

Mary C. Austin Recorder by Dora Whitmer
MIAMI COUNTY RECORDER Deputy

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.

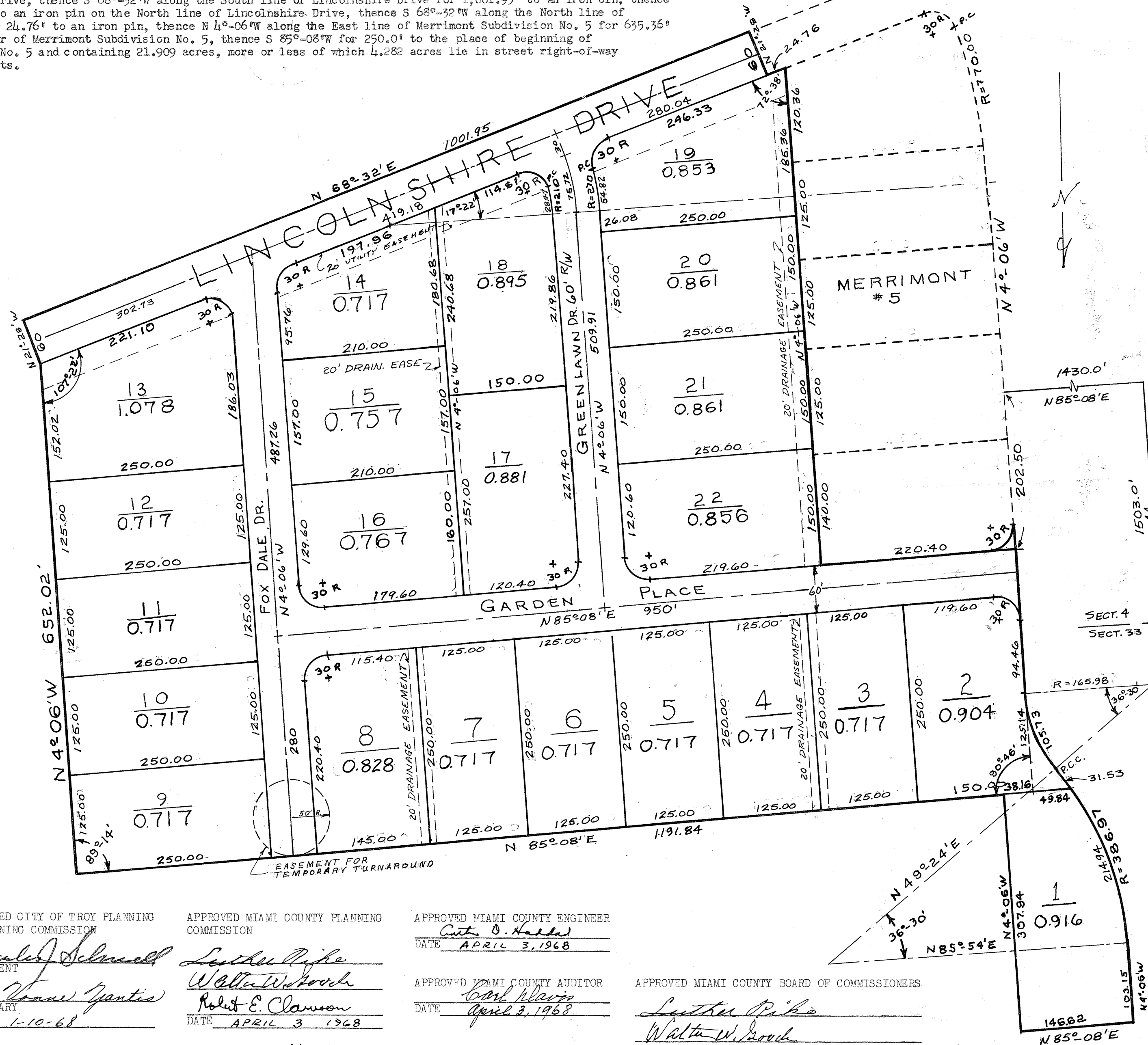
THE MERRIMONT DEVELOPMENT CORPORATION

Mary C. Austin President
Living J. Meyer Secretary
F. C. Meyer Witness
C. S. Deeter 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 C. Austin ITS PRESIDENT AND
Living J. Meyer ITS SECRETARY AND
ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY
ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND
SEAL THIS 2nd DAY OF October.

Glen G. McConnell, Jr.
NOTARY PUBLIC - MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES March 31, 1969

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 NORTH AND EAST PERI-
METER AND OTHER EASEMENTS AS
SHOWN HEREON.



APPROVED CITY OF TROY PLANNING
AND ZONING COMMISSION
Charles J. Schmitt
PRESIDENT
La Vonne Zantia
SECRETARY
DATE 1-10-68

APPROVED MIAMI COUNTY PLANNING
COMMISSION
Laurel Riffe
Walter W. Zouch
Robert E. Clawson
DATE APRIL 3 1968

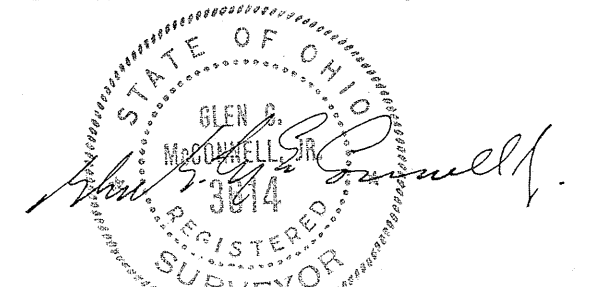
APPROVED MIAMI COUNTY ENGINEER
Arthur O. Haddad
DATE APRIL 3, 1968

APPROVED MIAMI COUNTY AUDITOR
Carl Martin
DATE April 3, 1968

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS
Laurel Riffe
Walter W. Zouch
Robert Clawson
DATE APRIL 3, 1968

No. 1667

MERRIMONT SUBDIVISION No. 6



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

FILE NO. 52617 VOL. 10 PAGE 1-A
 REC'D ON 4-3-68 AT 1:14 P. M.
 RECORDED ON 4-3-68 AT 1:14 P. M.
 FEE \$8.60
 MIAMI COUNTY RECORDER PLAT RECORDS

COVENANTS

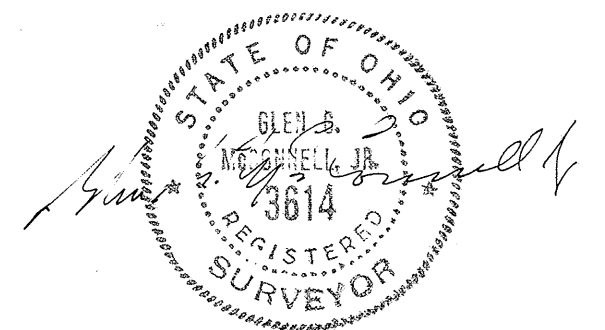
AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE AND IN CONSIDERATION OF THE INCORPORATION OF LIKE COVENANTS AND ANY AND ALL CONVEYANCES OF OTHER SUBLOTS IN SAID PLAT, THE GRANTEE HEREIN, FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, HEREBY COVENANTS AND AGREES TO AND WITH THE SAID 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. SAID PREMISES SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
2. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE WHATEVER OTHER THAN ONE PRIVATE DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY ONLY, WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND/OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
3. NO DWELLING COSTING LESS THAN \$25,000.00 NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1,300 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN 1,200 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE. NO OUTSIDE STAIRWAYS SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON ANY BUILDING OR STRUCTURE.
4. NO PART OF SUCH DWELLING HOUSE OR GARAGE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE, NOR WITHIN 15 FEET OF EITHER SIDE LOT LINE OF SAID PREMISES.

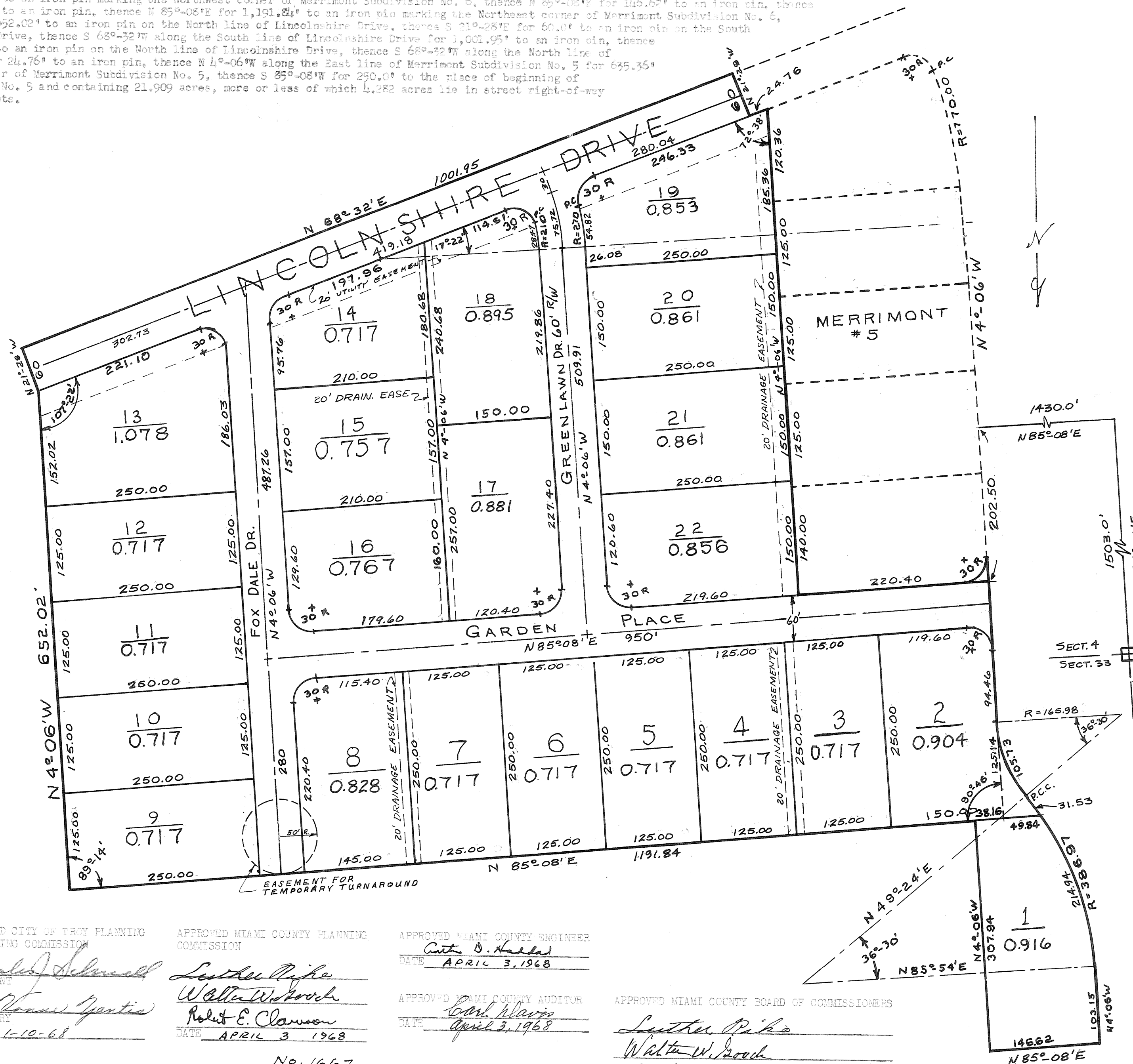
5. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITION PARCELS FOR RESIDENTIAL PURPOSES.
6. NO COMMERCIAL TRADE WHATEVER SHALL BE CARRIED ON UPON SAID PREMISES NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON SAID PREMISES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
8. NO FENCE OR WALL OF ANY KIND OR FOR ANY PURPOSE SHALL BE ERECTED PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE.
9. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVICE OF ANY KIND OTHER THAN A "FOR SALE" OR "FOR RENT" SIGN.

10. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 1975, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.

IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE 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.



Beginning at the Northwest corner of Section 4, Town 4, Range 6 in Concord Township, Miami County, Ohio, thence S 4°-06'W along the West line of section for 1,503.0' to an iron pin at the Southwest corner of Merrimont Subdivision No. 2, thence N 85°-08'E along the South line of Merrimont Subdivision No. 2 and 3 for 1,450.0' to an iron pin at the Southeast corner of Merrimont Subdivision No. 3, thence N 4°-06'W along the East line of Merrimont Drive for 202.50' to an iron pin marking the place of beginning of Merrimont Subdivision No. 6, thence continuing N 4°-06'W along the East line of Merrimont Drive for 184.86' to a point of curvature, thence following the East line of Merrimont Drive on a curve to the left of 165.98' radius for 105.73' to an iron pin at a point of compound curvature, thence continuing along the East line of Merrimont Drive on a curve to the right of 386.97' radius for 246.46' to an iron pin at a point of tangency, thence continuing along the East line of Merrimont Drive N 4°-06'W for 103.15' to an iron pin marking the Northwest corner of Merrimont Subdivision No. 6, thence N 85°-08'E for 146.62' to an iron pin, thence S 4°-06'E for 307.94' to an iron pin, thence N 85°-08'E for 1,191.84' to an iron pin marking the Northeast corner of Merrimont Subdivision No. 6, thence S 4°-06'W for 652.02' to an iron pin on the North line of Lincolnshire Drive, thence S 21°-28'E for 60.0' to an iron pin on the South line of Lincolnshire Drive, thence S 68°-32'W along the South line of Lincolnshire Drive for 1,001.95' to an iron pin, thence N 21°-28'W for 60.0' to an iron pin on the North line of Lincolnshire Drive, thence S 68°-32'W along the North line of Lincolnshire Drive for 24.76' to an iron pin, thence N 4°-06'W along the East line of Merrimont Subdivision No. 5 for 635.36' to the Northeast corner of Merrimont Subdivision No. 5, thence S 85°-08'W for 250.0' to the place of beginning of Merrimont Subdivision No. 5 and containing 21.909 acres, more or less of which 4.282 acres lie in street right-of-way and 17.627 acres in lots.



FILE NO 52617 VOL. 10 PAGE 1
REC'D ON 4-3-68 AT 1:14 PM
RECORDED ON 4-3-68 AT 1:14 PM
FEE \$8.60
MIAMI COUNTY REC'D. RECORDED PLATS SURVEYS

Mary B. Austin Recorder by Dora Whitman Deputy
MIAMI COUNTY REC'D. RECORDED PLATS SURVEYS

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. Brown President
Living H. Brown Secretary
Witness

STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY CAME THE MERRIMONT DEVELOPMENT CORPORATION BY Mary J. Brown ITS PRESIDENT AND Living H. Brown ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR V ACT AND DEED IN WITNESS WHEREOF I HEREBY SET MY SEAL THIS 2nd DAY OF October.

Charles Van Dusen
NOTARY PUBLIC - MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES March 31, 1969

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 NORTH AND EAST PERIMETER AND OTHER EASEMENTS AS SHOWN HEREON.

APPROVED CITY OF TROY PLANNING AND ZONING COMMISSION

Charles J. Schmitt
PRESIDENT
La Vonne Yantis
SECRETARY
DATE 1-10-68

APPROVED MIAMI COUNTY PLANNING COMMISSION

Leather Pike
Walter W. Good
Robert E. Clawson
DATE APRIL 3 1968

APPROVED MIAMI COUNTY ENGINEER

Arthur D. Haddad
DATE APRIL 3, 1968

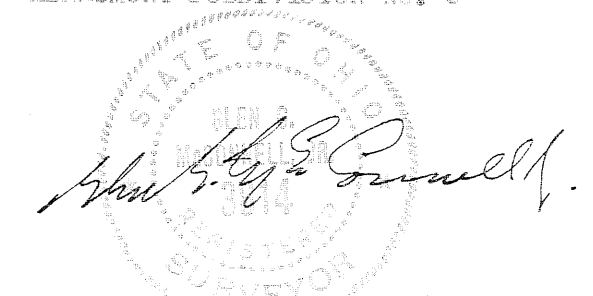
APPROVED MIAMI COUNTY AUDITOR

Carl Harris
DATE April 3, 1968

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS

Leather Pike
Walter W. Good
Robert Clawson
DATE APRIL 3, 1968

MERRIMONT SUBDIVISION NO. 6



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

FILE NO. 52617 VOL. 10 PAGE 1-A
 REC'D ON 4-3-68 AT 1:14 P. M.
 RECORDED ON 4-3-68 AT 1:14 P. M.
 FEE \$8.60
 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. SAID PREMISES SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
2. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE WHATEVER OTHER THAN ONE PRIVATE DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY ONLY, WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND/OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
3. NO DWELLING COSTING LESS THAN \$25,000.00 NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1,300 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN 1,200 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF STORY STRUCTURE. NO OUTSIDE STAIRWAYS SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON ANY BUILDING OR STRUCTURE.
4. NO PART OF SUCH DWELLING HOUSE OR GARAGE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE, NOR WITHIN 15 FEET OF EITHER SIDE LOT LINE OF SAID PREMISES.

5. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITION PARCELS FOR RESIDENTIAL PURPOSES.
6. NO COMMERCIAL TRADE WHATEVER SHALL BE CARRIED ON UPON SAID PREMISES NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON SAID PREMISES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
8. NO FENCE OR WALL OF ANY KIND OR FOR ANY PURPOSE SHALL BE ERECTED PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE.
9. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVICE OF ANY KIND OTHER THAN A "FOR SALE" OR "FOR RENT" SIGN.

10. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 1975, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.

IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE 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.

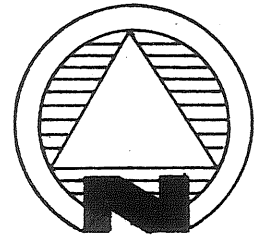


GREEN ACRES SUBDIVISION SEC. - 1

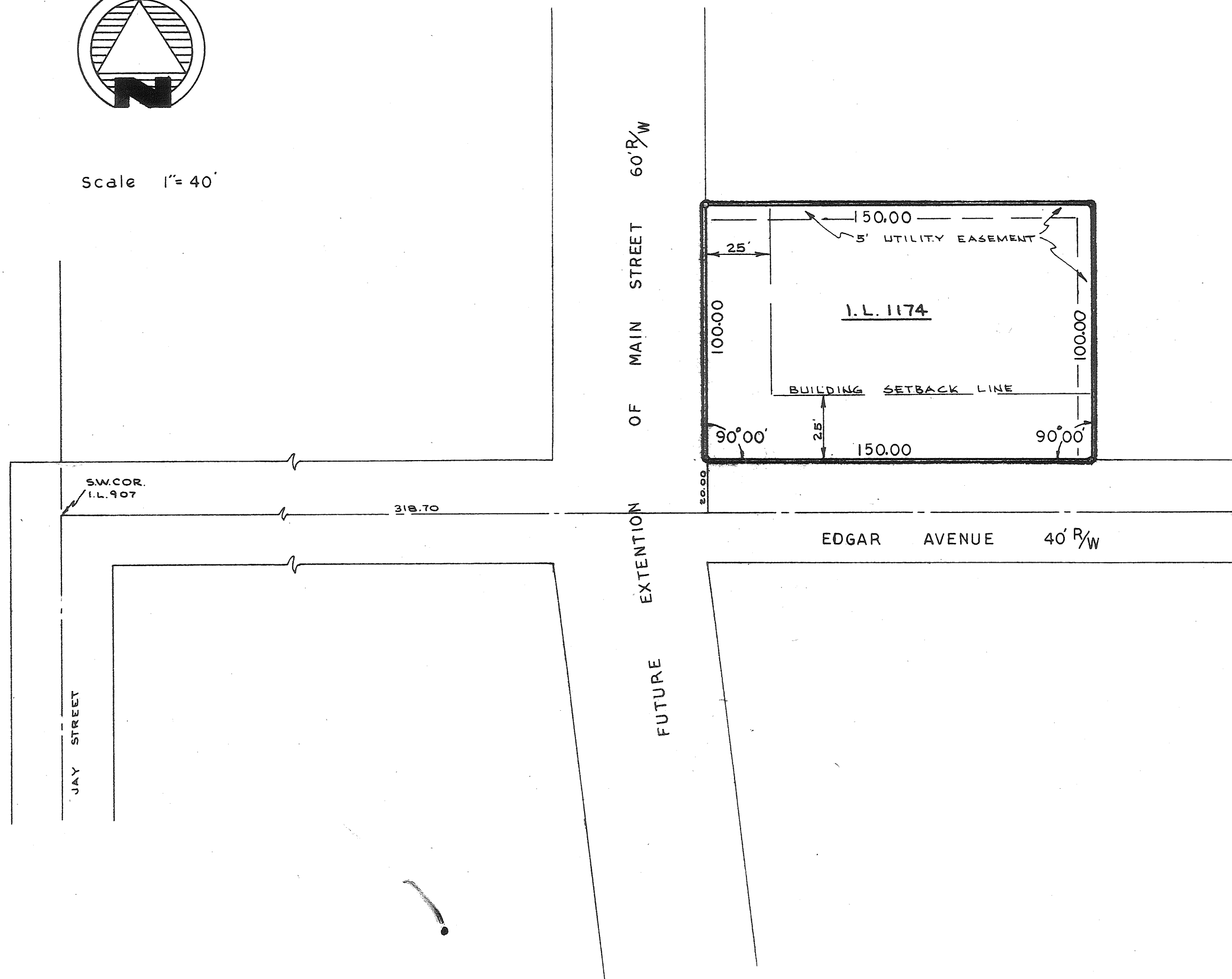
PART OF Q.L. 177 - WEST MILTON - OHIO

BOOK 10, PAGE 2
Miami County Engineer's record
of recorded plats

SEE REPLAT REC. BK. 11 PG. 90



Scale 1" = 40'



DESCRIPTION

Being a subdivision of 0.344 Acres of part of O.L. 177 in the Village of West Milton, Miami County, Ohio.

DEDICATION

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

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

Thomas W. Steink
witness

Joe M. Turner
witness

Robert E. Green
Robert E. Green

Mary E. Green
Mary E. Green

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 25th day of MARCH, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Robert E. Green and Mary E. Green, both of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Daniel D. Turner
Notary Public



PLANNING COMMISSION APPROVAL

At a meeting of the Village of West Milton Planning Commission held this 26th day of MARCH, 1968, this plat was approved.

M. A. Lyon
president

Adrian F. Thompson
secretary

MIAMI COUNTY AUDITOR

Approved and transferred this 5th day of April, 1968.

Carl W. Davis
Miami County Auditor

MIAMI COUNTY RECORDER

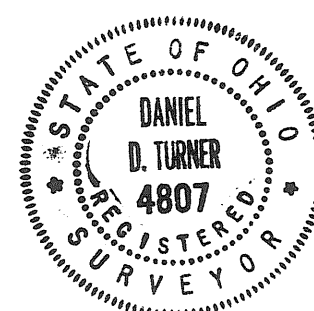
File No. 52672

Received for record 10:35 A.M. April 5 - 1968
time date

Recorded in Plat Book No. 10, Page 2

Fee: \$ 4.30

Mary B. Guatin
Miami County Recorder



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Green Acres Subdivision - Section 1 for Robert E. and Mary E. Green West Milton - Ohio			
DANIEL D. TURNER and ASSOC. Troy - Ohio			
CIVIL ENGINEERING - LAND SURVEYING			
DATE 3-23-68	Drawn by: Traced by:	T.S. D.T.	SHEET NO. 1/1
FILE NO. 2-68-38	Checked by:	D.T.	SCALE: 1" = 40'

- COUNTRY ESTATES EAST - SEC.1 -

BOOK 10, PAGE 3
Miami County Engineer's record
of recorded plats.

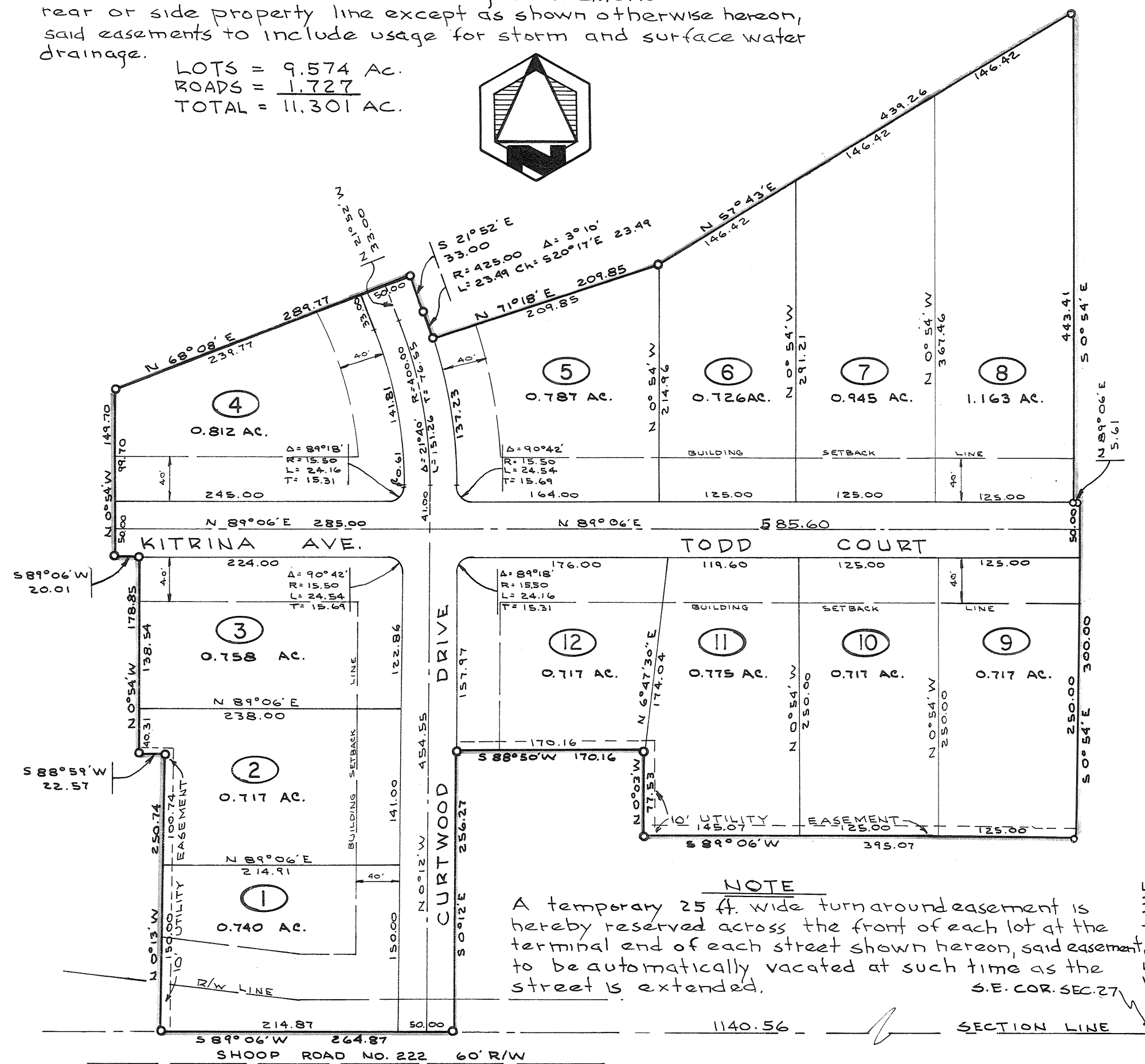
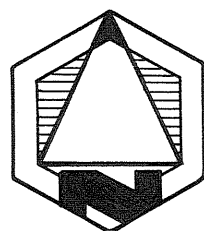
TOWN 4 - RANGE 6 - SECTION 27 - MONROE TOWNSHIP

MIAMI - COUNTY

NOTE

There is a five ft. (5') utility easement on each side of each interior lot line and along each exterior rear or side property line except as shown otherwise hereon, said easements to include usage for storm and surface water drainage.

LOTS = 9.574 AC.
ROADS = 1.727
TOTAL = 11.301 AC.



NOTE

A temporary 25 ft. wide turnaround easement is hereby reserved across the front of each lot at the terminal end of each street shown hereon, said easement to be automatically vacated at such time as the street is extended.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
2. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1200 S.F. for a one story plan, nor less than 1600 S.F. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun.
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 15ft. to any interior lot line.
4. No lot shall be hereafter subdivided into additional residential residential lots.
5. No trailer, basement, camp shack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
6. Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four ft. in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, excepting existing field fence along the rear of any lot which will be permitted to remain.
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 the developer before any construction may begin.
8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon which may be or become an annoyance or nuisance.
9. No structure of a temporary character shall be permitted on any premises except during the active period of construction.
10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 S.F. or one sign of not more than 5 S.F. 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. Petzoldt Construction Co. shall be exempt from this covenant during the period of the plat development and lot sales.
11. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
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 May 1, 1988, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
13. 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.
14. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

APPROVED BY MIAMI COUNTY COMMISSIONERS

Luther Pike
Walter W. Brook
Polite, Clawson

Arthur D. Hassel
Miami County Engineer

DATE: April 12, 1968

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Walter W. Brook
Polite, Clawson

Arthur D. Hassel
Miami County Engineer

DATE: April 12, 1968 No: 1642

DESCRIPTION

Being a subdivision of 11.301 Acres of part of a 77.989 Acre tract and part of a 9.195 Acre tract conveyed to Country Estates Homebuilders, Inc. by deed recorded in Vol. 445, Page 84, and Vol. 449, Page 149, respectively, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown or noted on this 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 ingress and egress to the properties for said purposes, and are to be maintained as such forever.

Daniel D. Turner
witness

Thomas W. Stenke
witness

COUNTRY ESTATES HOMEBUILDERS, INC.

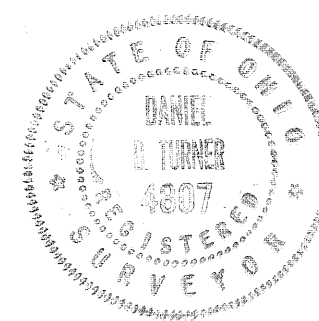
Curtis A. Petzoldt
Curtis A. Petzoldt, President

Marjorie J. Petzoldt
Marjorie J. Petzoldt, Vice President

STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 10th day of APRIL, 1968, before me, a notary public in and for said county and state, personally came Country Estate Homebuilders, Inc. by its president Curtis A. Petzoldt and its vice president Marjorie J. Petzoldt, both of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and 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



MIAMI COUNTY AUDITOR

Approved and transferred this 12th day of April, 1968.

Paul Morris
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 52837

Received for record: 11:40 AM APRIL 12, 1968
TIME DATE

Recorded in Plat Book No. 10 Page 3

Fee: \$ 4.30 Mary B. Martin
Miami County Recorder
by Emily M. Neal, Deputy

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. 4507

Country Estates East - Section one for Country Estates Homebuilders, Inc. Vandalia, Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE Apr. 1968	Drawn by: Traced by: Checked by:	SHEET NO. 1/1
FILE NO. 1-68-05	SCALE: 1" = 100'	

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 STREET 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.

OWNER:

John E. Fulkner
JOHN E. FULKER

Nancy Fulkner
NANCY FULKER

Richard W. Klockner
WITNESS

Vera M. Crusey
WITNESS

LIEN HOLDER: PEOPLES BUILDING & SAVINGS ASSOCIATION - TROY, OHIO

Cameron Dungan
PRESIDENT

W. E. Eickhoff
SECRETARY

Catherine C. Dooley
WITNESS

Richard W. Klockner
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED John E. Fulkner AND Nancy Fulkner OWNERS OF THE LANDS WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

INTESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 26 DAY OF March, 1968.

Vera M. Crusey
NOTARY PUBLIC

MY COMMISSION EXPIRES Oct. 4, 1968

STATE OF OHIO, COUNTY OF MIAMI, SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED J. CAMERON DUNGAN PRESIDENT AND W. E. EICKHOFF 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.

INTESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 26th DAY OF March, 1968.

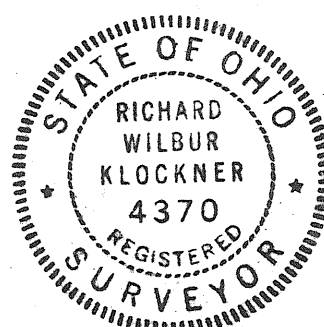
Catherine C. Dooley
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-16-69

PLAT PREPARED BY:
RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THIS REPLATTED SUBDIVISION TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.

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



HERITAGE HILLS-SECTION FIVE

PLAT BOOK 10 : PAGE 4
MIAMI COUNTY RECORDER'S PLAT
RECORDS. RECEIVED FOR RECORD
THIS 16th DAY OF APRIL 1968
AT 1:54 P.M.
FILE NO. 52886 FEB 4, 30

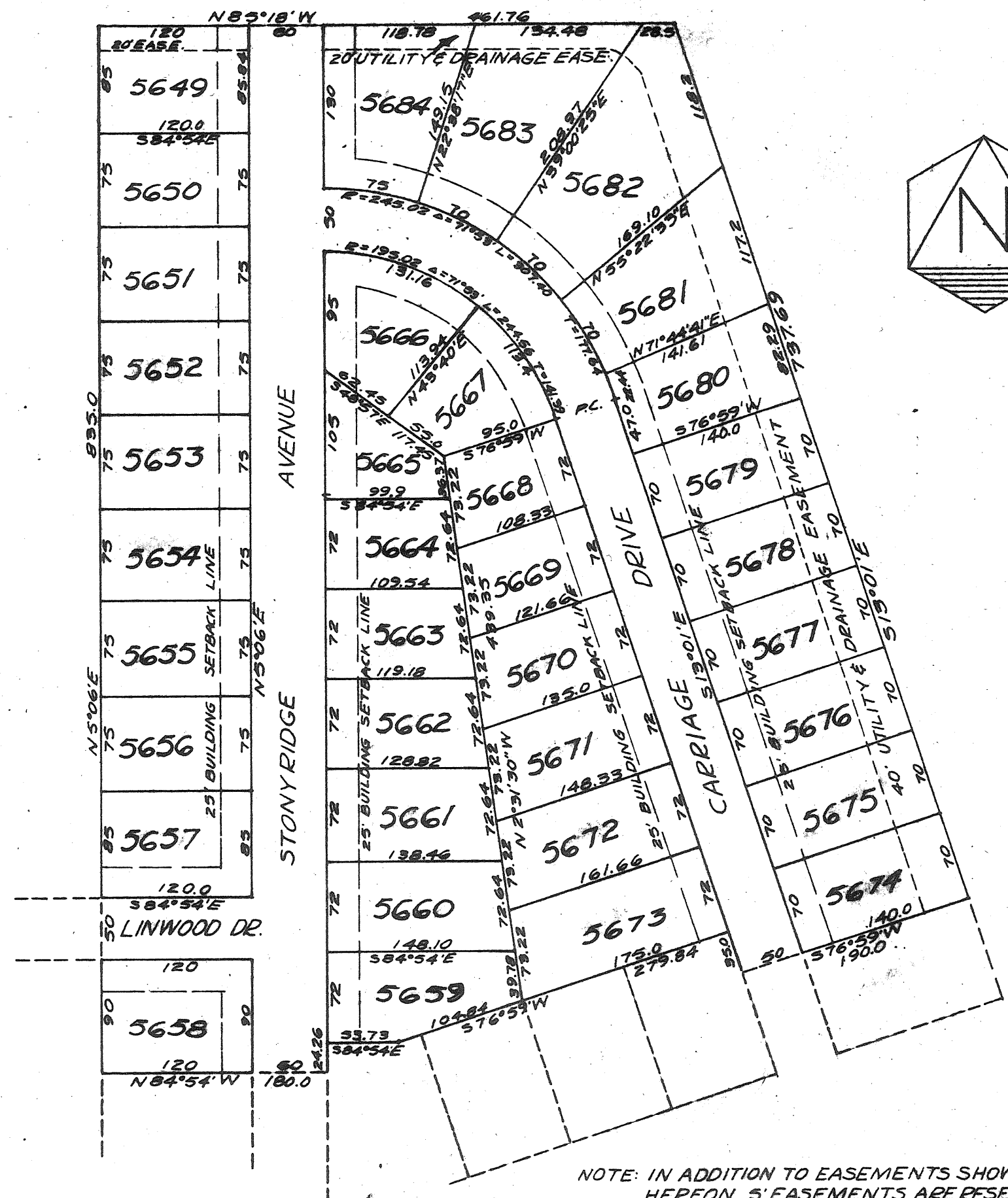
Mary B. Austin Recorder by
MIAMI COUNTY RECORDER
Dona Whitman, Deputy

BEING A REPLATTED SUBDIVISION OF 10.524 ACRES OF
OUTLOT 429 IN THE CITY OF TROY, MIAMI COUNTY, OHIO
ACQUIRED BY JOHN E. FULKER BY DEED FILED IN MIAMI
COUNTY RECORDER'S DEED BOOK 448 : PAGE 610.

SCALE: 1" = 100'

JULY 1, 1967

THE RESTRICTIVE COVENANTS FOR THIS REPLATTED SUBDIVISION SHALL BE THE SAME AS RESTRICTIVE COVENANTS FOR HERITAGE HILLS SUBDIVISION SECTION ONE FILED IN RECORDER'S PLAT BOOK 8; PAGE 143.



NOTE: IN ADDITION TO EASEMENTS SHOWN
HEREON, 5' EASEMENTS ARE RESERVED
ADJACENT TO ALL INTERIOR LOT LINES

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 11TH DAY OF JULY, 1967,
THIS REPLAT WAS REVIEWED AND APPROVED.

Harry J. Jones
PRESIDENT

Le Roy Jones
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15 DAY OF April 1968.
THIS REPLATTED SUBDIVISION WAS ACCEPTED BY ORDINANCE NUMBER 0-21-68.

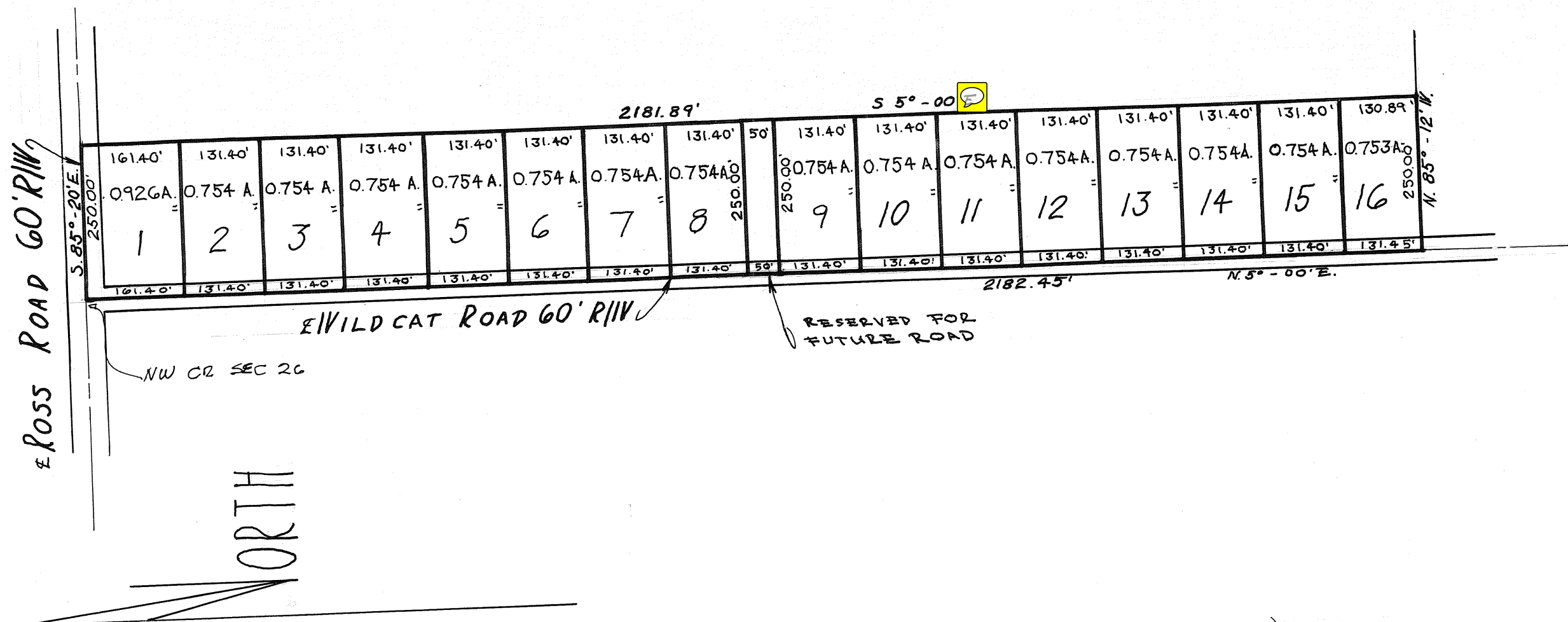
David D. Terrell
MAYOR

John W. Larimer
PRESIDENT OF COUNCIL

J. J. J. Franklin
CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 16th DAY OF April 1968.

Paul Harris
MIAMI COUNTY AUDITOR



BALDWIN SUBDIVISION No 1 (12.235 ACRES)

REFERENCE SURVEY VOL 20 PLAT 4

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.

Frances E. Nelson Nellie Falkner
Elmer Hawn Dorothy Hawn
ABOVE WITNESSES TO THREE
SIGNATURES ON RIGHT Howard L. Baldwin

STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
PERSONALLY CAME THE ABOVE SIGNED PERSONS AND ACKNOWLEDGED
THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND
DEED IN WITNESS WHEREOF I HEREBY SET MY HAND AND SEAL
THIS 12th DAY OF April 1968
Notary Public
MY COMMISSION EXPIRES 12-1-1969

APPROVED BY BETHEL TOWNSHIP ZONING
COMMISSION - Date

APPROVED BY MIAMI COUNTY PLANNING
COMMISSION - Date April 12, 1968

Luther Pike
Walter W. Brook
Robert E. Osborn
No. 1668

Bethel Twp Trustees
Chester Weaver
Earl F. Houser
Merle R. Gorman
Dated April 8, 1968

APPROVED BY MIAMI COUNTY ENGINEER
DATE April 12, 1968

Curt D. Kallal

APPROVED BY MIAMI COUNTY BOARD OF
COMMISSIONERS - Date April 12, 1968

Luther Pike
Walter W. Brook
Robert E. Osborn

APPROVED BY MIAMI COUNTY AUDITOR
Date April 18, 1968

Earl Davis, Auditor
L. Shellenbarger, Deputy

BALDWIN SUBDIVISION NO. 1
For: Nellie Falkner
Dorothy Hawn
Howard Baldwin

Glen C. McConnell Jr.
STATE OF OHIO
GLEN C. MCCONNELL JR.
REGISTERED
SURVEYOR
GLEN C. MCCONNELL JR., REG SURVEYOR
1710 Peters Road, Troy, Ohio

VOLUME NO. 10 PAGE 5-A

MIAMI COUNTY ENGR. RECORD OF SUBDIVISIONS

FILE NO. 52951 VOL. 10 PAGE 5A
 REC'D ON April 18, 1968 AT 11:35 A.M.
 RECORDED ON April 18, 1968 AT 11:35 A.M.
 FEE \$ 8.60
 MIAMI COUNTY RECORDER PLAT RECORDS

BALDWIN SUBDIVISION NO. 1COVENANTS

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 SUELOTS IN SAID PLAT THE GRANTEE HEREIN, FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, HEREBY COVENANTS AND AGREES TO AND WITH THE SAID GRANTOR, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, FOR THE USE AND BENEFIT OF SAID GRANTOR, THEIR 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, THEIR SAID HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, TO ANY LOT OR PARCEL OF LAND SITUATED IN SAID PLAT AS FOLLOWS:

1. THERE SHALL NOT BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY BUILDING OR STRUCTURE WHATEVER OTHER THAN ONE PRIVATE DWELLING HOUSE DESIGNATED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY, ONLY WITH GARAGE, AND SUCH DWELLING HOUSE AND GARAGE SHALL BE CONSTRUCTED, ERECTED, PLACED, LOCATED AND/OR MAINTAINED ONLY PURSUANT TO, AND IN ACCORDANCE WITH, ALL AND SINGULAR THE COVENANTS AND AGREEMENTS OF THE GRANTEE HEREIN CONTAINED AND NOT OTHERWISE.
2. NO DWELLING LESS THAN 1,000.00 SQUARE FEET LIVING AREA NOR EXCEEDING TWO STORIES SHALL BE ERECTED OR SUFFERED TO REMAIN ON SAID PREMISES.
3. NO PART OF SUCH DWELLING HOUSE OR GARAGE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 50 FEET OF THE FRONT LOT LINE, NOR WITHIN 15 FEET OF EITHER SIDE LOT LINE OF SAID PREMISES.

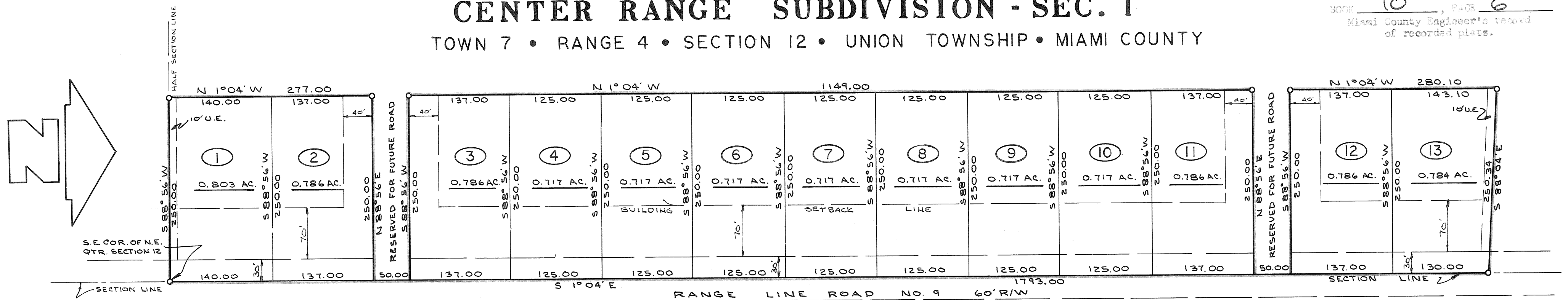
4. SAID PREMISES SHALL NOT BE SUBDIVIDED INTO ADDITIONAL PARCELS FOR RESIDENTIAL PURPOSES.
5. NOTHING SHALL BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
6. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON SAID PREMISES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
7. SAID PREMISES SHALL NOT BE USED FOR THE DISPLAY OF ANY BILLBOARD, SIGN OR ADVERTISING DEVICE OF ANY KIND OTHER THAN A "FOR SALE" OR "FOR RENT" SIGN.
8. THE SEVERAL COVENANTS AND AGREEMENTS HEREINBEFORE CONTAINED SHALL RUN WITH THE LAND HEREBY CONVEYED AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY 1975, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IN SAID PLAT IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.

IF THE GRANTEE HEREIN OR HIS HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFULL FOR ANY OTHER PERSON OR PERSONS OWNING REAL ESTATE SITUATE IN SAID PLAT TO PROSECUTE ANY LEGAL OR EQUITABLE ACTION AGAINST HIM TO RESTRAIN HIM FROM SO DOING OR TO RECOVER DAMAGES DUE HIM BY REASON THEREOF. INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS UNLESS SPECIFICALLY INTENDED.



CENTER RANGE SUBDIVISION - SEC. 1
TOWN 7 • RANGE 4 • SECTION 12 • UNION TOWNSHIP • MIAMI COUNTY

BOOK 10, PAGE 6
Miami County Engineer's record
of recorded plats.



- 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. All houses shall have an attached garage.
 2. **DWELLING SIZE** - The floor area of each dwelling structure, exclusive of open porches, car ports, garages or patios, shall not be less than 1200 square feet for a one story plan, 1400 square feet for a split-level design, and 1000 square feet 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 line as provided on the recorded plat of said subdivision. No building shall be located nearer than twenty feet to any interior lot line.
 4. **DIVISION OF LOTS** - No lot shall be hereafter divided into additional residential lots.
 5. **OTHER BUILDINGS** - No trailer, basement, camp shack, garage, barn or other outbuildings shall at any time be used as a residence either 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 which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four feet (4') in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location, except field fencing along the rear of these lots will be permitted.
 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 lot in this subdivision, nor shall anything be done 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. All houses shall be completed within a period of one (1) year after beginning of construction.
 10. **SIGNS** - No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) square feet or one sign of not more than five (5) square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house.
 11. **LIVESTOCK AND POULTRY** - No animal, livestock or poultry of any kind may be raised, bred or kept on any lot in this subdivision except dogs, cats or other household pets, providing that they are not kept, bred or raised 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 or persons claiming under them until Jan. 1, 1993, at which time they are to be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
 13. **INVALIDATION OF COVENANTS** - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
 14. **ENFORCEMENT OF COVENANTS** - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any of the lot owners in this subdivision.

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon.

DESCRIPTION

Being a subdivision of 9.750 Acres of part of a tract conveyed to Clarence C. Kinsey by deed recorded in Vol. 250, Page 85, of the Miami County Deed Records.

DEDICATION

I, the undersigned, being the sole owner and lien holder of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon.

Daniel D. Turner
Witness

Clarence C. Kinsey
Clarence C. Kinsey

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 24th day of APRIL, 1968, before me, the undersigned, a notary public in and for said county and state, personally appeared before me Clarence C. Kinsey 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.

DANIEL D. TURNER, Notary Public
in and for Miami County, Ohio
My Commission Expires Aug. 1, 1971

Daniel D. Turner
Notary Public

MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Walter W. Borch
Robert L. Cannon

Arthur S. Haskins
Miami County Engineer

DATE: APRIL 24, 1968

No. 1647

MIAMI COUNTY AUDITOR

Approved and transferred this 24th day of April, 1968.

Carl Davis
Miami County Auditor
by R. C. Skellenger, Deputy

MIAMI COUNTY RECORDER

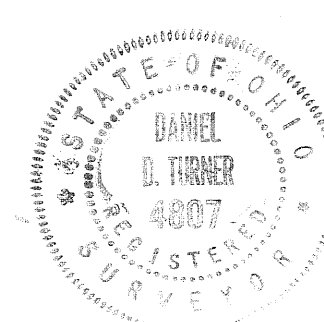
File No. 53065

Received for record: 1:30 PM APRIL 24, 1968

Recorded in Plat Book No. 10, Page 6

Fee: \$ 4.30

Mary B. Gupton
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

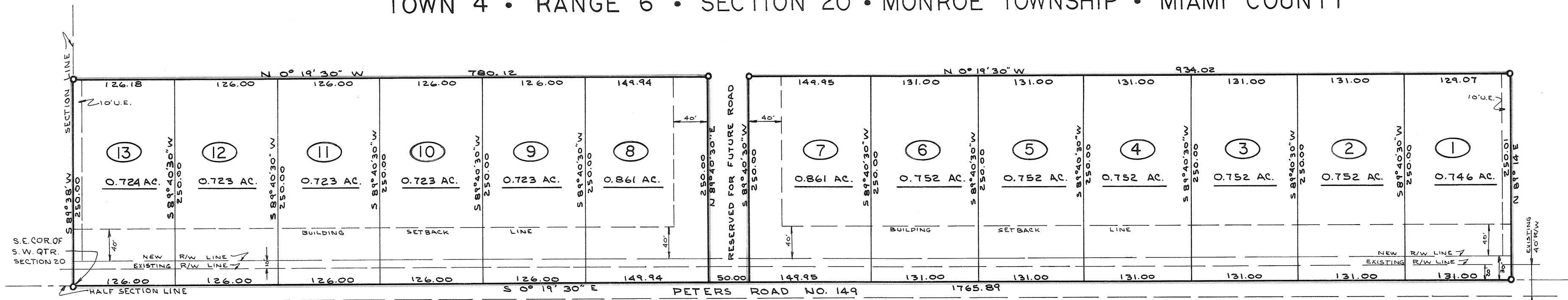
Center Range Subdivision - Section one for Clarence C. Kinsey Ludlow Falls, Ohio			
DANIEL D. TURNER and ASSOC., Troy, Ohio			
- CIVIL ENGINEERING - LAND SURVEYING -			
DATE 4-23-68	Drawn by: Traced by: Checked by:	J.T.T. D.T. D.T.	SHEET NO. 1/1
FILE NO. 2-68-34	SCALE: 1"=100'		

NOTE
There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon.

SCOTTSDALE SUBDIVISION - SEC. 1

TOWN 4 • RANGE 6 • SECTION 20 • MONROE TOWNSHIP • MIAMI COUNTY

BOOK 10, PAGE 7
Miami County engineer's record
of recorded plats



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. No commercial enterprise of any nature shall be entered into by the owners and/or occupants of property in this subdivision.
2. **BUILDING SIZE** - The floor area of the main structure exclusive of open porches, garages, car ports or patios shall not be less than 1600 square feet for a one floor plan, 2000 square feet for a split-level design and 1200 square feet 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, rear or side property line than the minimum setback line as provided on the recorded plat of said subdivision. No building shall be located nearer than fifteen ft. to any interior lot line.
4. **DIVISION OF LOTS** - No lot or lots shall be hereafter subdivided into additional lot or lots.
5. **OTHER BUILDINGS** - No trailers, basement, camp shack, garage, barn or other outbuildings shall at any time be used as a residence either 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 which may erected or planted must be of an attractive and durable material. No fence or hedge greater than four ft. (4') in height shall be put in or allowed to remain nearer to the street than the minimum setback line or lines. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. **GRADE** - The grade of any residential structure shall be shown on a plot plan and approved by the developer and his plat engineer before any construction may begin. All houses shall front on a street as shown on the recorded plat.
8. **NUISANCES** - No noxious nor offensive activities shall be carried on upon any residential lot nor shall anything be done which thereon which may be or become an annoyance or nuisance in the neighborhood.
9. **TEMPORARY STRUCTURES** - No structure of a temporary character may be permitted on any premises except during the active period of construction of buildings.
10. **SIGNS** - No sign of any kind shall be placed for public view on any lot except one sign of not more than five (5) square feet advertising property for sale or for rent, or signs used by a builder to advertise the property during construction.
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. **GARBAGE AND REFUSE DISPOSAL** - No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such materials shall be kept in an attractive, clean and sanitary manner.
13. **METERS AND UTILITY SERVICE BOXES** - No exposed utility service boxes or utility service meters shall be permitted in any front yard area.
14. **BUILDING PLAN** - The purchaser of any lot prior to the erection of any buildings shall submit detailed plans and specifications of such building to a committee to be appointed by the developer for their general approval as to compliance with these restrictions and general layout of said subdivision. They shall be returned to the lot owner within thirty (30) days after submission to the committee, and if the same for any reason are not approved, or amendments thereto, the developer shall be obligated to refund the purchase of said property to the purchaser.
15. **OPTION TO PURCHASE** - There is further granted by each purchaser to the developer the first refusal to purchase the property owned by said purchaser should said purchaser desire to sell it, at any price to be determined by the purchaser, which has been offered by the prospective buyer on the open market. Said purchaser shall give the developer fifteen (15) days written notice of intent to sell and the price, and if and if the option herein granted is not exercised with the fifteen day period, the purchaser may sell without reservation.
16. **TIME OF COVENANTS** - These covenants and restrictions are for the benefit of all lot owners and are to run with the land, and shall be binding upon all parties and all persons claiming under them until May 1, 1988, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the then owners of the lots it is agreed to change said covenants.
17. **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.
18. **ENFORCEMENT OF COVENANTS** - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

DESCRIPTION

Being a subdivision of 9.844 Acres of part of a 55.120 Acre tract conveyed to Harold E. Behm by deed recorded in Vol. 445, Page 699 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 Peters Road for the entire length of this plat as shown hereon.

John E. Behm
Witness

Witness

R. E. Hall
Witness

Witness

Harold E. Behm
Harold E. Behm
B. Kate Behm
B. Kate Behm

FIRST NATIONAL BANK AND TRUST CO.

R. E. Hall
R. E. Hall - president
P. M. Robinson
P. M. Robinson - Exec. V.P.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 24th day of April, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Harold E. Behm, B. Kate Behm, 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.

Shirley Heffner
Notary Public

APPROVED BY MIAMI COUNTY COMMISSIONERS

Leuther Piche
Walter Wood
Robert C. Clawson
Arthur D. Haddad
Miami County Engineer

DATE: APRIL 24, 1968

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Leuther Piche
Walter Wood
Robert C. Clawson
Arthur D. Haddad
Miami County Engineer

DATE: APRIL 24, 1968 No. 1646

MIAMI COUNTY AUDITOR

Approved and transferred this 24th day of April, 1968.

Carl Davis
Miami County Auditor
by *K. Shellenbarger*, Deputy

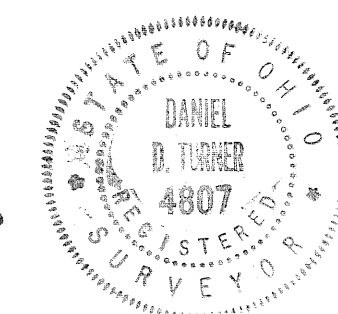
MIAMI COUNTY RECORDER

File No. 530 66 Fee: \$ 4 30

Received for record: 1:31 PM APRIL 24, 1968

Recorded in Plat Book No. 10 Page 7

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 B. Turner
Daniel B. Turner, registered surveyor no. 4807

Scottsdale Subdivision - Section one		
for		
Harold E. Behm		
Troy, Ohio		
DANIEL B. TURNER and ASSOC.		
Troy, Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE	Drawn by:	SHEET NO.
APR-1968	Traced by:	
FILE NO.	Checked by:	
2-68-17	Scale: 1"=100'	1/1

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 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.

OWNERS:

Nolan R. Paulin Rosella M. Paulin William E. Kessler
NOLAN R. PAULIN (HUSBAND) ROSELLA M. PAULIN (WIFE) WITNESS

LIENHOLDER:

Audrey Coppock John M. Kister
AUDREY COPPOCK WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 19 DAY OF April, 1968 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Ohio 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 19 DAY OF April, 1968.

William E. Kessler No Expiration Date
NOTARY PUBLIC EXPIRATION DATE

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.
- 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.
- 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 FOR EACH LOT OWNED BY HIM, IT IS AGREED TO CHANGE 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.

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.

