of the property herein shown on the South side of the centerline of Hamm Road do hereby dedicate a Right of Way Twenty five (25) feet in width as shown herein, to the public forever



This is a copy of a boundary survey made by George P. Fernandez (Oct 4, 1954) the closure was done by calculation in the Engineering office of the city of Piqua.  
Robert H. Roth Jr.  
Reg. Surveyor 4690

Approved by  
Arthur D. Hurdal  
Miami County Engineer

LOT NUMBERS	OLD	NEW
1		6533
2		6534
3		6535
4		6536
5		6537
6		6538
7		6539
8		6540
9		6541
10		6542
11		6543
12		6544
13		6545
14		6546
15		6547
16		6548
17		6549
18		6550
19		6551
20		6552
21		6553
22		6554
23		6555
24		6556
25		6557
26		6558
27		6559
28		6560
29		6561
30		6562
31		6563
32		6564
33 5/2		6565
34 5/2		6566
33 1/2		6566
34 1/2		6566
35		6567
36		6568
37		6569
38		6570
39		6571
40		6572
41		6573
42		6574
43		6575
44		6576
45		6577
46		6578
47		6579
48		6580
49		6581
50		6582
51		6583
52		6584
53		6585
54		6586
55		6587
56		6588
57 H.P.		6589
57 S.P.		6589
58		6590
59		6591
60		6592
61		6593
62		6593
63		6594
64		6595
65		6596
66		6597
67		6598
68		6599
69		6600
70		6601
71		6602
72		6603
73		6604
74		6605
75		6606
76		6607
77		6608
78		6609
79		6610
80		6611
81		6612
82		6613
83		6614
84		6615
85		6616
86		6617
87		6618
88		6619

OUTLOTS & ACREAGE		
OL 1	OL 328	
OL 2	OL 328	
OL 5	6623	CEN. PT.
OL 5	OL 329	284.7 x 298
OL 5	6624	W. MID. PT.
OL 5	6622	40 x 298
OL 5	6621	40 x 149.25
OL 5	6620	87.46 x 143
OL 5	6625	5.41 COR.
1.81 Ac.	OL 330	
5.61 Ac.	OL 330	

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 19 AND 20 TO THE CITY OF PIQUA, OHIO:

Catherine E. Roberts, et al, Petitioners

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached copies of the "PETITION" and accompanying plat map; the "PETITION OF WITHDRAWAL"; the photostat copy of the "PROOF OF PUBLICATION from the Piqua Daily Call, Piqua, Ohio; the copy of the "AFFIDAVIT" by the Agent, J. Richard Gaier regarding the posting of the notice, are all true and correct copies thereof.

I further certify that the typewritten copy of Resolution, "FILING OF PETITION - HEARING DATE SET" and photostat copies of Resolutions, "PUBLIC HEARING HELD - HEARING 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 January 17, 1966, March 23, 1966, and April 13, 1966, as recorded in Commissioners' Journal No. 38, Pages 489, 544 and 567 respectively.

Mary F. Boyd
MARY F. BOYD, Clerk to the Board of Miami County Commissioners, Troy, 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 petition of Catherine E. Roberts, et al, Petitioner, 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 C. Elliott
MARY C. ELLIOTT
CLERK OF COMMISSION

ORDINANCE NO. 43 - 66

AN ORDINANCE MAKING FINAL ACCEPTANCE FOR ANNEXATION OF TERRITORY TO THE CITY OF PIQUA, OHIO.

WHEREAS, on April 23, 1966, 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 Catherine E. Roberts 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 laid before the legislative authority of this City, said transcript, map or plat and said petition, at said former meeting, which proceedings of the Board of 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 Catherine E. Roberts 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 part of the Southeast quarter of Section nineteen (19) Town six (6) North Range six (6) East and Section twenty (20) Town six (6) North Range six (6) East of Washington Township Miami County, Ohio and being more particularly described as follows, to wit:

Commencing at the Northeast corner of the Southeast quarter, of Section nineteen, Town six, North Range six East, (N.E. Cor. S.E. Qr. T.6, N. R6E.); thence south eighty nine degrees thirty four minutes thirty seconds West, (S 89°-34'-30"W) seventy six and twelve hundredths (76.12) feet along the half section line to a point, said point being the intersection of the present corporation line of Piqua, Ohio, also the intersection of the Half section line and East property of the P. & T. Branch of the Baltimore and Ohio Railroad, said point also being the place of beginning of the herein described parcel; thence, continuing South eighty nine degrees thirty four minutes thirty seconds West, (S. 89°-34'-30" W) two thousand six hundred thirty nine and eighty five hundredths (2,639.85) feet to a point in the centerline of Gordon Street as dedicated; thence, South twenty eight minutes thirty seconds East (S. 28°-28'-30"E) six-hundred one and fifty hundredths (601.50) feet along the centerline of Gordon Street as dedicated, to a point, said point being the intersection of the centerline of Gordon Street and Hemm Road; thence, North eighty nine degrees thirty two minutes thirty seconds East (N 89°-32'-30"E) one thousand six hundred sixty-two and seven hundredths (1,662.07) feet along the centerline of Hemm Road to a point, said point being the intersection of the centerlines of Hemm Road and Roosevelt Avenue; thence, North eighty nine degrees thirty one minutes East (N. 89°-31'E)

one thousand two hundred sixty eight and eighty seven hundredths (1,268.87) feet to a point, said point being the intersection of the centerline of Hemm Road and the East property line of the P. & T. Branch of the Baltimore and Ohio Railroad property line; thence, in a Northwesterly direction with a curve, said curve being a one degree curve to the left and also being the East property line of the P. & T. Branch of the Baltimore and Ohio Railroad and whose chord bears North twenty six degrees twenty two minutes West (N. 26°-22 'W) six hundred sixty six and sixty four hundredths (666.64) feet to the place of beginning.

Containing a total of 39.552 Acres, 30.412 Acres being in Section 19, T6, R6, and 0.140 Acres in Section 20, T6, R6.

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: July 5, 1966
ATTEST: Mary C. Elliott
MARY C. ELLIOTT
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 5th day of July, 1966.

Mary C. Elliott
MARY C. ELLIOTT
CLERK OF COMMISSION

BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO

January 17, 1966

TO: BOARD OF COUNTY COMMISSIONERS
Courthouse
Troy, Ohio
PETITION FOR ANNEXATION

The undersigned, being a majority of the adult free-holders residing in the Real Estate described in Exhibit "A" here-to 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.

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 Petitioners in securing such annexation.

William E. Akers
WILLIAM E. AKERS
Madeline C. Akers
MADELINE C. AKERS

1011 Gordon St., Piqua, O.
1011 Gordon St., Piqua, O.

MINNIE E. ARCHER, aka
Minnie Elizabeth Archer

1101 Leonard St., Piqua, O.

RICHARD BAUMAN

312 W. Water St., Piqua, O.

C. ROBERT BOLTIN

998 Boal Avenue, Piqua, O.

KATHRYN L. BOLTIN

998 Boal Avenue, Piqua, O.

Ronald E. Butt

RONALD Eugene Butt

Anna Lois Butt

ANNA LOIS BUTT

THOMAS O. COTRELL

NINA C. COTRELL

WAYNE E. DENMAN

DOROTHY L. DENMAN

EUGENE J. FRANCIS

Victor A. Gerlach  
VICTOR A. GERLACH

George W. Hartzell  
Hartzell Industries, Inc.

LLOYD B. HUBBARD

CELIA JOAN HUBBARD

IRMA R. HEMMERT

Orville L. Huffman  
ORVILLE L. HUFFMAN

Agnes M. Huffman  
AGNES M. HUFFMAN

TILLMAN L. HILLEARY

MARGARET MARIE HILLEARY

Martha Frances Hahn  
MARTHA FRANCES HAHN

MARGARET H. HECKER

Mary Pauline King  
MARY PAULINE KING

Emerson E. Keister  
EMERSON E. KEISTER

Marjorie I. Keister  
MARJORIE I. KEISTER

George L. Larger  
GEORGE LARGER

JOSEPHINE M. LARGER

Mary Helen Lee  
MARY HELEN LEE

Arthur A. Lee, Jr.  
ARTHUR A. LEE, JR.

Ruth E. Lee  
RUTH ELOISE LEE

Frank Malmsbury  
FRANK MALMSBURY

Aleta Malmsbury  
ALETA MALMSBURY

JOHN H. PAULI

RUTH M. PAULI

417 Electric Avenue, Piqua, O.

417 Electric Avenue, Piqua, O.

1220 S. Roosevelt Avenue, Piqua, O.

1220 S. Roosevelt Avenue, Piqua, O.

1205 Fisk St., Piqua, Ohio

1205 Fisk St., Piqua, Ohio

1200 Fisk St., Piqua, Ohio

1005 Gordon St., Piqua, Ohio

1025 S. Roosevelt Ave., Piqua, O.

1141 S. Roosevelt Ave., Piqua, O.

1141 S. Roosevelt Ave., Piqua, O.

216 S. Wayne St., Piqua, O.

1233 S. Roosevelt Ave., Piqua, O.

1233 S. Roosevelt Ave., Piqua, O.

346 Young St., Piqua, O.

346 Young St., Piqua, O.

908 Clark Ave., Piqua, O.  
1205 Leonard

R.R.#3, Stillwell Rd., Piqua, O.

1140 S. Roosevelt Ave., Piqua, O.

1139 S. Roosevelt Ave., Piqua, O.

1139 S. Roosevelt Ave., Piqua, O.

1221 S. Roosevelt Ave., Piqua, O.

1221 S. Roosevelt Ave., Piqua, O.

1100 Leonard, Piqua, O.

1044 Leonard, Piqua, O.

1044 Leonard, Piqua, O.

1207 Roosevelt Ave., Piqua, O.  
1207 Roosevelt Ave., Piqua, O.

1207 Roosevelt Ave., Piqua, O.  
1207 Roosevelt Ave., Piqua, O.

1040 Caldwell St., Piqua, O.

1040 Caldwell St., Piqua, O.

John Latham Phillips  
John Latham Phillips

Ruth Eileen Phillips  
Ruth Eileen Phillips

Mabel Phillips  
Mabel Phillips

Lawrence F. Penrod

William M. Roberts  
William M. Roberts

Catherine E. Roberts  
Catherine E. Roberts

Paul E. Ross

Gladys L. Ross

Roy F. Shawler  
Roy F. Shawler

Imogene Shawler  
Imogene Shawler

Carl Stevens

Helen M. Stevens

Charles W. Smith  
Charles W. Smith

Marguerite Smith  
Marguerite Smith

George Seipel

Elizabeth S. Seipel

Norma J. Thomas

Mary L. Von Ashen

Robert Von Ashen

Roger J. Von Ashen  
Roger J. Von Ashen

T. B. Varno

Hattie B. Varno

Chester A. Vincent, Sr.

Beatrice L. Vincent

Joseph B. Wehner

Herbert Wehner  
Herbert Wehner

Eva May Yaney

Nona May Jones

1138 Roosevelt Ave., Piqua, O.

1138 Roosevelt Ave., Piqua, O.

1218 Roosevelt Ave., Piqua, O.

1201 Fisk St., Piqua, O.

1232 S. Roosevelt Ave., Piqua, O.  
1232 S. Roosevelt Ave., Piqua, O.

1232 S. Roosevelt Ave., Piqua, O.  
1232 S. Roosevelt Ave., Piqua, O.

1218 Fisk St., Piqua, O.

1218 Fisk St., Piqua, O.

1230 S. Roosevelt, Piqua, O.  
1230 S. Roosevelt, Piqua, O.

1230 S. Roosevelt, Piqua, O.  
1230 S. Roosevelt, Piqua, O.

1135 S. Roosevelt, Piqua, O.

1135 S. Roosevelt, Piqua, O.

1110 Fisk St., Piqua, O.

1110 Fisk St., Piqua, O.

413 Adams St., Piqua, O.

413 Adams St., Piqua, O.

1045 Leonard, Piqua, O.

725 Young St., Piqua, O.

806 Park Ave., Piqua, O.

1208 Fisk St., Piqua, O.  
1208 Fisk St., Piqua, O.

1208 Fisk St., Piqua, O.

1208 Fisk St., Piqua, O.

1001 S. Gordon St., Piqua, O.

1001 S. Gordon St., Piqua, O.

836 Gordon St., Piqua, O.

1225 S. Roosevelt, Piqua, O.  
1225 S. Roosevelt, Piqua, O.

1025 Gordon St., Piqua, O.

R. R. #1, Marshall, Illinois

LEGAL DESCRIPTION

"EXHIBIT A"

Being part of the Southeast quarter of Section nineteen (19) Town six (6) North Range six (6) East and Section twenty (20) Town six (6) North Range six (6) East of Washington Township Miami County, Ohio and being more particularly described as follows; to wit:

Commencing at the Northeast corner of the Southeast quarter, of Section nineteen, Town six, North Range six East, (N.E. Cor. S.E. Qr. T.6, N. R. 6 E.); thence south eighty nine degrees thirty four minutes thirty seconds West, (S 89° - 34' - 30"W) seventy six and twelve hundredths (76.12) feet along the half section line to a point, said point being the intersection of the present corporation line of Piqua, Ohio, also the intersection of the Half section line and East property of the P. & T. Branch of the Baltimore and Ohio Railroad, said point also being the place of beginning of the herein described parcel; thence, continuing South eighty nine degrees thirty four minutes thirty seconds West, (S. 89° - 34' - 30"W) two thousand six hundred thirty nine and eighty five hundredths (2,639.85) feet to a point in the centerline of Gordon Street as dedicated; thence, South twenty eight minutes thirty seconds East (S. 0° - 28' - 30"E) six hundred one and fifty hundredths (601.50) feet along the centerline of Gordon Street as dedicated, to a point, said point being the intersection of the centerline of Gordon Street and Hemm Road; thence, North eighty nine degrees thirty two minutes thirty seconds East (N 89° - 32' - 30"E) one thousand six hundred sixty-two and seven hundredths (1,662.07) feet along the centerline of Hemm Road to a point, said point being the intersection of the centerline of Hemm Road and Roosevelt Avenue; thence, North eighty nine degrees thirty one minutes East (N. 89° - 31'E) one thousand two hundred sixty eight and eighty seven hundredths (1,268.87) feet to a point, said point being the intersection of the centerline of Hemm road and the East property line of the P. & T. Branch of the Baltimore and Ohio Railroad property line; thence, in a Northwesterly direction with a curve, said curve being a one degree curve to the left and also being the East property line of the P. & T. Branch of the Baltimore and Ohio Railroad and whose chord bears North twenty six degrees twenty two minutes West (N. 26° - 22'W) Six hundred sixty six and sixty four hundredths (666.64) feet to the place of beginning. Containing a total of 39.552 Acres, 39.412 Acres being in Section 19, T6, R6, and 0.140 Acres in Section 20, T 6, R 6.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 19 AND 20, TO THE CITY OF PIQUA, OHIO

Catherine E. Roberts, et al, Petitioners

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 Catherine E. Roberts, et al, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory located in Sections 19 and 20, Town 6, Range 6, in Washington Township, known as Sunnyside Plat, Miami County, Ohio, to the City of Piqua, such territory being adjacent to the South Corporation line of Piqua, Ohio, consisting of 39.5 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 23rd day of March, 1966, 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 petitioners, J. Richard Gaier, Piqua, Ohio, as designated in the petition shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing so that he may give notice as required by law.

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

\* \* \* \* \*

(From Commissioners' Journal No. 38, Page. 489, under date of January 17, 1966)

We, the undersigned, hereby respectfully represent to the Board of County Commissioners of Miami County, Ohio that we are the owners of certain real estate being a part of Section 20 and/or Section 19, Town 6, Range 6 Miami County, Ohio, also known as Sunnyside Addition, and being part of a larger tract more particularly described in the Petition for Annexation now filed with the Miami County Commissioners requesting annexation of such territory; that the undersigned are adult freeholders residing in such territory, some of who refuse to sign the petition filed herein for annexation of such territory, and others of who signed such original petition and hereby request that their names be removed from such petition as if they had not signed the same, having reconsidered the matter and now desiring to remain in said Sunnyside Addition.

The undersigned further represent that as residents of Washington Township, Miami County, Ohio they would prefer to remain residents of such township and that their respective real estate in such township not be annexed to the City of Piqua, Ohio.

We further hereby authorize and appoint McCulloch, Felger, Fite & Gutmann, Attorneys at Law of Piqua, Ohio, and any one of them to appear on our behalf to contest the granting of the prayer of the petition and to either cause the amending of such petition by deleting the real estate owned by any of the undersigned or so much of such real estate as is practical or in the alternative that the Board of Miami County Commissioners upon hearing as provided in Ohio Revised Code 707.06 rejects such petition as to the entire territory described therein.

- Helen Lee 1100 Leonard St., Piqua, O
George J. Larger 1221 Roosevelt Ave.
Ronald E. Butt Anna L. Butt 417 Electric Ave.
Harry M. Jackson 420 Electric Ave.
Lesta L. Jackson 420 Electric Ave.
Herbert J. Wehner 1225 Roosevelt Ave.
Josephine Wehner 1225 Roosevelt Ave.

LEGAL NOTICE

Notice is hereby given that on the 17th day of January, 1966, there was presented to the Board of County Commissioners of the County of Miami, State of Ohio, a petition filed by a majority of the adult freeholders residing in the following described territory contiguous with the City of Piqua, Miami County, Ohio:

LEGAL DESCRIPTION

Being part of the Southeast quarter of Section nineteen (19) Town six (6) North Range six (6) East and Section twenty (20) Town six (6) North Range six (6) East of Washington Township Miami County, Ohio and being more particularly described as follows, to wit:

Commencing at the Northeast corner of the Southeast quarter, of Section nineteen, Town six, North Range six East, ( N.E. Cor. S. E. Qr. T6, N. R 6 E.); thence south eighty nine degrees thirty four minutes thirty seconds West (S 89°, 34', 30"W) seventy six and twelve hundredths (76.12) feet along the half section line to a point, said point being the intersection of the present corporation line of Piqua, Ohio, also the intersection of the Half section line and East property of the P. & T. Branch of the Baltimore and Ohio Railroad, said point also being the place of beginning of the herein described parcel; thence, continuing South eighty nine degrees thirty four minutes thirty seconds West, (S 89°, 34', 30"W) two thousand six hundred thirty nine and eighty five hundredths (2,639.85) feet to a point in the centerline of Gordon Street as dedicated; thence, South twenty eight minutes thirty seconds East (S.0°28'-30"E) six-hundred one and fifty hundredths (601.50) feet along the centerline of Gordon Street as dedicated, to a point, said point being the intersection of the centerline of Gordon Street and Hemm Road; thence North eighty nine degrees thirty two minutes thirty seconds East (N 89° - 32' - 30"E) one thousand six hundred sixty-two and seven hundredths (1,662.07) feet along the centerline of Hemm Road to a point, said point being the intersection of the centerline of Hemm Road and Roosevelt Avenue; thence, North eighty nine degrees thirty one minutes East (N. 89°-31'E) one thousand two hundred sixty eight and eighty seven hundredths (1,268.87) feet to a point, said point being the intersection of the centerline of Hemm Road and the East property line of the P. & T. Branch of the Baltimore and Ohio Railroad property line; thence, in a Northwesterly direction with a curve, said curve being a one degree curve to the left and also being the East property line of the P. & T. Branch of the Baltimore and Ohio Railroad and whose chord bears North twenty six degrees twenty two minutes West (N. 26° - 22' W) six hundred sixty six and sixty four hundredths (666.64) feet to the place of beginning.

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

The said Board of County Commissioners has fixed the 23rd day of March, 1966, at 10:00 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 Petitioners
GAIER & PRATT, Attys.
15,963-1-22-29; 2-5-12-19-26-'66

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 22nd day of January A.D., 19 66.

Sworn to before me and subscribed in my presence this 26th day of February A.D., 19 66

(SEAL)

Louise M. Fogt
Notary Public in and for Miami County, Ohio
Louise M. Fogt, Notary Public
in and for Miami County, Ohio
My Commission Expires Sept. 28, 1969

97 Sq. \$67.90
Notary Fee \$
Total \$67.90

BOARD OF COUNTY COMMISSIONERS
MIAMI COUNTY, OHIO

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 Petitioners Petitioning for the annexation of Sunnyside Subdivision and adjacent area to the City of Piqua, Ohio; 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 (6) consecutive weeks, commencing on the 24th day of January, 1966.

J. Richard Gaier
J. RICHARD GAIER
AGENT FOR PETITIONERS

STATE OF OHIO }
COUNTY OF MIAMI ) SS:

Sworn to before me and subscribed in my presence this 23rd day of March, 1966.

M. Kathleen Hoban
NOTARY PUBLIC
M. Kathleen Hoban, notary Public
in and for Miami County, Ohio
My Commission expires 1969

WEDNESDAY, MARCH 23, 1966

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, March 21, 1966.

The meeting was called to order by the President of the Board with the following members attending: Robert E. Clawson, Luther Rike, and Walter W. Goode.

The Minutes of the previous meeting held on Monday, March 21, 1966, were read and approved.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 19 AND 20, TO THE CITY OF PIQUA, OHIO

Catherine E. Roberts, et al, Petitioners

PUBLIC HEARING HELD - HEARING ADJOURNED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on January 17, 1966, a public hearing was held in the Commissioners' office, Court House, Troy, Ohio, this day, March 23, 1966, at ten o'clock A. M. on the petition of Catherine E. Roberts, et al, requesting that certain territory located in Section 19 and 20 in Washington Township, known as Sunnyside Plat, Miami County, Ohio, lying adjacent to the South corporation line of Piqua, Ohio, containing 39.552 acres, be annexed to the City of Piqua, Ohio, and

WHEREAS, said petition was publicly read at such hearing; and the petition and accompanying plat map of land proposed to be annexed have been on file in the County Auditor's office for public inspection since January 17, 1966, 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, J. Richard Gaier, and the proof of publication from the Piqua Daily Call, Piqua, Ohio, filed this day, and

WHEREAS, since the original petition was filed and action taken to set a date for the hearing thereon, a second petition signed by certain residing freeholders who either desired to have their names removed from the original petition, or the land owned by them deleted from the tract proposed to be annexed was filed and read publicly at the hearing, and

WHEREAS, all interested persons appearing at such hearing were given an opportunity to express in person, or by representative their opinions either for or against the granting of the prayer of the petition, therefore be it

RESOLVED, by the Board of Miami County Commissioners, pursuant to Section 707.06 of the Revised Code of Ohio, this hearing be and it is hereby adjourned to the date of April 13, 1966, at ten o'clock A.M. in the Commissioners' office, Court House, Troy, Ohio, to allow time to check the plat map as to the location of these property owners wishing their names removed from the petition.

The motion to adopt the resolution was seconded by Mr. Goode, with the Board voting as follows upon roll call: Mr. Clawson, yea; Mr. Rike, yea; and Mr. Goode, yea.

\* \* \* \* \*

WEDNESDAY, APRIL 13, 1966

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, April 11, 1966.

The meeting was called to order by the President of the Board with the following members attending: Robert E. Clawson, Luther Rike, and Walter W. Goode.

The minutes of the previous meeting held on Monday, April 11, 1966, were read and approved.

ANNEXATION OF TERRITORY IN WASHINGTON TOWNSHIP, SECTIONS 19 AND 20, TO THE CITY OF PIQUA, OHIO

Catherine E. Roberts, et al, Petitioners  
ADJOURNED HEARING HELD - PETITION GRANTED

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

WHEREAS, the Board of Miami County Commissioners has heard all the expressions of opinion for, or against, the granting of the petition in this matter as given by all interested property owners either in person or by legal representative at a public hearing held on March 23, 1966, and all such opinions for or against the annexation as expressed at this adjourned hearing held this day, April 13, 1966, at ten o'clock A. M. in the County Commissioners' office, Court House, Troy, Ohio, therefore be it

RESOLVED, that the petition by certain property owners to have their names removed from the original annexation petition, or their lands deleted from the territory sought to be annexed be hereby denied since it was filed after official action was taken by the Board of Miami County Commissioners to set the date for the first hearing and after the official publication was begun in the Piqua Daily Call, and further be it

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

- (1) The petition of Catherine E. Roberts, 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;
- (4) That the persons whose names are subscribed to the petition are 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 Piqua, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Catherine E. Roberts, et al, to annex 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 hereby 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. Rike, with the Board voting as follows upon roll call: Mr. Clawson, yea; Mr. Rike, yea; and Mr. Goode, yea.

\* \* \* \* \*

Received: September 1, 1966  
Recorded: September 27, 1966  
Time: 9:57 A.M.  
Recording Number: 41529  
Plat Fee: \$4.30  
Proceeding Fee: \$16.00

*Mary B. Kustin* Recorder

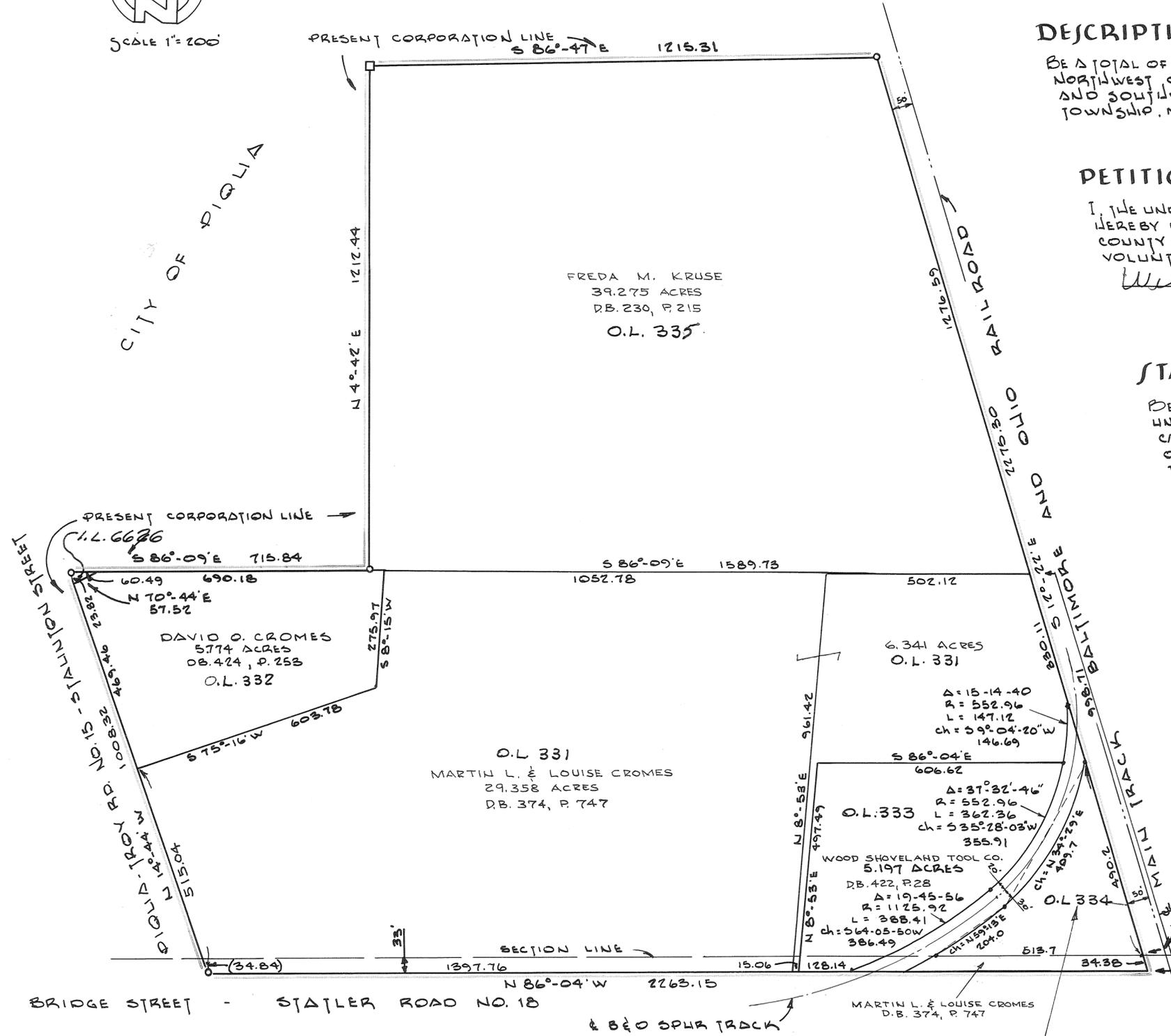
# ANNEXATION TO CITY OF PIQUA

• TOWN I • RANGE II • SECTION 29 & 30 • SPRINGCREEK TOWNSHIP •  
MIAMI COUNTY, OHIO

BOOK 9 PAGE 101  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS



SCALE 1" = 200'



## DESCRIPTION

BE A TOTAL OF 89.470 ACRES OF WHICH 1.715 ACRES LIE IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, AND 87.755 ACRES LIE IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 30; TOWN I, RANGE II SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO.

## 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.

William J. Smith  
WITNESS

David O. Cromes  
DAVID O. CROMES

## STATE OF OHIO, MIAMI COUNTY, ss:

BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF December, 1966, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAVID O. CROMES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Life. Notary Public  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 30<sup>th</sup> DAY OF March, 1966, THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE # \_\_\_\_\_.

Jack D. Winters  
Donald J. Thomas  
Paul H. Scherer

Chas. H. Morrow  
Harvey Craft

THE ANNEXATION OF THE FORGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 30<sup>th</sup> DAY OF March, 1966.

Route Clawson  
Arthur D. Haddad  
MIDMI COUNTY ENGINEER

SE. COR. SEC. 30  
SECTION 30  
N 86°-04' W  
1751.0  
SECTION 29

NUMBER



TRANSFERRED AND NUMBERED TO DESIGNATE  
OUTLOTS THIS 1st DAY OF Sept, 1966.

Carl Jarvis by G. Schellinger, Deputy  
MIAMI COUNTY AUDITOR

FILE NO. 41530 TIME 9:58 AM  
RECEIVED FOR RECORD Sept. 1<sup>st</sup>, 1966.  
RECORDED IN PLAT BOOK NO. 9 PAGE NO. 101  
FEE \$ 4.30

Mary B. Switzer  
MIAMI COUNTY RECORDER

I HEREBY CERTIFY THIS ANNEXATION PLAT  
TO BE CORRECT AS SHOWN HEREON.

Daniel O. Turner  
REGISTERED SURVEYOR NO. 4807

ANNEXATION OF 89.470 ACRES			
DANIEL O. TURNER & ASSOC. 203 W. WATER ST. - TROY, OHIO - CIVIL ENGINEERING - SURVEYING -			
DATE JAN. 1966	DRAWN BY D.T.	SW. D.T.	SHEET 1/1
FILE NO. 12-65-212	SCALE: 1" = 200'		

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN SPRINGCREEK TOWNSHIP,  
SECTIONS 29 AND 30, TO THE CITY OF PIQUA, OHIO

David O. Cromes, Petitioner

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached copy of the "PETITION" and accompanying plat map are true and correct copies thereof; the photostat copy of the "PROOF OF PUBLICATION" from the Piqua Daily Call, Piqua, Ohio, and the copy of the "AFFIDAVIT" by the Agent, William F. McVety, regarding the posting of the notice are true and correct copies thereof.

I further certify that the typewritten copy of Resolution, "FILING OF PETITION - HEARING DATE SET" and the photostat copy of Resolution, "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 January 24, 1966, and March 30, 1966, as recorded in Commissioners' Journal No. 38, Pages 496 and 550 respectively.

Mary F. Boyd  
Mary F. Boyd, Clerk to the  
Board of Miami County  
Commissioners, Troy, 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 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 C. Elliot  
MARY C. ELLIOT  
CLERK OF COMMISSION

ORDINANCE NO. 39 - 66

AN ORDINANCE MAKING FINAL ACCEPTANCE FOR ANNEXATION OF TERRITORY  
TO THE CITY OF PIQUA, OHIO.

WHEREAS, on April 18, 1966, 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 David O. Cromes 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 laid before the legislative authority of this City, said transcript, map or plat and said petition, at said former meeting, which proceedings of the Board of 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 David O. Cromes for the annexation of the following described land in the Township of Springcreek, County of Miami, and State of Ohio and adjacent to the City of Piqua, to-wit:

Being a part of the Northeast and Northwest Quarters of Section 29 and a part of the Southeast Quarters of Section 30, Town 1, Range 11 MRS, in Springcreek Township, Miami County, Ohio, and being further described as follows:

Starting at a point on the South line of Section 30, said point being North 86° 04' West, a distance of 1751.0 feet from the Southeast corner of Section 30, said point also being on the North line of Section 29 and on the West Property line of the Baltimore and Ohio Railroad; thence South 12° 22' East with the West property line of the Baltimore and Ohio Railroad, a distance of 34.38 feet to a point; thence North 86° 04' West, a distance of 2263.15 feet to a point in the centerline of the Piqua-Troy Road; thence North 14° 44' West with the centerline of Piqua-Troy Road and with the present corporation line of the City of Piqua, a distance of 1008.32 feet to a point; thence South 86° 09' East with the present corporation line of the City of Piqua, a distance of 715.84 feet to a point; thence North 4° 42' East with present corporation line of the City of Piqua, a distance of 1212.44 feet to a point; thence South 86° 47' East with the present corporation line of the City of Piqua, a distance of 1215.31 feet to a point on the West property line of the Baltimore and Ohio Railroad; thence South 12° 22' East with the West property line of the Baltimore and Ohio Railroad, a distance of 2275.30 feet to the place of beginning, containing 1.715 acres in Section 29, 87.755 Acres in Section 30, for a total of 89.470 acres.

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: July 18, 1966  
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 18 day of June, 1966.

Mary C. Elliot  
MARY C. ELLIOT  
CLERK OF COMMISSION

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

January 24, 1966

The undersigned, David O. Cromes, being the only adult free-holder 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 Northeast and Northwest Quarters of Section 29 and a part of the Southeast Quarters of Section 30, Town 1, Range 11 MRS, in Springcreek Township, Miami County, Ohio, and being further described as follows:

Starting at a point on the South line of Section 30, said point being North 86° 04' West, a distance of 1751.0 feet from the Southeast corner of Section 30, said point also being on the North line of Section 29 and on the West Property line of the Baltimore and Ohio Railroad; thence South 12° 22' East with the West property line of the Baltimore and Ohio Railroad, a distance of 34.38 feet to a point; thence North 86° 04' West, a distance of 2263.15 feet to a point in the centerline of the Piqua-Troy Road; thence North 14° 44' West with the centerline of Piqua-Troy Road and with the present corporation line of the City of Piqua, a distance of 1008.32 feet to a point; thence South 86° 09' East with the present corporation line of the City of Piqua, a distance of 715.84 feet to a point; thence North 4° 42' East with present corporation line of the City of Piqua, a distance of 1212.44 feet to a point; thence South 86° 47' East with the present corporation line of the City of Piqua, a distance of 1215.31 feet to a point on the West property line of the Baltimore and Ohio Railroad; thence South 12° 22' East with the West property line of the Baltimore and Ohio Railroad, a distance of 2275.30 feet to the place of beginning, containing 1.715 acres in Section 29, 87.755 Acres in Section 30, for a total of 89.470 acres.

Respectfully petitions that the said above described territory may be annexed to the City of Piqua, Ohio. An accurate map of which territory is hereto attached.

William F. McVety is hereby authorized to act as agent of the petitioner in securing such annexation.

David O. Cromes  
David O. Cromes

ANNEXATION OF CERTAIN TERRITORY IN SPRINGCREEK TOWNSHIP, SECTIONS 29 AND 30, TO THE CITY OF PIQUA, OHIO

David O. Cromes, Petitioner

FILING OF PETITION - HEARING DATE SET

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

WHEREAS, a petition signed by David O. Cromes, the only residing freeholder, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Sections 29 and 30, Town 1, Range 11, Springcreek Township, Miami County, Ohio, to the City of Piqua, Ohio; such territory being adjacent to the East corporation line of Piqua, Ohio, containing 89,470 acres, 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 persons interested and shall be for hearing on the 30th day of March, 1966, 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, William F. McVety, 222 West 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. Goode, with the Board voting as follows: Mr. Clawson, yea; Mr. Rike, yea; and Mr. Goode, yea.

\* \* \* \* \*

(Taken from Commissioners Journal No. 38, Page 496, under date of January 24, 1966.)

LEGAL NOTICE

Notice is hereby given that on the 24th day of January, 1966, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by the only adult freeholder 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 Northeast and Northwest Quarters of Section 29 and a part of the Southeast Quarters of Section 30, Town 1, Range 11 MRS. in Springcreek Township, Miami County, Ohio, and being further described as follows:

Starting at a point on the South line of Section 30, said point being North 86° 04' West a distance of 1751.0 feet from the Southeast corner of Section 30, said point also being on the North line of Section 29 and on the West Property line of the Baltimore and Ohio Railroad; thence South 12° 22' East with the West property line of the Baltimore and Ohio Railroad, a distance of 34.38 feet to a point; thence North 86° 04' West, a distance of 2263.15 feet to a point in the centerline of the Piqua-Troy Road; thence North 14° 44' West with the centerline of Piqua-Troy Road and with the present corporation line of the City of Piqua, a distance of 1008.32 feet to a point; thence South 86° 09' East with the present corporation line of the City of Piqua, a distance of 15.84 feet to a point; thence North 4° 42' East with present corporation line of the City of Piqua, a distance of 1212.44 feet to a point; thence South 86° 47' East with the present corporation line of the City of Piqua, a distance of 1215.31 feet to a point on the West property line of the Baltimore and Ohio Railroad; thence South 12° 22' East with the West property line of the Baltimore and Ohio Railroad, a distance of 2275.30 feet to the place of beginning, containing 1.715 acres in Section 29, 87.755 Acres in Section 30, for a total of 89,470 acres.

Praying, therein, that such territory be annexed to the City of Piqua, Ohio, in a manner provided by law and designating the undersigned as his agent in securing such annexation.

The said Board of Commissioners has fixed the 30th day of March, 1966, at 10:00 a.m., as a time for hearing said petition at the office of the Commissioners in the Miami County, Ohio Courthouse at Troy, Ohio.

William F. McVety  
Agent of Petitioner  
15,978-2-1-8-15-22;  
3-1-8-66

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 1st day of February, A. D., 1966.

J. R. Harris

Sworn to before me and subscribed in my presence this 8th day of March, A. D., 1966

Louise M. Fogt

Notary Public in and for Miami County, Ohio.

Louise M. Fogt, Notary Public in and for Miami County, Ohio My Commission expires Sept. 28, 1966

(SEAL)

7:5 Sq. \$52.50  
Notary Fee \$ .80  
Total \$53.30

AFFIDAVIT

STATE OF OHIO )  
                  )SS  
MIAMI COUNTY )

William F. McVety, being first duly sworn, deposes and says that he caused the attached legal notice to be posted in conspicuous places in the territory described in the attached notice more than six weeks before March 30, 1966.

William F. McVety

Sworn to before me and subscribed in my presence this 23rd day of March, 1966.

Paul P. Gutmann  
Notary Public - State of Ohio

WEDNESDAY, MARCH 30, 1966

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, March 28, 1966.

The meeting was called to order by the President of the Board with the following members attending: Robert E. Clawson, and Walter W. Goode.

The minutes of the previous meeting held on Monday, March 28, 1966, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN SPRINGCREEK TOWNSHIP, SECTIONS 29 AND 30, TO THE CITY OF PIQUA, OHIO

David O. Cromes, Petitioner

PUBLIC HEARING HELD - PETITION GRANTED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on January 24, 1966, a public hearing was held in the Miami County Commissioners' office, Court House, Troy, Ohio, on this 30th day of March, 1966, at ten o'clock A.M. on the petition of David O. Cromes, requesting that certain territory in Sections 29 and 30, Town 1, Range 11, Springcreek Township, Miami County, Ohio, being adjacent to the East Corporation line of the City of Piqua, Ohio, containing 89,470 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 January 24, 1966, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, as shown by proof of publication submitted, and by posting a copy of such notice in a conspicuous place within the limits of the proposed territory to be annexed for six consecutive weeks proceeding the time fixed for the hearing as stated in the affidavit filed by the Agent for the petitioner, William F. McVety, and

WHEREAS, the petition in the matter was publicly read at the hearing; the petitioner was represented by legal counsel, and no interested 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 David O. Cromes 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 the only adult freeholder residing in the territory 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 Piqua, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of David O. Cromes to annex the land herein described in Springcreek 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, be and it is hereby annexed to said City;
- (10) That the Clerk of the Miami County Commissioners be, and she is hereby 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 a map attached thereto.

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

\* \* \* \* \*

Received: Sept. 1, 1966  
Recorded: Oct. 6, 1966  
Time: 9:58 A.M.

No. 41530  
Plat fee: \$1.30  
Proceeding Fee: \$9.00

Mary B. Gustin  
Mary B. Gustin, Recorder

PLAT OF THE AREA OF THE WEST END OF HIGH STREET TO BE VACATED.

FILE NO 42369 FEE \$4.30

Mary B. Guatin  
Miami County Recorder

PETITION AND CONSENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS ABUTTING THE WEST END OF HIGH STREET AS SHOWN ON THIS VACATION PLAT HEREBY PETITION THE COUNCIL OF THE CITY OF TROY FOR THE VACATION OF THE WESTERNMOST 10' OF SAID STREET AND DO ALSO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT WHEN SUCH VACATION IS APPROVED BY THE COUNCIL OF THE CITY OF TROY.

THE CASTLE HILLS CORPORATION (OUTLOT 205)  
THE 3rd DAY OF February, 1966

BY Robert N. Hartzell, pres. Witness  
Robert R. Stempel

Witness  
James P. Hartley

STATE OF OHIO, COUNTY OF MIAMI, SS; PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN & FOR Miami County, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 3rd DAY OF February, 1966.  
Notary Public My Commission Expires June 18-1968

ROBERT HARTZELL (OUTLOT 211)  
THE 3rd DAY OF February, 1966

BY Robert N. Hartzell, owner Witness  
Robert R. Stempel

Witness  
James P. Hartley

STATE OF OHIO, COUNTY OF MIAMI, SS; PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN & FOR Miami County, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 3rd DAY OF February, 1966.  
Notary Public My Commission Expires June 18-1968

THE TUBE PRODUCTS CORPORATION (Outlots 204 & 210)  
THE 12th DAY OF August, 1966

BY James M. Brennan, president Witness  
Mary E. Richards

Witness

STATE OF OHIO, COUNTY OF MIAMI, SS; PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN & FOR Ohio State, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED THIS 12th DAY OF August, 1966.  
Notary Public My Commission Expires

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF October, 1966 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-58-66

William H. Thornburgh, Mayor  
Joan D. Ferrell, Pres. of Council  
J. J. Sampson, Clerk of Council

I HEREBY APPROVE THIS PLAT AND HAVE CAUSED THE INLOT NUMBER TO BE PLACED HEREON DESIGNATING THE TRACT THIS 21st DAY OF October, 1966.  
Carl Blair, Miami County Auditor



At a meeting of the Troy City Planning and Zoning Commission held this 27th day of September, 1966 this vacation was approved.

Jim Munniken, President  
Hazel Clawson, Secy

THE VACATED PORTION OF HIGH ST. SHOWN ABOVE SHALL BECOME THE PROPERTY OF THE LANDOWNERS HAVING PROPERTY FRONTING ON HIGH ST. I.E. THE SOUTHERNMOST 10' X 20' PIECE TO ROBERT HARTZELL AND THE NORTHERNMOST 10' X 20' PIECE TO THE CASTLE HILLS CORPORATION

VACATION PLAT FOR CASTLE HILLS CORPORATION.



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

# ALLEY VACATION BETWEEN LOTS 104 & 105

## TIPP CITY

RECORDERS PLAT BOOK 9 PG. 102  
RECEIVED FOR RECORD THIS 13 DAY  
OF DECEMBER 1966

FILE NO. 43134 FEE \$4.30

Mary B. Swatin  
MIAMI COUNTY RECORDER

AT A MEETING OF THE COUNCIL OF THE  
VILLAGE OF TIPP CITY, HELD THIS 3rd  
DAY OF October 1966, THIS PLAT WAS  
ACCEPTED BY ORDINANCE NO. 66-18

Wale Kinnison  
MAYOR

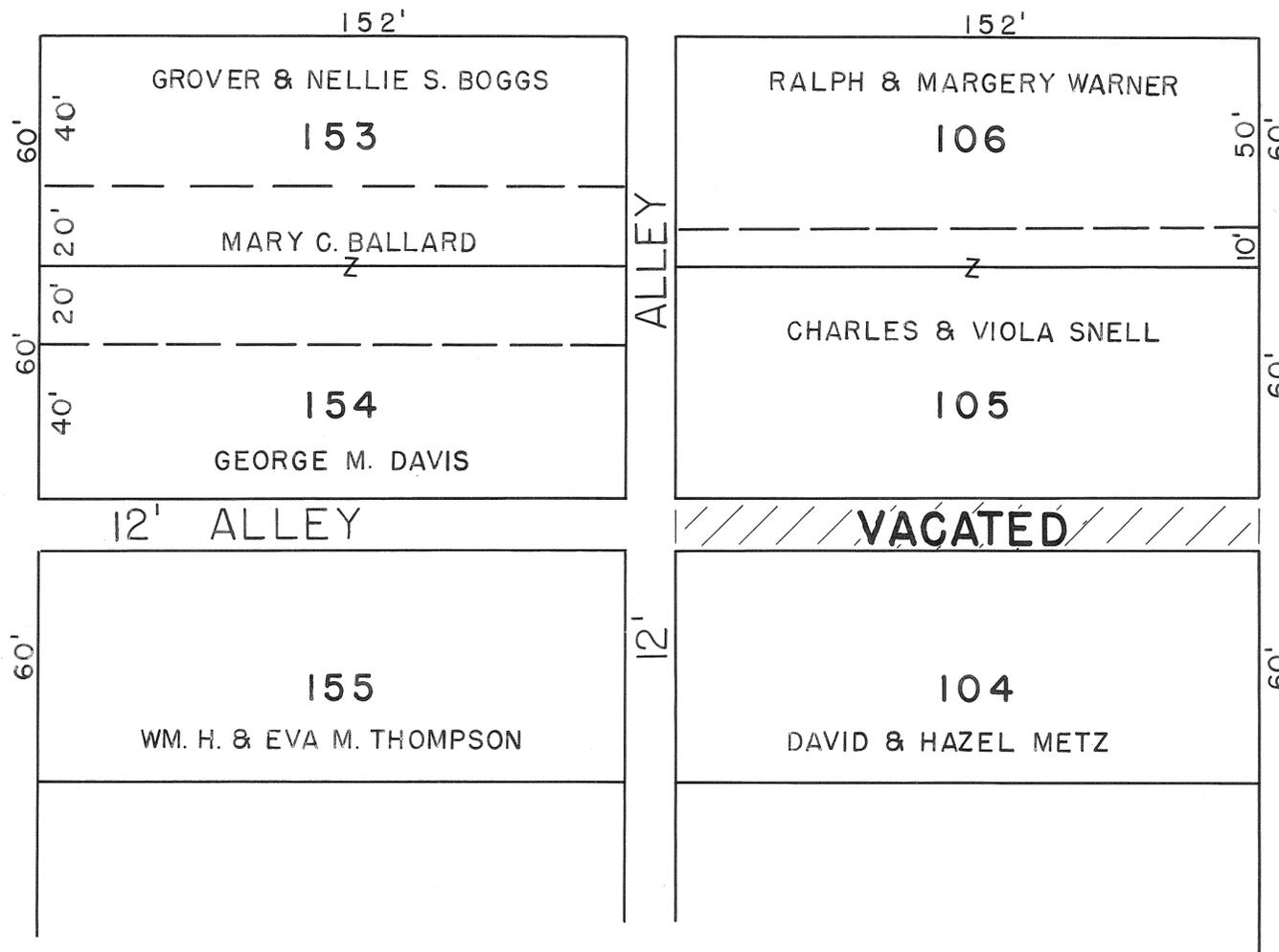
Frederick English  
PRESIDENT OF COUNCIL

Phyllis Gieseman  
CLERK OF COUNCIL

## BROADWAY 100' R/W

SECOND ST. 66' R/W

FIRST ST. 66' R/W



THIS PLAT APPROVED AND TRANSFERRED  
THIS 7th DAY OF December 1966

Carl Wain  
AUDITOR OF MIAMI COUNTY

ORIGINAL LOTS AND ALLEY PLATTED  
IN DEED BOOK 24 PAGE 292  
AUG. 8, 1848

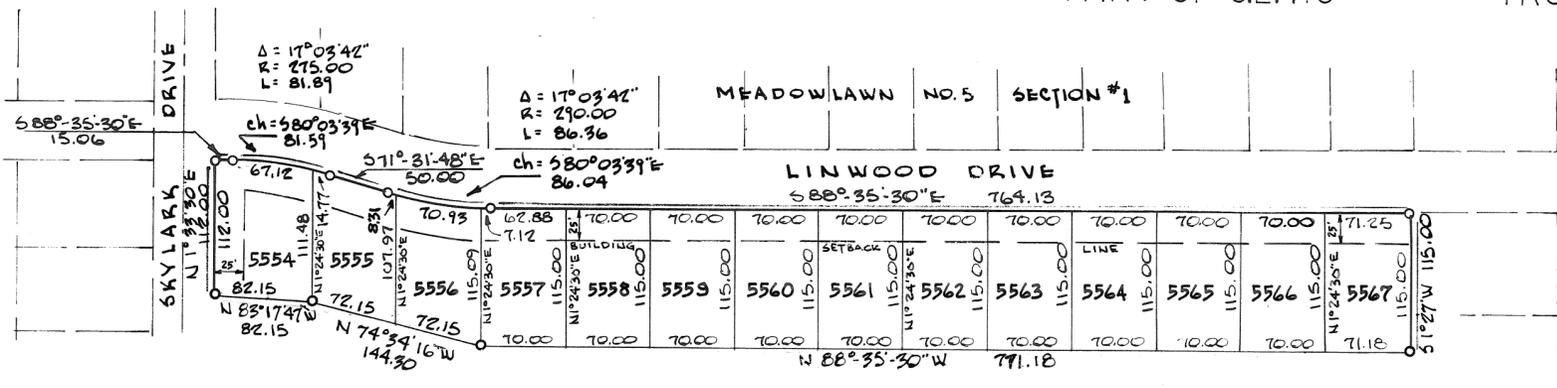
REFERENCE MADE IN DEED BK 24 Pg. 292  
Mary B. Swatin Recorder  
Ernie Studabaker Dep.  
Dec. 13, 1966

SCALE 1" = 30'

# MEADOWLAWN NO.5 SECTION TWO

PART OF O.L.410 TROY, OHIO

BOOK 9, PAGE 104  
MIAMI COUNTY RECORDERS  
RECORD OF SUBDIVISIONS.



SCALE: 1" = 100'

### NOTE

THERE IS A FIVE (5') FT. UTILITY EASEMENT ALONG EACH SIDE OF EACH SIDE INTERIOR LOT LINE AND ALONG THE FRONT AND REAR PROPERTY LINE OF EACH LOT.

STATE OF OHIO, ss;

BE IT REMEMBERED THAT ON THIS 22<sup>nd</sup> DAY OF August, 1966, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME LIV-MOOR DEVELOPMENT CO.; TRUSTEE OF PARTNER OF LIVINGSTON DEVELOPMENT COMPANY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

LEROY T. MCKINLEY Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no Expiration date  
Section 147.03 R. C.

*Leroy T. McKinley*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

### PLANNING COMMISSION

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 23<sup>rd</sup> DAY OF August, 1966, THIS PLAT WAS APPROVED.

*John A. M. Mullen* PRESIDENT      *Hazel Clawson* SECRETARY

### TROY COUNCIL

AT A MEETING OF THE CITY OF TROY COUNCIL HELD THIS 17 DAY OF October, 1966, THIS PLAT WAS APPROVED BY ORDONANCE NO. 0-52-66

*William H. Thornburgh* MAYOR      *Joan D. Ferrell* PRESIDENT OF COUNCIL      *H. J. Tamplin* CLERK OF COUNCIL

### DESCRIPTION

BE A SUBDIVISION OF 2.601 ACRES OF PART OF O.L.410 CONVEYED BY DEED TO THE LIVINGSTON DEVELOPMENT COMPANY, AN OHIO PARTERSHIP BY LIV-MOOR DEVELOPMENT CO., RECORDED IN VOL. 380 PAGE 653 OF THE MIAMI COUNTY DEED RECORDS.

### DEDICATION

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

LIVINGSTON DEVELOPMENT COMPANY - LIV-MOOR DEVELOPMENT CO.

*Gardner Scott*  
WITNESS  
*Shirley P. Meyer*  
WITNESS

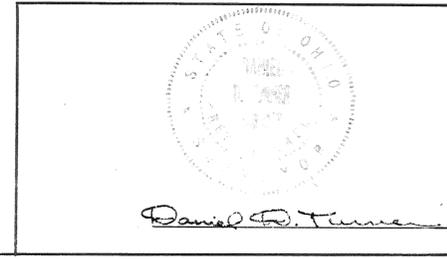
BY: *Gene C. Merryman* V.P. VICE-PRESIDENT  
*Virgil L. Heskett* V.P. VICE-PRESIDENT

### RECORDER

FILE NO. 43349  
RECEIVED FOR RECORD 2:27 PM Dec. 29, 1966  
RECORDED IN PLAT BOOK 9 PAGE 104  
FEE \$ 4.30  
*Mary B. Gentry* Recorder by *Bernice Stebbins* Deputy  
MIAMI COUNTY RECORDER

### AUDITOR

APPROVED AND TRANSFERRED THIS 29<sup>th</sup> DAY OF December, 1966.  
*Carl Blair*  
MIAMI COUNTY AUDITOR



MEADOWLAWN NO.5 SECTION 2 TROY - OHIO	
LIVINGSTON DEVELOPMENT CO. LIV-MOOR DEVELOPMENT CO.	
DANIEL D. TURNER & ASSOC. 23 N. PLUM ST. TROY, OHIO	DATE MAY 1966
CIVIL ENGINEERING & SURVEYING	1/1
FILE NO. 3-66-64	SCALE 1" = 100'

# CRESTWOOD ESTATES

TOWN 1 RANGE 11 SECTION 13 STAUNTON TWP.  
MIAMI COUNTY OHIO

### DESCRIPTION

BEING A SUBDIVISION OF 4.757 ACRES OF A 56.007 ACRES TRACT CONVEYED TO MIAMI REALTY CORP. BY DEED RECORDED IN VOL. 424, PAGE 584, OF THE MIAMI COUNTY DEED RECORDS.

### DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTAINANCE, 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. Kathleen Nolan*  
WITNESS

WITNESS

MIAMI REALTY CORP. BY: *William Houser*  
WILLIAM HOUSER - PRESIDENT

*J. Richard Gaier*  
J. RICHARD GAIER - SECRETARY

### STATE OF OHIO, MIAMI COUNTY, ss;

BE IT REMEMBERED THAT ON THIS 28th DAY OF February, 1967, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MIAMI REALTY CORP. BY ITS PRESIDENT WILLIAM HOUSER AND BY ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES February 28, 1969

*M. Kathleen Nolan*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO.

### 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, CARPORTS, OR PATIOS, SHALL NOT BE LESS THAN 1000 SQ. FT. FOR ONE FLOOR PLAN, 1200 SQ. FT. FOR SPLIT-LEVEL DESIGN, AND 900 SQ. FT. ON THE FIRST FLOOR OF A TWO STORY OR A ONE AND ONE-HALF STORY STRUCTURE.
- 3 - BUILDING LOCATION. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT OR THE SIDE PROPERTY LINE THAN THE MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORD PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
- 4 - DIVISION OF LOTS. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
- 5 - OTHER BUILDINGS. NO TRAILER, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL BE AT ANY TIME USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 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 PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE. NO BARBED WIRE, FIELD FENCING, OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
- 7 - HOUSE GRADE. THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPERS BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPERS BEFORE ANY CONSTRUCTION MAY BEGIN.
- 8 - NUISANCES. NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE.
- 9 - 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 OR BILL BOARD 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.
- 11 - 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 HOUSE HOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSES.
- 12 - 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 APRIL 1, 1986, AT WHICH TIME THEY SHALL AUTOMATICALLY BE 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.
- 13 - 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 REMAIN IN FULL FORCE AND EFFECT.
- 14 - ENFORCEMENT. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS.

### CITY OF TROY PLANNING COMMISSION

APPROVED BY THE CITY OF TROY PLANNING COMMISSION  
THIS 28 DAY OF FEBRUARY, 1967.

*Charles J. Schmidt* CHAIRMAN  
*Hazel E. Clawson* SECRETARY

### MIAMI COUNTY PLANNING COMMISSION

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION

*Arthur D. Haslbal*  
DATE March 8-1967 NO. 1478  
ARTHUR D. HASLBAL  
MIAMI COUNTY ENGINEER

### RECORDER

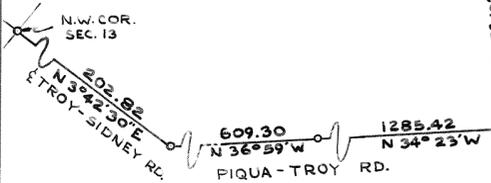
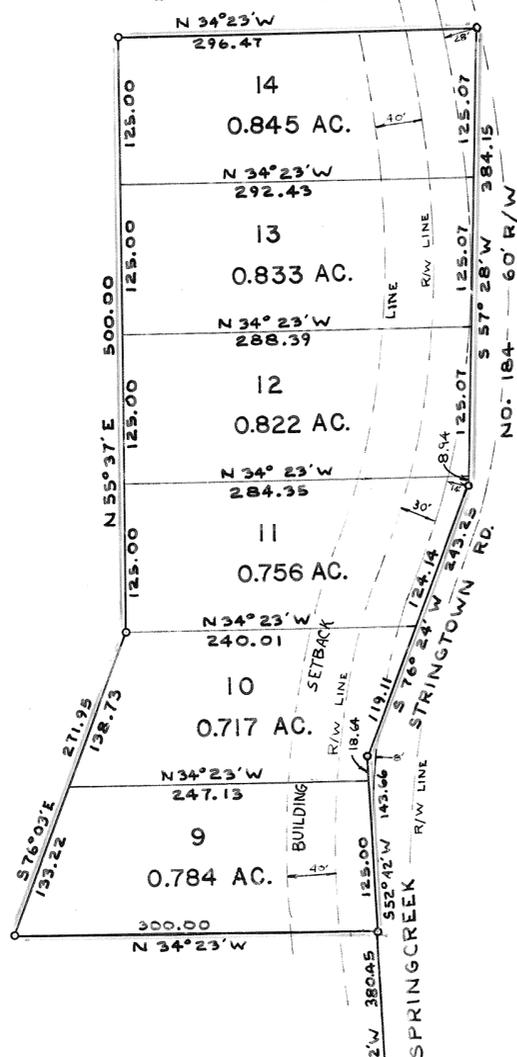
FILE NO. 44401  
RECEIVED FOR RECORD 3-8-67 11:55 AM  
RECORDED IN RECORD BK. 9 PAGE 105  
FEE \$ 4.30  
*Mary B. Austin*  
MIAMI COUNTY RECORDER

### AUDITOR

APPROVED AND TRANSFERRED  
THIS 9 DAY OF March, 1967.

*Carl Davis*  
MIAMI COUNTY AUDITOR  
*E. Schenberger* Deputy

~ NOTE ~  
THE PROPERTY LINE FOR THIS PLAT DOES NOT FOLLOW THE E OF SPRINGCREEK-STRINGTOWN RD. THE E OF R/W FOR THIS ROAD SHALL FOLLOW THE E OF THE EXISTING PAVEMENT.



### NOTE

THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINES UNLESS SHOWN OTHERWISE HEREON.

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*

CRESTWOOD ESTATES  
MIAMI COUNTY, OHIO

MIAMI REALTY CORP.  
TROY - OHIO

DANIEL D. TURNER & ASSOC.  
23 N. PLUM ST. TROY, OHIO  
CIVIL ENGINEERING - SURVEYING

DATE FEB. 1967

FILE NO. SCALE 1" = 100'

1/1

Mary B. Austin  
MIAMI COUNTY RECORDER

VACATION OF ALLEYS  
-FOR-  
THE HOBART MANUFACTURING CO.  
TROY, OHIO

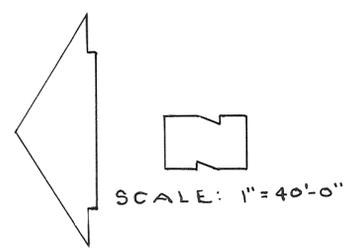
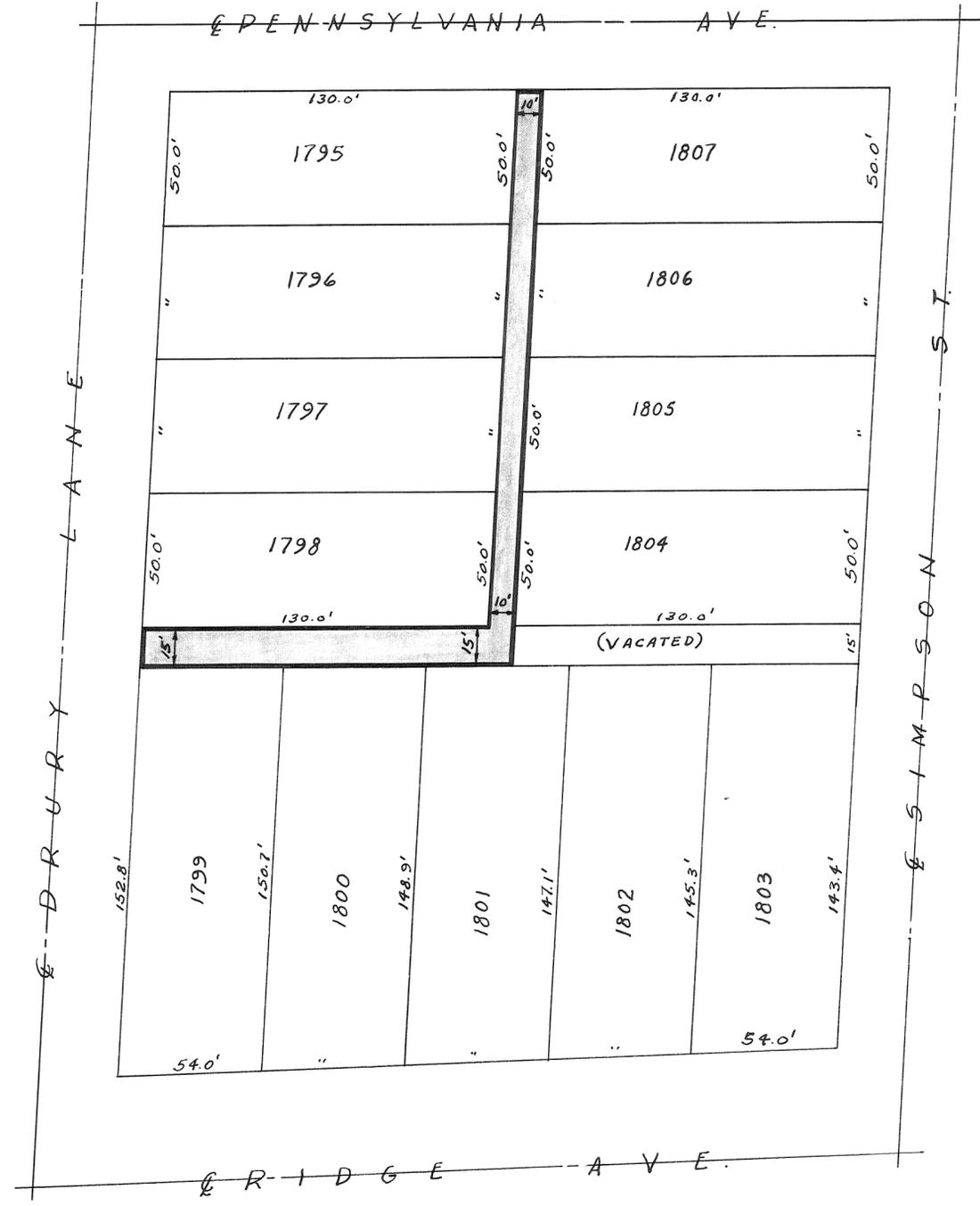
CONSENT TO VACATION

We, the undersigned, being all of the property owners with land abutting the alleys herein shown for vacation do hereby consent to such vacation and waive any and all notice of the pendency thereof in the council of the City of Troy, Ohio

The Hobart Mfg. Co.

Robert Howell  
Martha Friend  
Witness  
John W. Harmer  
Witness

By [Signature]  
President  
F. Douglas Houser  
VICE-PRES. & Sec'y.  
Elmer J. Pour  
Bertha M. Pour  
Bertha M. Pour



COUNTY OF MIAMI - STATE OF OHIO  
Personally appeared before me the above signed parties and acknowledged the signing thereof. Sworn to and subscribed before me this 13 day of February 1967

Notary Public in and for Miami County, Ohio  
My Commission Expires March Friend  
MARTHA FRIEND, Notary Public  
In and for Miami County, Ohio  
My Commission Expires: 11-18-71

At a meeting of the Troy City Planning and Zoning Commission held this 14<sup>th</sup> day of March 1967 this vacation was approved

H. J. Lewis  
President  
Hazel Clawson  
Secretary

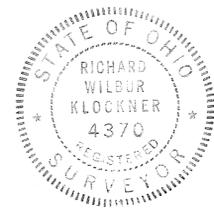
At a meeting of the City Council of the City of Troy Ohio, held this 20 day of MARCH 1967, this vacation was approved and accepted by Ordinance No. O-11-67

William H. Thoroughgood  
Mayor  
Joan D. Terrell  
Pres. of Council  
J. J. Gamplin  
Clerk of Council

Transferred this 21<sup>st</sup> day of March 1967

Carl Harris  
Miami County Auditor

I hereby certify this vacation plat to be correct as shown hereon.



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



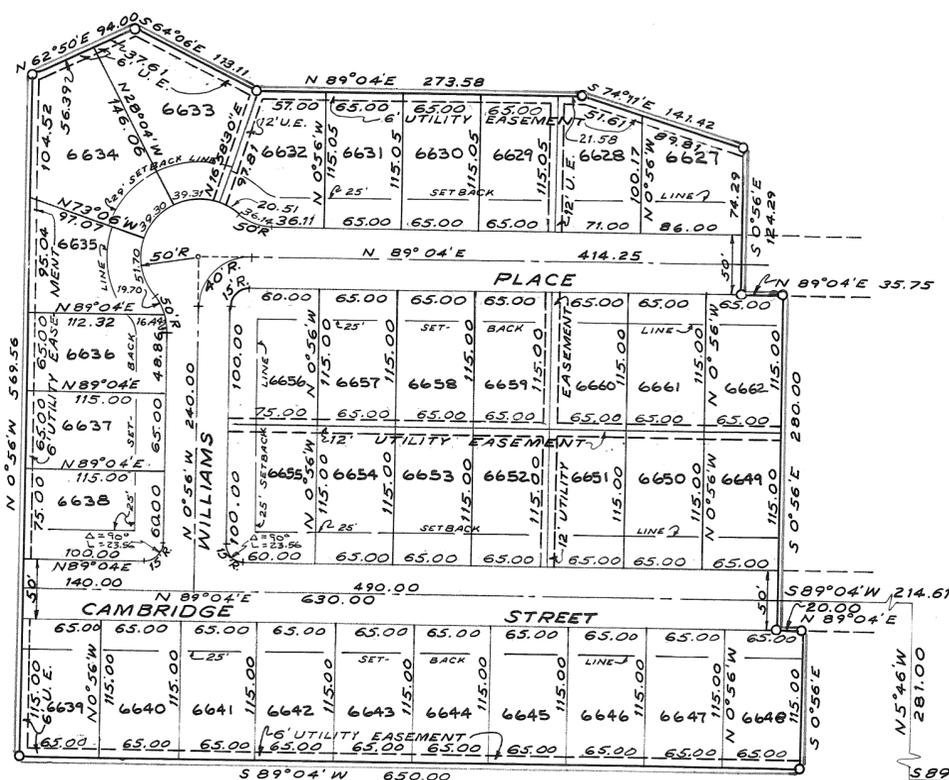


# CANDLEWOOD HILLS SUBDIVISION-SEC. 5

PART OF OUTLOT 321

PIQUA, OHIO

BOOK 9 PAGE 109  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF RECORDED PLATS



**CURVE DATA**  
 Δ = 90°  
 R = 40.00  
 L = 62.83  
 T = 40.00

**NOTE**

PROTECTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME AS THOSE FOR CANDLEWOOD HILLS SUBD.-SEC. 2, AS RECORDED IN PLAT BOOK 9, PAGE 44A, OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS.

FILE NO. 45177  
 RECEIVED FOR RECORD 11:57 AM APRIL 21, 1967  
 RECORDED IN PLAT BOOK NO. 9 PAGE 109  
 FEE \$ 4.30

Mary B. Gustin  
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED  
 THIS 21 DAY OF April, 1967.  
Lois Davis  
 MIAMI COUNTY AUDITOR

**DESCRIPTION**

BEING A SUBDIVISION OF 8.072 ACRES OF PART OF OUTLOT 321 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL. 412, PAGE 528 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 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.

MID-CONTINENT PROPERTIES INC.

Sharon Reigute  
 WITNESS  
M. Kathleen Nolan  
 WITNESS

BY Peter R. Thompson  
 PETER R. THOMPSON PRESIDENT  
J. Richard Gaier  
 J. RICHARD GAIER SECRETARY

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF MARCH, 1967, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT PROPERTIES INC. BY ITS PRESIDENT PETER R. THOMPSON AND ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Feb. 28, 1969

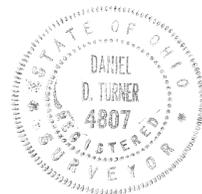
M. Kathleen Nolan  
 NOTARY PUBLIC-MIAMI COUNTY, OHIO

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 10 DAY OF April, 1967, THIS PLAT AND RESTRICTIONS WERE APPROVED.

Ed Beach J. B. Shaw Robert M. Starnes Robert F. Jobb

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 17<sup>th</sup> DAY OF April, 1967, THIS PLAT AND RESTRICTIONS WERE APPROVED BY CITY ORD. NO. 1-4726.

Jack Wilson Paul Williams Charles M. Mason  
Paul W. Detmer Harvey Craft



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 REG. SURVEYOR # 4807

CANDLEWOOD HILL SUBD. SEC. 5		
MID-CONTINENT PROPERTIES INC. PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. TROY - OHIO		
CIVIL ENGINEER - SURVEYOR		
MAR. 1967	DRAWN BY I.J.H.	SHEET NO. 1
7-66-146	CHECKED BY D.D.T.	1
SCALE 1" = 100'		

# CANDLEWOOD HILLS SUBDIVISION-SEC. 6

BOOK 9 PAGE 110  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF RECORDED PLATS

PART OF OUTLOT 321

PIQUA, OHIO

## DESCRIPTION

BEING A SUBDIVISION OF 4.742 ACRES OF PART OF OUTLOT 321 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL. 412, PAGE 528 OF THE MIAMI COUNTY RECORD OF DEEDS.

## DEDICATION

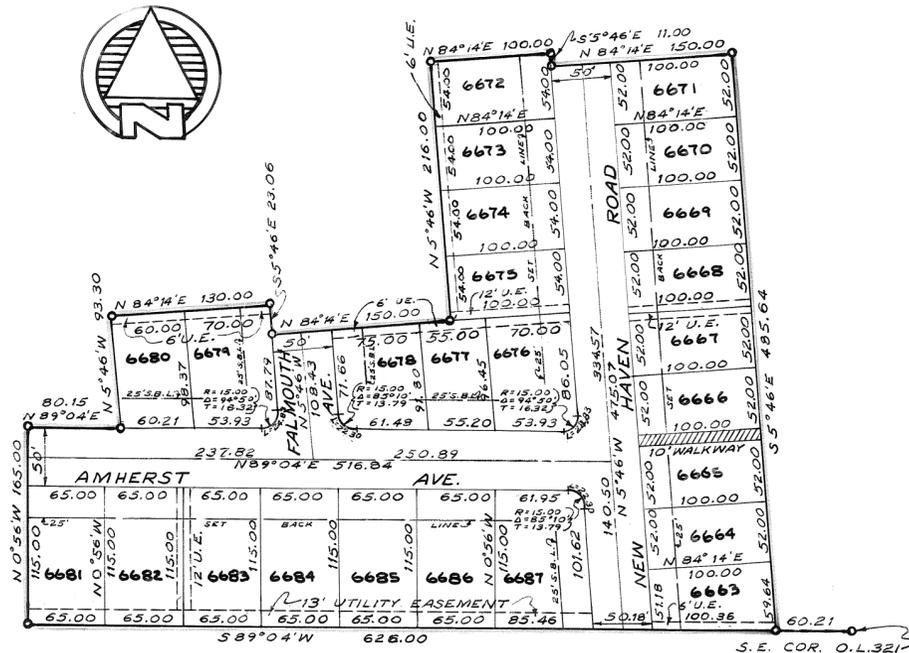
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AND DO HEREBY DEDICATE THE STREETS AND WALKWAY, AS SHOWN HEREON TO PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR CONSTRUCTION, OPERATION, MAINTENANCE,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

MID-CONTINENT PROPERTIES INC.

Sharon Rigout  
 WITNESS

BY Peter R. Thompson  
 PETER R. THOMPSON PRESIDENT  
Richard Gaier  
 RICHARD GAIER SECRETARY

M. Kathleen Hoban  
 WITNESS



## STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 31st DAY OF March, 1967, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MID-CONTINENT PROPERTIES INC. BY ITS PRESIDENT PETER R. THOMPSON AND ITS SECRETARY J. RICHARD GAIER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Feb. 28, 1968

M. Kathleen Hoban  
 NOTARY PUBLIC - MIAMI COUNTY, OHIO

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 10 DAY OF April, 1967, THIS PLAT AND RESTRICTIONS WERE APPROVED.

Robert Felt Robert Felt Robert Felt Robert Felt

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 17th DAY OF April, 1967, THIS PLAT AND RESTRICTIONS WERE APPROVED BY CITY ORD. NO. C-4727.

Harvey Craft Harvey Craft Harvey Craft Harvey Craft

### NOTE

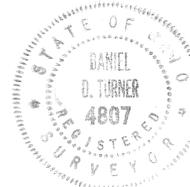
PROTECTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME AS THOSE FOR CANDLEWOOD HILLS SUBD-SEC. 2, AS RECORDED IN PLAT BOOK 9, PAGE 44A, OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS.

FILE NO. 45178  
 RECEIVED FOR RECORD 11:58 AM APRIL 21, 1967  
 TIME DATE  
 RECORDED IN PLAT BOOK NO. 9 PAGE 110  
 FEE \$ 4.30

Mary B. Austin  
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED  
 THIS 21st DAY OF April, 1967.

Carl Davis  
 MIAMI COUNTY AUDITOR



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 REG. SURVEYOR # 4807

CANDLEWOOD HILL SUBD. SEC. 6		
MID-CONTINENT PROPERTIES INC. PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. TROY - OHIO CIVIL ENGINEER - SURVEYOR		
MAR. 1967	DRAWN BY CHECKED BY	SHEET NO. 1 / 1
3-67-61	SCALE 1" = 100'	

# REPLAT OF PART OF OUTLOT 306

PIQUA OHIO

BOOK 9 PAGE 111  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF RECORDED PLATS



MID-CONTINENT PROPERTIES INC.  
 PIQUA OHIO

We the undersigned, being the owners of the land herein  
 platted, do hereby accept and approve this replat as  
 shown hereon.

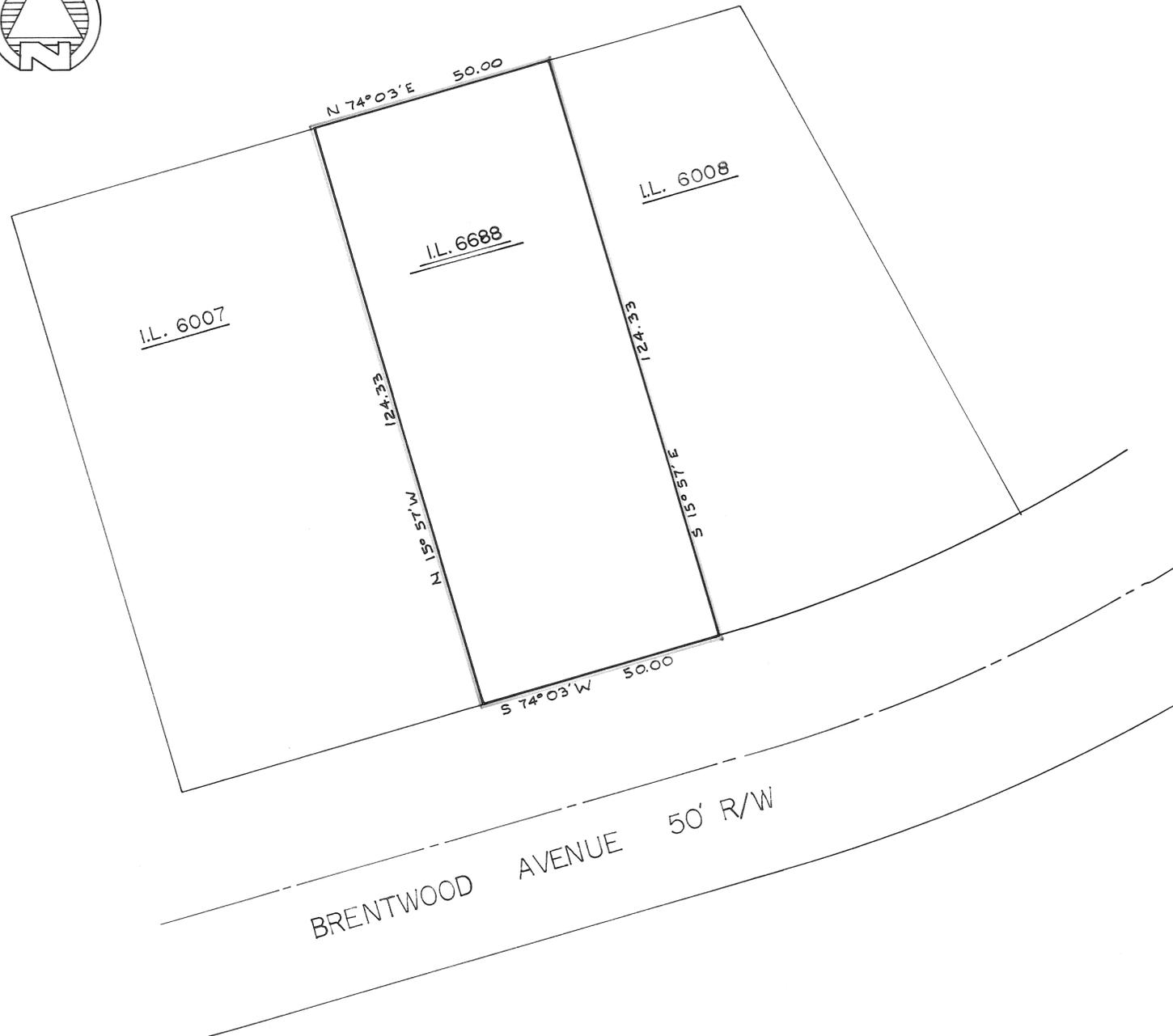
MID-CONTINENT PROPERTIES INC.

M. Kathleen Hoban  
 WITNESS

Peter R. Thompson  
 PETER R. THOMPSON PRES.

Sharon Oigert  
 WITNESS

J. Richard Gaier  
 J. RICHARD GAIER SEC.



Be it remembered on this 17th day of April, 1967, before me the  
 undersigned, a notary public in and for Miami County, Ohio,  
 personally came Mid-Continent Properties Inc. by its president  
 Peter R. Thompson and its secretary J. Richard Gaier, 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 \_\_\_\_\_

M. KATHLEEN HOBAN, Notary Public  
 in and for Miami County, Ohio  
 My Commission Expires Feb. 28, 1969

M. Kathleen Hoban  
 NOTARY PUBLIC IN AND FOR  
 MIAMI COUNTY, OHIO.

CITY OF PIQUA ENGINEER

Approved this 17 day of April, 1967.

Robert H. Polk Jr.  
 CITY ENGINEER

RECORDER

File no. 45179

Received for record 11:59 AM APRIL 21, 1967.

Recorded in plat book 9 page 111

Fee \$ 4.30

Mary B. Austin  
 MIAMI COUNTY RECORDER

AUDITOR

Approved and transferred this 21st day of April, 1967.

Carl Davis by G. Schenberger  
 MIAMI COUNTY AUDITOR Deputy



I HEREBY CERTIFY THIS  
 PLAT TO BE CORRECT.

Daniel D. Turner

REPLAT OF PART OF O.L. 306		
PIQUA OHIO		
MID-CONTINENT PROPERTIES INC.		
PIQUA OHIO		
DANIEL D. TURNER & ASSOC.		
23 N. PLUM ST. TROY-OHIO		
- CIVIL ENGINEERING - LAND SURVEYING -		
APRIL 1967	DRAWN BY CHECKED BY	J.T. D.T.
4-67-77	SCALE: 1"=20'	1/1

# TRIANGLE ACRES SUBDIVISION, TOWN 6, RANGE 5 EAST, SECTION 18, UNION TOWNSHIP

— MIAMI COUNTY, OHIO - TOTAL ACRES 34.8549 —

PLAT BOOK NO. 9 PLAT NO. 112  
MIAMI COUNTY RECORDER'S PLAT RECORDS.

FILE NO. 45666

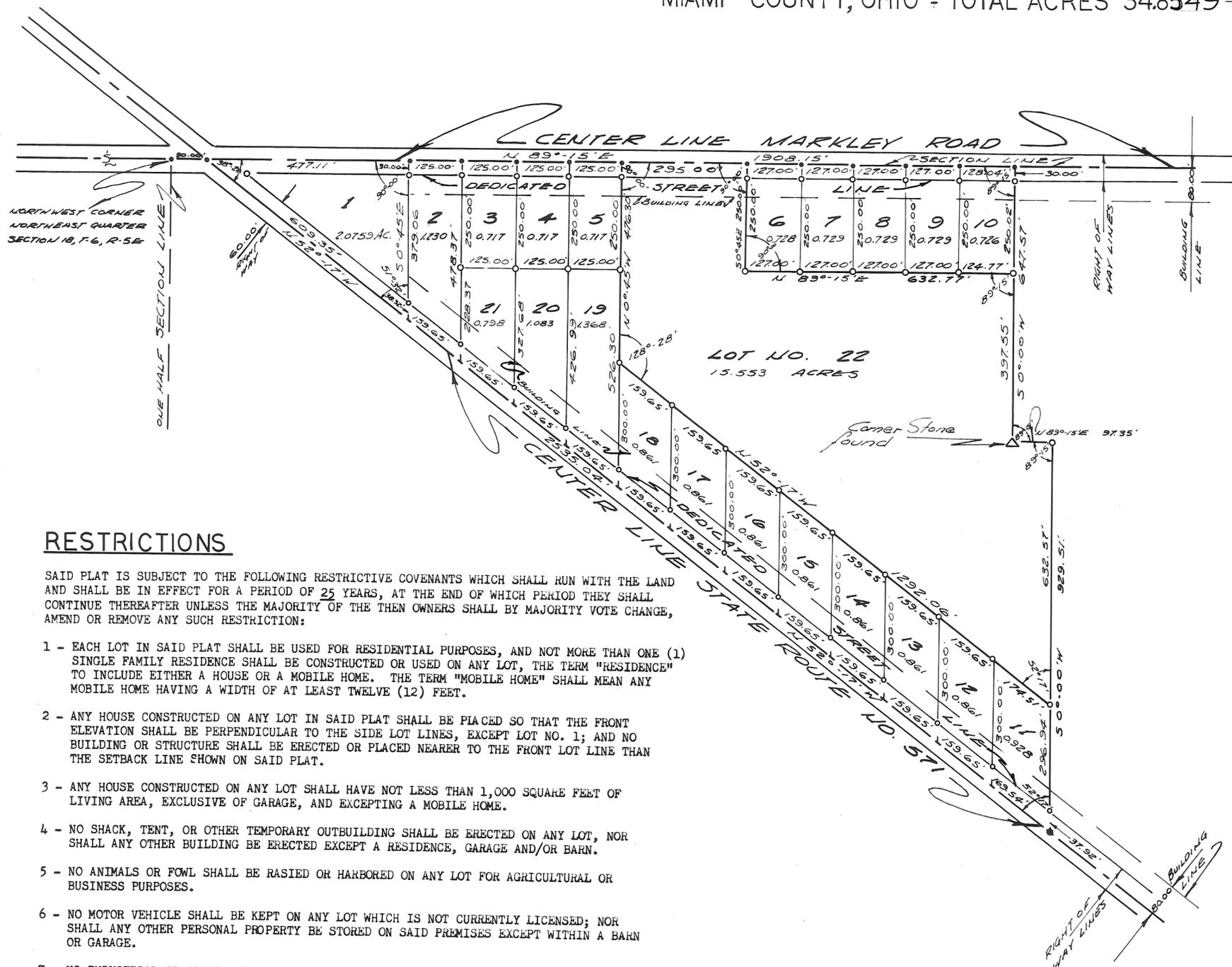
RECEIVED FOR RECORD 12:00 5-15-67  
TIME DATE

RECORDED IN PLAT BOOK NO. 9 PAGE NO. 112

FEE \$4.30

May B. Swartz  
MIAMI COUNTY RECORDER

DEPUTY RECORDER



Scale 1" = 200'

APPROVED AND TRANSFERRED THIS  
15 DAY OF May 1967.

Carl Davis  
MIAMI COUNTY AUDITOR  
C. Shellenbarger, Deputy

### DEED REFERENCE

DEED BOOK NO. 438 PAGE NO. 34  
MIAMI COUNTY RECORDER'S DEED RECORDS.