Richard W. Klockner
RICHARD W. KLOCKNER, REGISTERED SURVEYOR #4370, TROY, OHIO



HOMESTEAD PLAT-SECTION ONE

IN NORTHWEST QUARTER OF SECTION 32; TOWN - 4; RANGE - 6;

MONROE TOWNSHIP; MIAMI COUNTY, OHIO

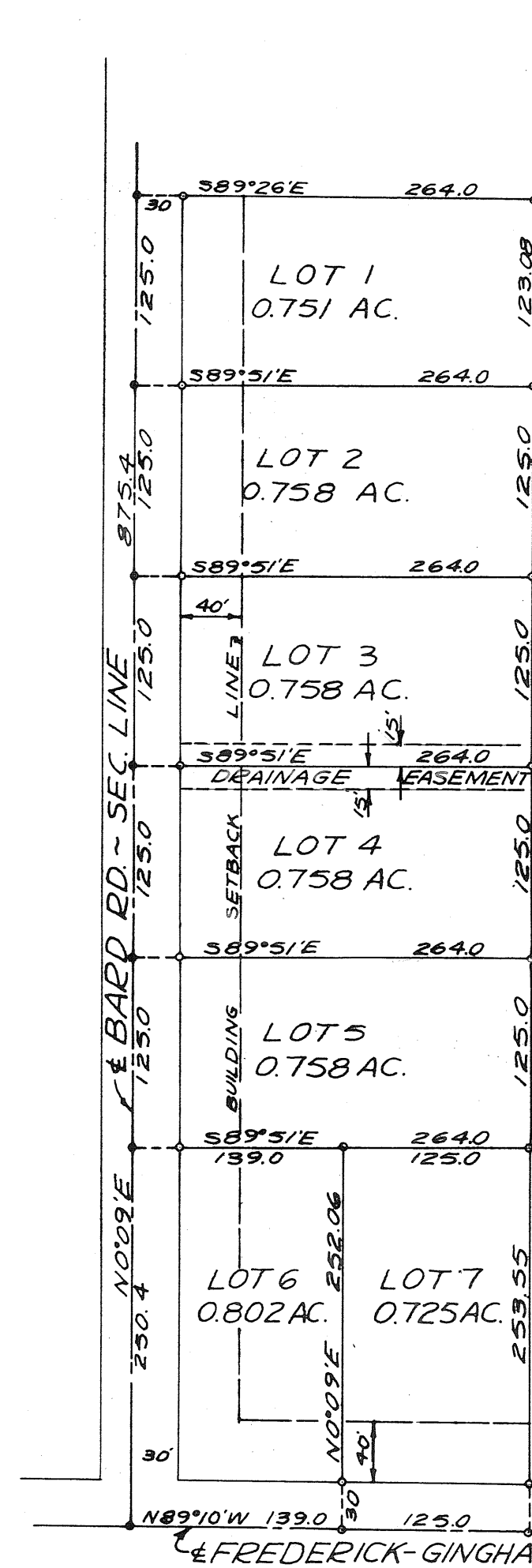
BEING A SUBDIVISION OF 5.310 ACRES OF A TOTAL OF 45.35 ACRES
ACQUIRED BY NOLAN R. AND ROSELLA M. PAULIN BY DEED FILED IN
MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 411; PAGE 656.

APRIL 1, 1968

SCALE: 1" = 100'

PLAT BOOK 10 PAGE 8
MIAMI COUNTY RECORDER'S PLAT
RECORDS. RECEIVED FOR RECORD
THIS 29 DAY OF April
1968 AT 3:00 P.M.
FILE NO. 53075 FEE \$4.30

Mary B. Gustin
MIAMI COUNTY RECORDER



NOTE: IN ADDITION TO ANY EASEMENTS
SHOWN HEREON, FIVE (5) FOOT EASEMENTS
ARE HEREBY RESERVED ADJACENT TO ALL
INTERIOR PROPERTY LINES.

LEGEND
• = IRON PIN
• = RAILROAD SPIKE
• = HINGE NAIL

NOTE: FLOW IN PRESENT TILE DITCH
IN THIS PLATTED AREA MUST NOT
BE INTERRUPTED BY ANY CONSTRUCTION
ON LOTS. TILE MAY BE RE-
ROUTED IF APPROVED BY MIAMI COUNTY
ENGINEER.

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 22ND DAY OF APRIL 1968.

Arthur D. Haddad Walter W. Bond Robert L. Clowson
MIAMI COUNTY ENGINEER PLAT NUMBER 1645

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 22ND DAY OF APRIL 1968.

Arthur D. Haddad Walter W. Bond Robert L. Clowson
THIS PLAT APPROVED AND TRANSFERRED THIS 22nd DAY OF April 1968.
Carl Davis W. H. Schellhanger, Deputy
MIAMI COUNTY AUDITOR

BOWMAN PLAT

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.

NORTHWEST QUARTER, SECTION 21; TOWN-7; RANGE-5; NEWTON TOWNSHIP

MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 6.464 ACRES OF A TOTAL OF 13.464

ACRES ACQUIRED BY MRS. DESSIE BOWMAN BY DEED FILED IN MIAMI

COUNTY RECORDER'S RECORD OF DEEDS BOOK 325 : PAGE 558 .

FEBRUARY 7, 1968

SCALE: 1" = 60'

PLAT BOOK 10 PAGE 3
MIAMI COUNTY RECORDER'S PLAT
RECORDS. RECEIVED FOR RECORD
THIS 26TH DAY OF APRIL
1968. AT 2:26 P.M.
FILE NUMBER 53119 FEE \$4.30

Mary B. Austin
MIAMI COUNTY RECORDER

SEE REVISION OF RESTRICTIONS RECORDED
IN MISC. BOOK NO. 16, PAGE 563.
JUNE 18, 1968

Mary B. Austin
MIAMI COUNTY RECORDER

DEPUTY

DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER 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 OR 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.

OWNER

Dessie Bowman

WITNESSES

J. E. Davidson
E. L. Davidson

STATE OF OHIO - COUNTY OF MIAMI S.S.
BE IT REMEMBERED THAT ON THIS 19 DAY OF APRIL 1968 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 HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO THIS 19 DAY OF APRIL 1968.

J. E. Davidson
NOTARY PUBLIC

EXPIRATION DATE Jan. 5, 1973

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION
THIS 26TH DAY OF APRIL 1968.

Arthur P. De *Walter W. De* *Robert E. Clanton*

Arthur D. Hall
MIAMI COUNTY ENGINEER

PLAT NUMBER 1669

APPROVED AND TRANSFERRED THIS 26th DAY OF April 1968.

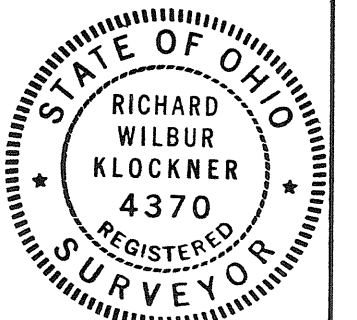
Carl Davis *By L. Schenck* Deputy Auditor
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.

Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED SURVEYOR #4370
TROY, OHIO

RESTRICTIVE COVENANTS

- NO LOT IN THIS SUBDIVISION 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.
- THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL BE NOT LESS THAN 900 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1,300 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 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.
- NO LOTS SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
- 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.
- ANY DWELLING TO BE CONSTRUCTED ON ANY LOT HEREIN 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.
- ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
- THE GRADE OF ANY RESIDENCE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
- NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
- NO BOAT OR TRAILER THEREFOR SHALL REMAIN IN THE FRONT OF ANY EXISTING DWELLING, BUT SHALL BE KEPT ALONGSIDE OR BEHIND SAID DWELLING.
- THE WEEDS SHALL BE KEPT CUT ON EACH LOT HEREIN, EITHER PRIOR TO CONSTRUCTION OF A DWELLING OR AFTER CONSTRUCTION OF THE SAME.
- 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.
- NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED OR KEPT ON ANY LOT IN THIS SUBDIVISION, EXCEPTING DOGS, CATS OR OTHER CUSTOMARY HOUSEHOLD PETS, PROVIDING THAT SUCH HOUSEHOLD PETS ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
- 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 JANUARY 1, 1987, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE TEN-YEAR PERIODS, UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.

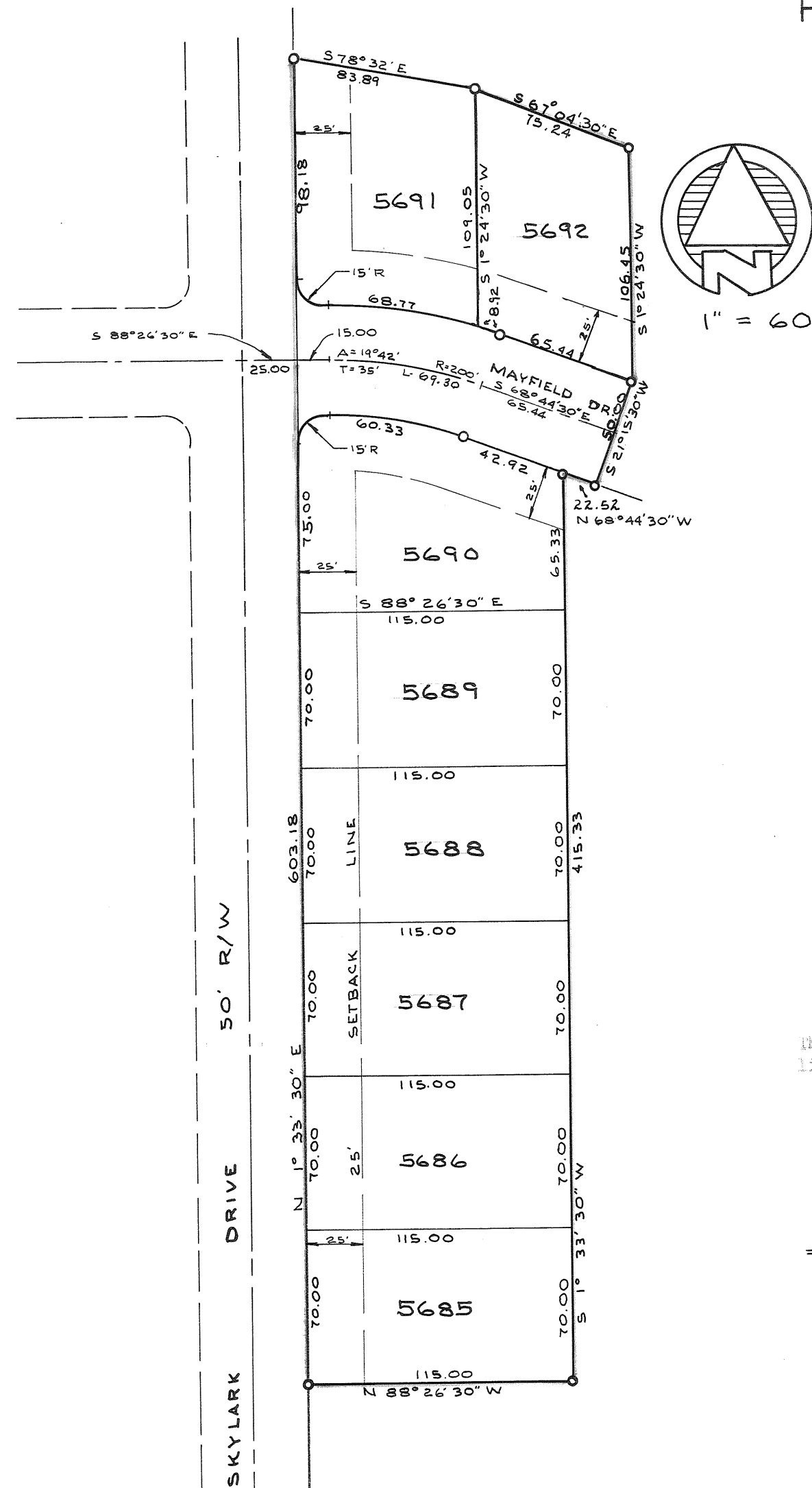


MEADOWLAWN SUBD.- SECTION SIX

PART OF O.L. 410

TROY~OHIO

BOOK 10, PAGE 10
Miami County Engineer's record
of recorded plats



DESCRIPTION

Being a subdivision of 1.691 Acres of part of O.L. 410 in the City of Troy as conveyed to Livingston Development Co., an Ohio partnership by Liv-moor Development Co., recorded in Vol. 380, Page 653, of the Miami County deed records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat as shown hereon and do hereby dedicate the streets 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 properties for said purposes, and are to be maintained as such forever.

LIVINGSTON DEVELOPMENT COMPANY - LIV-MOOR DEVELOPMENT CO.

Gene C. Merryman V.P.
Gene C. Merryman - vice president

Virgil L. Heskett V.P.
Virgil L. Heskett - vice president

Daniel D. Turner
witness

Joe M. Turner
witness

STATE OF OHIO, SS:

Be it remembered that on this 17 day of JANUARY, 1968, 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 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.

LENN E. MCKINLEY Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no Expiration date
Section 147.03 R. C.

Le Roy McKinley
Notary Public in and for State of Ohio

NOTE

there is a five ft. (5') utility easement along each side of each interior lot line and along the front and rear property line of each lot.

MIAMI COUNTY AUDITOR

Approved and transferred this 14th day of May, 1968.

Carl Morris
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 53597

Received for record: 3:15 PM MAY 14, 1968
time date

Recorded in Plat Book No. 10, Page 10

Fee: \$ 4.30

Mary B. Austin Recorder
Miami County Recorder
By Dora Whitmer, Deputy.

PLANNING COMMISSION

In a meeting of the City of Troy Planning Commission held this 24th day of January, 1968, this plat was approved.

Harry J. Logan
President
La. V. Gant
Secretary

THE COUNCIL

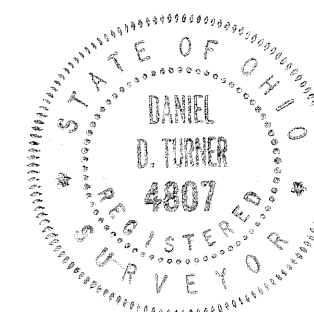
In a meeting of the City of Troy Council held this 16 day of May, 1968, this plat was approved by ordinance no. 22

Lois D. Ferrell
Mayor
J. Lynn Fisher
President of Council PRO TEM
W. J. Tompkins
Clerk of Council

SEE DECLARATION OF RESTRICTIONS
RECORDED IN MISC. BOOK 16, PAGE 564,
JUNE 18, 1968

Mary B. Austin
MIAMI COUNTY RECORDER

DEPUTY



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

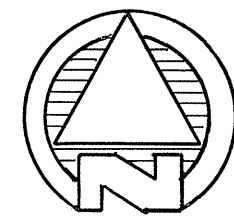
Meadowlawn Subdivision - Section 6 for Livingston Development Company Liv-moor Development Company			
DANIEL D. TURNER and ASSOC. Troy - Ohio - CIVIL ENGINEERING - LAND SURVEYING -			
DATE Jan. 1968	Drawn by: Traced by:	DT	DEPT. M.
SCALE: 1"=60'	Checked by:	DT	1/1

MEADOWLAWN SUBD.- SECTION SEVEN

PART OF O.L. 410

TROY-OHIO

BOOK 10, PAGE 11
Miami County Engineer's record
of recorded plats



SCALE: 1" = 100'

SEE DECLARATION OF RESTRICTIONS
RECORDED IN MISC. BOOK 16, PAGE 564.
JUNE 18, 1968

Mary B. Austin
MIAMI COUNTY RECORDER

Being a subdivision of 11.677 Acres of part of O.L. 410 in the City of Troy as conveyed to Livingston Development Company, and Ohio partnership by Liv-moor Development Co., recorded in Vol. 380, Page 653, of the Miami County deed records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat as shown hereon and do hereby dedicate the streets 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 properties for said purposes, and are to be maintained as such forever.

Livingston Development Company
Liv-moor Development Co.

Gene C. Merriam V.P.
Gene C. Merriam, vice president
Virgil L. Heskel V.P.
Virgil L. Heskel, vice president

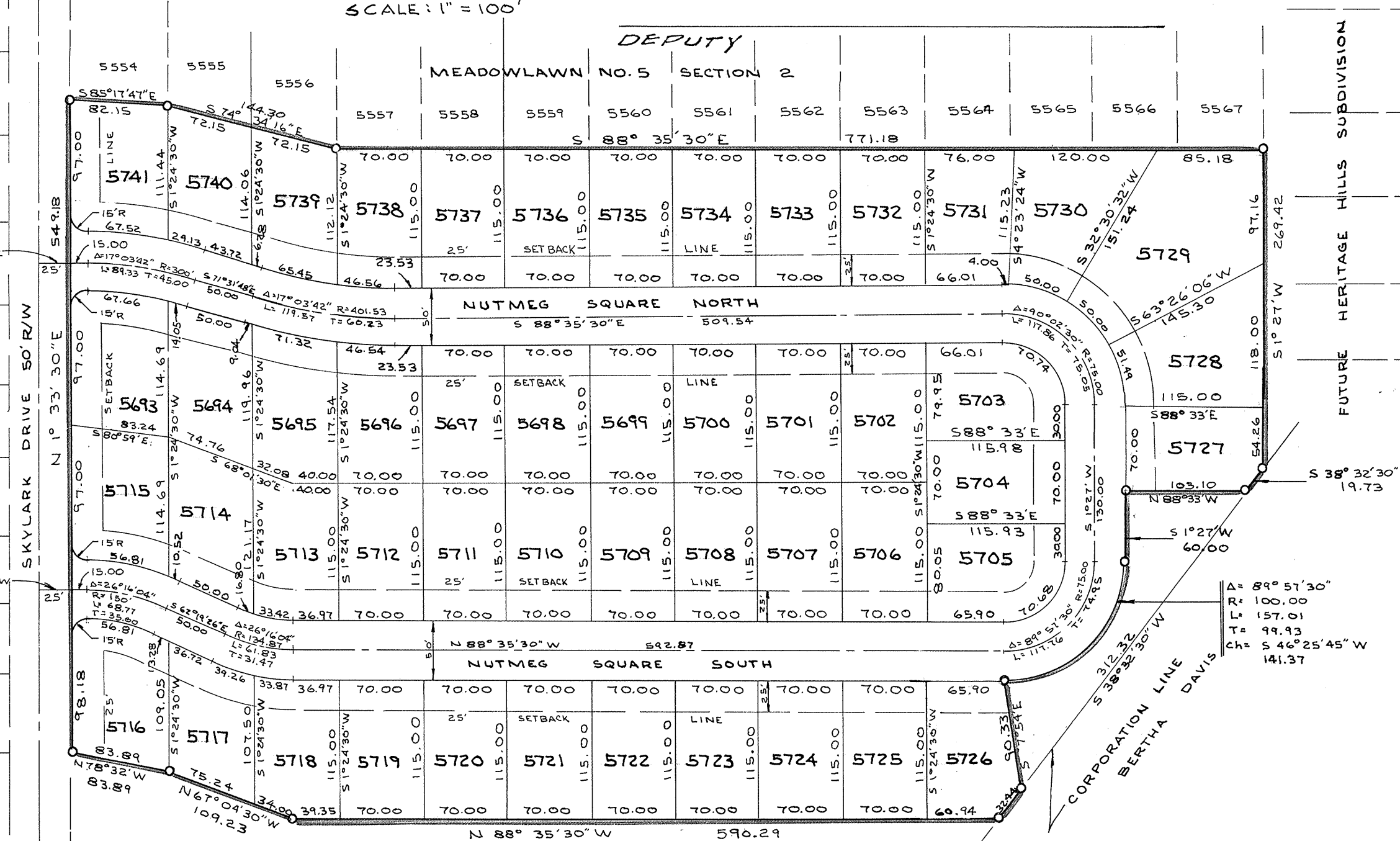
Daniel D. Turner
witness
Joe M. Turner
witness

STATE OF OHIO, SS

Be it remembered that on this 17 day of JANUARY, 1968, 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 notarial seal on the day and date above written.

LENNY T. MCINLEY Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date
Section 147.03 R. C.

LeRoy Timmerman
Notary public in and for State of Ohio



LIVINGSTON DEVELOPMENT CO.

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the front and rear property line of each lot.

MIAMI COUNTY AUDITOR

Approved and transferred this 14th day of May, 1968.

Paul Klavis
Miami County Auditor

MIAMI COUNTY RECORDER

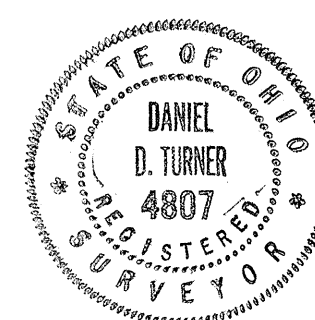
File No. 53598

Received for record 3:16 PM MAY 14, 1968
time date

Recorded in Plat Book No. 10, Page 11

Fee: \$ 4.30

Mary B. Austin Recorder
Miami County Recorder
Dora Whitmer, Deputy



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 24th day of January, 1968, this plat was approved.

Harry Rogers
President
LaVonne Zantis
Secretary

TROY COUNCIL

At a meeting of the City of Troy Council held this 6 day of MAY, 1968, this plat was approved by ordinance no. 22.

Don D. Terrill
Mayor
J. Lynn Fisher
President of Council PRO-TEM
S. S. Tamm
Clerk of Council

Meadowlawn Subdivision - Section 7 for Livingston Development Company Liv-moor Development Company		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE Jan. 1968	Drawn by: JT Traced by:	SHEET NO. 1/1
FILE NO.	Checked BY: DT	
SCALE: 1"=100'		

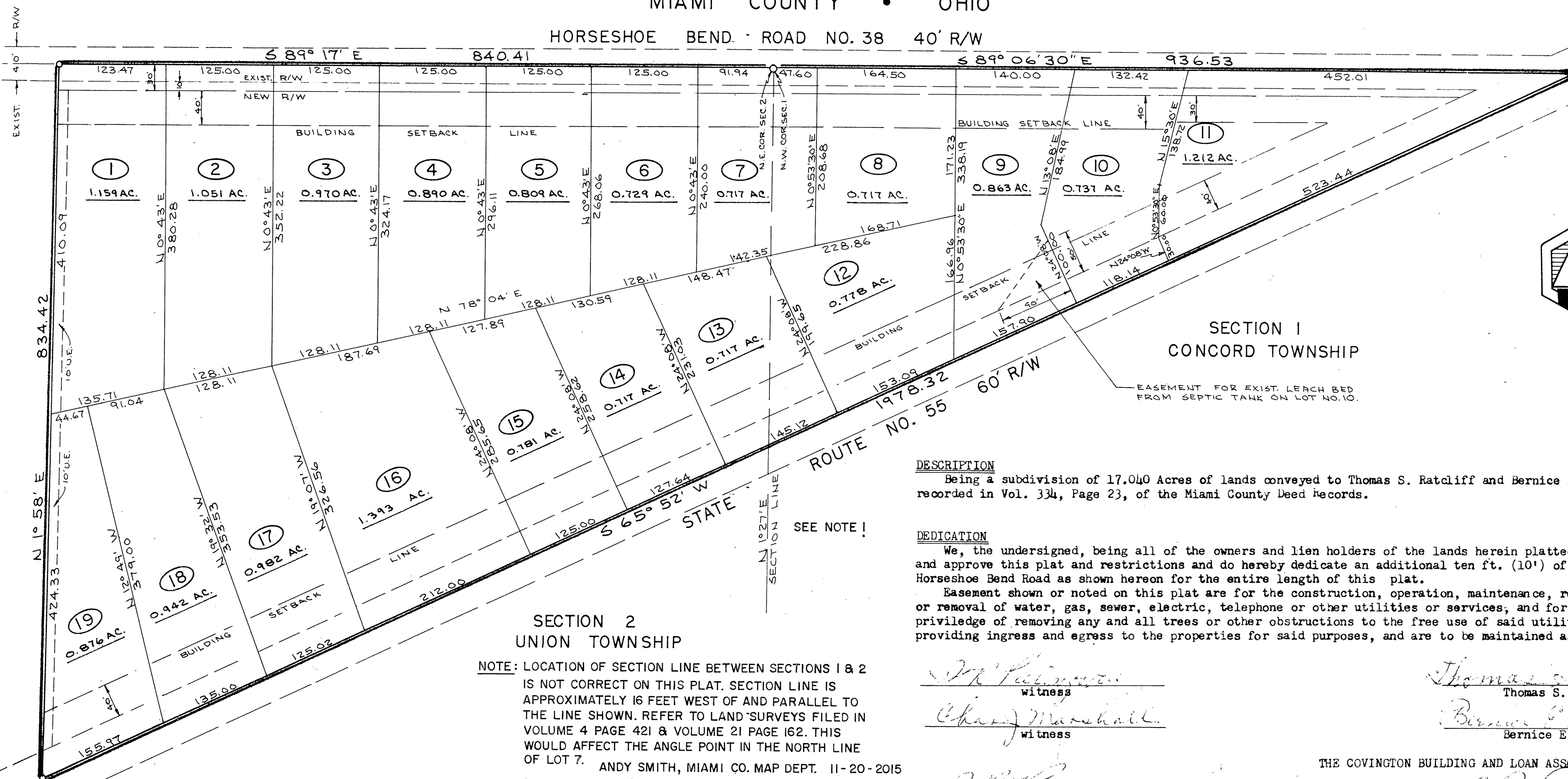
— TOLL GATE ACRES —

BOOK 10, PAGE 12
Miami County Engineer's record
of recorded plats.

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.

TOWN 6 • RANGE 5 • SECTION 2 • UNION TOWNSHIP
TOWN 6 • RANGE 5 • SECTION 1 • CONCORD TOWNSHIP
MIAMI COUNTY • OHIO

HORSESHOE BEND. ROAD NO. 38 40' R/W



SECTION 1
CONCORD TOWNSHIP

EASEMENT FOR EXIST. LEACH BED
FROM SEPTIC TANK ON LOT NO. 10.

DESCRIPTION

Being a subdivision of 17.040 Acres of lands conveyed to Thomas S. Ratcliff and Bernice E. Ratcliff by deed recorded in Vol. 334, Page 23, 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 Horseshoe Bend Road as shown hereon for the entire length of this plat.

Easement 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 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.

W. H. Higgins
witness
Chas. Marshall
witness
W. H. Higgins
witness
Chas. Marshall
witness

Thomas S. Ratcliff
Thomas S. Ratcliff
Bernice E. Ratcliff
Bernice E. Ratcliff

THE COVINGTON BUILDING AND LOAN ASSOCIATION

C. R. Crawford
C. R. Crawford, president
Lloyd Reck
Lloyd Reck, secretary

SECTION 2
UNION TOWNSHIP

NOTE: LOCATION OF SECTION LINE BETWEEN SECTIONS 1 & 2 IS NOT CORRECT ON THIS PLAT. SECTION LINE IS APPROXIMATELY 16 FEET WEST OF AND PARALLEL TO THE LINE SHOWN. REFER TO LAND SURVEYS FILED IN VOLUME 4 PAGE 421 & VOLUME 21 PAGE 162. THIS WOULD AFFECT THE ANGLE POINT IN THE NORTH LINE OF LOT 7. ANDY SMITH, MIAMI CO. MAP DEPT. 11-20-2015

APPROVED BY MIAMI COUNTY COMMISSIONERS

Lester Pike
Walter W. Smith
Polite Claman

Arthur W. Haddad
Miami County Engineer

DATE: MAY 8, 1968

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Lester Pike
Walter W. Smith
Polite Claman

Arthur W. Haddad
Miami County Engineer

DATE: MAY 8, 1968. No. 1656

MIAMI COUNTY AUDITOR

Approved and transferred this 8th day of May, 1968.

Paul Davis
Miami County Auditor

MIAMI COUNTY RECORDER

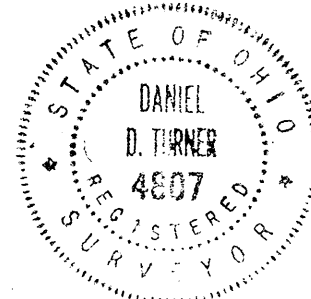
File No. 53419

Fee: \$ 8.60

Received for record: 2:24 PM MAY 8, 1968.

Recorded in Plat Book No. 10, Page 12

Mary B. Austin Recorder by *Dora Whitmer*
Miami County Recorder Deputy



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

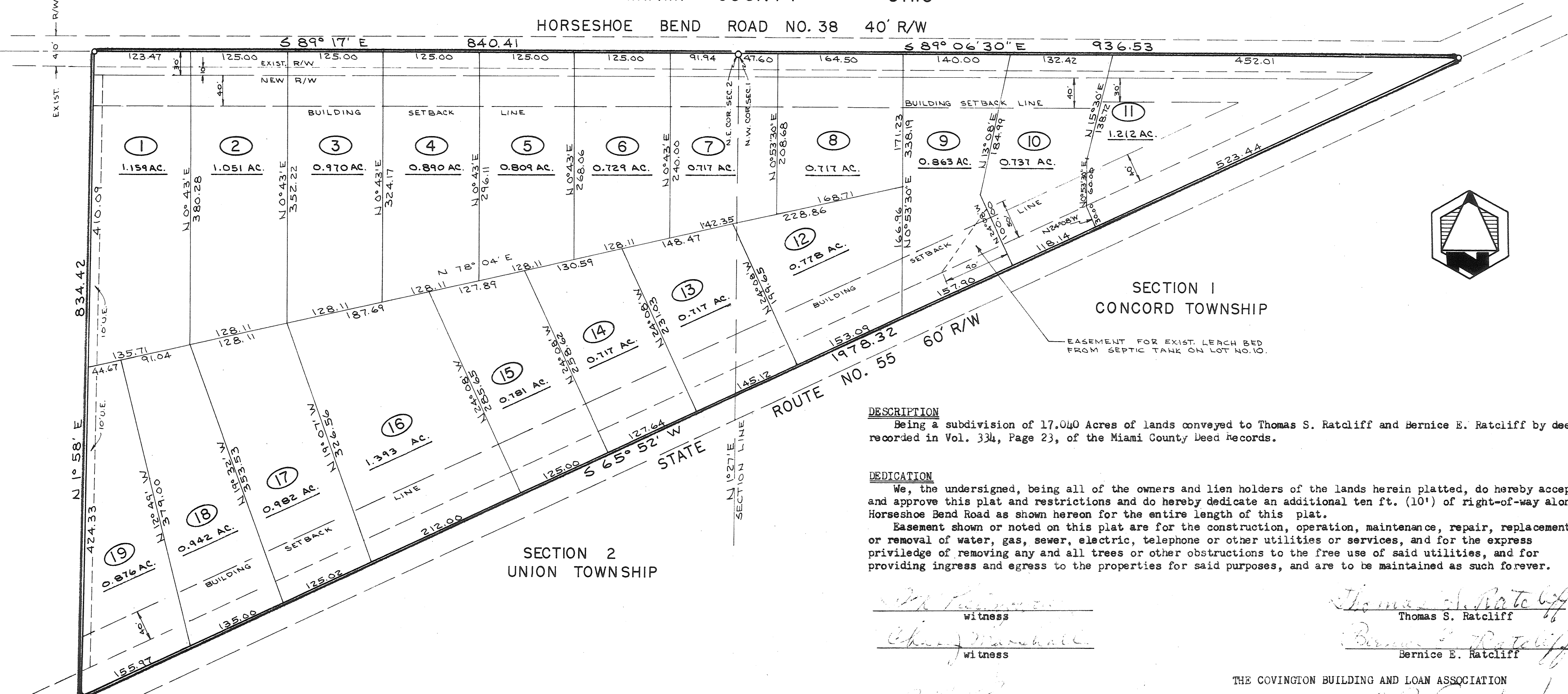
Toll Gate Acres Subdivision for Thomas S. and Bernice E. Ratcliff Troy, Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE April, 1968	Drawn by: Traced by: Checked by: D.T.	SHEET NO. 1/2
FILE NO. 2-68-35	SCALE: 1" = 100'	

- TOLL GATE ACRES -

BOOK 10, PAGE 12
Miami County Engineer's record
of recorded plats.

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.

TOWN 6 • RANGE 5 • SECTION 2 • UNION TOWNSHIP
TOWN 6 • RANGE 5 • SECTION 1 • CONCORD TOWNSHIP
MIAMI COUNTY • OHIO



DESCRIPTION
Being a subdivision of 17.040 Acres of lands conveyed to Thomas S. Ratcliff and Bernice E. Ratcliff by deed recorded in Vol. 334, Page 23, 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 Horseshoe Bend Road as shown hereon for the entire length of this plat.
Easement 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 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 S. Ratcliff
witness
Chas. Marshall
witness
Thomas S. Ratcliff
Thomas S. Ratcliff
Bernice E. Ratcliff
Bernice E. Ratcliff
THE COVINGTON BUILDING AND LOAN ASSOCIATION
C.R. Crawford
C.R. Crawford, president
Lloyd Heck
Lloyd Heck, secretary

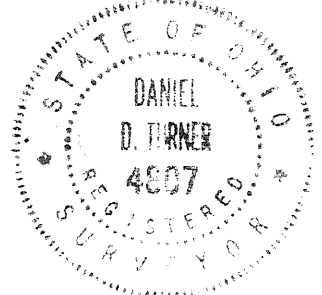
APPROVED BY MIAMI COUNTY COMMISSIONERS
Sutton Pike
Walter W. Hook
Polite Clamon
Arthur W. Haddad
Miami County Engineer
DATE: MAY 8, 1968

APPROVED BY MIAMI COUNTY PLANNING COMMISSION
Sutton Pike
Walter W. Hook
Polite Clamon
Arthur W. Haddad
Miami County Engineer
DATE: MAY 8, 1968. No. 1656

MIAMI COUNTY AUDITOR
Approved and transferred this 8th day of May, 1968.
Paul H. Davis
Miami County Auditor

MIAMI COUNTY RECORDER
File No. 53419 Fee: \$ 8.60
Received for record: 2:24 PM MAY 8, 1968.
Recorded in Plat Book No. 10, Page 12

Mary B. Austin Recorder by Dora Whitman
Miami County Recorder Deputy



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

Toll Gate Acres Subdivision for Thomas S. and Bernice E. Ratcliff Troy, Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE April, 1968	Drawn by: Traced by:	SHEET NO. 1/2
FILE NO. 2-68-35	Checked by: D.T.	SCALE: 1" = 100'

TOLL GATE ACRES SUBDIVISION

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE - All lots are to be used only for residential purposes except as hereafter provided in this covenant and covenant no. 11. No building (residential) shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling, except a barn not to exceed 600 square feet may be erected on lots no. 1 thru 6 and lots 14 thru 19, providing said barn is placed at least fifty ft. (50') minimum from the house.
2. DWELLING SIZE - The floor area of each residential dwelling structure, exclusive of open porches, garages, car ports or patios shall not be less than 1200 square feet for a one story plan, 1400 square feet for a split level design, and 1000 square feet 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 line as provided on the recorded plat. No building shall be located nearer than fifteen ft. (15') to any interior lot line.
4. DIVISION OF LOTS - No lot shall be hereafter divided into additional residential building lots.
5. OTHER BUILDINGS - No trailer, basement, camp shack, garage, barn or other outbuilding shall at any time be used as a residence, either temporarily or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. FENCES - Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four ft. (4') in height shall be placed or allowed to remain nearer to the road than the minimum setback line.
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 plans shall be reviewed and approved by the developer before any construction may begin.
8. NUISANCES - No noxious nor offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which may be or become an annoyance or nuisance, except that the raising of livestock as provided in covenant no. 11 shall not be construed to be 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 a building.
10. SIGNS - No signs or billboard of any kind may be erected on any lot in this subdivision except except one (1) professional sign of not more than three (3) square feet or one sign of not more than five (5) square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the building.
11. LIVESTOCK AND POULTRY - No animal, livestock or poultry of any kind shall be raised, bred or kept on lots 7 thru 13 except dogs, cats or other household pets, providing they are not kept, bred or maintained for commercial purposes. No poultry may be raised or kept on lots 1 thru 6 or lots 14 thru 19. However, livestock other than pigs or hogs may be raised on said lots 1 thru 6 and lots 14 thru 19 providing that no more than two (2) animals are being kept or raised at any one time.
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 persons and parties claiming under them until May 1, 1988, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots it is agreed to change said covenants.
13. INVALIDATION OF COVENANTS - 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.
14. ENFORCEMENT - These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, or by any of the lot owners within this plat.

MIAMI COUNTY RECORDER

File No. 53419

Received for record 2:24 PM MAY 8, 1968.

Recorded in Plat Book No. 10, Page 12-A

Fee: \$ 8.60

Mary B. Gustin Recorder
Miami County Recorder

• NORTHWOOD • HILLS • SUBDIVISION •

• TOWN 9 • RANGE 5 • SECTION 36 ~ TOWN 7 • RANGE 6 • SECTION 31 •

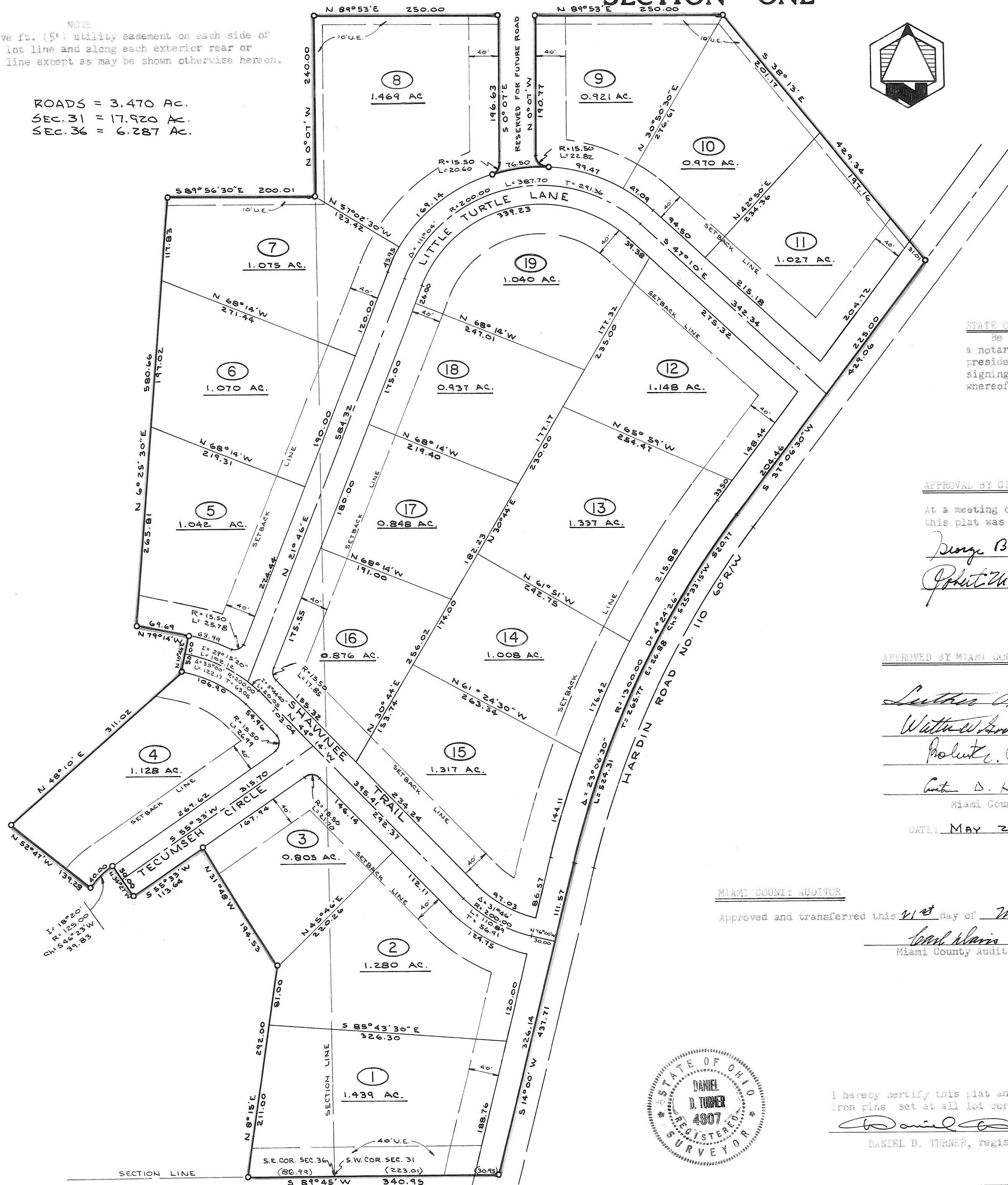
• WASHINGTON TOWNSHIP ~ MIAMI COUNTY ~ OHIO •

SECTION ONE

BOOK 10 PAGE 13
Miami County Engineer's record
of recorded plats.

NOTE:
There is a five ft. (5') utility easement on each side of
each interior lot line and along each exterior rear or
side property line except as may be shown otherwise hereon.

ROADS = 3.470 AC.
SEC. 31 = 17.920 AC.
SEC. 36 = 6.287 AC.



DESCRIPTION

Being a subdivision of 24.207 Acres of a 37.622 Acre tract conveyed to Ticon Corp. by deed recorded in Vol. 450, Page 179, of the Miami County Deed Records.

DEDICATION

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

Easements shown 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 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.

Pauline C. Case
witness
Pauline C. Case
witness

Lloyd B. Fry
Lloyd B. Fry, President
Rex S. Wilson
Rex S. Wilson, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 26 day of April, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Ticon Corp. by its president Lloyd B. Fry and its secretary Rex S. Wilson, 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.

Mary Hutchinson
Notary Public

APPROVAL BY CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 22 day of April, 1968, this plat was approved.

George B. Shaw
Philip W. Hoffman
Robert B. Roth

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Walter W. Hook
Robert P. Johnson
Arthur D. Haddad
Miami County Engineer

DATE: MAY 20, 1968. NO. 1672

APPROVED BY MIAMI COUNTY COMMISSIONERS

Luther Pike
Walter W. Hook
Robert P. Johnson
Arthur D. Haddad
Miami County Engineer

DATE: MAY 20, 1968

MIAMI COUNTY AUDITOR

Approved and transferred this 21st day of May, 1968

Carol Harris
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 53757
Received for record: 3:36 PM MAY 21, 1968
Recorded in Plat Book No. 10, Page 13
Fee: \$ 4.30

Mary B. Gustine
Miami County Recorder
By *Emily Mc Neal*, Deputy
Northwood Hills Subdivision - Section 1
for
Ticon Corp.
Piqua, Ohio
DANIEL D. TURNER and ASSOC.
Troy, Ohio
- CIVIL ENGINEERING - LAND SURVEYING -
DATE 4-17-68 Drawn by: J.T. SHEET NO. 1/2
FILE NO. 4807 Traced by: D.T.
Checked by: D.T.
SCALE: 1" = 100'

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



• NORTHWOOD • HILLS • SUBDIVISION • SECTION 1 •

• TOWN 9 • RANGE 5 • SECTION 36 ~ TOWN 9 • RANGE 6 • SECTION 31 •

• WASHINGTON TOWNSHIP ~ MIAMI COUNTY ~ OHIO •

10 13 A
Miami County Engineer's record
of recorded plats.

PROTECTIVE COVENANTS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
2. The floor area of each residential dwelling structure, exclusive of open porches, garages, car ports or patios shall not be less than 1600 square feet for a one story structure, 2000 square feet for a split level design and 1000 square feet on the first floor of a two story house 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 line as provided on the recorded plat. No building shall be located nearer than twenty (20) feet to any interior lot line.
4. No lot shall be hereafter divided into additional residential building lots.
5. No trailer, basement, campshack, garage, barn or other outbuilding shall at any time be used as a residence either temporarily or permanently upon any lot in this subdivision, nor shall any structure of a temporary character be used as a residence.
6. Any fences or hedges which 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 permitted to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing may be used upon any lot 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 the developer before any construction may begin.
8. No noxious or offensive activities shall be carried on upon any lot in this subdivision, nor shall anything be done which may be or become an annoyance or nuisance.
9. No structure of a temporary character may be permitted upon any premises except during the active period of construction of building.
10. No signs or billboards of any kind shall be erected on any lot in this subdivision except one professional sign of not more than three(3) square feet or one sign of not more than five (5) square feet advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of house.
11. No animal, livestock or poultry of any kind shall be kept, bred or raised on any lot, except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised or maintained for commercial purposes.
12. Each purchaser does hereby grant to the developer the first refusal to purchase the property owned by said purchaser should said purchaser decide to sell it, at any price to be determined by said purchaser, which has been offered to the prospective buyer on the open market. Said purchaser shall give the developer fifteen (15) days written notice of intent to sell and the price and if the option herein granted is not exercised within said fifteen day period, the purchaser may sell without reservation.
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 persons and parties claiming under them until June 1, 1988, 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.
14. Invalidiation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
15. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within this plat.

File No. 53757

Received for record 3:36 PM MAY 21, 1968

Recorded in plat book no. 10 PAGE 13 A

Fee: \$ A 30

Mary B. Austin, Recorder
Miami County Recorder.

by Emily McNeal, Deputy

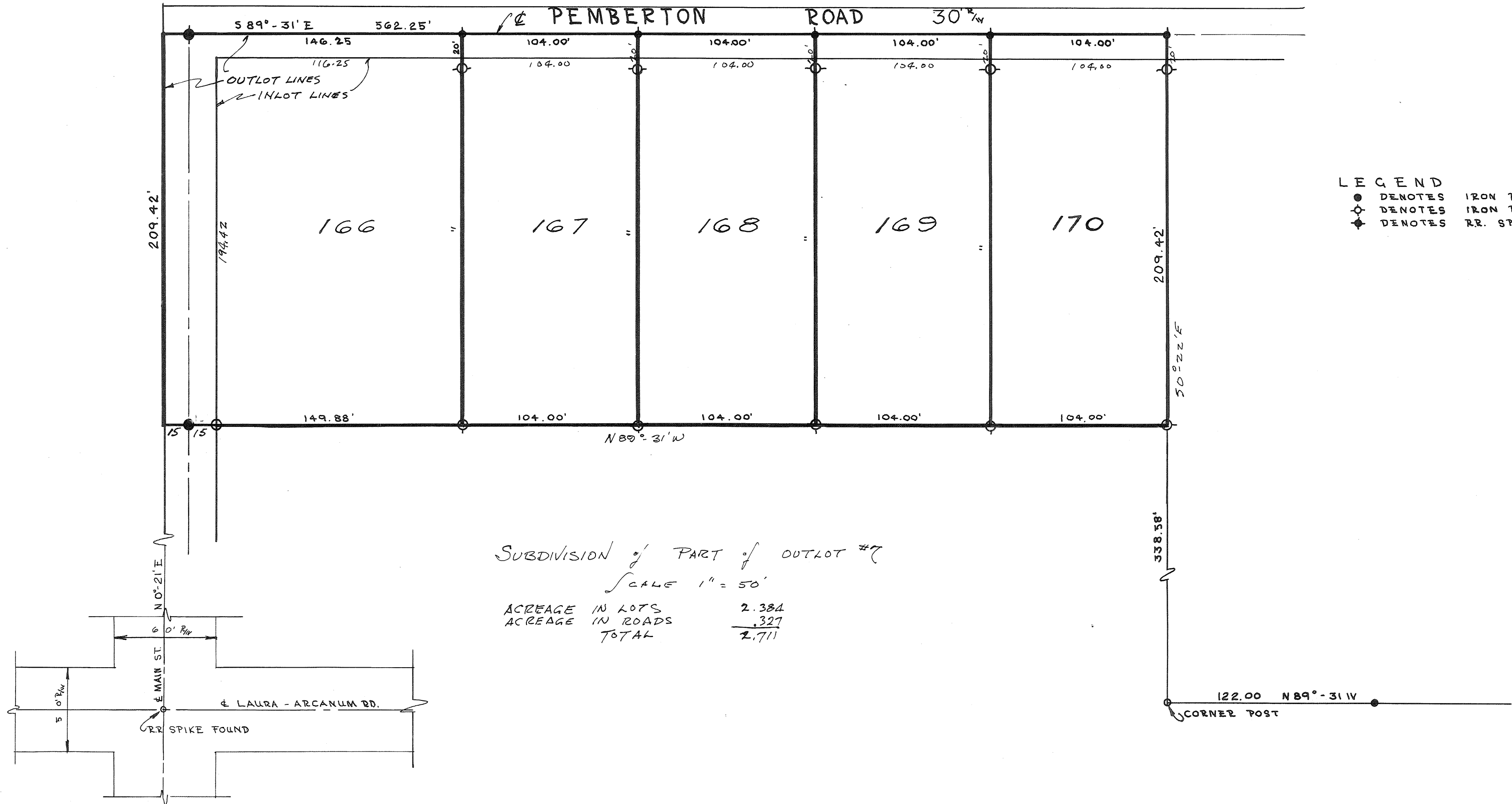
Northwood Hills - Section one		
for		
Ticon Corp.		
Piqua, Ohio		

VILLAGE of LAURA

Pt of OL 7

VOL. 10 PLAT 14
MIAMI COUNTY RECORDERS
RECORD OF PLAT SURVEYS
FILE NO 53782 FEE \$4.30
REC'D - MAY 22, 1968 11:08 A.M.
RECORDED -
Mary B. Gustafson, Recorder by
Bernice Kludskow, Deputy

NORTH



SUBDIVISION of PART of OUTLOT #7

SCALE 1" = 50'

ACREAGE IN LOTS	2.384
ACREAGE IN ROADS	.327
TOTAL	2.711

Don E. Ingle
Ruby A. Ingle
James D. Wright
C. H. H. Ingle

MIAMI COUNTY

MAY
Vincent Todd

6-8-72

James D. Wright
Vincent Todd
MAYOR
CLERK

DATE -

Carl Davis, Auditor, C. Sheenbarger Deputy
May 22, 1968



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ROAD RIGHT-OF-WAYS OF THE EXISTING DAYTON-BRANDT ROAD AND THE NEW CARLISLE ROAD WITHIN THE LIMITS OF THIS PLAT AND 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.

Jack Chesnut
JACK CHESNUT
Charles Combs
CHARLES COMBS
Anna Lee Chesnut
ANNA LEE CHESNUT
Ena Combs
ENA COMBS

Randolph McFungio
WITNESS
Barbara McFungio
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.-
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED
THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH
INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
Miami Co. St. OHIO THIS 20th DAY OF May 1968.

Randolph McFungio, NOTARY PUBLIC EXPIRATION DATE 11-4-69

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION 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 AND ONE UTILITY BUILDING FOR STORAGE OR FOR HOUSING FARM ANIMALS OR HOUSEHOLD PETS.
2. THE FLOOR AREA OF EACH RESIDENTIAL DWELLING UNIT, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL BE NOT LESS THAN 1000 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1500 SQUARE FEET FOR A SPLIT LEVEL DESIGN; AND 1000 SQUARE FEET FOR THE FIRST FLOOR OF A TWO OR TWO AND ONE-HALF STORY DESIGN.
3. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN HEREON OR NEARER TO THE SIDE YARD LINE THAN THE SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO ANY INTERIOR LOT LINE.
4. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
5. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
6. ANY DWELLING TO BE CONSTRUCTED ON ANY LOT HEREIN 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.
7. ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
8. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
9. NO BOAT OR TRAILER SHALL REMAIN IN THE FRONT OF ANY EXISTING DWELLING, BUT SHALL BE KEPT ALONG SIDE OR BEHIND SAID DWELLING.
10. THE WEEDS SHALL BE KEPT CUT ON EACH LOT HEREIN, EITHER PRIOR TO CONSTRUCTION OF A DWELLING OR AFTER CONSTRUCTION OF THE SAME.
11. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
12. FARM ANIMALS, LIVESTOCK OR POULTRY MAY BE KEPT ON LOTS IN THIS PLAT PROVIDING THAT THEY ARE PROPERLY MAINTAINED AND IN SUCH A MANNER THAN COVENANT NUMBER 11 IS NOT VIOLATED.
13. 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 JUNE 1, 1988, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS A VOTE OF THE THEN LAND OWNING MAJORITY AGREES TO A CHANGE OF SAID COVENANTS. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.

HIGH VIEW ACRES

NORTHEAST QUARTER SECTION 11; TOWN-2; RANGE-9; BETHEL TOWNSHIP

MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 10.943 ACRES AS ACQUIRED BY JACK CHESNUT, CHARLES COMBS ET. AL. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 448: PAGE 278.

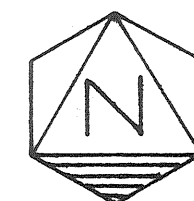
13 MAY 1968

SCALE: 1" = 100'

PLAT BOOK 10 PAGE 15
MIAMI COUNTY RECORDER'S PLAT
RECORDS. RECEIVED FOR RECORD
THIS 24TH DAY OF MAY
1968. AT 1:30 P.M.

FILE NUMBER 53827 FEE \$4.30

Mary B. Gustin Recorder
MIAMI COUNTY RECORDER
by Dora Whitmer, Deputy

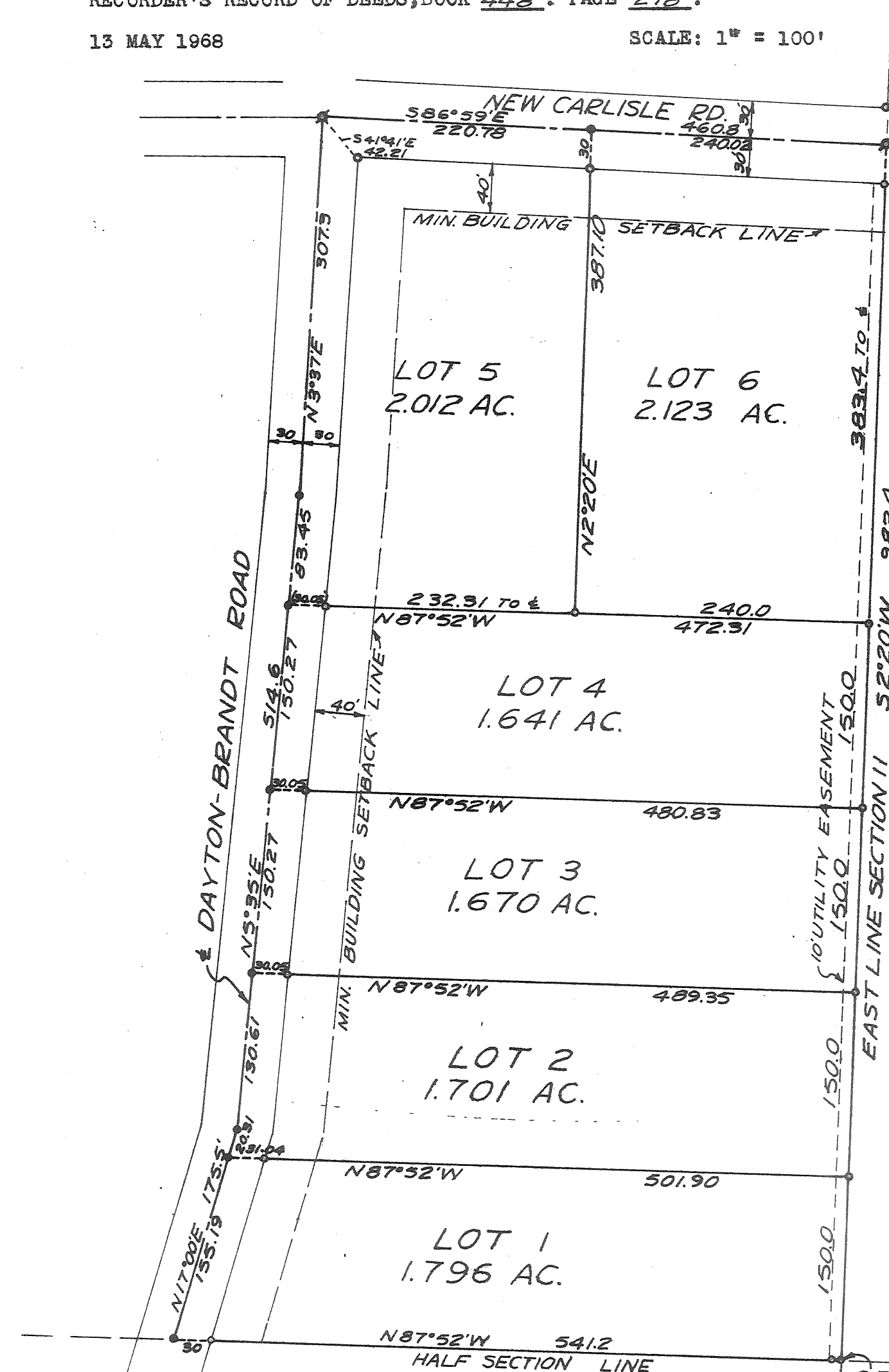


LEGEND
○- IRON PIN
●- RAILROAD SPIKE
⊕- BOLT

SURVEY REFERENCE:

LAND SURVEY VOLUME 19; PAGE 194

NOTE: IN ADDITION TO EASEMENTS SHOWN ON THIS PLAT, 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 24TH DAY OF MAY 1968.

Arthur D. Haddad, MIAMI COUNTY ENGINEER
Walter W. Gerd
Robert C. Lawton

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 24TH DAY OF MAY 1968.

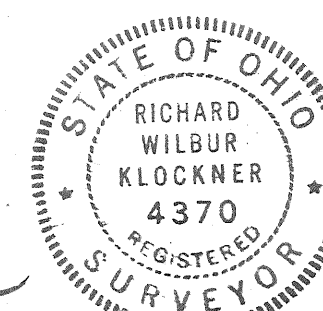
Arthur D. Haddad, MIAMI COUNTY ENGINEER
Walter W. Gerd
Robert C. Lawton

APPROVED AND TRANSFERRED THIS 24TH DAY OF MAY 1968.

Carl Davis, MIAMI COUNTY AUDITOR
by R. S. Shelton, Deputy Auditor

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME. IRON PINS ARE SET AT ALL LOT CORNERS.

Richard W. Klockner, REGISTERED SURVEYOR #4370, TROY, OHIO



BUCKINGHAM COURT-SECTION FIVE

SOUTHEAST QUARTER SECTION 21; TOWN -4; RANGE - 6E; MONROE TOWNSHIP

MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 11.200 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.

12 APRIL 1968

SCALE: 1" = 100 FEET

10.351 ACRES IN LOTS AND 0.849 ACRES IN ROADWAY

PLAT BOOK 10 PAGE 16
MIAMI COUNTY RECORDER'S PLAT
RECORDS. RECEIVED FOR RECORD
THIS 31 ST. DAY OF MAY
1968, AT 3:10 P.M.

FILE NUMBER 53968 FEE \$4.30

Mary B. Austin
MIAMI COUNTY RECORDER
Bernice Studebaker

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND 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. THE ABOVE DEDICATION INCLUDES DEDICATION OF 30 FOOT HIGHWAY EASEMENT ON NORTH SIDE OF CENTERLINE OF MICHAELS ROAD AS PUBLIC ROAD.

BORCHERS CONSTRUCTION CO.

Nelson C. Borchers
NELSON C. BORCHERS, PRESIDENT

Richard W. Klockner
WITNESS

Alberta L. Borchers
ALBERTA L. BORCHERS, TREASURER

William E. Kessler
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 SUCH 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 NOTARY SEAL AT TIPP CITY, OHIO THIS 29TH DAY OF MAY, 1968.

William E. Kessler
WILLIAM E. KESSLER, NOTARY PUBLIC

MY COMMISSION HAS NO EXPIRATION DATE

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 31 DAY OF

May 1968.

Luther Pake *Walter W. Good* *Robert E. Clawson*

Luther Pake
MIAMI COUNTY ENGINEER

PLAT NO. 1662

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 31 DAY OF May 1968.