### SURVEY REFERENCE

VOLUME NO. 3 PLAT NO. 185  
VOLUME NO. 7 PLAT NO. 105  
VOLUME NO. 10 PLAT NO. 143  
VOLUME NO. 13 PLAT NO. 102

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

### RESTRICTIONS

SAID PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS, AT THE END OF WHICH PERIOD THEY SHALL CONTINUE THEREAFTER UNLESS THE MAJORITY OF THE THEN OWNERS SHALL BY MAJORITY VOTE CHANGE, AMEND OR REMOVE ANY SUCH RESTRICTION:

- 1 - EACH LOT IN SAID PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES, AND NOT MORE THAN ONE (1) SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED OR USED ON ANY LOT, THE TERM "RESIDENCE" TO INCLUDE EITHER A HOUSE OR A MOBILE HOME. THE TERM "MOBILE HOME" SHALL MEAN ANY MOBILE HOME HAVING A WIDTH OF AT LEAST TWELVE (12) FEET.
- 2 - ANY HOUSE CONSTRUCTED ON ANY LOT IN SAID PLAT SHALL BE PLACED SO THAT THE FRONT ELEVATION SHALL BE PERPENDICULAR TO THE SIDE LOT LINES, EXCEPT LOT NO. 1; AND NO BUILDING OR STRUCTURE SHALL BE ERRECTED OR PLACED NEARER TO THE FRONT LOT LINE THAN THE SETBACK LINE SHOWN ON SAID PLAT.
- 3 - ANY HOUSE CONSTRUCTED ON ANY LOT SHALL HAVE NOT LESS THAN 1,000 SQUARE FEET OF LIVING AREA, EXCLUSIVE OF GARAGE, AND EXCEPTING A MOBILE HOME.
- 4 - NO SHACK, TENT, OR OTHER TEMPORARY OUTBUILDING SHALL BE ERRECTED ON ANY LOT, NOR SHALL ANY OTHER BUILDING BE ERRECTED EXCEPT A RESIDENCE, GARAGE AND/OR BARN.
- 5 - NO ANIMALS OR FOWL SHALL BE RASIED OR HARBORED ON ANY LOT FOR AGRICULTURAL OR BUSINESS PURPOSES.
- 6 - NO MOTOR VEHICLE SHALL BE KEPT ON ANY LOT WHICH IS NOT CURRENTLY LICENSED; NOR SHALL ANY OTHER PERSONAL PROPERTY BE STORED ON SAID PREMISES EXCEPT WITHIN A BARN OR GARAGE.
- 7 - NO INDUSTRIAL OR COMMERCIAL USE SHALL BE CARRIED ON WITHIN SAID PLAT, EXCEPT THAT WHICH IS ORDINARILY CARRIED ON IN A HOME, SUCH AS INSURANCE, REAL ESTATE, MUSIC TEACHING AND BEAUTY SHOP. SIGNS ADVERTISING SUCH USE SHALL BE LIMITED TO ONE SIGN PER LOT AND NOT MORE THAN TWO FEET SQUARE.

APPROVED MIAMI COUNTY PLANNING COMMISSION

Walter W. Booth  
Luther Pike  
Proctor C. Clawson

DATE MAY 15, 1967 NO. 1496

Arthur D. Haddad  
APPROVED MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT THE DEDICATION AND APPROVE THIS PLAT AS SHOWN HEREON.

Walter W. Booth  
Luther Pike  
Proctor C. Clawson  
MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad  
MIAMI COUNTY ENGINEER

### LEGEND

- DENOTES IRON RAILROAD SPIKES.
- DENOTES IRON PINS.
- ▲ DENOTES CORNER STONE.
- ⋈ P.K. NAIL & TAB.

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

### 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.

Lowell E. Coate  
LOWELL E. COATE, PRESIDENT

Rachel Peasemaker  
WITNESS

Reese H. Matthews  
REESE H. MATTHEWS, SECRETARY

Elizabeth Walker  
WITNESS

Roy E. Beard  
ROY E. BEARD

Rachel Peasemaker  
WITNESS

Dorothy P. Beard  
DOROTHY P. BEARD

Elizabeth Walker  
WITNESS

### STATE OF OHIO MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF MAY, 1967, 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.

Rachel Peasemaker  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY,  
STATE OF OHIO

MY COMMISSION EXPIRES

SURVEYOR STAMP

SURVEY FOR

TRI-CITY INVESTMENT CORP.

DRAWN BY PAUL MINAUCH	DATE MAY 1967	SCALE 1" = 200'
--------------------------	------------------	--------------------

SURVEYOR-RALPH T. SNIDER-BOX 223-WEST MILTON, OH

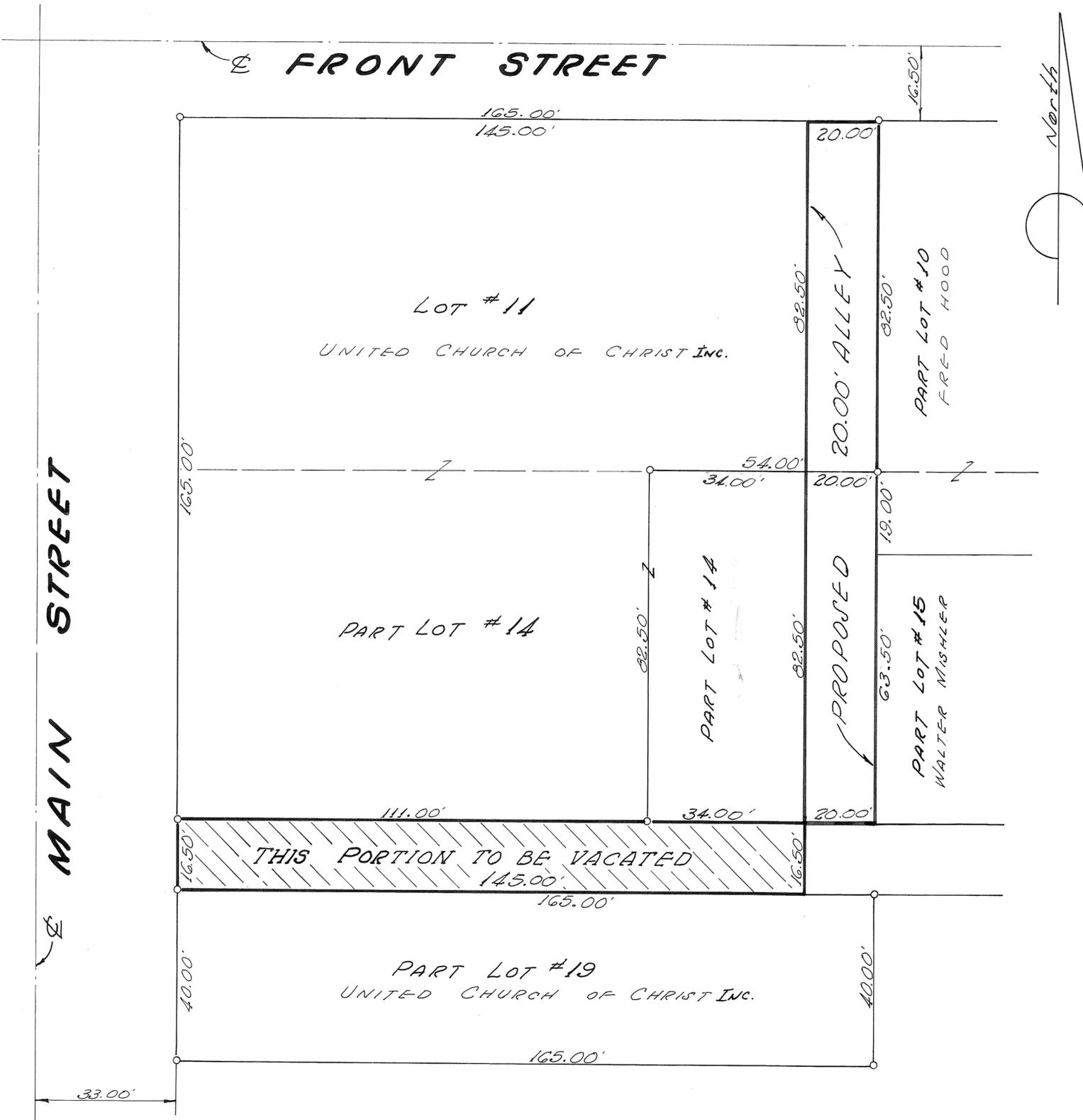
Ralph T. Snider  
OHIO REGISTRATION NO. 470

RECORDED IN PLAT BOOK 9 PAGE 113  
 ON THIS 18 DAY OF MAY 1967.  
 AT 11:02 A.M. FEE \$4.30

Mary B. Dunton  
 Miami County Recorder

TRANSFERRED THIS 18<sup>th</sup> DAY OF May 1967.  
 AT \_\_\_\_\_

Carl Harris  
 Miami County Auditor



**PLAT OF  
 ALLEY VACATION & DEDICATION**  
 for the  
**UNITED CHURCH OF CHRIST INC.**

Alley vacation, that portion lying south of Lot #14 and north of Lot #19. From Main Street to 145.00' East of Main Street.

Alley dedication, being 20.00' taken by parallel lines off the east sides of Lots 11 and 14.

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 alley shown hereon to the public use forever.

UNITED CHURCH OF CHRIST INC.

Russell L. Anderson witness  
Rickard J. Starnes witness

Russell J. Willson Chairman, Board of Trustees  
Billy D. Coate Clerk of Board of Trustees

STATE OF OHIO, COUNTY OF MIAMI ss.  
 Be it remembered, that on this 5<sup>th</sup> day of October 1966, 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 hereunto set my hand and Notary Seal on the above day and date written.

Dorothy H. Anderson  
 My Commission Expires  
 MAY 7<sup>th</sup> 1967

The measurements shown are certified correct and monuments set as shown.

By: Phyllis A. Stinson #5057

Approved on this 25 day of October 1966  
 by the Planning Commission of the Village  
 of West Milton, Ohio  
Mark A. Lyon

Approved on this 3 day of December  
 1966 by the Council of the Village  
 of West Milton, Ohio  
William D. O'Connell MAYOR

Revised - 10-17-66  
 See Ord. No. CM-27  
 ORD. No. CM-26

**JAMES R. AHART & ASSOC.**  
**CONSULTING ENGINEERS**  
**DAYTON, OHIO**

SCALE 1" = 20' OCTOBER 1966

TRIANGLE ACRES SUBDIVISION, TOWN 6, RANGE 5 EAST, SECTION 18, UNION TOWNSHIP

MIAMI COUNTY OHIO

REPLAT OF LOT NO. 22

15.553 ACRES

PLAT BOOK NO. 9 PLAT NO. 114  
MIAMI COUNTY RECORDER'S PLAT RECORDS.

FILE NO. 46253

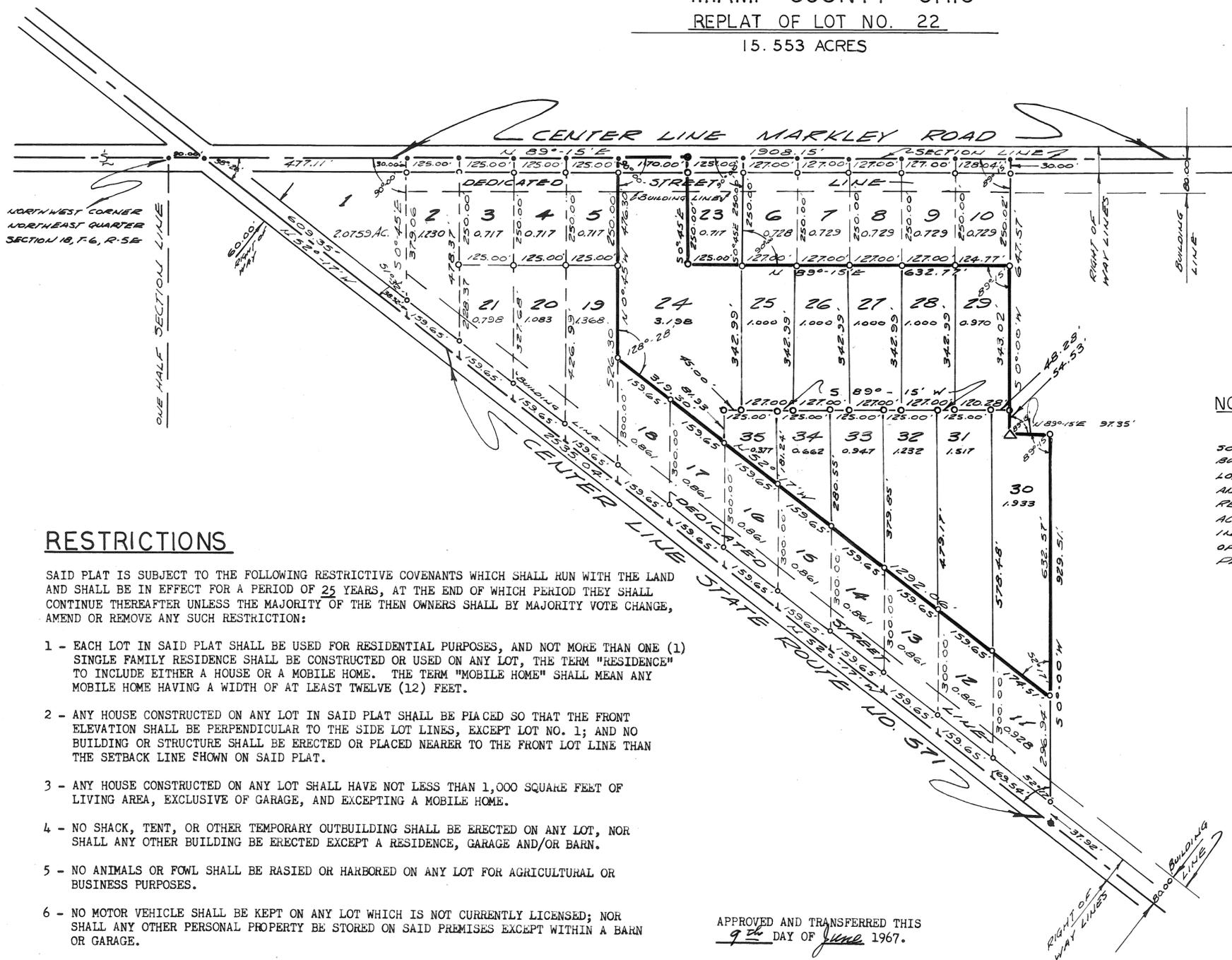
RECEIVED FOR RECORD 9:17 A.M. JUNE 9, 1967  
TIME DATE

RECORDED IN PLAT BOOK NO. 9 PAGE NO. 114

FEE \$4.30

Mary B. Grant  
MIAMI COUNTY RECORDER

Bernice Steubelak  
DEPUTY RECORDER



Scale 1" = 200'

**RESTRICTIONS**

SAID PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS, AT THE END OF WHICH PERIOD THEY SHALL CONTINUE THEREAFTER UNLESS THE MAJORITY OF THE THEN OWNERS SHALL BY MAJORITY VOTE CHANGE, AMEND OR REMOVE ANY SUCH RESTRICTION:

- 1 - EACH LOT IN SAID PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES, AND NOT MORE THAN ONE (1) SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED OR USED ON ANY LOT, THE TERM "RESIDENCE" TO INCLUDE EITHER A HOUSE OR A MOBILE HOME. THE TERM "MOBILE HOME" SHALL MEAN ANY MOBILE HOME HAVING A WIDTH OF AT LEAST TWELVE (12) FEET.
- 2 - ANY HOUSE CONSTRUCTED ON ANY LOT IN SAID PLAT SHALL BE PLACED SO THAT THE FRONT ELEVATION SHALL BE PERPENDICULAR TO THE SIDE LOT LINES, EXCEPT LOT NO. 1; AND NO BUILDING OR STRUCTURE SHALL BE ERRECTED OR PLACED NEARER TO THE FRONT LOT LINE THAN THE SETBACK LINE SHOWN ON SAID PLAT.
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- 6 - NO MOTOR VEHICLE SHALL BE KEPT ON ANY LOT WHICH IS NOT CURRENTLY LICENSED; NOR SHALL ANY OTHER PERSONAL PROPERTY BE STORED ON SAID PREMISES EXCEPT WITHIN A BARN OR GARAGE.
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**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.

Lowell E. Coate  
LOWELL E. COATE, PRESIDENT  
Reese H. Matthews  
REESE H. MATTHEWS, SECRETARY  
Roy E. Beard  
ROY E. BEARD  
Dorothy P. Beard  
DOROTHY P. BEARD

Wardell O. Penning  
WITNESS  
Bette L. Fleming  
WITNESS  
Dorothy J. Brault  
WITNESS  
Wardell O. Penning  
WITNESS

APPROVED AND TRANSFERRED THIS  
9<sup>th</sup> DAY OF JUNE 1967.

Carl Morris  
MIAMI COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

**STATE OF OHIO MIAMI COUNTY S.S.**

BE IT REMEMBERED THAT ON THIS 8<sup>TH</sup> DAY OF JUNE 1967, 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.

Wardell O. Penning  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY  
STATE OF OHIO

MY COMMISSION EXPIRES OCT. 3, 1967

**NOTE**

LOTS NO. 25 THRU NO. 35 SHALL NOT BE SOLD AS INDIVIDUAL BUILDING SITES, BUT MUST BE COMBINED WITH ADJACENT LOTS HAVING LEGAL ROAD FRONTAGE AND SHALL BE SUBJECT TO THE SAME RESTRICTIONS AS SHOWN FOR TRIANGLE ACRES SUBDIVISION AS RECORDED IN PLAT BOOK NO. 9, PLAT NO. 112, OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

APPROVED MIAMI COUNTY PLANNING COMMISSION

Walter Cook  
Arthur Pike  
Robert C. Dawson

DATE JUNE 9, 1967 NO. 1516

Arthur D. Haddad  
APPROVED MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT THE DEDICATION AND APPROVE THIS PLAT AS SHOWN HEREON.

\_\_\_\_\_

MIAMI COUNTY COMMISSIONERS

MIAMI COUNTY ENGINEER

**DEED REFERENCE**

DEED BOOK NO. 438 PAGE NO. 34  
MIAMI COUNTY RECORDER'S DEED RECORDS.

**SURVEY REFERENCE**

VOLUME NO. 3 PLAT NO. 185

VOLUME NO. 7 PLAT NO. 105

VOLUME NO. 10 PLAT NO. 143

VOLUME NO. 13 PLAT NO. 102

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

**LEGEND**

- DENOTES IRON RAILROAD SPIKES.
- DENOTES IRON PINS.
- ▲ DENOTES CORNER STONE.
- ⋈ P.K. NAIL & TAB.

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

**SURVEYOR STAMP**

SURVEY FOR

TRI-CITY INVESTMENT CORP.

DRAWN BY PAUL MINNICH	DATE JUNE, 1967	SCALE 1" = 200'
--------------------------	--------------------	--------------------

SURVEYOR - RALPH T. SNIDER - BOX 223 - WEST MILTON, OH

Ralph T. Snider  
OHIO REGISTRATION NO. 470

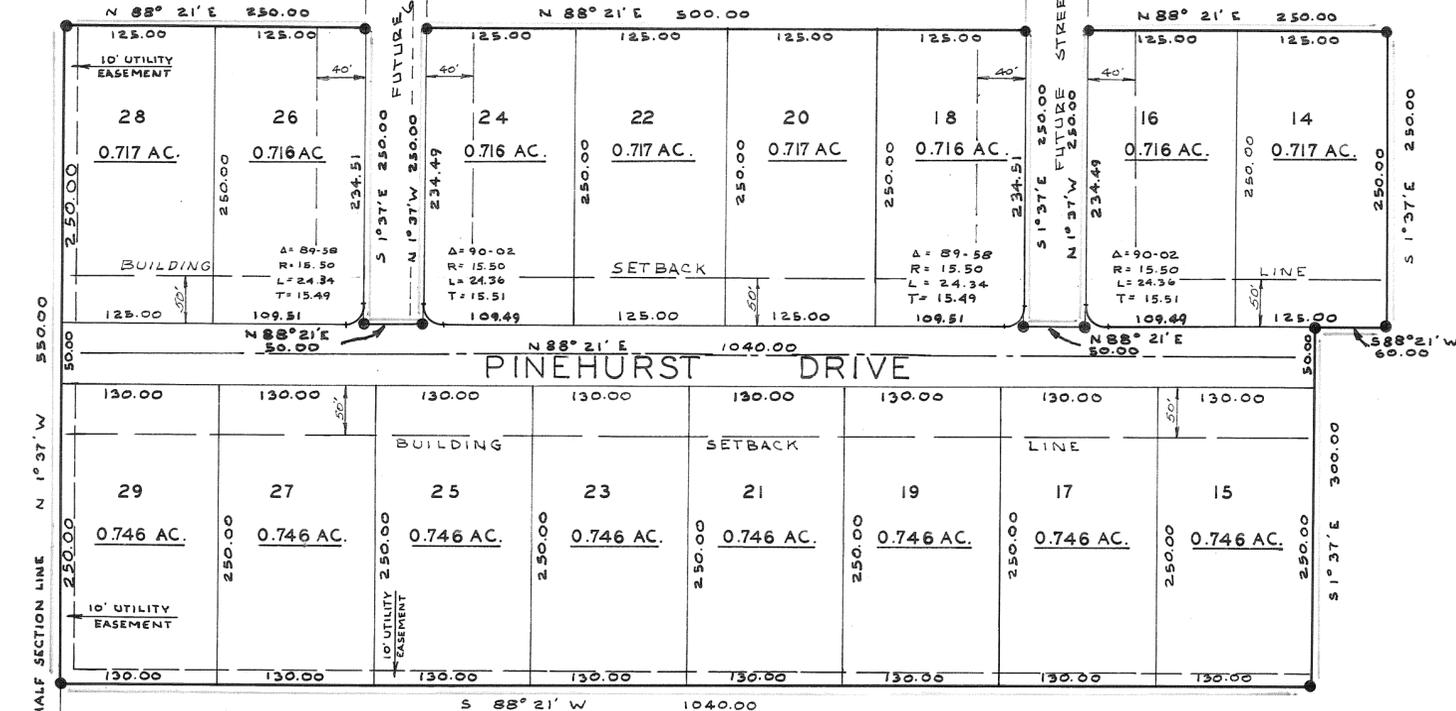
# WOODLAWN VILLAGE SECTION 2

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

• MIAMI COUNTY • OHIO •

VOL. 9 PAGE 115  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS.

Temporary storm sewer drainage easement to be automatically vacated at time of platting of proposed street.



**NOTE**  
There is a five (5) foot utility easement along each side of all interior lot lines and each rear or side lot line except as shown otherwise.

Streets = 1.198 Ac.

## • PROTECTIVE COVENANTS •

1. The floor area of each dwelling structure, exclusive of open porches, garages, carports, or patios shall be not less than 1000 sq. ft. for a one (1) story dwelling, 900 sq. ft. ground floor area for one and one half (1½) or two (2) story dwelling. All dwellings shall have attached garages for one or more cars.
2. All building plans shall be submitted to the plat developer for approval before construction may begin. No outbuildings except picnic shelters may be built unless approved by the plat developer.
3. No person or persons may live on any lot in this subdivision except in a completed residential dwelling structure.
4. No building shall be located on any lot nearer to the front or side property lines than the minimum setback distance as shown on the recorded plat of said subdivision.
5. No building shall be set forward or back from the front line of homes adjacent, more than six (6) feet, except by written permission of the adjacent lot owners, and then must conform to plat setback provisions.
6. The exterior shell of any residence must be completed within six (6) months after beginning construction.
7. No sign larger than 18" X 24" may be erected on any lot in this subdivision except plat advertising signs by developers and builders.
8. No fence or hedge greater than 3½ feet in height shall be permitted nearer to the road than the setback line, except where the rear of a lot backs against the front yard of an adjacent lot.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. Dogs, cats or other household pets may be kept, providing they are not kept or bred for commercial purposes.

## DESCRIPTION •

Being a subdivision of 12.898 acres of a 116.112 acre tract conveyed to Evanston Land Co. by deed recorded in Vol. 412, Page 257, of the Miami County deed records.

## DEDICATION •

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

Peoples Building & Savings Assoc. Catharine C. Dooley WITNESS  
Carole R. Miller WITNESS  
Evanston Land Co. Catharine C. Dooley WITNESS  
Carole R. Miller WITNESS  
Gameron Dungan PRESIDENT  
W. E. English SECRETARY  
Dorothy M. English PRESIDENT  
Ronald J. English SECRETARY

## STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 17th day of February, 1967, before me the undersigned, a notary public in and for said county and state, personally came Evanston Land Co. by its president Dorothy M. English and its secretary Ronald J. English 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 August 16, 1969  
Catharine C. Dooley NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

Accepted and approved by the Miami County Planning Commission.  
Walter W. Sord  
Luther Pike  
Robert E. Clawson  
Date June 14, 1967 No. 1517  
Arthur D. Haddad MIAMI COUNTY ENGINEER

At a meeting of the City of Troy Planning Commission held this 28 day of FEBRUARY, 1967, this plat and restrictions were approved.  
Charles J. Schuler - Pro Tempore CHAIRMAN  
Hazel E. Clawson SECRETARY

We hereby accept and approve this plat as shown hereon.  
Walter W. Sord  
Luther Pike  
Robert E. Clawson MIAMI COUNTY COMMISSIONERS

File no. 46382  
Received for record 1:25 PM June 14, 1967  
Recorded in plat book 9 page 115  
Fee: \$ 4.30

Mary B. Gustin, Recorder MIAMI COUNTY RECORDER  
By Dora Whitmer, Deputy

Approved and transferred this 14th day of June, 1967  
Carl Davis MIAMI COUNTY AUDITOR  
by C. Schellenger, Dep. Auditor

Approved this 14 day of June, 1967  
Arthur D. Haddad MIAMI COUNTY ENGINEER



Daniel D. Turner

PLAT OF 12.898 ACRES FOR WOODLAWN VILLAGE - SEC. 2	
DANIEL D. TURNER - TROY, OHIO REG. ENGINEER - REG. SURVEYOR	
DATE MARCH 1967	DRAWN BY: JT CHECKED BY: DT
FILE NO. 12-66-267	SCALE: 1" = 100'

1/1

6  
RANGE

5  
TOWN

32  
SECTION

CONCORD  
TOWNSHIP

PLAT NO. 77 BOOK 14

MIAMI CO. ENGR'S RECORD OF LAND SURVEYS  
VOL. 9 PAGE 116  
MIAMI COUNTY ENGINEER'S  
RECORD OF RECORDED PLATS.



HALF SECTION  
LINE

S 84°28' W  
218.90

HALF SECTION  
LINE

CONC. R/W MON. FOUND

168'

1337.17

1387.37

S 5°39' E

NEW YORK CENTRAL - R.R.  
N 44°51' E  
2164.34

7.5 ACRE LAKE

R/W LINE

26.595	Ac.	TOTAL
4.309	"	HWY. R/W
22.286	"	NET

0.035	AC.	- N.W. QR.
26.560	"	- S.W. QR.

I.P. SET  
78.00

S 84°43' W 1670.07

110'

FILE NO. 46383  
RECEIVED FOR RECORD: June 14, 1967 1:26 PM  
RECORDED IN PLAT BOOK 9, PAGE 116  
DATE TIME  
FEE: \$ 4.30

Mary B. Huston, Recorder  
MIAMI COUNTY RECORDER  
By Dora Whitmer, Deputy



Daniel D. Turner

KRAUS BROTHERS GEORGE - BOB - FRANK			
TROY - OHIO			
DANIEL D. TURNER REGISTERED SURVEYOR NO. 4807			
DATE SEPT. 1961	DRAWN BY : CHECKED BY :	DT DT	SHEET NO. 1/1
SCALE: 1" = 100'			

CURVE DATA				
CURVE	RADIUS	Δ	L	T
A	690.00	16°13'	195.27	98.30
B	630.00	16°13'	178.29	89.76
C	724.12	14°01'	177.17	89.02
D	664.12	14°01'	162.49	81.64
E	589.72	30°14'	311.14	159.30
F	529.72	30°14'	279.48	143.09
G	849.00	13°49'	204.76	102.86
H	909.00	13°49'	219.22	110.13
I	260.00	38°50'	176.20	91.64
J	200.00	38°50'	135.56	70.50
K	260.00	35°12'	159.72	82.47

**SHERWOOD MANOR-SECTION 2**  
 REPLATTED SUBDIVISION OF OUTLOT 432, 433 & 434 CONTAINING  
 A TOTAL OF 25.683 ACRES IN CITY OF TROY, MIAMI COUNTY, OHIO  
 SCALE: 1" = 100'  
 PREPARED: JANUARY 5, 1965  
 REVISED MAY 8, 1967 (TROY PLANNING COMM. REQUIREMENTS)

PLAT BOOK 9 PAGE 117  
 MIAMI COUNTY RECORDER'S PLAT  
 RECORDS. RECEIVED FOR RECORD  
 THIS 21ST DAY OF JUNE 1967  
 AT 1:29 P.M. FILE NO. 46540  
 FEE \$ 4.30

*Mary B. Austin*  
 MIAMI COUNTY RECORDER  
 by *Emily Mc Neal*, Deputy

NUMBERED TO DESIGNATE INLOTS  
 AND TRANSFERRED THIS 21<sup>ST</sup>  
 DAY OF June 1967

*Paul Blair*  
 MIAMI COUNTY AUDITOR



NOTE: 5' UTILITY EASEMENTS ARE  
 RESERVED FOR UTILITY INSTALLATION  
 AND MAINTENANCE ADJACENT TO  
 ALL INTERIOR PROPERTY LINES IN  
 ADDITION TO EASEMENTS SHOWN  
 HEREON

**DEDICATION**  
 WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.  
 F.A. ARCHER DEVELOPMENT CO. INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 7<sup>th</sup> DAY OF September 1965

*J. J. Farrelly*  
 NOTARY PUBLIC — MY COMMISSION EXPIRES JULY 14, 1969

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 5/9/67 DAY OF 1967, THIS REPLAT WAS APPROVED

*Henry J. Legrain* PRESIDENT      *Hazel Clawson* SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 5<sup>th</sup> DAY OF JUNE 1967.—THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-20-67

*William H. Thornburg* MAYOR  
*Paul W. Jess* PRES. OF COUNCIL PRO-TEM  
*J. J. Farrelly* CLERK OF COUNCIL

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVE DIMENSIONS ARE MEASURED ON THE ARC.  
 RICHARD W. KLOCKNER & ASSOCIATES  
 CIVIL ENGINEERING & SURVEYING  
 TROY, OHIO  
*Richard W. Klockner*  
 RICHARD W. KLOCKNER  
 REGISTERED SURVEYOR #4370



STATE OF OHIO, MIAMI COUNTY S.S.—  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED F.A. ARCHER, PRESIDENT AND WILLIAM HARRELSON, SECRETARY OF F.A. ARCHER DEVELOPMENT CO. INC. OF TROY, OHIO, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING REPLAT, 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 F.A. ARCHER DEVELOPMENT CO. INC.

*J. Archer* PRESIDENT      *W. Harrelson* SECRETARY  
*W. Harrelson* WITNESS      *J. J. Farrelly* WITNESS

Mary B. Swatin  
MIAMI COUNTY RECORDER

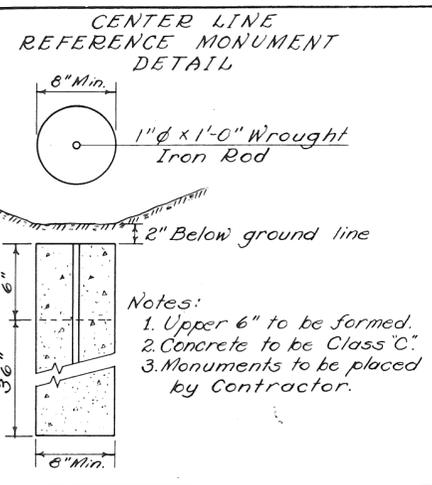
# CENTER LINE SURVEY PLAT

LIMITED ACCESS

FED. RD. DIVISION	STATE	PROJECT	245
2	OHIO		256

MIAMI COUNTY  
MIA - 75-7.85  
MIA - 55-(8.60-9.70)

CONCORD TWP.  
SEC. 28 T.5-R.6E.



SCALE 1" = 300'

CURVE DATA SR 718 APPROACH  
P.I. Sta. 557+88.72 (E.)  
 $\Delta = 52^{\circ}12'20"$  R<sub>s</sub> = 6'00' X<sub>c</sub> = 199.78'  
D<sub>c</sub> = 6'00' P = 1.74' Y<sub>c</sub> = 6.98'  
L<sub>s</sub> = 200' K = 99.96' L<sub>c</sub> = 770.09'  
T<sub>s</sub> = 566.48' P = 954.93'  
T<sub>c</sub> = 470.08'

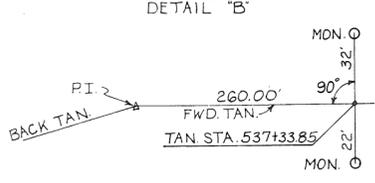
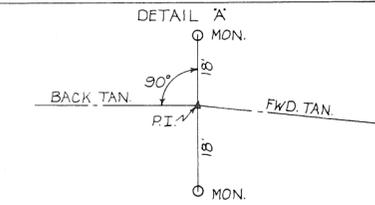
CURVE DATA  
P.I. 517+41.35  
 $\Delta = 7^{\circ}16'45"$  L = 1599.82  
E = 2481  
D = 0'28" L = 1599.82  
T = 780.96  
R = 12,277.67  
SEC. 29 T.5-R.6E.

CURVE DATA +  
P.I. Sta. 534+73.85  
 $\Delta = 21^{\circ}33'30"$  R<sub>t</sub>  
D<sub>c</sub> = 3'00" Y = 5.45'  
L<sub>s</sub> = 250' R = 1909.86'  
 $\theta = 3^{\circ}45'$  L<sub>c</sub> = 468.61'  
P = 1.36' T<sub>s</sub> = 488.84'  
K = 124.98' E<sub>s</sub> = 35.69'  
X = 249.89'

CURVE DATA FENNER RD.  
P.I. 14182.83 Prop. = 12124.79 Exist  
 $\Delta = 45^{\circ}58'45"$  R<sub>t</sub> P = 1.74' B = 954.93'  
D<sub>c</sub> = 6'00' K = 99.96' T<sub>s</sub> = 503.42'  
L<sub>s</sub> = 200' X<sub>c</sub> = 199.78' T<sub>c</sub> = 407.56'  
E<sub>s</sub> = 6' Y<sub>c</sub> = 6.98'  $\Delta_c = 39^{\circ}58'45"$   
L<sub>c</sub> = 666.32'

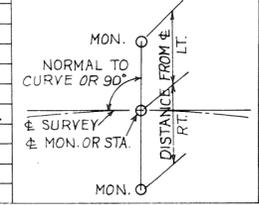
CURVE DATA  
P.I. Sta. 463+49.32 W.B.  
 $\Delta = 3^{\circ}48'04"$  L<sub>t</sub> = 285.19  
D = 0'40" E = 4.30'  
R = 8594.37'  
L = 570.17'

QUANT.	STATION	LT.	RT.
2	452+00	14'	14'
2	P.I. 460+64.23 E.B.	SEE DETAIL 'A'	
2	465+00 E.B.	42'	25'
1	475+56.53	SET ON $\phi$	
1	480+00	"	"
1	485+00	"	"
1	P.I. 488+38.40	SET ON P.I.	
1	492+00	SET ON $\phi$	
1	501+00	"	"
1	P.C. 509+60.39	"	"
1	P.O.C. 515+00	"	"
1	P.O.C. 520+00	"	"
1	T.S. 525+20.21	"	"
1	T.S. 529+85.01	"	"
1	S.C. 532+35.01	"	"
1	P.I. 534+73.85	SET ON P.I.	
2	TAN. STA. 537+33.85	SEE DETAIL 'B'	



CENTERLINE REFERENCE MONUMENTS			
BARNHART ROAD			
2	17+65	40'	40'
2	22+50	30'	30'
PROP FENNER ROAD			
2	9+00	13'	16'
1	P.I. 14+82.83	SET ON P.I.	
PROP S.R. 718			
2	552+22.24	18'	18'
1	P.I. 557+88.72	SET ON P.I.	

TYPICAL DETAIL FOR LOCATION OF  $\phi$  MONUMENTS  
 $\phi$  REFERENCE POINTS TO BE SET FOR STA. & DISTANCE LT. & RT. SEE TABLE LEFT.



THIS IMPROVEMENT HAS BEEN DECLARED A LIMITED ACCESS HIGHWAY FROM STATION 461+25 TO STATION 537+51.40 BY ACTION OF THE DIRECTOR OF HIGHWAYS AND RECORDED IN VOLUME 51, PAGE 403, MAY 10, 1966, OF THE DIRECTOR'S JOURNAL, PURSUANT TO LAW.

RECORDED  
DATE 6-23-67  
VOLUME 9  
PAGE 118

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF HIGHWAYS IN 1967  
Carl E. Reysor  
REGISTERED SURVEYOR No. 3783

Centerline Reference Monuments Set 3/5/70 - Proj. 775-67  
J. Broeker



**BUCKINGHAM COURT ~ SECTION TWO**  
 S.E. QR-SECTION-21 ; TOWN-4; RANGE-6E; MONROE TWP; MIAMI COUNTY, OHIO

NOTE: 5' UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN ADDITION TO EASEMENTS SHOWN HEREON.

BEING A SUBDIVISION CONTAINING 9.494 ACRES OF A TOTAL OF 82.946 ACRES ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 427 ; PAGE 4

PROTECTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE THE SAME AS FOR BUCKINGHAM SQUARE SECTION ONE AS ARE RECORDED IN PLATBOOK 9; PAGE 77-A.

JUNE 19, 1967

SCALE: 1"=100'

8.249 AC.= AREA IN LOTS  
 1.245 AC.= AREA IN ROADS



Mary B. Justin  
 MIAMI COUNTY RECORDER

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ROAD RIGHT-OF-WAY'S AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. 30' HIGHWAY EASEMENT FOR MICHAELS ROAD HEREBY DEDICATED AS SHOWN.

Nelson C. Borchers  
 NELSON C. BORCHERS, PRES.

Richard W. Klockner

Alberta L. Borchers, Treas.  
 ALBERTA L. BORCHERS, TREAS.

Augusta Collett

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND ALBERTA L. BORCHERS, TREASURER OF BORCHERS CONSTRUCTION CO., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER 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 TREASURER AND THE FREE AND CORPORATE ACT AND DEED OF SAID BORCHERS CONSTRUCTION CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy City OHIO THIS 27 DAY OF June 1967

John M. Kistler  
 NOTARY PUBLIC (MY COMMISSION HAS NO EXPIRATION DATE)

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 28TH DAY OF JUNE 1967.

Walter W. Good Luther Pike Polite. Clawson

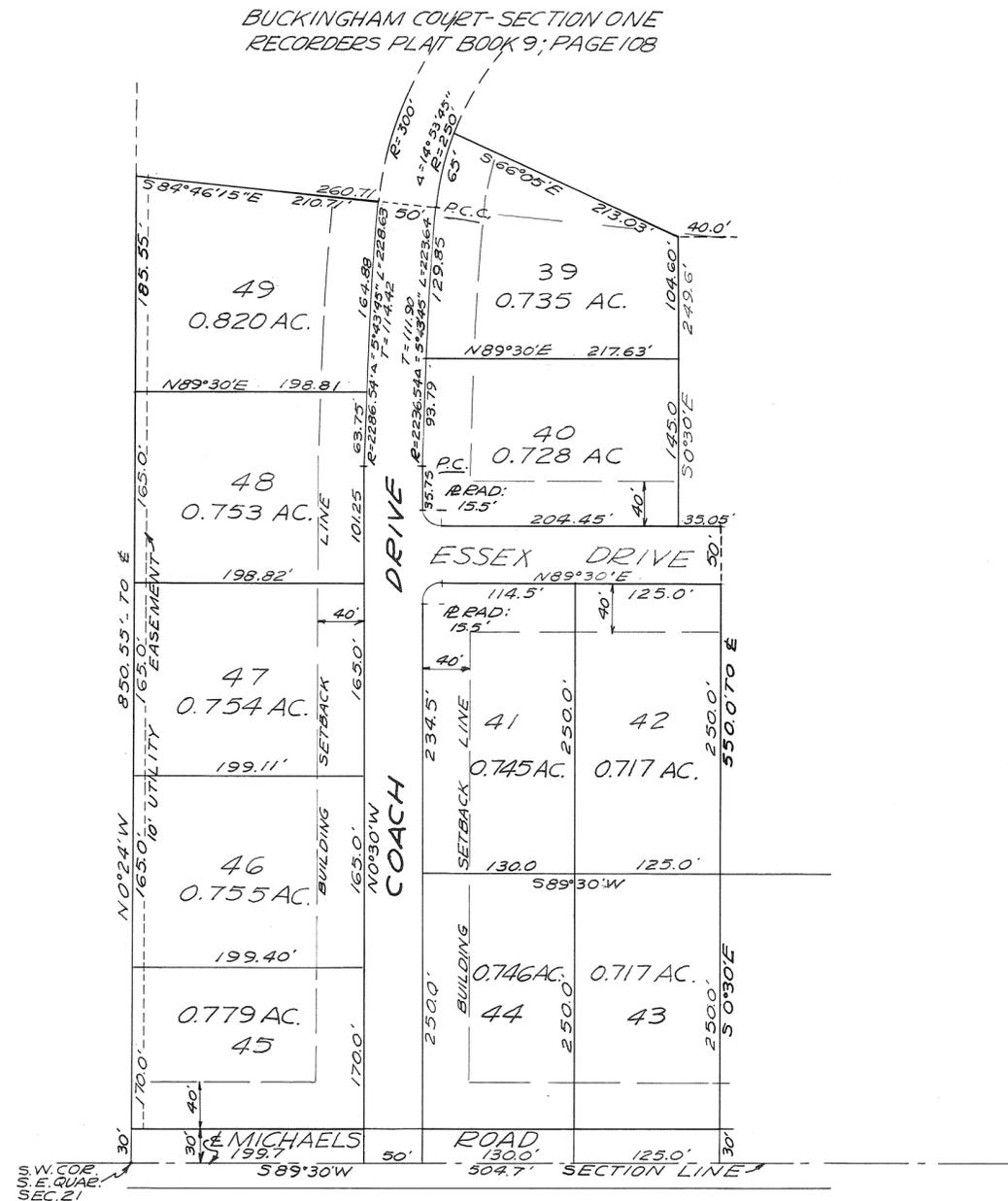
Arthur D. Hoddad by R. W. Klockner  
 MIAMI COUNTY ENGINEER (CH. DEP.) PLAT NO. 1519

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 28TH DAY OF JUNE 1967.

Walter W. Good Luther Pike Polite. Clawson

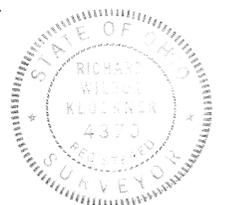
APPROVED AND TRANSFERRED THIS 28th DAY OF June 1967

Paul Hains  
 MIAMI COUNTY AUDITOR



I HEREBY CERTIFY ALL MEASUREMENTS TO BE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC.

Richard W. Klockner P.E.  
 RICHARD W. KLOCKNER  
 REGISTERED SURVEYOR #4370  
 TROY, OHIO



LYNDALE ACRES SUBDIVISION

BEING 5.000 ACRES IN NORTHWEST QUARTER OF SECTION 14; TOWN-6; RANGE-5E IN UNION TOWNSHIP, MIAMI COUNTY, OHIO-SAME BEING ACQUIRED BY STILLWATER DEVELOPMENT CORP.-DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 431 ; PAGE 531

- LEGEND
o = IRON PIN
= RAILROAD SPIKE
x = P-K NAIL

NOTE: 5' UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES AND 10' UTILITY EASEMENTS ARE RESERVED ADJACENT TO RAILROAD R/W LINE.

Mary B. Austin MIAMI COUNTY RECORDER

PLAT APPROVED JUNE 28, 1967

Arthur D. Haddad MIAMI COUNTY ENGINEER (CH. DEP.)

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 28TH DAY OF JUNE 1967 PLAT NO. 1520

Waterbrook Luther Pike Polite E. Clawson

PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 28TH DAY OF JUNE 1967.

Waterbrook Polite E. Clawson Luther Pike

APPROVED AND TRANSFERRED THIS 28th DAY OF June 1967.

Carl Klavin MIAMI COUNTY AUDITOR

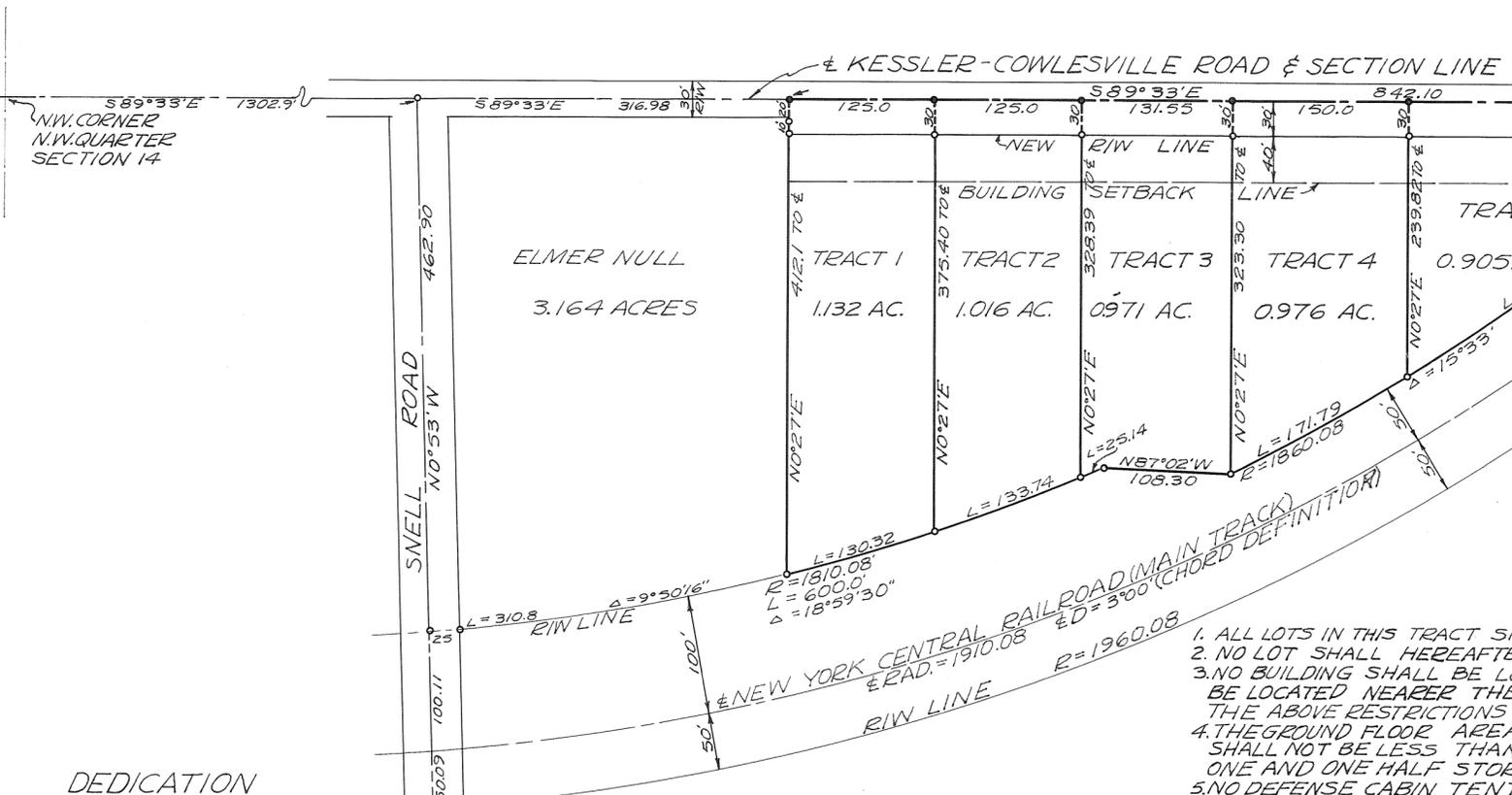
RESTRICTIVE COVENANTS

- 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 RECORDED PLAT.
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 STRUCTURE.
5. NO DEFENSE CABIN, TENT, SHACK OR BASEMENT SHALL BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, HOWEVER, MODERN TRAILER HOMES WILL BE PERMITTED.
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 2'x3' FEET WILL BE PERMITTED ON ANY LOT.
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 HAS 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 JULY 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 LOT OWNERS, EACH OWNER HAVING ONE VOTE FOR EACH LOT OWNED BY HIM, IT IS AGREED TO CHANGE RESTRICTIONS IN WHOLE OR IN PART.
14. INVALIDATION OF ANY ONE OF THESE RESTRICTIONS 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 RESTRICTIONS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS

I HEREBY CERTIFY ALL MEASUREMENTS TO BE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC.



Richard W. Klockner RICHARD W. KLOCKNER REGISTERED SURVEYOR #4370 TROY, OHIO



DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ADDITIONAL HIGHWAY EASEMENT SHOWN, TO THE PUBLIC USE FOREVER. EASEMENTS NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE 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.

STILLWATER DEVELOPMENT CORP. Charles E. Bointnot, PRES. Eugene A. Tany, Sec.

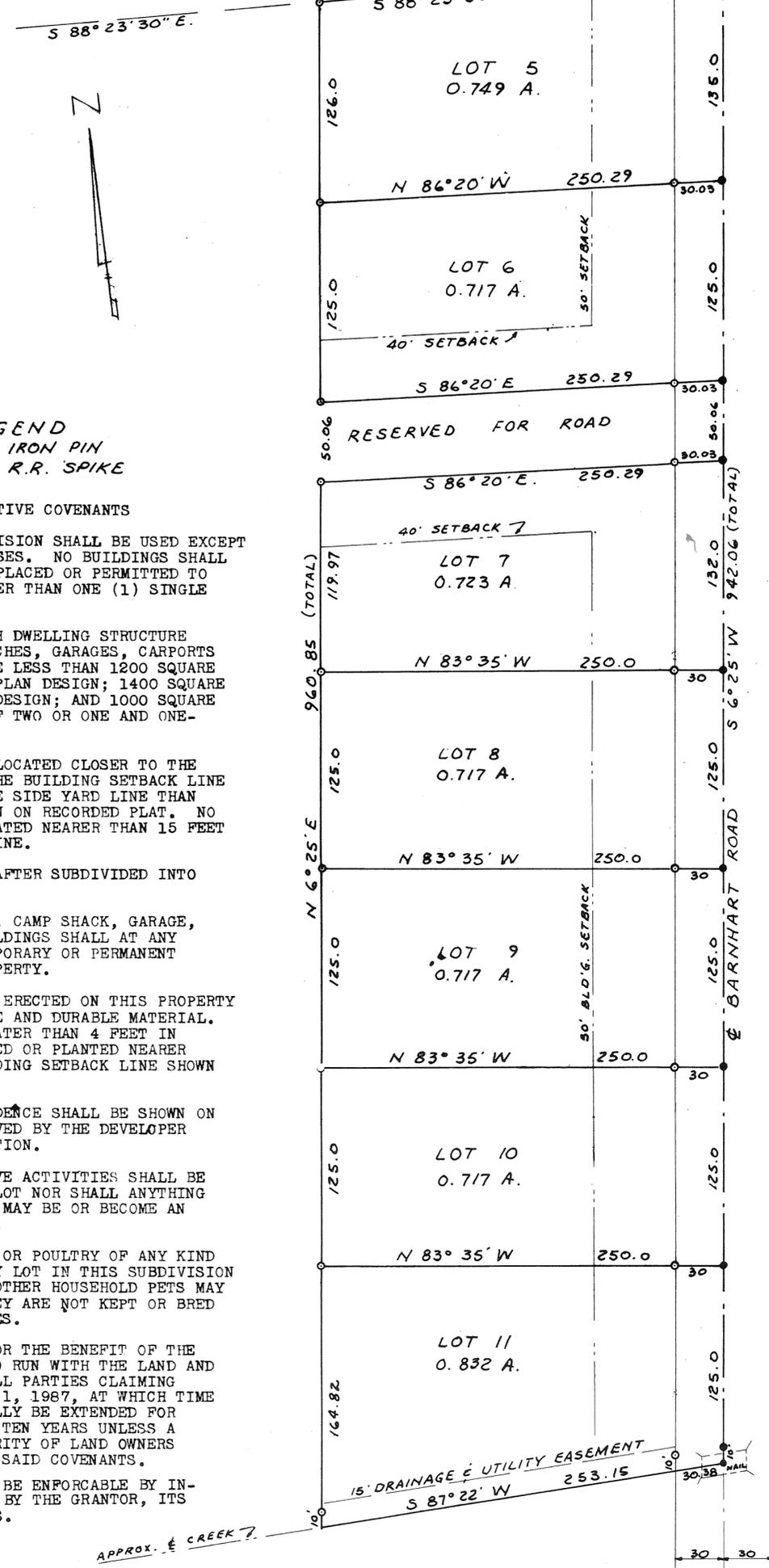
WITNESS Robert J. Hoffman Maudie J. Jimmima

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES E. BOINTNOT, PRES. AND OF STILLWATER DEVELOPMENT CO. INC., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRES. AND 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 PRES. AND AND THE FREE AND CORPORATE ACT AND DEED OF STILLWATER DEVELOPMENT CO. INC. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT WEST MILTON, OHIO THIS 22 DAY OF June, 1967

Robert J. Hoffman NOTARY PUBLIC (MY COMMISSION HAS NO EXPIRATION DATE)

Mary B. Swain  
 MIAMI COUNTY RECORDER

CONCORD WOODS SUB'D.  
 SECTION 2.  
 5.172 ACRES  
 SOUTHEAST QUARTER SECTION 31  
 TOWN 5 RANGE 6 CONCORD TOWNSHIP  
 SCALE: 1" = 60'



LEGEND

- DENOTES IRON PIN
- DENOTES R.R. SPIKE

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING.
2. 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 OR ONE AND ONE-HALF STORY DESIGN.
3. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN OR NEARER TO THE SIDE YARD LINE THAN THE SETBACK LINE SHOWN ON RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINE.
4. NO LOTS SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
5. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
6. ANY FENCING OR HEDGES ERRECTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERRECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
7. THE GRADE OF ANY RESIDENCE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
8. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
9. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
10. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JULY 1, 1987, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
11. THESE COVENANTS SHALL BE ENFORCABLE BY IN-JUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

DEDICATION  
 I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Earl C. Galbraith OWNER  
Richard W. Klockner  
Jeanne Sargent WITNESSES

STATE OF OHIO COUNTY OF MIAMI S.S.  
 BE IT REMEMBERED THAT ON THIS 10TH DAY OF JULY 1967 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY PERSONALLY APPEARED THE ABOVE SIGNED PARTY AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARY SEAL ON THIS DAY.

Richard W. Klockner  
 NOTARY PUBLIC

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 11TH DAY OF JULY 1967, THIS PLAT WAS REVIEWED AND APPROVAL DEEMED UNNECESSARY.

APPROVED:  
 MIAMI COUNTY PLANNING COMMISSION  
Walter A. Dook  
Arthur P. Pike  
Robert E. Clewison  
 DATE 12 JULY 1967 NUMBER 1525  
Arthur D. Haddad  
 MIAMI COUNTY ENGINEER

TRANSFERRED THIS 12TH DAY OF JULY 1967  
Earl W. Warr  
 MIAMI COUNTY AUDITOR

NOTE: 5' UTILITY EASEMENTS ON BOTH SIDES OF ALL INTERIOR LOT LINES AND A 10' UTILITY EASEMENT ALONG THE REAR PROPERTY LINES ARE HEREBY RESERVED.

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.

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







# CONCORD ACRES - SECTION 2

• TOWN 5 • RANGE 6 • SECTION 32 • CONCORD TOWNSHIP •  
• MIAMI COUNTY • OHIO •

BOOK 9, PAGE 125  
Miami County Engineer's record  
of recorded plats.

ROAD: 0.224 Acres  
LOT: 2.068 Acres  
TOTAL: 2.292 Acres

**DESCRIPTION**

Being a subdivision of 2.292 Acres of a 75.25 Acre tract conveyed to Bob, Frank and George Kraus by deed recorded in Deed Book 313, Page 468, 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 street 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.

Thomas W. Stenke  
witness

Joe M. Turner  
witness

Daniel D. Turner  
witness

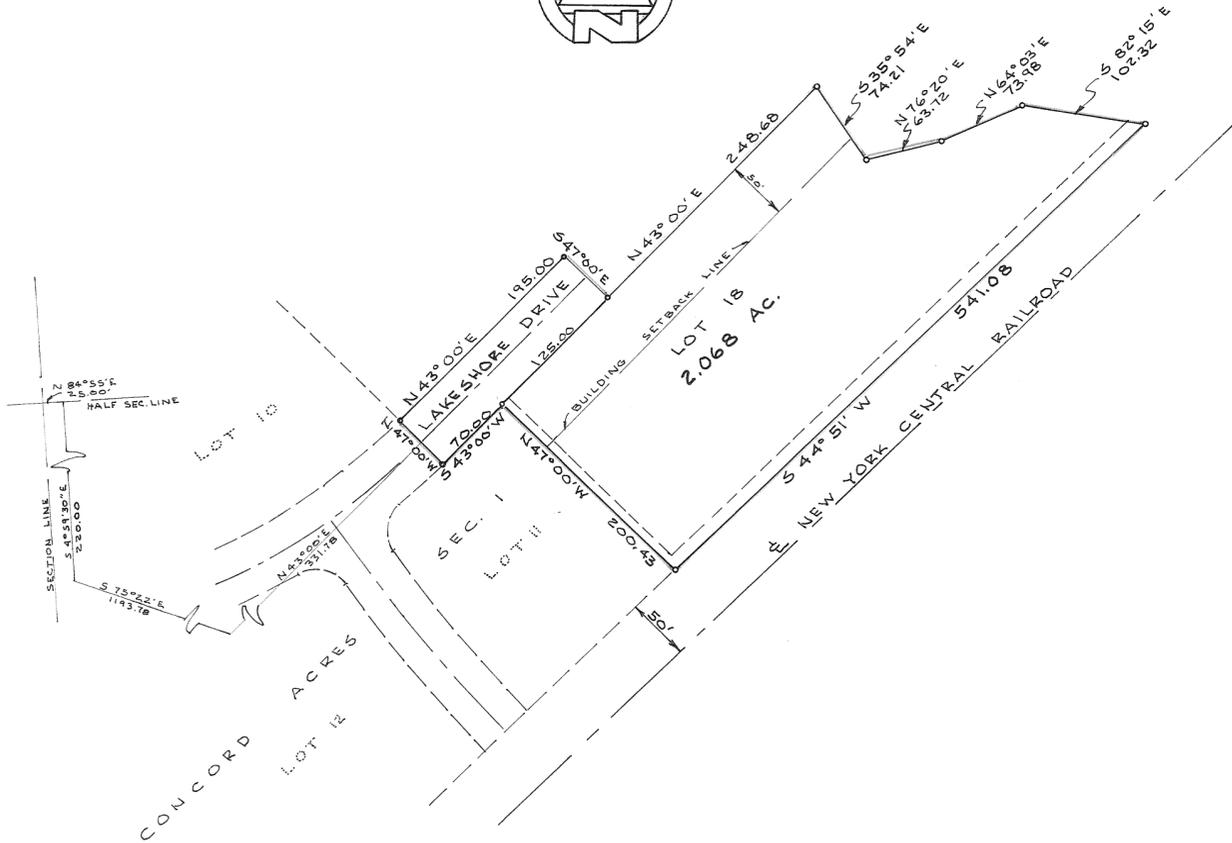
\_\_\_\_\_ witness

Bob Kraus  
Bob Kraus

Isabelle S. Kraus  
Isabelle S. Kraus

Katie Kraus  
Katie Kraus

Frank G. Kraus  
Frank G. Kraus



**TAKE OF OATH, MIAMI COUNTY, ss:**

Be it remembered that on this 22<sup>nd</sup> day of AUGUST, 1967, before me, the undersigned, a notary public in and for said county and state, personally came Bob Kraus, Isabelle S. Kraus, Frank G. Kraus and Katie Kraus, all of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

DANIEL D. TURNER, Notary Public  
in and for Miami County, Ohio  
My Commission Expires Aug. 1, 1971

My commission expires \_\_\_\_\_

Daniel D. Turner  
Notary public

**ACCEPTED AND APPROVED BY MIAMI COUNTY COMMISSIONERS**

Walter W. Bond

Luther Pike

Robert E. Clawson

Arthur D. Haddad  
Miami County Engineer

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**

Walter W. Bond

Luther Pike

Robert E. Clawson

Arthur D. Haddad  
Miami County Engineer

The protective covenants for this plat shall be the same as those used for Concord Acres - Sec. 1, as shown in Vol. 6, Page 43, of the Miami County Plat Records.

I hereby certify this plat to be correct and further certify that iron pins have been set at all lot corners.

Daniel D. Turner  
DANIEL D. TURNER, registered surveyor no. 4607



**MIAMI COUNTY AUDITOR**

Approved and transferred this 28<sup>th</sup> day of August, 1967.

Paul Kraus  
Miami County Auditor

**MIAMI COUNTY RECORDER**

File No. 48135

Received for record 2:45 PM, AUG. 28, 1967  
Time date

Recorded in Plat Book 9, Page 125

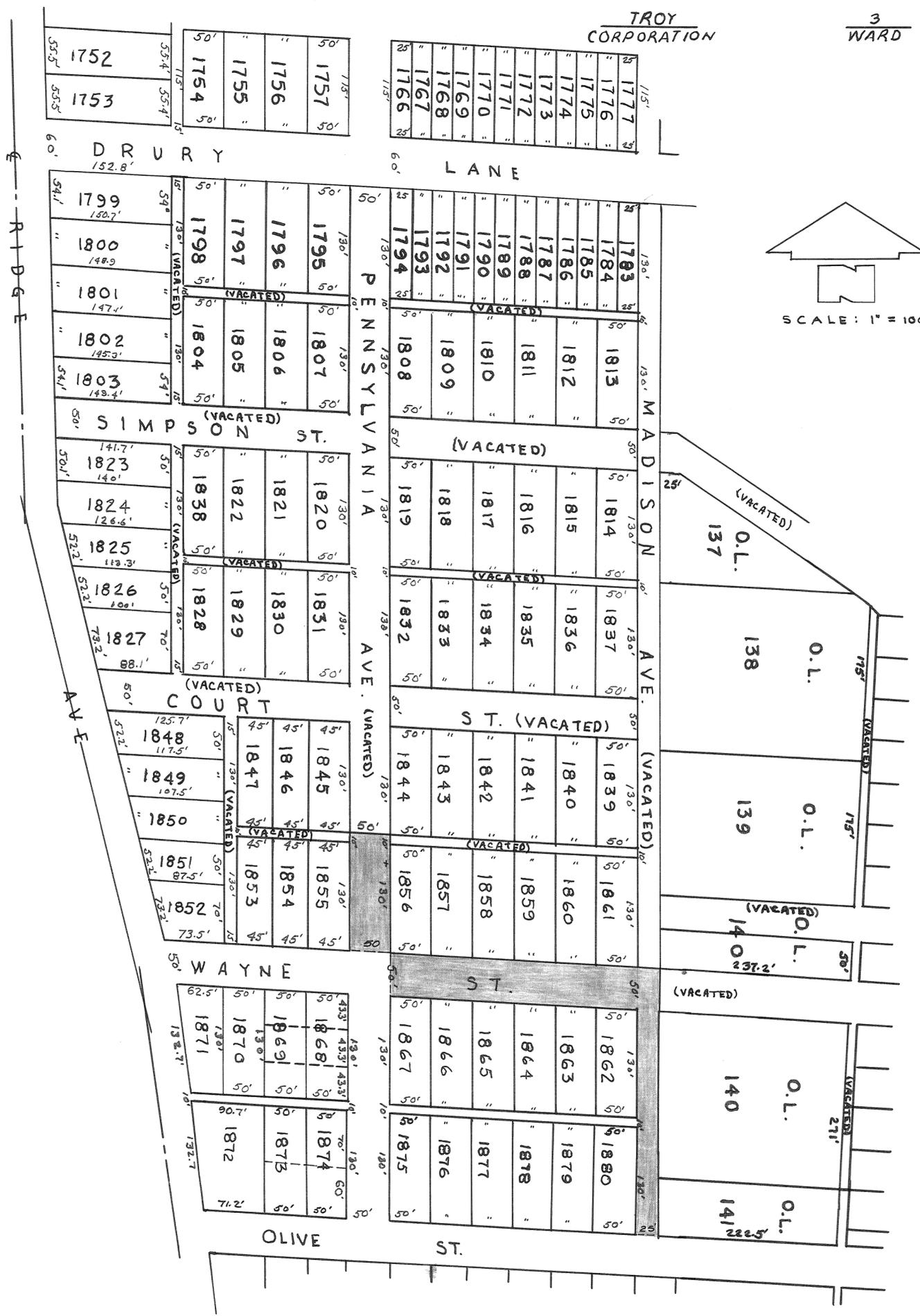
Fee: \$ 4.30

Mary B. Haskins  
Miami County Recorder

CONCORD ACRES - SEC. 2		
for		
Bob and Frank Kraus West Milton, Ohio		
DANIEL D. TURNER & ASSOC. TROY - OHIO		
**Civil Engineering** - Land Surveying**		
DATE Aug. 1967	DRAWN BY Traced by	SCALE 1" = 100'
FILE NO. 8-67-201	CHECKED BY	I of I

Mary B. Austin  
 MIAMI COUNTY RECORDER

TROY CORPORATION 3 WARD C PRECINCT



STREET VACATION PLAT  
 - FOR -  
 THE HOBART MANUFACTURING CO.  
 TROY-OHIO

CONSENT TO VACATION  
 We the undersigned being the owner of all land abutting the shaded streets 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.  
 By [Signature] President  
 By F. Douglas Houser Vice - Pres. & Sec'y.  
 Witness: Robert Howell  
 Witness: Quercy M. Gieger

COUNTY OF MIAMI - STATE OF OHIO-SS:  
 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 August 4 1967

Roy L. Clark  
 Notary Public in and for Miami County, Ohio  
 My Commission Expires June 29, 1969

At a meeting of the Troy City Planning and Zoning Commission held this 8th day of August 1967 this vacation was approved.

H. J. Log in President  
Harold Clawson Secretary

At a meeting of the City Council of the City of Troy, Ohio, held this 21st day of AUGUST 1967 this vacation was approved and accepted by Ordinance No. O-27-67

Joan D. Ferrell ACTING Mayor  
Paul W. Hess Pres. of Council PRO-TEM  
H. A. Franklin Clerk of Council

Transferred this 30th day of August 1967.

Earl Davis by E. Shestak Miami County Auditor

PREPARED BY:  
 RICHARD W. KLOCKNER & ASSOC.  
 CIVIL ENGINEERING & SURVEYING.  
 TROY, OHIO

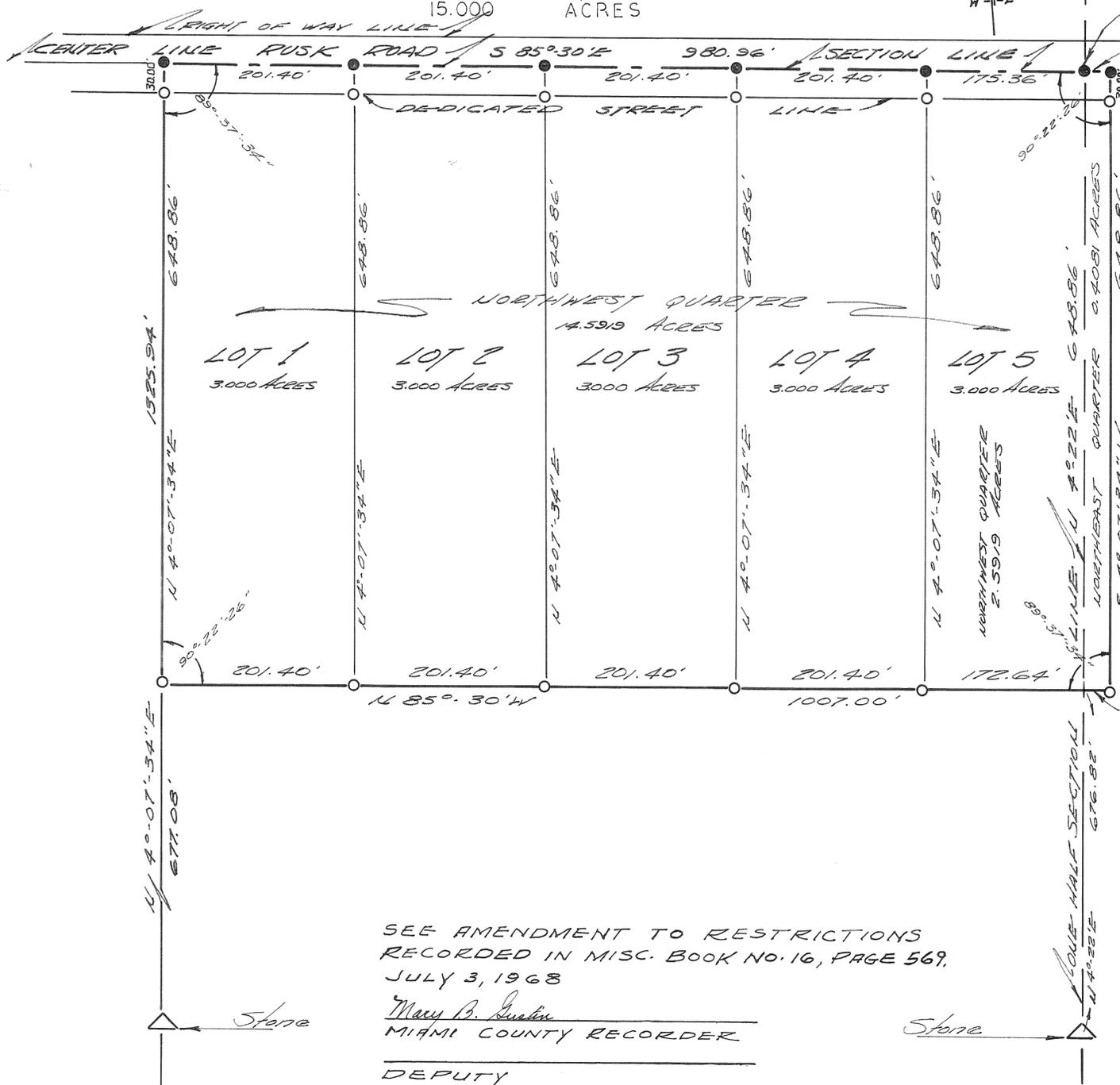


PLAT REVIEWED AND APPROVED 3 AUG. 1967  
 I hereby certify this vacation plat to be correct as shown hereon.

Richard W. Klockner  
 REGISTERED SURVEYOR NO. 4370

# RUSTIC ACRES SUBDIVISION

TOWN I, RANGE II MRS., SECTION 2, STAUNTON TWP.  
MIAMI COUNTY, OHIO  
15.000 ACRES



SEE AMENDMENT TO RESTRICTIONS  
RECORDED IN MISC. BOOK NO. 16, PAGE 569,  
JULY 3, 1968

Mary B. Austin  
MIAMI COUNTY RECORDER  
DEPUTY

## RESTRICTIONS

Said plot is subject to the following restrictive covenants which shall run with the land and shall be in effect for a period of 25 years, at the end of which period they shall continue thereafter unless the majority of the then owners shall by majority vote change, amend or remove any such restriction:

- Each lot in said plot shall be used for residential purposes and not more than one (1) single family residence shall be constructed or used on any lot, the term "residence" to include either a house or a "mobile home" shall mean any mobile home having a width of at least twelve (12) feet.
- Any house, constructed on any lot shall have not less than 900 square feet of living area, exclusive of garage, and excepting a mobile home.
- No shack, tent, or other temporary outbuilding shall be erected on any lot, except a residence, workshop, garage and/or barn.
- No motor vehicle shall be kept on any lot which is not currently licensed.

NORTHEAST CORNER APPROVED AND TRANSFERRED  
NORTHWEST QUARTER THIS 8th DAY OF Sept. 1967  
SECTION 2, T-1, R-11 MRS.

Carl Davis  
MIAMI COUNTY AUDITOR

## DEDICATION

Lo Shellenbarger  
DEPUTY COUNTY AUDITOR

TRI-CITY INVESTMENT CORP.

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.

Lowell E. Coate  
LOWELL E. COATE PRESIDENT

Wardell O. Fleming  
WITNESS

Reese H. Matthews  
REESE H. MATTHEWS SECRETARY

Bette L. Fleming  
WITNESS

Roy E. Beard  
ROY E. BEARD

WITNESS

Dorothy P. Beard  
DOROTHY P. BEARD

WITNESS

STATE OF OHIO MIAMI COUNTY S. S.

Be it remembered, that on this 29th day of June 1967, 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.

MY COMMISSION EXPIRES Oct. 3, 1967  
Wardell O. Fleming  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY  
STATE OF OHIO

APPROVED MIAMI COUNTY PLANNING COMMISSIONERS.

Walter W. Bond

Arthur Pike

Robert E. Clawson

DATE SEPT. 8, 1967 NO. 1555

Arthur D. Halden  
APPROVED MIAMI COUNTY ENGINEER

PLAT BOOK NO. 9 PLAT NO. 127  
MIAMI COUNTY RECORDER'S PLAT RECORDS

FILE NO. 48451

RECEIVED FOR RECORD 10:45 A.M. 9-8-1967  
DATE

RECORDED IN PLAT BOOK 9 PAGE 127

FEE \$4.30 Mary B. Austin  
MIAMI COUNTY RECORDER

DEPUTY RECORDER

## DEED REFERENCE

DEED BOOK NO. 442 PAGE NO. 356  
MIAMI COUNTY RECORDER'S  
DEED RECORDS.

## SURVEY REFERENCE

VOLUME NO. 5 PLAT NO. 6  
VOLUME NO. 19 PLAT NO. 49  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS.

## LEGEND

- DENOTES IRON RAILROAD SPINDS
- DENOTES IRON PINS
- △ DENOTES CORNER STONES.

## ACREAGE

NORTHWEST QUARTER 14.5919 AC.  
NORTHEAST QUARTER 0.4081 AC.  
TOTAL 15.000 ACRES.

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 REGISTRATION #470

WE HEREBY ACCEPT THE DEDICATION AND APPROVE THIS PLAT AS SHOWN HEREON.

Walter W. Bond

Arthur Pike

Robert E. Clawson

MIAMI COUNTY COMMISSIONERS.

Arthur D. Halden  
MIAMI COUNTY ENGINEER.

## SURVEY FOR

TRI-CITY INVESTMENT CORP.

DRAWN BY Carl M. Munnich DATE JUNE 1967 SCALE 1"=100'

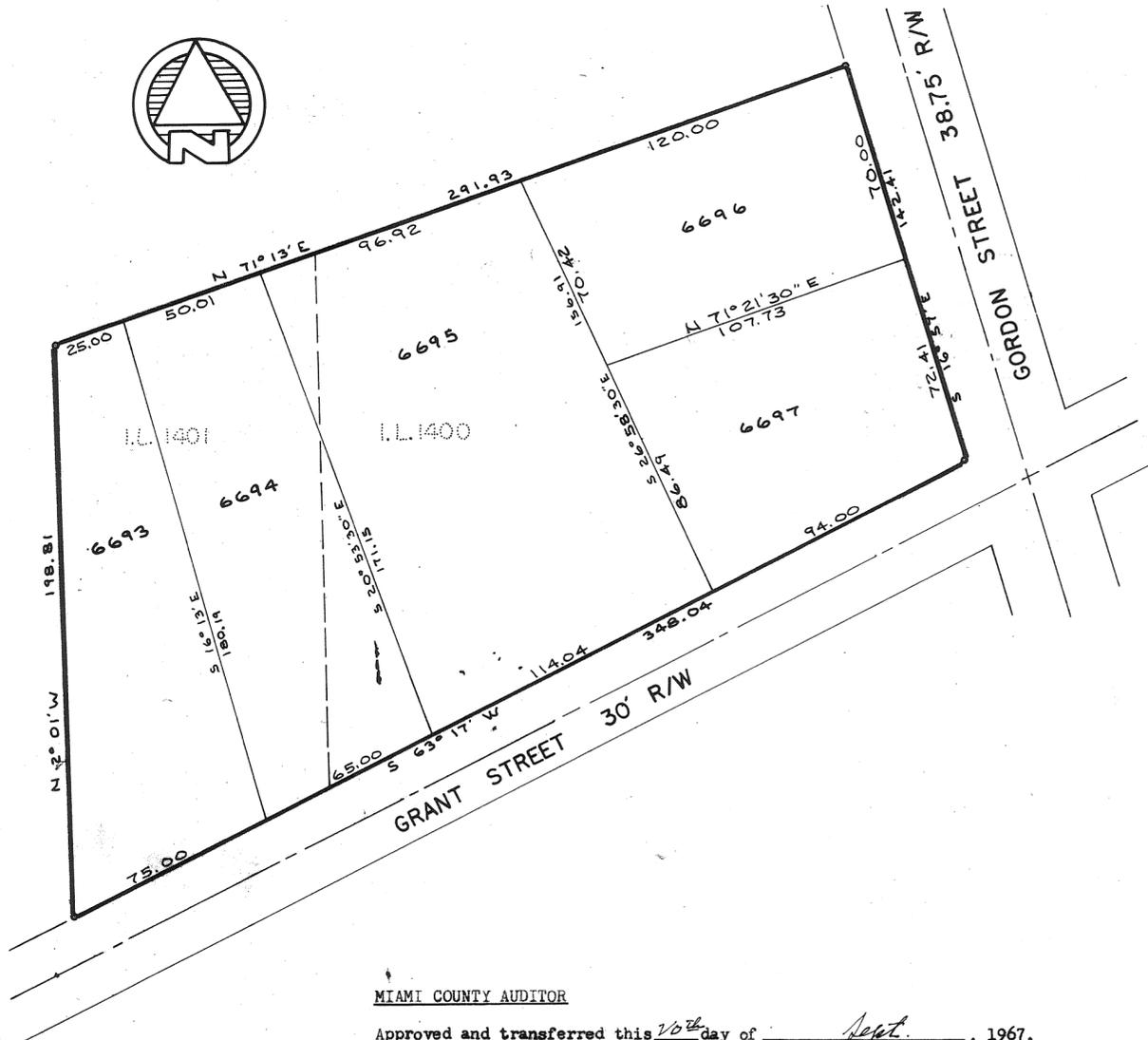
SURVEYOR, RALPH T. SNIDER, BOB 823, WEST WASHINGTON

Ralph T. Snider  
OHIO REGISTRATION NO. 470

NOT.



# REPLAT OF I.L. 1400 & I.L. 1401 PIQUA - OHIO



**DESCRIPTION**

Being a replat of I.L. 1400 and I.L. 1401 as conveyed to Harold J. Beaver and Helen R. Beaver by deed recorded in Vol. 438, Page 172, 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 replat of I.L. 1400 and I.L. 1401.

[Signature]  
witness  
[Signature]  
witness  
[Signature]  
witness  
[Signature]  
witness

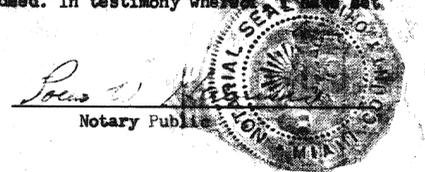
[Signature]  
Harold J. Beaver  
[Signature]  
Helen R. Beaver  
[Signature]  
C. William Hinger, vice pres.  
[Signature]  
Kenneth S. Moore, vice pres.

PIQUA NATIONAL BANK AND TRUST CO.

**STATE OF OHIO, MIAMI COUNTY, ss:**

Be it remembered that on this 12 day of SEPTEMBER, 1967, before me, the undersigned, a notary public in and for said County and State, personally came Harold J. Beaver, Helen R. Beaver, and Piqua National Bank and Trust Co. by its v. pres. C. William Hinger and by its vice president Kenneth S. Moore, all of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof I have set my hand and notarial seal on the day and date above written.

My commission expires June 26, 1969



APPROVAL BY CITY OF PIQUA PLANNING COMMISSION THIS 18 DAY OF Sept 1967.

[Signature]  
[Signature]

**MIAMI COUNTY AUDITOR**

Approved and transferred this 16<sup>th</sup> day of Sept., 1967.

[Signature]  
Miami County Auditor

**MIAMI COUNTY RECORDER**

File No. 48682

Received for record 8:22 A.M. Sept. 20, 1967  
time date

Recorded in Plat Book No. 9, Page 129

Fee: \$ 4.30

[Signature]  
Miami County Auditor



I hereby certify this plat to be correct.

[Signature]  
DANIEL D. TURNER, registered surveyor no. 4807

Replat of I.L. 1400 and I.L. 1401 for Harold J. and Helen R. Beaver Piqua - Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE Sept. 1967	Drawn by: Traced by: Checked by:	J.T. O.T.
FILE NO. 6-67-153	SCALE: 1" = 50'	SHEET NO. 1/1

**BUCKINGHAM COURT SECTION THREE**  
 S.E. QR. SECTION 21, TOWN 4, RANGE 6, MONROE TWP., MIAMI CO. OHIO

NOTE: 5' UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN ADDITION TO EASEMENTS SHOWN HEREON.

BEING A SUBDIVISION CONTAINING 6.883 ACRES OF A TOTAL OF 82.946 ACRES ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 427, PAGE 4.

PROTECTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE THE SAME AS FOR BUCKINGHAM SQUARE SECTION ONE, AS ARE RECORDED IN PLAT BOOK 9, PAGE 77-A.

AUGUST 21, 1967

SCALE: 1" = 100'

6.453 A. - AREA IN LOTS  
 0.430 A. - AREA IN ROAD

Mary B. Austin  
 MIAMI COUNTY RECORDER

**DEDICATION**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. 30' HIGHWAY EASEMENT FOR MICHAELS RD. HEREBY DEDICATED AS SHOWN.

BORCHERS CONSTRUCTION CO.

WITNESS

Nelson C. Borchers  
 NELSON C. BORCHERS, PRES.

John M. Kistler

Alberta L. Borchers  
 ALBERTA L. BORCHERS, TREAS.

William E. Resaler

STATE OF OHIO - COUNTY OF MIAMI SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND ALBERTA L. BORCHERS, TREASURER OF BORCHERS CONSTRUCTION CO. THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER 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 TREASURER AND THE FREE AND CORPORATE ACT AND DEED OF SAID BORCHERS CONSTRUCTION CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Leips City OHIO THIS 18th DAY OF September 1967

John M. Kistler  
 JOHN M. KISTLER, NOTARY PUBLIC, STATE OF OHIO

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 25 DAY OF September 1967

Walter W. Gorch Luther Pike Robert E. Clawson

Arthur D. Hassel  
 MIAMI COUNTY ENGINEER

PLAT NO. 1556

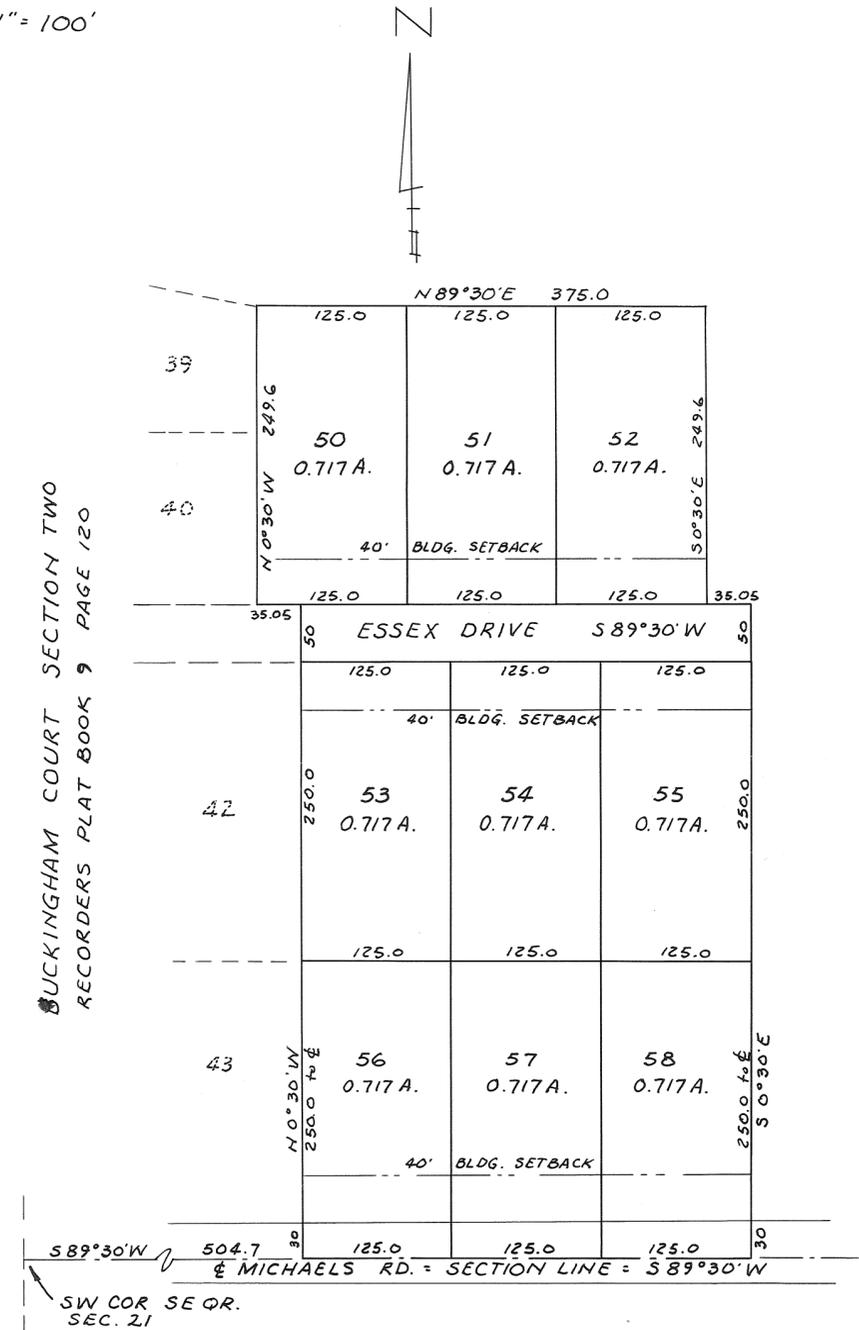
ROADS ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS  
 THIS      DAY OF      1967

Walter W. Gorch Luther Pike Robert E. Clawson

ROADS APPROVED AND ACCEPTED Arthur D. Hassel  
 MIAMI COUNTY ENGINEER

TRANSFERRED THIS 26th DAY OF Sept. 1967

Earl Davis  
 MIAMI COUNTY AUDITOR  
C. Shellenbarger Deputy Auditor



I HEREBY CERTIFY ALL MEASUREMENTS TO BE CORRECT AS SHOWN HEREON.