Luther Pake *Walter W. Good* *Robert E. Clawson*

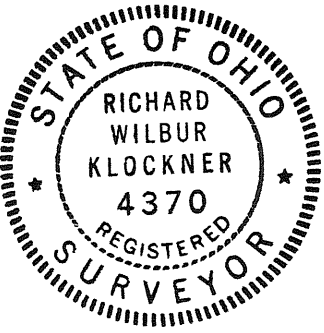
APPROVED AND TRANSFERRED THIS 31 DAY OF May 1968.

Carl Davis
MIAMI COUNTY AUDITOR
B. Studebaker Deputy



NOTE: FIVE (5) FOOT UTILITY EASEMENTS ARE RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN THIS SUBDIVISION.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE THE SAME AS FOR BUCKINGHAM SQUARE SECTION ONE AS ARE RECORDED IN PLAT BOOK 9; PAGE 77-A.

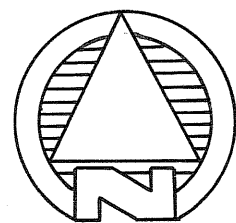


I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME, IRON PINS ARE SET AT ALL LOT CORNERS. ALL CURVES ARE MEASURED ON THE ARC.

Richard W. Klockner
RICHARD W. KLOCKNER - REGISTERED SURVEYOR #4370 - TROY, OHIO

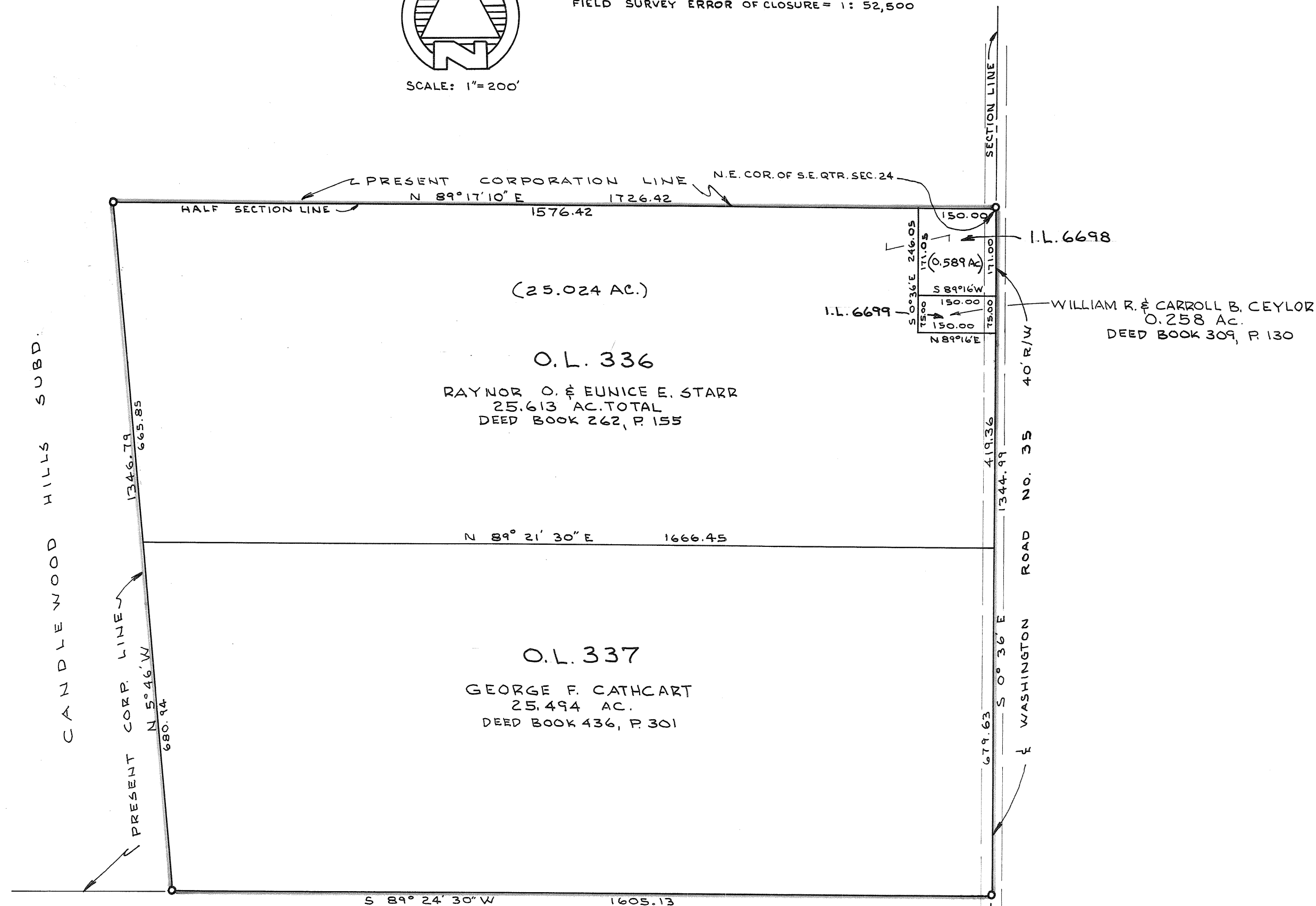
ANNEXATION TO CITY OF PIQUA

• TOWN 8 • RANGE 5 • SECTION 24 • WASHINGTON TOWNSHIP •
• MIAMI COUNTY • OHIO •



SCALE: 1"=200'

FIELD SURVEY ERROR OF CLOSURE = 1: 52,500



DESCRIPTION

Being a total of 51.365 Acres in the Southeast Quarter of Section 24, Town 8, Range 5 East, Washington Township, Miami County, Ohio.

PETITION

We, the undersigned, being resident freeholders 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 our voluntary act and deed.

Edwin W. Barnes
Witness

Helma A. Lawrence
Witness

Edwin W. Barnes
Witness

Helma A. Lawrence
Witness

Raynor O. Starr
Raynor O. Starr

Eunice E. Starr
Eunice E. Starr

William R. Caylor
William R. Caylor

Carroll B. Caylor
Carroll B. Caylor

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 27 day of November, 1967, before me, the undersigned, a notary public in and for said county and state, personally came Raynor O. Starr, Eunice E. Starr, William R. Caylor and Carroll B. Caylor, all of whom 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 the day and date above written.

My Commission expires Jan 15, 1968

Helma A. Lawrence
Notary Public

APPROVAL BY MIAMI COUNTY COMMISSIONERS

The annexation of the foregoing area approved by the Miami County Commissioners this 5th day of February, 1968.

Luther Pike

Walter A. Brock

Robert E. Jones

Miami County Commissioners

APPROVAL BY CITY OF PIQUA

At a meeting of the City Commission of the City of Piqua, Ohio, held this 6 day of May, 1968, this annexation plat was accepted and approved by ordinance no. _____.

Harold E. Short

Harold E. Short

Joseph A. Dwyer

Charles H. Munn

MIAMI COUNTY AUDITOR

Approved and transferred this 4th day of June, 1968.

Carl Davis

Miami County Auditor

G. Shellenbarger Deputy

MIAMI COUNTY RECORDER

File no. 54045

Received for record 3:10 PM

JUNE 4, 1968

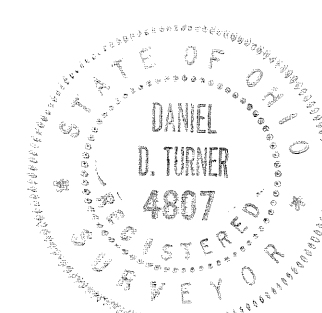
Recorded in Plat Book 10, Page 17

Fee: \$ 4.30

Mary B. Justin Recorder

Miami County Recorder

By Dora Whitmer, Deputy



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

Daniel D. Turner

Daniel D. Turner, registered surveyor no. 4807

Annexation to City of Piqua Piqua - Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
CIVIL ENGINEERING - LAND SURVEYING		
DATE	Drawn by:	SHEET NO.
NOV.-1967	Traced by:	1/1
FILE NO.	Checked by:	
9-67-229	SCALE: 1"=200'	

54045

CERTIFICATION

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
Clerk of Commission

Ord. No. 19-68

-2-

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: May 6, 1968

ATTEST: MARY C. ELLIOT
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 City Commission of the City of Piqua, Ohio on the 6th day of May, 1968.

MARY C. ELLIOT
CLERK OF COMMISSION

ORDINANCE NO. 19-68

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

WHEREAS, on February 19, 1968, 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 Raynor O. Starr, et al Petitioners 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 Raynor O. Starr, et al Petitioners 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 24, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:

Beginning at a R.R. spike at the Northeast corner of the Southeast Quarter of Section 24, said spike being in the centerline of Washington Road No. 35; thence South 0°36' East with the East line of the Southeast Quarter of Section 24 and with the centerline of Washington Road, a distance of 1344.99 feet to a R.R. spike; thence South 89°24'30" West, a distance of 1605.13 feet to an iron pin; thence North 5°46' West, a distance of 1346.79 feet to an iron pin on the North line of the Southeast Quarter of Section 24; thence North 89°17'10" East with the North line of the Southeast Quarter of Section 24, a distance of 1726.42 feet to the place of beginning, containing a total of 51.365 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.

CERTIFICATION

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

Raynor O. Starr, Eunice E. Starr, William R. Ceylor, and Carroll B. Ceylor, Petitioners

I, Mary F. Boyd, Clerk to the Board of Miami County Commissioners, Troy, Ohio, do hereby certify that the attached "PETITION" and accompanying plat map are the originals thereof filed in these proceedings. The photostat copy of the "PROOF OF PUBLICATION" from the Piqua Daily Call, Piqua, Ohio, and the copy of the "AFFIDAVIT" by 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 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 December 4, 1967, and Feb. 5, 1968, as recorded in Commissioners' Journal No. 39, Pages 508 and 568 respectively.

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

BOARD OF COUNTY COMMISSIONERS
MIAMI COUNTY, OHIO

December 4, 1967

TO: BOARD OF COUNTY COMMISSIONERS
COURT HOUSE
TROY, OHIO
PETITION FOR ANNEXATION

The undersigned, being all of the adult resident free-holders 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.

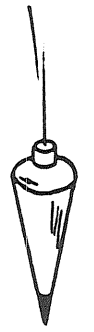
RAYNOR O. STARR

EUNICE E. STARR

WILLIAM R. CEYLOR

CARROLL B. CEYLOR

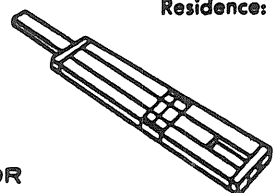
GAIER, PRATT AND FREED, ATTORNEYS-AT-LAW, PIQUA, OHIO



DANIEL D. TURNER
AND ASSOCIATES

REGISTERED ENGINEER • REGISTERED SURVEYOR

233 North Fifth St.
TROY, OHIO 45373
Phone 335-7513
Residence: 335-7583



ANNEXATION DESCRIPTION

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

Beginning at a R.R. spike at the Northeast corner of the Southeast Quarter of Section 24, said spike being in the centerline of Washington Road No. 35;

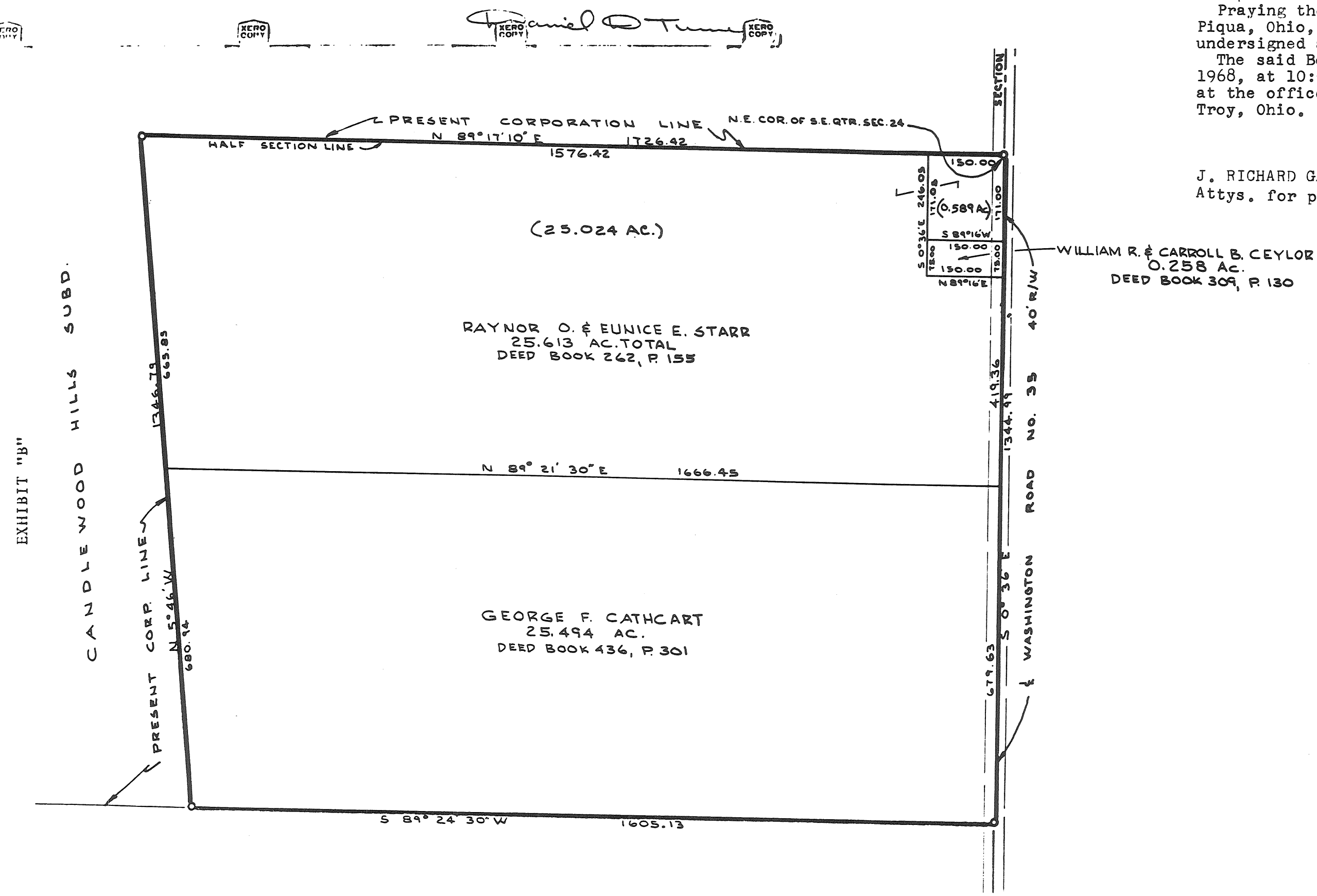
thence South 0°36' East with the East line of the Southeast Quarter of Section 24 and with the centerline of Washington Road, a distance of 1344.99 feet to a R.R. spike;

thence South 89°24'30" West, a distance of 1605.13 feet to an iron pin;

thence North 5°46' West, a distance of 1346.79 feet to an iron pin on the North line of the Southeast Quarter of Section 24;

thence North 89°17'10" East with the North line of the Southeast Quarter of Section 24, a distance of 1726.42 feet to the place of beginning, containing a total of 51.365 Acres.

EXHIBIT "A"



THE PIQUA DAILY CALL
Piqua, Ohio

State of Ohio, Miami County, ss:
Personally appeared before me a notary in and for said county Leonard R. Woods 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 5th day of December A.D., 1967.
Leonard R. Woods

Sworn to before me and subscribed in my presence this 9th day of January A.D., 1968
Louise M. Fogt
Notary Public in and for Miami County, Ohio
(Notary Seal)
Louise M. Fogt, Notary Public
In and for Miami County, Ohio
My Commission Expires Sept. 28, 1969
(SEAL)
5:45sq. \$2780
Notary Fee \$ 80
Total \$28,60

LEGAL NOTICE

Notice is hereby given that on the 4th day of November, 1967, 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 Southeast Quarter of Section 24, Town 8, Range 5 East, in Washington Township, Miami County, Ohio, and being further described as follows:
Beginning at a R.R. spike at the Northeast corner of the Southeast Quarter of Section 24, said spike being in the centerline of Washington Road No. 35;
thence South 0 degrees 36 feet East with the East line of the Southeast Quarter of Section 24 and with the centerline of Washington Road, a distance of 1344.99 feet to a R.R. spike;
thence South 89 degrees 24'30" West, a distance of 1605.13 feet to an iron pin;
thence North 5 degrees 46' West, a distance of 1346.79 feet to an iron pin on the North line of the Southeast Quarter of Section 24;
thence North 89 degrees 17'10" East with the North line of the Southeast Quarter of Section 24, a distance of 1726.42 feet to the place of beginning, containing a total of 51.365 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 5th day of February, 1968, 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, PRATT & FREED,
J. RICHARD GAIER
Attys. for petitioner 17,211--12-5-12-19-26-'67; 1-2-9-'68

WILLIAM R. & CARROLL B. CEYLO
0.258 AC.
DEED BOOK 309, P. 130

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, Raynor O. Starr and Eunice E. Starr, and William R. Ceylor and Carroll B. Ceylor; 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 5th day of December, 1967.

J. Richard Gaier
J. RICHARD GAIER
AGENT FOR PETITIONERS

STATE OF OHIO)
COUNTY OF MIAMI) SS:

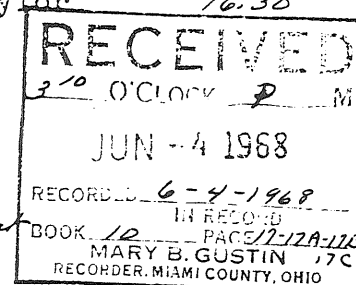
Sworn to before me and subscribed in my presence
this 5th day of Feb, 1968.

M. Kathleen Hoban
NOTARY PUBLIC
M. KATHLEEN HOBAN, Notary Public
in and for Miami County, Ohio
My Commission Expires Feb. 28, 1969

ANNEXATION OF CERTAIN TERRITORY IN WASHINGTON TOWNSHIP,
SECTION 24, TOWN 8, RANGE 5, EAST, TO THE CITY OF PIQUA, OHIO

Raynor O. Starr, Eunice E. Starr, William R. Ceylor
and Carroll B. Ceylor, Petitioners

FILING OF PETITION - HEARING DATE SET



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

WHEREAS, a petition filed by Raynor O. Starr, Eunice E. Starr, William R. Ceylor, and Carroll B. Ceylor, residing adult freeholders, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Section 24, Town 8, Range 5 East, Washington Township, Miami County, Ohio, to the City of Piqua, Ohio; such territory being adjacent to the South corporation line of Piqua, Ohio, containing a total of 51.365 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 5th day of February 1968, 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 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 upon roll call: Mr. Goode, yea; Mr. Rike, yea; and Mr. Clawson, yea.

MONDAY, FEBRUARY 5, 1968

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Friday, February 2, 1968.

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, February 2, 1968, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN WASHINGTON TOWNSHIP,
SECTION 24, TOWN 8, RANGE 5, EAST, TO THE CITY OF PIQUA, OHIO

Raynor O. Starr, Eunice E. Starr, William R. Ceylor
and Carroll B. Ceylor, Petitioners

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 December 4, 1967, a public hearing was held in the Miami County Commissioners' office, Court House, Troy, Ohio, on this 5th day of February, 1968, at ten o'clock A.M. on the petition of Raynor O. Starr, et al, requesting that certain territory in Section 24, Town 8, Range 5 East, Washington Township, Miami County, Ohio, being adjacent to the South corporation line of the City of Piqua, Ohio, containing 51.365 acres, be annexed to said City of Piqua, Ohio, and

WHEREAS, said petition and accompanying plat map of land to be annexed has been on file in the Auditor's office for public inspection since December 4, 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 petitioners, J. Richard Gaier, 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

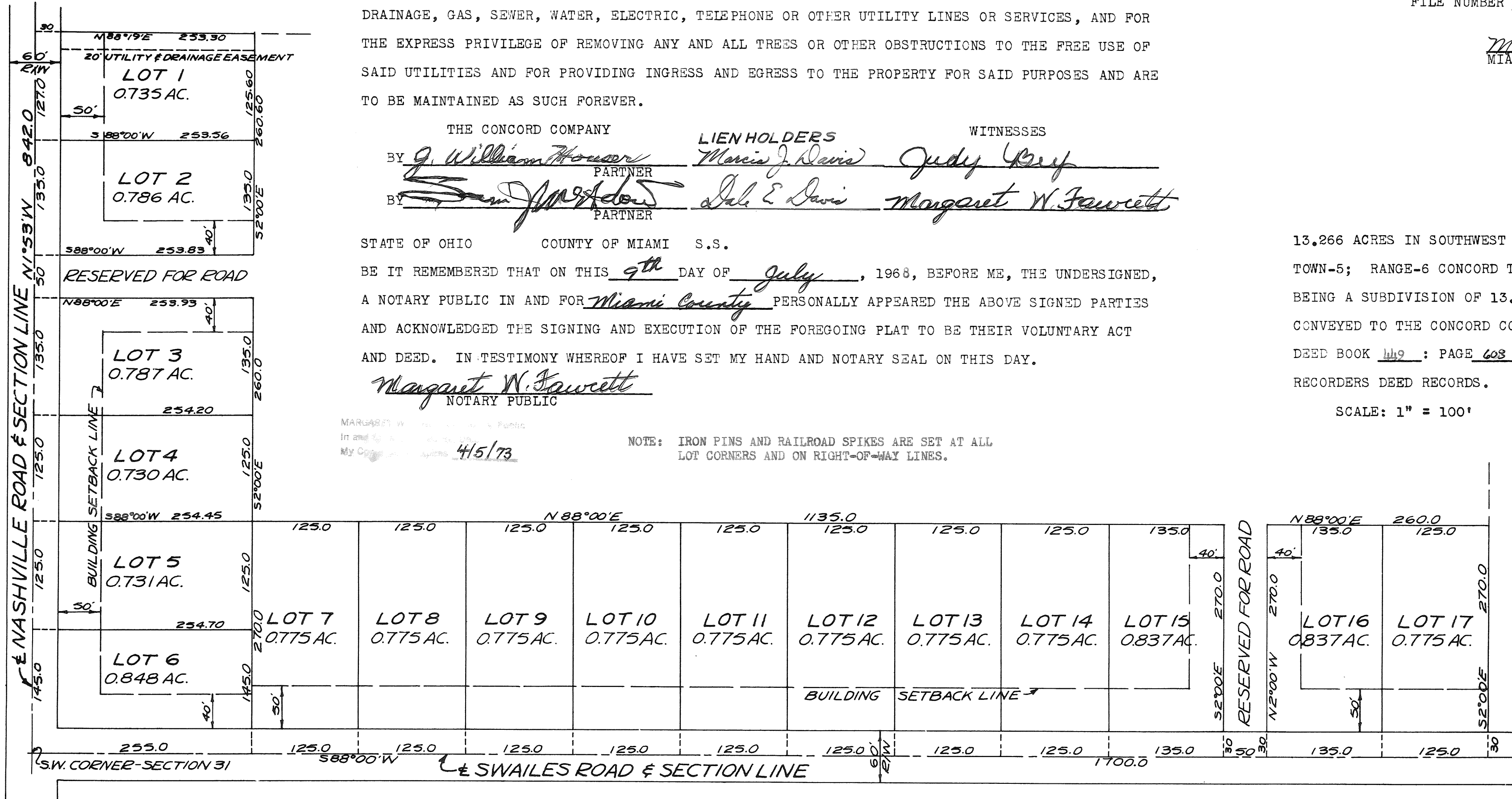
RESOLVED, by the Board of Miami County Commissioners, State of Ohio, that;

- (1) The petition of Raynor O. Starr, et al, contains all the matters required by law;
- (2) That the statements in the petition are true;
- (3) That the map, or plat is accurate;
- (4) That all of the adult resident freeholders in the area sought to be annexed have signed the petition;
- (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 Raynor O. Starr, et al 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, 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. Clawson, with the Board voting as follows upon roll call: Mr. Rike, yea; Mr. Clawson, yea; and Mr. Goode, yea.

* * * * *

NOTE: FIVE (5) FOOT UTILITY EASEMENTS IN ADDITION TO ANY EASEMENTS SHOWN ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES.



RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION 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 BE NOT LESS THAN 1,100 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1,300 SQUARE FEET FOR A SPLIT-LEVEL DESIGN; AND 900 SQUARE FEET ON THE 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 DWELLING TO BE CONSTRUCTED ON ANY LOT HEREIN 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.
7. ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
8. THE GRADE OF ANY RESIDENCE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
9. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
10. NO BOAT OR TRAILER THEREFOR SHALL REMAIN IN THE FRONT OF ANY EXISTING DWELLING, BUT SHALL BE KEPT ALONGSIDE OR BEHIND SAID DWELLING.
11. THE WEEDS SHALL BE KEPT CUT ON EACH LOT HEREIN, EITHER PRIOR TO CONSTRUCTION OF A DWELLING OR AFTER CONSTRUCTION OF THE SAME.
12. 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.
13. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED OR KEPT ON ANY LOT IN THIS SUBDIVISION, EXCEPTING DOGS, CATS OR OTHER CUSTOMARY HOUSEHOLD PETS, PROVIDING THAT SUCH HOUSEHOLD PETS ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
14. 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 JANUARY 1, 1987, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE TEN-YEAR PERIODS, UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
15. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.

PAMELA SUBDIVISION - SECTION 1
DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS 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.

THE CONCORD COMPANY
BY J. William Houser PARTNER
BY Sam J. Houser PARTNER
LIEN HOLDERS
Marie J. Davis
Judy Brey
WITNESSES
John E. Davis
Margaret W. Fawcett

STATE OF OHIO COUNTY OF MIAMI S.S.
BE IT REMEMBERED THAT ON THIS 9th DAY OF July, 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 SET MY HAND AND NOTARY SEAL ON THIS DAY.
Margaret W. Fawcett
NOTARY PUBLIC

MARGARET W. FAWCETT, Notary Public
in and for the State of Ohio
My Comm. Expires 4/5/73
NOTE: IRON PINS AND RAILROAD SPIKES ARE SET AT ALL LOT CORNERS AND ON RIGHT-OF-WAY LINES.

PLAT BOOK 10 PAGE NUMBER 18
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED FOR RECORD THIS 10th DAY OF JULY 1968, AT 11:30 A.M.
FILE NUMBER 54828 FEE \$ 4.30

Mary B. Justice
MIAMI COUNTY RECORDER

13.266 ACRES IN SOUTHWEST QUARTER OF SECTION 31
TOWN-5; RANGE-6 CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
BEING A SUBDIVISION OF 13.266 ACRES OF 32.661 ACRES
CONVEYED TO THE CONCORD COMPANY BY DEED FILED IN
DEED BOOK 149: PAGE 603 OF THE MIAMI COUNTY
RECORDERS DEED RECORDS.

SCALE: 1" = 100' 9 JULY 1968

APPROVAL BY MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Walter W. Smith
Robert E. Clavson

DATE: 10 JULY 1968 NUMBER 1694

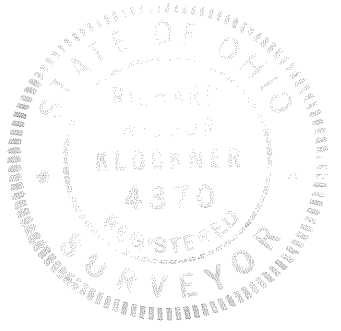
Arthur D. Hasel
MIAMI COUNTY ENGINEER

TRANSFERRED THIS 10th DAY OF July 1968

Carl Davis by C. Shelley Changer
MIAMI COUNTY AUDITOR Deputy

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

Richard W. Klockner
RICHARD W. KLOCKNER P.E.
REGISTERED SURVEYOR #4370
TROY, OHIO



Concord 5 6 N.E. Quar. 29
Township Town Range Section

Received for Record this 10th day of July 1968 at 2:55 P.M.
Plat Book 10 Page 19
Miami County Recorders Record of Plats
File Number 54852
Fee \$4.30

Mary B. Justin
Miami County Recorder

TRANSFERRED THIS 10th DAY OF July, 1968

Carl Davis
MIAMI COUNTY AUDITOR
G. Shellenbarger
DEPUTY

ROAD DEDICATION

We, the undersigned,
owners of the land abutting
existing WAYNE AVE. do
hereby voluntarily consent to
the dedication of the roadway as
shown hereon.

Franklin B. Tice
① Franklin B. Tice

Witness ①
Ansochy Stefanidis

Donald E. Stout
② Donald E. Stout

Witness ①
Carl E. Hyslop

Gloria B. Stout
③ Gloria B. Stout

Witness ②
Howard Padgett Jr.

Louis L. Henry
④ Louis L. Henry

Witness ③
Mellie Poling

Carolyn O. Henry
⑤ Carolyn O. Henry

Witness ④
Mellie Poling

Daniel Taubman
⑥ Daniel Taubman

Witness ⑤
Phyllis Smitley

Naomi M. Taubman
⑦ Naomi M. Taubman

Witness ⑥
Mellie Poling

Robert D. Gradsky
⑧ Robert D. Gradsky

Witness ⑦
Mellie Poling

State of Ohio, County of Miami S.S.

Before me, a notary public in and for said county, personally
appeared the above signed parties who acknowledged the signing
of this plat for the purposes named, to be their voluntary act and
deed. In testimony whereof I have hereunto set my hand and seal
this 24th day of April 1968.

Phyllis Smitley
Notary Public

My commission expires

See Planning Comm.
Minutes of 10/27/58
Approved Miami County Planning Commission

Arthur Peake

Walter W. Book

Robert E. Clawson

Date July 8, 1968 No. 1695

Approved Miami County Engineer

Approved and accepted this 5 day of July 1968.

Arthur D. Haddad
Miami County Engineer

Board of Commissioners, Miami County:

Arthur Peake

Walter W. Book

Robert E. Clawson

Approved by: Troy Planning Commission.

Harry J. Lyons
L. Robert Yantis

ROADWAY ACREAGE

ROBERT D. GRADSKY - 1.19 ACRES
FRANKLIN B. TICE - 0.20 ACRES
DANIEL & NAOMI TAUBMAN - 1.15 ACRES
TOTAL - 2.54 ACRES

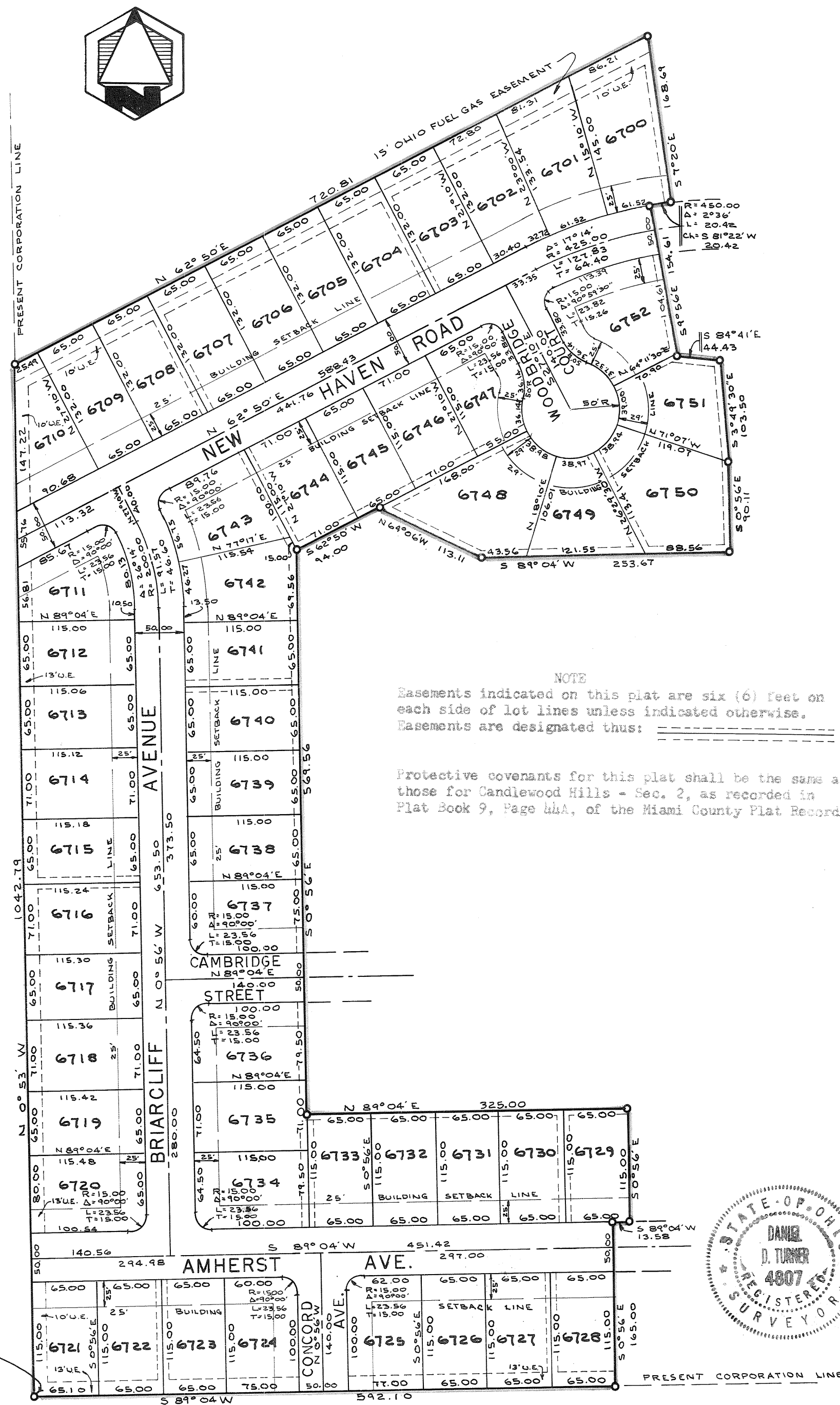
TRI-CITY ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
1508 N. MAIN ST. DAYTON 5, OHIO

CANDLEWOOD HILLS SUBDIVISION-SEC. 7

PART OF OUTLOT 321

PIQUA-OHIO

BOOK 10 Page 20
Miami County RECORDERS record
of recorded plats.



DESCRIPTION

Being a subdivision of 13.094 Acres of part of O.L. 321 in the City of Piqua, Miami County, Ohio, as conveyed to Mid-Continent Properties, Inc. by deed recorded in Vol. 412, Page 528, of the Miami County Deed Records.

DEDICATION

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

Sharon A. Riepert
Witness
Mary Jane Gromet
Witness

MID-CONTINENT PROPERTIES, INC.
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 7th day of June, 1968, 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 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 notarial seal on the day and date above written.

Sharon A. Riepert
Notary Public

SHARON A. RIEPERT, Notary Public
in and for Miami County, Ohio
my Commission Expires MARCH 30, 1973

PLANNING COMMISSION

At a meeting of the City of Piqua planning commission held this 10th day of June, 1968, this plat was approved.

Peter R. Thompson, Pres. George B. Shaw Robert J. Falk
Ralph L. Spencer Robert M. Hance

CITY COMMISSION

At meeting of the city commission of the City of Piqua held this 1st day of July, 1968, this plat was approved by ordinance no. _____

Jack Wilson Joseph C. Dwyer Harold R. Short
Charles H. Morrow David N. Schaefer

MIAMI COUNTY AUDITOR

Approved and transferred this 11th day of July, 1968.

Carl Davis by L. Schellenger Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 54866

Received for record 2:20 P.M. July 11th, 1968.

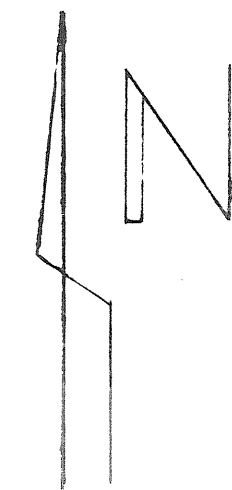
Recorded in Plat Book No. 10 Page 20

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. Curved distances measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

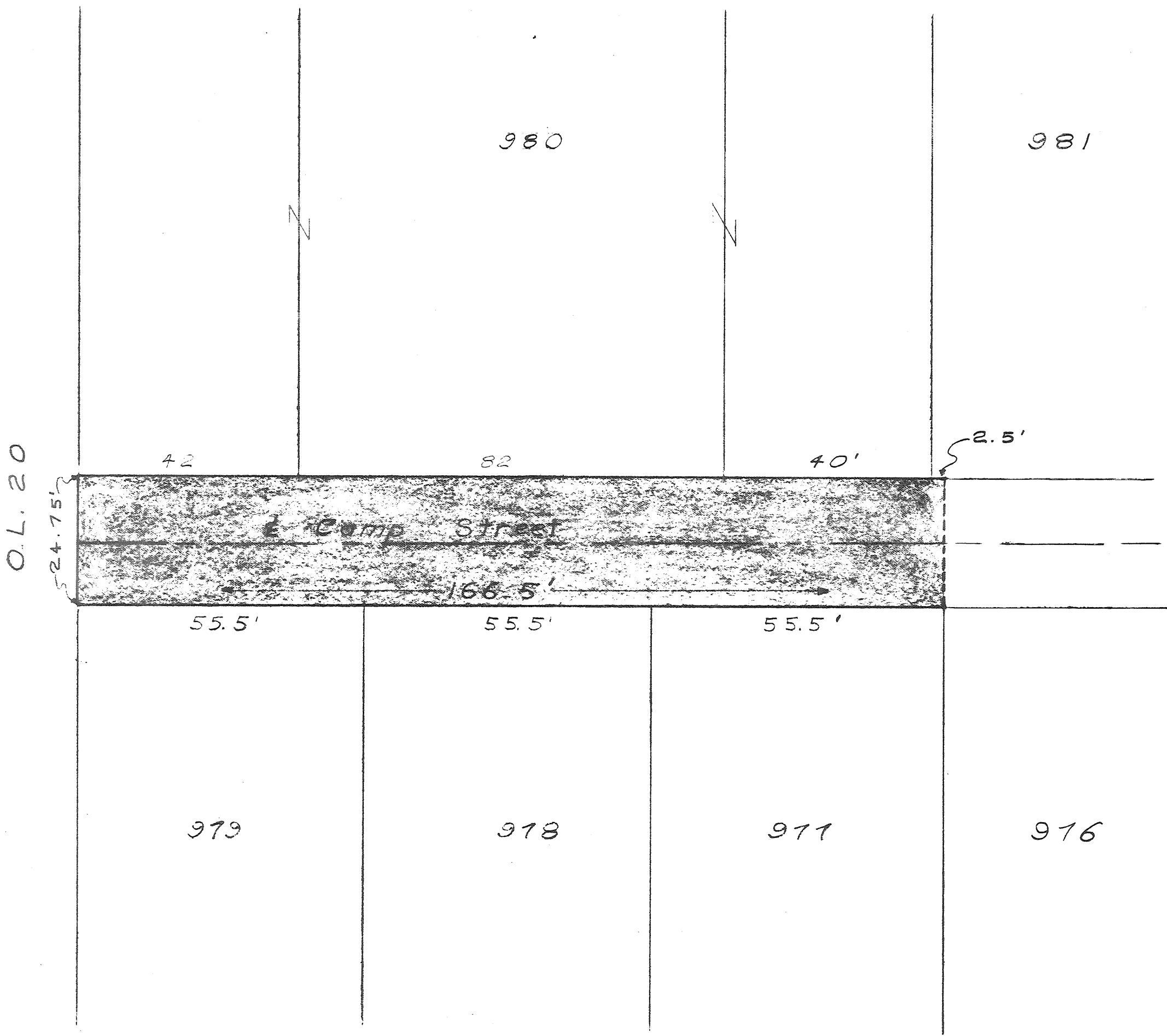
Candlewood Hills Subd. - Section 7		
for		
Mid-Continent Properties, Inc.		
Piqua - Ohio		
DANIEL D. TURNER and ASSOC.		
Troy, Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE	Drawn by:	J.T.
5-11-68	Traced by:	D.T.
FILE NO.	Checked by:	D.T.
SCALE: 1"=100'		1/1



1" = 20'

City of Piqua, Ohio
plat of
Street Vacation
of part of
Camp Street

Plat Book 10 Page 21
Miami County Recorder's
Record of Plats
Received for Record this 15th day
of JULY, 1968 At 10:14 A.M.
File No. 54904 Fee \$4.30
Mary B. Austin
MIAMI COUNTY RECORDER



APPROVAL

At a meeting of the commissioners of the City of Piqua, Ohio,
held this 21st day of August this plat was approved
and accepted by Ordinance No. 40-67

Jack D. Wilson

Mayor, City of Piqua, O.

Joseph C. Rupp

Paul H. Sittner

Charles H. Morrow

Harvey L. Clark

Robert M. House

City Manager, City of Piqua, O

I hereby approve this plat and have transferred same this
11th day of July 1968

Paul Davis by G. Shellenger, Deputy

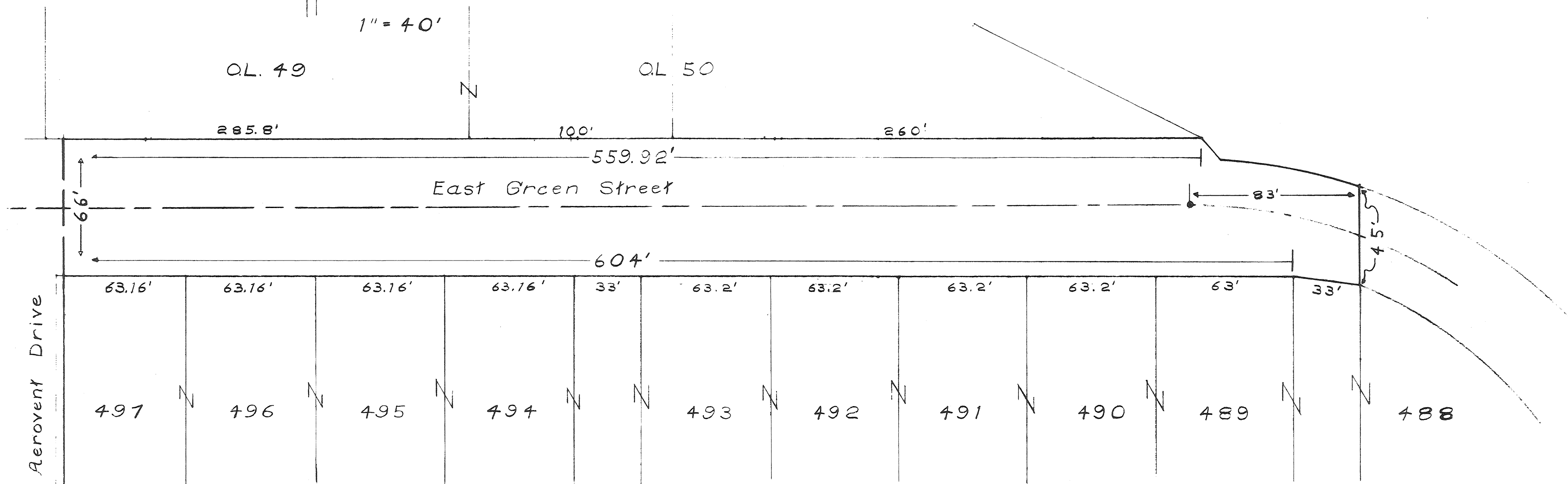
Miami County Auditor

City of Piqua, Ohio
plat of
Street Vacation
of part of
East Green Street

Plat Book 10 Page 22
Miami County Recorder's
Record of Plats.
Received for Record this 15th day
of JULY, 1968 At 10:15 A.M.
File No. 54905 Fee \$4.30

Mary B. Gustin

MIAMI COUNTY RECORDER



CURVE

$\Delta = 45^\circ 49'$
 $R = 240.0 \text{ ft.}$
 $T = 101.4 \text{ ft.}$
 $L = 191.9 \text{ ft.}$

APPROVAL

At a meeting of the commissioners of the City of Piqua, Ohio, held this 4th day of Dec. 1967 this plat was approved and accepted by Ordinance No. 37-67

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

Joseph C. Reed

Ward N. Dittmer

Charles H. Morrow

Harold L. Gaud

Robert M. Stance
City Manager, City of Piqua, O.

I hereby approve this plat and have transferred same this 11th day of July 1968

Karl Davis by R. Schellenbarger Deputy
Miami County Auditor

SHAGGY BARK GROVE

TOWN 2 ~ RANGE 10 ~ SECTION 28
ELIZABETH ~ TOWNSHIP
MIAMI COUNTY ~ OHIO

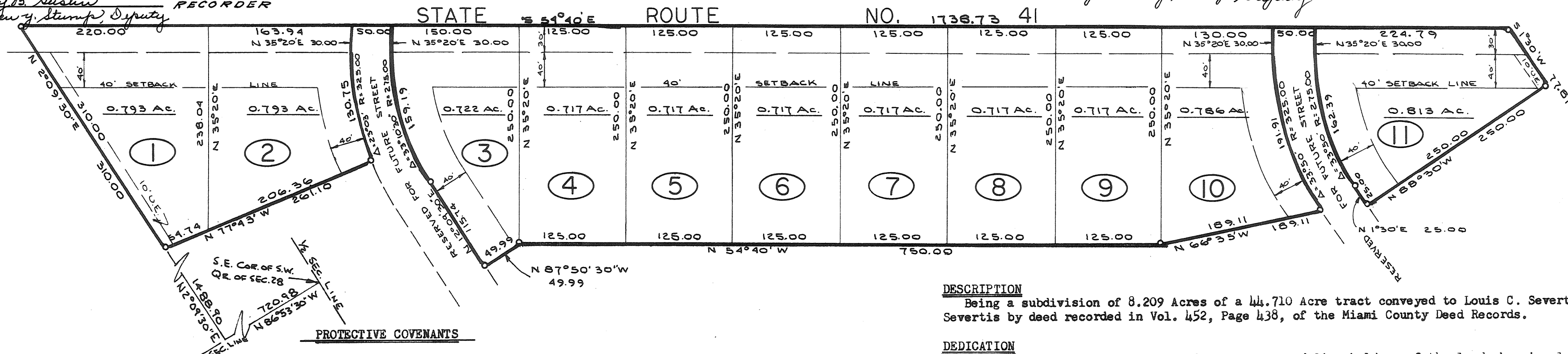
BOOK 10, PAGE 23
Miami County Recorder's record
of recorded plats

SECTION ONE

NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and each rear or side lot line unless otherwise shown hereon.

SEE ASSIGNMENT RECORDED IN MISC. BOOK 17 PAGE 866
JANUARY 17, 1974

Mary B. Hustin
by: Nelson J. Stumpf, Deputy
RECORDER



DESCRIPTION

Being a subdivision of 8.209 Acres of a 44.710 Acre tract conveyed to Louis C. Severtis and Maxine V. Severtis by deed recorded in Vol. 452, Page 438, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon.
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 or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the properties for said purposes, and are to be maintained as such forever.

Margaret L. Kornehm
witness

Nelson J. Stumpf
witness

Louis C. Severtis
Louis C. Severtis

Maxine V. Severtis
Maxine V. Severtis

FIRST NATIONAL BANK AND TRUST CO.

R.E. Hall, president

P.M. Robinson, exec. vice president.

1. LAND USE AND BUILDING TYPE - No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling.
2. DWELLING SIZE - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1200 sq. ft. for a one floor plan, 1400 sq. ft. for a split level design and 1000 sq. ft. on the first floor level 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 recorded plat. No building shall be located nearer than twenty (20) ft. 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 at any time be used as a residence, either temporarily or permanently upon said property, nor shall structure of a temporary character be used as a residence.
6. FENCES - Any fencing or hedges which 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 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 a residence.
10. SIGNS - No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional of not more than three (3) sq. ft. or one sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the active period of construction of the house.
11. LIVESTOCK - No animal livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, providing that they are not kept, bred or maintained for commercial purposes.
12. OPTION TO PURCHASE - There is further granted by each purchaser to the developer the first refusal to purchase the property owned by said purchaser should said purchaser decide to sell it, at any price to be determined by said purchaser, which has been offered by the prospective buyer on the open market. Said purchaser shall give the developer fifteen (15) days written notice of the intent to sell and the price, and if the option herein granted is not exercised within the fifteen day period, the purchaser may sell without reservation.
13. TIME OF COVENANTS - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all persons claiming under them until August 1, 1988, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots it is agreed to change said covenants.
14. 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.
15. ENFORCEMENT - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

MIAMI COUNTY PLANNING COMMISSION

Luther Mike
Walter Wood
Proctor Clanton

Arthur D. Haddad by Richard M. Haddad
Miami County Engineer

Date: July 31, 1968. No.: 1701

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 24th day of JULY, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Louis C. Severtis, Maxine V. Severtis, 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.

Notary Public

MIAMI COUNTY AUDITOR

Approved and transferred this 1st day of August, 1968.

Paul Harris
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 55343

Received for record: 1:44 PM AUG. 1, 1968.

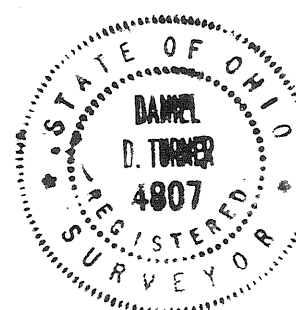
Recorded in Plat Book No. 10, Page 23

Fee: \$ 4.30

Mary B. Hustin Recorder by
Dora Whitmer, Deputy

SEE WAIVER AND RELEASE OF OPTION TO
PURCHASE RECORDED IN MISCELLANEOUS
BOOK 21, PAGE 117
AUGUST 15, 1985

Janet E. Cain Recorder by Dora Whitmer
Janet E. Cain, Recorder Deputy



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

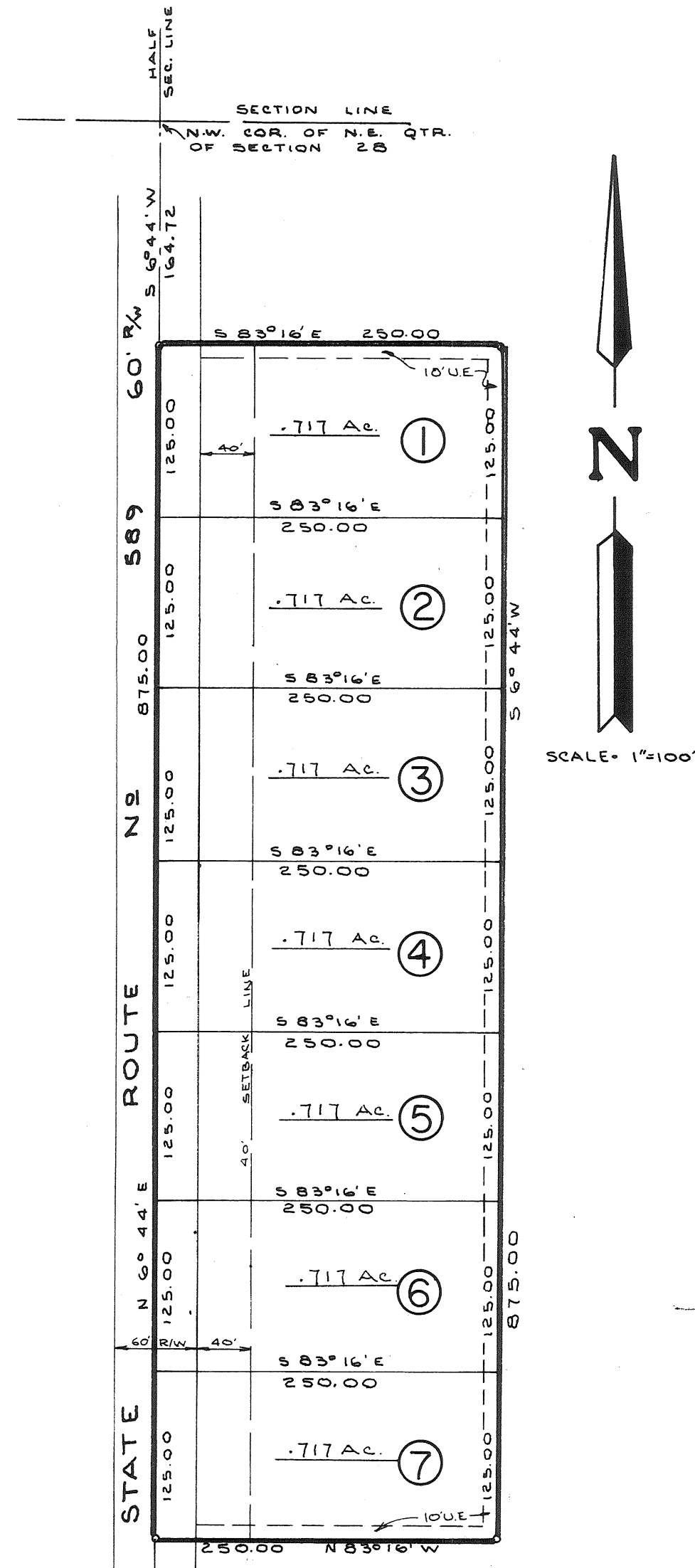
Shaggy Bark Grove - Section One for Louis C. and Maxine V. Severtis Troy, Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio - CIVIL ENGINEERING - LAND SURVEYING -		
DATE 7-24-68	Drawn by: Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO. 6-68-133	SCALE: 1" 100'	

LOSTCREEK ESTATES

TOWN 2 ~ RANGE 11 ~ SECTION 28

LOSTCREEK TOWNSHIP ~ MIAMI COUNTY ~ OHIO

BOOK 10 PAGE 24
Miami County Recorder's record
of recorded plats.



DESCRIPTION

Being a subdivision of 5.022 Acres of a 22.181 Acre tract conveyed to Forest F. and Patricia S. Scherer by deed recorded in Vol. 451, Page 432, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon. 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 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.

NOTE

There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot line unless otherwise shown hereon.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 25th day of July, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Forest Scherer, Patricia S. Scherer, Robert Clyne and Ida Catherine Procter Clyne, 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.

Daniel D. Turner
witness

Joe M. Turner
witness

Daniel D. Turner
witness

Thomas W. Stankle
witness

Forest F. Scherer
Forest F. Scherer

Patricia S. Scherer
Patricia S. Scherer

Robert E. Clyne
Robert E. Clyne

Ida Catherine Procter Clyne
Ida Catherine Procter Clyne

DANIEL D. TURNER, Notary Public
in and for Miami County, Ohio
My Commission Expires Aug. 1, 1971

Daniel D. Turner
Notary Public

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. 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, 1988, 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.

MIAMI COUNTY RECORDER

File No. 55344

Received for record: 1:45 PM AUG. 1, 1968
time date

Recorded in Plat Book No. 10, Page 24

Fee: \$ 4.30
Mary B. Austin, Recorder by Dora Whitmer, Deputy
Miami County Recorder

MIAMI COUNTY AUDITOR

Approved and transferred this 1st day of August, 1968.

Paul Davis
Miami County Auditor

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Lester Mike

Walter Wood

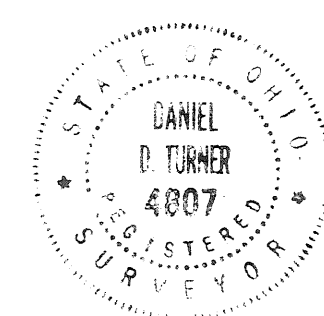
Robert E. Clanton

Arthur D. Haddad by Richard W. Clanton
Miami County Engineer

DATE: July 31, 1968, No. 1700

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



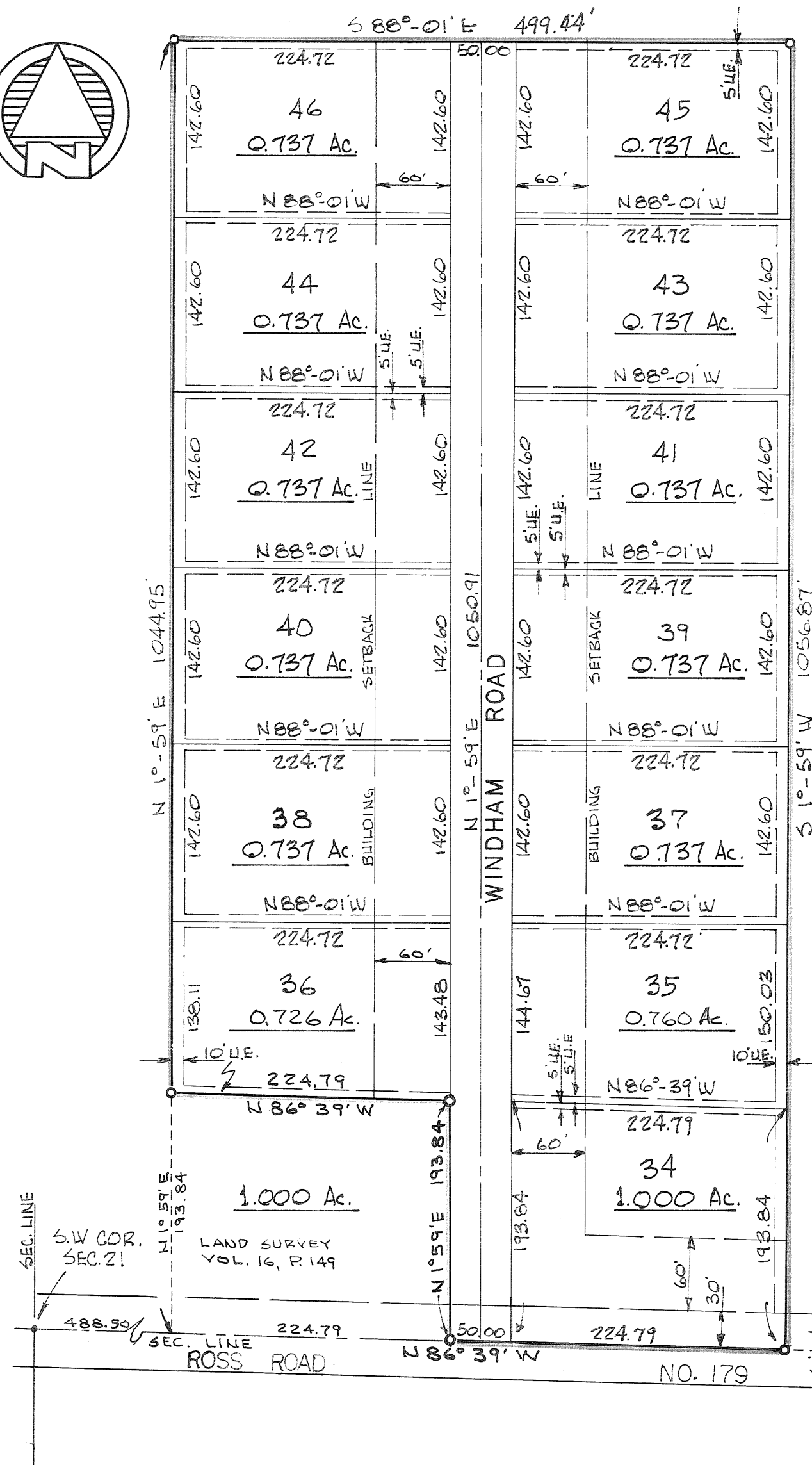
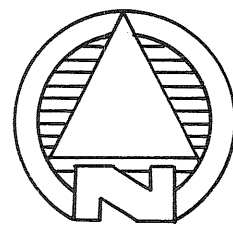
Lostcreek Estates Subdivision		
for Forest F. and Patricia S. Scherer		
Troy, Ohio		
DANIEL D. TURNER and ASSOC.		
Troy - Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE	Drawn by: TS	SHEET NO.
7-24-68	Traced by:	
	Checked by: DT	1/1
FILE NO.		
5-68-112	SCALE: 1"=100'	

WINTERHILL SUBDIVISION - SECTION 5

• TOWN 2 • RANGE 9 • SECTION 21 • BETHEL TOWNSHIP •

MIAMI COUNTY - OHIO

BOOK 10 PAGE 25
MIAMI COUNTY RECORDERS
RECORD OF SUBDIVISIONS.



DESCRIPTION

BEING A SUBDIVISION OF 11.062 ACRES OF A TRACT CONVEYED TO HALTEMAN BUILDERS INC., BY DEED RECORDED IN VOL. 415, PAGE 332, 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 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 OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Daniel D. Turner
WITNESS

Thomas D. Stucke
WITNESS

Fred C. Halteman
FRED C. HALTEMAN - PRESIDENT

Virginia L. Halteman
VIRGINIA L. HALTEMAN - VICE PRES.

STATE OF OHIO, MIAMI COUNTY, ss:

BE IT REMEMBERED THAT ON THIS 12TH DAY OF JUNE, 1968, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALTEMAN BUILDERS INC. BY ITS PRESIDENT FRED C. HALTEMAN AND ITS VICE PRES. VIRGINIA L. HALTEMAN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES AUG. 1, 1971
DATE

Daniel D. Turner
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

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 SUBDIVIDED 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 TWENTY FEET TO ANY SIDE PROPERTY LINE.
5. NO TRAILER, DEFENCE 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 HAVE 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 WEEDS AND UNDERBRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
11. ANY LOT AREA DESIGNED FOR THE NATURAL FLOW OF SURFACE WATER OR UNDERGROUND 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 MAY, 1987, 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 DERIVED 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 WAY 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. HALTEMAN OR VIRGINIA L. HALTEMAN, OR THEIR AGENTS. EACH OWNER MUST FURNISH A COMPLETE SET OF HOUSE PLANS WHICH WILL BE RETAINED BY THEM.

COMMISSIONERS

WE HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Walter W. Broach
Robert E. Carson
MIAMI COUNTY COMMISSIONERS
Arthur D. Haddad
MIAMI COUNTY ENGINEER

PLANNING COMMISSION

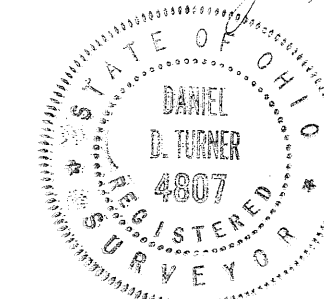
ACCEPTED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION
Walter W. Broach
Robert E. Carson
DATE AUGUST 19, 1968 NO. 1709
Arthur D. Haddad
MIAMI COUNTY ENGINEER

AUDITOR

APPROVED AND TRANSFERRED THIS 18 DAY OF August, 1968.
Carl Paris
MIAMI COUNTY AUDITOR
C. Shellenbarger, Deputy

RECORDER

FILE NO. 55716
RECEIVED FOR RECORD 2:37 PM AUG. 19, 1968
RECORDED IN PLAT BK. 10 P. 25
FEE \$ 4.35
Mary B. Ruston, Recorder
MIAMI COUNTY RECORDER
Dora Whitmer, Deputy



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

Daniel D. Turner
DANIEL D. TURNER

WINTERHILL SUBDIVISION SEC. 5 FOR			
HALTEMAN BUILDERS INC.			
DANIEL D. TURNER & ASSOC. REG. ENGINEER TROY OHIO			
MAY, 1967	DRAWN BY	SW. RT.	1/1
FILE NO. 4-67-80	CHECKED BY	SCALE 1"=100'	

Mary B. Sutton
MIAMI COUNTY RECORDER

(CORRECTING PLAT FILED DUE TO OMISSION OF LIEN-HOLDERS
ON ORIGINAL PLAT FILED IN PLAT BOOK 9: PAGE 145)

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.

16 SEPTEMBER 1968 SCALE: 1" = 150'

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.
7. ALL BUILDING PLANS AND PLOT PLANS FOR LOCATION OF STRUCTURES ON ANY LOT IN THIS DEVELOPMENT SHALL BE SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.

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.

OWNER: RIESSER, INC. LIENHOLDER: MONROE FEDERAL SAVINGS & LOAN ASSN.

Esther Riesser PRESIDENT
SECRETARY

Frank J. Tennell PRESIDENT
SECRETARY

Martha M. Neatt WITNESSES
Timothy L. Jackson

STATE OF OHIO - COUNTY OF MIAMI S.S.
BE IT REMEMBERED, THAT ON THIS 25th DAY OF SEPTEMBER, 1968, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR the State of Ohio, 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 25th DAY OF September 1968.

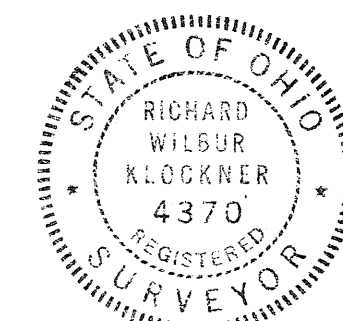
Robert J. Moonman, Lawyer
NOTARY PUBLIC State of Ohio EXPIRATION DATE no expiration date

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION
THIS 4TH DAY OF OCTOBER 1968.

Ante D. Haselad *William Kain* *Robert C. Clavon*
MIAMI COUNTY ENGINEER PLAT NUMBER 1726

Ante D. Haselad
MIAMI COUNTY ENGINEER PLAT NUMBER 1726
APPROVED AND TRANSFERRED THIS 4TH DAY OF OCTOBER 1968.

Barb Davis
MIAMI COUNTY AUDITOR
G. S. Kellenburger, Deputy
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 THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE PORTION OF EXISTING ROAD RIGHT-OF-WAY OF CASSTOWN-SIDNEY ROAD SHOWN INCLUDED WITHIN THE PLAT LIMITS, 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, SEWERS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS

WITNESSES

LIENHOLDER

Claude A. Clark
CLAUDE A. CLARK

Mary B. Clark
MARY B. CLARK

Richard W. Klockner

Warren H. Jackson

Howard Wheelock

NOTE: FIVE (5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN THIS SUBDIVISION.

STATE OF OHIO - COUNTY OF MIAMI S.S.-
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami Co., OHIO
PERSONALLY APPEARED CLAUDE A. CLARK AND MARY B. CLARK WHO 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 May, Miami Co., OHIO THIS 4th DAY OF October, 1968.

Warren H. Jackson
NOTARY PUBLIC

WARREN H. JACKSON, Notary Public
in and for Miami County, Ohio

EXPIRATION DATE: My Commission Expires Sept. 18, 1973

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 BE NOT LESS THAN 1100 SQUARE FEET.
3. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE OR SIDE ROAD LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE PLAT, OR NEARER TO THE SIDE LOT LINE OR REAR LOT LINE THAN 15 FEET.
4. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES.
5. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE IN THIS SUBDIVISION.
6. ANY FENCING OR HEDGES ERRECTED ON THE LOTS IN THIS SUBDIVISION 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.
7. NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING GRADING AND LOCATION OF PROPOSED CONSTRUCTION HAS BEEN REVIEWED AND APPROVED BY THE DEVELOPER.
8. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING STRUCTURE.
9. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. HOUSEHOLD PETS AND FARM ANIMALS, (LIVESTOCK OR POULTRY) MAY BE KEPT ON LOTS IN THIS SUBDIVISION, PROVIDING THAT THEY ARE PROPERLY MAINTAINED AND IN SUCH A MANNER THAT COVENANT NUMBER 9 IS NOT VIOLATED.
11. THESE COVENANTS AND RESTRICTIONS 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 OF THE LOTS.. EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE LOT.
12. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

MAY-RE ACRES SUBDIVISION SECTION ONE

NORTHEAST QUARTER SECTION 36; TOWN-2; RANGE-10 MRS; LOSTCREEK TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 3.783 ACRES OF A TOTAL OF 14.212 ACRES ACQUIRED BY CLAUDE A. CLARK

AND MARY B. CLARK BY DEED FILED IN BOOK 430; PAGE 645 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

23 SEPTEMBER 1968

SCALE: 1" = 100 FEET

PLAT BOOK 10 PAGE 27

MIAMI COUNTY RECORDER'S PLAT

RECORDS. RECEIVED FOR RECORD

THIS 4TH DAY OF OCTOBER

1968 AT 2:57 P.M.

FILE NUMBER 56792 FEE \$4.30

Mary B. Clark
MIAMI COUNTY RECORDER

N.E. COR.
N.E. QUAR.
SEC. 36

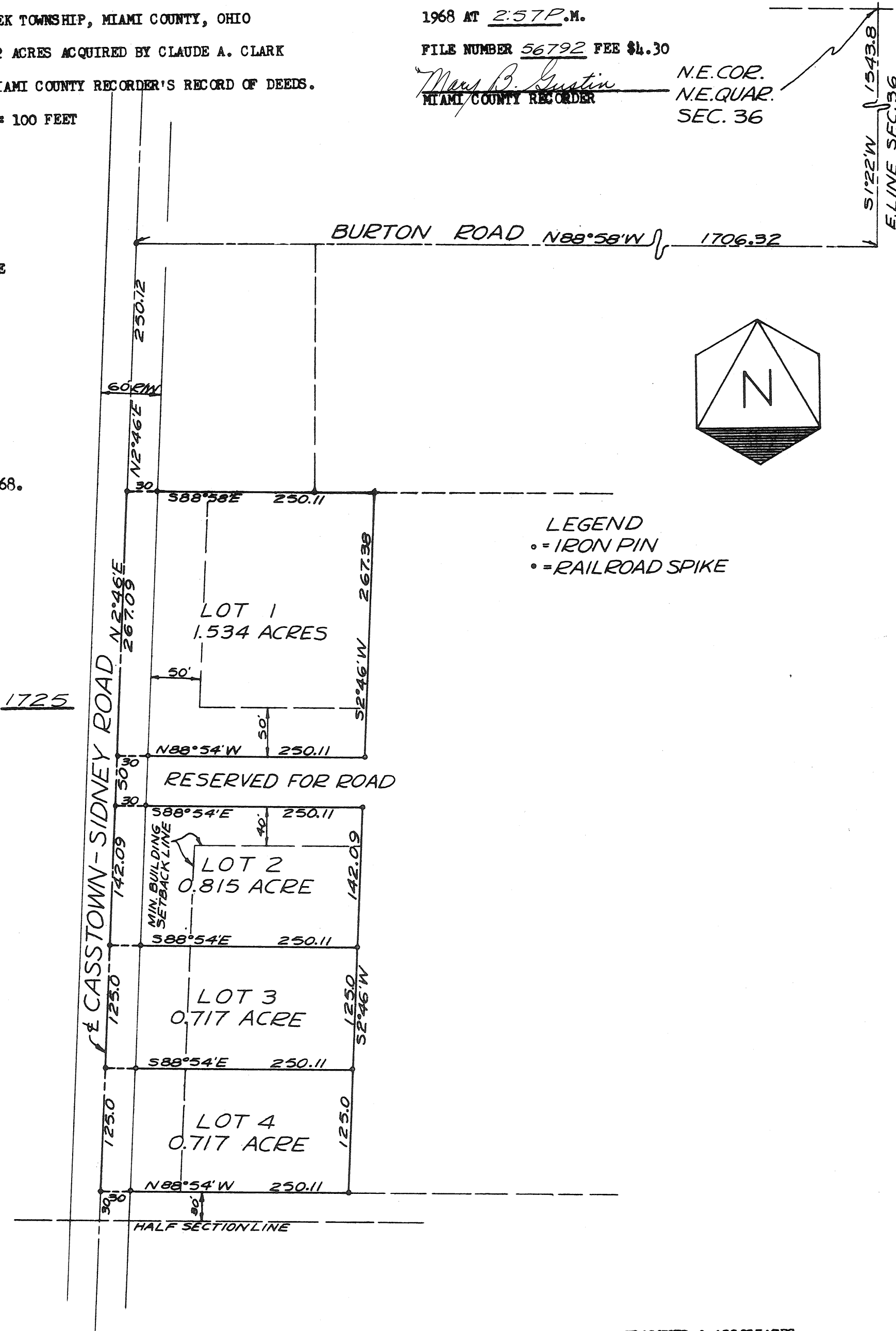
THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 4TH DAY OF OCTOBER 1968.

Arthur D. Haddad
Melvin Fair
Proctor, Clawson

Arthur D. Haddad
ARTHUR D. HADDAD-MIAMI COUNTY ENGINEER PLAT NO. 1725

APPROVED AND TRANSFERRED THIS 4th DAY OF October, 1968.

Carl Davis
MIAMI COUNTY AUDITOR-CARL DAVIS
L. Schellenbarger, Deputy



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON. IRON PINS AND RAILROAD SPIKES ARE SET AS SHOWN.

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

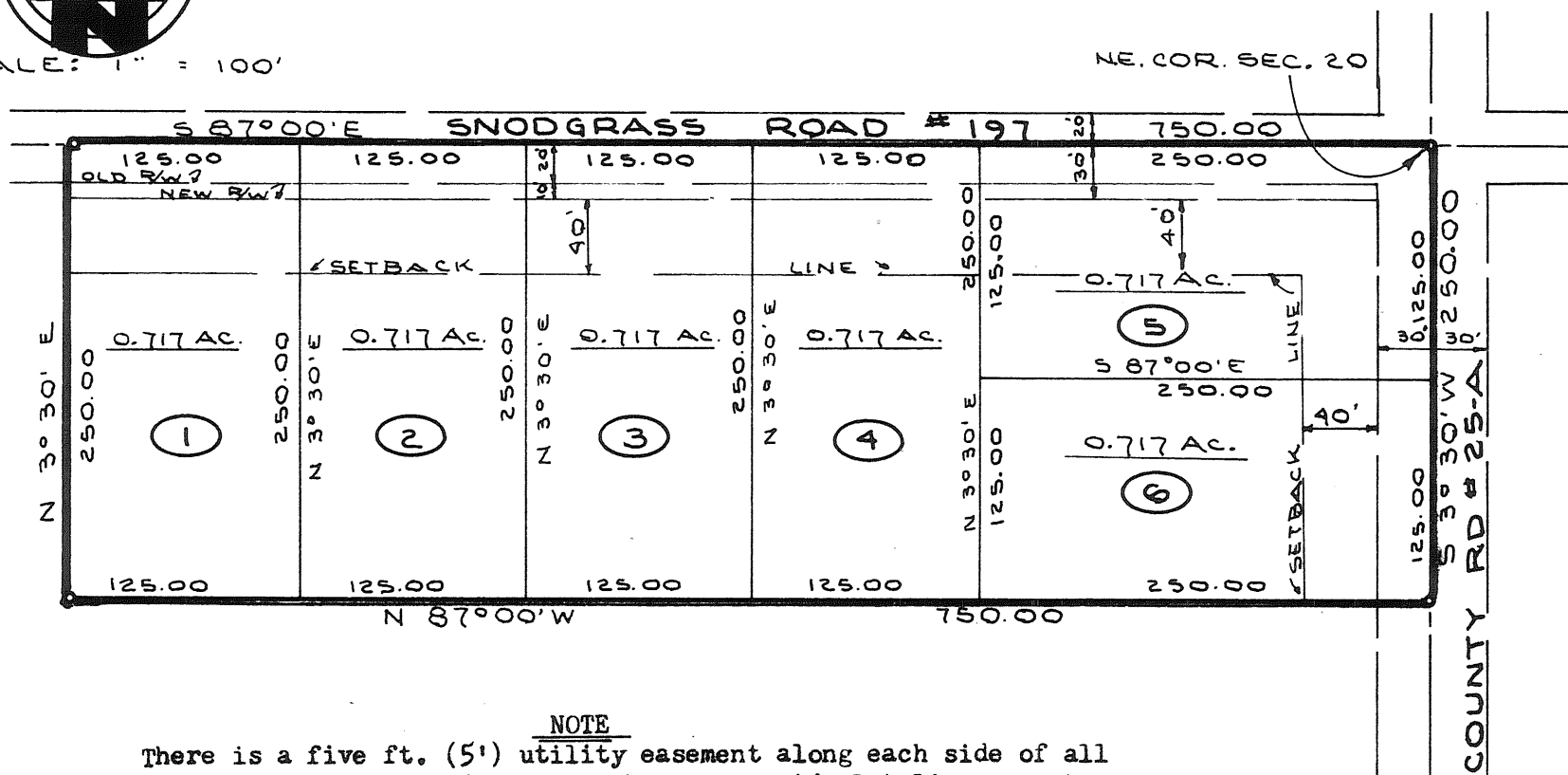
SQUARE "D" ACRES - SEC.-1

TOWN 1 • RANGE 12 • SECTION 20 • SPRINGCREEK TOWNSHIP
MIAMI COUNTY • OHIO

BOOK 10, PAGE 28
Miami County Recorder's record
of recorded plats.



SCALE: 1" = 100'



NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot line except as may be otherwise 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 single family dwelling or a shed for ponies or horses as provided in covenant no. 11.
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. for a one floor plan, 1200 sq. ft. for a split level design and 850 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 recorded plat. 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 outbuildings shall at any time be used as a residence, either 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 which 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 road than the minimum setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location, except that a field fence may be erected along the west side of lot no. 1, along the rear line of lots no. 1 thru 4, and along the south side of lot no. 6.
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 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 upon any premises except during the active period of construction of a residence.
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. of one sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the active period of construction of the house.
11. LIVESTOCK - 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 raised for commercial purposes. A maximum of two (2) horses or ponies may be kept on any lot providing that they are not bred or raised 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 upon all persons claiming under them until November 1, 1988, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
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 or assigns, or by any lot owner in this plat.

MIAMI COUNTY PLANNING COMMISSION

Walter W. Smith
Robert E. Clawson
Arthur D. Haddad

Arthur D. Haddad
Miami County Engineer

DATE: Oct. 14, 1968 No. 1732

MIAMI COUNTY COMMISSIONERS

Walter W. Smith
Robert E. Clawson
Arthur D. Haddad

Arthur D. Haddad
Miami County Engineer

DATE: Oct. 14, 1968

DESCRIPTION

Being a subdivision of 4.302 acres of a 14.078 Acre tract conveyed to Paul C. Denning and Ruby L. Denning by deed recorded in Vol. 449, Page 160, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate an additional ten (10) feet of right-of-way along Snodgrass Road for the entire length of this plat as shown hereon. 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 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.

Charles L. Woods, Jr.
witness
Ruby L. Denning
witness

Charles L. Woods, Jr.
witness
Ruby L. Denning
witness

Paul C. Denning
Paul C. Denning
Ruby L. Denning
Ruby L. Denning

THIRD SAVINGS AND LOAN CO.

Richard K. Fenn
its Secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 11th day of October, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Paul C. Denning and Ruby L. Denning, and Third Savings and Loan Co., 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.

Louis W. Havens
Notary Public

LOUIS W. HAVENS, Notary Public
in and for Miami County, Ohio
MY COMMISSION EXPIRES JUNE 26, 1970

MIAMI COUNTY AUDITOR

Approved and transferred this 14th day of October, 1968.

Paul Davis
Miami County Auditor

MIAMI COUNTY RECORDER

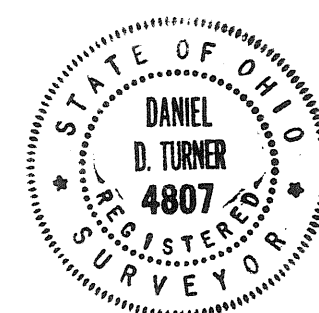
File no. 56988

Received for record: 3:37 PM Oct. 14, 1968.

Recorded in Plat Book No. 10, Page 28

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

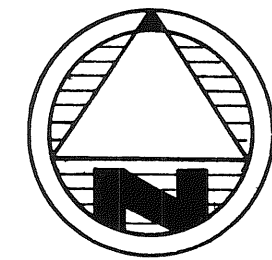
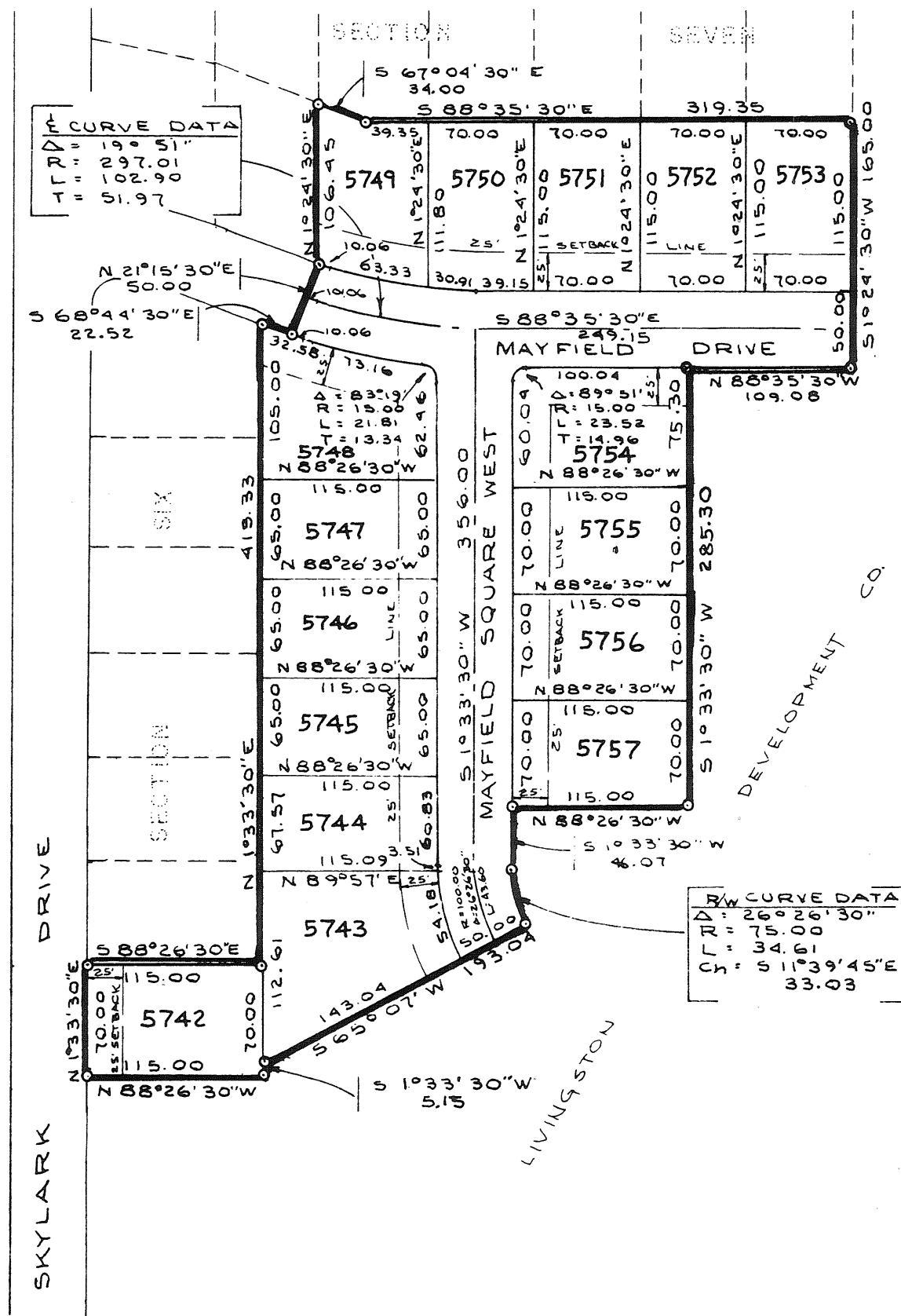
Square "D" Acres - Section one		
for		
Paul C. and Ruby L. Denning		
Piqua - Ohio		
DANIEL D. TURNER and ASSOC.		
Troy, Ohio		
* CIVIL ENGINEERING - LAND SURVEYING *		
DATE	Drawn by:	SHEET NO.
10-10-68	Traced by:	1/1
FILE NO.	Checked by: D.T.	
9-68-213	SCALE: 1"=100'	

MEADOWLAWN SUBD.- SECTION EIGHT

PART OF O.L. 410

TROY~OHIO

BOOK 10, PAGE 29
Miami County Recorder's record
of recorded plats



SCALE 1" = 100'

DESCRIPTION

Being a subdivision of 3.854 Acres of part of O.L. 410 in the City of Troy, Miami County, Ohio, as conveyed to Livingston Development Co., an Ohio partnership by Liv-moor Development Co., by deed recorded in Vol. 380, Page 653 of the Miami County deed records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat as shown hereon and do hereby dedicate the streets 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 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.

Barry T. McKelvey
Witness
David M. Cost
Witness

LIVINGSTON DEVELOPMENT CO.
LIV-MOOR DEVELOPMENT CO.

Gene C. Merryman J.P.
Gene C. Merryman, vice-president
Virgil L. Heskett J.P.
Virgil L. Heskett, vice-president

STATE OF OHIO, ss:

Be it remembered that on this 18th day of SEPTEMBER, 1968, before me, the undersigned, a notary public in and for said state, personally came Liv-moor Development Co., trustee of partner of Livingston Development Co., who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my notarial seal on the day and date above written.

Barry T. McKelvey
Notary public in and for

LEROY T. MCKINLEY Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no Expiration date
Section 147.03 R. 63

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 14 day of October, 1968, this plat was approved.

Harry J. Leary President
Arden E. Fisher Secretary

~~SEE QUIT CLAIM DEED IN DEED BOOK 488 PAGE 972~~
~~Mary B. Gustin~~ RECORDER MAY 14, 1972
(Should be on Rec. Bk. 11 pg. 29)

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along each front and rear property line of each lot.

MIAMI COUNTY AUDITOR

Approved and transferred this 30th day of October, 1968.

Carl Davis by *L. Shambaugh*
Miami County Auditor Deputy

MIAMI COUNTY RECORDER

File no. 57318

Received for record 12:36 PM Oct. 30, 1968

Recorded in plat book no. 10, Page 29

Fee: \$ 4.30

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

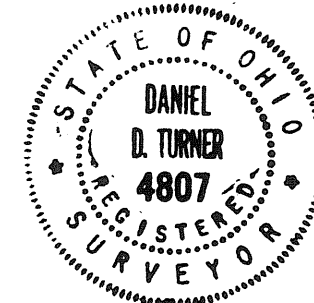
APPROVAL BY TROY COUNCIL

At a meeting of the City of Troy Council held this 21st day of Oct., 1968, this plat was approved by ordinance no. 0-54-68

James D. Terrell Mayor
John W. Harrison President of Council
Barry M. Glasgow Clerk of Council

SEE DECLARATION OF RESTRICTIONS
RECORDED IN MISC. BOOK 16, PAGE 615.

Mary B. Gustin
NOVEMBER 27, 1968



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

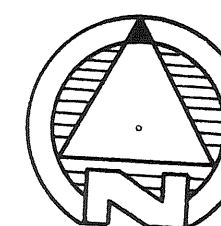
Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Meadowlawn Subdivision - Section 8 for Livingston Development Co. Liv-moor Development Co.			
DANIEL D. TURNER and ASSOC. Troy - Ohio			
- CIVIL ENGINEERING * LAND SURVEYING -			
DATE	Drawn by:	T.S.	SHEET NO.
9-17-68	Traced by:	D.T.	1/1
FILE NO.	Checked by:		
6-68-146	SCALE: 1" = 100'		

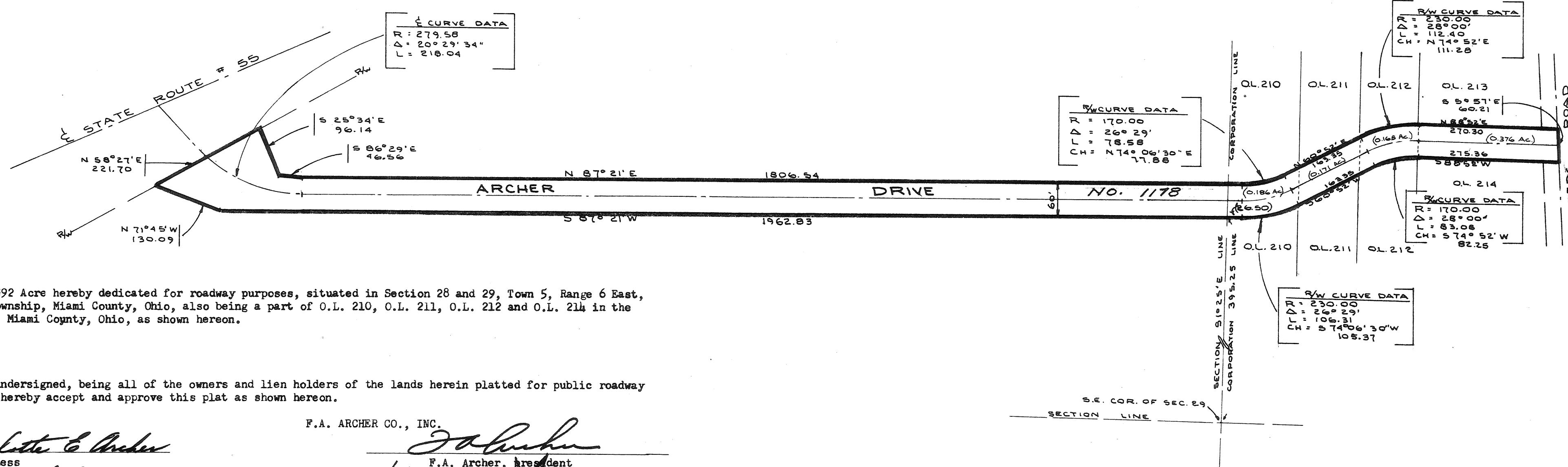
TOWN • 5 RANGE • 6 SEC. • 28 & 29 CONCORD • TOWNSHIP MIAMI COUNTY • OHIO
PART OF • O.L. 210 • O.L. 211 • O.L. 212 • O.L. 214 TROY • OHIO

0.898 AC. - TROY
2.994 AC. - COUNTY

BOOK 10 , PAGE 30
Miami County Recorder's record
of recorded plats



SCALE: 1" = 150'



Being 3.892 Acres hereby dedicated for roadway purposes, situated in Section 28 and 29, Town 5, Range 6 East, in Concord Township, Miami County, Ohio, also being a part of O.L. 210, O.L. 211, O.L. 212 and O.L. 214 in the City of Troy, Miami County, Ohio, as shown hereon.

We, the undersigned, being all of the owners and lien holders of the lands herein platted for public roadway purposes, do hereby accept and approve this plat as shown hereon.

Charlotte E. Asher
witness

A. Paul Asher
witness

R CO., INC.

F.A. Archer

F.A. Archer, President

William M. Harrelson

William M. Harrelson, Secretary

FIRST NATIONAL BANK AND TRUST CO.

H. A. Barnes
witness
A. Paul Archer
witness


 E. Hall, president

 P.M. Robinson, exec. vice-president

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 14 day of October, 1968, this plat was approved.

Harry J. Long
President
Harold E. Fisher
Secretary

APPROVAL BY CITY OF TROY COUNCIL

At a meeting of the Council of the City of Troy held this 21st day of October, 1968, this plat was approved by ordinance no. 0-53-68

Sam D. Small
Mayor

John W. Harrison
President of Council

Bertie M. Glazier
Clerk of Council

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 19th day of SEPTEMBER, 1968, before me, the undersigned, a notary public in and for said county and state, personally came F.A. Archer Co., Inc. by its president F.A. Archer and by its secretary William M. Harrelson, also First National Bank and Trust Co. by its president R.E. Hall and by 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.

C. Paul Archer
Notary Public for Miami County
MY COMMISSION EXPIRES 9 MAY 1972

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Leather Lake
Walter W. Borch
Rolafe. Clawson
Arch. D. Haddad
Miami County Engineer

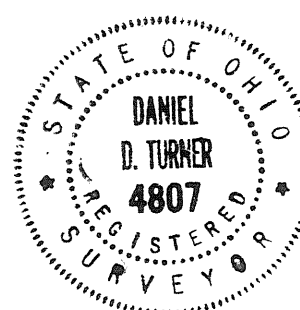
DATE: OCTOBER 30, 1968

No. 1738

APPROVED BY MIAMI COUNTY COMMISSIONERS

Leather Piche
Walter W. French
Franklin, Clawson
Ant. D. Hassel

DATE: OCTOBER 30, 1968



MIAMI COUNTY AUDITOR

Approved and transferred this 30th day of October, 1968.

Carl Davis
Miami County Auditor
By C. Shellenbarger, Deputy

MIAMI COUNTY RECORDER

File No. 57319

Received for record: 12:37 PM Oct. 30, 1968

Recorded in Plat Book No. 10, Page 30 Fee: \$ 4³⁰

_____, Page 22 Fee: \$ 4
Mary B. Hustin Recorder by Dora
 Miami County Recorder Whitmer, Deputy

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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Dedication of Archer Drive for F.A. Archer Co., Inc. Troy, Ohio			
DANIEL D. TURNER and ASSOC. Troy, Ohio			
- CIVIL ENGINEERING * LAND SURVEYING -			
<u>DATE</u>	Drawn by:	T.S.	SHEET NO.
6-17-68	Traced by:		1
<u>FILE NO.</u>	Checked by:	D.T.	1
SCALE: 1" = 150'			

WESTBROOK SUBDIVISION NO. 8
REPLATTED SUBDIVISION OF 17.585 AC. OF OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO
SCALE 1"=100.00'

THE RESTRICTIVE COVENANTS OF WESTBROOK SUBDIVISION NO. 8 SHALL APPLY TO AND ARE HEREBY MADE A PART OF THIS PLAT.

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

ACRES, LOTS 14.198
ACRES, STREETS 3.387
ACRES, TOTAL 17.585

In addition to the easements shown hereon, a twenty (20) foot wide easement, having as its center line the following described line:

Commencing on the East line of said subdivision North 7 Degrees 11 Minutes West, 90.97 feet from the Southeast corner of said subdivision and running South 86 Degrees 33 Minutes West from said East line of said subdivision to the West line of said subdivision;

is granted to Pioneer Rural Electric Cooperative Association, Inc. Such easement to be for electric transmission lines and all pertinent equipment necessary thereto, and to be jointly with all other utility easements necessary for servicing the persons, firms & corporations in said subdivision.

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 10 DAY OF OCTOBER, 1968 THIS PLAT WAS ACCEPTED.

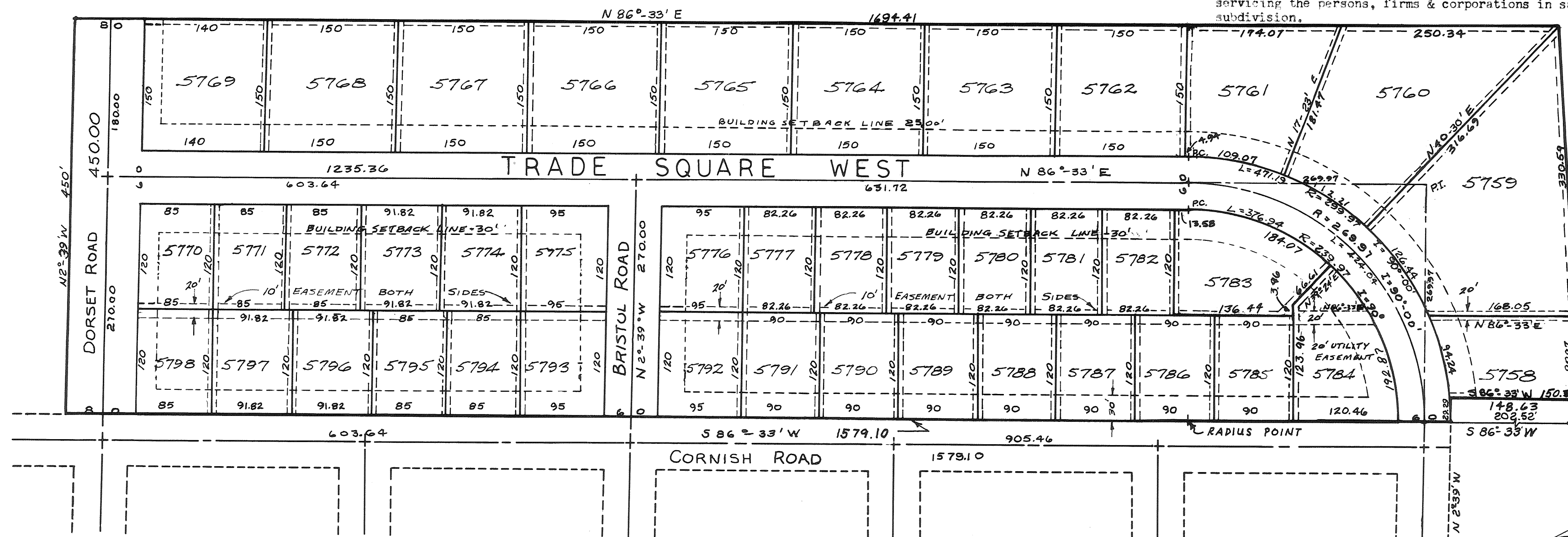
Charles D. Schmitt
President
Hazel Dawson
Secretary

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF Oct., 1968, THIS PLAT WAS ACCEPTED BY ORDINANCE NO. 0-52-68

Frank J. Ferrell
Mayor
John W. Larimer
President of Council
Betty M. Blaylock
Clerk of Council

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE TRACTS AS SHOWN ON THIS PLAT ON THIS 12th DAY OF Nov., 1968.

Carl Davis
Miami County Auditor



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.

Sept. 25, 1967
THE TROY LAND IMPROVEMENT CO.

By Carl B. Belbratto
President

By J. G. Jenkins
Secretary

WITNESSED BY

L. W. Routh

Stanley Chisom

State of Ohio - County of Miami

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME, THE TROY LAND IMPROVEMENT CO., A CORPORATION, BY Carl B. Belbratto ITS PRESIDENT AND J. G. Jenkins ITS ASST. SECRETARY AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 25th DAY OF Sept, 1967.

MY COMMISSION EXPIRES

Ruth M. Moyer
Notary Public - Miami County,
Ohio

Jaye Hardesty
Witness

SEE PETITION TO ALTER PLAT RECORDED
IN MISC. BOOK 17 PAGE 455 AUGUST 18, 1972

Mary B. Justin by _____ RECORDER

Bernice Studebaker _____ DEPUTY

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

WESTBROOK SUBDIVISION NO. 8

RESTRICTIVE COVENANTS

PLAT NO. 31A VOLUME NO. 10
 FILE NO. 57566 REC'D. FOR RECORD AT
11⁰⁶ A.M. ON THIS 12th DAY OF November
 PLAT BOOK 10 PLAT NO. 31A

Mary B. Rustin Recorder by *Bernice Decker*
 Miami County Recorder *Deputy*

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 THOSE COMPLYING WITH R-2 ZONING ON THE SOUTH SIDE OF TRADE SQUARE WEST OR THE SAME OR ANY USE AS PROVIDED IN R-5 ZONING ON THE NORTH SIDE OF TRADE SQUARE WEST.

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.

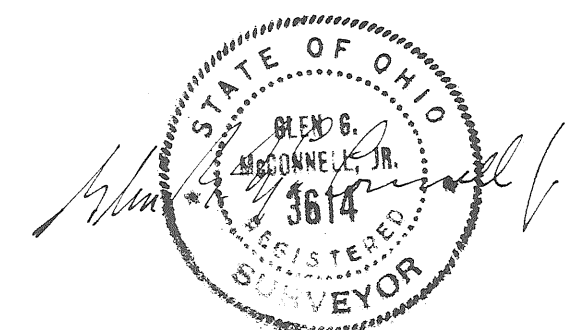
4. NO TRAILER, BASEMENT, TENT, OR SHACK, OR BARN, OR OTHER OUT-BUILDING ERECTED ON THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.

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. BASEMENTS 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.



BETHEL ESTATES SUBDIVISION SECTION ONE

SOUTHWEST QUARTER OF SECTION 16 TOWN 2 RANGE 9 BETHEL TOWNSHIP

MIAMI COUNTY OHIO

PLAT BOOK NO. 10 PAGE NO. 32

MIAMI COUNTY RECORDER'S PLAT RECORDS.

RECEIVED FOR RECORD THIS 11TH DAY OF

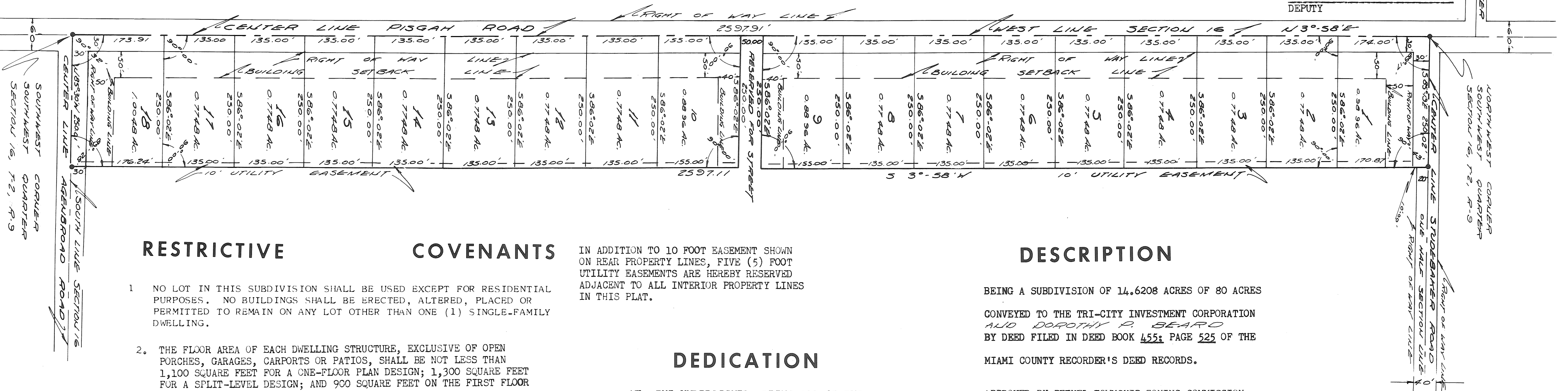
DECEMBER 1968, AT 10:57 A.M.

FILE NUMBER: 58196 FEE: \$4.30

SCALE
AS SHOWN
NOVEMBER, 1968

Mary B. Austin
MIAMI COUNTY RECORDER

DEPUTY



RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION 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 BE NOT LESS THAN 1,100 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1,300 SQUARE FEET FOR A SPLIT-LEVEL DESIGN; AND 900 SQUARE FEET ON THE 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 DWELLING TO BE CONSTRUCTED ON ANY LOT HEREIN 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.
7. ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
8. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
9. NO BOAT OR TRAILER THEREFOR SHALL REMAIN IN THE FRONT OF ANY EXISTING DWELLING, BUT SHALL BE KEPT ALONGSIDE OR BEHIND SAID DWELLING.
10. THE WEEDS SHALL BE KEPT CUT ON EACH LOT HEREIN, EITHER PRIOR TO CONSTRUCTION OF A DWELLING OR AFTER CONSTRUCTION OF THE SAME.
11. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED OR KEPT ON ANY LOT IN THIS SUBDIVISION, EXCEPTING DOGS, CATS OR OTHER CUSTOMARY HOUSEHOLD PETS, PROVIDING THAT SUCH HOUSEHOLD PETS ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
13. 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 JANUARY 1, 1989, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE TEN-YEAR PERIODS, UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
14. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.

IN ADDITION TO 10 FOOT EASEMENT SHOWN ON REAR PROPERTY LINES, FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR PROPERTY LINES IN THIS PLAT.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AND DO HEREBY DEDICATE THE RIGHT-OF-WAY ALONG THE ROADS AS SHOWN HEREON.

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 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.

STATE OF OHIO MIAMI COUNTY SS

BE IT REMEMBERED THAT ON THIS 18TH DAY OF Nov., 1968, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE SUBSCRIBED 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

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

DATE: SEPT. 26, 1972
MY COMMISSION EXPIRES

TRI-CITY INVESTMENT CORP.

Dorothy J. Brant
WITNESS
Evelyn A. Schaefer
WITNESS
Wendell O. Reining
WITNESS

Lowell E. Coate
LOWELL E. COATE, PRESIDENT
Reese H. Matthews
REESE H. MATTHEWS, SECRETARY
Dorothy P. Beard
DOROTHY P. BEARD

DESCRIPTION

BEING A SUBDIVISION OF 14.6208 ACRES OF 80 ACRES

CONVEYED TO THE TRI-CITY INVESTMENT CORPORATION AND DOROTHY P. BEARD BY DEED FILED IN DEED BOOK 455, PAGE 525 OF THE

MIAMI COUNTY RECORDER'S DEED RECORDS.

APPROVED BY BETHEL TOWNSHIP ZONING COMMISSION

John C. Miller - V. Chairman
Herbert C. Wilmer
Ronald H. Brenner

DATE: December 2, 1968

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 11th DAY OF Dec 1968.

Carl Davis
MIAMI COUNTY AUDITOR

DeShellenbarger
DEPUTY

APPROVED BY BETHEL TOWNSHIP TRUSTEES

C. Kester Mann
Earl F. Houser
Marvin Lynch
DATE: Dec. 9, 1968

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Arthur Rike
Walter W. Brook
Polite. Claman

Arthur D. Haddad
MIAMI COUNTY ENGINEER

DATE: Nov. 20, 1968 NO. 1742

APPROVED BY MIAMI COUNTY COMMISSIONERS

Arthur Rike
Walter W. Brook
Polite. Claman

Arthur D. Haddad
MIAMI COUNTY ENGINEER

DATE: NOVEMBER 20, 1968

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

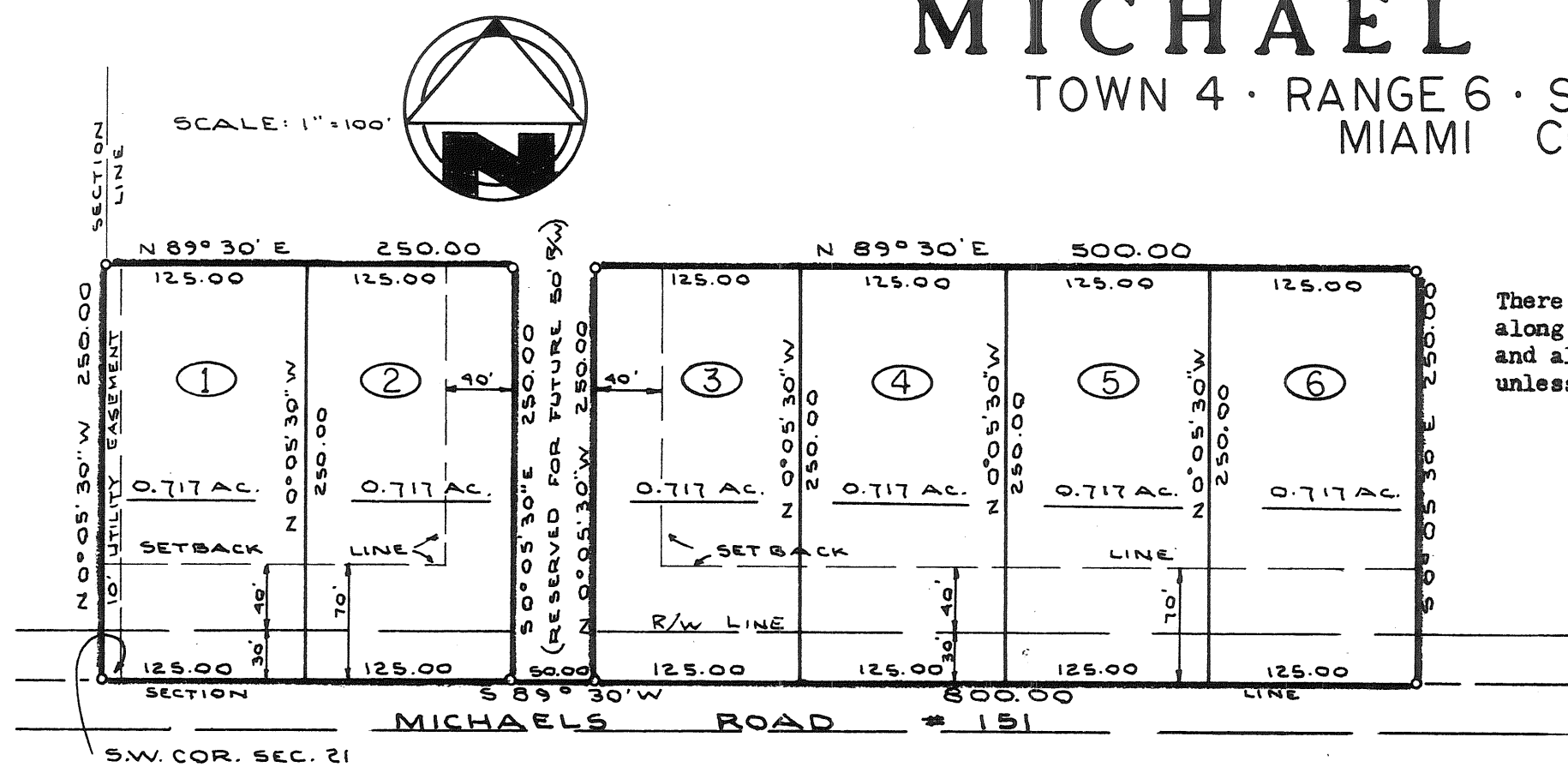
NOTE: IRON PINS AND RAILROAD SPIKES ARE SET AT ALL LOT CORNERS AND ON RIGHT-OF-WAY LINES.

Ralph T. Snider
RALPH T. SNIDER
REGISTERED SURVEYOR NO. 470
WEST MILTON, OHIO

MICHAEL MANOR - SEC. 1

TOWN 4 · RANGE 6 · SECTION 21 · MONROE TOWNSHIP
MIAMI COUNTY · OHIO

BOOK 10, PAGE 33
Miami County Recorder's record
of recorded plats.



NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot line unless otherwise shown hereon.

DESCRIPTION

Being a subdivision of 4.302 Acres of a 71.426 Acre tract conveyed to Phillip L. Hughes and Pauline S. Hughes by deed recorded in Vol. 455, Page 606, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon, and dedicate the road 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 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.

Phillip L. Hughes
witness
Pauline S. Hughes
witness

witness

E. J. Hollander
witness
Glen Callahan
witness

1. *Phillip L. Hughes*
Phillip L. Hughes
2. *Pauline S. Hughes*
Pauline S. Hughes
3. *Michael A. Duplinski*
Michael A. Duplinski
4. *Gladys M. Duplinski*
Gladys M. Duplinski
5. *Ralph A. Welbaum*
Ralph A. Welbaum
6. *Velma A. Welbaum*
Velma A. Welbaum

PROTECTIVE COVENANTS

1. LAND USE - All lots shall be used for residential purposes only.
2. DWELLING SIZE - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1250 sq. ft. for a one floor plan. All houses shall have a two car garage attached.
3. BUILDING LOCATION - No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. 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 outbuildings of any type will be permitted on any lot unless approved by the plat developer and builder.
6. FENCES - No fence or solid hedge may be erected nearer to the street than the front side of the house.
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.
8. NUISANCES - No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done 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 a residence.
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 sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the active period of construction.
11. LIVESTOCK - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, providing that they are not raised, bred or kept for commercial purposes.
12. TIME OF COVENANTS - These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons or parties claiming under them until January 1, 1989, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots it is agreed to change said covenants.
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 or assigns, or by any lot owner in this plat.

APPROVAL BY MIAMI COUNTY PLANNING COMMISSION

Carlton Rabe
Walter W. Borch
Robert C. Clawson
Arthur D. Haddad
Miami County Engineer

MIAMI COUNTY COMMISSIONERS

Carlton Rabe
Walter W. Borch
Robert C. Clawson
Arthur D. Haddad
Miami County Engineer

DATE: DECEMBER 18, 1968. No. 1749

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 7th day of December, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Phillip L. Hughes, Pauline S. Hughes, Michael A. Duplinski and Gladys M. Duplinski, 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 April 30, 1970

Phillip L. Hughes
NOTARY PUBLIC

STATE OF FLORIDA, BROWARD COUNTY, ss:

Be it remembered that on this 11th day of DECEMBER, 1968, before me, the undersigned, a notary public in and for said county, personally came Ralph A. Welbaum and Velma A. Welbaum, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: 11, 1970

NOTARY PUBLIC

MIAMI COUNTY AUDITOR

Approved and transferred this 18th day of December, 1968.

Carl Davis by G. Schellenbarger
Miami County Auditor

MIAMI COUNTY RECORDER

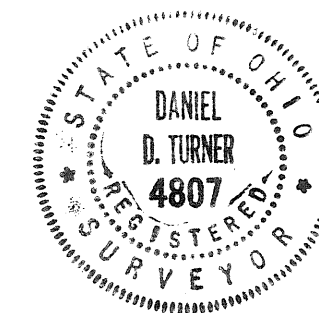
File No. 58338

Received for record: 1:58 PM December 18, 1968.

Recorded in Plat Book No. 10, Page 33

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

Michael Manor - Section One for Phillip L. and Pauline S. Hughes Tipp City - Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
* CIVIL ENGINEERING - LAND SURVEYING *		
DATE 12-4-68	Drawn by: TS Traced by: Checked by: DT	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

#6367-R.M.L.

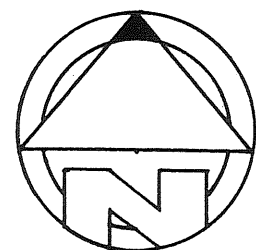
WARD SUBDIVISION - SECTION ONE

TOWN I - RANGE II - SECTION 21 - STAUNTON TOWNSHIP
MIAMI COUNTY OHIO

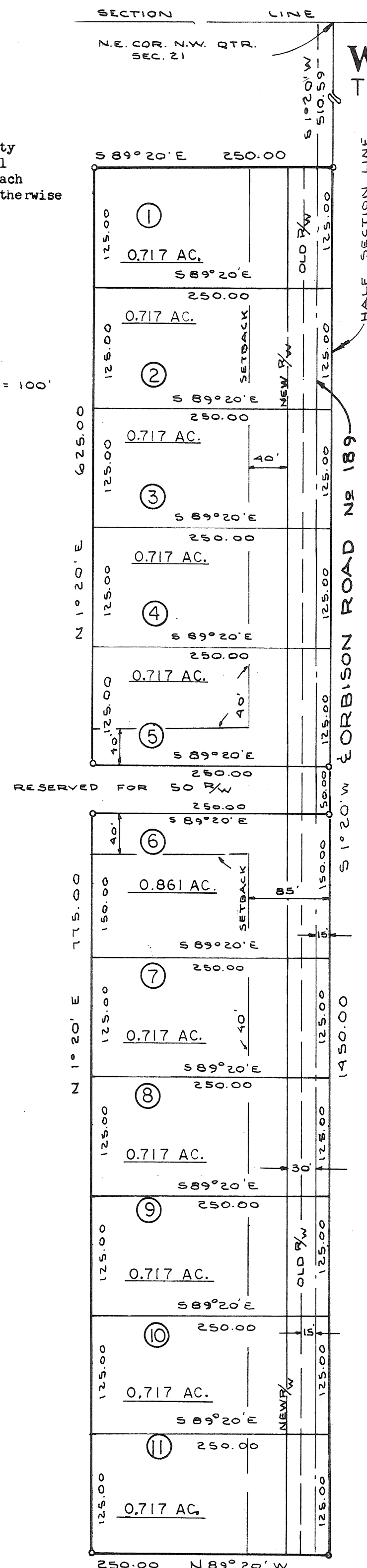
NOTE

There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot line unless otherwise shown hereon.

SCALE



1" = 100'



DESCRIPTION

Being a subdivision of 8.031 Acres of a 43.32 Acre tract conveyed to Kenneth E. Ward and Violet M. Ward by deed recorded in Vol. 388 Page 652, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate an additional fifteen ft.(15') of right-of-way along Orbison Road for the entire length of this plat as shown hereon. 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 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.

Barbara Jean Hopkins
witness

Louis W. Havenan
witness

Barbara Jean Hopkins
witness

Louis W. Havenan
witness

Kenneth E. Ward
Kenneth E. Ward

Violet M. Ward
Violet M. Ward

THIRD SAVINGS AND LOAN CO.

Samuel H. Heitzman
Samuel H. Heitzman - President

Richard K. Cron
Richard K. Cron - Secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 31 day of January, 1969, before me, the undersigned, a notary public in and for said county and state, personally came Kenneth E. Ward and Violet M. Ward, and Third Savings and Loan Co. by its president Samuel H. Heitzman and by its secretary Richard K. Cron, 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 this day and date written above.

Louis W. Havenan
Notary Public
LOUIS W. HAVENAN, Notary Public
In and for Miami County, Ohio
MY COMMISSION EXPIRES JUNE 20, 1969

PROTECTIVE COVENANTS

1. No asphalt base exterior siding permitted on any out building.
2. No tent or shack will be permitted on any tract. No basement shall be used as residence either temporarily or permanently.
3. No unused building material, junk or rubbish shall be left exposed on any tract except during the period of active construction.
4. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be kept on any lot in this subdivision, nor shall any part of any lot be used for the storage of any type of junk or waste material.
5. 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.
6. There shall be only one (1) house trailer per lot.

MIAMI COUNTY AUDITOR

Approved and transferred this 3rd day of Feb, 1969

Barbara Jean Hopkins
Miami County Auditor
Deputy

MIAMI COUNTY RECORDER

File No. 59170

Received for record: 1:45 P.M. FEB. 3, 1969.