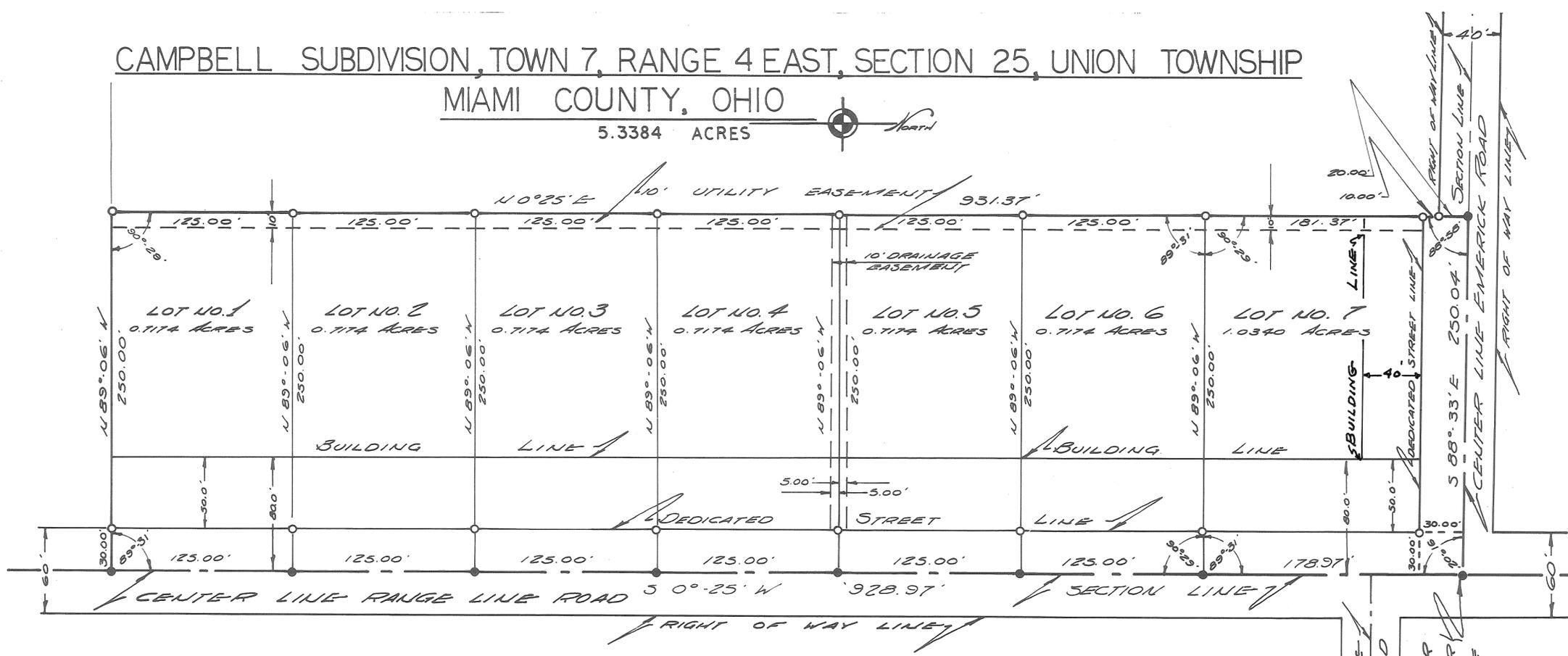
Richard W. Klockner  
 RICHARD W. KLOCKNER  
 REGISTERED SURVEYOR # 4370  
 TROY, OHIO



CAMPBELL SUBDIVISION, TOWN 7, RANGE 4 EAST, SECTION 25, UNION TOWNSHIP

MIAMI COUNTY, OHIO

5.3384 ACRES



PLAT BOOK NO. 9 PLAT NO. 131  
 MIAMI COUNTY RECORDER'S PLAT RECORDS.  
 FILE NO. 49132  
 RECEIVED FOR RECORD 9:45 Oct. 9, 1967  
 TIME DATE  
 RECORDED IN PLAT BOOK NO. 9 PAGE NO. 131  
 FEE \$ 4.30

Mary B. Guatin  
 MIAMI COUNTY RECORDER  
 DEPUTY RECORDER

DEED REFERENCE  
 DEED BOOK NO. 434 PAGE NO. 62  
 MIAMI COUNTY RECORDER'S DEED RECORDS.

SURVEY REFERENCE  
 VOLUME NO. 17 PLAT NO. 184  
 VOLUME NO. 19 PLAT NO. 91  
 VOLUME NO. 19 PLAT NO. 112  
 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

LEGEND  
 ● DENOTES IRON RAILROAD SPIKES.  
 ○ DENOTES IRON PINS.

RESTRICTIONS

SAID PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS, AT THE END OF WHICH PERIOD THEY SHALL CONTINUE THEREAFTER UNLESS THE MAJORITY OF THE THEN OWNERS SHALL BY MAJORITY VOTE CHANGE, AMEND OR REMOVE ANY SUCH RESTRICTION;

- 1 - EACH LOT IN SAID PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES, AND NOT MORE THAN ONE (1) SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT.
- 2 - NO BUILDING OR STRUCTURE SHALL BE ERRECTED OR PLACED NEARER TO THE FRONT LOT LINE THAN THE SETBACK LINE SHOWN ON SAID PLAT.
- 3 - ANY HOUSE CONSTRUCTED ON ANY LOT SHALL HAVE NOT LESS THAN 1250 SQUARE FEET OF LIVING AREA, EXCLUSIVE OF GARAGE.
- 4 - NO SHACK, CONCRETE BLOCK CONSTRUCTION, TENT OR OTHER TEMPORARY OUTBUILDING SHALL BE ERRECTED ON ANY LOT, NOR SHALL ANY OTHER BUILDING BE ERRECTED EXCEPT A RESIDENCE AND GARAGE.
- 5 - NO ANIMALS OR FOWL SHALL BE RAISED OR HARBORED ON ANY LOT FOR AGRICULTURAL OR BUSINESS PURPOSES.
- 6 - NO MOTOR VEHICLE SHALL BE KEPT ON ANY LOT WHICH IS NOT CURRENTLY LICENSED; NOR SHALL ANY OTHER PERSONAL PROPERTY BE STORED ON SAID PREMISES EXCEPT WITHIN A BUILDING OR GARAGE.
- 7 - NO INDUSTRIAL OR COMMERCIAL ACTIVITIES SHALL BE CARRIED ON WITHIN SAID PLAT, EXCEPT THAT WHICH IS ORDINARILY CARRIED ON IN A HOME, SUCH AS INSURANCE, REAL ESTATE, MUSIC TEACHING AND BEAUTY SHOP. SIGNS ADVERTISING SUCH USE SHALL BE LIMITED TO ONE SIGN PER LOT AND NOT MORE THAN TWO FEET SQUARE.

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

Inez W. Campbell  
 INEZ W. CAMPBELL

Ralph T. Snider  
 WITNESS  
Ralph T. Snider  
 WITNESS

STATE OF OHIO MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 7th DAY OF OCT. 1967, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Wardell O. Perrine  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, STATE OF OHIO

Sept. 26, 1972  
 MY COMMISSION EXPIRES

APPROVED MIAMI COUNTY PLANNING COMMISSION

Walter Wood  
Luther Pike  
Robert E. Clawson

DATE OCT. 9, 1967 NO. 1566  
Arthur D. Haddad  
 APPROVED MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT THE DEDICATION AND APPROVE THIS PLAT AS SHOWN HEREOF.

Walter Wood  
Luther Pike  
Robert E. Clawson  
 MIAMI COUNTY COMMISSIONERS  
Arthur D. Haddad  
 MIAMI COUNTY ENGINEER

APPROVED AND TRANSFERRED THIS 9th DAY OF Oct. 1967.

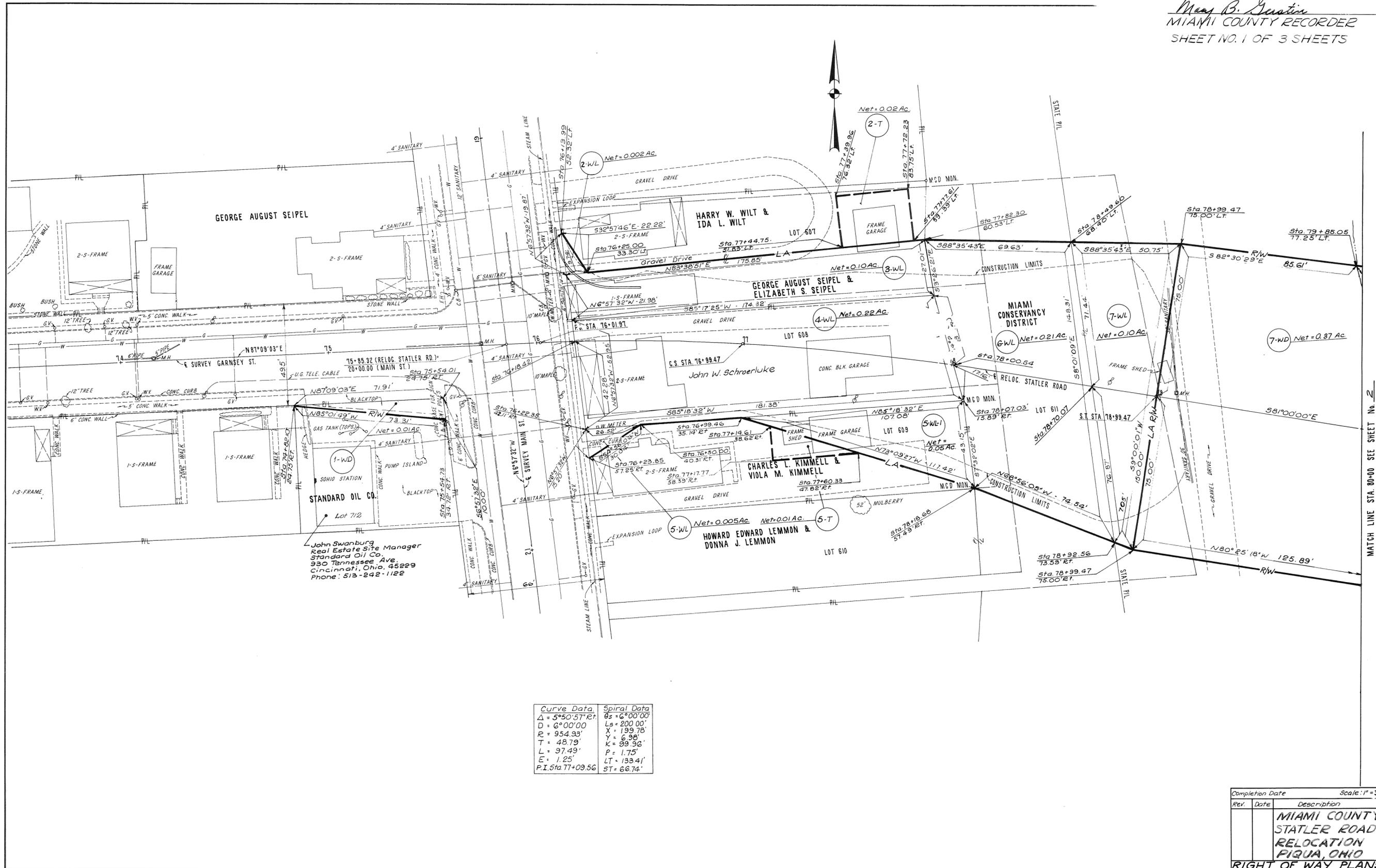
Frank Blaris  
 MIAMI COUNTY AUDITOR  
 DEPUTY COUNTY AUDITOR

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

SURVEY FOR		
INEZ W. CAMPBELL		
DRAWN BY	DATE	SCALE
PAUL MINNICH	OCTOBER 1967	1 INCH = 60 FEET
SURVEYOR; RALPH T. SNIDER BOX 223 WEST MILTON, OHIO		
<u>Ralph T. Snider</u> OHIO REGISTRATION NO. 470		

Meas. B. Swain  
 MIAMI COUNTY RECORDER  
 SHEET NO. 1 OF 3 SHEETS



Curve Data	Spiral Data
$\Delta = 5^{\circ}50'57''$	$\theta_s = 6^{\circ}00'00''$
$D = 6^{\circ}00'00''$	$L_s = 200.00'$
$R = 954.93'$	$X = 199.78'$
$T = 48.79'$	$Y = 6.98'$
$L = 97.49'$	$K = 89.98'$
$E = 1.25'$	$P = 1.75'$
$P.I. Sta. 77+09.56$	$LT = 133.41'$
	$ST = 66.74'$

John Swanburg  
 Real Estate Site Manager  
 Standard Oil Co.  
 930 Tennessee Ave.  
 Cincinnati, Ohio. 45229  
 Phone: 513-242-1122

Completion Date		Scale: 1" = 30'
Rev.	Date	Description
		MIAMI COUNTY STATLER ROAD RELOCATION PIQUA, OHIO RIGHT OF WAY PLANS

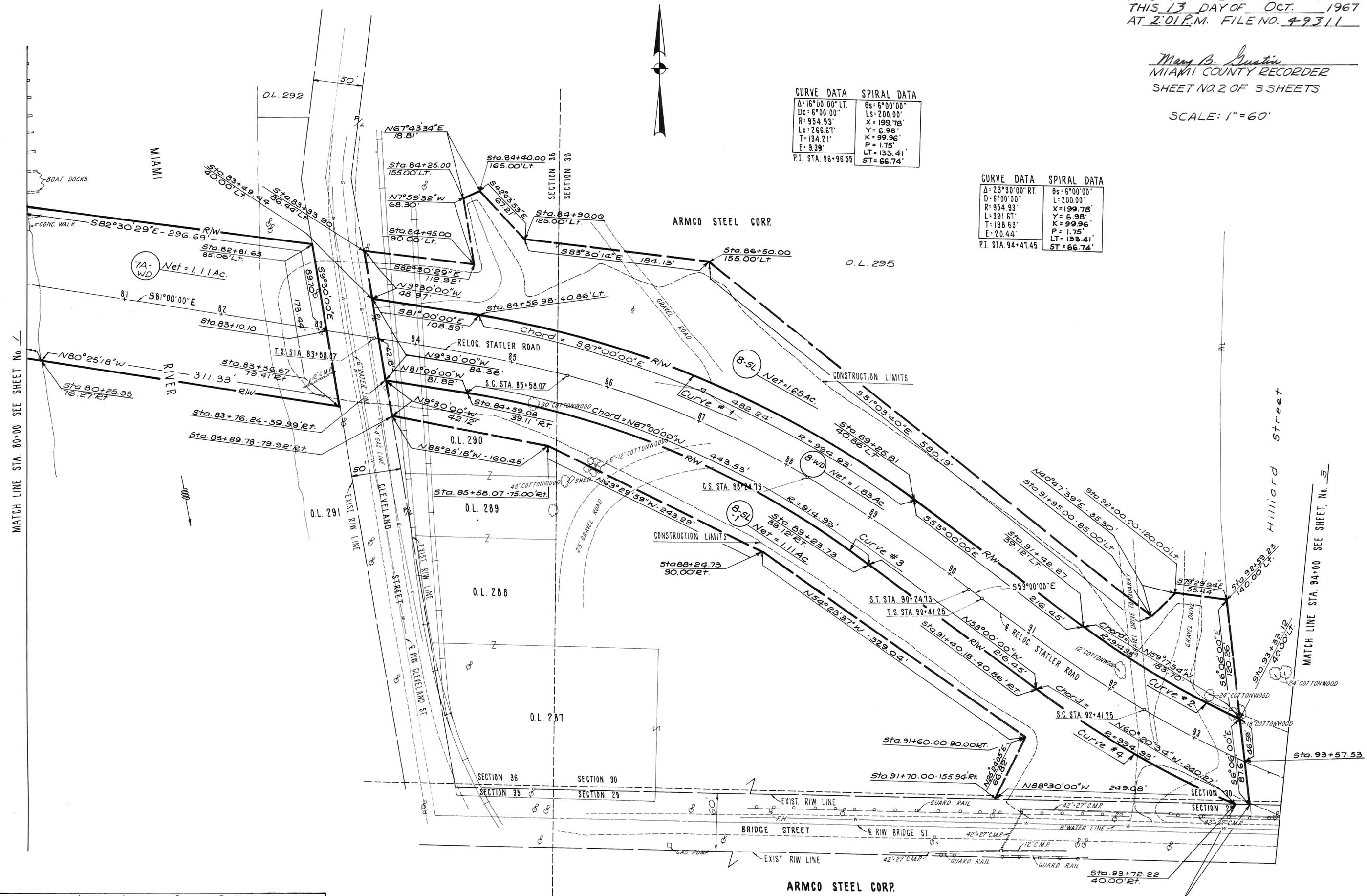
MATCH LINE STA. 80+00 SEE SHEET NO. 2

Mary B. Austin  
 MIAMI COUNTY RECORDER  
 SHEET NO. 2 OF 3 SHEETS

SCALE: 1"=60'

CURVE DATA		SPIRAL DATA	
Δ = 16°00'00" LT.	Dc = 6°00'00"	θs = 6°00'00"	Ls = 200.00'
R = 954.93'	Lc = 266.67'	X = 199.78'	Y = 6.98'
T = 134.21'	E = 9.39'	K = 99.96'	P = 1.75'
P.I. STA. 86+96.55		LT = 133.41'	ST = 66.74'

CURVE DATA		SPIRAL DATA	
Δ = 23°30'00" RT.	D = 6°00'00"	θs = 6°00'00"	Ls = 200.00'
R = 954.93'	L = 391.67'	X = 199.78'	Y = 6.98'
T = 198.63'	E = 20.44'	K = 99.96'	P = 1.75'
P.I. STA. 94+47.45		LT = 133.41'	ST = 66.74'



MATCH LINE STA. 80+00 SEE SHEET No. 1

MATCH LINE STA. 94+00 SEE SHEET No. 3

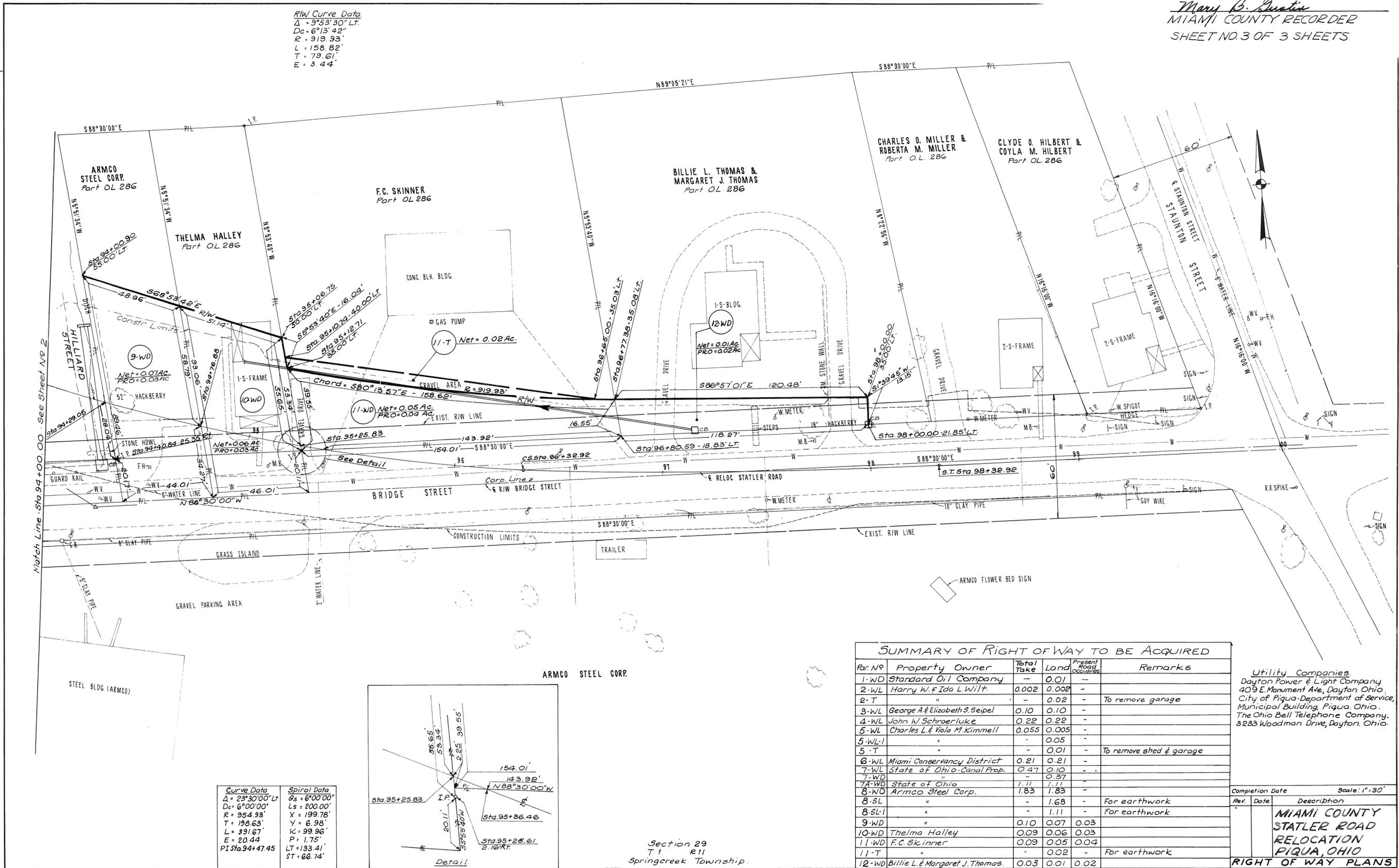
Right of Way Curve Data.

No 1	No 2	No 3	No 4
Δ = 28°03'02" RT.	Δ = 11°21'01" LT.	Δ = 28°03'17" RT.	Δ = 13°52'14" LT.
Dc = 5°45'32"	Dc = 6°15'44"	Dc = 6°15'44"	Dc = 5°45'32"
R = 994.93'	R = 914.93'	R = 914.93'	R = 994.93'
L = 487.09'	L = 184.01'	L = 448.00'	L = 240.86'
T = 248.53'	T = 92.32'	T = 228.58'	T = 121.02'
E = 30.57'	E = 4.65'	E = 28.12'	E = 7.33'

MIAMI COUNTY  
 STATLER ROAD  
 RELOCATION  
 PIQUA, OHIO  
 RIGHT OF WAY PLANS

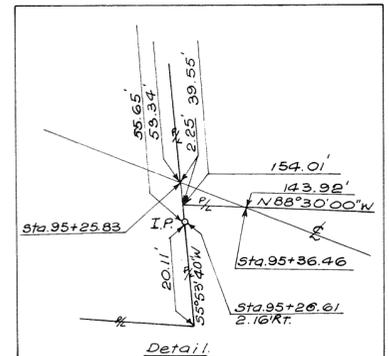
Mary B. Guatin  
 MIAMI COUNTY RECORDER  
 SHEET NO. 3 OF 3 SHEETS

R/W Curve Data  
 $\Delta = 95^{\circ}3'30''$  Lt.  
 $D_c = 6^{\circ}13'42''$   
 $R = 919.93'$   
 $L = 158.82'$   
 $T = 79.61'$   
 $E = 3.44'$



Curve Data  
 $\Delta = 23^{\circ}30'00''$  Lt  
 $D_c = 6^{\circ}00'00''$   
 $R = 954.93'$   
 $L = 196.63'$   
 $T = 20.44'$   
 $PI Sta 94+47.45$

Spiral Data  
 $\theta_s = 6^{\circ}00'00''$   
 $L_s = 200.00'$   
 $X = 199.78'$   
 $Y = 6.98'$   
 $K = 99.96'$   
 $P = 1.75'$   
 $LT = 133.41'$   
 $ST = 66.74'$



Section 29  
 T 1 R 11  
 Springcreek Township

SUMMARY OF RIGHT OF WAY TO BE ACQUIRED					
Par. No	Property Owner	Total Take	Land	Present Road Occupies	Remarks
1-WD	Standard Oil Company	-	0.01	-	
2-WL	Harry W. & Ida L. Wilt	0.002	0.002	-	
2-T	"	-	0.02	-	To remove garage
3-WL	George A. & Elizabeth S. Seipel	0.10	0.10	-	
4-WL	John W. Schroer Luke	0.22	0.22	-	
5-WL	Charles L. & Viola M. Kimmell	0.053	0.005	-	
5-WL-1	"	-	0.05	-	
5-T	"	-	0.01	-	To remove shed & garage
6-WL	Miami Conservancy District	0.21	0.21	-	
7-WL	State of Ohio - Canal Prop.	0.47	0.10	-	
7-WD	"	-	0.37	-	
7A-WD	State of Ohio	1.11	1.11	-	
8-WD	Armco Steel Corp.	1.83	1.83	-	
8-SL	"	-	1.68	-	For earthwork
8-SL-1	"	-	1.11	-	For earthwork
9-WD	"	0.10	0.07	0.03	
10-WD	Thelma Halley	0.09	0.06	0.03	
11-WD	F.C. Skinner	0.09	0.05	0.04	
11-T	"	-	0.02	-	For earthwork
12-WD	Billie L. & Margaret J. Thomas	0.03	0.01	0.02	

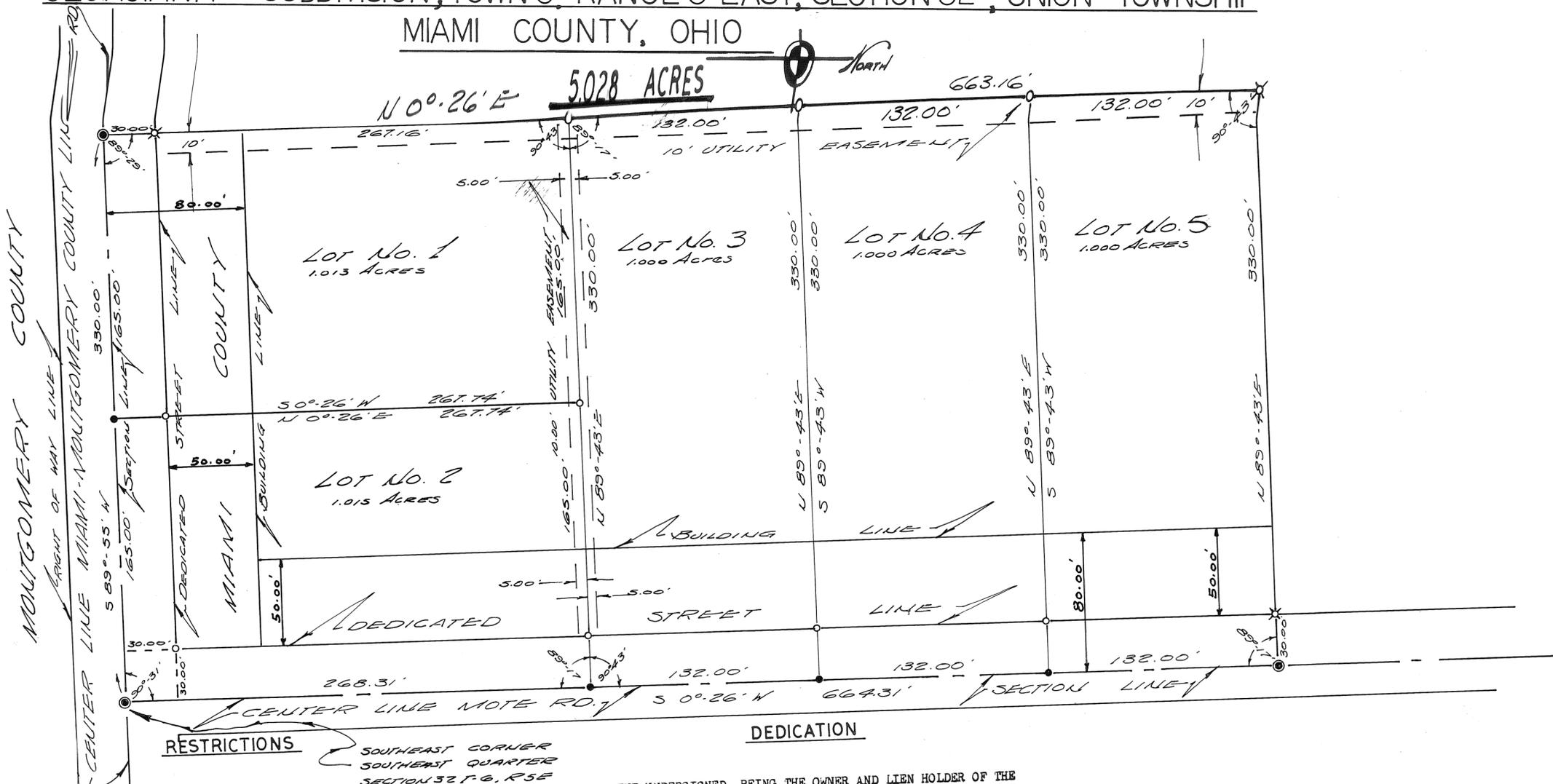
Utility Companies  
 Dayton Power & Light Company  
 409 E. Monument Ave., Dayton, Ohio.  
 City of Piqua - Department of Service,  
 Municipal Building, Piqua, Ohio.  
 The Ohio Bell Telephone Company,  
 3233 Woodman Drive, Dayton, Ohio.

Completion Date	Scale: 1" = 30'
Rev. Date	Description
	MIAMI COUNTY STATLER ROAD RELOCATION PIQUA, OHIO

RIGHT OF WAY PLANS

GEORGIANA SUBDIVISION, TOWN 6, RANGE 5 EAST, SECTION 32, UNION TOWNSHIP

MIAMI COUNTY, OHIO



PLAT BOOK NO. 9 PLAT NO. 135  
MIAMI COUNTY RECORDER'S PLAT RECORDS.

FILE NO. 49475

RECEIVED FOR RECORD 1:27 PM 10-20-1967  
TIME DATE

RECORDED IN PLAT BOOK NO. 9 PAGE NO. 135

FEE \$ 4.30

*Mary B. Gustin*  
MIAMI COUNTY RECORDER

DEPUTY RECORDER

DEED REFERENCE

DEED BOOK NO. 339 PAGE NO. 585  
MIAMI COUNTY RECORDER'S DEED RECORDS.

SURVEY REFERENCE

VOLUME NO. 15 PLAT NO. 77

VOLUME NO. 16 PLAT NO. 88

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

LEGEND

- DENOTES IRON RAILROAD SPIKES, FOUND.
- DENOTES IRON PINS, FOUND.
- DENOTES IRON RAILROAD SPIKES SET
- DENOTES IRON PINS SET.

APPROVED AND TRANSFERRED THIS

20<sup>th</sup> DAY OF Oct. 1967.

*Paul Harris*  
MIAMI COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

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

SAID PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS, AT THE END OF WHICH PERIOD THEY SHALL CONTINUE THEREAFTER UNLESS THE MAJORITY OF THE THEN OWNERS SHALL BY MAJORITY VOTE CHANGE, AMEND OR REMOVE ANY SUCH RESTRICTION;

- 1 - EACH LOT IN SAID PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES, AND NOT MORE THAN ONE (1) SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT.
- 2 - NO BUILDING OR STRUCTURE SHALL BE ERRECTED OR PLACED NEARER TO THE FRONT LOT LINE THAN THE SETBACK LINE SHOWN ON SAID PLAT.
- 3 - ANY HOUSE CONSTRUCTED ON ANY LOT SHALL HAVE NOT LESS THAN 1250 SQUARE FEET OF LIVING AREA, EXCLUSIVE OF GARAGE.
- 4 - NO SHACK, PERMANENT HOUSE TRAILER/TENT OR OTHER TEMPORARY OUTBUILDING SHALL BE ERRECTED ON ANY LOT, NOR SHALL ANY OTHER BUILDING BE ERRECTED EXCEPT A RESIDENCE AND GARAGE.
- 5 - NO ANIMALS OR FOWL SHALL BE RAISED OR HARBORED ON ANY LOT FOR AGRICULTURAL OR BUSINESS PURPOSES.
- 6 - NO MOTOR VEHICLE SHALL BE KEPT ON ANY LOT WHICH IS NOT CURRENTLY LICENSED; NOR SHALL ANY OTHER PERSONAL PROPERTY BE STORED ON SAID PREMISES EXCEPT WITHIN A BUILDING OR GARAGE.

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

*Georgiana Hampton*  
GEORGIANA HAMPTON

*Rita Shelley*  
WITNESS

*Judith Beard*  
WITNESS

APPROVED MIAMI COUNTY PLANNING COMMISSION

*Walter Wood*

*Leuther Piche*

*Robert Clawson*

DATE 20 OCT. 1967 NO. 1571

*Arthur D. Haddad*  
APPROVED MIAMI COUNTY ENGINEER

STATE OF OHIO MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 18 DAY OF Oct, 1967, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Winfred L. Martindale*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, STATE OF OHIO

WINFRED L. MARTINDALE, Notary Public  
State of Ohio (Permanent Commission)

MY COMMISSION EXPIRES  
DOES NOT EXPIRE

WE HEREBY ACCEPT THE DEDICATION AND APPROVE THIS PLAT AS SHOWN HEREON.

*Walter Wood*

*Leuther Piche*

*Robert Clawson*  
MIAMI COUNTY COMMISSIONERS

*Arthur D. Haddad*  
MIAMI COUNTY ENGINEER

SURVEY FOR		
GEORGIANA HAMPTON		
DRAWN BY PAUL MINNICH	DATE OCTOBER, 1967	SCALE 1" = 50'
SURVEYOR: RALPH T. SNIDER BOX 223 WEST MILTON, OHIO		
<i>Ralph T. Snider</i> OHIO REGISTRATION NO. 470		

Mary B. Justin, Recorder by Dora Whitmer, Whitmer  
MIAMI COUNTY RECORDER Deputy

VACATION PLAT  
PART OF FOSS WAY IN TROY, OHIO  
FOR F.A. ARCHER DEVELOPMENT CO. INC.  
JUNE 2, 1967 SCALE: 1"=40'



CONSENT TO VACATION  
WE THE UNDERSIGNED, BEING THE OWNER OF ALL LAND ABUTTING THE SHADED PORTION OF FOSS WAY 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.

F.A. ARCHER DEVELOPMENT CO. INC.  
BY J. J. Archer  
PRESIDENT  
BY William H. Thornburgh  
SECRETARY  
A. Paul Archer  
WITNESS  
Lella V. Covey  
WITNESS

COUNTY OF MIAMI - STATE OF OHIO S.S.:  
PERSONALLY APPEARED BEFORE ME, THE ABOVE OFFICERS OF F.A. ARCHER DEVELOPMENT CO. INC, 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 JUNE 5, 1967

A. Paul Archer  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 9 MAY 1972

ATA MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 9th DAY OF MAY 1967 THIS VACATION WAS APPROVED.

H. J. Loggia  
PRESIDENT  
Rachel Clawson  
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 5th DAY OF JUNE 1967, THIS VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-21-67.

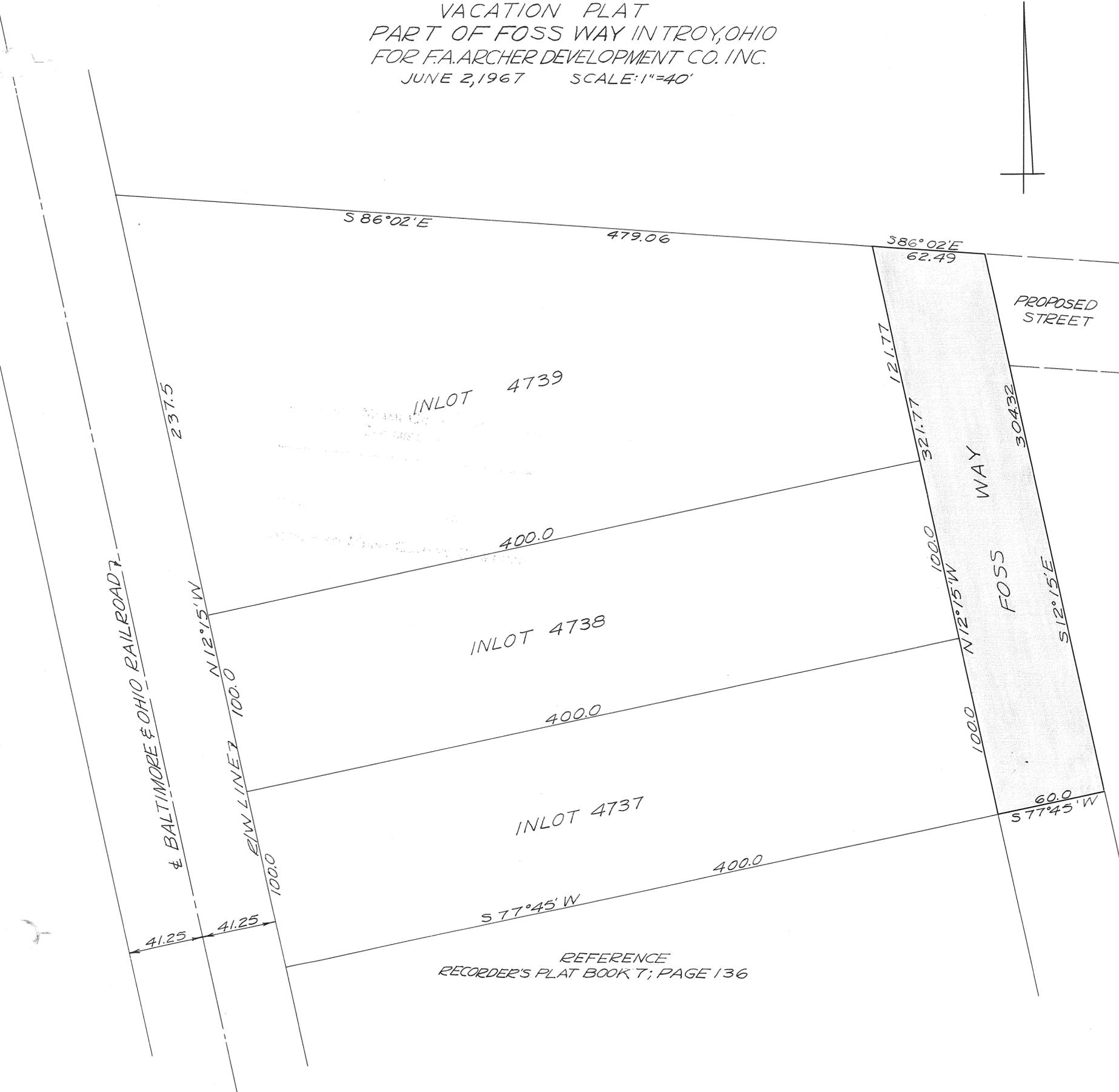
William H. Thornburgh  
MAYOR  
Paul W. Hess  
PRES. OF COUNCIL PRO TEM  
J. J. Farrington  
CLERK OF COUNCIL

TRANSFERRED THIS 6th DAY OF November 1967.

Paul Harris  
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT.

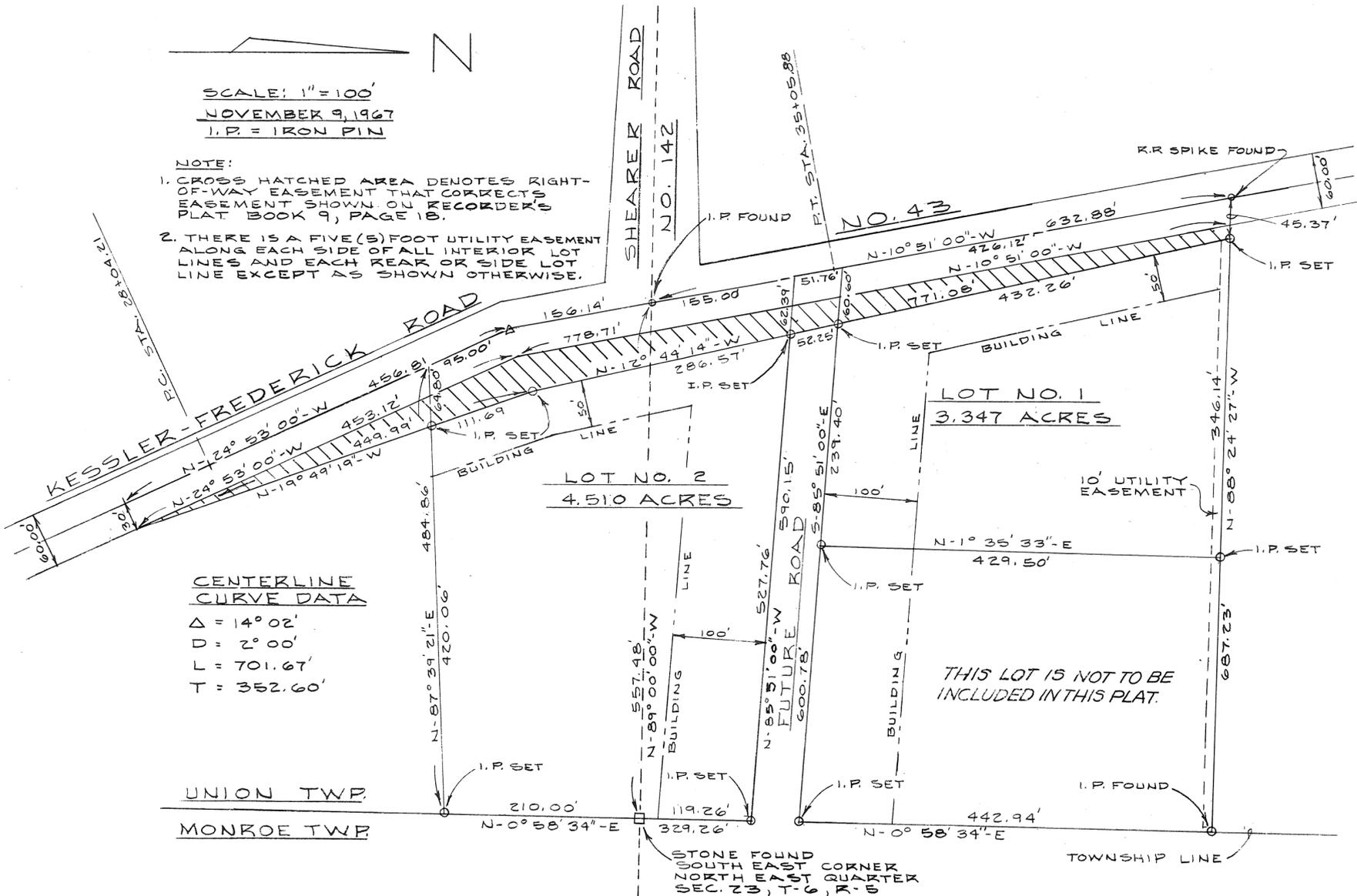
Richard W. Klockner  
RICHARD W. KLOCKNER  
REGISTERED SURVEYOR #4370  
TROY, OHIO



SCALE: 1" = 100'  
 NOVEMBER 9, 1967  
 I.P. = IRON PIN

NOTE:

- CROSS HATCHED AREA DENOTES RIGHT-OF-WAY EASEMENT THAT CORRECTS EASEMENT SHOWN ON RECORDER'S PLAT BOOK 9, PAGE 10.
- THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINE EXCEPT AS SHOWN OTHERWISE.