Recorded in Plat Book No. 10, Page 35

Fee: \$ 4.30

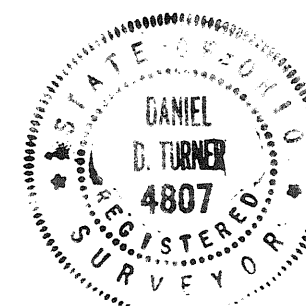
Mary B. Huston
Miami County Recorder
Deputy

MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Arthur D. Haddad
Kenneth Cook

Arthur D. Haddad
Miami County Engineer

DATE: FEBRUARY 3, 1969 NO. 1766



MIAMI COUNTY COMMISSIONERS

Luther Pike
John H. Kuyper
Kenneth Cook

Arthur D. Haddad
Miami County Engineer

DATE: FEBRUARY 3, 1969

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

Ward Subdivision - Section One for Kenneth E. and Violet M. Ward Miami County - Ohio			
DANIEL D. TURNER and ASSOC. Troy, Ohio * CIVIL ENGINEERING - LAND SURVEYING *			
DATE 1-30-69	Drawn by: Traced by:	TS DT	SHEET NO. 1/1
FILE NO. 12-68-275	Checked by:	SCALE: 1" = 100'	

SECTION THREE
CRESTWOOD ESTATES
TOWN I • RANGE II • SECTION 13 • STAUNTON • TOWNSHIP
MIAMI COUNTY OHIO

BOOK 10, PAGE 36
Miami County Recorder's record
of recorded plats.

NOTE
There is a five (5') ft. utility easement along each side
of all interior lot lines and along each side or rear lot
line except as may be shown otherwise hereon.

DESCRIPTION

Being a subdivision of 4.793 Acres of a 56.007 Acre tract conveyed to
Miami Realty Corporation by deed recorded in Vol. 424, Page 584, of the
Miami County Deed Records.

DEDICATION

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

MIAMI REALTY CORPORATION

Robert A. Pratt
witness

W. Kathleen Bell
witness

William Houser, president

J. Richard Gaier, secretary

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE - No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling.
2. DWELLING SIZE - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1000 sq. ft. for a one floor plan, 1200 sq. ft. for a split level design and 900 sq. ft. on the first floor level 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 line as provided on the recorded plat. No building shall be located nearer than twenty (20) feet to an 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 outbuildings shall at any time be used as a residence, either 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 which 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 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 plat 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 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 upon any premises except during the active period of construction of a residence.
10. SIGNS - No sign or billboard of any kind shall be erected upon 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 the property for sale or for rent, or signs by a builder advertising the property during the active period of construction of the house.
11. LIVESTOCK - No animal, livestock or poultry of any kind shall be kept, bred or raised on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
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 upon all persons and parties claiming under them until December 1, 1988, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is decided 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 or assigns, or by any lot owner in this plat.

STATE OF OHIO, MIAMI COUNTY, ss: 25th day of November, 1968, before me,

Be it remembered that on this 25th day of November, 1968, before me, the undersigned, a notary public in and for said county and state, personally came Miami Realty Corporation by its president William Houser and its secretary J. Richard Gaier, 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.

Robert A. Pratt
Notary Public

My Comm. Expires 12-31-70
My Office is at 14 N. 1st St., Troy, Ohio

APPROVAL BY CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 2nd day of December, 1968, this plat was approved.

Charles J. Schmelzer
Chairman
L. Thomas Yantis
Secretary

APPROVAL BY MIAMI COUNTY PLANNING COMMISSION

Luther Pike
Ant D. Haddad
Kenneth Cook

Ant D. Haddad
Miami County Engineer

DATE: FEBRUARY 3, 1969. No.: 1765

MIAMI COUNTY AUDITOR

Approved and transferred this 3rd day of Feb., 1969.

Carl Davis by E. Schenberger
Miami County Auditor Deputy

MIAMI COUNTY RECORDER

File No.: 59171

Filed for record: 1:46 P.M. FEB 3, 1969.

Recorded in Plat Book No. 10, Page 36

Fee: \$ 4.30

Mary B. Austin Recorder by Dora Whitmer
Miami County Recorder Deputy

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

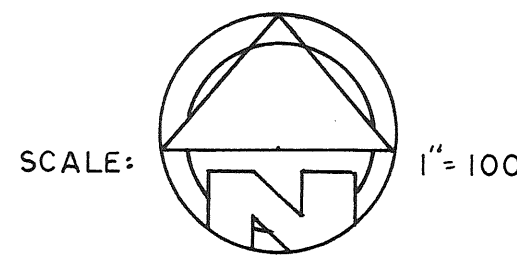
Crestwood Estates - Section 3 for Miami Realty Corporation Troy, Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio		
* CIVIL ENGINEERING - LAND SURVEYING *		
DATE 11-19-68	Drawn by: TS Traced by: Checked by: DT	SHEET NO. 1/1
FILE NO.	SCALE: 1"=100'	

MICHAEL MANOR - SECTION TWO

TOWN 4 - RANGE 6 - SECTION 21 - MONROE TOWNSHIP

MIAMI COUNTY - OHIO

BOOK 10, PAGE 37
Miami County Recorder's record
of recorded plats



SCALE:

1" = 100'

NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot line unless shown otherwise hereon.

DESCRIPTION

Being a subdivision of 10.009 Acres of a 71.426 Acre tract conveyed to Hughes Development Co. by deed recorded in Vol. 459, Page 242, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon, and do hereby dedicate the streets 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 or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and providing ingress and egress to the properties for said purposes, and are to be maintained as such forever.

William D. Truene
witness

Nancy Ruggley
witness

Jo Ann Maney
witness

Lynne Hackenberger
witness

E. P. Callanan } To 5/6
witness

Grove Callanan
witness

HUGHES
DEVELOPMENT
CO.

Phillip L. Hughes
Phillip L. Hughes president

Pauline S. Hughes
Pauline S. Hughes vice-president

Michael A. Duplinski
Michael A. Duplinski

Gladys M. Duplinski
Gladys M. Duplinski

Ralph A. Welbaum
Ralph A. Welbaum

Velma A. Welbaum
Velma A. Welbaum

STATE OF OHIO, MONTGOMERY COUNTY, ss: 1 day of JAN, 1969,

Be it remembered that on this 1 day of JAN, 1969, before me, the undersigned, a notary public in and for said county and state, personally came Phillip L. Hughes, Pauline S. Hughes, Michael A. Duplinski and Gladys M. Duplinski, 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 _____

LARRY D. BUCK, Notary Public
in and for Montgomery County, Ohio
My Commission Expires Dec. 26, 1973

Larry D. Buck
NOTARY PUBLIC

STATE OF FLORIDA, BROWARD COUNTY, ss: 25 day of JAN, 1969,

Be it remembered that on this 25 day of JAN, 1969, before me, the undersigned, a notary public in and for said county, personally came Ralph A. Welbaum and Velma A. Welbaum, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires _____

Notary Public, State of Florida at Large
My Commission Expires Feb. 17, 1970
Borded by American Fire & Casualty Co.

E. P. Callanan
NOTARY PUBLIC

PROTECTIVE COVENANTS

1. LAND USE - All lots shall be used for residential purposes only.
2. DWELLING SIZE - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1250 square feet for a one floor plan. All houses shall have a two car attached garage.
3. BUILDING LOCATION - No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than fifteen ft. (15') to and interior lot line.
4. DIVISION OF LOTS - No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS - No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES - No fence or solid hedge may be erected nearer to the street than the front side of the house.
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.
8. NUISANCES - No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES - No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
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 sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
11. LIVESTOCK - 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 raised, bred or kept for commercial purposes.
12. TIME OF COVENANTS - These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until Feb. 1, 1989, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
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 or assigns, or by any lot owner in this plat.

MIAMI COUNTY RECORDER

File No. 59265

Received for record: 11:49 AM Feb. 7, 1969.

Recorded in Plat Book No. 10, Page 37

Fee: \$ 4.30

Mary B. Martin, Recorder
Miami County Recorder by *Emily McNeal*, Deputy

MIAMI COUNTY AUDITOR

Approved and transferred this 7th day of Feb, 1969.

Larry Davis by *L. Shellenbarger*
Miami County Auditor Deputy

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

APPROVED BY MIAMI COUNTY COMMISSIONERS

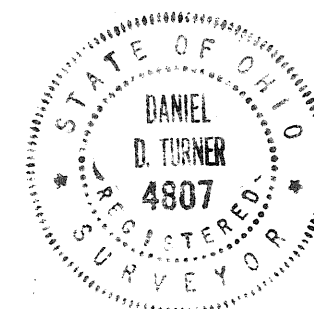
Lawrence P. Pike
John J. Knoop
James A. Cook
Arch O. Shadd
Miami County Engineer

Lawrence P. Pike
John J. Knoop
James A. Cook
Arch O. Shadd
Miami County Engineer

DATE: FEBRUARY 7, 1969 No. 1769

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

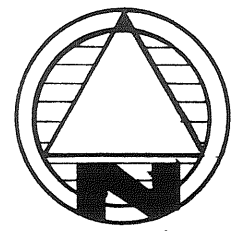


Michael Manor - Section two for Phillip L. and Pauline S. Hughes Tipp City - Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio * CIVIL ENGINEERING - LAND SURVEYING *		
DATE 1-11-69	Drawn by: Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

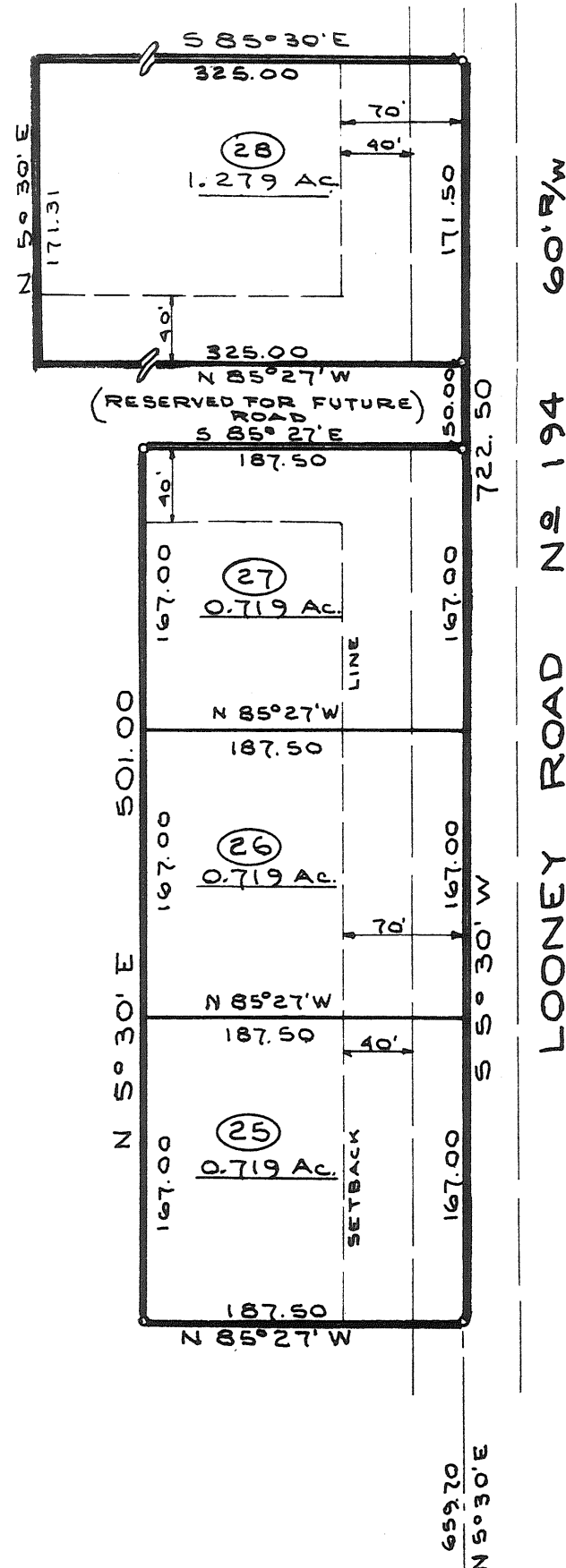
SPRINGBROOK SUBDIVISION SEC. 5

TOWN • 1 RANGE • 12 SECTION • 25 SPRINGCREEK • TOWNSHIP
MIAMI COUNTY OHIO

BOOK 10 PAGE 38
Miami County Recorder's record
of recorded plats



SCALE 1" = 100'



SE. COR. OF NE. QTR
OF SEC. 25
HALF SECTION LINE

DESCRIPTION

Being a subdivision of 3.436 Acres of a ^{37.5} 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 of the owners and lien holders of the land herein plated, do hereby accept and approve this plat and restrictions as shown hereon. 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 utility lines or services, and for the express privilege of removing any and all trees or any other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes, and are to be maintained as such forever.

NOTE

There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot line unless otherwise shown hereon.

Thomas W. Stemke
witness

Fred A. Schulz
Fred A. Schulz

Joe M. Turner
witness

Lillian E. Schulz
Lillian E. Schulz

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 5th day of Feb. 1969, before me, the undersigned, a notary public in and for said county and state, personally came Fred A. Schulz and Lillian E. Schulz, who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony thereof, 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 Republic

PROTECTIVE COVENANTS

- 1 - All lots in this subdivision shall be used solely and exclusively for single family purposes.
- 2 - No lot in this subdivision shall be future subdivided.
- 3 - No trailer, basement, shack, garage, barn 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 feet (4') 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 February 1, 1979 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 - Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions.
- 14 - The above covenants shall apply to all lots shown hereon except lot No. 28, which shall have no restrictions at the present time.

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Curtis Pike
John J. Kwoops
James H. Cook
Arthur D. Nield
Miami County Engineer

Date FEBRUARY 14, 1969 NO. 1771

APPROVED BY PIQUA PLANNING COMMISSION

John R. Thompson, Chairman
Ralph F. Spencer
Robert J. Hall

Date FEB-10 1969

MIAMI COUNTY RECORDER

File No. 59380

Received for record 10:40 AM FEBRUARY 14, 1969
time date

Recorded in Plat Book No. 10 Page 38

Fee: \$ 4.30
Mary B. Austin Recorder
by *John R. Thompson*, Deputy
Miami County Recorder

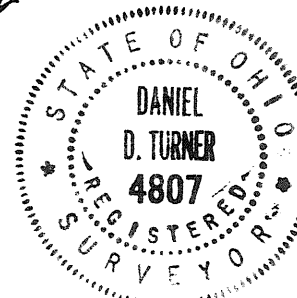
MIAMI COUNTY AUDITOR

Approved and transferred this 14th day of February 1969

Carl Davis by L. Schlenker
Miami County Auditor Deputy

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



Springbrook Subdivision for			
Fred A. Schulz Piqua, Ohio			
DANIEL D. TURNER and ASSOC. Troy, Ohio			
- CIVIL ENGINEERING--LAND SURVEYING -			
DATE 1-27-69	Drawn by: Traced by:	TS	SHEET NO.
FILE NO. 8-68-183	Checked by:	DT	1/1
SCALE: 1" = 100'			

FOR Rec BK 10 - pg 39 &
10 pg 40

SEE Rec BK 10 pg 45 &
10 pg 46
Respectively

FOR Rec BK 10 - pg 39 &
10 pg 40

SEE Rec BK 10 pg 45 &
10 pg 46
Respectively

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, INCLUDING THE PORTION OF EXISTING COUNTY ROAD 25-A INCLUDED IN THE PLAT LIMITS, TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT OR NOTED HEREON, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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.
TIPP CITY, OHIO

OWNERS OF LOTS 1, 2, 11, & 12 AND

Nelson C. Borchers
NELSON C. BORCHERS, PRESIDENT
Herbert W. Rose
HERBERT W. ROSE, VICE PRESIDENT

Roy M. Noffsinger
ROY NOFFSINGER
Martha M. Noffsinger
MARTHA M. NOFFSINGER

WITNESSES:

Dwight H. Hager *Donna M. Molon*

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR State of Ohio,
PERSONALLY APPEARED NELSON C. BORCHERS AND HERBERT W. ROSE
AND ROY NOFFSINGER AND MARTHA M. NOFFSINGER ALL OF WHOM 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 31st DAY OF March, 1969.

John M. Kistler NOTARY PUBLIC, EXPIRATION DATE not shown

COVENANTS AND RESTRICTIONS

- NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND ONLY ONE RESIDENTIAL STRUCTURE SHALL BE ALLOWED ON ANY ONE LOT-EXCEPT: LOTS 1, 2, AND 11 SHALL BE BUSINESS AND COMMERCIAL LOTS, AND LOTS 3, 4, 12, 13, AND 14 MAY BE USED FOR TWO-FAMILY DWELLING UNIT CONSTRUCTION.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH LESS THAN 1200 SQUARE FEET UNDER ROOF.. TO INCLUDE A ONE CAR GARAGE.
- NO SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOTS IN THIS SUBDIVISION.
- NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUB-DIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LAND-SCAPING PLAN, SHOWING THE LOCATION AND GRADE AND OTHER IMPROVEMENTS OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING BY TRIANGLE REALTY CO. OR THEIR AUTHORIZED REPRESENTATIVE.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR BUILDING SITE LINE.
- EASEMENTS SHOWN OR NOTED ON THE RECORD PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE AND OPEN SURFACE WATER DRAINAGE.
- ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTH FROM THE BEGINNING OF CONSTRUCTION.
- NO NOXIOUS OR OFFENSIVE ODOR OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 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 PURPOSES.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES.
- NO FENCES, WALLS, HEDGES OR MASS PLANTINGS SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
- 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 OF THE LOTS.. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
- INVA LIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

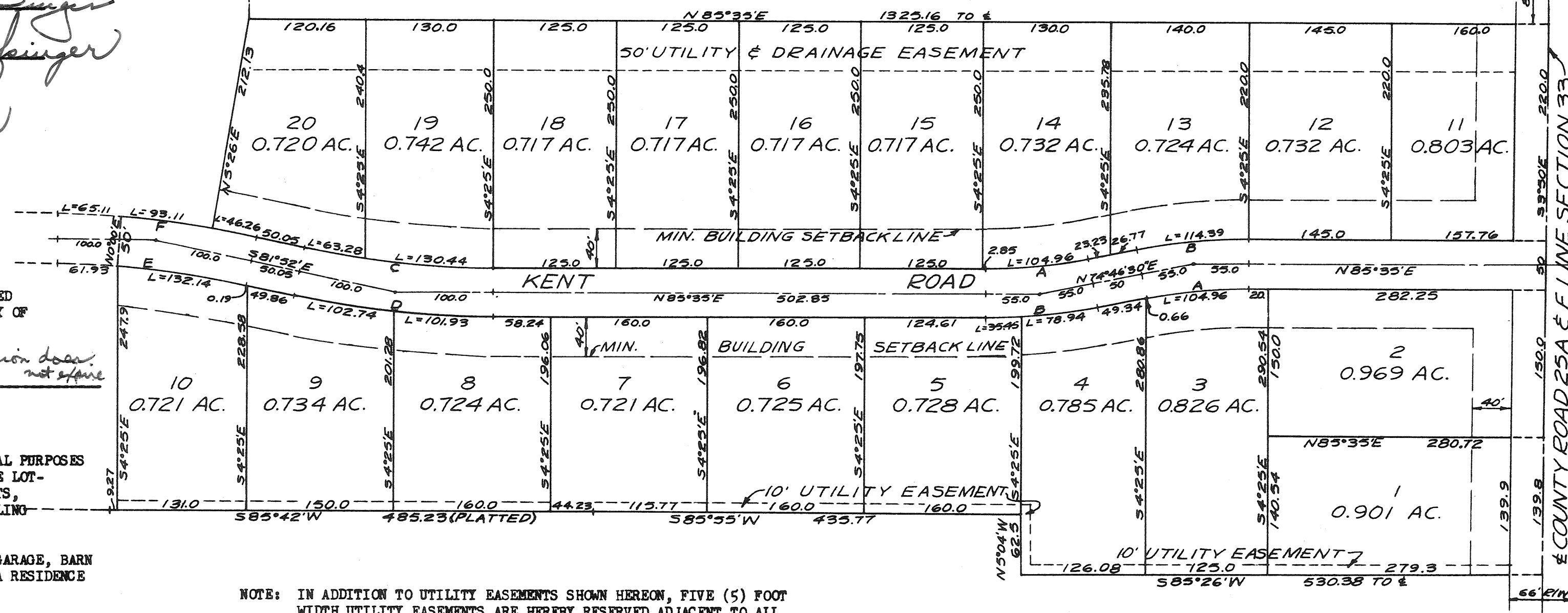
MARROY MANOR-SECTION ONE

NORTHEAST QUARTER SECTION 33; TOWN - 4; RANGE - 6E; MONROE TOWNSHIP, MIAMI COUNTY, OHIO
BEING A SUBDIVISION CONTAINING 16.828 ACRES OF A TOTAL OF 55.983 ACRES OF WHICH 52.578 WERE ACQUIRED BY BORCHERS CONST. CO. BY DEED FILED IN BOOK 460: PAGE 694 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS; AND THE REMAINING 3.405 ACRES ARE THE RETAINED PORTION OF A TRACT ACQUIRED BY ROY AND MARTHA NOFFSINGER BY DEED FILED IN BOOK 276: PAGE 186.

9 SEPTEMBER 1968

SCALE: 1" = 100 FEET

15.155 ACRES ARE IN LOTS AND 1.673 ACRES ARE IN ROADS



NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE (5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES.

CURVE DATA:

CURVE	RADIUS	ANGLE	LENGTH
A	556.39	10°48'30"	101.96
B	606.39	10°48'30"	111.39
C	884.43	12° 33'	193.72
D	934.43	12° 33'	204.67
E	931.79	11° 56'	194.07
F	981.79	11° 56'	204.48

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 1ST DAY OF APRIL 1969.

Luther Pike *John J. Hoop* *Genneth Cook*

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

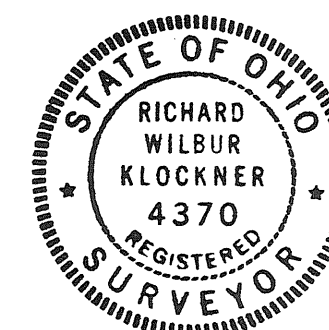
PLAT NUMBER 1792

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 1ST DAY OF APRIL 1969.

Luther Pike *John J. Hoop* *Genneth Cook*

APPROVED AND TRANSFERRED THIS 4th DAY OF April, 1969.

Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR
by R. Stillerberger, Deputy



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, TROY, OHIO
CIVIL ENGINEERING AND SURVEYING

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 OR OFFSET CORNERS ON EXISTING RIGHT-OF-WAY LINES.

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

PLAT BOOK 10 PAGE 41

MIAMI COUNTY RECORDER'S PLAT

RECORDS. RECEIVED FOR RECORD

THIS 4TH DAY OF APRIL

1969 AT 10:22 A.M.

FILE NUMBER 60331 FEE \$4.30

Mary B. Guerin
MIAMI COUNTY RECORDER

NE COR. SEC. 33

DEDICATION OF STREET RIGHT OF WAY DEMMITT TRACT PART OF OUT LOT 133, VILLAGE OF WEST MILTON

2.758 ACRES DEDICATED IN STREETS

Transferred This 1st Day of April, 1969

Paul Blaris
Miami County Auditor

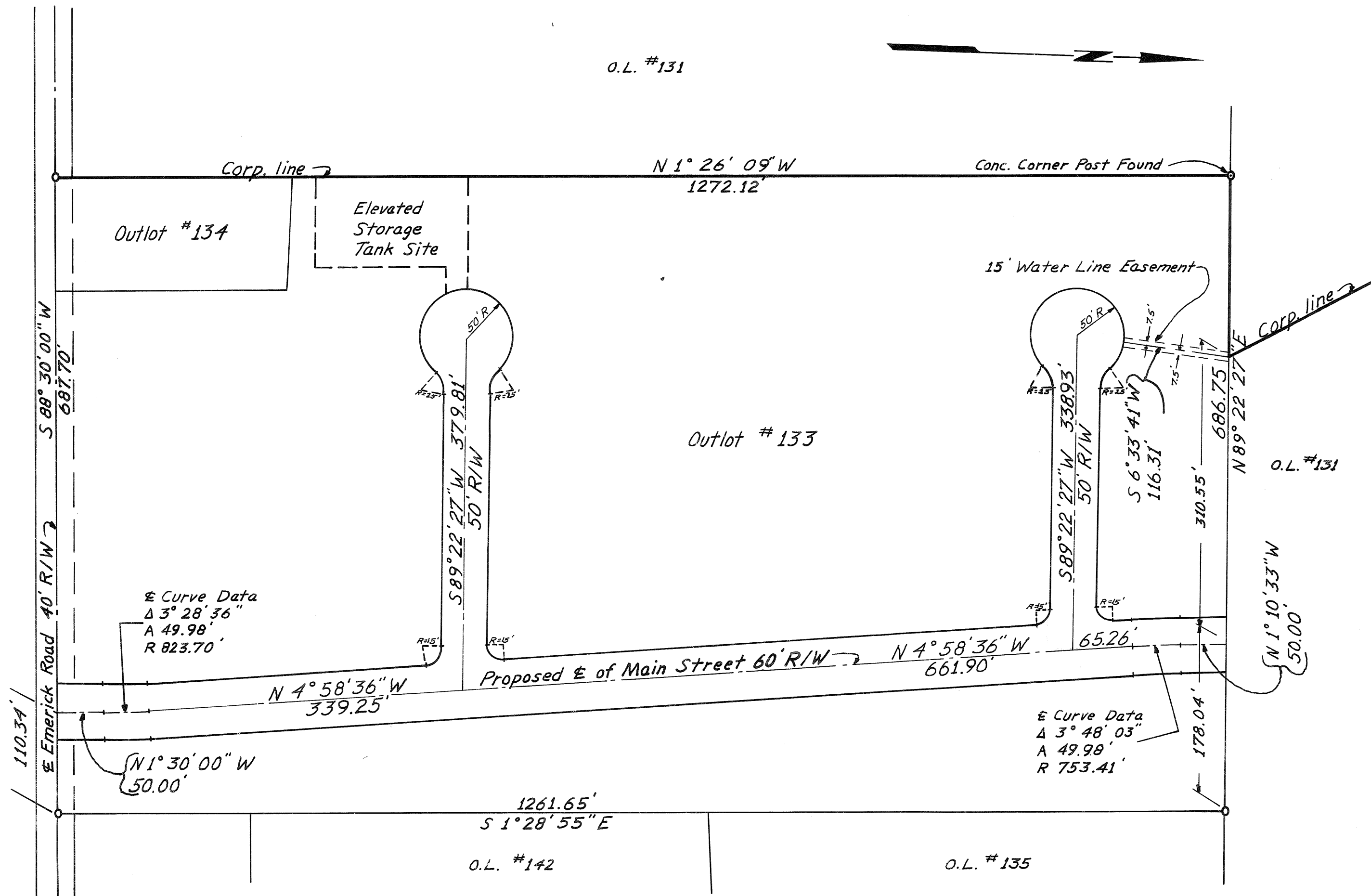
I hereby accept this plat and dedication and cause it to be
Recorded This 9th Day of April 1969 P.M.

Fee \$4.30 No. 60464

Book 10 Page 42

Plat Records of Miami County, Ohio

Mary B. Austin, Recorder of Miami County, Ohio
Signed



APPROVAL

Approved by the Council of the Village of West Milton, Ohio

<u>Burgin Lyons</u>	<u>12-3-68</u>
CLERK	DATE
<u>W.S. O'Callaghan</u>	<u>12-3-68</u>
MAYOR	DATE

Approved by the West Milton Village Planning Commission

<u>Yadine L. Thompson</u>	<u>11-12-68</u>
SECRETARY	DATE
<u>M.A. Lyam</u>	<u>11-12-68</u>
CHAIRMAN	DATE

DEDICATION

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

Raymond L. Landis Robert A. Demmitt
Robert J. Hoffman Irma Demmitt

NOTARY OF DEDICATION STATE OF OHIO, COUNTY OF MIAMI: ss

Personally appeared before me all owners and lienholders as here on signed and acknowledged the signing there of.
Sworn to and signed in my presence on this 1 day of November, 1968.

Maudie J. Timmins
Notary Public in and for Miami County, Ohio

JAMES R. AHART & ASSOCIATES
CONSULTING ENGINEERS
COMPUTER SERVICES
DAYTON, OHIO

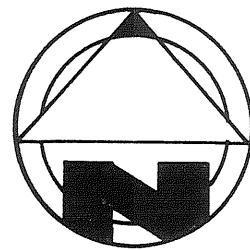
SCALE: 1" = 100' DATE: 10-30-68

BY Phelps C. Brumbaugh
OHIO REGISTRATION NO. 5057

COUNTRY ESTATES EAST - SEC. 2
TOWN 4 RANGE 6 · SECTION 27 · MONROE TOWNSHIP
MIAMI COUNTY

BOOK 10, PAGE 43
Miami County Engineer's record
of recorded plats.

SCALE



1" = 100'

DESCRIPTION

Being a subdivision of 12.705 Acres of part of a 77.989 Acre tract conveyed to Country Estates Home Builders, Inc. by deed recorded in Vol. 445, Page 84 of the Miami County Deed Records.

DEDICATION

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

Easements shown or noted on this plat are for construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, 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.

COUNTRY ESTATES HOME BUILDERS, INC.

Daniel D. Turner
witness

Curtis A. Petzoldt
CURTIS A. PETZOLDT, president

Joe M. Turner
witness

Marjorie J. Petzoldt
MARJORIE J. PETZOLDT, vice-president

STATE OF OHIO, MIAMI COUNTY, ss

Be it remembered that on this 11th day of APRIL, 1969, before me, a notary public in and for the said county and state, personally came Country Estates Home Builders Inc. by its president Curtis A. Petzoldt and its vice president Marjorie J. Petzoldt, both of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this 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

PROTECTIVE COVENANTS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
2. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1200 S.F. for a one story plan, or less than 1600 S.F. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun.
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 15 ft. to any interior lot line.
4. No lot shall be hereafter subdivided into additional residential lots.
5. No trailer, basement, campshack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
6. Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
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 the developer before any construction may begin.
8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
9. No structure of a temporary character shall be permitted on any premises except during the active period of construction.
10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 S.F. or one sign of not more than 5 S.F. 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. Petzoldt Construction Co. shall be exempt from this covenant during the period of the plat development and lot sales.
11. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
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 May 1, 1989, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
13. Invalidity of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
14. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

MIAMI COUNTY AUDITOR

Approved and transferred this 14 day of April 1969

Carl Davis
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 60524

Received for record APRIL 14, 1969 11:45 AM

Recorded in Plat Book No. 10 Page 43

Fee: \$ 4.30

Mary B. Austin
Miami County Recorder

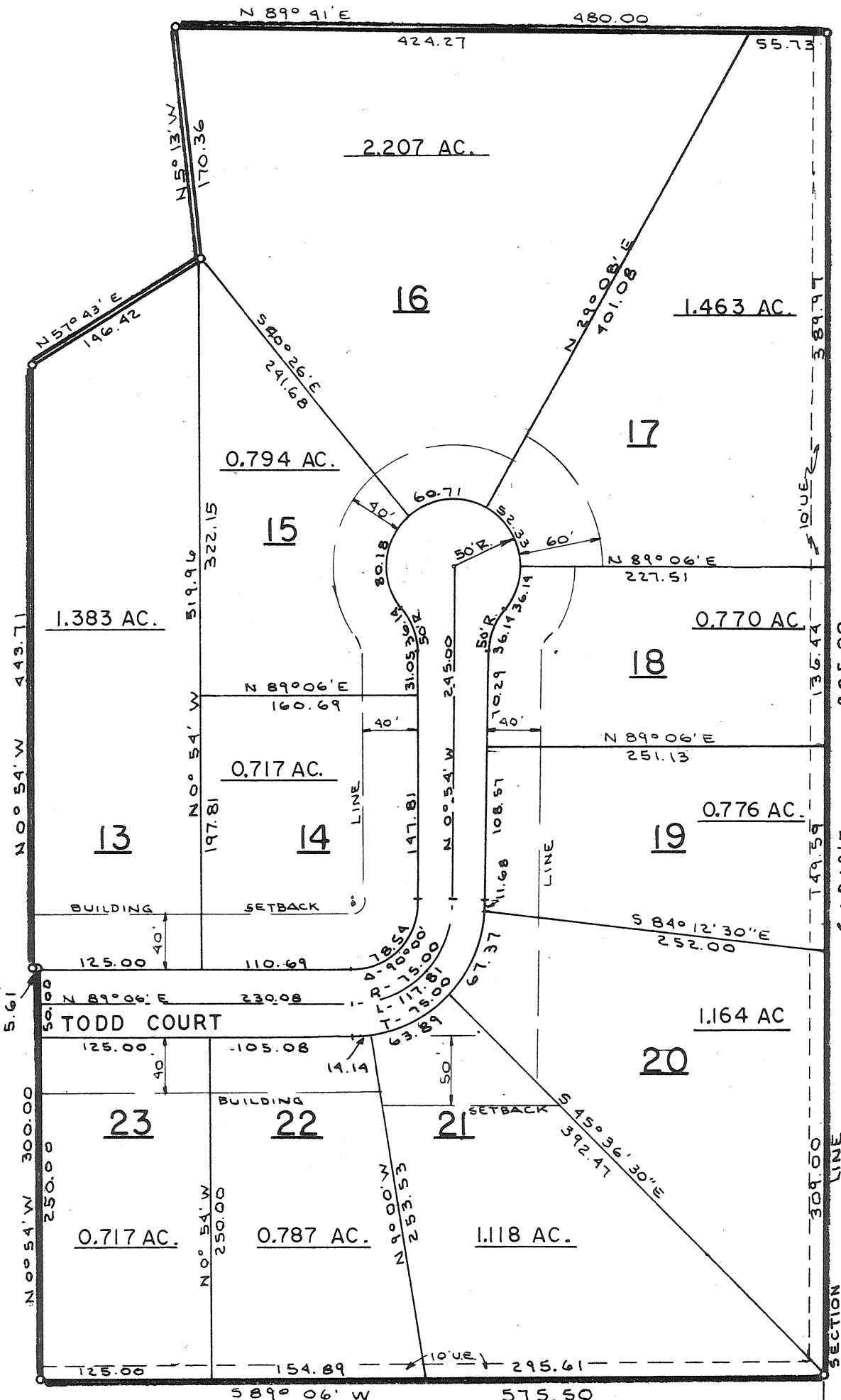
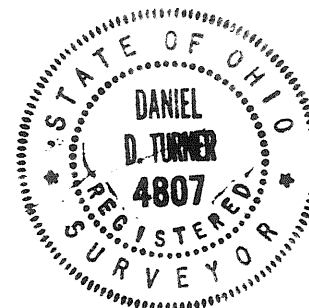
COUNTRY ESTATES EAST - Section Two
Country Estates Home Builders, Inc.
Vandalia, Ohio

DANIEL D. TURNER and ASSOC.
Troy - Ohio
* CIVIL ENGINEERING * LAND SURVEYING *

DATE Apr. 1969	Drawn By: T.S. Traced By: D.T. Checked By: D.T.	SHEET NO. 1/1
FILE NO. 10-68-252	SCALE: 1" = 100'	

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



NOTE

There is a five ft.(5') utility easement on each side of each interior lot line and along each exterior rear or side property line except as shown otherwise hereon, said easements to include usage for storm and surface water drainage.

APPROVED BY MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad
John J. Knapp
Genneth Cook

Arthur D. Haddad
Miami County Engineer

DATE 4-14, 1969

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Arthur D. Haddad
John J. Knapp
Genneth Cook

Arthur D. Haddad
Miami County Engineer

DATE 4-14, 1969

Mary B. Austin
MIAMI COUNTY RECORDER

STONY RIDGE PLAT NO. 6

CITY OF TROY MIAMI COUNTY OHIO

PART OUTLOT 414 - 5.754 ACRES
PART OUTLOT 422 - 11.527 ACRES
TOTAL 17.281 ACRES

SCALE: 1" = 100'

RESTRICTIVE COVENANTS FOR THIS
PLAT SHALL BE THE SAME AS FOR
STONY RIDGE PLAT NO. 1, FILED 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.

Gordon K. Tooley
PRESIDENT
Charles F. Hilbery
SECRETARY

Benjamin Fluker
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. Hilbery
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 Darion OHIO THIS
25th DAY OF September 1967

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 R. C.

AT A MEETING OF THE TROY CITY PLANNING AND
ZONING COMMISSION HELD THIS 13 DAY OF MARCH
1968 THIS REPLAT WAS APPROVED.

Harry J. Logan
PRESIDENT

Edmund J. Yantis
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF
TROY OHIO HELD THIS 17th DAY OF MARCH 1969
THIS REPLAT WAS APPROVED AND ACCEPTED BY
ORDINANCE NO. 0-17-69

Joan S. Terrell
MAYOR

John W. Harrier
PRES. OF COUNCIL

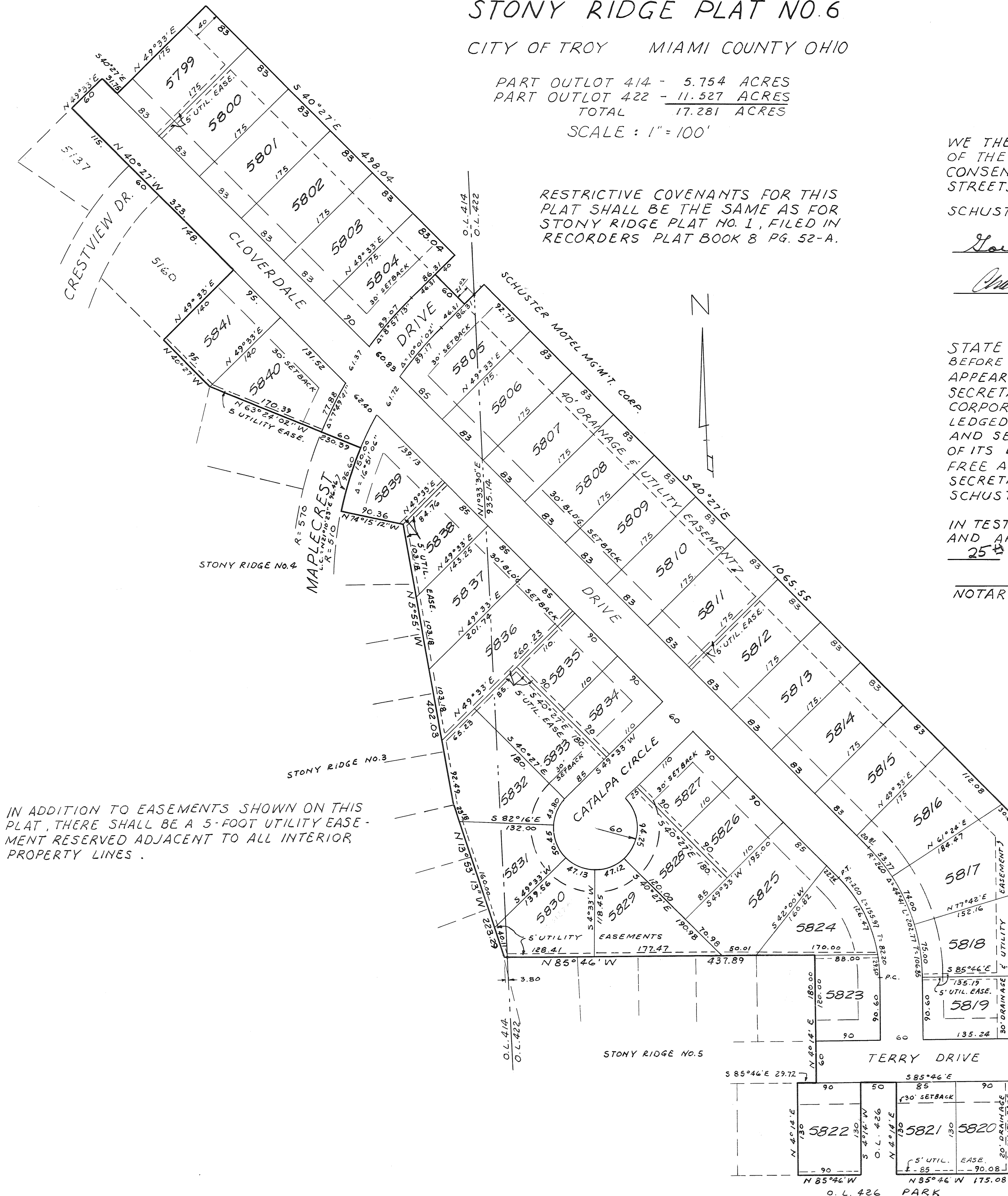
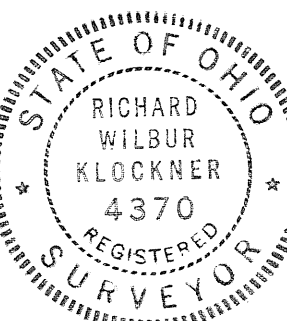
Betty M. Blaylock
CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED
THIS 20th DAY OF MARCH 1969.

Paul Harris
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE CORRECT.

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



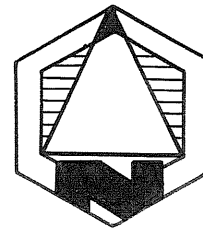
IN ADDITION TO EASEMENTS SHOWN ON THIS
PLAT, THERE SHALL BE A 5-FOOT UTILITY EASE-
MENT RESERVED ADJACENT TO ALL INTERIOR
PROPERTY LINES.

PARK RIDGE SUBDIVISION-SEC. 3

PART OF OUTLOT NO. 319

PIQUA

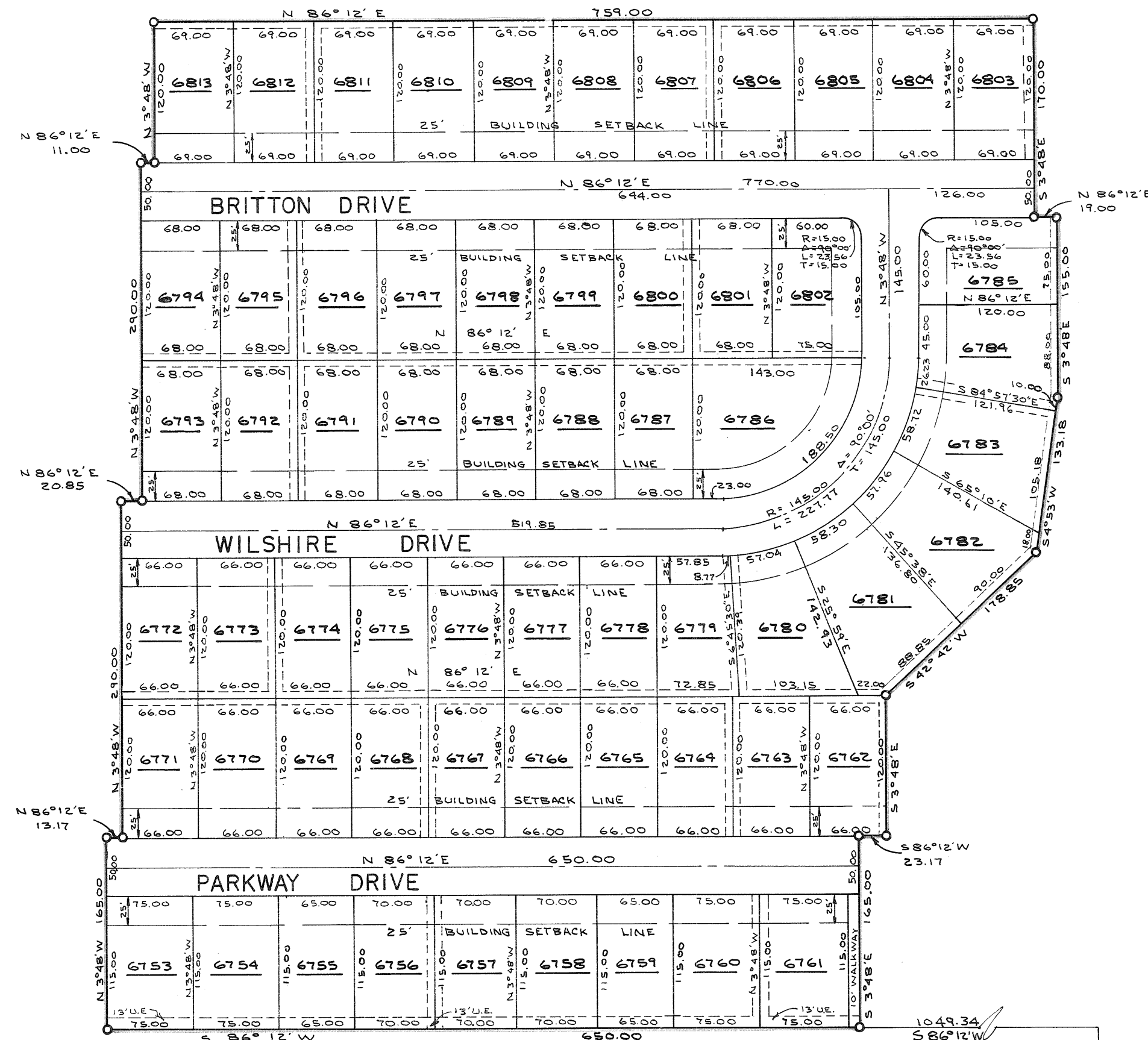
OHIO



BOOK 10 PAGE 45
Miami County RECORDERS record
of recorded plats.

FILE NO. 61177
RECEIVED FOR RECORD: 3:45 PM MAY 13 1969.
RECORDED IN PLAT BOOK NO. 10 PAGE 45
FEE: \$ 4.80

Mary B. Gustin
MIAMI COUNTY RECORDER



DESCRIPTION

Being a subdivision of 14.488 Acres of part of O.L. 319 in the City of Piqua, Miami County, Ohio, as conveyed to Park Ridge, Inc. by deed recorded in Vol. 406, Page 159 of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets, walkways and easements 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 properties for said purposes, and are to be maintained as such forever.

Lynette K. C. Wagner
witness
Daniel D. Turner
witness

PARK RIDGE, INC.
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 27th day of May, 1968, 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.

Lynette K. C. Wagner
Notary public

PLANNING COMMISSION

At a meeting of the City of Piqua planning commission held this 27 day of May, 1968, this plat was approved.

Foster R. Thompson
Ralph Spencer
George B. Shaw

Robert P. Fite

CITY COMMISSION

At a meeting of the city commission of the City of Piqua held this 4th day of JUNE, 1968, this plat was approved by ordinance no. _____

Jack Wilson
Charles H. Moore

Joseph C. Smith
Paul H. Betts

Harold L. Shatt

Easements indicated on this plat are six ft. on each side of lot lines unless indicated otherwise. Easements are designated thus: =====

RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS THOSE FOR SECTION TWO AS RECORDED IN VOL. 9, PAGE 66A, OF THE MIAMI COUNTY PLAT RECORDS.

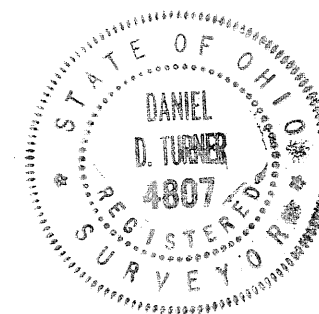
MIAMI COUNTY AUDITOR

Approved and transferred this 17th day of Feb., 1969
Carl Davis by C. Schlenker, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 59412
Received for record 11:35 AM FEB. 17, 1969
Recorded in Plat Book No. 10, Page 39

Fee 4.30
Mary B. Gustin, Recorder
Miami County Recorder by Emily McNeal, 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.

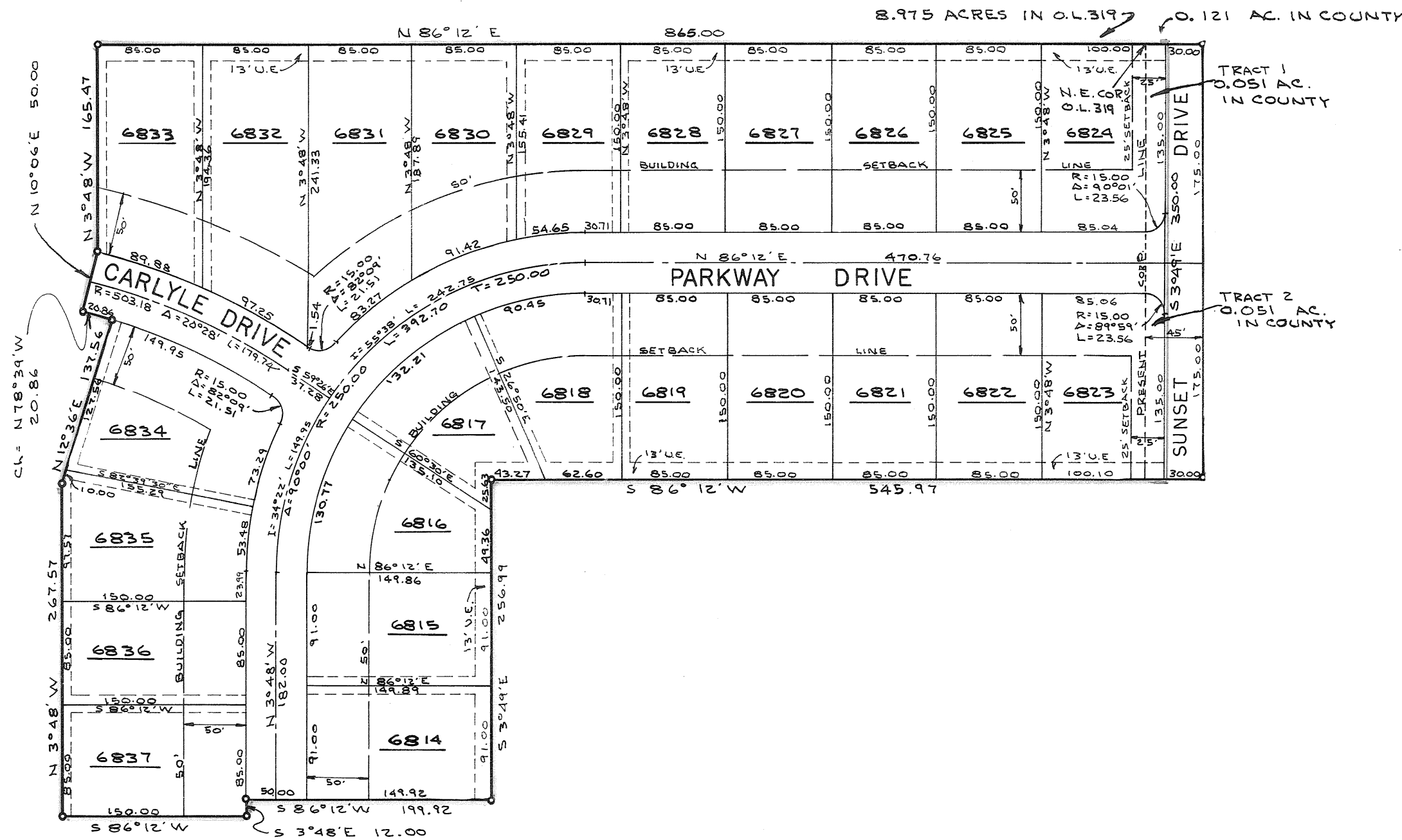
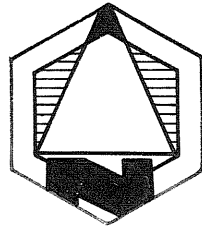
Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Park Ridge Subdivision - Section 3		
for Park Ridge, Inc. Piqua, Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio		
- CIVIL ENGINEERING - LAND SURVEYING -		
DATE May - 1968	Drawn by J.T.	SHEET NO. 1/1
FILE NO.	Traced by D.T.	
	Checked by D.T.	
	Scale: 1" = 100'	

PARK RIDGE SUBDIVISION-SEC.4

PART OF OUTLOT NO.319

PIQUA OHIO



DESCRIPTION

Being a subdivision of 9.096 Acres of part of O.L. 319 in the City of Piqua and a part of the northwest quarter of Section 13, town 8, range 5 east, Washington Township, Miami County, Ohio, as conveyed by deed to Park Ridge, Inc. recorded in Vol. 406, Page 159, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets and easements 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 properties for said purposes, and are to be maintained as such forever.

Lynita K. C. Wagner
witness

Daniel D. Turner
witness

PARK RIDGE, INC.

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 27th day of May, 1968, 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.

Lynita K. C. Wagner
Notary Public

PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 27 day of May, 1968, this plat was approved.

Peter R. Thompson
Ralph Spencer
Serge B. Shaw

Robert F. Rock Jr.

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 4th day of JUNE, 1968, this plat was approved by ordinance no. _____

Jack D. Wilson
Paul H. Deiner

Charles H. Mauer
Joseph C. Burt
Harold L. Shurt

All utility easements indicated on this plat are six ft. on each side of lot lines unless indicated otherwise. Easements are designated thus: _____

RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS THOSE FOR SECTION TWO AS RECORDED IN VOL. 9, P. 66A, OF THE MIAMI COUNTY PLAT RECORDS.

MIAMI COUNTY AUDITOR

Approved and transferred this 17th day of Feb, 1969.
Carl Davis by C. Shellenbarger
Miami County Auditor Deputy

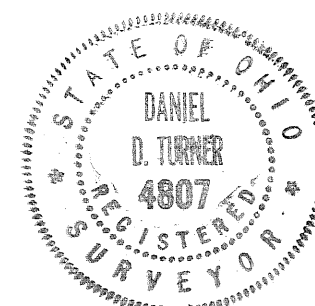
MIAMI COUNTY RECORDER

File No. 59413
Filed for record: 11:36 AM FEB. 17, 1969
Recorded in Plat Book No. 10 Page 40
Fee: \$4.30

Mary B. Gustin, Recorder
by Emily M. Neal, Deputy

FILE NO. 61178
FILED FOR RECORD 3:46 P.M. May 13, 1969.
RECORDED IN PLAT BOOK NO. 10, PAGE 46
FEE: \$4.80

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, registered surveyor no. 4807

Park Ridge Subdivision - Section 4 for Park Ridge, Inc. Piqua, Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio = CIVIL ENGINEERING - LAND SURVEYING -		
DATE May - 1968	Drawn by: Traced by: Checked by:	SHEET NO. 1/1
FILE NO.	Scale: 1"=100'	

MONNIN ESTATES SEC-1

TOWN 1 - RANGE 12 - SECTION 26 - SPRINGCREEK TOWNSHIP
MIAMI COUNTY - OHIO

BOOK 10, PAGE 47
Miami County Engineer's record of
recorded plats.

LOTS = 9.000 AC. ROAD = 0.790 AC.

DESCRIPTION

Being a subdivision of 9.790 Acres of a 9.790 Acre tract conveyed to Monnin Const. Inc. by deed recorded in Vol 462, Page 404, 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 or noted on this 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 ingress and egress to the properties for said purposes, and are to be maintained as such forever.

MONNIN CONSTRUCTION, INC.

Daniel D. Turner
witness

Roger E. Monnin
ROGER E. MONNIN, president

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 24th day of APRIL, 1969, before me, the undersigned, a notary public in and for said county and state, personally came Monnin Const. Inc., by its president Roger E. Monnin, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I set my hand and notarial seal on the day and date above written.

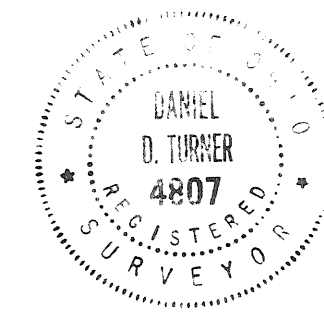
Daniel D. Turner
Notary Public
My Commission Expires Aug. 1, 1971

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 (1) one single family dwelling. (DELETED)
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, or 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 nearer to any interior lot line than (15) fifteen feet.
4. DIVISION OF LOTS - No lot shall hereafter be 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, 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) 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 construction may begin.
8. NUISANCE - 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 to nuisance.
9. TEMPORARY STRUCTURES - No structure of a temporary character may be permitted on any residential lot 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 professional sign of not more than 3 S.F. or one sign of not more than 5 S.F. advertising property for sale or rent, or signs by a builder to advertise the property during the active period of construction. Monnin Const. Inc. shall be exempt from this covenant during the period of the plat development and lot sales.
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, 1989, at which time they shall be automatically extended for 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.

* SEE "SECOND SENTENCE" DELETED BY
AGREEMENT ADDEDUM. RECORDED IN
MISC. BOOK 17, PAGE 86 - MAY 18, 1970.

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

CURVE DATA

D = 46' 59"
R = 250.00
L = 205.00
T = 108.66

NOTE

There is a (5') five ft. utility easement
on each side of each interior lot line and
along each exterior rear or side property line
unless otherwise shown hereon.

There is a 25 ft. temporary turnaround easement
across the front of lot no. 6 as shown hereon,
said easement to be automatically terminated at
such time as the road is extended to the west.