CENTERLINE CURVE DATA

$\Delta = 14^{\circ} 02'$   
 $D = 2^{\circ} 00'$   
 $L = 701.67'$   
 $T = 352.60'$

UNION TWP.  
 MONROE TWP.

COVENANTS AND RESTRICTIONS

The following restrictions and covenants shall apply to all lots in this plat.

- Building set back lines shall be as shown on the plat. All buildings erected shall have a minimum of 50 feet of side yard on each side.
- The following uses, as hereinafter described, will be permitted on each lot. All other uses are prohibited.
  - Erection of a private single family dwelling.
  - Erection of a detached garage.
  - Home occupation.
  - Erection of one outbuilding.
- Home occupation is defined as follows: A home occupation is any occupation or activity carried on within the confines of the lot by a member of the family residing on the premises, in connection with which there is no group instruction, assembly or activity and no sign used except as hereinafter defined or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling; there is no commodity sold in the premises except that which is prepared on the premises; no person employed other than a member of the immediate family residing on the premises; no mechanical equipment except of a type similar in character to that normally used for purely domestic, agricultural or household purposes. There shall be no odor noticeable or sound audible beyond the premises. The space devoted for use of the home occupation within the dwelling unit shall occupy not more than one-quarter (1/4) of said unit. Not more than one-half (1/2) of the out-building allowable space may be used for the use of a home occupation.
- One story dwellings shall have a minimum of 1,500 square feet living area. One and one-half story and split level dwellings shall have a minimum of 1,200 square feet of living area on the first or ground floor. Two story dwellings shall have a minimum of 1,000 square feet living area on the first or ground floor. All areas listed are exclusive of breezeways, attached garages, and other non-living areas.
- The detached garage shall be used for storage of a maximum of three automobiles only and of an exterior design to complement the dwelling.

- Any outbuilding shall be erected behind and a minimum of 75 feet from the dwelling. The outbuilding shall be of new construction and of new building materials and of an exterior design to complement the dwelling and of a size not to exceed one-half (1/2) the living area of the dwelling. The outbuilding shall not be used for the housing of an obnoxious or offensive trade. If the outbuilding is used for garaging cars and a detached garage is not constructed, the allowable outbuilding area may be increased by the car storage space up to a maximum of three cars.
- The plans, specifications, and location of any building, fence or structure altered on the exterior, placed, or erected, shall be approved in writing prior to starting construction by the Grantor, his representatives, or, after title to 90% of lots in Countryside Allotment has been passed from Grantor, a Building Committee of three (3) persons elected by a majority of the lot owners. Questions presented to the Building Committee shall be decided by a majority vote. In the event that the Building Committee fails to approve or disapprove such design or location within thirty (30) days after submission of the plans to it, then such approval shall not be required, providing the structure meets all of the requirements and conditions stated in these covenants. However, no quonset-type or any odd or unsuitable structure shall be erected regardless of the preceding provisions. Trailers, garages or temporary buildings shall not be used as dwellings. Tractors, boats, and campers shall not be stored in the area established between a line at the back of the dwelling parallel to the building set back line and the street.
- Any lot or lots may be subdivided into new lots having not less than 2.5 acres per dwelling and not less than 200 feet of width at the building line. All buildings on lots participating in such a subdivision shall conform to all the requirements of these covenants in the new subdivision.
- A lawn-type grass strip shall be maintained on all street frontage for a distance of 25 feet from the street right-of-way line. This area shall not be fenced.

- The following animals and their young may be confined to each lot: two dogs, two cats, two horses or two ponies and other animals as may be approved by contiguous property owners and the Building Committee.
- Grading of all lots shall be of a nature to conform with the overall grading plan of the subdivision and any appreciable changes in the grading of a lot subsequent to its original development, shall be subject to approval by neighboring lot owners and the Building Committee, which approval shall not be unreasonably withheld.
- A billboard, signboard or advertising sign shall in no case be permitted on any lot except as follows:
  - A "For Sale" or "For Rent" sign shall be permitted provided such a sign is not more than three (3) square feet in area.
  - A sign pertaining to the home occupation, as herein specified, shall be permitted provided the sign is not more than two (2) square feet in area.
- Fences erected on the premises shall not be over four (4) feet high and shall not have an obscured area of more than 30%.
- 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.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part. Every owner shall be entitled to cast one vote for each lot that he owns in the allotment.

RECORDER'S CERTIFICATION

I HEREBY CERTIFY that the attached plat was received for record DECEMBER 1, 1967, at 2:30 P.M., and was recorded DECEMBER 1, 1967, in volume 9, page 137, of the Miami County Records.

FEE: \$ 4.30

FILE NO. 50351 Mary B. Austin, Recorder by  
 MIAMI COUNTY RECORDER Dora W. Whitmore, Deputy

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the plat shown hereon was prepared from a survey made by Lowell E. Bender, Registered Surveyor, and is a true and accurate representation of said survey.

Lowell E. Bender  
 REGISTERED SURVEYOR NO. 4978

AUDITOR'S CERTIFICATION

I HEREBY CERTIFY that there are no delinquent or unpaid taxes of record upon the above described property as of the date of transfer.

TRANSFERRED DECEMBER 1, 1967, Paul Davis, DeShellenbarger, Deputy  
 MIAMI COUNTY AUDITOR

APPROVAL OF COUNTY ENGINEER

I HEREBY APPROVE the attached plat of Countryside Allotment, Section A, County of Miami, Ohio, this 1<sup>ST</sup> day of December, 1967.

Arthur D. Haddad  
 COUNTY ENGINEER, MIAMI COUNTY, OHIO

APPROVAL OF COUNTY COMMISSIONERS

This plat was approved by the Miami County Commissioners at a regular meeting held DECEMBER 1, 1967.

Walter W. Brock, Luther Pike, Paul E. Dawson

APPROVAL OF PLANNING COMMISSION

WE, THE UNDERSIGNED of the Planning Commission of Miami County, Ohio, do hereby certify our approval of the attached plat of Countryside Allotment, Section A, County of Miami, Ohio, this 22ND day of MAY, 1967.

Walter W. Brock, Luther Pike, Paul E. Dawson

OWNER'S CONSENT AND DEDICATION

BE IT REMEMBERED that we, David G. and Jean J. Brubaker, owners, and The Third Savings and Loan Company, Piqua, Ohio, lien holders, of the lands shown on the attached plat, do hereby voluntarily consent to the execution of said plat and to dedicate the streets shown hereon for public use forever.

Utility 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 and other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Dorothy Taylor Witness David G. Brubaker  
William B. McNeil Witness Jean J. Brubaker  
Dorothy Taylor Witness Samuel H. Heitzman  
William B. McNeil Witness Samuel H. Heitzman, President  
 Third Savings and Loan Company

STATE OF OHIO ss:  
 COUNTY OF MIAMI

Before me, a Notary Public, personally appeared David G. and Jean J. Brubaker and Samuel H. Heitzman, President, Third Savings and Loan Co.; and acknowledged the above deed of dedication to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29<sup>th</sup> day of NOVEMBER, 1967.

William B. McNeil  
 NOTARY PUBLIC

COUNTRYSIDE ALLOTMENT ~ SECTION A  
 TWP. 6, RNG. 5, SEC. 23 · UNION TOWNSHIP · MIAMI COUNTY, OHIO

FILE NUMBER 50573  
 RECEIVED FOR RECORD THIS 14TH  
 DAY OF DECEMBER, 1967, AT 9:32 A.M.  
 PLAT BOOK 9; PAGE 138  
 MIAMI COUNTY RECORDER'S PLAT  
 RECORDS FEE \$4.30 PLAT  
 \$3.60 PROCEEDING.  
 Mary B. Austin  
 MIAMI COUNTY RECORDER

ANNEXATION TO TIPPCITY, OHIO

BEING A TOTAL OF 125.447 ACRES BOUNDED ON THE NORTH BY THE PRESENT CORPORATION LINE (ORIGINAL CENTER-LINE OF STATE ROUTE 571); BOUNDED ON THE EAST BY THE PRESENT CORPORATION LINE; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE S.E. QUARTER OF SECTION 22; AND BOUNDED ON THE WEST BY THE HALF SECTION LINE IN SECTION 22. ANNEXED ACREAGE IS DIVIDED AS FOLLOWS: 19.401 ACRES IN N.E. QUARTER AND 106.046 ACRES IN S.E. QUARTER SECTION 22; TOWN-4; RANGE-6; MONROE TWP.; MIAMI COUNTY, OHIO.

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

Patricia Ann Roman William E. Kessler  
 WITNESS  
Joseph J. Roman Nelson C. Borchers  
 WITNESS

STATE OF OHIO - MIAMI COUNTY - S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF, SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF MAY 1967

William E. Kessler  
 WILLIAM E. KESSLER, NOTARY PUBLIC IN AND FOR THE STATE OF OHIO.  
 MY COMMISSION HAS NO EXPIRATION DATE.

I HEREBY APPROVE THIS ANNEXATION PLAT THIS 4<sup>th</sup> DAY OF AUGUST 1967.

Arthur D. Huslad  
 MIAMI COUNTY ENGINEER

THE FOREGOING AREA APPROVED FOR ANNEXATION BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 4<sup>th</sup> DAY OF AUGUST 1967.

Walter D. Good  
Luther Pike  
Robert E. ...

AT A MEETING OF THE VILLAGE COUNCIL OF TIPPCITY, OHIO HELD THIS 16<sup>th</sup> DAY OF October 1967, THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE NO. 67-26

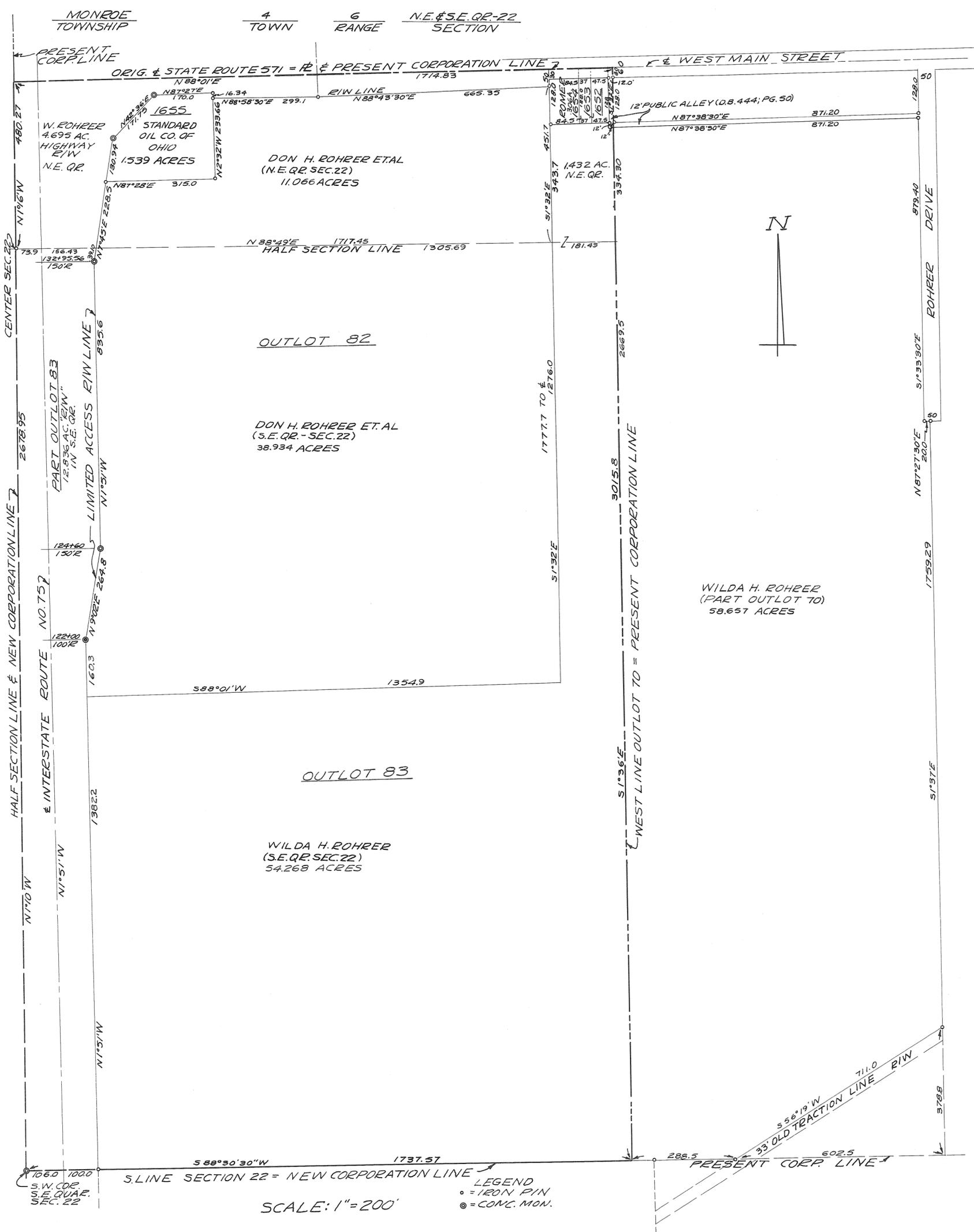
Walter Kinnison  
 MAYOR  
Phyllis Dieman  
 VILLAGE CLERK

NUMBERED TO DESIGNATE LOTS AND TRANSFERRED THIS 21<sup>st</sup> DAY OF November 1967.

Paul Weiss  
 MIAMI COUNTY AUDITOR

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

Richard W. Klockner  
 RICHARD W. KLOCKNER P.E.  
 REGISTERED SURVEYOR #4370 MAY 3 1967



SCALE: 1" = 200'

LEGEND  
 • = IRON PIN  
 ⊙ = CONC. MON.

PETITION FOR ANNEXATION OF TERRITORY

June 5, 1967

TO THE COMMISSIONERS OF MIAMI COUNTY, OHIO:

We, the undersigned inhabitants residing in the territory hereinafter described, represent to your honorable board as follows:

- 1. That the territory hereinafter described is adjacent to the municipal corporation line of the Village of Tipp City, Miami County, Ohio;
2. That the undersigned constitute a majority of the adult freeholders residing on such territory;
3. That we do hereby constitute William E. Kessler and/or John M. Kistler as the person authorized to act as our agent in securing such annexation;
4. That the legal description is as follows: Situate in the State of Ohio, County of Miami and Township of Monroe and being a part of the northeast and southeast Quarters of Section Twenty-Two (22); Town Four (4); Range Six (6) more particularly described as follows: Beginning at a state highway monument which marks the southwest corner of the southeast Quarter of Section 22, same being on the west line of Interstate Route No. 75; thence North 1° 10' West, with the half section line, 2678.95 feet to an iron pin, which marks the center of Section 22, same being 73.9 feet west of the centerline of Interstate Route No. 75; thence North 1° 16' West, with the half section line, 480.27 feet to the intersection of the original centerline of State Route 571; thence North 88° 01' East, with the original and present centerline of State Route 571 and the present Corporation Line of Tipp City, Ohio, a distance of 1714.83 feet to a point; thence South 1° 32' East, with the present Corporation Line, 158.0 feet to an iron pin marking the southwest corner of Inlot 1082 in Rohrer Subdivision in Tipp City, Ohio; thence South 1° 36' East, with the present Corporation Line, same being the west line of Outlot 70, a distance of 3015.93 feet to a point on the south line of Section 22; thence South 88° 30' 30" West, with the south line of Section 22, a total distance of 1737.57 feet to the place of beginning. This Annexation contains a total of 125.447 Acres of which 106.046 acres are in the southeast Quarter and 19.401 Acres are in the northeast Quarter of Section 22.
5. That an accurate plat of said real estate is hereto attached and made a part of this Petition.

This Petition has been presented under authority of Section 709.02 of the Revised Code of Ohio.

Dated this 3 day of May, 1967.

Signature table with columns: Name, Date Signed, Name, Date Signed. Includes Joseph J. Romer and Patricia Ann Romer.

PROOF OF PUBLICATION

State of Ohio, County of Miami, ss.

Clayton Finckh, being duly sworn, says that he is the publisher of THE HERALD, a newspaper printed once each week and of general circulation in said county, and that the annexed advertisement was published in said newspaper each week for six consecutive weeks, ending with the issue of July 17, 1967. Includes printer's fees and notary's fees.

Signature of Clayton Finckh

Sworn to before me by the said Clayton Finckh and by him subscribed in my presence, this 14th of July, 1967.

Miriam Benham, Notary Public, My commission expires May 1, 1968

NOTICE IN THE MATTER OF THE PETITION TO ANNEX TERRITORY TO THE VILLAGE OF TIPP CITY. Notice is hereby given that, on the fifth day of June, 1967, a petition was filed with the County Commissioners of Miami County, Ohio by adult freeholders residing in the territory hereinafter described, asking County Commissioners to annex the territory described in said petition and covered by plat attached to said petition to the Villate of Tipp City, Miami County, Ohio. Said petition in substance provides that said territory is adjacent to the municipal corporation line of the Villate of Tipp City; that the petitioners constitute a majority of the adult freeholders residing on such territory; that WILLIAM E. KESSLER and/or JOHN M. KISTLER Tipp City, Ohio is appointed as agent to secure said annexation. A legal description of said tract is as follows: Situate in the State of Ohio, County of Miami and Township of Monroe and being a part of the northeast and southeast Quarters of Section Twenty-Two (22); Town Four (4); Range Six (6) more particularly described as follows: Beginning at a state highway monument which marks the southwest corner of the southeast Quarter of Section 22, same being on the west line of Interstate Route No. 75; thence North 1° 10' West, with the half section line, 2678.95 feet to an iron pin, which marks the center of Section 22, same being 73.9 feet west of the centerline of Interstate Route No. 75; thence North 1° 16' West, with the half section line, 480.27 feet to the intersection of the original centerline of State Route 571; thence North 88° 01' East, with the original and present centerline of State Route 571 and the present Corporation Line of Tipp City, Ohio, a distance of 1714.83 feet to a point; thence South 1° 32' East, with the present Corporation Line, 158.0 feet to an iron pin marking the southwest corner of Inlot 1082 in Rohrer Subdivision in Tipp City, Ohio; thence South 1° 36' East, with the present Corporation Line, same being the west line of Outlot 70, a distance of 3015.93 feet to a point on the south line of Section 22; thence South 88° 30' 30" West, with the south line of Section 22, a total distance of 1737.57 feet to the place of beginning. This Annexation contains a total of 125.447 Acres of which 106.046 acres are in the southeast Quarter and 19.401 Acres are in the northeast Quarter of Section 22. That an accurate plat of the above described tract is attached to the petition. Notice is further given that said petition will be for hearing before the Commissioners of Miami County, Ohio on FRIDAY, AUGUST 4, 1967 at ten o'clock a.m. A copy of petition, together with plats, is on file in the office of the Auditor of Miami County, Ohio. Agent for the Petitioners William E. Kessler John M. Kistler 7-8-9-10-11-12-----

IN THE MATTER OF THE ANNEXATION OF JOSEPH AND PATRICIA ANN ROMER :
LAND AND OTHER LAND TO TIPP CITY, OHIO. : AFFIDAVIT
STATE OF OHIO, COUNTY OF MIAMI, SS:

William E. Kessler, being first duly sworn, says that he posted notices containing the substance of the Petition herein filed and the time and place of the hearing. That said notices were placed at at least two conspicuous

places in the territory proposed to be annexed. That said notices were posted by him personally on Tuesday, June 13, 1967, which was more than six weeks prior to the time fixed for the hearing. Sworn to before me and subscribed in my presence this 13 day of June, 1967.

Notary Public: State of Ohio John M. Kistler, Attorney at Law My comm. has no expir. date.

ANNEXATION OF CERTAIN TERRITORY IN MONROE TOWNSHIP, SECTION 22, TO THE VILLAGE OF TIPP CITY, OHIO Joseph J. Romer and Patricia Ann Romer, Petitioners FILING OF PETITION - HEARING DATE SET

Mr. Clawson introduced the following resolution and moved that it be adopted: WHEREAS, a petition filed by Joseph J. Romer and Patricia Ann Romer, residing freeholders, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Section 22, Town 4, Range 6, Monroe Township, Miami County, Ohio, to the Village of Tipp City, Ohio; such territory being adjacent to the West corporation line of Tipp City, containing 125.447 acres, 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 persons interested, and shall be for hearing on the 4th day of August, 1967, in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and further be it RESOLVED, that the agents for the petitioners, William E. Kessler and/or John M. Kistler, 116 E. Main St., Tipp City, 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 they 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. Goode, yea; Mr. Rike, yea; and Mr. Clawson, yea.

(Taken from Commissioners Journal No. 39, Page 345, under date of June 5, 1967)

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

Friday, August 4, 1967

The Board of Miami County Commissioners met this day pursuant to adjournment on Wednesday, August 2, 1967.

The meeting was called to order by the President of the Board with the following members attending: Walter W. Goode, Luther Rike, and Robert E. Clawson.

The minutes of the previous meeting held on Wednesday, August 2, 1967, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN MONROE TOWNSHIP, SECTION 22, TO THE VILLAGE OF TIPP CITY, OHIO

Joseph J. Romer and Patricia Ann Romer, Petitioners

Public Hearing Held - Petition Granted

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on June 5, 1967, a public hearing was held in the Miami County Commissioners' office, Court House, Troy, Ohio, on this 4th day of August, 1967, at ten o'clock A.M. on the petition of Joseph J. Romer and Patricia Ann Romer, requesting that certain territory in Section 22, Town 4, Range 6, Monroe Township, Miami County, Ohio, being adjacent to the West corporation line of the Village of Tipp City, Ohio, containing 125.447 acres, be annexed to said Village of Tipp City, 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 June 5, 1967, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, as shown by proof of publication submitted, and by posting a copy of such notice in a conspicuous place within the limits of the proposed territory to be annexed for six consecutive weeks preceding the time fixed for the hearing as stated in the affidavit filed by the Agent for the petitioner, William E. Kessler, and

WHEREAS, the petition in the matter was publicly read at the hearing; the petitioners were represented by the Agent and legal counsel, and no interested 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 Joseph J. Romer and Patricia Ann Romer contains all the matter required by law;
(2) That the statements in the petition are true;
(3) That the map, or plat is accurate;

Continued on next page

- (4) That the persons whose names are subscribed to the petition are the only adult freeholders residing in the territory 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 Tipp City, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Joseph J. Romer and Patricia Ann Romer to annex the land herein described in Monroe Township to the Village of Tipp City, Ohio, be and it is hereby granted;
- (9) That said land, subject to approval of the Village of Tipp City, Ohio, be and it is hereby annexed to said Village;
- (10) That the Clerk of the Miami County Commissioners be, and she is hereby authorized and directed to certify to the Clerk of the Council of Tipp City, 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 of Miami County Commissioners voting as follows upon roll call: Mr. Goode, yea; Mr. Rike, yea; and Mr. Clawson, yea.

\* \* \* \* \*

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN MONROE TOWNSHIP, SECTION 22, TO THE VILLAGE OF TIPP CITY, OHIO

Joseph J. Romer and Patricia Ann Romer, Petitioners

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached copy of the "PETITION" and the accompanying plat map are true and correct copies of same. The photostat copy of the "PROOF OF PUBLICATION" from the Herald, Tipp City, Ohio; the copy of the "AFFIDAVIT" of the Agent, William E. Kessler, regarding the posting of the notice, are true and correct copies thereof.

I further certify that the typewritten copy of Resolution, "FILING OF PETITION - HEARING DATE SET" and the photostate copy of Resolution, "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 June 5, 1967, and on August 4, 1967, as recorded in Commissioners' Journal No. 39, Pages 345 and 402 respectively.

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

RESOLUTION NO. 67-7

Certified copy of transcript and accompanying maps and petition were filed with the Clerk of the Village on August 9, 1967 and said Clerk reports the sixty (60) day period provided by Statute will expire on the 8th day of October, 1967. It is ordered that said matter be had for hearing before said Village Council either for acceptance or rejection at the next regular meeting after the expiration of said 60 days on the 8th day of October, 1967.

APPROVED: W. Dale Kinnison  
 Mayor

ATTEST: Phyllis Giesseman  
 Phyllis Giesseman, Village Clerk

ORDINANCE NO. 67-20

AN ORDINANCE TO ACCEPT THE APPLICATION FOR THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 125.447 ACRES IN MONROE TOWNSHIP TO THE VILLAGE OF TIPP CITY, MIAMI COUNTY, OHIO.

Whereas, a petition for the annexation of certain territory in Monroe Township was duly filed by Joseph J. Romer and Patricia Ann Romer; and,

Whereas, the said petition was duly considered by the Board of County Commissioners of Miami County, Ohio, on August 4, 1967; and,

Whereas, the Board of County Commissioners has approved the annexation of said territory to the Village of Tipp City, Ohio, as hereinafter described; and

Whereas, the Board of County Commissioners certified the transcript of the proceedings in connection with said annexation with the map and petition required in connection therewith to the Village Clerk who received the same on August 9, 1967; and,

Whereas, sixty days from the date of said filing have now elapsed in accordance with the provisions of R. C. 709.04; now, therefore,

Be it ordained by the Council of the Village of Tipp City, Miami County, Ohio:

Section 1: That the proposed annexation as applied for in the petition of Joseph J. Romer and Patricia Ann Romer the only freeholders residing in the territory sought to be annexed and filed with the Board of County Commissioners of Miami County, Ohio, on June 5, 1967, and which petition prayed for annexation to the Village of Tipp City, Miami County, Ohio, of certain territory adjacent thereto as hereinafter described, and which said petition was approved for annexation to the Village of Tipp City, Miami County, Ohio, by the Board of County Commissioners on August 4, 1967, be and the same is hereby accepted. Said territory is described as follows:

Situate in the State of Ohio, County of Miami and Township of Monroe and being a part of the northeast and southeast Quarters of Section Twenty-Two (22); Town Four (4); Range Six (6) more particularly described as follows:

Beginning at a state highway monument which marks the southwest corner of the southeast Quarter of Section 22, same being on the west line of Interstate Route No. 75; thence North 1° 10' West, with the half section line, 2678.95 feet to an iron pin, which marks the center of Section 22, same being 73.9 feet west of the centerline of Interstate Route No. 75;

thence North 1° 16' West, with the half section line, 480.27 feet to the intersection of the original centerline of State Route 571;

thence North 88° 01' East, with the original and present centerline of State Route 571 and the present Corporation Line of Tipp City, Ohio, a distance of 1714.83 feet to a point;

thence South 1° 32' East, with the present Corporation Line, 158.0 feet to an iron pin marking the southwest corner of Inlot 1082 in Rohrer Subdivision in Tipp City, Ohio;

thence South 1° 36' East, with the present Corporation Line, same being the west line of Outlot 70, a distance of 3015.93 feet to a point on the south line of Section 22;

thence South 88° 30' 30" West, with the south line of Section 22, a total distance of 1737.57 feet to the place of beginning.

This Annexation contains a total of 125.447 Acres of which 106.046 acres are in the southeast Quarter and 19.401 Acres are in the northeast Quarter of Section 22.

The certified transcript of the proceedings for annexation with an accurate map of said territory, together with the petition for its annexation, and other papers relating to the proceedings thereto of said County Commissioners are all on file with the Clerk of this City Council and have been for more than sixty days.

Section 2: That the Village Clerk be and she is hereby authorized and directed to make two copies of this ordinance to each of which shall be attached a copy of the map accompanying the amended petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Village Clerk shall then forthwith deliver one copy to the County Recorder and one copy to the Secretary of State and do all things required by law.

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

W. Dale Kinnison  
 Mayor

Passed: October 16, 1967

ATTEST: Phyllis Giesseman  
 Phyllis Giesseman, Clerk

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

I, Phyllis Giesseman, Clerk of the Village of Tipp City, Miami County, Ohio, do hereby certify that the copies, entitled:

- (1) CERTIFICATION, IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN MONROE TOWNSHIP, SECTION 22, TO THE VILLAGE OF TIPP CITY, OHIO by Mary F. Boyd
- (2) PETITION FOR ANNEXATION OF TERRITORY
- (3) PROOF OF PUBLICATION
- (4) AFFIDAVIT (IN THE MATTER OF THE ANNEXATION OF JOSEPH AND <sup>ANN</sup> PATRICIA/ROMER LAND AND OTHER LAND TO TIPP CITY, OHIO)
- (5) PETITION FOR ANNEXATION OF TERRITORY - HEARING DATE SET
- (6) MEETING - BOARD OF COMMISSIONERS - PUBLIC HEARING HELD

are true and correct copies as filed with me on August 9, 1967.

I further certify the attached copy of Resolution No. 67-7, passed August 21, 1967 and Ordinance No. 67-20, entitled "AN ORDINANCE TO ACCEPT THE APPLICATION FOR THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 125.447 ACRES IN MONROE TOWNSHIP TO THE VILLAGE OF TIPP CITY, MIAMI COUNTY, OHIO" passed October 16, 1967 by the Council of the Village of Tipp City, Miami County, Ohio and duly signed by the mayor of that body, to be true and correct copies of same.

Phyllis Giesseman  
 Phyllis Giesseman, Clerk of the  
 Village of Tipp City

# BELL VIEW ACRES SUBDIVISION - SEC. 2

PLAT BOOK 9 PAGE 139  
 MIAMI COUNTY RECORDER'S PLAT  
 RECORDS. RECEIVED FOR RECORD  
 THIS 22ND DAY OF JANUARY  
 1968 AT 9:32A.M.  
 FILE NO. 51212 FEE \$4.30

VILLAGE OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 3.166 ACRES AND BEING ALL OF OUTLOT 75 AND PART OF OUTLOT 6 IN TIPP CITY, OHIO CONVEYED TO BORCHERS CONSTRUCTION CO. BY DEED RECORDED IN DEED BOOK 446; PAGE 664 OF THE MIAMI COUNTY DEED RECORDS.

*Mary B. Gustin*  
 MIAMI COUNTY RECORDER

SCALE: 1" = 50'

DECEMBER 18, 1967

### DEDICATION

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

BORCHERS CONSTRUCTION CO.

*Nelson C. Borchers*  
 NELSON C. BORCHERS, PRESIDENT  
*Alberta L. Borchers*  
 ALBERTA L. BORCHERS, TREASURER

*John M. Kistler*  
 WITNESS  
*Richard W. Klockner*  
 WITNESS

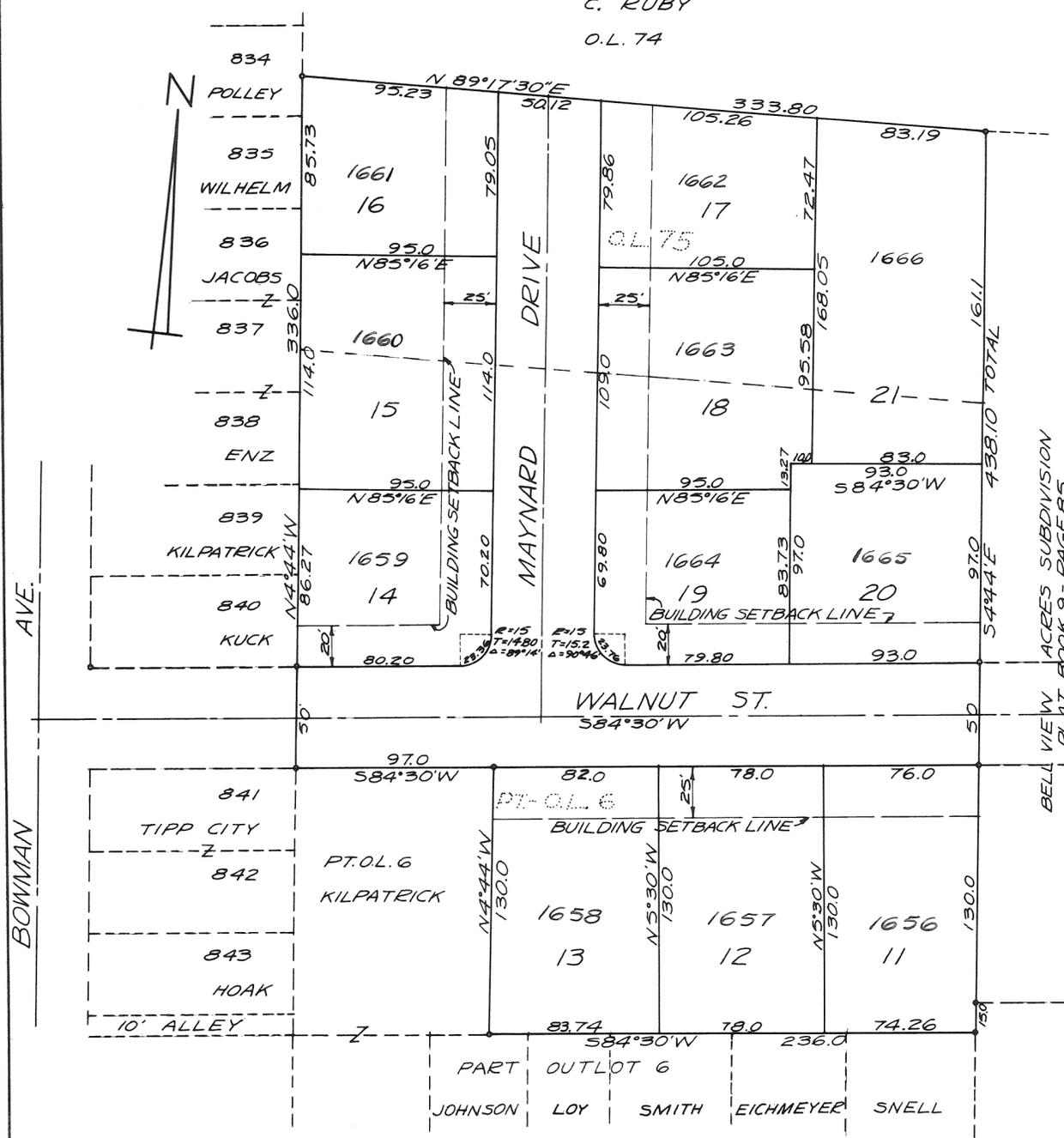
STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND ALBERTA L. BORCHERS, TREASURER OF BORCHERS CONSTRUCTION CO., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER 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 TREASURER AND THE FREE ACT AND DEED OF SAID BORCHERS CONSTRUCTION CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 18TH DAY OF DECEMBER 1967.

*John M. Kistler*  
 NOTARY PUBLIC (NO EXPIRATION DATE)

### RESTRICTIVE COVENANTS

- ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS EXCEPT LOT 21 WHICH SHALL BE USED FOR RECREATIONAL AND CLUB HOUSE PURPOSES FOR THIS AND OTHER ALLIED DEVELOPMENTS. LOT 21 SHALL NOT BE SUBJECT TO THE FOLLOWING RESTRICTIONS.
- NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE MULTIPLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT, OR A ONE STORY GARAGE OR CARPORT FOR PARKING OR STORAGE PURPOSES.
- THESE LOTS SHALL BE FURTHER RESTRICTED BY REGULATIONS CONCERNING MULTIPLE FAMILY UNITS PROVIDED FOR IN THE ZONING CODE OF THE VILLAGE OF TIPP CITY, OHIO.
- 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 RECORD PLAT. NO BUILDING OR PART THEREOF SHALL BE ERECTED ON ANY LOT LESS THAN 20 FEET BACK FROM THE FRONT LOT LINE NOR NEARER THAN 20 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 SETBACK LINE.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1968, 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 & 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.



### APPROVAL

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF TIPP CITY, OHIO THIS 18TH DAY OF DECEMBER, 1967.

*Philip H. Wampler*  
 CHAIRMAN

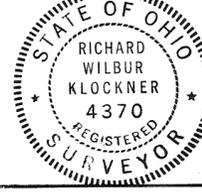
ACCEPTED AND APPROVED BY THE VILLAGE COUNCIL OF TIPP CITY, OHIO THIS 2ND DAY OF JANUARY, 1968.

*Wdale Finnison* MAYOR *Phyllis Dimsman* CLERK

THIS REPLAT IS HEREBY APPROVED AND TRANSFERRED THIS 22ND DAY OF JANUARY 1968.

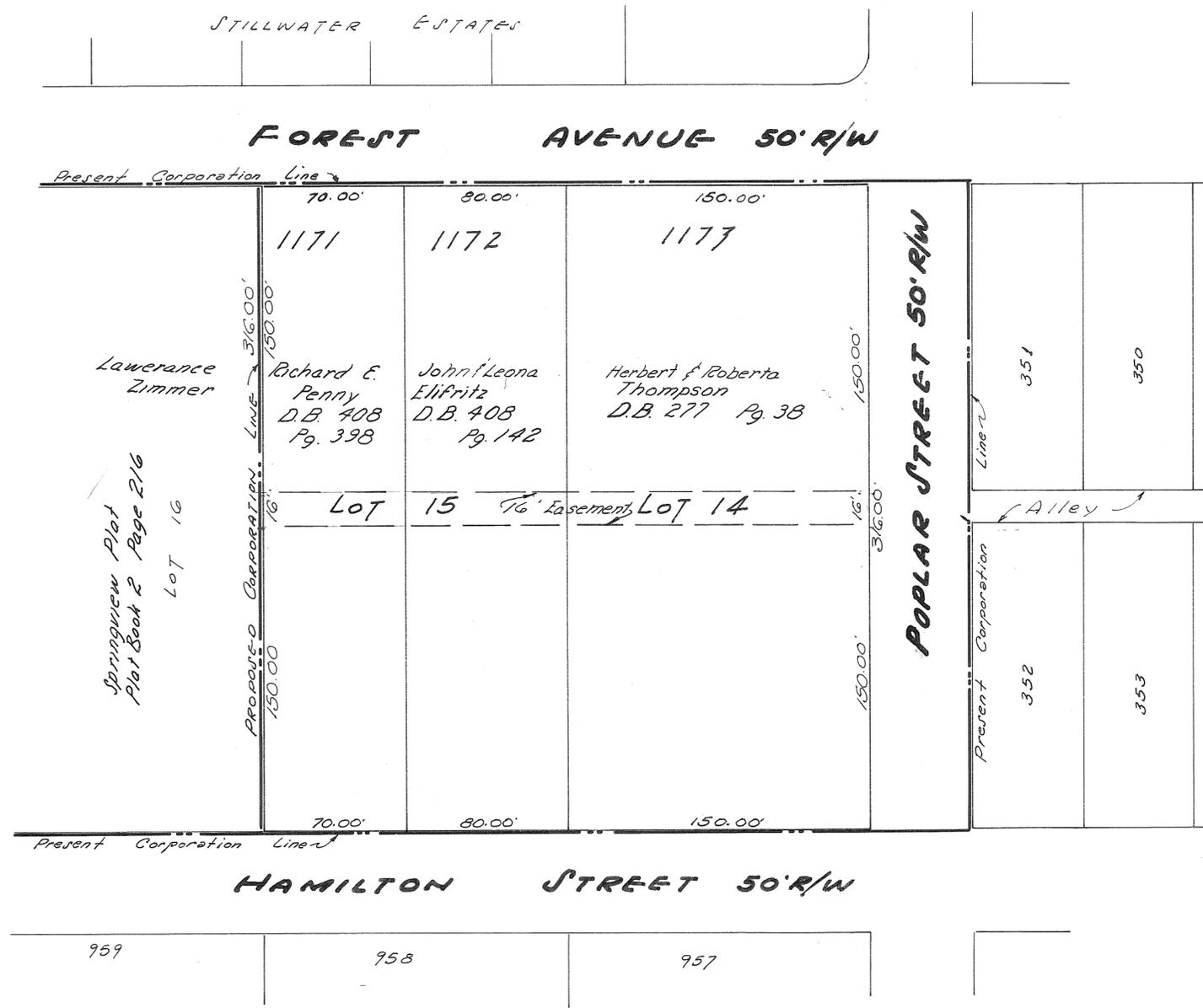
*Paul Harris*  
 MIAMI COUNTY AUDITOR

NOTE: FIVE (5) FOOT EASEMENTS FOR UTILITIES ARE RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN THIS SUBDIVISION.



I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS.

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



APPROVED FOR ANNEXATION:

By the County Commissioners of Miami County, Ohio this 6<sup>th</sup> day of September 1967.

Walter W. Beard  
Luther Pike  
Robert E. Clawson

By the Planning Commission of the Village of West Milton, Ohio this 5 day of December 1966.

Mark A. Lyson Chairman  
Madeline Thompson Secretary

By the Council of the Village of West Milton, Ohio this 5 day of December 1966.

William D. O'Callaghan Mayor  
Demaria Lyons Clerk

By the Miami County Auditor this 25<sup>th</sup> day of Jan. 1968.

Carl Davis Auditor  
G. Schellenbarger Deputy

File No. 51312  
Received for Record this 25<sup>th</sup> day of January 1968

Book No. 9 Page 140  
Fee \$ 4.30 Plat # 11.00 Proceedings

Mary B. Swain  
Miami County Recorder

**PROPOSED ANNEXATION  
TO  
WEST MILTON, OHIO**

LOCATED IN  
SECTION 20, TOWN 6, RANGE 5, E.  
UNION TOWNSHIP, MIAMI COUNTY, OHIO  
SCALE 1" = 50' Nov. 1966  
BEING lots 14 & 15 of the Spring View  
Plat Recorded in Plat Book 2, Pg. 216,  
Miami Co. Recorders Office. Also that portion  
of Poplar St. from Hamilton St. to Forest Ave.