APPROVED BY MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad
Miami County Engineer

DATE: MAY 23, 1969

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Arthur D. Haddad
Miami County Engineer

DATE: MAY 23, 1969 No. _____

APPROVED BY CITY OF PIQUA PLANNING COMMISSION

Arthur D. Haddad
Miami County Engineer

DATE: Apr-28, 1969

MIAMI COUNTY AUDITOR

Approved and transferred this 23 day of May 1969

Carl Davis
Miami County Auditor R. Buchinger, deputy

MIAMI COUNTY RECORDER

File No. 61436

Received for record MAY 23, 1969 1:23 PM

Recorded in Plat Book No. 10, Page 47

Fee: \$ 4.30

Mary B. Gustin
Miami County Recorder

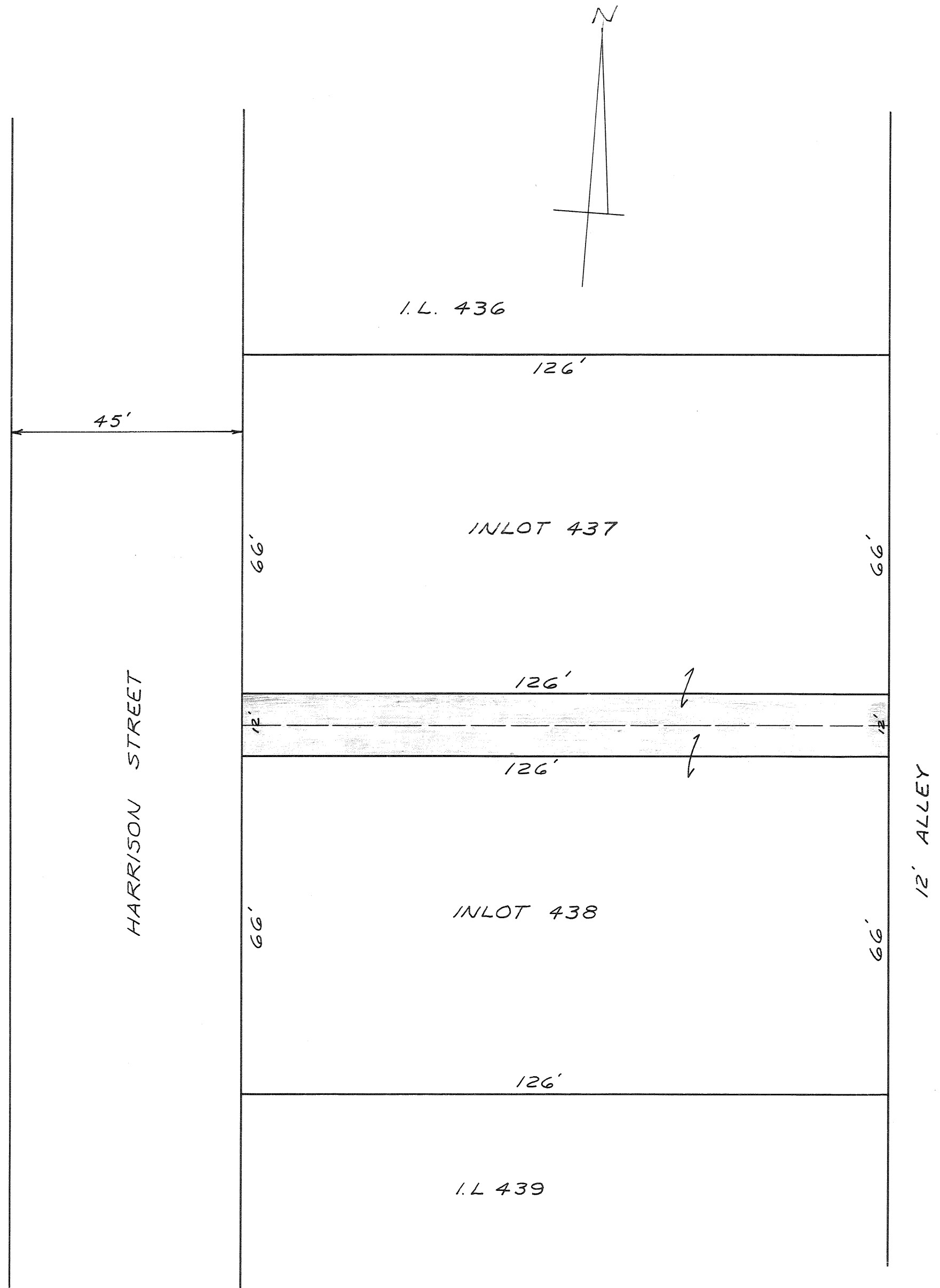
MONNIN ESTATES Section - 1		
Monnin Const. Inc. Piqua Ohio		
DANIEL D. TURNER and ASSOC. Troy Ohio		
* CIVIL ENGINEERING * LAND SURVEYING *		
DATE Apr. 1969	Drawn By : Traced By : Checked By : D.T.	J.T. SHEET NO. 1/1
FILE NO. 3-69-57	SCALE: 1"=100'	

VILLAGE OF COVINGTON

VACATION PLAT
ALLEY BETWEEN INLOTS 437 & 438

PLAT BOOK 10 PAGE 48
MIAMI COUNTY RECORDER'S PLAT RECORD:
RECEIVED FOR RECORD THIS 5th
DAY OF June 1969 AT 9:37 A. M.
FILE NO. 61680 FEE \$4.30

Mary B. Gustin, Recorder by Bernice Studebaker,
MIAMI COUNTY RECORDER Deputy



ALLEY VACATED BY VILLAGE ORDINANCE # 0-95-69
PASSED APRIL 15, 1969 - UPON PETITION OF THE
ADJOINING PROPERTY OWNERS.
BEING THE 12' ALLEY FROM HARRISON STREET ON
THE WEST TO THE 12' ALLEY ON THE EAST, BOUNDED
BY LOT # 437 ON THE NORTH, AND LOT # 438
ON THE SOUTH, AS PLATTED BY MAIER AND OTHERS
IN THE VILLAGE OF COVINGTON, MIAMI COUNTY,
OHIO, - 1882.

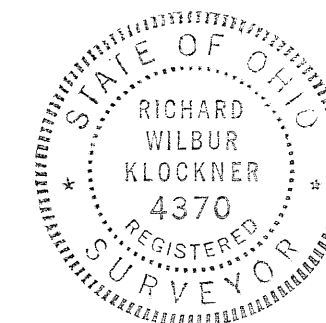
Betty Timbrook CLERK
J. Gray Rudy MAYOR

TRANSFERRED THIS 5 DAY OF June 1969.

Carl Davis by 6. Stedinger Deputy
MIAMI COUNTY AUDITOR

SCALE: 1" = 20'

I HEREBY CERTIFY THIS VACATION
PLAT TO BE CORRECT.



Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED SURVEYOR # 4370
TROY, OHIO

MICHAEL MEADOW

NORTHWEST QUARTER SECTION 28; TOWN-4; RANGE-6E; MONROE TOWNSHIP, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER'S PLAT

BEING A SUBDIVISION CONTAINING A TOTAL OF 12.541 ACRES OF A TOTAL OF 32.838 ACRES WHICH

RECORDS. RECEIVED FOR RECORD

WERE ACQUIRED BY FRED AND MARGARET EVANS BY DEED FILED IN BOOK 419: PAGE 186 OF THETHIS 6TH DAY OF JUNE

MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

1969, AT 9:20 A.M.

2 JUNE 1969

SCALE: 1" = 100 FEET

FILE NO. 61693 FEE \$4.30Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY
RECORDER

11.856 ACRES ARE IN LOTS AND 0.685 ACRES ARE IN DETRICK ROAD EXTENSION

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, INCLUDING THE PORTION OF MICHAELS ROAD INCLUDED WITHIN THE PLAT LIMITS, TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT OR NOTED HEREON, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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.

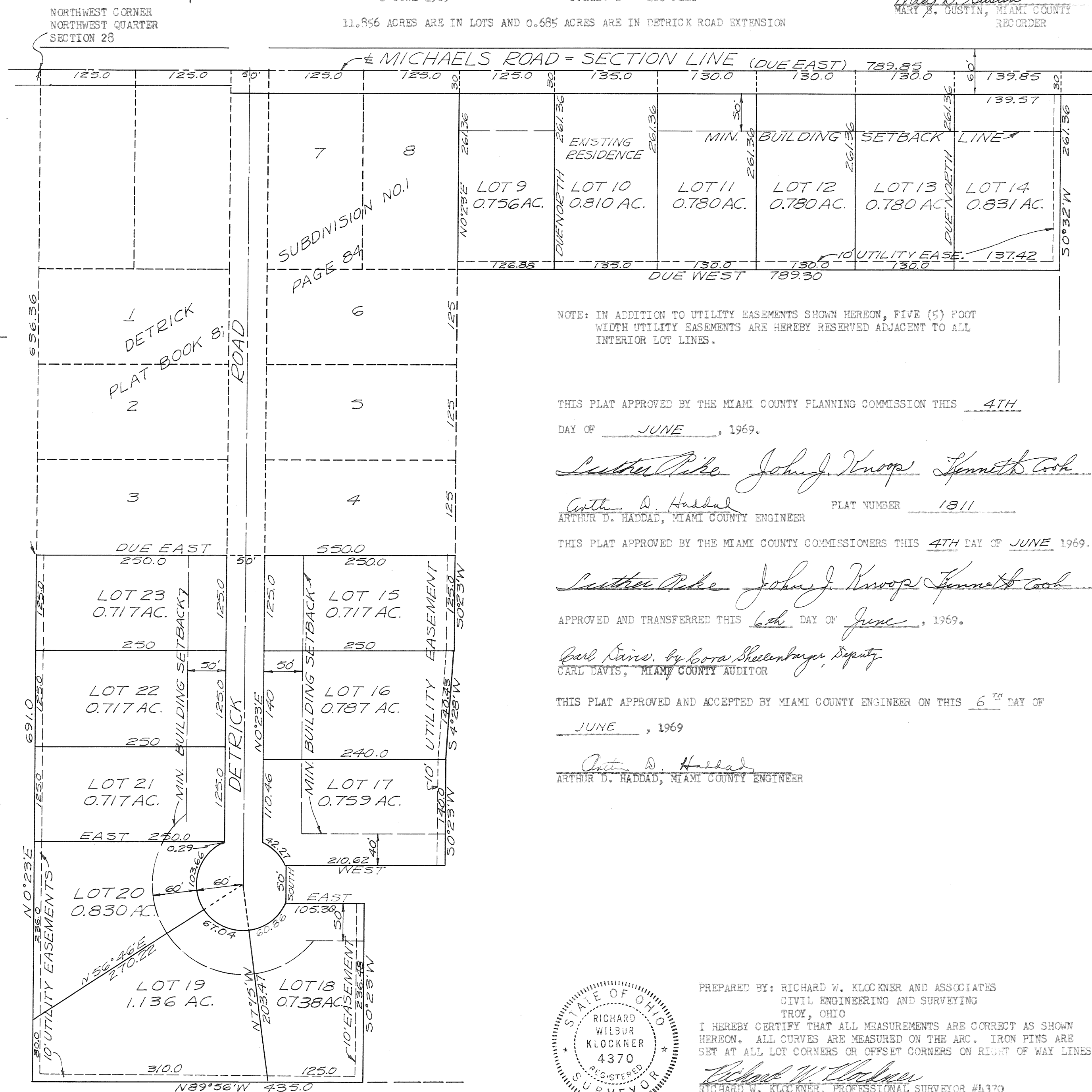
Fred D. Evans
FRED D. EVANSMargaret D. Evans
MARGARET D. EVANSKathleen Ann Grundreth
KATHLEEN ANN GRUNDRETHKathleen Ann Grundreth
KATHLEEN ANN GRUNDRETHDolly Powers
DOLLY POWERSDolly Powers
DOLLY POWERS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY
PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE
SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

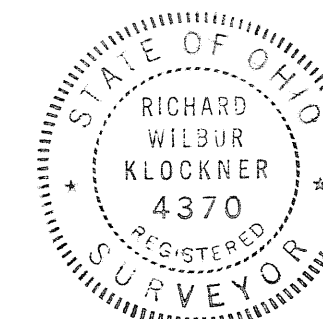
IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL
SEAL AT Troy, OHIO THIS 4th DAY OF JUNE, 1969.

Fred D. Evans NOTARY PUBLIC, EXPIRATION DATE Continuous**COVENANTS AND RESTRICTIONS**

- NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND ONLY ONE RESIDENTIAL STRUCTURE SHALL BE ALLOWED ON ANY ONE LOT.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AT A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH LESS THAN 1200 SQUARE FEET UNDER ROOF OF LIVING AREA IN ADDITION TO A TWO CAR GARAGE.
- NO SIGN OR BILLBOARD SHALL BE ERECTED ON ANY LOTS IN THIS SUBDIVISION EXCEPT BUILDERS ADVERTISING SIGNS OR FOR SALE SIGNS FOR INDIVIDUAL LOTS.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR SIDE STREET LINE THAT THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR SIDE LOT LINE.
- ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
- NO NOXIOUS OR OFFENSIVE ODOR OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 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 PURPOSES.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES.
- NO FENCES, WALLS, HEDGES OR MASS PLANTINGS SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE PLAT.
- THE EXISTING RESIDENCE ON LOT 10 SHALL BE EXEMPTED FROM THESE RESTRICTIONS UNTIL SUCH TIME AS THIS STRUCTURE MAY BE REPLACED, AT WHICH TIME ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THESE RESTRICTIONS.
- 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 OF THE OWNERS OF ALL OF THE LOTS.. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.



NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE (5) FOOT
WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL
INTERIOR LOT LINES.

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 4THDAY OF JUNE, 1969.Arthur D. Haddad John J. Knops Samuel CookArthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY ENGINEERPLAT NUMBER 1811THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4TH DAY OF JUNE 1969.Arthur D. Haddad John J. Knops Samuel CookAPPROVED AND TRANSFERRED THIS 6th DAY OF JUNE, 1969.Carl Davis by Lora Sheenberger, Deputy
CARL DAVIS, MIAMI COUNTY AUDITORTHIS PLAT APPROVED AND ACCEPTED BY MIAMI COUNTY ENGINEER ON THIS 6TH DAY OF
JUNE, 1969Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY ENGINEER

PREPARED BY: RICHARD W. KLOCKNER AND ASSOCIATES
CIVIL ENGINEERING AND SURVEYING
TROY, OHIO

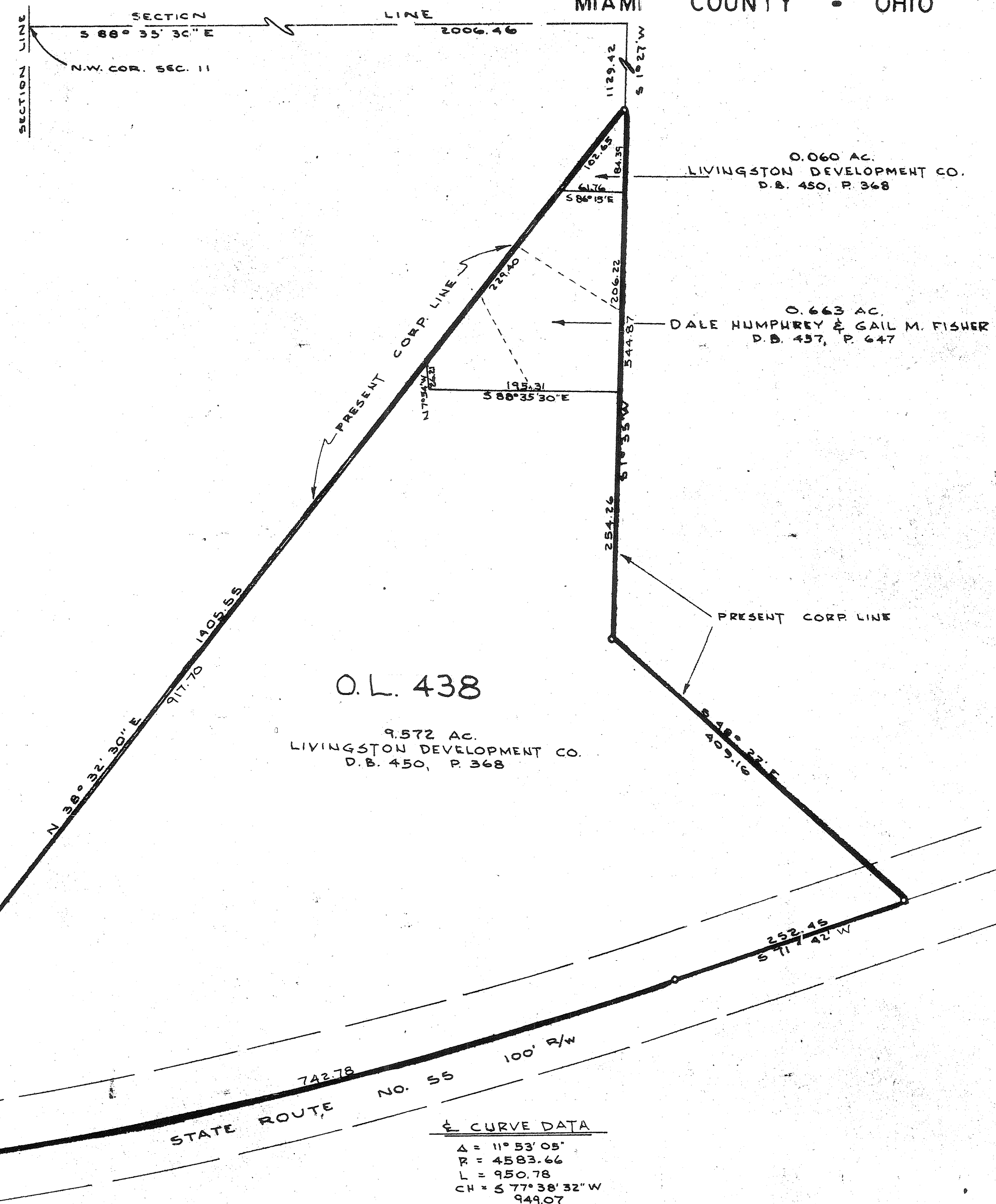
I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN
HEREON. ALL CURVES ARE MEASURED ON THE ARC. IRON PINS ARE
SET AT ALL LOT CORNERS OR OFFSET CORNERS ON RIGHT OF WAY LINES.

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

ANNEXATION TO CITY OF TROY

TOWN 1 - RANGE 10 - SECTION 11 - STAUNTON TOWNSHIP
MIAMI COUNTY - OHIO

BOOK 10, PAGE 50
Miami County Recorder's record
of recorded plats.



DESCRIPTION

Being a total of 10.504 Acres in the Northwest Quarter of Section 11, T1, R10, S11, in Staunton Township, Miami County, Ohio.

PETITION

We, the undersigned, being a majority of the resident freeholders in the area shown hereon, do hereby request annexation of the outlined area to the City of Troy, Miami County, Ohio, and do hereby acknowledge the signing thereof to be our voluntary act and deed.

Julius K. Brown
witness
Donald P. Brown
witness

Dale Humphrey Fisher
Dale Humphrey Fisher
Gail M. Fisher
Gail M. Fisher

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 15th day of January, 1968, before me, the undersigned, a notary public in and for said county and state, personally appeared Dale Humphrey Fisher and Gail M. Fisher, both of whom 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 the day and date above written.

My commission expires: Lifetime

Frederick D. Freed
Notary Public

APPROVAL BY MIAMI COUNTY COMMISSIONERS

The annexation of the foregoing area as shown hereon was approved this 21st day of March, 1969, by the Miami County Commissioners.

Arthur Pike
John J. Knapp
James Cook
Miami County Commissioner..

APPROVAL BY CITY OF TROY

At a meeting of the City Council of the City of Troy, Ohio, held this 2ND day of JUNE, 1969, this annexation plat was approved by ordinance no. 2-40-69

John D. Terrell
James M. Hines
Betty M. Hines

MIAMI COUNTY AUDITOR

Approved and transferred this 19th day of June, 1969.

Charles Brown
Miami County Auditor

0.269 AC.
MASSIE REALTY AND INSURANCE SERVICE, INC.
D.B. 444, P. 588

MIAMI COUNTY RECORDER

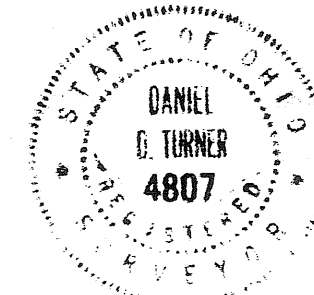
File No. 61857

Received for record: 11:41 AM JUNE 13, 1969.

Recorded in Plat Book No. 10, Page 50

Fees: \$ 4.30

Mary B. Justice
Miami County Recorder



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Annexation to City of Troy Troy - Ohio			
DANIEL D. TURNER and ASSOC. Troy - Ohio			
* CIVIL ENGINEERING - LAND SURVEYING *			
DATE 12-6-68	Drawn by: Traced by:	TS	SHEET NO. 1
FILE NO. 10-68-226	Checked by:	DT	1
SCALE: 1" = 100'			

62015 CERTIFICATION

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN STAUNTON TOWNSHIP, SECTION 11, TO THE CITY OF TROY, OHIO:

Dale Humphrey Fisher and Gail M. Fisher, 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", description as "EXHIBIT "A", the accompanying plat map, and the "AFFIDAVIT" By the Agent, J. Richard Gaier, and the "PROOF OF PUBLICATION" from the Troy Daily News, Troy, Ohio, are true and correct copies thereof filed in these proceedings.

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 15, 1969, and March 21, 1969, as recorded in County Commissioners' Journal No. 40, Pages 306 and 307, and Page 362, respectively.

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

BOARD OF COUNTY COMMISSIONERS
MIAMI COUNTY, OHIO

TO: :
BOARD OF COUNTY COMMISSIONERS :
COURT HOUSE : PETITION FOR ANNEXATION
TROY, OHIO :
:

The undersigned, being all of the adult resident freeholders of the real estate described in Exhibit "A" hereto attached, situate in Staunton Township, Miami County, Ohio, and adjacent to the City of Troy, Ohio, respectfully petition that the real estate herein described may be annexed to the said City of Troy, Ohio. Number of adult freeholders is two (2).

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.

Dale Humphrey Fisher
Dale Humphrey Fisher
Gail M. Fisher
Gail M. Fisher

EXHIBIT "A"

Being a part of the Northwest Quarter of Section 11, Town 1, Range 10 MRS, in Staunton Township, Miami County, Ohio, and being further described as follows:

Starting at a point on the North line of Section 11, said point being South 88°35'30" East, a distance of 2006.46 feet from the Northwest corner of Section 11;

Thence South 1°27' West, a distance of 1129.42 feet to a point which marks the place of beginning of the tract herein described;

Thence South 1°35' West, a distance of 544.87 feet;

Thence South 48°22' East, a distance of 409.16 feet to a point in the centerline of State Route No. 55;

Thence South 71°42' West, a distance of 252.45 feet with the centerline of State Route No. 55 to the P.C. of a curve;

Thence 950.78 feet with the centerline of State Route No. 55 along the arc of a curve to the right whose Radius = 4583.66 feet, I = 11°53'05" and whose long chord bears South

77°38'32" West for a distance of 949.07 feet;

Thence North 38°32'30" East, a distance of 1405.55 feet to the place of beginning, containing a total of 10.564 Acres.

AFFIDAVIT

STATE OF OHIO)
) SS
COUNTY OF MIAMI)

J. Richard Gaier being first duly sworn deposes and says that he is the agent for the Petitioners Dale Humphrey and Gail M. Fisher, further affiant says that he has properly advertised said Petition for annexation pursuant to Section 709.031, that he has complied with all provisions of Section 709.031 to-wit; has delivered copies of the said legal notice to the Clerk of Staunton Township and to the Clerk of the Troy City Council; that he has delivered written notice of the filing and date of filing of the Petition to the Clerk of Staunton Township and to the Clerk of the Troy City Council pursuant to Revised Code Section 709.03, further affiant sayeth naught.

J. RICHARD GAIER
AGENT FOR PETITIONERS

Sworn to before me and subscribed in my presence this
day of March, 1969.

NOTARY PUBLIC

ANNEXATION OF CERTAIN TERRITORY IN STAUNTON TOWNSHIP, SECTION 11, TO CITY OF TROY, OHIO

Dale Humphrey Fisher and Gail M. Fisher, Petitioners

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

WHEREAS, a petition as it appears below, was filed by Dale Humphrey Fisher and Gail M. Fisher, residing freeholders, with the Board of Miami County Commissioners:

(Copy of Petition and Exhibit "A" inserted)

And,

WHEREAS, such petition asks for the annexation of certain territory in Section 11, Town 1, Range 10 MRS, Staunton Township, Miami County, Ohio, to the City of Troy, Ohio; such territory being adjacent to the corporation line of Troy, Ohio, containing 10.564 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 21st day of March 1969, 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 date so that he may give notice as required by law.

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

* * * * *

(Taken from Commissioners' Journal No. 40, Pages 306 and 307, under Date of January 15, 1969)

LEGAL NOTICE

Notice is hereby given that on the 15th day of January, 1969, 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 Troy, Miami County, Ohio:

Being a part of the Northwest Quarter of Section 11, Town 1, Range 10 MRS, in Staunton Township, Miami County, Ohio, and being further described as follows:

Starting at a point on the North line of Section 11, said point being South 88 degrees 35 minutes 30 seconds East, a distance of 2006.46 feet from the Northwest corner of Section 11; thence South 1 degree 27 minutes West, a distance of 1129.42 feet to a point which marks the place of beginning of the tract herein described; thence South 1 degree 35 minutes West, a distance of 544.87 feet; thence South 48 degrees 22 minutes East, a distance of 409.16 feet to a point in the centerline of State Route No. 55; thence South 71 degrees 42 minutes West, a distance of 252.45 feet with the centerline of State Route No. 55 to the P.C. of a curve; thence 950.78 feet with the centerline of State Route No. 55 along the arc of a curve to the right whose Radius equal 4583.66 feet, I equal 11 degrees 53 minutes 05 seconds and whose long chord bears South 77 degrees 38 minutes 32 seconds West for a distance of 949.07 feet; thence North 38 degrees 32 minutes 30 seconds East, a distance of 1405.55 feet to the place of beginning, containing a total of 10.564 Acres.

Praying therein that said territory be annexed to the City of Troy, 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 21st day of March, 1969, at 10 o'clock A.M. as the time for bearing said petition at the office of the Miami County Commissioners, Court House Building, Troy, Ohio.

J. RICHARD GAIER
Agent for Petitioners
GAIER, PRATT & FREED
Attorneys for Petitioners
January 20, 27, February 3, 10

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 day of each week for weeks, beginning on the day of

Sworn to and subscribed before me this day of

Notary Public, Miami County, Ohio

Printer's Fee \$ 21.35
Notary's Fee \$.00
Total \$ 21.35

My Commission Expires December 16, 1972

(SEAL)

ORDINANCE NO. 0-40-69

ORDINANCE AUTHORIZING ANNEXATION OF
TERRITORY TO CITY OF TROY, OHIO.

WHEREAS, there has been on file with the Clerk of Council of the City of Troy, Ohio, for a period in excess of sixty days, a petition for annexation of certain territory, hereinafter described, to the City of Troy, Ohio; and

WHEREAS, the Council of the City of Troy, Ohio, desires to accept such territory for annexation to the City of Troy, Ohio;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, at least a majority of the members duly elected thereto concurring, as follows:

SECTION I. That the annexation of the following described territory to the City of Troy, Ohio, is hereby authorized:

Being a part of the Northwest Quarter of Section 11, Town 1, Range 10 MRS, in Staunton Township, Miami County, Ohio, and being further described as follows:

Starting at a point on the North line of Section 11, said point being South 88° 35' 30" East, a distance of 2006.46 feet from the Northwest corner of Section 11; thence South 1° 27' West, a distance of 1129.42 feet to a point which marks the place of beginning of the tract herein described; thence South 1° 35' West, a distance of 544.87 feet; thence South 48° 22' East, a distance of 409.16 feet to a point in the centerline of State Route No. 55; thence South 71° 42' West, a distance of 252.45 feet with the centerline of State Route No. 55 to the P.C. of a curve; thence 950.78 feet with the centerline of State Route No. 55 along the arc of a curve to the right whose Radius = 4583.66 feet, I = 11° 53' 05" and whose long chord bears South 77° 38' 32" West for a distance of 949.07 feet; thence North 38° 32' 30" East, a distance of 1405.55 feet to the place of beginning, containing a total of 10.564 Acres.

SECTION II. That J. Richard Gaier, agent for the petitioners for such annexation, is hereby authorized to prosecute the proceedings necessary to effect such annexation.

SECTION III. That this Ordinance shall be effective at the earliest date allowed by law.

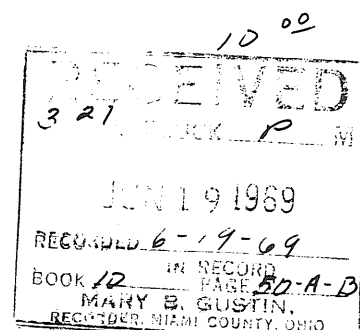
Adopted June 2, 1969 John M. Larimer
President of Council
Approved June 2, 1969 James D. Durrell
Mayor
Attest Betty M. Glazier (Clerk of Council)

At the regular session of the City Council of Troy, Ohio, June 2, 1969, the following motions were made in reference to Ordinance 0-40-69:

Mr. Galbreath moved for suspension of rules requiring three readings. Motion seconded by Mr. Prouty.
Yeas: Dutton, Fisher, Galbreath, Johnson, Prouty, Roediger and Ross.
Nays: none.

Mr. Prouty moved for adoption. Motion seconded by Mr. Ross.
Yeas: Dutton, Fisher, Galbreath, Johnson Prouty, Roediger and Ross.
Nays: none.

This Ordinance No. 0-40-69 was passed by unanimous vote of the City Council of Troy, Ohio, on June 2, 1969, and duly certified by the Clerk of Council, Betty M. Glazier.



Betty M. Glazier
Betty M. Glazier, Clerk of Council

362

MARCH 21, 1969

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Wednesday, March 19, 1969.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, John J. Knoop and Kenneth Cook.

The minutes of the previous meeting held on Wednesday, March 19, 1969, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN STAUNTON TOWNSHIP,
SECTION 11, TO CITY OF TROY, OHIO

Dale Humphrey Fisher and Gail M. Fisher, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on January 15, 1969, a public hearing was held in the Miami County Commissioners' office, Court House, Troy, Ohio, on this 21st day of March, 1969, at ten o'clock A. M. on the petition of Dale Humphrey Fisher and Gail M. Fisher, requesting that certain territory in Section 11, Town 1, Range 10 MRS, Staunton Township, Miami County, Ohio, being adjacent to the corporation line of Troy, Ohio, containing 10.564 Acres, be annexed to said City of Troy, 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 15, 1969, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, as shown by the Proof of Publication submitted, and the Agent of the Petitioners, J. Richard Gaier, has complied with all provisions of Sections 709.031 and 709.03 of the Ohio Revised Code, as shown by the Affidavit filed by said agent in these proceedings, 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 Dale Humphrey Fisher and Gail M. Fisher 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 in the territory to be annexed;
- (5) That the legal notice has been published; and such notices have been delivered by the Agent as required by Sections 709.03, and 709.031 R. C. ;
- (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 Dale Humphrey Fisher and Gail M. Fisher 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 City of Troy, Ohio, be and it is hereby annexed to said City;
- (10) That the Clerk of the Miami County Commissioners be, and she is hereby authorized and directed to certify to the Clerk of the Council 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. Cook, with the Board of Miami County Commissioners voting as follows upon roll call: Mr. Rike, yes; Mr. Knoop, yes; and Mr. Cook, yes.

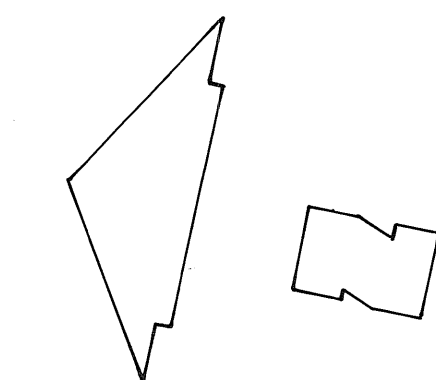
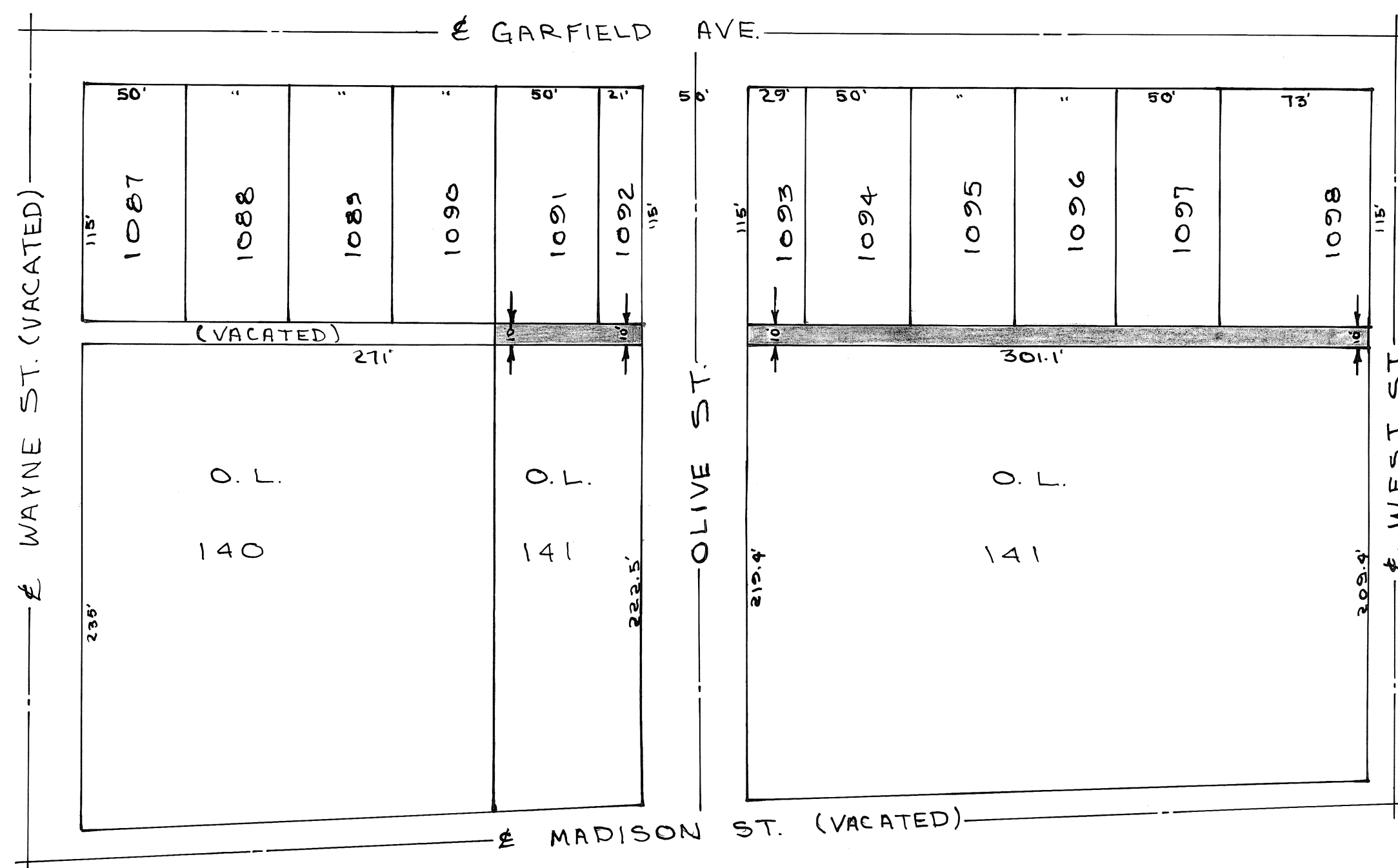
* * * * *

Mary B. Austin, Recorder, by Dora Whitmer, Deputy.
MIAMI COUNTY RECORDERVACATION OF ALLEYS
-FOR-
THE HOBART MANUFACTURING CO.
TROY, OHIONOTE: THE CITY OF TROY HEREBY RESERVES
THE ALLEYS VACATED HEREON FOR UTILITY
EASEMENT.

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

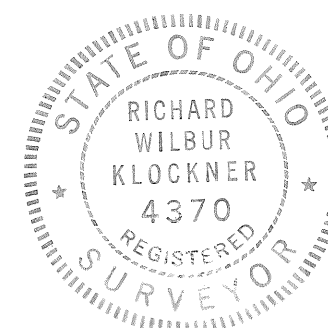
The Hobart Mfg. Co.

Robert Howell
witnessDavid B. Meeker
PresidentJohn A. Linn
WitnessJames J. Mischler
Executive Vice President

SCALE: 1" = 60'-0"

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 18th day of February, 1969Notary Public in and for Martha Freund
My Commission Expires 11-18-1971
Miami County, OhioAt a meeting of the Troy City Planning and Zoning
Commission held this 16th day of April, 1969
this vacation was approvedHarry J. Legas
President
La Verne Yantis
SecretaryAt a meeting of the City Council of the City of Troy,
Ohio, held this 16th day of June, 1969, This vacation
was approved and accepted by Ordinance No. 0-38-69Dean L. Farrell
Mayor
John W. Larimer
Pres. of Council
Ray M. Blazek
Clerk of CouncilTransferred this 18th day of June, 1969Paul Harris
Miami County Auditor

I hereby certify this vacation plat to be correct as shown hereon.

Richard W. Wolkner

GREENVILLE FALLS PLAT SECTION ONE

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATED, 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 PORTION OF EXISTING RANGE LINE ROAD INCLUDED WITHIN THE PLAT LIMITS, 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, SEWERS WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS

John H. Mutzner
JOHN H. MUTZNER
Bertha M. Mutzner
BERTHA M. MUTZNER

WITNESSES

Bathya Bitner
BATHYA BITNER
Richard Zinderf
RICHARD ZINDERF

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County
PERSONALLY APPEARED JOHN H. MUTZNER AND BERTHA M. MUTZNER WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

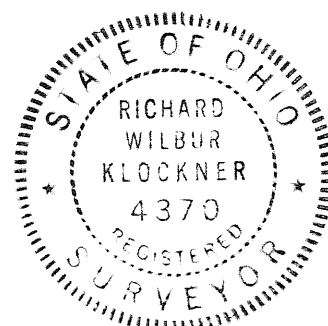
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Cincinnati, OHIO THIS 26th DAY OF July 1969.

Donald H. Cook
NOTARY PUBLIC

EXPIRATION DATE: October 14, 1973

COVENANTS AND RESTRICTIONS

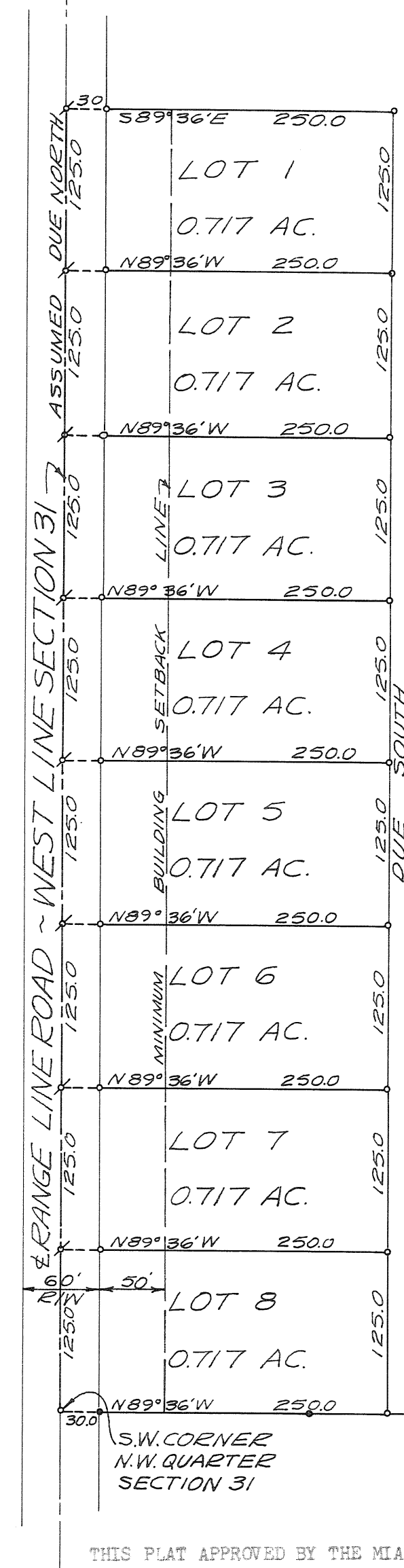
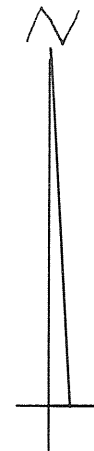
1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
2. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
3. NO DWELLING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION WITH LESS THAN 1400 SQUARE FEET UNDER ROOF, WHICH SHALL INCLUDE AT LEAST A ONE CAR GARAGE.
4. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT, ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE (3) SQUARE FEET OR ONE SIGN OF NOT MORE THAN SIX (6) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
5. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
6. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE(12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
7. NO NOXIOUS OR OFFENSIVE ODOR OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. NO ANIMALS, LIVESTOCK, OR 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 PURPOSES.
9. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES.
10. NO FENCES, WALLS, HEDGES OR MASS PLANTINGS SHALL BE PERMITTED TO EXTEND NEARER TO RANGE LINE ROAD, THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
11. 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 OF THE OWNERS OF ALL OF THE LOTS.. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
12. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.



PREPARED BY: RICHARD W. KLOCKNER AND ASSOCIATES
CIVIL ENGINEERING AND SURVEYING
TROY, OHIO

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

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



NORTHWEST QUARTER OF SECTION 31; TOWN-3; RANGE-5;
NEWBERRY TOWNSHIP: MIAMI COUNTY, OHIO
BEING A SUBDIVISION CONTAINING 5.739 ACRES OF A TOTAL OF 79.31 ACRES ACQUIRED BY JOHN H. AND BERTHA M. MUTZNER BY DEED FILED IN BOOK 391 : PAGE 512 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

SCALE: 1" = 100 FEET 25 JULY 1969

NOTE: A FIVE (5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⌘ RAILROAD SPIKE SET

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 30TH DAY OF JULY, 1969

Arthur D. Haddad John J. Knoop Genneth Cook
ARTHUR D. HADDAD, MIAMI COUNTY ENGINEER

PLAT NUMBER 1832

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 30TH DAY OF JULY, 1969.

Arthur D. Haddad John J. Knoop Genneth Cook
APPROVED AND TRANSFERRED THIS 30TH DAY OF JULY, 1969

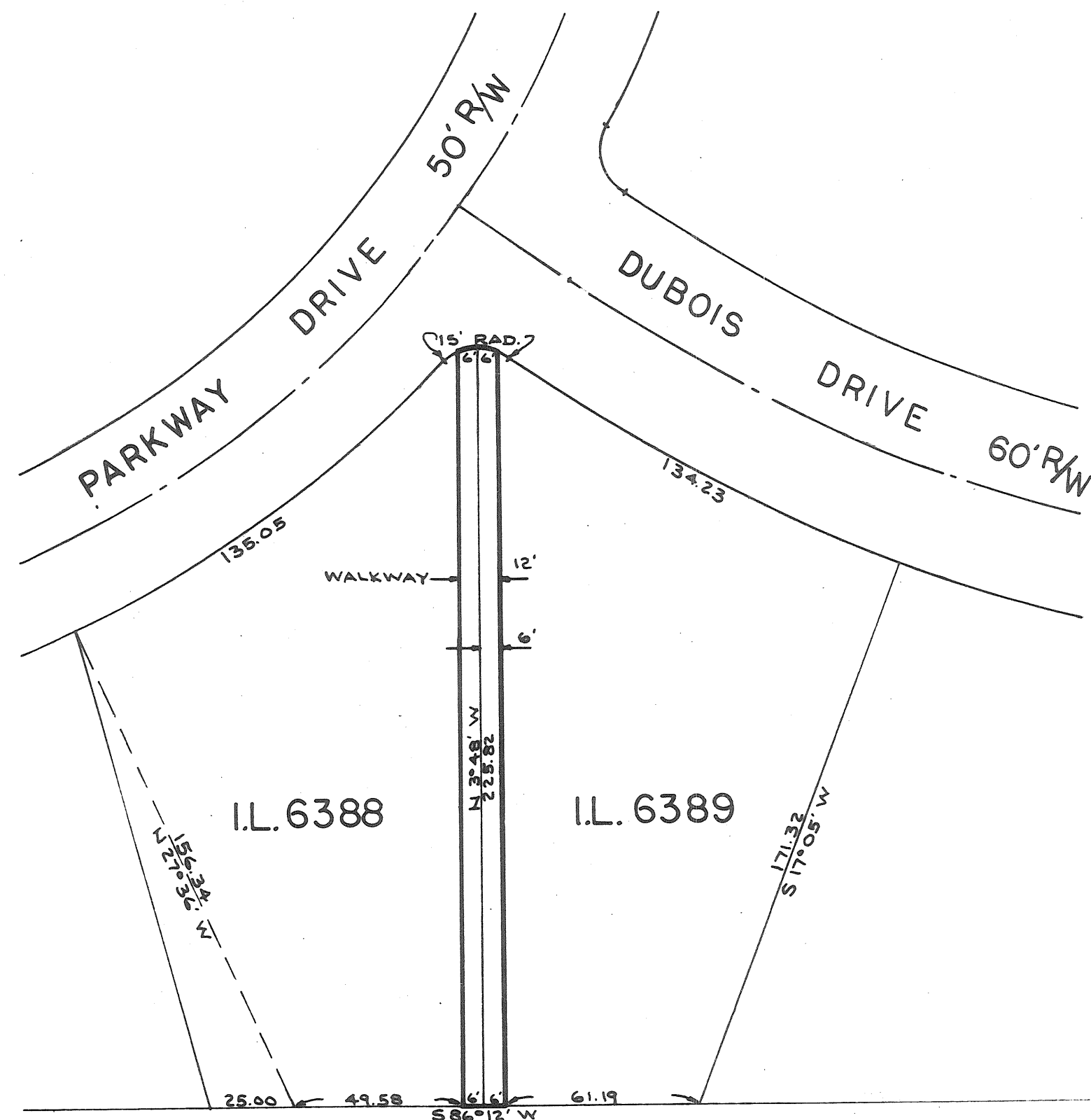
Carl Davis Shellenbarger
CARL DAVIS, MIAMI COUNTY AUDITOR

DEDICATION OF WALKWAY

PART OF IL. 6388 AND IL. 6389

PIQUA ~ OHIO

BOOK 10 PAGE 53
Miami County RECORDERS record
of recorded plats.



MIAMI COUNTY AUDITOR

Approved and transferred this 31st day of July, 1969.

Carl Davis by L. Schellhanger
Miami County Auditor Deputy Auditor

MIAMI COUNTY RECORDER

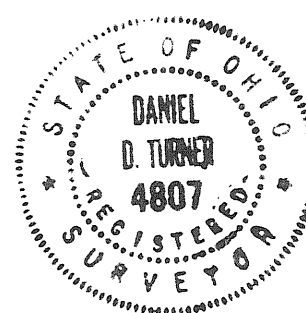
File No. 62869

Received for record: time 3:14 PM, date 7-31, 1969

Recorded in Plat Book No. 10, Page 53

Fee: \$ 4.30

Mary B. Austin
Miami County Recorder



DEDICATION

We, the undersigned, being all of the land owners and lien holders of land herein dedicated for walkway purposes, do hereby dedicate said walkway as shown hereon to public use forever.

William F. Fite
witness
William Fite
witness
William Fite
witness
William Fite
witness
William Fite
witness
Jackie A. Resler
witness

George B. Shaw
George B. Shaw
Fay C. Shaw
Fay C. Shaw
PARK RIDGE, INC.
Clifford M. Utterback
Clifford M. Utterback, pres.
Robert P. Fite
Robert P. Fite, sec.
THIRD SAVINGS AND LOAN CO.
Samuel H. Heitzman
Samuel H. Heitzman, pres.
Richard K. Cron
Richard K. Cron, sec.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 20 day of June, 1969, before me, the undersigned, a notary public in and for said county and state, personally came George B. Shaw and Fay C. Shaw, Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite and the Third Savings And Loan Co. by its president Samuel H. Heitzman and its secretary Richard K. Cron who acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I set my hand and notarial seal on the day and date above written.

William F. Fite
Notary Public
WILLIAM F. McVETTY, Notary Public
in and for Miami County, Ohio
My Commission Expires May 17 1972

PIQUA PLANNING COMMISSION

At a meeting of the City Of Piqua planning commission held this 23 day of June, 1969, this plat was approved.

Robert R. Thompson, Chmn.
Robert M. Shaver
George B. Shaw

CITY COMMISSION

At a meeting of the city commission of the City of Piqua held this _____ day of _____, 1969, this plat was approved by ordinance no. _____

Jack D. Wilson
Harold W. Dittmer
Harold R. Shand

Joseph C. Duff
Charles H. Wagoner

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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

WALKWAY DEDICATION			
for			
Park Ridge, Inc.			
Piqua Ohio			
DANIEL D. TURNER & ASSOC.			
Troy Ohio			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE	Drawn by:	T.S.	SHEET NO.
June 1969	Traced by:	T.S.	1/1
FILE NO.	Checked by:	D.T.	
5-69-113	SCALE: 1"= 40'		

MIAMI COUNTY RECORDER

FILE NUMBER 62870

RECEIVED FOR RECORD THIS 31 DAY OF

JULY, 1969. AT 3:15 P.M.

RECORDED IN PLAT BOOK 10 PAGE 54

FEE: 4.30

Mary B. Austin
MIAMI COUNTY RECORDER

This instrument prepared by
The Engineering Department
City of Piqua Miami County, Ohio
Robert J. Foltz Jr.
City Engineer Robert Foltz Jr.

DEDICATION THIRD STREET

Vol. * 10 Plat * 54
Miami County RECORDER'S PLAT
RECORDS

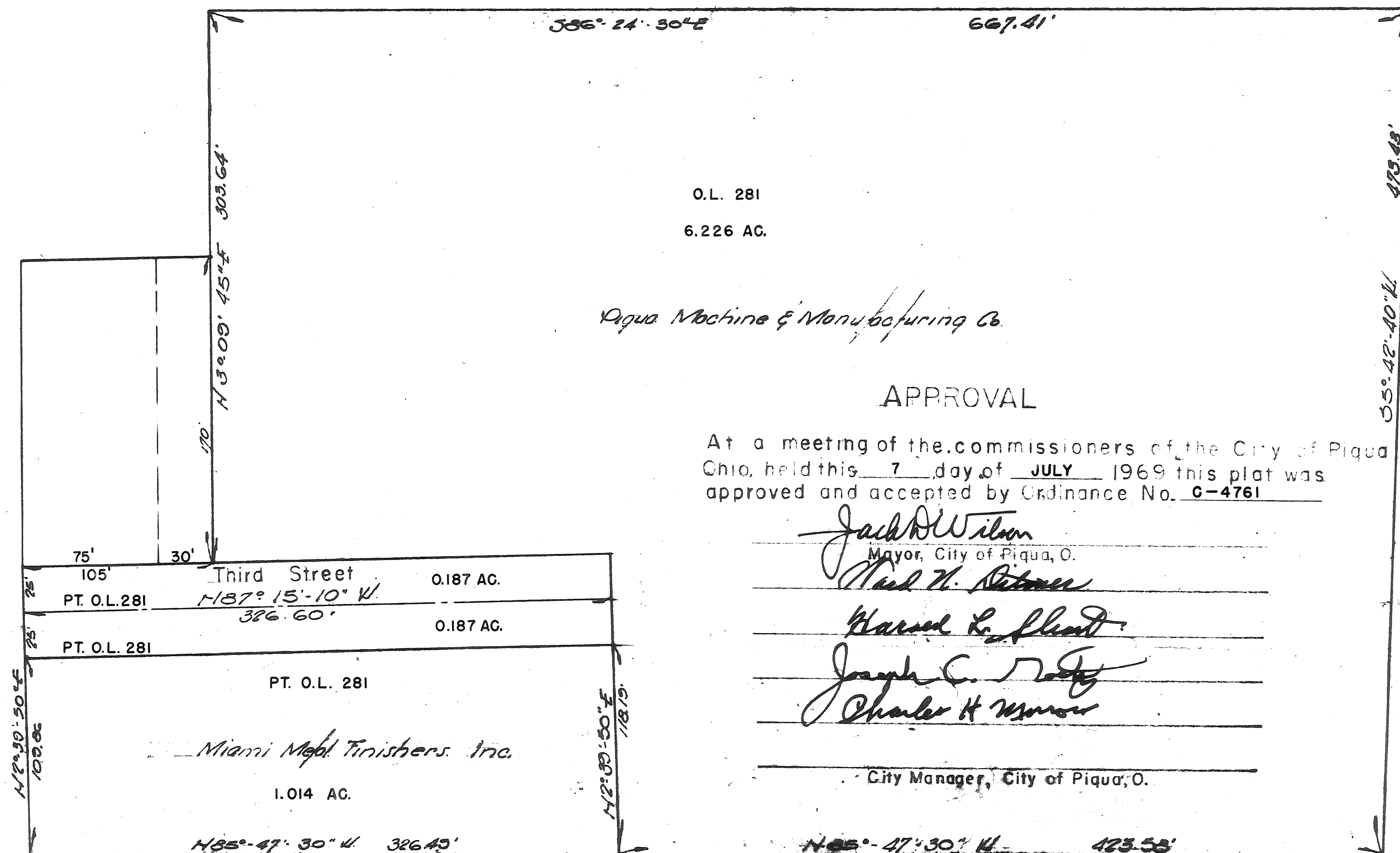
Scale 1"=50.0'
Date July 7, 1969

We the undersigned, being the owners of the
lands herein shown as part of Outlot 281
Do hereby Dedicate the Street as shown
Hereon to Public Use. Forever.

Ralph Spencer
Miami Metal Finishers Co. Pres.

O.H. TREN
Piqua Machine & Manufacturing Co. Pres.

Witness
Ronald W. Matthews
Robert O. Benjamin
Edith L. Cooper



I hereby approve this plat and have transferred
same this 31st day of July 1969

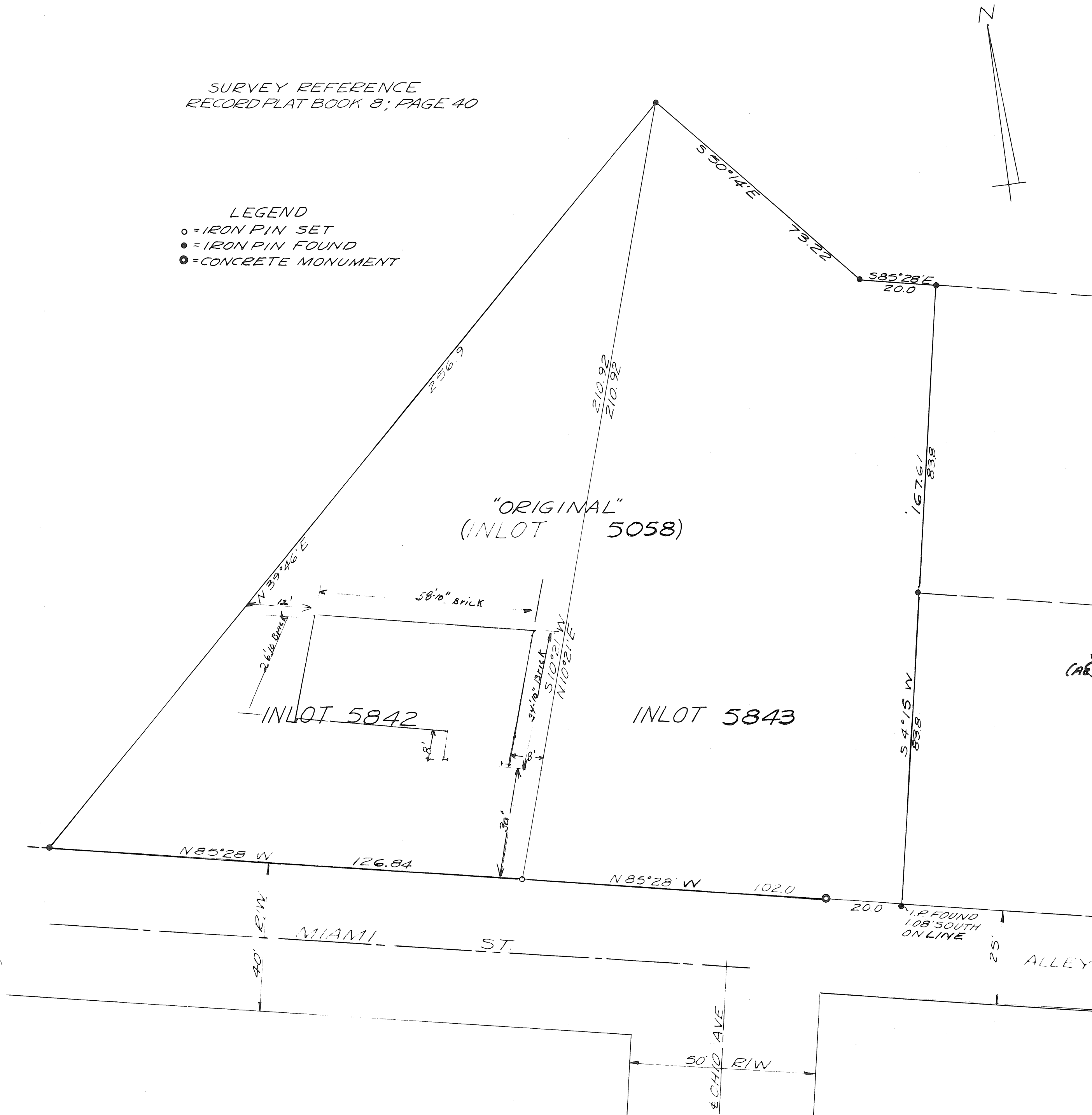
Paul Davis
Miami County Auditor

Rep. Davis
Deputy Auditor

Mary R. Austin
MIAMI COUNTY RECORDER

SURVEY REFERENCE
RECORD PLAT BOOK 8; PAGE 40

LEGEND
○ = IRON PIN SET
● = IRON PIN FOUND
◐ = CONCRETE MONUMENT



REPLAT OF INLOT 5058 IN TROY, OHIO SCALE: 1"=20' 18 JUNE 1969

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF OF SAID PLAT

Ernest Edminson

Ruby M Edminson

Lena Mascio

Russell H. Mascio

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, ALL OF WHOM ACKNOWLEDGED THE SIGNING OF AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 26th DAY OF June 1969

Barbara Berman
NOTARY PUBLIC

My Commission Expires November 14, 1973
EXPIRATION DATE

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 25th DAY OF June 1969, THIS REPLAT WAS APPROVED.

H. J. Loggia
PRESIDENT

L. Anne Zantia
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF TROY, OHIO HELD THIS 4th DAY OF Aug. 1969, THIS REPLAT ACCEPTED BY ORDINANCE O-50-69.

John W. Klockner
(ACTING) MAYOR
SURVEY OF DIVISION OF
INLOT 5058 - TROY, OHIO
FOR ERNEST EDMINSON

Betty M. Blazier
CLERK OF COUNCIL

Richard W. Klockner

RICHARD W. KLOCKNER
REGISTERED SURVEYOR #4370
TROY OHIO

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 5TH DAY OF AUGUST 1969

Karl Davis by Le Schenckinger Deputy
MIAMI COUNTY AUDITOR

REPLAT PREPARED AND CERTIFIED CORRECT

Richard W. Klockner

MEADOWLAWN SUBD. - SECTION NINE

BOOK 10, PAGE 56
Miami County Recorder's record
of recorded plats.

PART OF O.L. 410 AND O.L. 438

O.L. 410 = 3,829 Ac.

TROY-OHIO

O.L. 438 = 8,148 Ac.

NOTE
There is a five ft. (5') utility easement along each side of each interior lot line and along the front and rear property line of each lot.

DESCRIPTION

Being a subdivision of 11.977 Acres of part of O.L. 410 and part of O.L. 438 in the City of Troy as conveyed to Livingston Development Co., an Ohio partnership by Liv-moor Development Co., by deed recorded in Vol. 380, Page 653, and Vol. 450, Page 368, and as conveyed to Dale Humphrey Fisher and Gail M. Fisher by deed recorded in Vol. 457, Page 647, of the Miami County Deed Records.

DEDICATION

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

LIVINGSTON DEVELOPMENT CO.
LIV-MOOR DEVELOPMENT CO.

James M. Watkins
witness
Maurine L. Wallace
witness

Harold L. Scott
Harold L. Scott, pres.
Gene C. Merryman
Gene C. Merryman, sec. pres.

BORDER CITY SAVINGS AND LOAN ASSOCIATION

Harold L. Scott
witness
Robert T. Dill
witness

Harold L. Scott
Harold L. Scott, sec.
Robert T. Dill
Robert T. Dill, treas.

Dale Humphrey Fisher
witness
Gail M. Fisher
witness

Dale Humphrey Fisher
Dale Humphrey Fisher
Gail M. Fisher
Gail M. Fisher

STATE OF OHIO, FRANKLIN COUNTY, ss:

Be it remembered that on this 29th day of July, 1969, before me, the undersigned, a notary public in and for said state, personally came Liv-moor Development Co., trustee of partner of Livingston Development Co., by its vice president Harold M. Scott and by its secretary Robert T. Dill, 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.