**JAMES R. AHART, ASSOCIATES  
CONSULTING ENGINEERS  
DAYTON, OHIO**

Crescent S. Paulman #4872

CERTIFICATION

Ordinance No.

Passed

19

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN UNION TOWNSHIP, SECTION 20, TOWN 6, RANGE 5 EAST, TO THE VILLAGE OF WEST MILTON, OHIO:

John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson, 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, and the "AFFIDAVIT" as to the resident freeholder petitioners, are the originals thereof filed in these proceedings. The photostat copy of the "PROOF OF PUBLICATION" from the West Milton Record, West Milton, Ohio, and the copy of the "AFFIDAVIT" by the Agent, Frank E. Bazler, regarding the posting of the notice are true and correct copies thereof.

I further certify that the typewritten copy of Resolution, "FILING OF PETITION - HEARING DATE SET", and the photostat copy of Resolution, "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 June 30, 1967 and September 6, 1967, as recorded in Commissioners' Journal No. 39, Pages 374 and 426 respectively.

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

RECORD OF ORDINANCES

Ordinance No. C.M. 60

Passed Dec. 5 1967

BY MR.

AN ORDINANCE TO ACCEPT THE APPLICATION FOR THE ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF UNION, COUNTY OF MIAMI, STATE OF OHIO, AND ADJACENT AND CONTIGUOUS TO THE MUNICIPALITY OF WEST MILTON, OHIO.

WHEREAS, a petition for the annexation of certain territory in Union Township was duly filed by John Elifritz, et al; and

WHEREAS, the said petition was duly considered by the Board of County Commissioners of Miami County, Ohio, on June 30, 1967, and September 6, 1967, as recorded in Commissioner's Journal Number 39, Page 374 and 426 respectively; and

WHEREAS, the Board of County Commissioners has approved the annexation of said territory to the municipality of West Milton as hereinafter described; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceedings in connection with said annexation with a map and petition required in connection therewith to the municipal clerk who received same on September 13, 1967; and

WHEREAS, Sixty days from the date of said filing have now lapsed in accordance with the provisions of RC709.04;

NOW, THEREFORE, BE IT ORDAINED by the municipality of West Milton, Ohio;

Section 1. That the proposed annexation as applied for in the petition of John Elifritz, et al, and a majority of freeholders residing in the territories sought to be annexed and filed with the Board of County Commissioners of Miami County, Ohio, on June 30, 1967, and which said petition prayed for annexation to the municipality of West Milton, Ohio, of certain territory adjacent and contiguous thereto as hereinafter described, and which said petition was approved for annexation to the municipality of West Milton by the Board of County Commissioners on September 6, 1967, be and the same is hereby accepted. Said territory is described as follows:

Situated in the Township of Union, County of Miami, State of Ohio, and adjacent and contiguous to the Village of West Milton, to-wit:

Situate in Section 20, Town 6, Range 5, East, Union Township, Miami County, Ohio, and being all of Lots 14 and 15 of the Springview Plat as recorded in Plat Book 2, Page 216, of the Plat Records of Miami County, Ohio; also that portion of Poplar Street from Hamilton Street north to Forest Avenue, being bounded and more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Forest Avenue and the East right-of-way line of Poplar Street; thence in a Southerly direction with said right-of-way line of Poplar Street a distance of 316.0 feet to the North right-of-way line of Hamilton Street; thence in a Westerly direction with said right-of-way line of Hamilton Street a distance of 350.0 feet to the Southwest corner of said Lot 15; thence in a Northerly direction with the West line of Lot 15 and parallel with the East right-of-way line

of Poplar Street a distance of 316.0 feet to the South right-of-way line of Forest Avenue; thence in an Easterly direction with the said right of way line of Forest Avenue a distance of 350.0 feet to the place of beginning;

The certified transcript of the proceedings for annexation with an accurate map of said territory, together with other papers relating to the proceedings thereto of said County Commissioners are all on file with the Clerk of this municipality and have been for more than 60 days.

Section 2. That the municipal clerk be and is hereby authorized and directed to make two (2) copies of this ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of the proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The municipal clerk shall then forthwith deliver one copy to the County Recorder and one copy to the Secretary of State and do all things required by law.

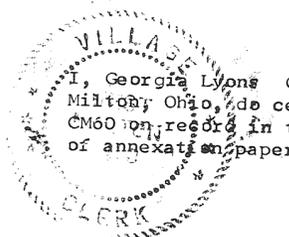
Section 3. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 5th day of December, 1967

William G. O'Callaghan
MAYOR

ATTEST:

Georgia Lyons
CLERK



CERTIFICATE

I, Georgia Lyons, Clerk of Council of the Municipality of West Milton, Ohio, do certify the foregoing is a true copy of Ordinance CM60 on record in this office, also the attached are true copies of annexation papers on record in this office.

Georgia Lyons
Clerk of Council West Milton, O.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO

IN THE MATTER OF THE :
ANNEXATION OF A PORTION OF :
UNION TOWNSHIP TO THE VILLAGE :
OF WEST MILTON, OHIO. :
PETITION FOR ANNEXATION

John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson, petitioners herein, being a majority of the adult freeholders residing on the following described territory, situated in the Township of Union, County of Miami, State of Ohio, and adjacent and contiguous to the Village of West Milton, to-wit:

Situate in Section 20, Town 6, Range 5, East, Union Township, Miami County, Ohio, and being all of Lots 14 and 15 of the Springview Plat as recorded in Plat Book 2, Page 216, of the Plat Records of Miami County, Ohio; also that portion of Poplar Street from Hamilton Street north to Forest Avenue, being bounded and more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Forest Avenue and the East right-of-way line of Poplar Street; thence in a Southerly direction with said right-of-way line of Poplar Street a distance of 316.0 feet to the North right-of-way line of Hamilton Street; thence in a Westerly direction with said right-of-way line of Hamilton Street a distance of 350.0 feet to the Southwest corner of said Lot 15; thence in a Northerly direction with the West line of Lot 15 and parallel with the East right-of-way line of Poplar Street a distance of 316.0 feet to the South right-of-way line of Forest Avenue; thence in an Easterly direction with the said right of way line of Forest Avenue a distance of 350.0 feet to the place of beginning;

respectfully petition that the above described territory may be annexed to the Village of West Milton, Ohio.

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

*John Elifritz*  
John Elifritz

*Leona Elifritz*  
Leona Elifritz

*Richard E. Penny*  
Richard E. Penny

*Janice A. Penny*  
Janice A. Penny

*Herbert G. Thompson*  
Herbert G. Thompson

*Roberta J. Thompson*  
Roberta J. Thompson

Dated at West Milton, Ohio: February 7, 1967

PROOF OF PUBLICATION

THE STATE OF OHIO ) SS:  
MIAMI COUNTY )

I, John Ball do solemnly swear that I am Manager of the firm of Record Printing Co., publisher 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 5 day of July A.D. 1967

John F. Ball

Sworn to before me and subscribed in my presence, this 10 day of August A.D. 1967.

Helen J. Wagar, Notary Public  
in and for Miami County, Ohio  
My Commission Expires Feb. 19, 1972

LEGAL NOTICE

Notice is hereby given that on the 30th day of June 1967 there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by a majority of adult freeholders residing in the following described territory, situated in the Township of Union, County of Miami, and State of Ohio, and adjacent and contiguous to the Village of West Milton, Ohio, to-wit:

Situate in Section 20, Town 6, Range 5, East, Union Township, Miami County, Ohio, and being all of Lots 14 and 15 of the Springview Plat as recorded in Plat Book 2, Page 216, of the Plat Records of Miami County, Ohio; also that portion of Poplar Street from Hamilton Street north of Forest Avenue, being bounded and more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Forest Avenue and the East right-of-way line of Poplar Street; thence in a Southerly direction with said right-of-way line of Poplar Street a distance of 316.0 feet to the North right-of-way line of Hamilton Street; thence in a Westerly direction with said right-of-way line of Hamilton Street a distance of 350.0 feet to the Southwest corner of said Lot 15; thence in a Northerly direction with the West line of Lot 15 and parallel with the East right-of-way line of Poplar Street a distance of 316.0 feet to the South right-of-way line of Forest Avenue; thence in an Easterly direction with the said right-of-way line of Forest Avenue a distance of 350.0 feet to the place of beginning;

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 such annexation.

Said Board of Commissioners has fixed the 6th day of September, 1967, at 10:00 o'clock a.m. as the time for hearing said petition at the office of said Commissioners in the Miami County Court House, Troy, Ohio.

Frank E. Bazler,  
Agent of the Petitioners.

First Publication July 5, 1967

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO

IN THE MATTER OF THE :  
ANNEXATION OF A PORTION OF :  
UNION TOWNSHIP TO THE VILLAGE : A F F I D A V I T  
OF WEST MILTON, OHIO. :

State of Ohio, County of Miami, ss.

Frank E. Bazler, being first duly sworn, deposes and says that he is the person circulating a petition in the annexation of a portion of Union Township to the Village of West Milton Ohio, filed by John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson and Robert J. Thompson; that all persons signing said petition were resident adult freeholders of the territory; that the number of resident adult freeholders at the date the petition was filed was six; and that all resident adult freeholders of the territory signed the petition.

*Frank E. Bazler*  
Frank E. Bazler.

Sworn to before me and subscribed in my presence this

29<sup>th</sup> day of June, 1967.

*Annabel S. Knuckles*

ANNABEL S. KNUCKLES, Notary Public  
My Commission Expires 6/2/72

LAW OFFICES OF  
MILLER & BAZLER  
312 W. MAIN STREET  
TROY, OHIO

FEB:MWF

A F F I D A V I T

STATE OF OHIO, COUNTY OF MIAMI, ss:

Now comes Frank E. Bazler, agent of the petitioners who filed on the 30th day of June, 1967, 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 Township of Union, County of Miami, State of Ohio, and adjacent and contiguous to the Village of West Milton, to-wit:

Situate in Section 20, Town 6, Range 5, East, Union Township, Miami County, Ohio, and being all of Lots 14 and 15 of the Springview Plat as recorded in Plat Book 2, Page 216, of the Plat Records of Miami County, Ohio; also that portion of Poplar Street from Hamilton Street north to Forest Avenue, being bounded and more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Forest Avenue and the East right-of-way line of Poplar Street; thence in a Southerly direction with said right-of-way line of Poplar Street a distance of 316.0 feet to the North right-of-way line of Hamilton Street; thence in a Westerly direction with said right-of-way line of Hamilton Street a distance of 350.0 feet to the Southwest corner of said Lot 15; thence in a Northerly direction with the West line of Lot 15 and parallel with the East right-of-way line of Poplar Street a distance of 316.0 feet to the South right-of-way line of Forest Avenue; thence in an Easterly direction with the said right-of-way line of Forest Avenue a distance of 350.0 feet to the place of beginning;

praying therein that said territory be annexed to the Village of West Milton; that notice of the time and place for the hearing of said petition was published in The West Milton Record, 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 September 6, 1967; that notice of the time and place of the hearing of said petition was posted in a conspicuous place both within the Village of West Milton and within said territory sought to be annexed for a period of at least six weeks prior to September 6, 1967; 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 6th day of September, 1967.

*Annabel S. Knuckles*

ANNABEL S. KNUCKLES, Notary Public  
My Commission Expires 6/2/72

WEDNESDAY, SEPTEMBER 6, 1967

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Friday, September 1, 1967.

The meeting was called to order by the President of the Board with the following members attending; Walter W. Goode, Luther Rike, and Robert E. Clawson.

The minutes of the previous meeting held on Friday, September 1, 1967, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN UNION TOWNSHIP, Section 20, Town 6, Range 5 East, TO THE VILLAGE OF WEST MILTON, OHIO

John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson, Petitioners

FILING OF PETITION - HEARING DATE SET

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

WHEREAS, a petition filed by John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson, residing freeholders, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Section 20, Town 6, Range 5 East, Union Township, Miami County, Ohio, to the village of West Milton, Ohio; such territory being adjacent to the West, North and South corporation lines of West Milton, Ohio, containing lots 14 and 15 of the Springview Plat, 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 persons interested, and shall be for hearing on the 6th day of September 1967, in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and further be it

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. Rike, with the Board voting as follows: Mr. Goode, yea; Mr. Rike, yea; and Mr. Clawson, yea.

\* \* \* \* \*

(Taken from Commissioners' Journal No. 39, Page 374, under date of June 30, 1967)

ANNEXATION OF CERTAIN TERRITORY IN UNION TOWNSHIP TO THE VILLAGE OF WEST MILTON, OHIO

John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on June 30, 1967, a public hearing was held in the Miami County Commissioner's office, Court House, Troy, Ohio, on this 6th day of September, 1967, at ten o'clock A.M. on the petition of John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson, requesting that certain territory in Section 20, Town 6, Range 5, East, Union Township, Miami County, Ohio, being adjacent to the West, North and South corporation lines of the Village of West Milton, Ohio, containing lots 14 and 15 of the Springview plat, be annexed to said 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 June 30, 1967, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, as shown by proof of publication submitted, and by posting a notice of the time and place of such hearing in a conspicuous place within the limits of the proposed territory to be annexed for six consecutive weeks preceeding the time fixed for the hearing as stated in the affidavit filed by the Agent for the petitioners, Frank E. Bazler, and

WHEREAS, the petition in the matter was publicly read at the hearing; the petitioners were represented by their Agent and legal counsel, and no interested 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 John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson 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 the only adult freeholders residing in the territory to be annexed;
- (5) That the legal notice and posting have 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 John Elifritz, Leona Elifritz, Richard E. Penny, Janice A. Penny, Herbert G. Thompson, and Roberta J. Thompson to annex the land herein 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 Village 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 hereby authorized and directed to certify to the Clerk of the Village 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. Clawson, with the Board of Miami County Commissioners voting as follows upon roll call: Mr. Goode, yea; Mr. Rike, yea; and Mr. Clawson, yea.

\* \* \* \* \*

# SKY PARKS SUBDIVISION - SECTION 1

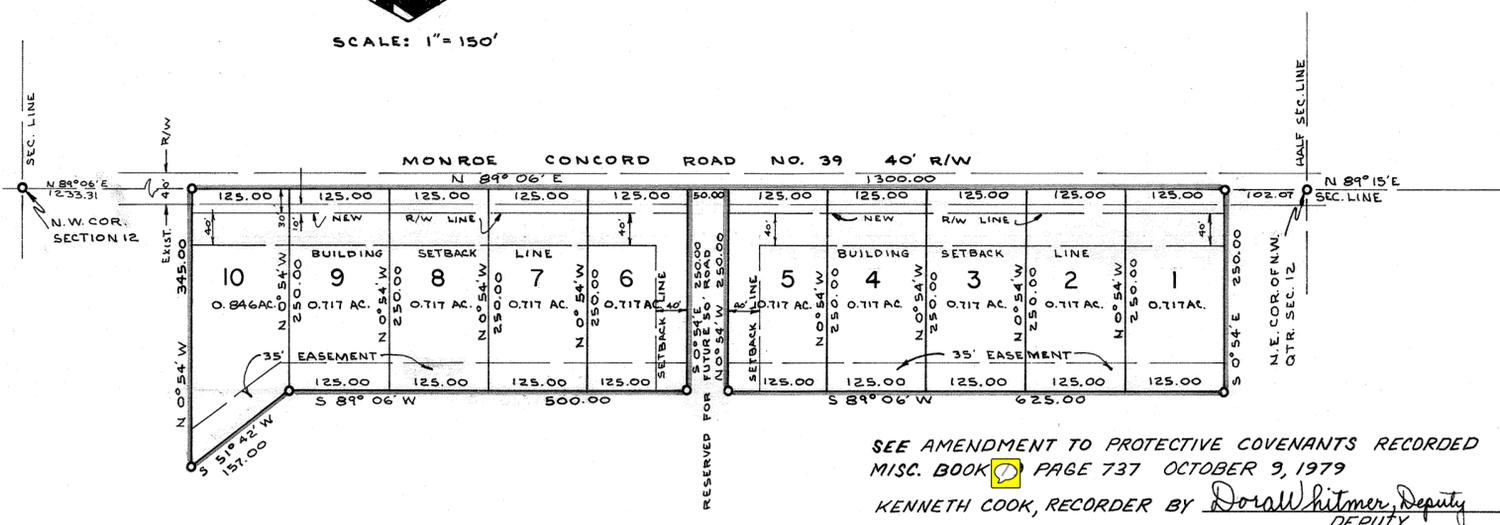
• TOWN 6 • RANGE 5 • SECTION 12 • MONROE TOWNSHIP •  
• MIAMI COUNTY • OHIO •



NOTE  
There is a five ft. (5') utility easement along each side of each side lot line.

DESCRIPTION  
Being a subdivision of 7.299 Acres of a 122 AC. tract conveyed to Sky Parks, Inc. by deed recorded in Vol. 436, Page 623, 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 an additional ten ft. (10') of right-of-way along Monroe-Concord Road for the entire length of this plat.  
Easements shown or noted 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 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.



SEE AMENDMENT TO PROTECTIVE COVENANTS RECORDED  
MISC. BOOK PAGE 737 OCTOBER 9, 1979  
KENNETH COOK, RECORDER BY Dorall Whitmer, Deputy

Arlene D. Evans  
witness  
Phyllis Smitley  
witness  
Joe M. Turner  
witness  
Phyllis Smitley  
witness

SKY PARKS, INC.  
Regel Estep  
Regel Estep - president  
Howard E. Swinehart  
Howard E. Swinehart - Sec. - Treas.  
FIRST NATIONAL BANK AND TRUST CO.  
R. E. Hall  
R. E. Hall - President  
P. M. Robinson  
P. M. Robinson - exec. vice pres.

STATE OF OHIO, MIAMI COUNTY, SS:  
Be it remembered that on this 24 day of January, 1968, before me, the undersigned, a notary public in and for said county and state, personally one Sky Parks, Inc. by its president Regel Estep and its secretary-treasurer Howard E. Swinehart, and First National Bank and Trust Co. by its president R. E. Hall and its executive vice president P. M. Robinson, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires \_\_\_\_\_

Phyllis Smitley  
Notary Public  
in and for Miami County, Ohio  
My Commission Expires Aug. 9, 1969

APPROVED BY MIAMI COUNTY COMMISSIONERS

Lester Pike  
Walter Wood  
Art D. Haddad  
Miami County Engineer

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Lester Pike  
Walter Wood  
Art D. Haddad  
Miami County Engineer

DATE: JANUARY 26, 1968

DATE: JANUARY 26, 1968

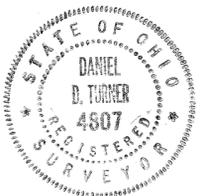
MIAMI COUNTY AUDITOR  
Approved and transferred this 26th day of January, 1968.  
Paul Harris  
Miami County Auditor

SEE PLANNING COMM. MINUTES  
OCTOBER 23, 1967

MIAMI COUNTY RECORDER

File No. 51331  
Received for record: 9:29 A.M. JAN. 26, 1968  
time date  
Recorded in Plat Book No. 9, Page 141  
Fee: \$ 4.30  
Mary B. Austin, Recorder  
Miami County Recorder  
By Dora Whitmer, Deputy

- PROTECTIVE COVENANTS
- 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.
  - The floor area of a one or 1½ story dwelling shall not be less than 1200 square feet. The ground floor area of a two story dwelling shall not be less than 1000 square feet. The foundation area of a tri-level residence shall not be less than 1200 square feet. Garages shall not be considered in computing any of the aforesaid floor areas. All dwellings shall have a two car attached garage. The exterior of any residence shall be covered with wood or aluminum 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 completed within a period of one year from date of beginning.
  - Private airplane hangers will be permitted on these lots. No hanger shall be rented unless the total property is rented; All outbuildings other than hangers shall be of an attractive material of the same quality exterior finish and roof as used for the residence, except as may be otherwise approved by Sky Parks, Inc., its successors or assigns. No building shall be made of unsightly material.
  - 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 15 ft. to any interior property line.
  - 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.
  - Until such time as public water and sewage system are available, each dwelling erected in this plat shall have its own private well and sanitary sewage disposal system, same being subject to approval by the Miami County Board of Health. No outside toilets shall be permitted except during the period of construction.
  - 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.
  - No unused building material, junk or rubbish shall be left exposed on any tract except during the period of active construction.
  - No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be kept or left 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.
  - 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.
  - These covenants and restrictions are to run with the land and shall be binding upon all persons and parties claiming under them until February 1, 1988, 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 percent (60%) of the then owners of the tracts, each owner having one vote per tract owned.
  - No animals or livestock of any type may be kept, bred or raised on any lot in this plat except that household pets may be kept, providing that they are not kept, bred or raised for commercial purposes and providing that they are not permitted to run at large on runway areas.
  - Any existing drainage tile which may be encountered and broken by the construction of any structure on any lot shall be repaired and replaced by the contractor.
  - Written approval of design, plans and location of all buildings to be erected on any lot shall be obtained from Sky Parks, Inc., its agents or assigns. Each lot owner shall furnish a complete set of house plans which will be retained by said developer of this subdivision.
  - 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 persons owning any real property in this 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 from doing so, or to recover damages or other dues for such violations.
  - 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.



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
Daniel D. Turner  
DANIEL D. TURNER  
Registered Surveyor No. 4807

Sky Parks Subdivision - Section 1 for Sky Parks, Inc. Troy - Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE Jan. 1968	Drawn by: JT Traced by: Checked by: DT	SHEET NO. 1/1
FILE NO. 10-67-249	SCALE: 1"=150'	

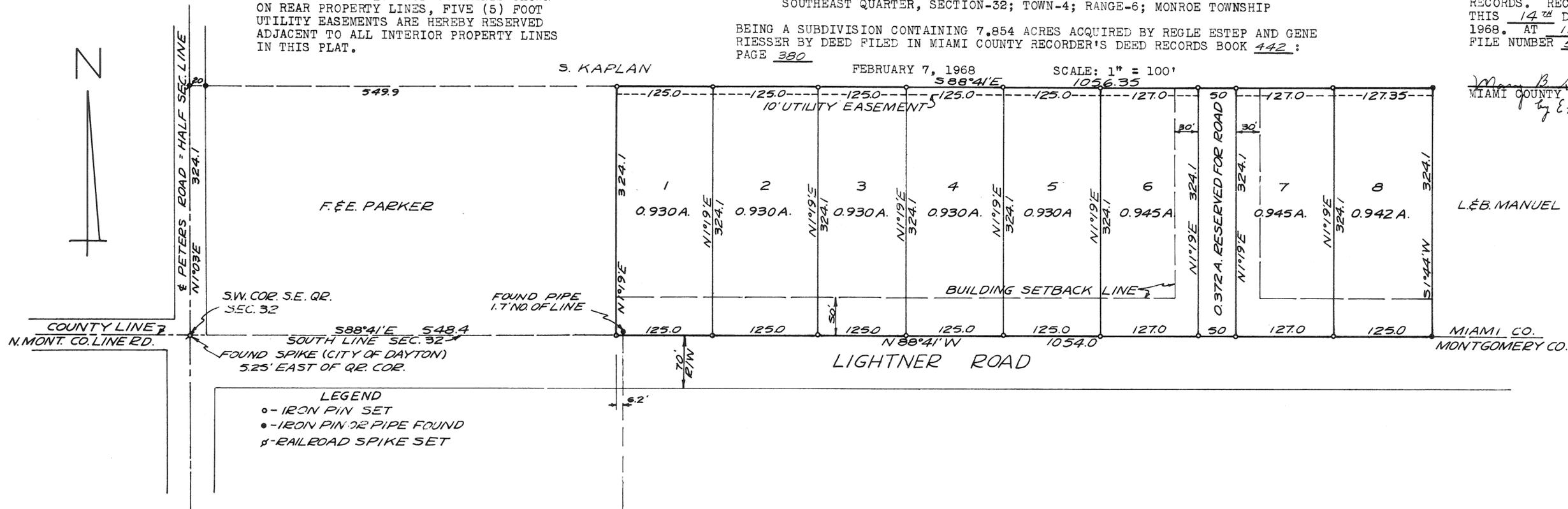
# COUNTY LINE HOMES - SECTION ONE

SOUTHEAST QUARTER, SECTION-32; TOWN-4; RANGE-6; MONROE TOWNSHIP

BEING A SUBDIVISION CONTAINING 7.854 ACRES ACQUIRED BY REGLE ESTEP AND GENE RIESSER BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED RECORDS BOOK 442 : PAGE 380

PLAT BOOK 9 PAGE 142  
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY OF FEB. 1968. AT 1:50 P.M.  
FILE NUMBER 51685. FEE \$4.32

IN ADDITION TO 10 FOOT EASEMENTS SHOWN ON REAR PROPERTY LINES, FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN THIS PLAT.



Mary B. Harrison  
MIAMI COUNTY RECORDER  
by Emily Mc Neal, Deputy

### RESTRICTIVE COVENANTS

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL TRACTS.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL BUILDING SITES.
- NO BUILDING SHALL BE LOCATED CLOSER THAN (15) FEET TO ANY SIDE LOT LINE, NOR SHALL ANY STRUCTURE BE LOCATED NEARER TO THE FRONT OR SIDE ROAD LOT LINE THAN THE INDICATED BUILDING SET BACK LINE SHOWN ON THE RECORD PLAT. THE ABOVE RESTRICTIONS DO NOT INCLUDE STEPS, EAVES, OR OPEN PORCHES.
- THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1300 SQUARE FEET FOR A SPLIT-LEVEL DESIGN; AND 900 SQUARE FEET ON THE FIRST FLOOR OF TWO OR ONE AND ONE HALF STORY DESIGN.
- NO DEFENSE CABIN, TENT, OR SHACK SHALL BE USED AS A TEMPORARY OR PERMANENT RESIDENCE. HOUSE TRAILERS WILL NOT BE PERMITTED AS PERMANENT HOMES.
- GOVERNMENT APPROVED UNDERGROUND BOMB OR FALLOUT SHELTERS WILL BE PERMITTED ON THESE LOTS.
- 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.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED OUT UPON ANY LOT.
- NO SIGN LARGER THAN 2 FEET BY 3 FEET SHALL BE PERMITTED ON ANY LOT.
- BARBED WIRE FENCE WILL NOT BE USED, FRONT OR SIDE LOT LINES EXCEPT AS IS ALREADY ON THE LAND. ANY BUILDINGS HOUSING STOCK MUST BE SET BACK AT LEAST 75 FEET FROM ANY DWELLING FACING THE ROAD.
- UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM HAS 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, OPEN DITCH OR DRAIN.
- 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 MIAMI COUNTY BOARD OF HEALTH.
- ANY DWELLING TO BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETELY UNDER ROOF WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION OF THE SAME, AND THE SURROUNDING AREA CLEARED OF DEBRIS AND EXCAVATED DIRT RESULTING THEREFROM.
- 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, 1988 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS, EACH OWNER HAVING ONE VOTE FOREACH LOT OWNED BY HIM, IT IS AGREED TO CHANG RESTRICTIONS IN WHOLE OR IN PART.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.
- INVALIDATION OF ANY ONE OF THESE RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

### DEDICATION

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

Gene Riesser OWNER      R. R. Estep OWNER      Frank F. Fennell WITNESS  
Cather J. Riesser OWNER      Jeanne Estep OWNER      Marlene K. Frost WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BE IT REMEMBERED THAT ON THIS 14<sup>th</sup> DAY OF FEBRUARY 1968, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED AND SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 14<sup>th</sup> DAY OF FEBRUARY 1968.  
Frank F. Fennell  
 NOTARY PUBLIC      EXPIRATION DATE \_\_\_\_\_

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION  
THIS 14TH DAY OF FEBRUARY 1968.

Arthur D. Haddad  
 MIAMI COUNTY ENGINEER      PLAT NUMBER 1608

APPROVED AND TRANSFERRED THIS 14<sup>th</sup> DAY OF February 1968

Frank Harris  
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.

Richard W. Klockner  
 RICHARD W. KLOCKNER P.E.  
 REGISTERED SURVEYOR #4370  
 TROY, OHIO



BETHEL TOWNSHIP      9 RANGE      2 TOWN      24 SECTION

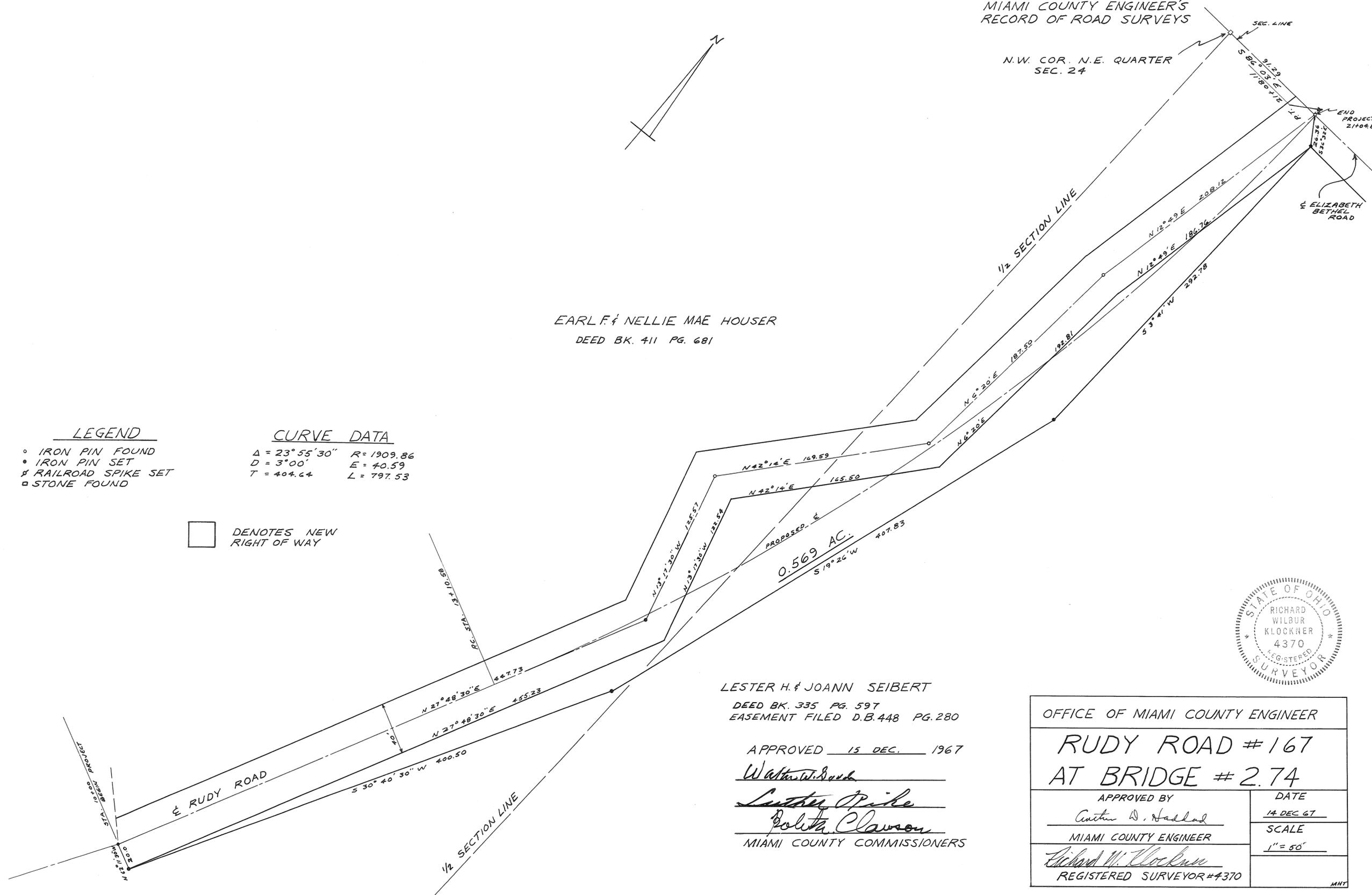
ADDITIONAL RIGHT OF WAY FOR RUDY ROAD # 167

PLAT BOOK 9 PAGE NO. 143  
 MIAMI COUNTY RECORDER'S PLAT RECORDS, RECEIVED FOR RECORD THIS 26<sup>TH</sup> DAY OF FEBRUARY 1968 AT 3:40 P.M.  
 FILE NUMBER 51870

*Man B. Austin*  
 MIAMI COUNTY RECORDER

VOLUME NO. 8 PAGE NO. 68  
 MIAMI COUNTY ENGINEER'S RECORD OF ROAD SURVEYS

N.W. COR. N.E. QUARTER SEC. 24



LEGEND

- o IRON PIN FOUND
- IRON PIN SET
- x RAILROAD SPIKE SET
- STONE FOUND

CURVE DATA

$\Delta = 23^\circ 55' 30''$        $R = 1909.86$   
 $D = 3' 00''$                $E = +0.59$   
 $T = 404.64$                $L = 797.53$

□ DENOTES NEW RIGHT OF WAY



LESTER H. & JOANN SEIBERT  
 DEED BK. 335 PG. 597  
 EASEMENT FILED D.B. 448 PG. 280

APPROVED 15 DEC. 1967

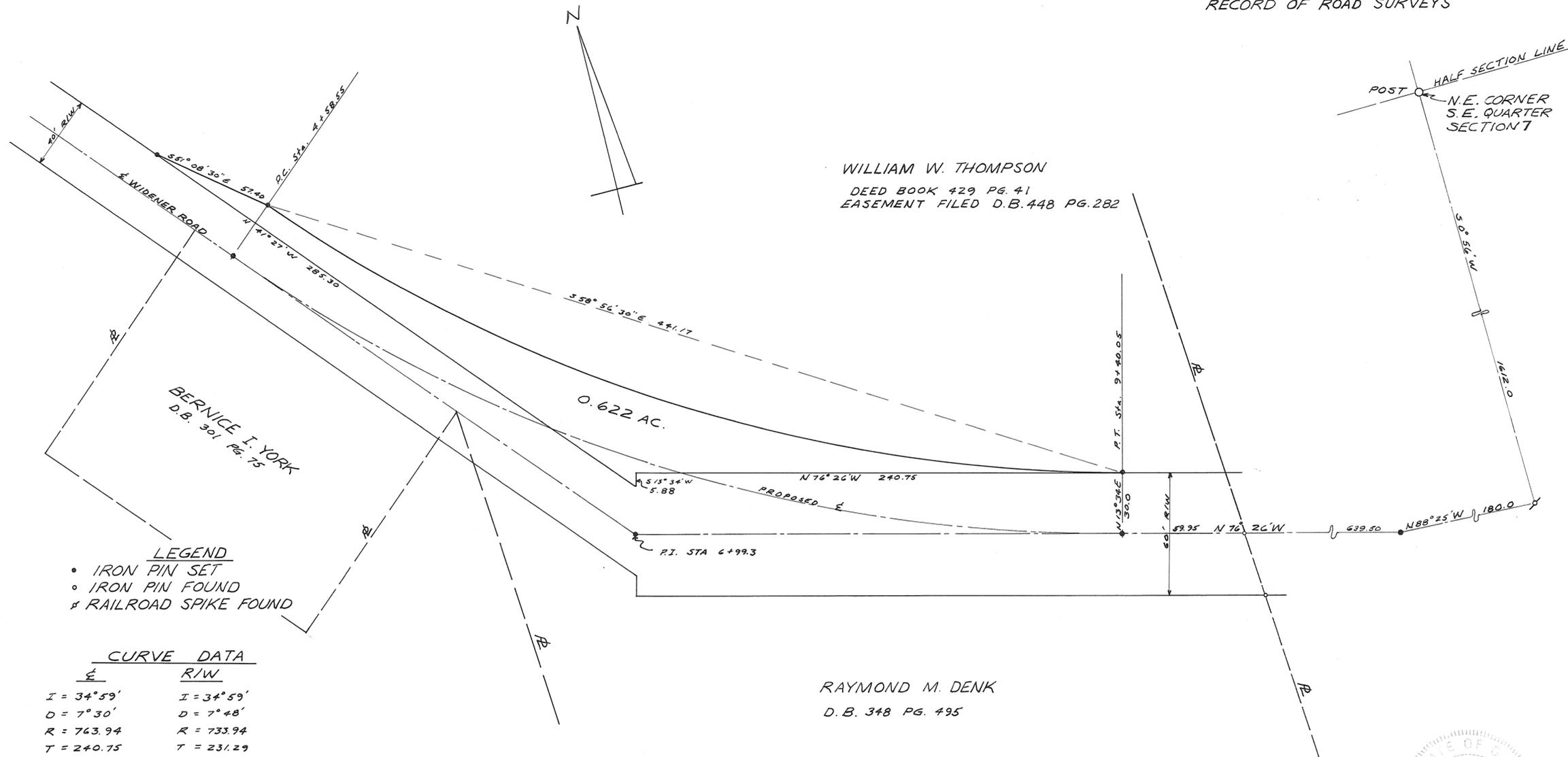
*Walter W. Seibert*  
*Lester Seibert*  
*Polita Clawson*  
 MIAMI COUNTY COMMISSIONERS

OFFICE OF MIAMI COUNTY ENGINEER	
<b>RUDY ROAD #167 AT BRIDGE # 2.74</b>	
APPROVED BY <i>Arthur W. Haddock</i> MIAMI COUNTY ENGINEER	DATE <u>14 DEC 67</u>
<i>Richard W. Klockner</i> REGISTERED SURVEYOR #4370	SCALE <u>1" = 50'</u>

*Man P. Guatin*  
 MIAMI COUNTY RECORDER

VOLUME NO. 8 PAGE NO. 69  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF ROAD SURVEYS

ADDITIONAL RIGHT OF WAY FOR  
WIDENER ROAD # 234



- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - \* RAILROAD SPIKE FOUND

CURVE DATA

Δ	R/W
I = 34° 59'	I = 34° 59'
D = 7° 30'	D = 7° 48'
R = 763.94	R = 733.94
T = 240.75	T = 231.29
L = 466.40	L.C. = 441.17
	L = 448.46

□ DENOTES NEW RIGHT OF WAY



APPROVED 24 NOV 1967

*Luther P. ...*

*Walter ...*

*Robert E. Clawson*

MIAMI COUNTY COMMISSIONERS

OFFICE OF MIAMI COUNTY ENGINEER	
WIDENER ROAD # 234 AT BRIDGE # 0.90	
APPROVED BY <i>Arthur D. ...</i> MIAMI COUNTY ENGINEER	DATE 24 NOV 67
SCALE 1" = 40'	FILE NO.
<i>Richard W. Stoddard</i> REGISTERED SURVEYOR # 4370	MHT

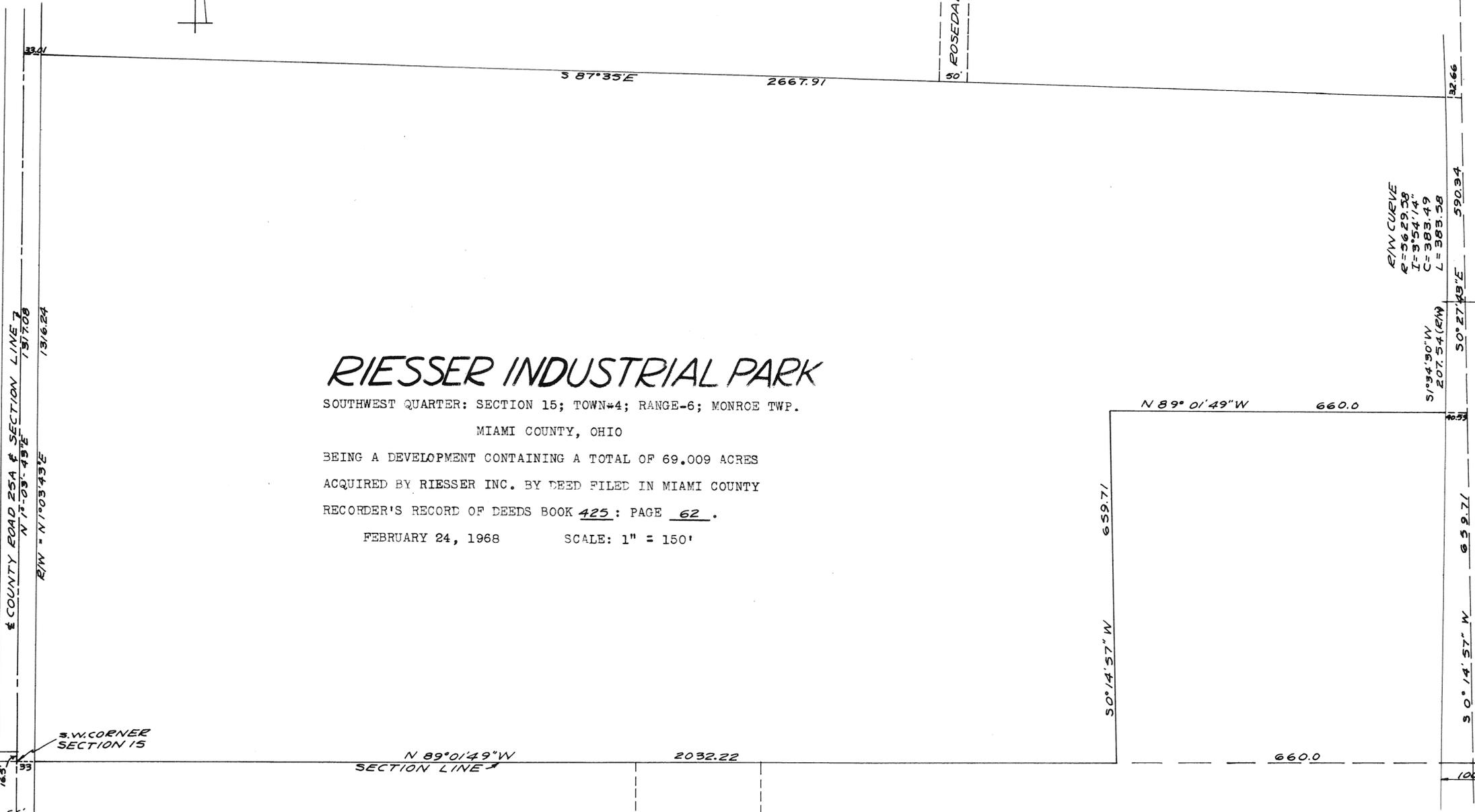
6 (4 MAR 68)

PLAT BOOK 9 PAGE 145  
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 4TH DAY OF MARCH 1968. AT 11:35 A.M. FILE NUMBER 51970 FEE \$4.30

Mary B. Keating  
MIAMI COUNTY RECORDER  
by Emily McNeal, Deputy



ROSEDALE AVE



# RIESSER INDUSTRIAL PARK

SOUTHWEST QUARTER: SECTION 15; TOWN#4; RANGE-6; MONROE TWP.  
MIAMI COUNTY, OHIO  
BEING A DEVELOPMENT CONTAINING A TOTAL OF 69.009 ACRES  
ACQUIRED BY RIESSER INC. BY DEED FILED IN MIAMI COUNTY  
RECORDER'S RECORD OF DEEDS BOOK 425 : PAGE 62 .  
FEBRUARY 24, 1968 SCALE: 1" = 150'

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. ALL EASEMENTS GRANTED IN SUBSEQUENT DEVELOPMENTS OF THIS INDUSTRIAL PARK AREA ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Frank J. Tennell  
Frank J. Tennell  
Riesser Inc.  
Emiliesser Pres.