Maurine L. Wallace
NOTARY PUBLIC
MAURINE L. WALLACE
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO
MY COMMISSION EXPIRES OCT. 12, 1969

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 4th day of Aug., 1969, before me, the undersigned, a notary public in and for said county and state, personally came Dale Humphrey Fisher, Gail M. Fisher, and Border City Savings and Loan Association by its secretary Harold L. Short and its treasurer Robert T. Dill, 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: _____

Daniel D. Turner
NOTARY PUBLIC
DANIEL D. TURNER, Notary Public
In and for Miami County, Ohio
My Commission Expires Aug. 1, 1971

MIAMI COUNTY AUDITOR

Approved and transferred this 11 day of August, 1969.

Carl Davis
Miami County Auditor
K. Bohlinger, deputy

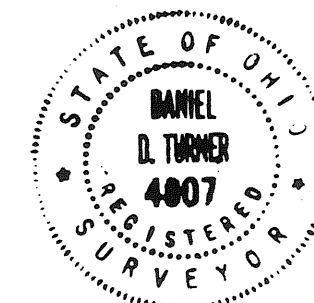
MIAMI COUNTY RECORDER

File no. 63097

Received for record: 3:50 P.M. August 11, 1969

Recorded in Plat Book No. 10, Page 56. Fee: \$ 4.30

Mary B. Austin
Miami County Recorder



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Meadowlawn Subdivision - Section 9 for Livingston Development Co. Liv-moor Development Co.			
DANIEL D. TURNER & ASSOC. Troy, Ohio			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE	Drawn by:	TS	SHEET NO.
July, 1969	Traced by:	MT	1/1
FILE NO.	Checked by:	MT	
SCALE: 1"=100'			

SEE DECLARATION OF RESTRICTIONS RECORDED
IN MISC. BOOK 16 PAGE 683 AUGUST 20, 1969

Mary B. Austin
MIAMI COUNTY RECORDER

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 23rd day of JULY, 1969, this plat was approved.

Harry J. Legus
President

L. M. Gant
Secretary

CITY OF TROY COUNCIL

At a meeting of the City of Troy Council held this 4th day of Aug., 1969, this plat was approved by ordinance no. O-54-69.

John L. ...
Acting Mayor

John L. ...
Acting President of Council

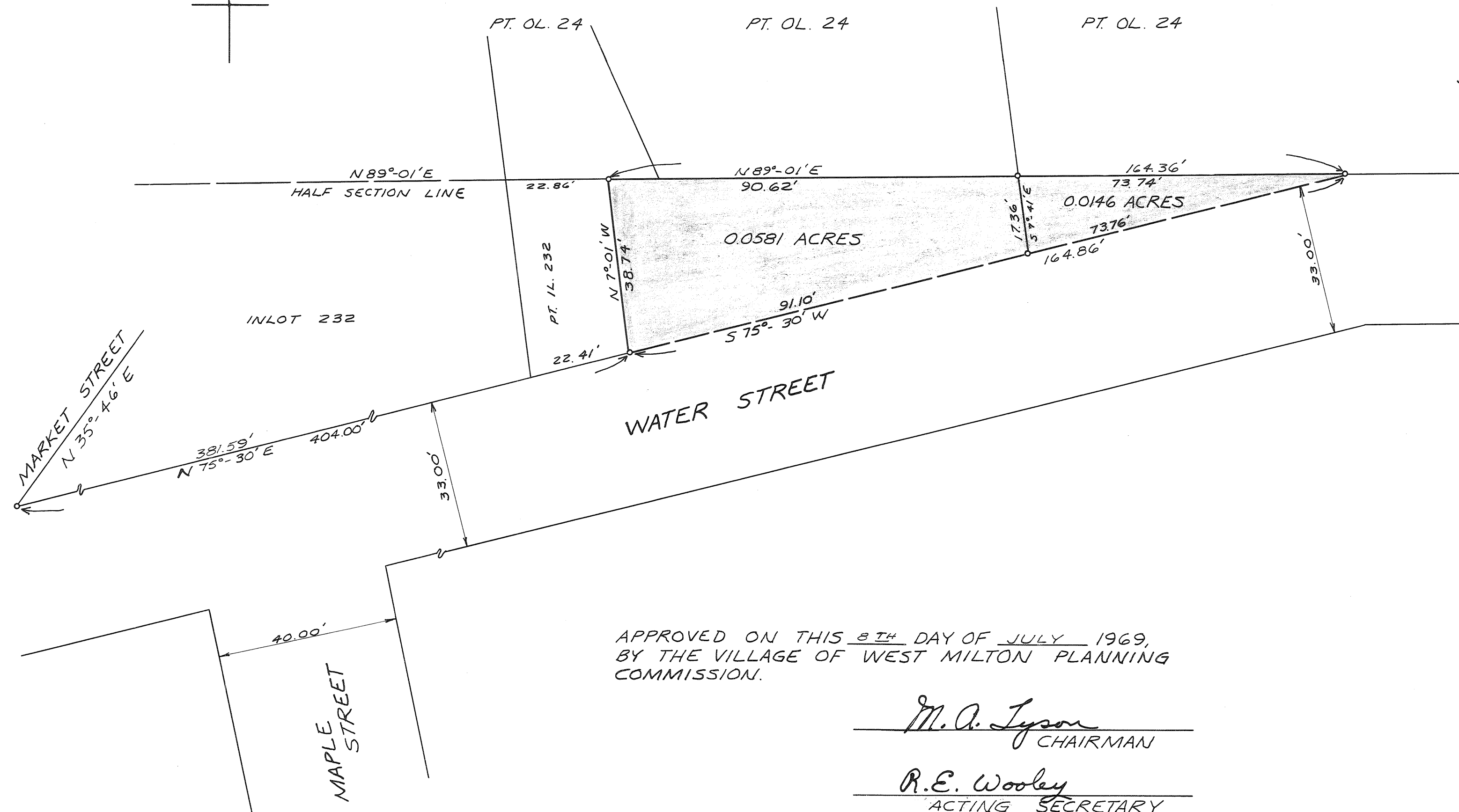
Betty M. ...
Clerk of Council

MUNICIPALITY OF WEST MILTON, OHIO
VACATION PLAT OF PART OF
WATER STREET

PLAT BOOK 10 PAGE 57
MIAMI COUNTY RECORDER'S PLAT
RECORDS.
RECEIVED FOR RECORD THIS 18th
DAY OF AUGUST 1969 AT 8:51 A.M.
FILE NO. 63178 FEE \$4.30

Mary B. Swartz
MIAMI COUNTY RECORDER

SCALE 1" = 20 FEET
JULY, 1969



APPROVED ON THIS 8th DAY OF JULY 1969,
BY THE VILLAGE OF WEST MILTON PLANNING
COMMISSION.

M. A. Lyson
CHAIRMAN

R. E. Wooley
ACTING SECRETARY

SHADED AREA OF WATER STREET VACATED
BY VILLAGE OF WEST MILTON ORDINANCE
NO. 116 PASSED THIS 12 DAY OF
Aug. 1969.

William G. O'Callaghan
MAYOR

Georgia Lyons
CLERK

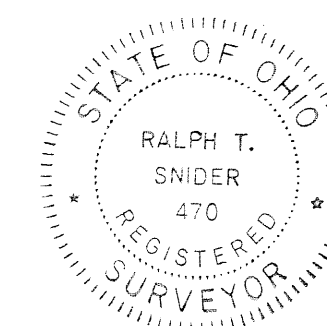
SURVEY REFERENCE
VOLUME NO. 7 PAGE NO. 165
VOLUME NO. 8 PAGE NO. 124
VOLUME NO. 11 PAGE NO. 9
MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS.
VOLUME NO. 6 PAGE NO. 35
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

LEGEND

◦ DENOTES IRON PIN.

TRANSFERRED THIS 18th DAY OF August 1969.

Carl Davis by G. Shellenbarger, Deputy
MIAMI COUNTY AUDITOR



DRAWN BY MHT	DATE JULY, 1969	SCALE 1"=20'
I, HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT.		
<u>Ralph T. Snider</u>		
RALPH T. SNIDER OHIO REGISTRATION NO. 470 BOX 223, WEST MILTON, 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 PORTION OF EXISTING STATE ROUTE NO. 41, INCLUDED IN THE PLAT LIMITS, TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT OR NOTED HEREON, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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.

PIQUA NATIONAL BANK & TRUST CO., PIQUA, OHIO
 BY: [Signature] President
 BY: [Signature] and [Signature]
 BY: [Signature] Witness
 BY: [Signature] Witness
 BY: [Signature] Witness

STATE OF OHIO - COUNTY OF MIAMI S.S.

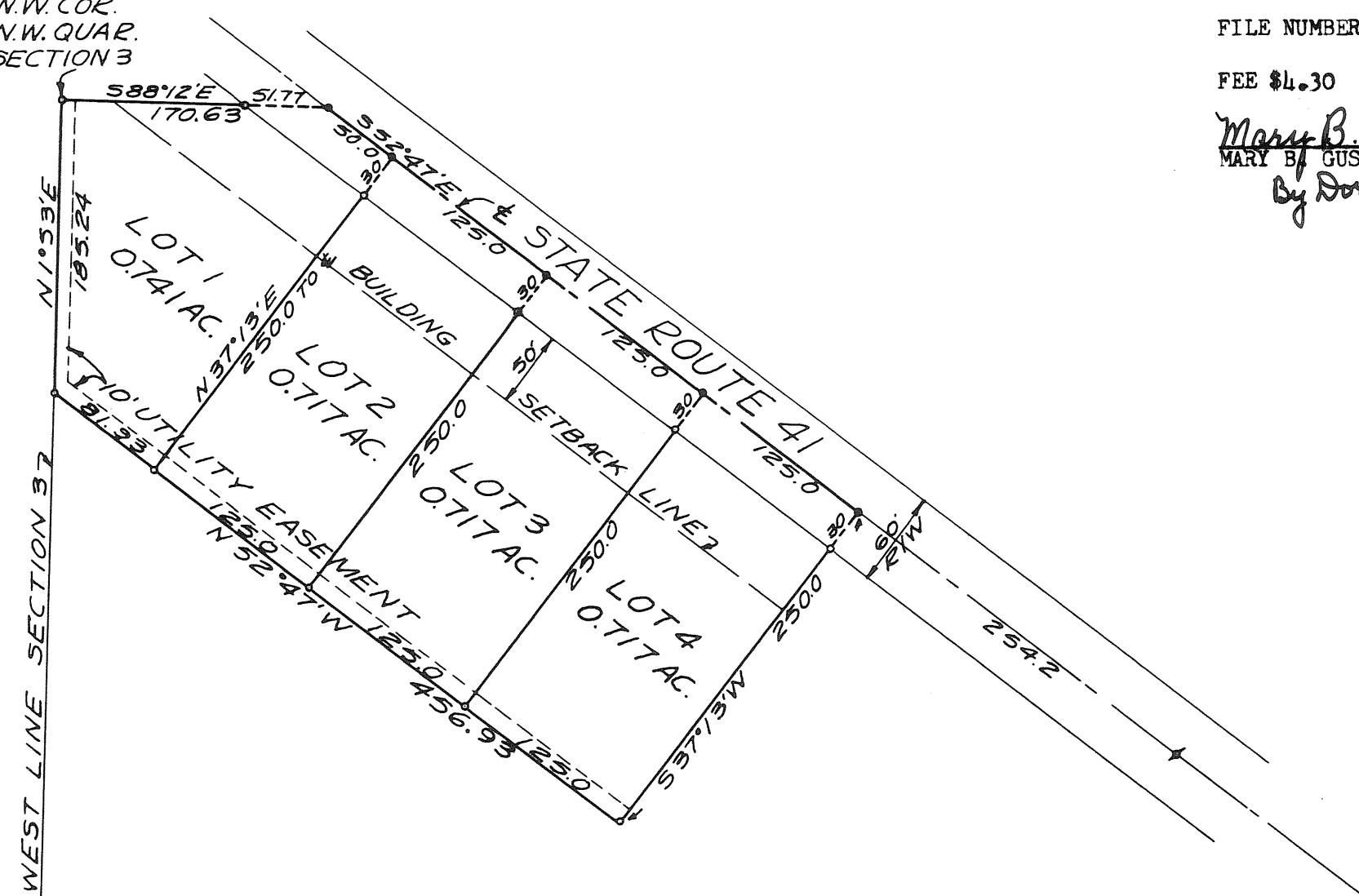
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, ALL OF WHOM ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT, Cincinnati, OHIO THIS 19th DAY OF August, 1969.

Norma Lyons, NOTARY PUBLIC EXPIRATION DATE January 28, 1974

GALLAMAR ACRES SECTION ONE

N.W. COR.
N.W. QUAR.
SECTION 3



NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE (5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES.

LEGEND

- = IRON PIN
- = RAILROAD SPIKE
- = P-K NAIL

NORTHWEST QUARTER SECTION 3; TOWN - 7; RANGE - 5; NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
 BEING A SUBDIVISION CONTAINING 2.892 ACRES OF A TOTAL OF 141.361 ACRES ACQUIRED BY HERMAN L MARKER AND B. I. GALLATIN ET. AL. BY DEED FILED IN BOOK 460, PAGE 461 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

25 MAY 1969

SCALE: 1" = 100 FEET

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 22nd DAY OF AUGUST, 1969.

[Signature] [Signature] [Signature]

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

PLAT NUMBER 1839

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 22nd DAY OF AUGUST, 1969.

[Signature] [Signature] [Signature]

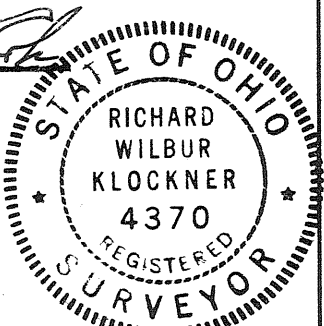
APPROVED AND TRANSFERRED THIS 22nd DAY OF August, 1969.

Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR

PREPARED BY: RICHARD W. KLOCKNER AND ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS AND OFFSET CORNERS ON RIGHT-OF-WAY LINES.

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



PLAT BOOK 10 PAGE 58

MIAMI COUNTY RECORDER'S PLAT

RECORDS. RECEIVED FOR RECORD

THIS 22 DAY OF AUGUST

1969 AT 10:49 A.M.

FILE NUMBER 63356

FEE \$4.30

Mary B. Gustin Recorder
MARY B. GUSTIN, MIAMI CO. RECORDER
By Dora Whitmer, Deputy

Mary B. Austin, Recorder
by Emily Mc Neal, Deputy

REPLAT OF INLOTS 234, 240 & 241

BEING A REPLAT OF INLOT 240 AND PARTS OF INLOTS 234 AND 241 IN THE
 VILLAGE OF TIPP CITY, MIAMI COUNTY, OHIO.

SCALE: 1" = 20'

4 AUGUST 1969

DEDICATION

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

Leonard Davidson
 LEONARD DAVIDSON
Goldie L. Davidson
 GOLDIE L. DAVIDSON

E. L. Davidson
 E. L. DAVIDSON
Fred D. Evans
 FRED D. EVANS

STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami, OHIO
 PERSONALLY APPEARED, THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING
 OF THE FOREGOING REPLAT AND SAME IS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
 OFFICIAL SEAL AT Tipp City, OHIO THIS 23 DAY OF August
 1969.

Fred D. Evans NOTARY PUBLIC EXPIRATION DATE: _____
 FRED D. EVANS
 Notary Public, Miami County
 My Commission Expires July 22, 1972

APPROVAL

APPROVED BY THE PLANNING BOARD OF THE MUNICIPALITY OF TIPP CITY, OHIO THIS

18TH DAY OF August, 1969.

Philip H. Wampler
 PHILIP H. WAMPLER
 CHAIRMAN

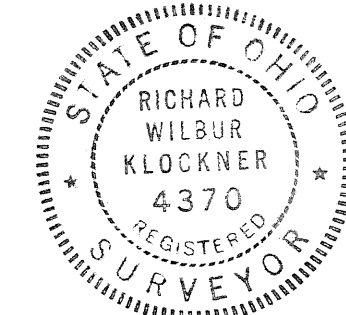
ACCEPTED AND APPROVED BY THE COUNCIL OF THE MUNICIPALITY OF TIPP CITY, OHIO THIS

18TH DAY OF August, 1969

Marion J. Linn *Philip H. Wampler*
 MARION J. LINN PHILIP H. WAMPLER
 FOR MAYOR MUNICIPAL CLERK

THIS REPLAT IS HEREBY APPROVED AND TRANSFERRED THIS 5TH DAY OF SEPTEMBER 1969.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR



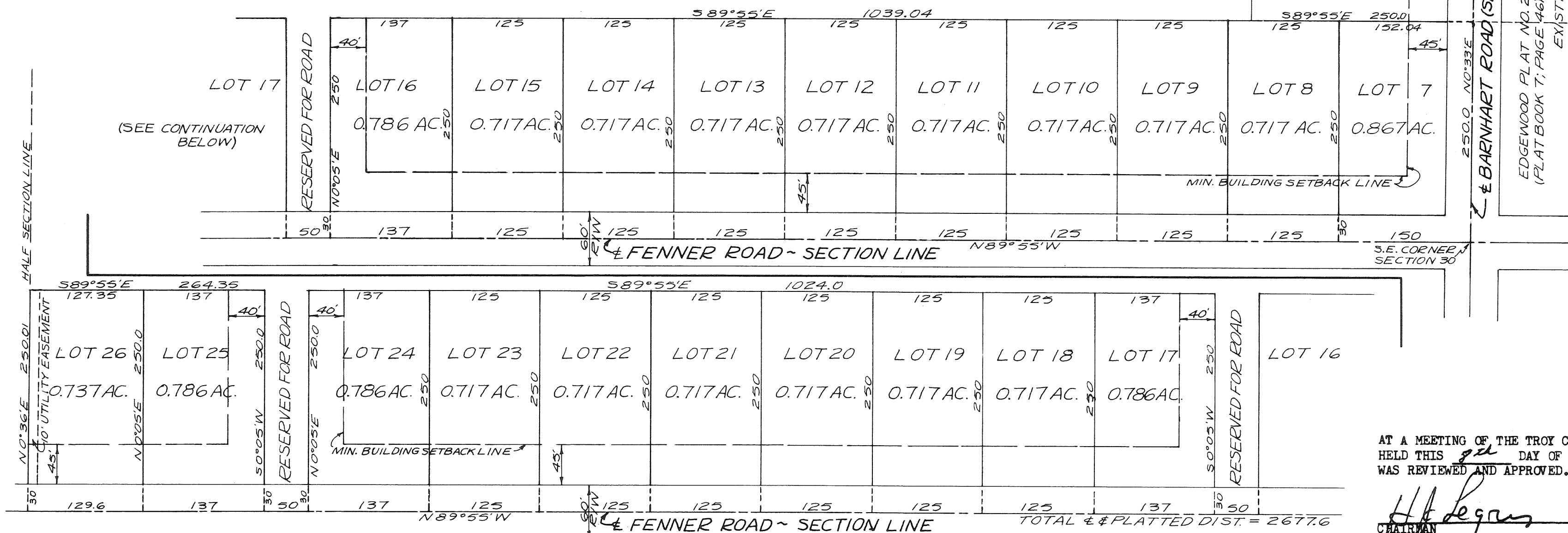
REPLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
 CIVIL ENGINEERING AND SURVEYING
 TROY, OHIO
 I HEREBY CERTIFY THIS REPLAT TO BE CORRECT
 AS SHOWN HEREON.
Richard W. Klockner
 RICHARD W. KLOCKNER PROF. SURVEYOR #4370



LAWNVIEW - SECTION TWO

SOUTHEAST QUARTER OF SECTION 30; TOWN-5; RANGE-6E IN CONCORD TOWNSHIP,
MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING 16.272 ACRES OF A
TOTAL OF 99 ACRES ACQUIRED BY ROBERT E. BLACKMORE AND JAMES F. BLACKMORE
BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 411 : PAGE 192 & 195
15 SEPTEMBER 1969 SCALE: 1 INCH = 100 FEET

NOTE: IN ADDITION TO EASEMENTS SHOWN HEREON, FIVE (5) FEET
WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT
TO ALL INTERIOR LOT LINES.



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE PORTION OF FENNER ROAD AND BARNHART ROAD SHOWN WITHIN THE LIMITS OF THIS PLAT (30 FEET FROM THE CENTERLINES OF BOTH ROADS), TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT OR NOTED HEREON, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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.

James F. Blackmore Doris Ann Blackmore
JAMES F. BLACKMORE DORIS ANN BLACKMORE
Robert E. Blackmore Jean T. Blackmore
ROBERT E. BLACKMORE JEAN T. BLACKMORE
Leona V. Covey William M. Harrelson
WITNESS WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED ALL OF 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 22nd DAY OF September 1969.

William M. Harrelson
WILLIAM M. HARRELSON, NOTARY PUBLIC EXPIRATION DATE: CONTINUOUS

14. HEATING FUEL STORAGE - CONTAINERS FOR THE PURPOSE OF STORING HEATING OR COOKING FUEL SHALL BE COMPLETELY UNDERGROUND OR WITHIN THE BUILDING STRUCTURE AND NOT EXPOSED TO THE OUTSIDE OF THE PREMISES.

COVENANTS AND RESTRICTIONS

1. LAND USE AND BUILDING TYPE - NO LOT 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. DWELLING SIZE - THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CAR PORTS OR PATIOS SHALL NOT BE LESS THAN 1200 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, 1400 SQUARE FEET FOR SPLIT LEVEL DESIGN AND 900 SQUARE FEET ON FIRST FLOOR OF TWO OR ONE AND ONE-HALF STORY STRUCTURES. ALL HOUSES SHALL HAVE A TWO CAR ATTACHED GARAGE.
3. BUILDING LOCATION - NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT PROPERTY LINE OR SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THIS PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO ANY INTERIOR LOT LINE.
4. DIVISION OF LOTS - NO LOT OR LOTS SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
5. OTHER BUILDINGS - NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. FENCES - ANY FENCING OR HEDGES THAT MAY BE ERRECTED 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 THE PROPERTY AT ANY LOCATION.
7. NUISANCES - NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY RESIDENTIAL LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
8. TEMPORARY STRUCTURES - NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY PREMISES EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION OF BUILDINGS.
9. SIGNS - NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN (3) THREE SQUARE FEET, OR ONE (1) SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE PROPERTY DURING CONSTRUCTION.
10. LIVE STOCK AND POULTRY - NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, AND OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
11. TIME OF COVENANTS AND RESTRICTIONS - THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL OCTOBER 1, 1989, 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 AND EFFECT.
13. ENFORCEMENT OF COVENANTS - THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

PLAT BOOK 10 PAGE 60

MIAMI COUNTY RECORDER'S PLAT

RECORDS. RECEIVED FOR RECORD

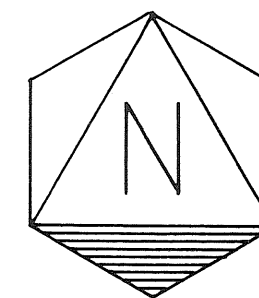
THIS 17TH DAY OF OCTOBER

1969, AT 2:32 P.M.

FILE NUMBER 64377

FEE \$ 4.30

Mary B. Austin
MARY B. AUSTIN, MIAMI CO. RECORDER
by Emily Mc Neal, Deputy



APPROVED

By J. Mangione
Date 10-17-69
Troy City - Miami County
Health Departments
Poor Soil - 325 Sq ft
Per Bedroom.

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION
HELD THIS 9th DAY OF October, 1969, THIS PLAT
WAS REVIEWED AND APPROVED.

H. Legras La. Kanne Yantis
CHAIRMAN SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS
17TH DAY OF OCTOBER, 1969.

Arthur D. Haddad James J. Knappe
ARTHUR D. HADDAD JAMES J. KNAPPE

THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS
17TH DAY OF OCTOBER, 1969.

Arthur D. Haddad PLAT NUMBER 1855
ARTHUR D. HADDAD

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 17TH
DAY OF OCTOBER, 1969.

Arthur D. Haddad James J. Knappe
ARTHUR D. HADDAD JAMES J. KNAPPE

APPROVED AND TRANSFERRED THIS 17th DAY OF October, 1969

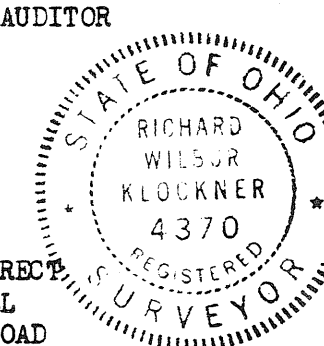
Carl Davis Richard W. Klockner
CARL DAVIS RICHARD W. KLOCKNER

MIAMI COUNTY AUDITOR

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT
AS SHOWN HEREON. IRON PINS SHALL BE SET AT ALL
LOT CORNERS AND RIGHT-OF-WAY CORNERS AND RAILROAD
SPIKES ARE SET IN THE ROAD CENTERLINES AT LOT
CORNERS.

Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #1370



MULLINS SUBDIVISION

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

BOOK 10 PAGE 61
MIAMI COUNTY RECORDERS
RECORD OF RECORDED PLATS

FILE NO. 64378
RECEIVED FOR RECORD OCT. 17, 1969
FEE: \$4.30 2:33 P.M.

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

DESCRIPTION

BEING A REPLAT OF A 5.629 ACRE TRACT CONSISTING OF AND KNOWN AS OUTLOTS 16, 17, 18, 19, 20 AND PART OF OUTLOT 13 IN THE PLAT FOR THE VILLAGE OF KESSLER (UNINCORPORATED) CONVEYED TO PAUL AND HOLLINE MULLINS BY DEED RECORDED IN VOL. 442, PAGE 509 OF THE MIAMI COUNTY DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND ACCEPT THE RESTRICTIONS. THE EASEMENT SHOWN ON THIS PLAT IS TO PROVIDE INGRESS AND EGRESS TO TRACTS 1 AND 2 AND IS TO BE MAINTAINED AS SUCH FOREVER.

Valerie D. Smith Holline Mullins
Phyllis Geissemann Paul Mullins
WITNESSES

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

BE IT REMEMBERED THAT ON THIS 17th DAY OF October 1969, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL MULLINS AND HOLLINE MULLINS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Phyllis Geissemann
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
PHYLLIS GEISSEMAN, Notary Public
In and for Miami County, Ohio
My Commission Expires July 28, 1973

APPROVED AND TRANSFERRED THIS 17 DAY OF October 1969

Paul Davis by Jo Schlenker, Deputy
MIAMI COUNTY AUDITOR

WE HEREBY ACCEPT AND APPROVE
THE PLAT AS SHOWN HEREON.

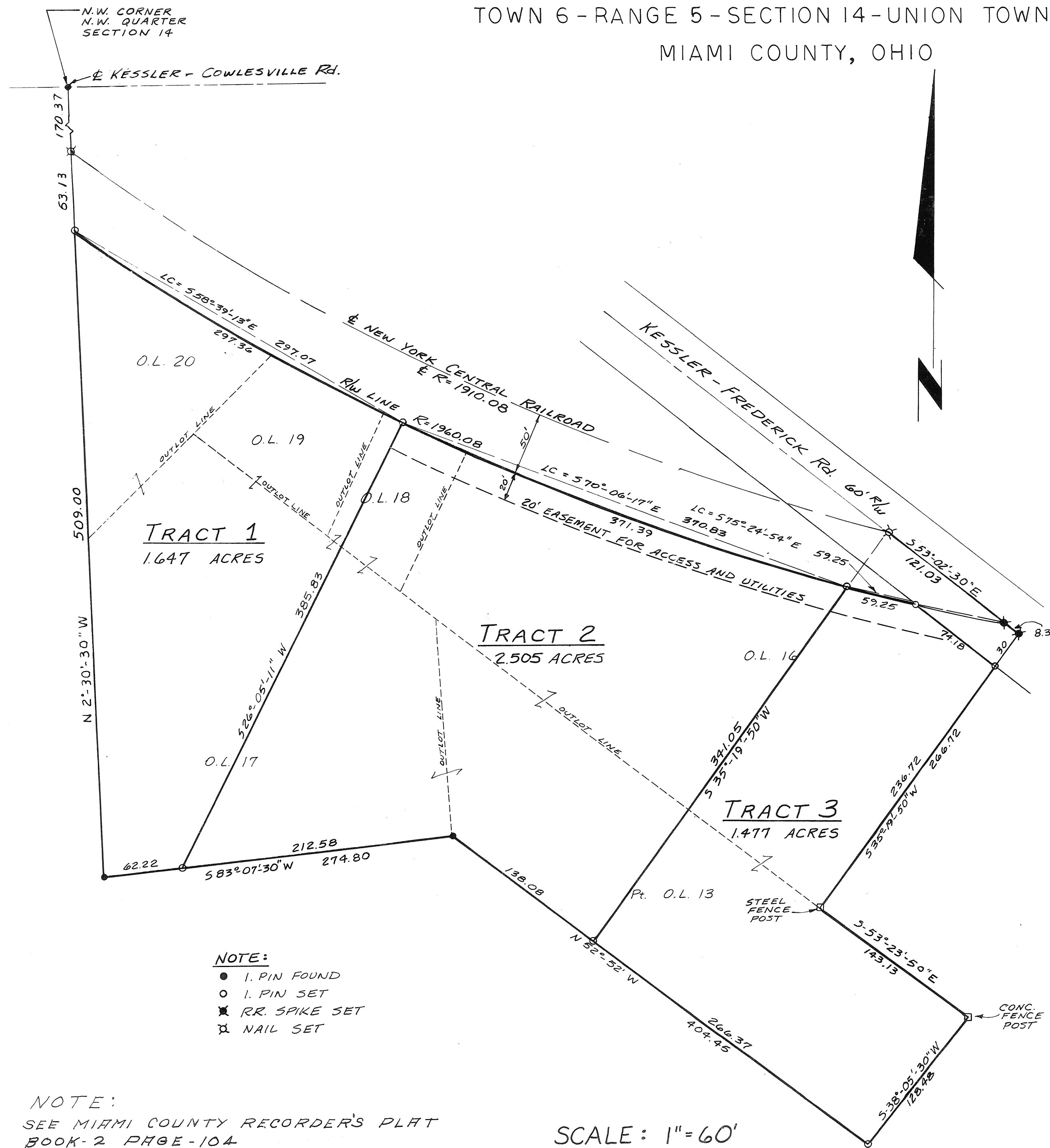
MIAMI COUNTY COMMISSIONERS

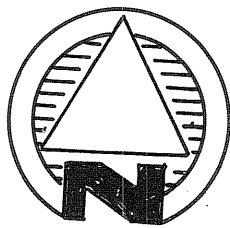
ACCEPTED AND APPROVED
BY MIAMI COUNTY PLANNING
COMMISSION.

Arthur D. Haskel
DATE: OCTOBER 16, 1969
MIAMI COUNTY ENGINEER

SEE PLANNING COMMISSION
MINUTES DATED SEPTEMBER 8, 1969

THE MEASUREMENTS ARE CERTIFIED
CORRECT AND MONUMENTS ARE
SET AS SHOWN.



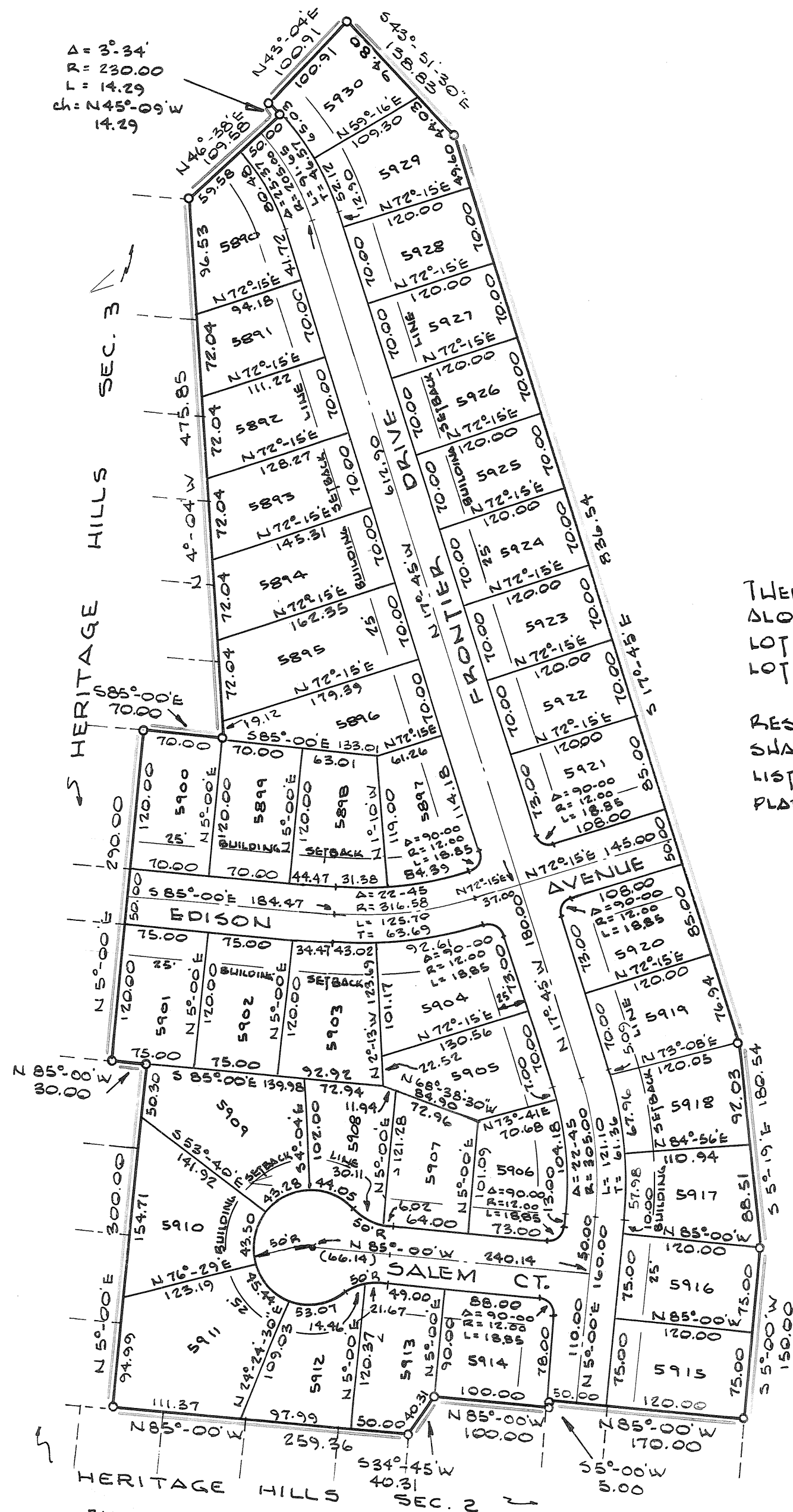


HERITAGE HILLS SECTION 6

PART OF OUTLOT 430

TROY, OHIO

BOOK 10 PAGE 62
MIAMI COUNTY RECORDER'S
RECORD OF SUBDIVISIONS.



NOTE

THERE IS A FIVE (5') UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND EACH REAR OR SIDE LOT LINE EXCEPT AS SHOWN OTHERWISE.

RESTRICTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME AS THOSE RESTRICTIONS LISTED FOR HERITAGE HILLS - SECTION ONE, PLAT BOOK 8, PAGE 143 A.

DESCRIPTION

BEING A SUBDIVISION OF 10.973 ACRES OF PART OF OUTLOT 430 AS CONVEYED TO MID-CONTINENT PROPERTIES INC. BY DEED RECORDED IN VOL. 419 PAGE 658 OF THE MIAMI COUNTY RECORD OF DEEDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS 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 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.

Freda M. Milbert

WITNESS

Benjamin E. Hiner

WITNESS

PETER R. THOMPSON
PETER R. THOMPSON PRESIDENT
EDWIN W. BARNES
EDWIN W. BARNES, EXEC. VICE PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30 DAY OF SEPT., 1969, 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 EXEC. V. PRES. EDWIN W. BARNES, 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 JAN 15, 1973

Notary Public - Miami County, Ohio

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 8th DAY OF October 1969, THIS REPLAT WAS APPROVED.

H. Logan
PRESIDENT

La. Anne Yantis
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20th DAY OF October 1969, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. O-64-69

Mayor

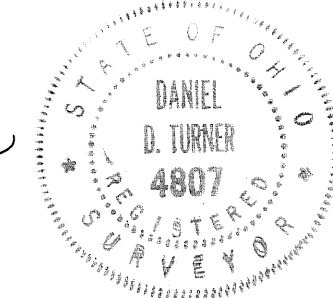
Pres. of Council

Betty M. Grayler
CLERK OF COUNCIL

APPROVED AND TRANSFERRED

THIS 21 DAY OF Oct 1969.

Paul Davis by b. Shuman
MIAMI COUNTY AUDITOR



I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT, IRON PIN SET AT ALL LOT CORNERS. CURVED DISTANCES MEASURED ALONG THE ARC.

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

HERITAGE HILLS-SECTION 6		
MID-CONTINENT PROPERTIES INC.		
PIQUA - OHIO		
DANIEL D. TURNER & ASSOC.		
TROY - OHIO		
• CIVIL ENGINEER • SURVEYOR •		
SEPT. 1969	DRAWN BY	SW. SHEET
	CHECKED BY	D.T. 1/1
	SCALE 1"=100'	

FILE 64442
RECEIVED RECORD 3:55 PM 10-21-69
RECORDED PLAT BY 10 PAGE 62
FEE 4.30

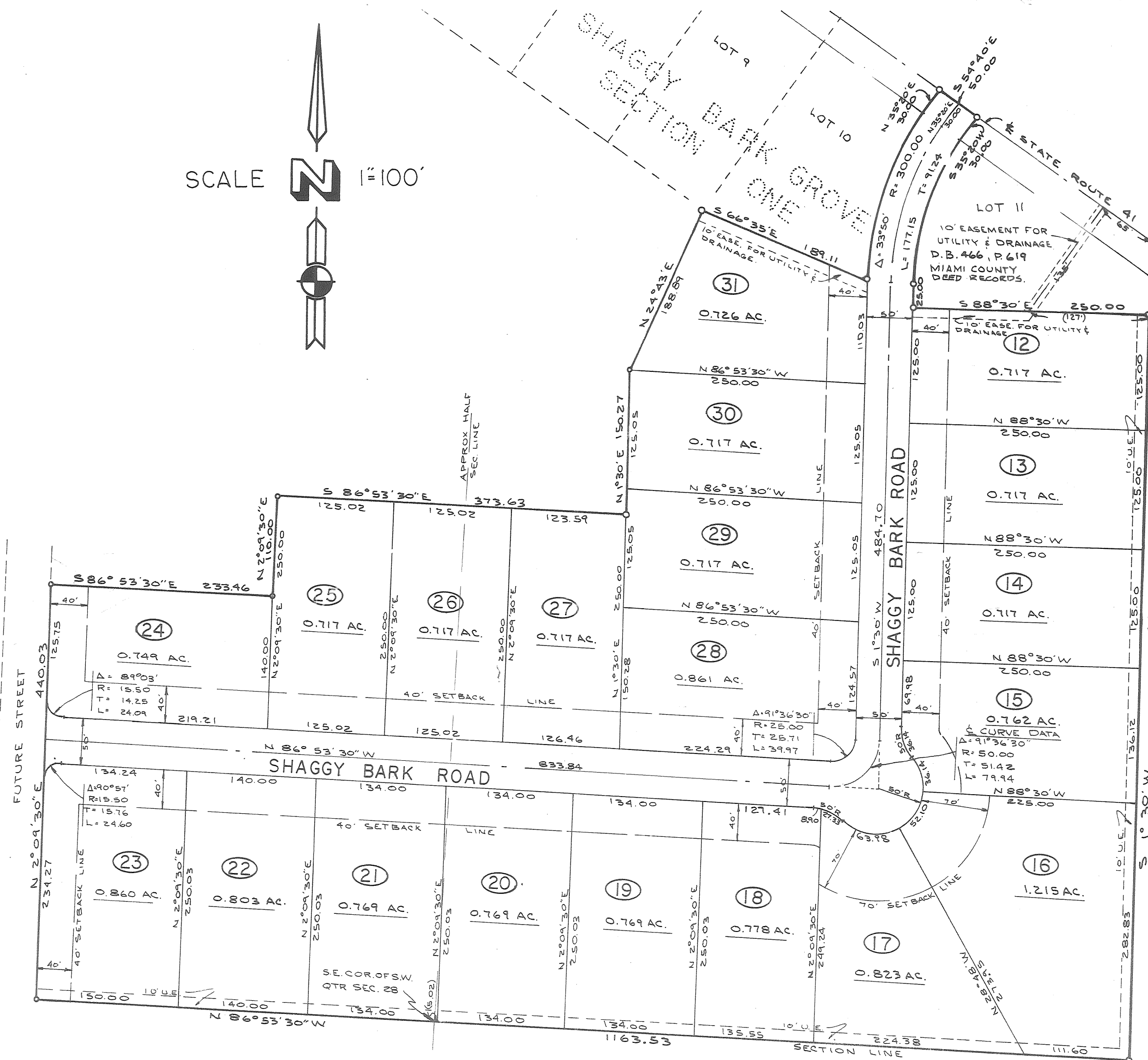
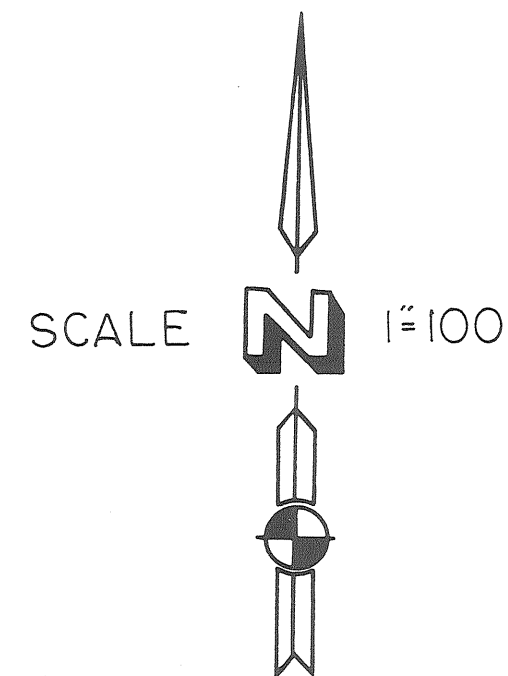
Mary B. Gustin, Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

SHAGGY BARK GROVE SEC.2

TOWN 2 ~ RANGE 10 ~ SECTION 28 ~ ELIZABETH TOWNSHIP
MIAMI COUNTY ~ OHIO

BOOK 10, PAGE 63
Miami County Recorder's record
of recorded plats.

LOTS = 15.620 AC. ROADS = 1.920 AC.



DESCRIPTION

Being a subdivision of 17.540 Acres of a 44.710 Acre tract conveyed to Louis C. Severtis and Maxine V. Severtis by deed recorded in Vol. 452, Page 438, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon, and do hereby dedicate the streets 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 or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the properties for said purposes, and are to be maintained as such forever.

Margaret Larnick
witness
Paul L. Lauer
witness

Louis C. Severtis
Louis C. Severtis
Maxine V. Severtis
Maxine V. Severtis

FIRST NATIONAL BANK AND TRUST CO.

Ruth Retzky
witness
Julius Robinson
witness

R.E. Hall
R.E. Hall, president
P.M. Robinson
P.M. Robinson, exec. vice president

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 24th day of September, 1969, before me, the undersigned, a notary public in and for said county and state, personally came Louis C. Severtis, Maxine V. Severtis, 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: 6/2/74

Shirley Rogers
NOTARY PUBLIC

NOTE

There is a five (5') ft. utility easement along each side of each interior lot line and along each rear or side lot line unless otherwise shown hereon.

MIAMI COUNTY AUDITOR

Approved and transferred this 22nd day of October, 1969.

Carl Davis by L. A. Schenck, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File no. 64444

Received for record 9:59 AM Oct. 22, 1969.

Recorded in Plat Book No. 10, Page 63

Fee: \$ 8.00

Mary B. Gustine
Miami County Recorder
Emily Mc Neal, Deputy

MIAMI COUNTY PLANNING COMMISSION

Arthur D. Haddad
John J. Knapp
Genneth Cook
Arthur D. Haddad

Miami County Engineer

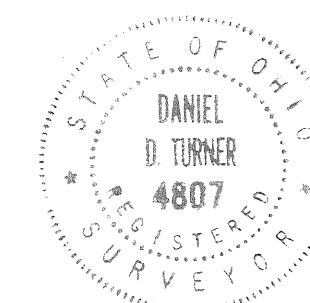
DATE: OCT. 22, 1969 NO.: 1859

MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad
John J. Knapp
Genneth Cook
Arthur D. Haddad

Miami County Engineer

DATE: OCT. 22, 1969



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

APPROVED
Joseph M. McGuire
Oct. 21, 1969
City - Miami County
Health Departments

SEE WAIVER AND RELEASE OF OPTION TO PURCHASE
RECORDED IN MISCELLANEOUS BOOK 21, PAGE 117
AUGUST 15, 1985 (and to Lain Recorder, Dora Whitmer, Deputy)

Shaggy Bark Grove - Section two for Louis C. and Maxine V. Severtis Troy - Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio		
* CIVIL ENGINEERING - LAND SURVEYING *		
DATE 9-3-69	Drawn by: Traced by: Checked by:	J.T. sur NO.
FILE NO. 7-69-161	SCALE: 1" = 100'	2

SHAGGY BARK GROVE SEC. 2

SEE ASSIGNMENT RECORDED IN MISC. BK. 17 PAGE 806
DECEMBER 21, 1973
Mary B. Gustin
By: Helen G. Stump, Deputy

RECORDER

PROTECTIVE COVENANTS

SEE ASSIGNMENT RECORDED IN MISC. BK. 17 PG. 499
NOVEMBER 13, 1972

Mary B. Gustin
By: Dora Whitmer

RECORDER

DEPUTY

BOOK 10 PAGE 63A
Miami County Recorder's record
of recorded plats.

File No. 64444

Received: 9:59 AM Oct. 22 1969

Fee: \$ 8.00

Mary B. Gustin
Miami County Recorder

By: Emily M. Neal, Deputy

The lots shown on the accompanying plat of Shaggy Bark Grove Section 2, shall be subject to the following limitations, restrictions and uses, which said limitations, restrictions and uses shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and all persons claiming under them and shall be for the benefit of and limitations upon all future owners in said Shaggy Bark Grove Section 2; said limitations, restrictions and uses being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified, to-wit:

1. LAND USE AND BUILDING TYPE.- No lot shall be used except for residential purposes. No building shall be erected or placed upon any lot, except a single family residence and appurtenant garage. Such other buildings as are normally appurtenant to a single family residence may be erected, provided the location, architectural design, construction materials and purpose have been approved by the Architectural Committee hereinafter provided for.
2. DWELLING SIZE. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1200 sq. ft. for a one floor plan, 1400 sq. ft. for a split level design, and 1000 sq. ft. on the first floor level 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 recorded plat. No building shall be located nearer than twenty feet (20') to any interior lot line.
4. DIVISION OF LOTS. No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS. No trailer, boat, vehicle, or personal property of any kind shall be placed upon or stored upon any lot except that the same be kept indoors or upon the lake shown hereon.
6. FENCES. The land from the set back lines to the street shall be used solely for lawn and garden purposes, driveways and walks. No fence shall be located between the set back line and the street. All fences must be suitable to and conform to the improvements in the neighborhood. The type, heights and design of all fences must be approved in writing by the Architectural Committee before such fence is constructed. No owner of any unimproved lot shall allow any grass or weeds on his lot to attain a height of 6". When any building shall be constructed upon any lot, the owner of such lot shall cause that portion thereof owned by him which is not improved, to be seeded and suitably planted and shall maintain the lawn so that it shall not exceed 4" in height at any time.
7. GRADE. The grade of any residential structure shall be shown on a plat plan and approved by the Architectural Committee before any construction may begin. All house plans and materials lists shall be reviewed and approved in writing by the Architectural Committee 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 will be permitted on any premises, except during a reasonable period of time necessary for active construction of permanent buildings.
10. SIGNS. No signs, billboards or advertising devices, except those used in connection with the sale or rental of a dwelling house shall be placed upon any lot or building other than one device of not more than 3 square feet indicating the name of the residential owner or the designation of his address and any suitable name he may apply to the lot itself. This provision shall not prevent the erection of a sign by a builder advertising the fact that he is constructing a house during its period of construction. Such advertising signs as are permitted shall be not larger than three feet in height and four feet in width and not more than one such sign is permitted. This provision shall not be applicable to the developers of this subdivision who may erect advertising signs promoting the sale of lots in the subdivision itself.
11. LIVESTOCK. No animals of any kind shall be kept on any lot excepting household pets, which term is intended to include only dogs, cats or small caged birds kept indoors. Notwithstanding the permission to keep household pets, no household pet may be kept, bred or maintained for commercial purposes.
12. OPTION TO PURCHASE. No owner of any lot may sell the same without first offering to the developer the right to purchase the property for the same price for which the prospective seller has received a bona fide offer in writing. The prospective seller shall give the developer written notice of his intention to sell, together with a copy of the written offer. Thereafter, the developer shall have the right within 15 days from the receipt of said notice to purchase the same upon the same terms and conditions. If said right is not exercised by the developer, the prospective seller may then sell to the bona fide offeror within 60 days of the last date mentioned. For the purpose of this and the other covenants, the developer is Louis C. Severtis and Maxine Severtis, or the survivor of them.
13. TIME OF COVENANTS. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all persons claiming under them until August 1, 1989, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots it is agreed to change said covenants.
14. The following additional restrictions, limitations and uses shall apply to those lots which abut the body of water created by the developer and designated hereon as Pine Lake, to-wit:
 - A. No septic system shall be placed between the buildings and the lake.
 - B. The occupants of premises abutting Pine Lake shall have the right to use said Lake for the purpose of private boating, and fishing, provided, however, that no power boat may be placed upon said lake and no structure shall be erected or maintained in addition to the structures above provided for except a boat dock not to exceed 4 feet in width, 10 feet in length and standing not more than 3 feet above the water line. Boating is limited to one boat per lot.
 - C. Each owner of a lot abutting Pine Lake by virtue of accepting a deed thereto, covenants and agrees with and among all other owners of lots abutting said lake, that said lake shall be kept clean and free of all debris or hazard to health and that the cost of cleaning, maintenance of water level and other expense necessary to keep the same in an attractive and sanitary condition will be borne equally by each lot and paid promptly by them. If the said owners cannot agree on the necessity of expenditures for the above purpose, the matter shall be decided by the Architectural Committee and each owner agrees to be bound by the decision thereof. Each owner further agrees to indemnify the developer from any claim, including the expense of defending or compromising same, of any person for injury or damage resulting from the use and/or existence of said lake.
15. INVALIDATION OF COVENANTS. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
16. These covenants shall be enforceable by injunction and otherwise by the developer or by any lot owner in this subdivision or by the Architectural Committee. An Architectural Committee is hereby designated; said Committee to consist of Louis C. Severtis, Maxine Severtis, and one other person designated by them. The vote of the Majority of said Committee shall be controlling. In the event of the death or resignation of any member of the Architectural Committee, his successor shall be named by the remaining two.
17. ABANDONMENT OF PINE LAKE. In the event that the aforementioned Pine Lake is abandoned and filled so as to eliminate said lake, it shall be the responsibility and expense of the abutting lot owners to do so. Also, in the event of the abandonment of Pine Lake, said abutting lot owners shall also be responsible for the construction of a storm sewer system through said abandoned lake, all in accordance with the requirements and specifications of the Miami County Engineer at the time of said construction work.

SEE ASSIGNMENT RECORDED IN MISC. BOOK 18 PG. 808
MAY 2, 1977
KENNETH COOK, RECORDER
By: W. B. B. DEPUTY

SEE ASSIGNMENT RECORDED
IN MISC. BOOK 18, PAGE 339,
JANUARY 5, 1976.

Mary B. Gustin
By: Dora Whitmer

RECORDER

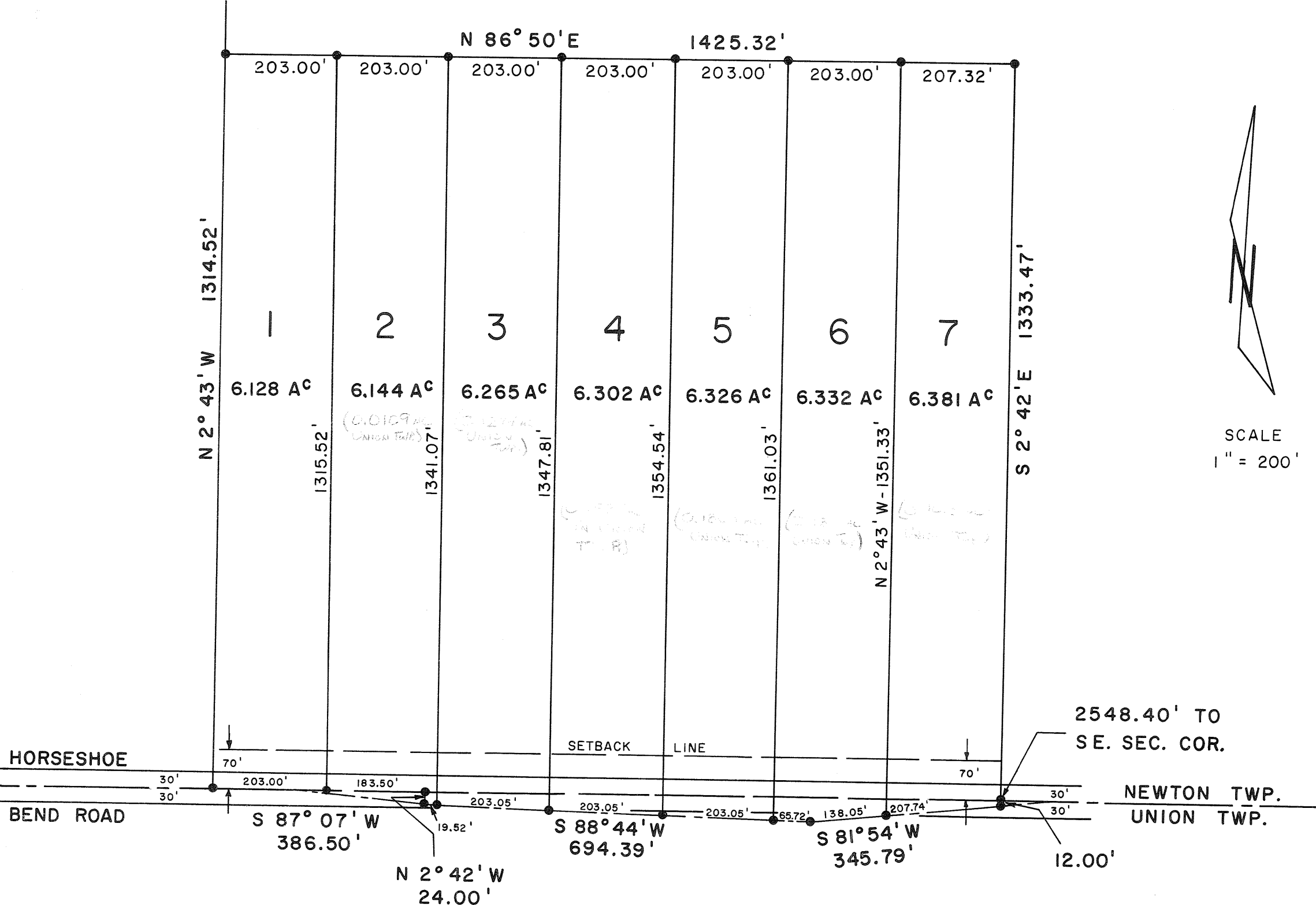
DEPUTY

Shaggy Bark Grove - Section two		
for		
Louis C. and Maxine V. Severtis		
Troy - Ohio		
DANIEL D. TURNER and ASSOC.		
Troy, Ohio		
* CIVIL ENGINEERING - LAND SURVEYING *		
DATE	Drawn by:	SHEET NO.
9-8-69	Traced by:	2/2
FILE NO.	Checked by:	
7-69-161	SCALE: 1"=100'	

HORSESHOE BEND ESTATES
SECTION ONE

BOOK 10, PAGE 64
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLAT

TOWNSHIP	TOWN	RANGE	SECTION
NEWTON	7	5	32
UNION	6	5	5



PROTECTIVE COVENANTS

1. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1400 SQ. FT. FOR A ONE-FLOOR PLAN DESIGN; 1500 SQUARE FEET FOR A SPLIT LEVEL DESIGN; AND 900 SQUARE FEET ON THE FIRST FLOOR OF TWO OR ONE AND ONE-HALF STORY DESIGN.
2. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
3. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
4. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
5. 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.

DESCRIPTION

BEING A SUBDIVISION OF 43.878 ACRES OF A 72.478 ACRE TRACT CONVEYED TO HAROLD HOLFINGER AND LUCILLE HOLFINGER BY DEED RECORDED IN VOL. 255, PAGE 268, OF THE MIAMI COUNTY DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN HEREON.

Jean Benner
WITNESS
Alan Hocker
WITNESS

Harold Holfinger
HAROLD HOLFINGER
Lucille Holfinger
LUCILLE HOLFINGER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 3rd DAY OF November, 1969, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAROLD HOLFINGER AND LUCILLE HOLFINGER, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Alan Hocker
NOTARY PUBLIC
my Comm Expires 7/28/72

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 4th DAY OF November, 1969
Paul Davis by G. Sheentager
MIAMI COUNTY AUDITOR

MIAMI COUNTY RECORDER

FILE NO. 64641
RECEIVED FOR RECORD: 9:20 A.M. Nov. 4, 1969
RECORDED IN PLAT BOOK NO. 10, PAGE 64
FEE: \$ 8.60

Mary B. Austin, Recorder
by Dora Whitmer, Deputy

MIAMI COUNTY PLANNING COMMISSION

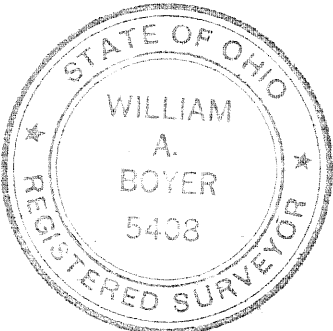
MIAMI COUNTY ENGINEER

DATE: _____, 1969

NO.: _____

APPROVED
By J. H. Morgan
Date Nov. 30, 1969
Troy City - Miami County
Health Department
Poor Soil
325 Sq ft per bedroom.