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BE IT REMEMBERED, THAT ON THIS 1st DAY OF MARCH 1968, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR Miami County PERSONALLY APPEARED 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 1st DAY OF MARCH 1968.

Frank J. Tennell  
NOTARY PUBLIC EXPIRATION DATE JUNE 2, 1969

### RESTRICTIONS AND COVENANTS

1. THIS DEVELOPMENT SHALL BE FOR INDUSTRIAL PURPOSES.
2. INDUSTRIAL INSTALLATIONS IN THIS AREA SHALL BE OF SUCH A NATURE AS TO CONFORM TO THE ZONING RESOLUTION OF MIAMI COUNTY, OHIO AND IN GENERAL MAY BE ANY INDUSTRY THAT IS NOT OBNOXIOUS OR OFFENSIVE BY REASON OF THE EMISSION OF ODOR, DUST, SMOKE, GAS OR NOISE.
3. ALL INDUSTRIAL INSTALLATIONS SHALL REQUIRE STATE OF OHIO APPROVAL OF PLANS AND MIAMI COUNTY BOARD OF HEALTH APPROVAL FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM.
4. BUILDING SETBACK, SIDE YARDS AND REAR YARDS SHALL CONFORM TO MIAMI COUNTY ZONING REGULATIONS.
5. AREAS OF ANY SUBSEQUENT DIVISIONS OF THIS INDUSTRIAL PARK SHALL CONFORM TO MINIMUM MIAMI COUNTY ZONING REQUIREMENTS.
6. ANY FUTURE ROADS REQUIRED IN THIS AREA FOR FURTHER DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF MIAMI COUNTY, OHIO.



THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 4TH DAY OF MARCH 1968.

Arthur D. Hurd  
MIAMI COUNTY ENGINEER

APPROVED AND TRANSFERRED THIS 4th DAY OF March 1968.

Carl Davis by G. Schellhaug  
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.  
Richard W. Klockner  
RICHARD W. KLOCKNER REGISTERED SURVEYOR #4370 TROY, OHIO

DEDICATION

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

BORCHERS CONSTRUCTION CO.

Nelson C. Borchers  
NELSON C. BORCHERS, PRESIDENT

John M. Kistler  
WITNESS

Alberta L. Borchers  
ALBERTA L. BORCHERS, TREASURER

Richard W. Klockner  
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND ALBERTA L. BORCHERS, TREASURER OF BORCHERS CONSTRUCTION CO., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER 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 TREASURER AND THE FREE ACT AND DEED OF SAID BORCHERS CONST. CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Supper City, OHIO THIS 1st DAY OF March 1968.

John M. Kistler  
JOHN M. KISTLER, NOTARY PUBLIC (NO EXPIRATION DATE)

PROTECTIVE COVENANTS

1. LOTS IN THIS PLAT, NUMBERED 92 THROUGH 99, SHALL BE FOR BUSINESS AND COMMERCIAL PURPOSES.
2. A SCREENING, PLANTED HEDGE OR FENCE LINE, MAY BE REQUIRED ALONG REAR OR SIDE YARD LINES TO BUFFER COMMERCIAL OR BUSINESS PROPERTY FROM ADJACENT RESIDENTIAL AREAS.
3. MINIMUM SET BACK FROM RIGHT-OF-WAY LINES SHALL BE 40 FEET; MINIMUM REAR YARD DIMENSION SHALL BE 40 FEET; AND MINIMUM SIDE YARD DIMENSION SHALL BE 15 FEET FOR ANY STRUCTURE ERECTED IN THIS BUSINESS AND COMMERCIAL AREA.
4. NO STORAGE OF MATERIALS OR VEHICLES SHALL BE ALLOWED WITHIN THE REAR 40 FEET OF ANY LOT IN THIS BUSINESS AND COMMERCIAL AREA FOR A PERIOD IN EXCESS OF 48 HOURS. NO OUTSIDE STORAGE OF ANY MATERIALS OR VEHICLES WHICH WOULD BE OBNOXIOUS OR OFFENSIVE TO ADJACENT PROPERTIES SHALL BE ALLOWED AT ANY TIME.
5. PLANS FOR ALL STRUCTURES TO BE ERECTED IN THIS PLAT SHALL BE APPROVED BY BORCHERS CONSTRUCTION CO. PRIOR TO ANY CONSTRUCTION.
6. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT ON ANY LOT IN THIS PLAT.
7. THE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL THE OWNERS OF ALL THE TRACTS IN THIS BUSINESS AND COMMERCIAL PLAT. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE TRACT.
8. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
9. THESE COVENANTS SHALL BE IN EFFECT UNTIL JANUARY 1, 1988, WITH AUTOMATIC EXTENSIONS FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS REVISED IN ACCORDANCE WITH ITEM NO. 7.

BUCKINGHAM COURT-COMMERCIAL SECTION

SOUTHEAST QUARTER OF SECTION 21; TOWN-4; RANGE-6E; MONROE TOWNSHIP

MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 6.645 ACRES OF A TOTAL OF 82.946 ACRES

ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEED FILED IN MIAMI COUNTY

RECORDER'S DEED BOOK 427; PAGE 4.

26 FEBRUARY 1968

SCALE: 1" = 100'

PLAT BOOK 9 PAGE 146

MIAMI COUNTY RECORDER'S PLAT

RECORDS. RECEIVED FOR RECORD

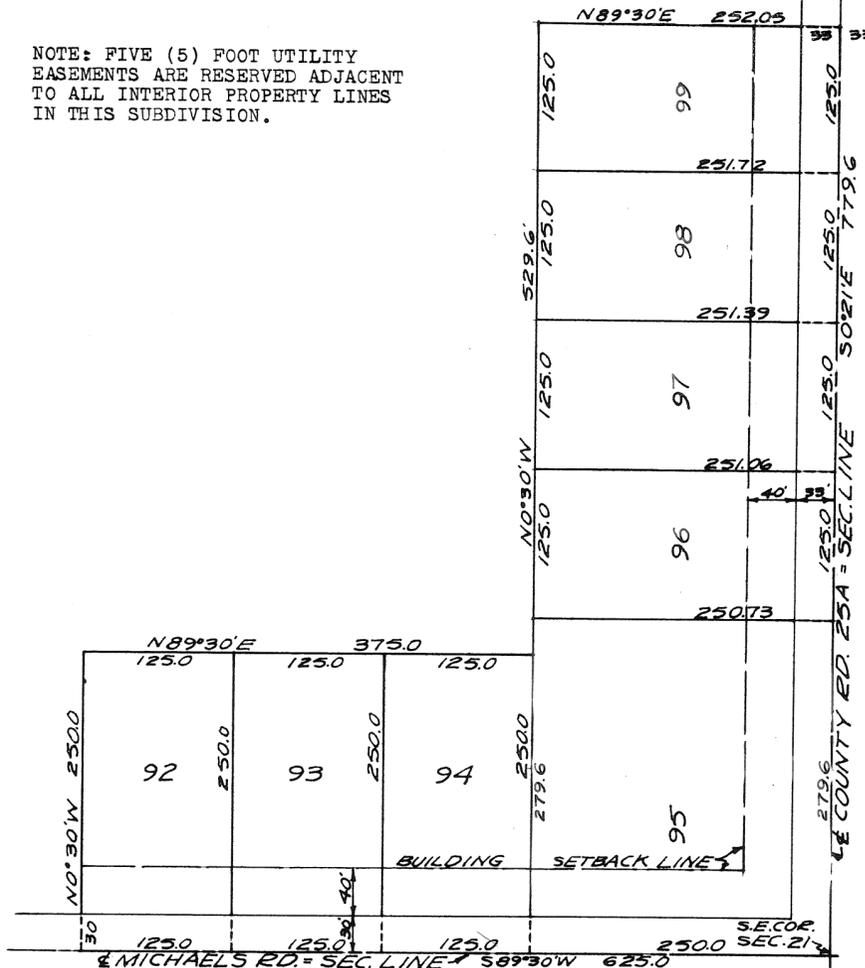
THIS 4TH DAY OF MARCH

1968 AT 11:36 A.M.

FILE NUMBER 51971 FEE \$4.30

Mary B. Martin  
MIAMI COUNTY RECORDER  
by Emily Mc Neal, Deputy

NOTE: FIVE (5) FOOT UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN THIS SUBDIVISION.



THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS

4TH DAY OF MARCH 1968.

Luther Pike Watson W. Brown Robert E. Clawson

Carl D. Hildebrand  
MIAMI COUNTY ENGINEER

PLAT NO. 1618

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4TH

DAY OF MARCH 1968.

Luther Pike Watson W. Brown Robert E. Clawson

APPROVED AND TRANSFERRED THIS 4th DAY OF March 1968.

Carl Davis by G. Schellenberger  
MIAMI COUNTY AUDITOR



I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS AND ON RIGHT-OF-WAY LINES ON LOT LINES.

Richard W. Klockner  
RICHARD W. KLOCKNER P.E.  
REGISTERED SURVEYOR #4370  
TROY, OHIO

# HATHAWAY VILLAGE-SECTION ONE

VILLAGE OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 22.418 ACRES OF OUTLOT TO IN TIPP CITY, OHIO CONVEYED TO HATHAWAY VILLAGE DEVELOPMENT CO. BY DEED RECORDED IN BOOK 448; PAGE 348 AND PARTIALLY BY CONVEYANCE TO NELSON C. BORCHERS BY DEED RECORDED IN BOOK 449; PAGE 102 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

SCALE: 1" = 100 FEET

4 MARCH 1968

### DEDICATION

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

HATHAWAY VILLAGE DEVELOPMENT CO.

NELSON C. BORCHERS

(WITNESSES)

Nelson C. Borchers  
NELSON C. BORCHERS, PRESIDENT

Nelson C. Borchers  
NELSON C. BORCHERS

John M. Kistler

William E. Kessler  
WILLIAM E. KESSLER, SECRETARY

Alberta L. Borchers  
ALBERTA L. BORCHERS

Richard W. Klockner

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND WILLIAM E. KESSLER, SECRETARY OF HATHAWAY VILLAGE DEVELOPMENT CO., THE CORPORATION AND NELSON C. BORCHERS, PERSONALLY, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY AND PERSONALLY IN BEHALF OF SAID CORPORATION AND HIMSELF AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND PERSONALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 21ST DAY OF MARCH, 1968

John M. Kistler  
JOHN M. KISTLER, NOTARY PUBLIC

MY COMMISSION HAS NO EXPIRATION DATE

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF TIPP CITY OHIO, HELD THIS 5TH DAY OF MARCH 1968, THIS PLAT WAS REVIEWED AND APPROVED.

Phillip H. Wampler  
CHAIRMAN

Phyllis Danceman  
SECRETARY

AT A MEETING OF THE VILLAGE COUNCIL OF TIPP CITY, OHIO HELD THIS 18TH DAY OF MARCH 1968, THIS PLAT WAS ACCEPTED AND APPROVED BY RESOLUTION NUMBER 68-4.

Walter Timmon  
MAYOR

Phyllis Danceman  
VILLAGE CLERK

NUMBERED TO DESIGNATE INLOTS AND OUTLOTS AND TRANSFERRED THIS 21ST DAY OF MARCH 1968.

Leah Harris  
MIAMI COUNTY AUDITOR

PREPARED BY RICHARD W. KLOCKNER AND ASSOCIATES  
CIVIL ENGINEERING AND SURVEYING

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.

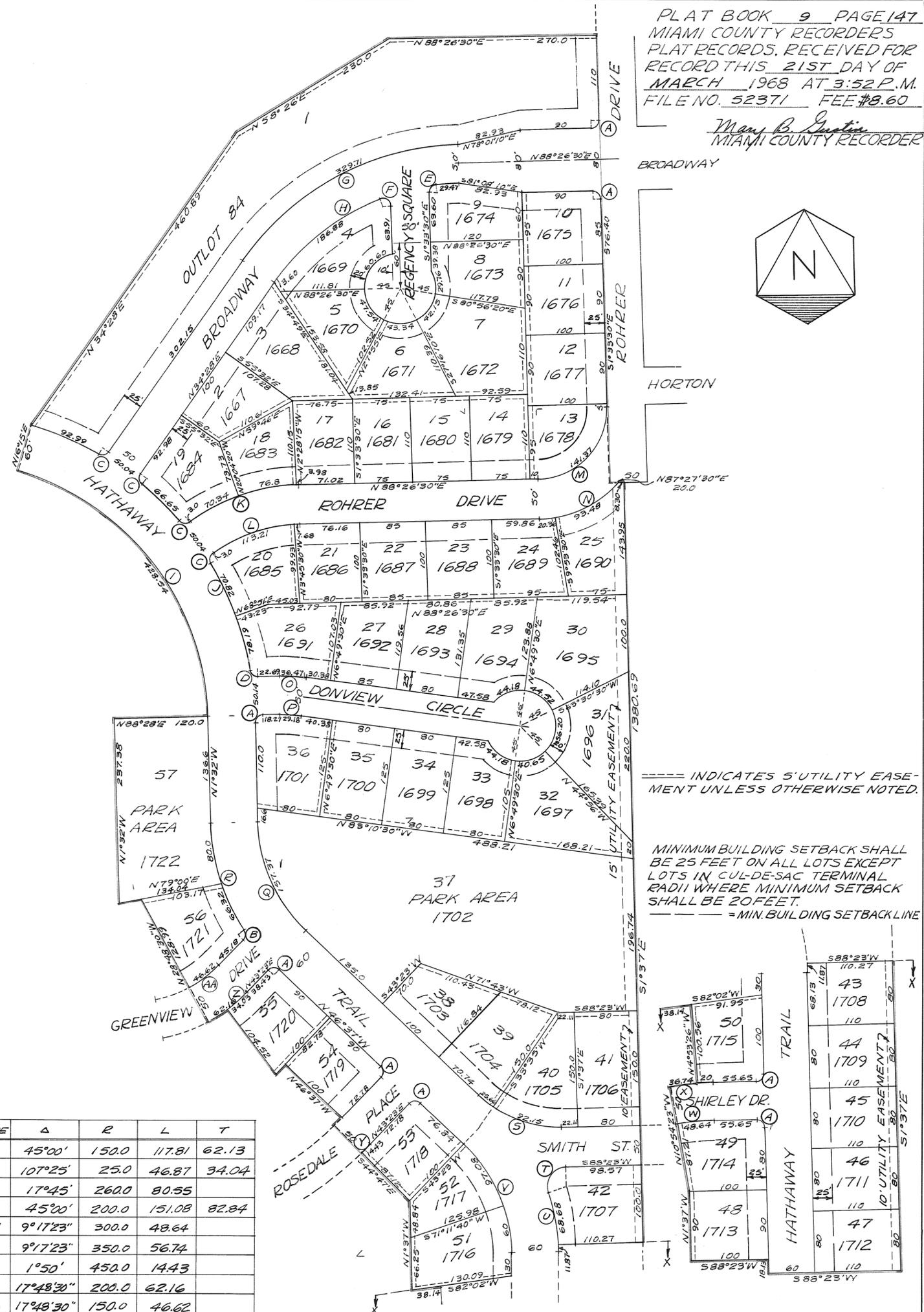
Richard W. Klockner  
RICHARD W. KLOCKNER-REGISTERED SURVEYOR #4370-TROY, OHIO

### CURVE DATA

CURVE	Δ	R	L	T	CURVE	Δ	R	L	T	CURVE	Δ	R	L	T
A	90°00'	10.0	15.70	10.0	J	72°13'	400.0	504.17	291.77	S	45°00'	150.0	117.81	62.13
B	77°09'40"	10.0	13.47		K	34°38'	250.0	151.12	77.94	T	107°25'	25.0	46.87	34.04
C	85°06'10"	10.0	14.85		L	34°38'	200.0	120.89	62.36	U	17°45'	260.0	80.55	
D	81°35'	10.0	14.24		M	90°00'	90.0	141.37	90.0	V	45°00'	200.0	151.08	82.84
E	84°22'20"	10.0	14.73		N	38°15'30"	140.0	113.84		W	9°17'23"	300.0	48.64	
F	109°50'30"	10.0	17.43		O	8°21'30"	250.0	36.47	18.26	X	9°17'23"	350.0	56.74	
G	53°58'30"	350.0	329.71	178.30	P	8°21'30"	200.0	29.18	14.61	Y	1°50'	450.0	14.43	
H	53°58'30"	300.0	282.61	152.83	Q	45°05'	200.0	157.37	83.01	Z	17°48'30"	200.0	62.16	
I	72°13'	340.0	428.54	248.01	R	45°05'	260.0	204.58	107.92	AA	17°48'30"	150.0	46.62	

PLAT BOOK 9 PAGE 147  
MIAMI COUNTY RECORDERS  
PLAT RECORDS. RECEIVED FOR  
RECORD THIS 21ST DAY OF  
MARCH 1968 AT 3:52 P.M.  
FILE NO. 52371 FEE \$8.60

Mary B. Gustin  
MIAMI COUNTY RECORDER



INDICATES 5' UTILITY EASEMENT UNLESS OTHERWISE NOTED.

MINIMUM BUILDING SETBACK SHALL BE 25 FEET ON ALL LOTS EXCEPT LOTS IN CUL-DE-SAC TERMINAL RADI WHERE MINIMUM SETBACK SHALL BE 20 FEET.  
= MIN. BUILDING SETBACK LINE



## HATHAWAY VILLAGE - SECTION ONE

## VILLAGE OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

THE PROTECTIVE COVENANTS AND RESTRICTIONS

1. LOT NUMBER ONE (1) IN THIS SUBDIVISION SHALL NOT BE SUBJECT TO THE PROTECTIVE COVENANTS AND RESTRICTIONS SET FORTH HEREIN. LOT NUMBER ONE(1) SHALL BE SUBDIVIDED AT A LATER TIME INTO LOTS FOR MULTIPLE FAMILY DWELLING UNITS CONSTRUCTION, AND SAID SUBDIVISION OF LOT NUMBER ONE (1) SHALL BE SUBJECT TO ITS OWN SEPARATE SET OF PROTECTIVE COVENANTS AND RESTRICTIONS.
2. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED SINGLE OR MULTIPLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2½) STORIES IN HEIGHT, A PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CARS AND A NONCOMMERCIAL GREEN HOUSE NOT TO EXCEED 350 SQUARE FEET.
3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN OR INDICATED ON THE RECORD PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TWO (2) FEET TO ANY SIDE LOT LINE, NOR SHALL THE SUM OF THE SIDE YARDS BE LESS THAN TWELVE(12) FEET. NO ROOF PROJECTION SHALL BE ALLOWED TO EXTEND BEYOND ANY PROPERTY LINE. THIS RESTRICTION EXCLUDES STEPS AND OPEN PORCHES.
4. NO LOT EXCEPT LOT NUMBER ONE (1) AS SHOWN ON THE RECORDED PLAT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
5. THE GROUND FLOOR AREA OF THE MAIN BUILDING OF ANY DWELLING UNIT CONSTRUCTED IN THIS SUBDIVISION, EXCLUSIVE OF ONE STORY OPEN PORCHES, AND GARAGES, SHALL NOT BE LESS THAN 1000 SQUARE FEET FOR A ONE OR ONE AND ONE HALF STORY STRUCTURE, OR NOT LESS THAN 800 SQUARE FEET FOR A TWO OR A TWO AND ONE HALF STORY STRUCTURE. A TWO (2) CAR GARAGE OF NOT LESS THAN 440 SQUARE FEET SHALL BE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN THIS SUBDIVISION.
6. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
7. NO BUSINESS SHALL BE CARRIED OUT UPON ANY LOT EXCEPT LOT NO. 1 AND LOTS 13 THROUGH 25 IN THIS SUBDIVISION; NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. NO FENCES, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE TO THE STREET LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED TWO (2) FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND NEARER THAN SIX (6) FEET TO THE GROUND. FENCING AND HEDGES ERECTED OR PLANTED ON ANY LOT IN THIS SUBDIVISION MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL.
9. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
10. NO BUILDING, STRUCTURE OR LANDSCAPING SHALL BE ERECTED OR PLACED NOR SHALL ANY MATERIAL OR REFUSE BE PLACED OR STORED ON ANY LOT WITHIN TEN (10) FEET OF THE PROPERTY LINE ABUTTING ANY PARK AREA OR WITHIN TEN (10) FEET OF THE EDGE OF ANY OPEN WATER COURSE, EXCEPT THAT CLEAN FILL MAY BE PLACED NEARER, PROVIDED THAT THE NATURAL WATER COURSE IS NOT ALTERED OR BLOCKED BY SUCH FILL. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN, AND LANDSCAPING PLANS SHOWING LOCATION AND GRADE OF SUCH BUILDING, STRUCTURES OR LANDSCAPING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, HATHAWAY VILLAGE DEVELOPMENT CO. OR THEIR AUTHORIZED REPRESENTATIVE.
11. 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) SQUARE FOOT OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES; AND NO DOGS, CATS OR OTHER HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON ANY LOT WITHIN PUBLIC VIEW.
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 ALL PERSONS CLAIMING UNDER THEM UNTIL APRIL 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.
14. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

# BUCKINGHAM COURT - SECTION FOUR

PLAT BOOK 9 PAGE 148

MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD

THIS 27 DAY OF March

1968 AT 2:30 P.M.

FILE NO. 52477 FEE \$ 4.30

Mary B. Swanson  
MIAMI COUNTY RECORDER

NOTE: FIVE (5) FOOT UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN THIS SUBDIVISION.

SOUTHEAST QUARTER SECTION 21; TOWN - 4; RANGE - 6E; MONROE TOWNSHIP

MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 15.844 ACRES OF A TOTAL OF 82.946 ACRES

ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEED FILED IN MIAMI COUNTY

RECORDER'S DEED BOOK 427; PAGE 4.

10 NOVEMBER 1967

SCALE: 1" = 100'

13,936 ACRES IN LOTS AND 1,908 ACRES IN ROADS

PROTECTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE THE SAME AS FOR BUCKINGHAM SQUARE SECTION ONE AS ARE RECORDED IN PLAT BOOK 9; PAGE 77-A.

EXCEPT THAT TWO ROOMS NOT TO EXCEED 400 SQUARE FEET OF ANY RESIDENCE BUILT ON LOTS 72, 73, 74, 75, 76, & 77 MAY BE USED FOR A PROFESSIONAL OR BUSINESS OFFICE, THE TOTAL AREA OF ANY STRUCTURE SHALL NOT BE LESS THAN 1800 SQUARE FEET FOR RESIDENTIAL-PROFESSIONAL OR RESIDENTIAL-BUSINESS USE.

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. 30 FOOT HIGHWAY EASEMENT FOR MICHAELS ROAD IS HEREBY DEDICATED AS SHOWN.

BORCHERS CONSTRUCTION CO.

Nelson C. Borchers  
NELSON C. BORCHERS, PRESIDENT

William E. Kessler  
WITNESS

Alberta L. Borchers  
ALBERTA L. BORCHERS, TREASURER

John M. Kistler  
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND ALBERTA L. BORCHERS, TREASURER OF BORCHERS CONSTRUCTION CO., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER 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 TREASURER AND THE FREE ACT AND DEED OF SAID BORCHERS CONSTRUCTION CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY CITY, OHIO THIS 8<sup>th</sup> DAY OF DECEMBER 1967.

John M. Kistler NOTARY PUBLIC (NO EXPIRATION DATE)

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 27TH DAY OF MARCH 1968.

Arthur D. Haddad Walter W. Good Robert E. Clanson

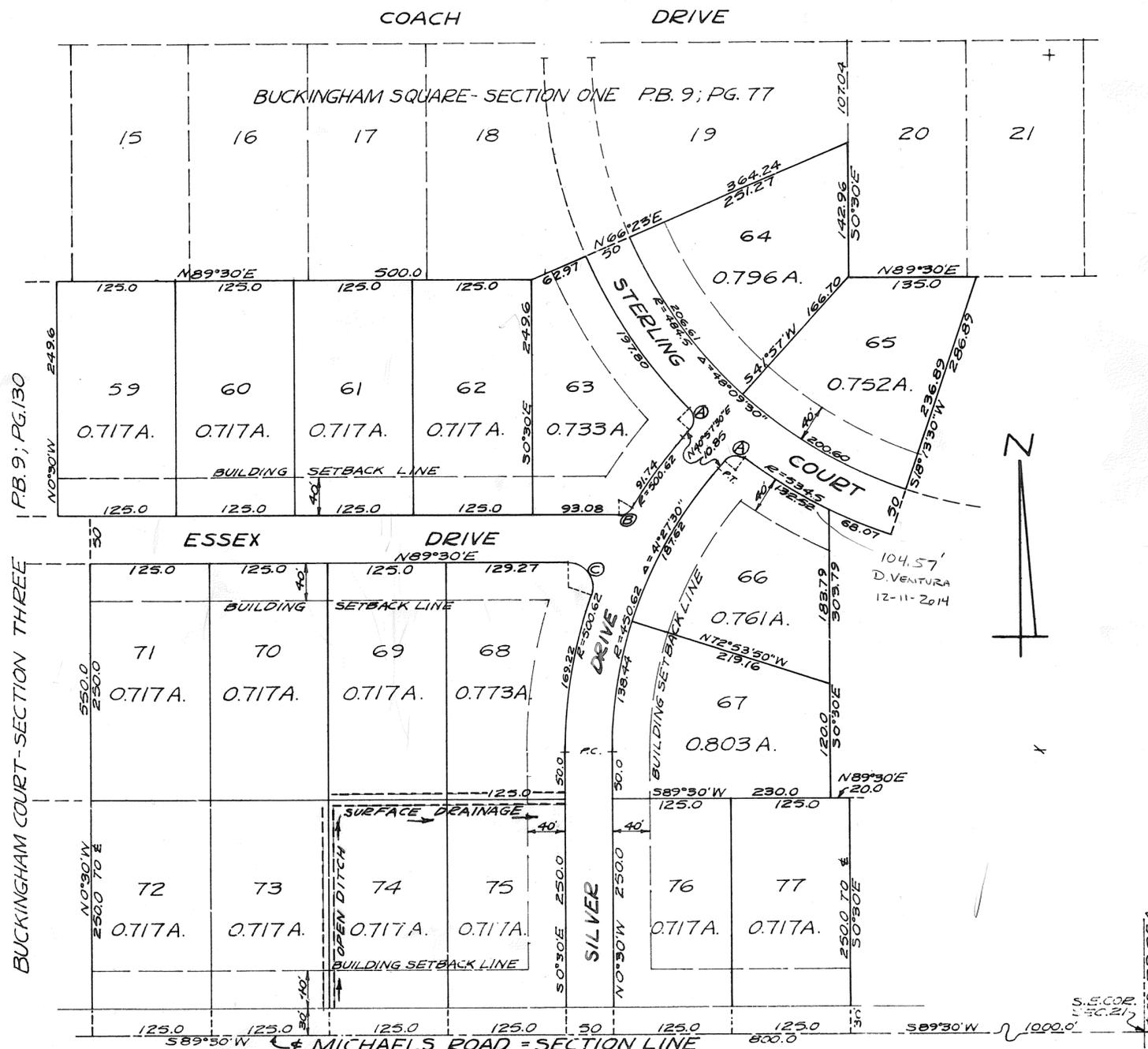
Arthur D. Haddad  
MIAMI COUNTY ENGINEER PLAT NO. 1631

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 27TH DAY OF MARCH 1968.

Arthur D. Haddad Walter W. Good Robert E. Clanson

APPROVED AND TRANSFERRED THIS 27TH DAY OF MARCH 1968.

Carl Davis by K. Shullenger  
MIAMI COUNTY AUDITOR



CURVE DATA CORNER RADII			
	RADIUS	ANGLE	LENGTH
A	15.5'	85°46'40"	23.20
B	15.5'	59°02'30"	15.97
C	25.5'	109°22'	48.67



I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC.

Richard W. Klockner  
RICHARD W. KLOCKNER P.E.  
REGISTERED SURVEYOR #4370  
TROY, OHIO

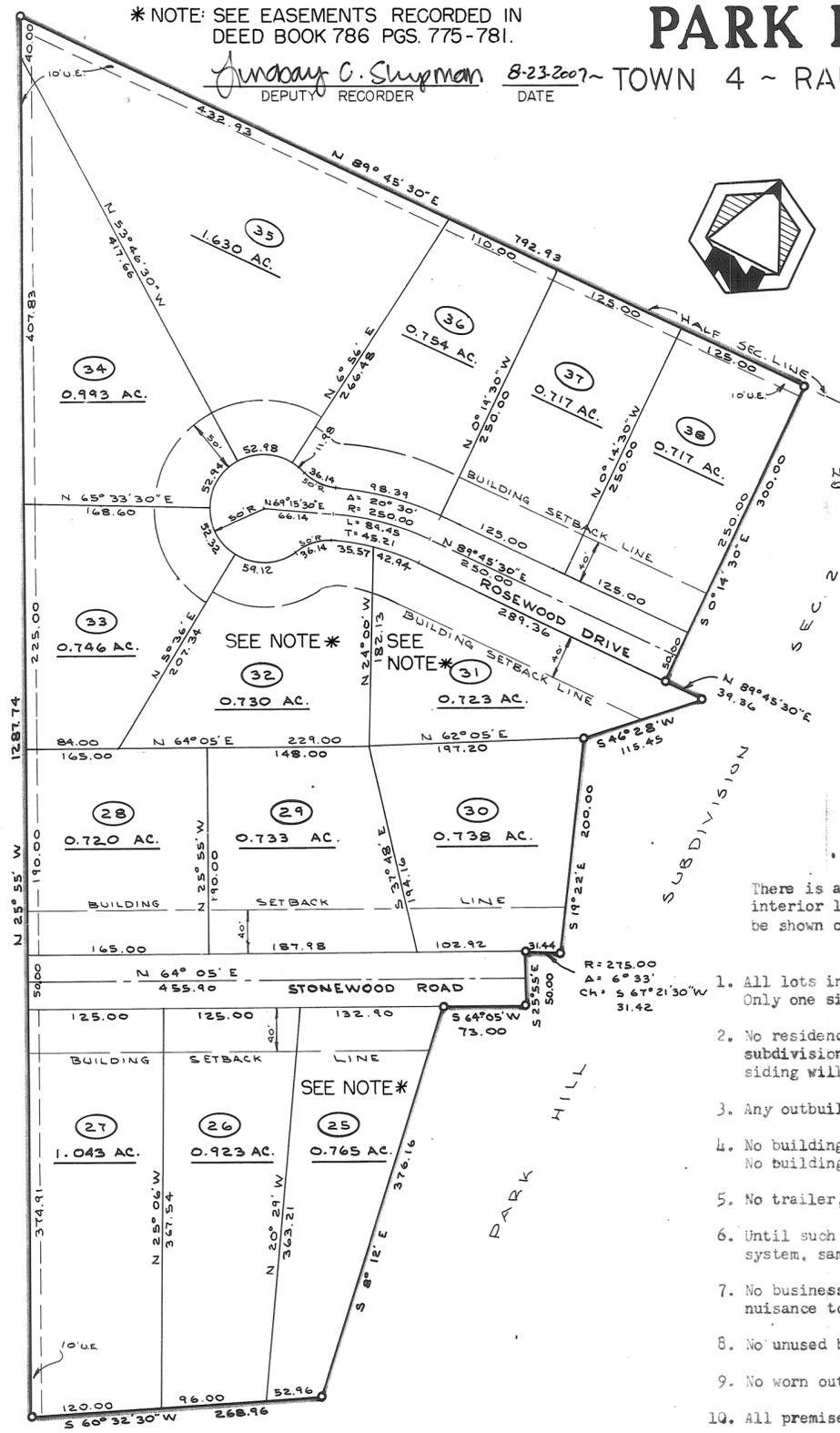
\* NOTE: SEE EASEMENTS RECORDED IN DEED BOOK 786 PGS. 775-781.

# PARK HILL SUBDIVISION SEC. 3

BOOK 9 PAGE 149  
Miami County Engineer's record of recorded plats.

Judith C. Shipman 8-23-2007 TOWN 4 ~ RANGE 6 ~ SECTION 4 ~ CONCORD TOWNSHIP ~  
DEPUTY RECORDER DATE ~ MIAMI COUNTY ~ OHIO ~

ROADS 1.124 Acres.



### DESCRIPTION

Being a subdivision of 13.055 Acres of a 32.775 Acre tract conveyed to Stanley Kegley and Ella Louise Kegley by deed recorded in Vol. 403, Page 646, 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 roads 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.

Daniel D. Turner  
witness  
Joe M. Turner  
witness

Stanley Kegley  
Stanley Kegley  
Ella Louise Kegley  
Ella Louise Kegley

### STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 11<sup>th</sup> day of MARCH, 1968, before me, the undersigned, a notary public in and for said county, personally came Stanley Kegley and Ella Louise Kegley, 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.

DANIEL D. TURNER, Notary Public  
In and for Miami County, Ohio  
(My Commission Expires Aug. 1, 1971)

Daniel D. Turner  
Notary Public

### APPROVED BY CITY OF TROY PLANNING COMMISSION

Harry J. Lepus  
Chairman  
La. Vonne Yantia  
Secretary  
3-27-68  
date

### APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Luther Pike  
Walter Wood  
Robert E. Clawson  
Arthur D. Haddad  
Miami County Engineer  
DATE: 29 March, 1968  
No. 1674

### APPROVED BY MIAMI COUNTY COMMISSIONERS

Luther Pike  
Walter Wood  
Robert E. Clawson  
Arthur D. Haddad  
Miami County Engineer  
DATE: 29 March, 1968

### NOTE

There is a five ft. (5') utility easement along each side of all interior lot lines and each rear or side lot line except as may be shown otherwise hereon.

### PROTECTIVE COVENANTS

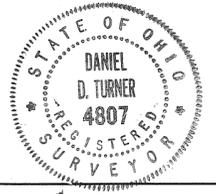
- All lots in this plat shall be known and used only as residential homesites. No tract shall be further subdivided for the purpose of additional residential building sites. Only one single family or multiple dwelling shall be built or placed on any lot.
- No residence of less than 1000 sq. ft. for a one story dwelling or less than 800 sq. ft. for a 1½ story or two story dwelling shall be erected or placed on any lot 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.
- Any outbuilding shall have the 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.
- No building shall be located on any lot nearer to the front or side property lines than the minimum setback distances as provided on the recorded plat of said subdivision. No building shall be located nearer than 15 ft. to an interior lot line.
- 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.
- Until such time as public water and sanitary sewer system are available, each dwelling erected in this subdivision shall have its own private well and sanitary disposal system, same being subject to inspection and approval by the County Board of Health. No outside toilets shall be permitted except during the period of construction.
- 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.
- No unused building material, junk or rubbish shall be left exposed on any tract except during the active period of construction.
- No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be kept on any tract, nor shall any part of any lot be used for storage of any junk or waste.
- 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.
- These covenants are to run with the land and shall be binding upon all persons claiming under them until April 1, 1988, at which time said covenants shall be automatically extended for successive periods of ten years. These covenants may be amended at any time by written consent of 60% of the then owners of the lots, each owner having one vote per tract owned.
- 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 persons owning real property in this subdivision to prosecute any proceedings at law or inequity 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.
- 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.
- 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.

### MIAMI COUNTY AUDITOR

Approved and transferred this 29<sup>th</sup> day of March, 1968.  
Paul Harris  
Miami County Auditor

### MIAMI COUNTY RECORDER

File No. 52519  
Received for record: 1:23 PM Mar. 29-1968  
time date  
Recorded in Plat Book No. 9, Page 149  
Fee: \$ 4.30  
Mary B. Gustin  
Miami County Recorder



I hereby certify this plat and all measurements to be correct.  
Iron pins set at all lot corners.  
Daniel D. Turner  
DANIEL D. TURNER, registered surveyor no. 4807

Park Hill Subdivision - Section 3			
for Stanley and Ella Louise Kegley Troy - Ohio			
DANIEL D. TURNER and ASSOC. Troy - Ohio			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE	Drawn by:	J.T.	SHEET NO.
MAR 1968	Traced by:		1/1
FILE NO.	Checked by:	D.T.	
12-67-305	SCALE: 1"=100'		

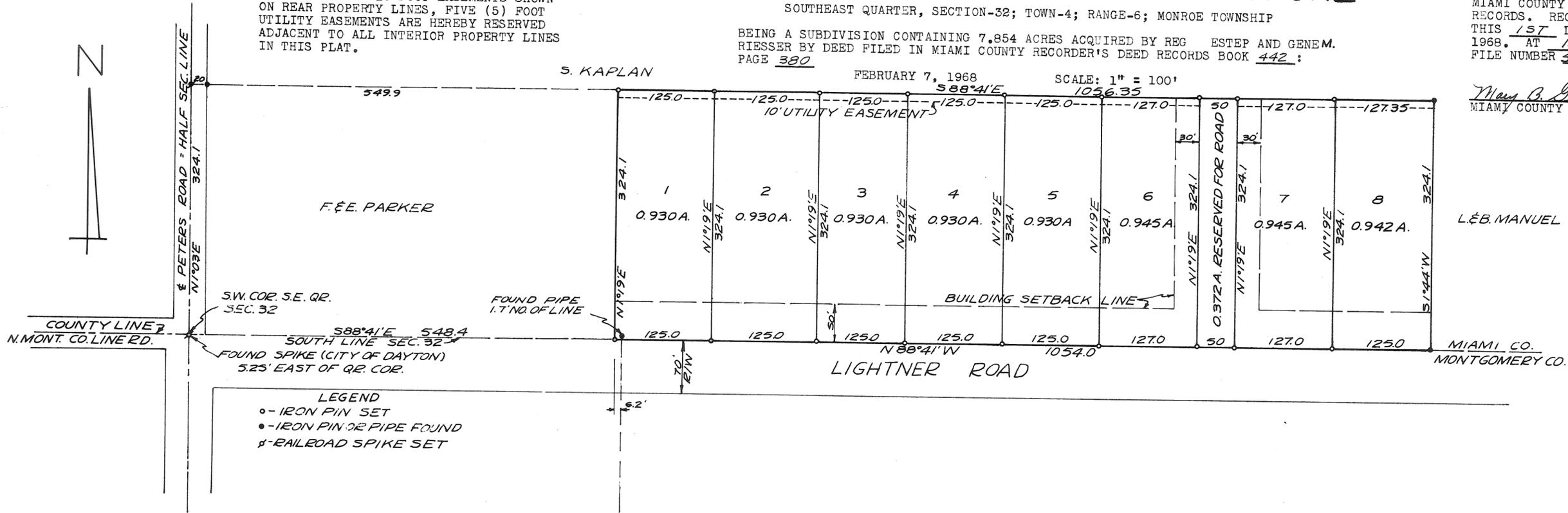
# COUNTY LINE HOMES - SECTION ONE

SOUTHEAST QUARTER, SECTION-32; TOWN-4; RANGE-6; MONROE TOWNSHIP

BEING A SUBDIVISION CONTAINING 7.854 ACRES ACQUIRED BY REG ESTEP AND GENEM. RIESSER BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED RECORDS BOOK 442: PAGE 380

PLAT BOOK 9 PAGE 150  
 MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 1ST DAY OF APRIL 1968. AT 1:22 P.M.  
 FILE NUMBER 52547. FEE \$4.30

IN ADDITION TO 10 FOOT EASEMENTS SHOWN ON REAR PROPERTY LINES, FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN THIS PLAT.



May B. Austin  
 MIAMI COUNTY RECORDER

L. & B. MANUEL

MIAMI CO. MONTGOMERY CO.

**LEGEND**  
 ○ - IRON PIN SET  
 ● - IRON PIN OR PIPE FOUND  
 † - RAILROAD SPIKE SET

**RESTRICTIVE COVENANTS**

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL TRACTS.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL BUILDING SITES.
- NO BUILDING SHALL BE LOCATED CLOSER THAN (15) FEET TO ANY SIDE LOT LINE, NOR SHALL ANY STRUCTURE BE LOCATED NEARER TO THE FRONT OR SIDE ROAD LOT LINE THAN THE INDICATED BUILDING SET BACK LINE SHOWN ON THE RECORD PLAT. THE ABOVE RESTRICTIONS DO NOT INCLUDE STEPS, EAVES, OR OPEN PORCHES.
- THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1300 SQUARE FEET FOR A SPLIT-LEVEL DESIGN; AND 1200 SQUARE FEET ON THE FIRST FLOOR OF TWO OR ONE AND ONE HALF STORY DESIGN.
- NO DEFENSE CABIN, TENT, OR SHACK SHALL BE USED AS A TEMPORARY OR PERMANENT RESIDENCE. HOUSE TRAILERS WILL NOT BE PERMITTED AS PERMANENT HOMES.
- GOVERNMENT APPROVED UNDERGROUND BOMB OR FALLOUT SHELTERS WILL BE PERMITTED ON THESE LOTS.
- 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.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED OUT UPON ANY LOT.
- NO SIGN LARGER THAN 2 FEET BY 3 FEET SHALL BE PERMITTED ON ANY LOT.
- BARBED WIRE FENCE WILL NOT BE USED, FRONT OR SIDE LOT LINES EXCEPT AS IS ALREADY ON THE LAND. ANY BUILDINGS HOUSING STOCK MUST BE SET BACK AT LEAST 75 FEET FROM ANY DWELLING FACING THE ROAD.
- UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM HAS 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, OPEN DITCH OR DRAIN.
- 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 MIAMI COUNTY BOARD OF HEALTH.
- ANY DWELLING TO BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETELY UNDER ROOF WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION OF THE SAME, AND THE SURROUNDING AREA CLEARED OF DEBRIS AND EXCAVATED DIRT RESULTING THEREFROM.
- 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, 1988 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS, EACH OWNER HAVING ONE VOTE FOREACH LOT OWNED BY HIM, IT IS AGREED TO CHANG RESTRICTIONS IN WHOLE OR IN PART.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.
- INVALIDATION OF ANY ONE OF THESE RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

**DEDICATION**

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

Gene Whissner HUSBAND OWNER  
 Reg. Ester HUSBAND OWNER  
 Richard W. Whelan WITNESS  
 Esther J. Riesser WIFE OWNER  
 Jeanne Ester WIFE OWNER  
 Frank J. Jennell WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BE IT REMEMBERED THAT ON THIS 29th DAY OF MARCH 1968, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED AND SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 29th DAY OF MARCH 1968.

Frank J. Jennell  
 NOTARY PUBLIC EXPIRATION DATE 6-2-69  
 FRANK F. FENNEL, Notary Public  
 in and for Miami County, Ohio  
 My Commission Expires June 2, 1969

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 1ST DAY OF APRIL 1968.

Arthur Pike Walter Wood Rolfe Cannon

Arthur D. Hrabak  
 MIAMI COUNTY ENGINEER PLAT NUMBER 1634

APPROVED AND TRANSFERRED THIS 1st DAY OF April 1968

Paul Harris  
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.

Richard W. Klockner  
 RICHARD W. KLOCKNER P.E.  
 REGISTERED SURVEYOR #4370  
 TROY, OHIO