I DO HEREBY CERTIFY THE DISTANCES AND MONUMENTS CORRECT AS SHOWN.
William A. Boyer
WILLIAM A. BOYER
REGISTERED SURVEYOR #5408



2
TOWN

10
RANGE

NE. & NW. 1/4 - 2
SECTION

ELIZABETH
TOWNSHIP

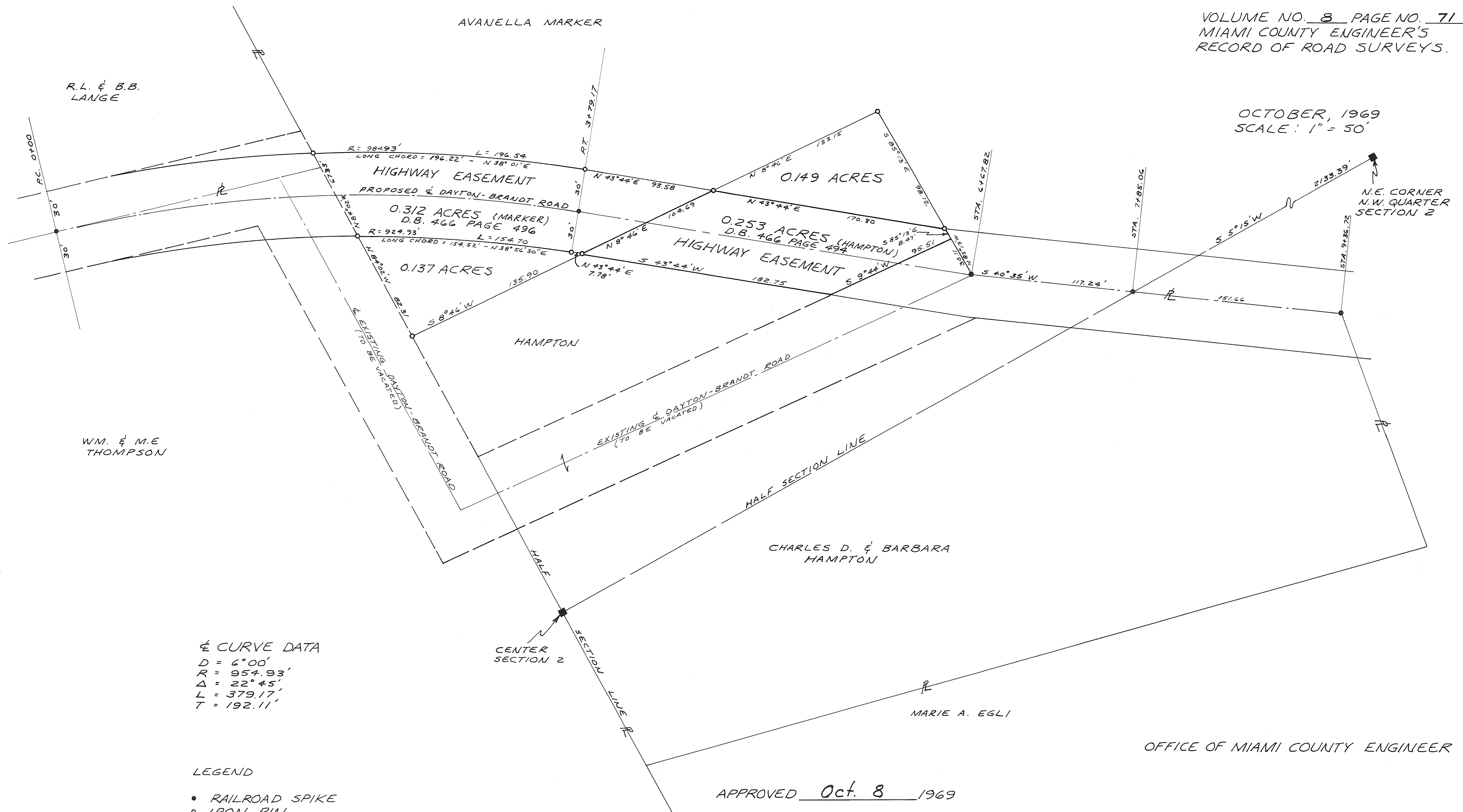
ADDITIONAL RIGHT OF WAY &
RIGHT OF WAY VACATION FOR
DAYTON-BRANDT ROAD NO. 7-A

PLAT BOOK 10 PAGE NO. 65
MIAMI COUNTY RECORDER'S PLAT
RECORDS.
RECEIVED FOR RECORD THIS
7TH DAY OF NOV. 1969 AT 3:25 P.M.
FILE NUMBER 64724

Mary B. Justin Recorder
MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy

VOLUME NO. 8 PAGE NO. 71
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS.

OCTOBER, 1969
SCALE: 1" = 50'



NE-MAR SUBDIVISION
NORTHWEST QUARTER OF SECTION 10, TOWN 7, RANGE 4 EAST, UNION TOWNSHIP
MIAMI COUNTY, OHIO

PLAT BOOK NO. 10 PLAT NO. 66
MIAMI COUNTY RECORDER'S PLAT RECORDS.
RECEIVED FOR RECORD THIS 14TH DAY OF
NOVEMBER, 1969 AT 9:47 A.M.

FILE NUMBER: 64824 FEE: \$ 8.60

Mary B. Austin (Recorder) by Nelson Y. Stump Deputy
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 14th
DAY OF November 1969.

Paul Davis by L. Sheenburger Deputy
MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING
COMMISSION.

Luther Pike
John J. Knoop
Genneth Cook

DATE: NOVEMBER 14, 1969 NO: 1268

Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT THE DEDICATION AND
APPROVE THIS PLAT AS SHOWN HEREON.

Luther Pike
John J. Knoop
Genneth Cook
MIAMI COUNTY COMMISSIONERS

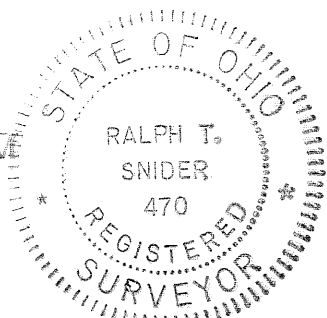
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER
DATE: NOVEMBER 14, 1969

NOTE:

IRON PINS AND RAILROAD SPIKES ARE SET
AT ALL LOT CORNERS AND ON RIGHT-
OF-WAY LINES.

APPROVED
By J. J. McGuire
Date: 11-12-69
Troy City - Miami County
Health Department

POOR SOIL
325 SQ. FT. PER BEDROOM



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
WEST MILTON, OHIO

DESCRIPTION

BEING A SUBDIVISION OF 26.628 ACRES OF 26.628 ACRES
CONVEYED TO NED WILLIMAN BY DEED FILED IN DEED
BOOK 467, PAGE 124 OF THE MIAMI COUNTY
RECORDER'S DEED RECORDS.

SURVEY REFERENCE

VOLUME NO. 21, PLAT NO. 108, MIAMI COUNTY
ENGINEER'S RECORD OF LAND SURVEYS.

IN ADDITION TO THE 10 FOOT EASEMENT SHOWN ON
THE EAST PROPERTY LINE, FIVE (5) FOOT UTILITY
EASEMENTS ARE HEREBY RESERVED ADJACENT
TO ALL INTERIOR PROPERTY LINES IN THIS
PLAT.

DEDICATION

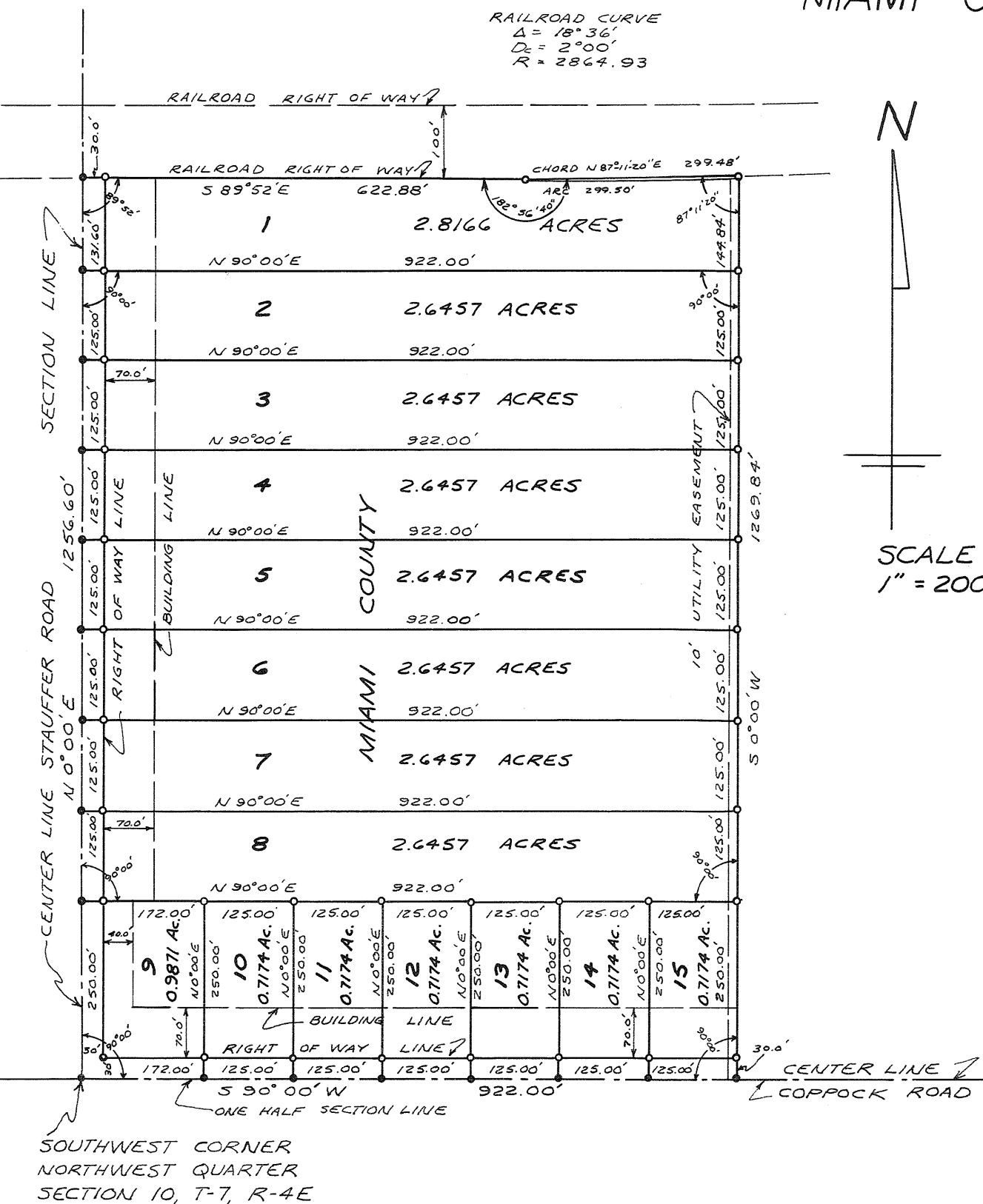
WE THE UNDERSIGNED, BEING ALL THE OWNERS
OF THE LANDS SHOWN HEREIN, DO HEREBY
VOLUNTARILY CONSENT TO THE EXECUTION
OF THE SAID PLAT AND TO DEDICATE THE
ROADS AS SHOWN HEREON TO THE PUBLIC
USE FOREVER.

Ned Williman
NED WILLIMAN
Marilyn Williman
MARILYN WILLIMAN
John J. Knoop
WITNESS
Genneth Cook
WITNESS

STATE OF OHIO
MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 12
DAY OF November, 1969, 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.

Ralph T. Snider
NOTARY PUBLIC IN AND FOR MIAMI COUNTY,
STATE OF OHIO.
MY COMMISSION EXPIRES 6-8-72



RESTRICTIONS

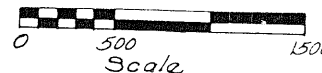
SAID PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE
LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS, AT THE END OF WHICH PERIOD
THEY SHALL CONTINUE THEREAFTER UNLESS THE MAJORITY OF THE THEN OWNERS SHALL BY
MAJORITY VOTE CHANGE, AMEND, OR REMOVE ANY SUCH RESTRICTION:

- 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" SHALL MEAN ONLY MOBILE HOMES HAVING A WIDTH OF AT LEAST 12 FEET.
- 2- NO BUILDING OR STRUCTURE SHALL BE ERECTED OR PLACED NEARER TO THE FRONT LOT LINE
THAN THE SETBACK LINE SHOWN ON SAID PLAT. NO BUILDING SHALL BE LOCATED NEARER
THAN 15 FEET TO THE INTERIOR LOT LINES.
- 3- NO SHACK, TENT, OR OTHER TEMPORARY OUTBUILDING SHALL BE ERECTED ON ANY LOT, NOR
SHALL ANY OTHER BUILDING BE ERECTED EXCEPT A MOBILE RESIDENCE, GARAGE AND/OR BARN.
- 4- NO ANIMALS OR FOWL SHALL BE RAISED OR HARBORED ON ANY LOT FOR AGRICULT-
URAL OR BUSINESS PURPOSES.
- 5- 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, WITHIN ONE (1) YEAR OF OCCUPATION DATE.
- 6- THE WEEDS SHALL BE KEPT CUT ON EACH LOT AND MUST BE KEPT CLEAN OF ALL
DEBRIS AT ALL TIMES.
- 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.

SEE AMENDMENT TO RESTRICTIONS, RECORDED IN
MISC. BOOK NO. 17, PAGE NO. 122, DATED JULY 13, 1970.

Mary B. Austin
MIAMI COUNTY RECORDER

CENTER LINE SURVEY PLAT



FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

MIAMI COUNTY
MIA. 55-1.59

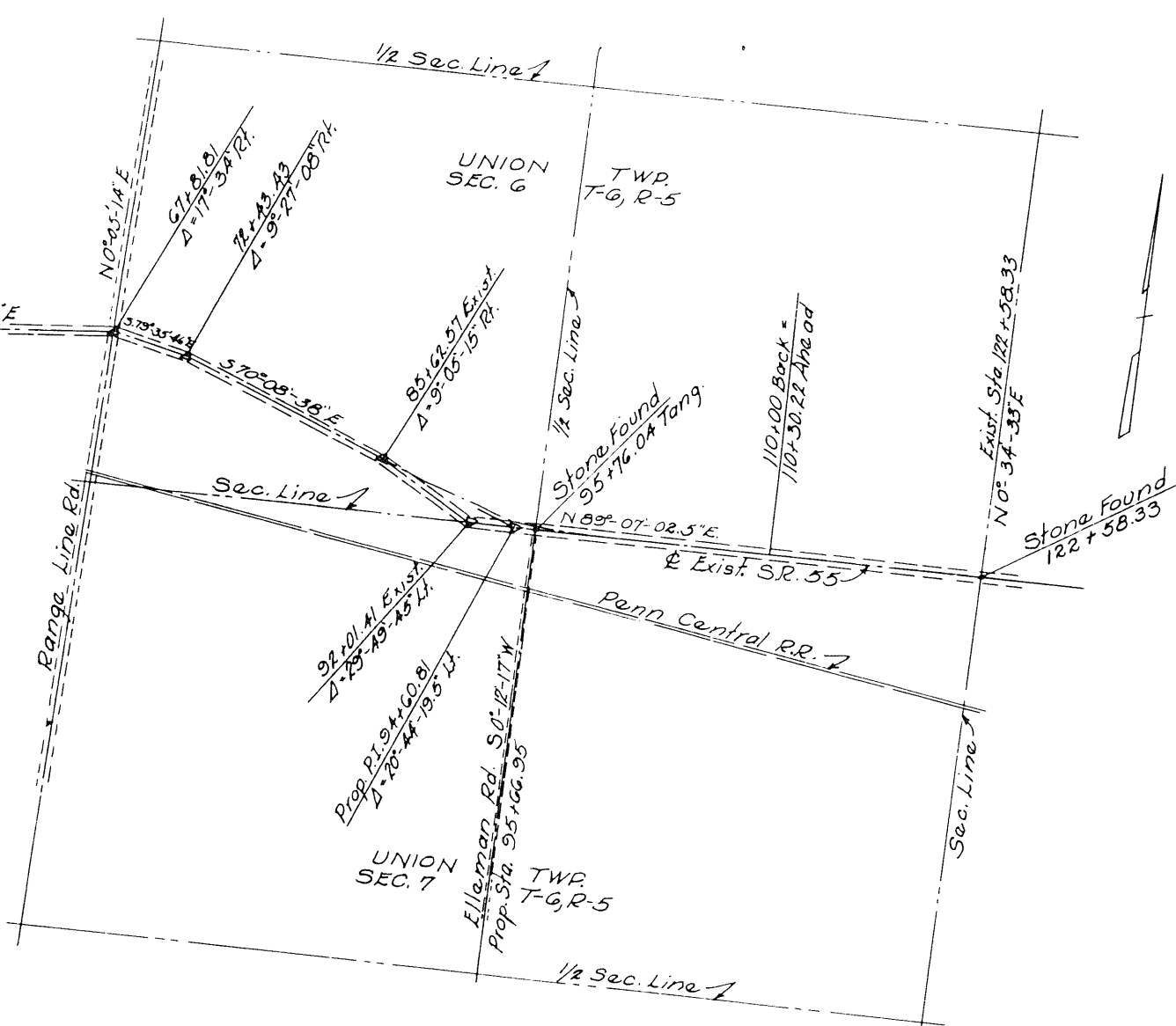
64838

\$3.50

RECEIVED	
11:28 O'CLOCK A.M.	
NOV 14 1969	
RECORDED 11-14-69	IN RECORD 67
BOOK 10	
PLAT 67	
MARY B. GUSTIN	
RECORDER, MIAMI COUNTY, OHIO	

PI. 67+01.81
Δ = 171.54' RT.
D = 10° 00'
R = 578.96'
T = 88.33'
E = 6.80'
L = 175.67'
PC = 66+93.28
MP = 67+81.11
PT = 68+68.95

PI. 72+43.43
Δ = 9° 27' 00" RT.
D = 4° 00'
R = 1432.40'
T = 118.42'
E = 236.31'
L = 236.31'
PC = 71+25.01
MP = 72+43.16
PT = 73+61.32



PROP. CURVE DATA
PI. 94+00.81 Δ = 20° 44' 19" LT.
D = 3° 00' T = 550.04'
Ls = 400' Lc = 291.29'
P = 3.49' E = 35.26'
K = 195.93' Δc = 8° 44' 19" E
Yc = 19.55' T.S. 89+10.77
Xc = 399.56' S.C. = 93+10.77
Bx = 6.0 C.S. = 96+02.06
S.T. = 100+02.06

RECORDED - MIAMI CO.
DATE: 11-14-69
VOL: 10
PAGE: 67

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
DELINEATION OF A SURVEY MADE BY THE OHIO
DEPARTMENT OF HIGHWAYS IN 1969
CARL E. KEYSOR
REGISTERED SURVEYOR # 3763

CONCORD
TOWNSHIP

5
TOWN

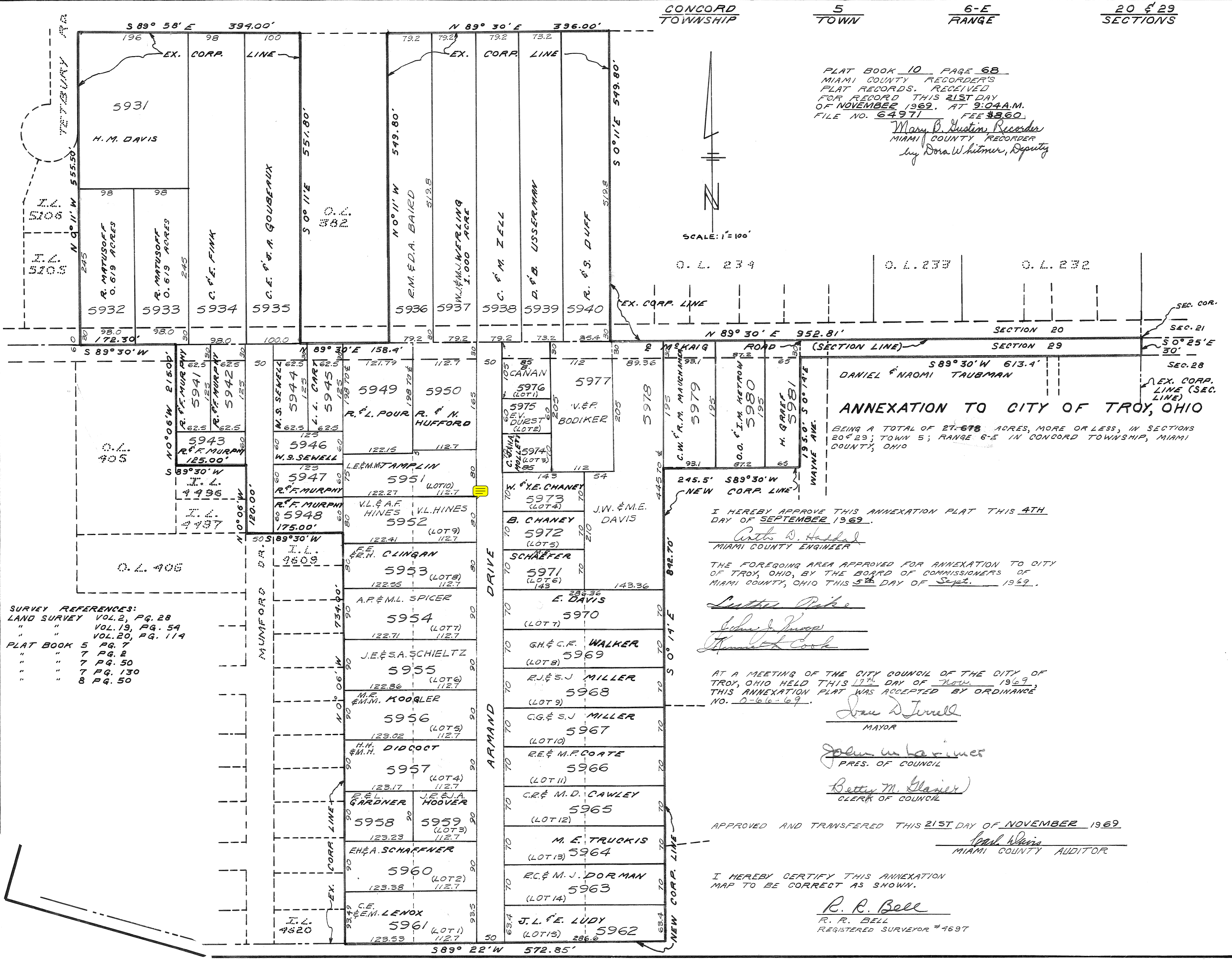
6-E
RANGE

20 & 29
SECTIONS

PLAT BOOK 10 PAGE 68
MIAMI COUNTY RECORDER'S
PLAT RECORDS. RECEIVED
FOR RECORD THIS 21ST DAY
OF NOVEMBER 1969. AT 9:04 A.M.
FILE NO. 64971 FEE \$8.60

Mary B. Austin, Recorder
MIAMI COUNTY RECORDER
by Dora Whitmer, Deputy

SCALE: 1"=100'



SURVEY REFERENCES:
LAND SURVEY VOL. 2, PG. 28
" " VOL. 19, PG. 54
" " VOL. 20, PG. 114
PLAT BOOK 5 PG. 7
" " 7 PG. 2
" " 7 PG. 50
" " 7 PG. 130
" " 8 PG. 50

I HEREBY APPROVE THIS ANNEXATION PLAT THIS 4TH
DAY OF SEPTEMBER 1969.
Archie D. Hassel
MIAMI COUNTY ENGINEER

THE FOREGOING AREA APPROVED FOR ANNEXATION TO CITY
OF TROY, OHIO, BY THE BOARD OF COMMISSIONERS OF
MIAMI COUNTY, OHIO THIS 5th DAY OF Sept. 1969.

Arthur D. Hassel
John J. Knapp
Annexed Cook

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF
TROY, OHIO HELD THIS 17th DAY OF Nov. 1969,
THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE
NO. 0-666-69.

Joan D. Terrell
MAYOR

John W. Larimer
PRES. OF COUNCIL

Betty M. Glasier
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 21ST DAY OF NOVEMBER 1969

Paul Davis
MIAMI COUNTY AUDITOR

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

R. R. Bell
R. R. BELL
REGISTERED SURVEYOR #4697

64971 CERTIFICATION

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN
CONCORD TOWNSHIP, SECTIONS 20 AND 29 TO THE CITY
OF TROY, OHIO:

Ralph E. Hufford, et al, Petitioners

I, Mary F. Boyd, Clerk to the Board of Miami
County Commissioners, Troy, Ohio, do hereby certify
that the attached "PETITION" with the "LIST OF TOTAL
ADULT FREEHOLDERS RESIDING IN TERRITORY SOUGHT TO BE
ANNEXED" and the accompanying plat map are the originals
thereof filed in these proceedings. The "PROOF OF
PUBLICATION" from the Troy Daily News, Troy, Ohio, and
the "AFFIDAVIT" by the Agent, Charles J. Schnell, are
true and correct copies thereof filed in the proceedings.

I further certify that the photostatic copies of
Resolution, "ANNEXATION OF CERTAIN TERRITORY IN CONCORD
TOWNSHIP, SECTION 20 AND 29, TOWN 5, RANGE 6-E, TO THE
CITY OF TROY, OHIO" concerning the setting of a hearing
date, and the 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, 1969, and September 5,
1969, as recorded in Commissioners' Journal No. 40, Pages
466, 467, 468, and on Page 537 respectively.

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

Beginning at a point in the center line of McKaig Road at
the northeast corner of said Section 29, thence with the
east line of said Section 29 and the existing corporation
line of the City of Troy, Ohio, south 0° 25' east, 30.0'
to a point in the south right-of-way line of said McKaig
Avenue; thence with the south right-of-way line of said
McKaig Avenue, south 89° 30' west, 613.14 feet to a point
in the west right-of-way line of Wayne Avenue; thence with
the west right-of-way line of said Wayne Avenue, south 0° 14'
east, 195.00 feet to a point; thence south 89° 30' west,
245.50 feet to a point; thence south 0° 14' east, 842.70 feet
to a point; thence south 89° 22' west, 572.85 feet to a point
at the southeast corner of Inlot 4620 of Arlington Subdivision
No. 1, City of Troy, Ohio, as recorded in Plat Book 7, Page 105
of the Miami County Plat Records, said point also being in the
corporation line of the City of Troy, Ohio; thence with the
east line of said Arlington Subdivision No. 1 and said City of
Troy Corporation Line, north 0° 06' west, 734.00 feet to a
point at the northeast corner of Inlot 4609 of said Arlington
Subdivision No. 1; thence with the north line of said Arlington
Subdivision No. 1, City of Troy, Ohio, south 89° 30' west, 175.0
feet to a point in the west right-of-way line of Mumford Drive
and the southeast corner of Inlot 4497 of the City of Troy, Ohio;
thence with the west right-of-way line of said Mumford Drive and
the east line of said Inlot 4497 and Inlot 4496, north 0° 06'
west, 120.0 feet to the northeast corner of Inlot 4496, City of
Troy, Ohio; thence with the north line of said Inlot 4496, south
89° 30' west, 125.0 feet to a point in the east line of Outlot
405, City of Troy, Ohio; thence with the east line of said
Outlot 405, City of Troy, Ohio, north 0° 06' west, 215.0 feet
to a point in the center line of McKaig Road and the north line
of said Section 29; thence with the center line of McKaig Road
and the north line of Section 29, south 89° 30' west, 172.30
feet to a point where the extension of the east line of Southbrook
Subdivision No. 3, City of Troy, Ohio, as recorded in Plat Book
8, Page 50 of the Miami County Plat Records would intersect the
center line of McKaig Road; thence north 0° 11' west, with the
east line of said Southbrook Subdivision No. 3, City of Troy,
Ohio, into said Section 20, Town 5, Range 6-E, 555.50 feet to a

-2-

point in the east line of Tetbury Road, City of Troy, Ohio;
thence South 89° 58' east, 394.0 feet to the northwest
corner of Outlot 382; thence with the west line of Outlot
382, south 0° 11' east, 551.80 feet to a point in the center
line of McKaig Road and the south line of said Section 20;
thence with the center line of McKaig Road, the south line
of Said Section 20 and the south line of Outlot 382, north
89° 30' east, 158.40 feet to the southeast corner of Outlot
382; thence with the east line of said Outlot 382, north
0° 11' west, 549.80 feet to a point at the northeast corner
of Outlot 382; thence north 89° 30' east, 396.0 feet to a
point at the northwest corner of Outlot 234; thence with the
west line of said Outlot 234, south 0° 11' east, 549.80 feet
to a point in the center line of McKaig Road, at the southwest
corner of Outlot 234 and the south line of said Section 20;
thence with the center line of McKaig Road and the south line
of said Section 20, north 89° 30' east, 952.81 feet to the
southeast corner of said Section 20 and the northeast corner
of said Section 29, the point or place of beginning. Con-
taining 27.678 acres, more or less, and subject to all legal
highways and easements of record;

respectfully petition that said territory be annexed to the City of Troy, 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 Charles J. Schnell, 526 Norwich Road,
Troy, Ohio, is hereby authorized to act as agent for them in securing said
annexation.

Ralph E. Hufford
Norman Hufford
Leslie Cart
Bertha Chaney
Harry Schaefer
Estelle Davis
Raymond W. Miller
L. B. Miller
Robert E. Coate
Mary Coate
Maurice Kozler
Ralph Davis
Laritta Paur
Will Hufford
Frederick A. Murphy
Mary E. Truckis
Wm M. Bradford
Lowell E. Jamplin
Mary Jamplin
Orville A. Peterson
Donald Unerman
Beatrice M. Unerman
Robert M. Duff
Sarah M. Duff
-3-
Charles J. Schnell
William G. Baskin
Conrad Miller
Leland J. Miller
Clayton J. Ballatt
Wm. W. Scott
Richard Horner
James H. Horner
Marie Diderot
Henry H. Diderot

Dated at Troy, Ohio, the date of the last signature, which is May 21,

1969.

FORM 501

TUTTLEMANX REGISTERED U.S. PAT. OFFICE
Tuttle Law Print, Publishers, Rutland, Vt.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MIAMI COUNTY, OHIO

IN THE MATTER OF THE I
ANNEXATION OF A PORTION OF I
CONCORD TOWNSHIP TO THE CITY I PETITION FOR ANNEXATION.
OF TROY, OHIO. I

The undersigned, petitioners herein, being a majority of the adult freeholders
residing on the following described territory, situated in the Township of Concord,
County of Miami, State of Ohio and adjacent and contiguous to the City of Troy,
Ohio, to wit:

The following described territory, contiguous with the City
of Troy, Ohio, situate in Section 20 and Section 29, Town 5,
Range 6-E, Concord Township, Miami County, Ohio, and being
more fully described as follows:

STATEMENT OF TOTAL NUMBER (68) OF ADULT FREEHOLDERS RESIDING
IN TERRITORY SOUGHT TO BE ANNEXED:

× Duff, Robert W.
× Duff, Sarah M.
× Usserman, Donald
× Usserman, Beatrice
Werling, Wilber J.
Werling, Marcely
Baird, Robert M.
Baird, Delores A.
Goubeaux, Carl E.
Goubeaux, Jo Ann
Fink, C. Edward
Fink, Edith M.
× Murphy, Richard
× Murphy, Frederika
Sewell, W.S.
× Cart, Leola L.
× Pour, Ralph J.
× Pour, Laretta J.
× Hufford, Ralph E.
× Hufford, Norma
Bodiker, Viri E.
Bodiker, E. Pauline
Davis, John W.
Davis, Mary E.
Mauchamer, Clarence W.
Mauchamer, Francis
× Ketrow, Orville
Ketrow, Imo
× Graf, Helen
× Mollett, C.J.
× Mollett, Helen A.
Chaney, William F.
Chaney, Yvonne E.
× Chaney, Bertha
× Schaefer, Mary E.
× Davis, Estella
Walker, George H.
Walker, Charlene R.
× Miller, Raymond J.
× Miller, Sara J.
× Miller, Garrell G.
× Miller, Sandra J.
× Coate, Robert E.
× Coate, Mary P.
× Cawley, Charles R.
× Cawley, Miriam D.
× Trucksis, Mary E.
Dorman, Richard C.
Dorman, Mildred J.
Lenox, Charles E.
Lenox, Edna M.
Schaffner, Edward H.
Schaffner, Annabel
Hines, Vernon L.
× Hoover, John R.
× Hoover, Joyce Ann
× Didcott, Henry H.
× Didcott, Marie H.
× Koogler, Marvin R.
× Koogler, Mollee M.
Flory, Emert Jr.
Flory, Emma J.
Spicer, Alva P.
Spicer, Martha L.
Clingan, Franklin E.
Clingan, Ruth H.
× Tamplin, Lowell E.
× Tamplin, Mary M.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MIAMI COUNTY, OHIO

IN THE MATTER OF THE I
ANNEXATION OF A PORTION OF I
CONCORD TOWNSHIP TO THE CITY I PETITION FOR ANNEXATION.
OF TROY, OHIO. I

The undersigned, petitioners herein, being a majority of the adult freeholders
residing on the following described territory, situated in the Township of Concord,
County of Miami, State of Ohio and adjacent and contiguous to the City of Troy,
Ohio, to wit:

The following described territory, contiguous with the City
of Troy, Ohio, situate in Section 20 and Section 29, Town 5,
Range 6-E, Concord Township, Miami County, Ohio, and being
more fully described as follows:

Beginning at a point in the center line of McKaig Road at
the northeast corner of said Section 29, thence with the
east line of said Section 29 and the existing corporation
line of the City of Troy, Ohio, south 0° 25' east, 30.0'
to a point in the south right-of-way line of said McKaig
Avenue; thence with the south right-of-way line of said
McKaig Avenue, south 89° 30' west, 613.14 feet to a point
in the west right-of-way line of Wayne Avenue; thence with
the west right-of-way line of said Wayne Avenue, south 0° 14'
east, 195.00 feet to a point; thence south 89° 30' west,
245.50 feet to a point; thence south 0° 14' east, 842.70 feet
to a point; thence south 89° 22' west, 572.85 feet to a point
at the southeast corner of Inlot 4620 of Arlington Subdivision
No. 1, City of Troy, Ohio, as recorded in Plat Book 7, Page 105
of the Miami County Plat Records, said point also being in the
corporation line of the City of Troy, Ohio; thence with the
east line of said Arlington Subdivision No. 1 and said City of
Troy Corporation Line, north 0° 06' west, 734.00 feet to a
point at the northeast corner of Inlot 4609 of said Arlington
Subdivision No. 1; thence with the north line of said Arlington
Subdivision No. 1, City of Troy, Ohio, south 89° 30' west, 175.0
feet to a point in the west right-of-way line of Mumford Drive
and the southeast corner of Inlot 4497 of the City of Troy, Ohio;
thence with the west right-of-way line of said Mumford Drive and
the east line of said Inlot 4497 and Inlot 4496, north 0° 06'
west, 120.0 feet to the southeast corner of Inlot 4496, City of

MONDAY, JUNE 30, 1969

Troy, Ohio, to the southeast corner of Inlot 4496, south
89° 30' west, 175.0 feet to a point in the east line of Outlot
405, City of Troy, Ohio; thence with the east line of said
Outlot 405, City of Troy, Ohio, north 0° 06' west, 215.0 feet
to a point in the center line of McKaig Road and the north line
of said Section 29, thence with the center line of McKaig Road
and the north line of Section 29, south 89° 30' west, 172.30
feet to a point where the extension of the east line of Southbrook
Subdivision No. 1, City of Troy, Ohio, as recorded in Plat Book
8, Page 50 of the Miami County Plat Records would intersect the
center line of McKaig Road; thence north 0° 11' west, with the
east line of said Southbrook Subdivision No. 1, City of Troy,
Ohio, into said Section 20, Town 5, Range 6-E, 555.50 feet to a

-2-

point in the east line of Tetbury Road, City of Troy, Ohio;
thence South 89° 58' east, 394.0 feet to the northwest
corner of Outlot 382; thence with the west line of Outlot
382, south 0° 11' east, 551.80 feet to a point in the center
line of McKaig Road and the south line of said Section 20;
thence with the center line of McKaig Road, the south line
of said Section 20 and the south line of Outlot 382, north
89° 30' east, 158.40 feet to the southeast corner of Outlot
382; thence with the east line of said Outlot 382, north
0° 11' west, 549.80 feet to a point at the northeast corner
of Outlot 382; thence north 89° 30' east, 396.0 feet to a
point at the northwest corner of Outlot 234; thence with the
west line of said Outlot 234, south 0° 11' east, 549.80 feet
to a point in the center line of McKaig Road, at the southwest
corner of Outlot 234 and the south line of said Section 20;
thence with the center line of McKaig Road and the south line
of said Section 20, north 89° 30' east, 952.81 feet to the
southeast corner of said Section 20 and the northeast corner
of said Section 29, the point or place of beginning. Con-
taining 27.678 acres, more or less, and subject to all legal
highways and easements of record;

respectfully petition that said territory be annexed to the City of Troy, 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 Charles J. Schnell, 526 Norwiche Road,
Troy, Ohio, is hereby authorized to act as agent for them in securing said
annexation.

Ralph E. Hufford
Norma Hufford
Leola Cart
Bertha Chaney
Mary Schaefer
Estella Davis
Raymond J. Miller
Mrs. Miller
Robert E. Coate
Mary Coate
Miriam C. Koogler
Mrs. Koogler
Ralph E. Hufford
Loretta Pour
Mrs. W. H. H. H.
Frederika A. Murphy
Mary E. Trucksis
Mrs. M. H. H.
Lowell E. Tamplin
Mary Tamplin
Annabel M. Hines
Donald Usserman
Beatrice M. Usserman
Robert W. Duff
Sarah M. Duff

MONDAY, JUNE 30, 1969

Dated at Troy, Ohio, the date of the last signature, which is May 21,

1967.

And,

WHEREAS, such petition asks for the annexation of certain territory consisting of
various tracts of land along McKaig Road and Armad Drive, in Concord Township, Sections
20 and 29, Town 5, Range 6-E, Miami County, Ohio, containing 27.678 acres, more or less,
to the City of Troy, Ohio, being more particularly described in the petition and
accompanying plat map, lying adjacent to the corporation line of Troy, Ohio, and being
filed under the provisions of Section 709.02 of the Ohio Revised Code, 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 5th day of September, 1969,
in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and further
be it

RESOLVED, that the Agent for the Petitioners, Charles J. Schnell, 526 Norwiche
Road, Troy, Ohio, as designated in the petition, shall be notified by the Clerk of the
Board of Miami County Commissioners of such hearing date so that he may give notice as
required by law.

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

* * * * *

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on
Friday, June 27, 1969.

The meeting was called to order by the President of the Board with the following
members attending: Luther Rike, John J. Knoop, and Kenneth Cook.

The minutes of the previous meeting held on Friday, June 27, 1969, were read and
approved.

ANNEXATION OF CERTAIN TERRITORY IN CONCORD TOWNSHIP,
SECTION 20 AND 29, TOWN 5, RANGE 6-E, TO CITY OF
TROY, OHIO

Ralph E. Hufford et al, Petitioners

Sections 709.02, 709.03 R. C.

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

WHEREAS, a petition as it appears below was filed by Ralph E. Hufford, et al,
residing free holders with the Board of Miami County Commissioners:

NOTICE:
Notice is hereby given that on June 30, 1969, there was filed with the board of commissioners of the county of Miami, state of Ohio, a petition for annexation signed by thirty-five (35) freeholders who constitute a majority of the persons residing within the following described territory in the county of Miami, state of Ohio, to-wit:

The following described territory, contiguous with the City of Troy, Ohio, situate in Section 20 and Section 29, Town 5, Range 6-E., Concord Township, Miami County, Ohio, and being more fully described as follows:
Beginning at a point in the center line of McKaig Road at the Northeast corner of said Section 29, thence with the East line of said Section 29 and the existing corporation line of the City of Troy, Ohio, South 0 degrees 25 minutes East, 30.0 feet to a point in the South right-of-way line of said McKaig Avenue; thence with the South right-of-way line of said McKaig Avenue, South 89 degrees 30 minutes West, 613.14 feet to a point in the West right-of-way line of Wayne Avenue; thence with the West right-of-way line of said Wayne Avenue, South 0 degrees 14 minutes East, 195.00 feet to a point; thence South 89 degrees 30 minutes West, 245.50 feet to a point; thence South 0 degrees 14 minutes East, 842.70 feet to a point; thence South 89 degrees 22 minutes West, 572.85 feet to a point at the Southeast corner of Inlot 4,620 of Arlington Subdivision No. 1, City of Troy, Ohio, as recorded in Plat Book 7, Page 105, of the Miami County Plat Records, said point also being in the corporation line of the City of Troy, Ohio; thence with the East line of said Arlington Subdivision No. 1 and said City of Troy Corporation Line, North 0 degrees 06 minutes West, 734.00 feet to a point at the Northeast corner of Inlot 4,609 of said Arlington Subdivision No. 1; thence with the North line of said Arlington Subdivision No. 1, City of Troy, Ohio, South 89 degrees 30 minutes West, 175.0 feet to a point in the West right-of-way line of Mumford Drive and the Southeast corner of Inlot 4,497 of the City of Troy, Ohio; thence with the West right-of-way line of said Mumford Drive and the East line of said Inlot 4,497 and Inlot 4,496, North 0 degrees 06 minutes West, 120.0 feet to the Northeast corner of Inlot 4,496, City of Troy, Ohio; thence with the North line of said Inlot 4,496, South 89 degrees 30 minutes West, 125.0 feet to a point in the East line of Outlot 405, City of Troy, Ohio; thence with the East line of said Outlot 405, City of Troy, Ohio, North 0 degrees 06 minutes West, 215.0 feet to a point in the center line of McKaig Road and the North line of said Section 29; thence with the center line of McKaig Road and the North line of Section 29, South 89 degrees 30 minutes West, 172.30 feet to a point where the extension of the East line of Southbrook Subdivision No. 3, City of Troy, Ohio, as recorded in Plat Book 8, Page 50, of the Miami County Plat Records would intersect the center line of McKaig Road; thence North 0 degrees 11 minutes West, with the East line of said Southbrook Subdivision No. 3, City of Troy, Ohio, into said Section 20, Town 5, Range 6-E., 555.50 feet to a point in the East line of Tetbury Road, City of Troy, Ohio; thence South 89 degrees 58 minutes East, 394.0 feet to the Northwest corner of Outlot 382; thence with the West line of Outlot 382, South 0 degrees 11 minutes East, 551.80 feet to a point in the center line of McKaig Road and the South line of said Section 20; thence with the center line of McKaig Road, the South line of said Section 20 and the South line of Outlot 382, North 89 degrees 30 minutes East, 158.40 feet to the Southeast corner of Outlot 382; thence with the East line of said Outlot 382, North 0 degrees 11 minutes West, 549.80 feet to a point at the Northeast corner of Outlot 382; thence North 89 degrees 30 minutes East, 396.0 feet to a point at the Northwest corner of Outlot 224; thence with the West line of said Outlot 234, South 0 degrees 11 minutes East, 549.80 feet to a point in the center line of McKaig Road, at the Southwest corner of Outlot 234 and the South line of said Section 20; thence with the center line of McKaig Road and the south line of said Section 20, North 89 degrees 30 minutes East, 922.81 feet to the Southeast corner of said Section 20 and the Northeast corner of said Section 29, the point or place of beginning. Containing 27.678 acres, more or less, and subject to all legal highways and easements of record.

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 Monday

of each week for four weeks, beginning on the 7th day of July, 1969.

Sworn to and subscribed before me this 29th day of July, 1969.

Printer's Fee \$ 53.80

Notary's Fee \$ 53.80

Total \$ 53.80

(SEAL)

The said Board of Commissioners has fixed September 5, 1969, at 10:00 A.M. as the time for hearing said petition at the office of the Commissioners in Miami County Court House.
CHARLES J. SCHNELL,
526 Norwich Road,
Troy, Ohio, 45373;
Agent for Petitioners.
July 7, 14, 21, 28

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF MIAMI COUNTY, OHIO.

IN THE MATTER OF THE ANNEXATION X

OF A PORTION OF CONCORD TOWNSHIP X

TO THE CITY OF TROY, OHIO. X

A F F I D A V I T

STATE OF OHIO, COUNTY OF MIAMI, ss:

Personally appeared before me the undersigned, a notary public for the State of Ohio, Charles J. Schnell, who says that he is an agent for the petitioners herein, and that proper advertisement of the hearing herein has been made, and that he has complied with all of the provisions of Ohio Revised Code Section 709.031.

Further affiant saith not.

Charles J. Schnell
Charles J. Schnell.

Sworn to before me and subscribed in my presence, this 5th day of September, 1969.

LAW OFFICES OF
MILLER, BAZLER
& MCADOW
312 W. MAIN STREET
TROY, OHIO

Robert H. Schumacher
Notary Public.
Robert H. Schumacher, Notary Public
1 - And For The State Of Ohio
My Commission Has No Expiration Date

FRIDAY, SEPTEMBER 5, 1969

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Wednesday, September 3, 1969.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, John J. Knoop and Kenneth Cook.

The minutes of the previous meeting held on Wednesday, September 3, 1969, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN CONCORD TOWNSHIP,
SECTION 20 AND 29, TOWN 5, RANGE 6-E, TO CITY OF
TROY, OHIO

Ralph E. Hufford et al, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED

Mr. Cook 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, 1969, a public hearing was held in the Miami County Commissioners' office, Court House, Troy, Ohio, on the fifth day of September, 1969, at ten o'clock A. M. on the petition of Ralph E. Hufford, et al, requesting that certain territory in Section 20 and 29, Town 5, Range 6-E, Concord Township, Miami County, Ohio, being adjacent to the corporation line of Troy, Ohio, containing 27.678 acres, more or less, be annexed to said City of Troy, 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, 1969, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, as shown by the Proof of Publication submitted, and the Agent of the Petitioners, Charles J. Schnell, has complied with all provisions of Sections 709.03 and 709.031 of the Ohio Revised Code, as shown by the Affidavit filed by said agent in these proceedings, 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 property owner appeared at the hearing to object to the granting of the petition; therefore be it

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

- (1) The petition of Ralph E. Hufford, et al, contains all the matters required by law;
- (2) That the statements in the petition are true;
- (3) That the territory included in the annexation petition is not unreasonably large; the map or plat is accurate; and the general good of the territory sought to be annexed will be served if the petition is granted;
- (4) That the persons whose names are subscribed to the petition are a majority of the adult freeholders in the territory to be annexed;
- (5) That the legal notice has been published; and such notices have been delivered by the Agent as required by Sections 709.03, and 709.031 R. C.;
- (6) That the territory to be annexed is adjacent to the City of Troy, Ohio;
- (7) That it is right that the prayer of the petition be granted;
- (8) That the petition of Ralph E. Hufford, et al, to annex the land herein described in Concord Township to the City of Troy, Ohio, be and it is hereby granted;
- (9) That said land, subject to approval of the City of Troy, Ohio, be and it is hereby annexed to said City;
- (10) That the Clerk of the Miami County Commissioners be, and she is hereby authorized and directed to certify to the Clerk of the Council 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. Knoop with the Board of Miami County Commissioners voting as follows upon roll call: Mr. Rike, yea; Mr. Knoop, yea; and Mr. Cook, yea.

ORDINANCE NO. O-66-69

O/66/69
page 2

ORDINANCE AUTHORIZING ANNEXATION OF TERRITORY TO
CITY OF TROY, OHIO.

WHEREAS, there has been on file with the Clerk of Council of the City of Troy, Ohio, for a period in excess of sixty days, a petition for annexation of certain territory, hereinafter described, to the City of Troy, Ohio; and

WHEREAS, the Council of the City of Troy, Ohio, desires to accept such territory for annexation to the City of Troy, Ohio;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, at least a majority of the members duly elected thereto concurring, as follows:

SECTION I. That the annexation of the following described territory to the City of Troy, Ohio, is hereby authorized:

The following described territory, contiguous with the City of Troy, Ohio, situate in Section 20 and Section 29, Town 5, Range 6-E, Concord Township, Miami County, Ohio, and being more fully described as follows:

Beginning at a point in the center line of McKaig Road at the northeast corner of said Section 29, thence with the east line of said Section 29 and the existing corporation line of the City of Troy, Ohio, south 0° 25' east, 30.0' to a point in the south right-of-way line of said McKaig Avenue; thence with the south right-of-way line of said McKaig Avenue, south 89° 30' west, 613.14 feet to a point in the west right-of-way line of Wayne Avenue; thence with the west right-of-way line of said Wayne Avenue, south 0° 14' east, 195.00 feet to a point; thence south 89° 30' west, 245.50 feet to a point; thence south 0° 14' east, 842.70 feet to a point; thence south 89° 22' west, 572.85 feet to a point at the southeast corner of Inlot 4620 of Arlington Subdivision No. 1, City of Troy, Ohio, as recorded in Plat Book 7, Page 105 of the Miami County Plat Records, said point also being in the corporation line of the City of Troy, Ohio; thence with the east line of said Arlington Subdivision No. 1 and said City of Troy Corporation Line, north 0° 06' west, 734.00 feet to a point at the northeast corner of Inlot 4609 of said Arlington Subdivision No. 1; thence with the north line of said Arlington Subdivision No. 1; City of Troy, Ohio, south 89° 30' west, 175.0 feet to a point in the west right-of-way line of Mumford Drive and the southeast corner of Inlot 4497 of the City of Troy, Ohio; thence with the west right-of-way line of said Mumford Drive and the east line of said Inlot 4497 and Inlot 4496, north 0° 06' west, 120.0 feet to the northeast corner of Inlot 4496, City of Troy, Ohio; thence with the north line of said Inlot 4496, south 89° 30' west, 125.0 feet to a point in the east line of Outlot

405, City of Troy, Ohio; thence with the east line of said Outlot 405, City of Troy, Ohio, north 0° 06' west, 215.0 feet to a point in the center line of McKaig Road and the north line of said Section 29; thence with the center line of McKaig Road and the north line of Section 29, south 89° 30' west, 172.30 feet to a point where the extension of the east line of Southbrook Subdivision No. 3, City of Troy, Ohio, as recorded in Plat Book 8, Page 50, of the Miami County Plat Records would intersect the center line of McKaig Road; thence north 0° 11' west, with the east line of said Southbrook Subdivision No. 3, City of Troy, Ohio, into said Section 20, Town 5, Range 6-E, 555.50 feet to a point in the east line of Tetbury Road, City of Troy, Ohio; thence South 89° 58' east, 394.0 feet to the northwest corner of Outlot 382; thence with the west line of Outlot 382, south 0° 11' east, 551.80 feet to a point in the center line of McKaig Road and the south line of said Section 20; thence with the center line of McKaig Road, the south line of said Section 20 and the south line of Outlot 382, north 89° 30' east, 158.40 feet to the southeast corner of Outlot 382; thence with the east line of said Outlot 382, north 0° 11' west, 549.80 feet to a point at the northeast corner of Outlot 382; thence north 89° 30' east, 396.0 feet to a point at the northwest corner of Outlot 234; thence with the west line of said Outlot 234, south 0° 11' east, 549.80 feet to a point in the center line of McKaig Road, at the southwest corner of Outlot 234 and the south line of said Section 20; thence with the center line of McKaig Road and the south line of said Section 20, north 89° 30' east, 952.81 feet to the southeast corner of said Section 20 and the northeast corner of said Section 29, the point or place of beginning. Containing 27.678 acres, more or less, and subject to all legal highways and easements of record.

SECTION II. That Charles J. Schnell, agent for the petitioners for such annexation, is hereby authorized to prosecute the proceedings necessary to effect such annexation.

SECTION III. That this Ordinance shall be effective at the earliest date allowed by law.

Adopted NOV 17 1969

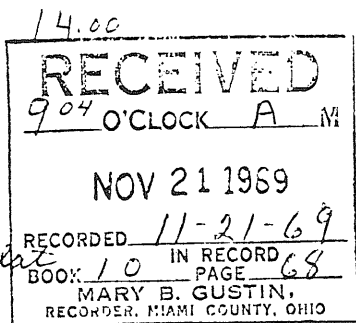
Approved NOV 17 1969

Attest Betty M. Glazier
Clerk of Council

John M. Larimer
President of Council

Ivan D. Terrell
Mayor

I hereby certify that Ordinance Number O-66-69 as shown on the reverse side of this document is a true copy of the Ordinance as prepared by the City Solicitor and duly signed by John M. Larimer, President of the Troy City Council, and Ivan D. Terrell, Mayor of the City of Troy, Ohio, on November 17, 1969.



Betty M. Glazier
Betty M. Glazier, Clerk of Council
City of Troy, Ohio

DORSET RD. DEDICATION

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29;
TOWN-5; RANGE-6; IN CONCORD TOWNSHIP, MIAMI COUNTY,
OHIO. SAID ROAD DEDICATION CONTAINING 0.498 ACRES OF
A TOTAL OF 60.233 ACRES ACQUIRED BY JAMES F.
BLACKMORE BY DEED FILED IN BOOK 466 PAGE 520 OF
THE MIAMI COUNTY RECORDER'S DEED RECORDS.

SCALE: 1" = 50 FEET DATED: 2 FEBRUARY 1970

AT A MEETING OF THE CITY OF TROY, OHIO PLANNING AND ZONING
COMMISSION HELD THIS 32nd DAY OF January, 1969,
THIS ROAD DEDICATION PLAT WAS APPROVED.

James F. Blackmore PRESIDENT Mary B. Gustin SECRETARY

THIS ROAD DEDICATION PLAT APPROVED BY THE MIAMI COUNTY PLANNING
COMMISSION THIS 4TH DAY OF FEBRUARY, 1970.

John J. Knapp Luther Pike
Samuel Cook

THIS ROAD DEDICATION PLAT REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER THIS 4TH DAY OF FEBRUARY, 1970.

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

THIS ROAD DEDICATION PLAT APPROVED BY THE MIAMI COUNTY
COMMISSIONERS, THIS 4TH DAY OF FEBRUARY, 1970.

John J. Knapp Luther Pike
Samuel Cook

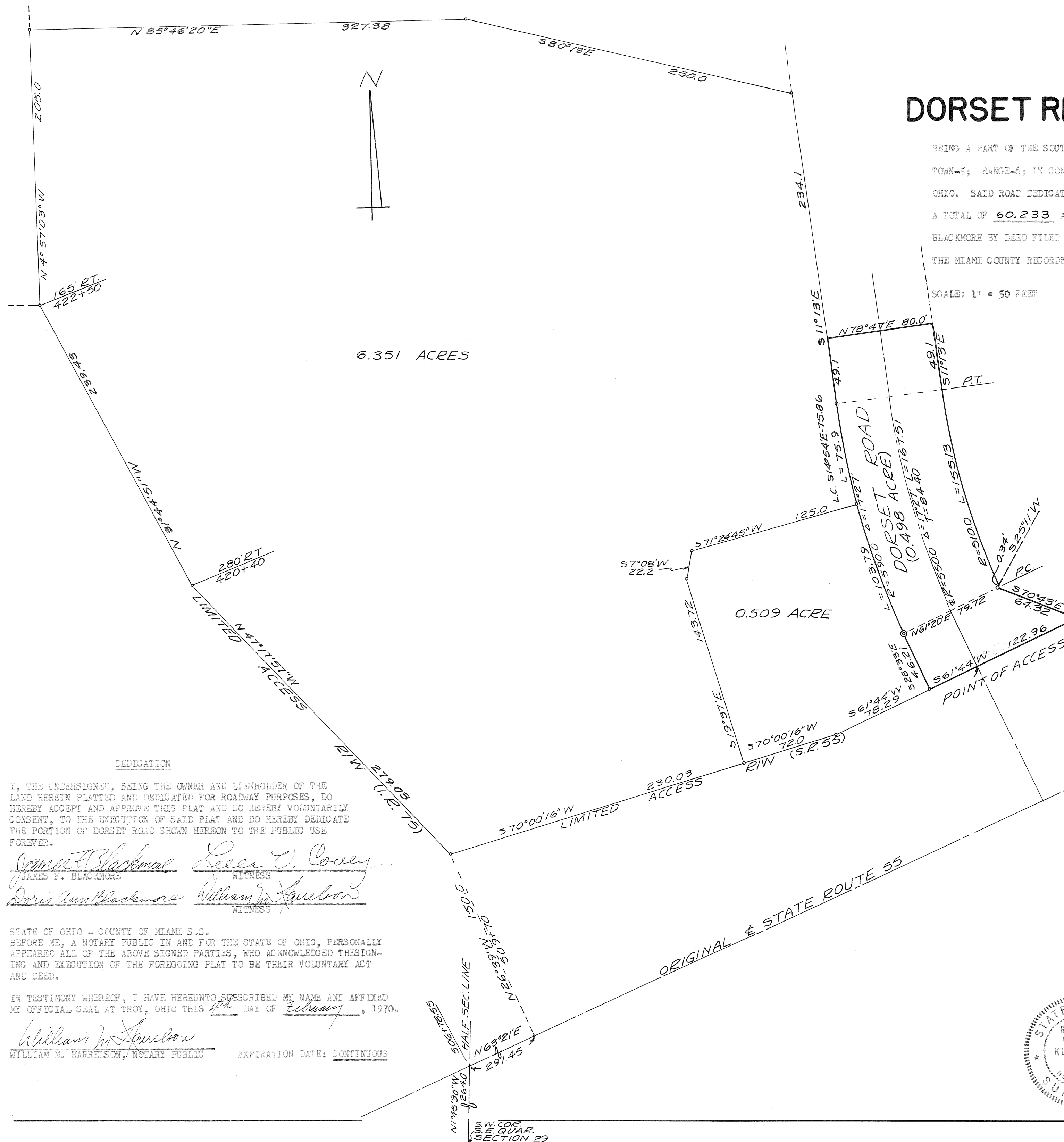
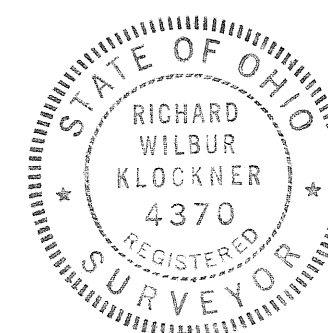
APPROVED AND TRANSFERRED THIS 4TH DAY OF FEBRUARY, 1970.

Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS
ARE CORRECT AS SHOWN HEREON.

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



DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE
LAND HEREIN PLATTED AND DEDICATED FOR ROADWAY PURPOSES, DO
HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY
CONSENT, TO THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE
THE PORTION OF DORSET ROAD SHOWN HEREON TO THE PUBLIC USE
FOREVER.

James F. Blackmore Leea C. Covey
JAMES F. BLACKMORE WITNESS
Doris Ann Blackmore William M. Harrison
DORIS ANN BLACKMORE WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGN-
ING 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 TROY, OHIO THIS 4th DAY OF February, 1970.

William M. Harrison
WILLIAM M. HARRISON, NOTARY PUBLIC EXPIRATION DATE: CONTINUOUS

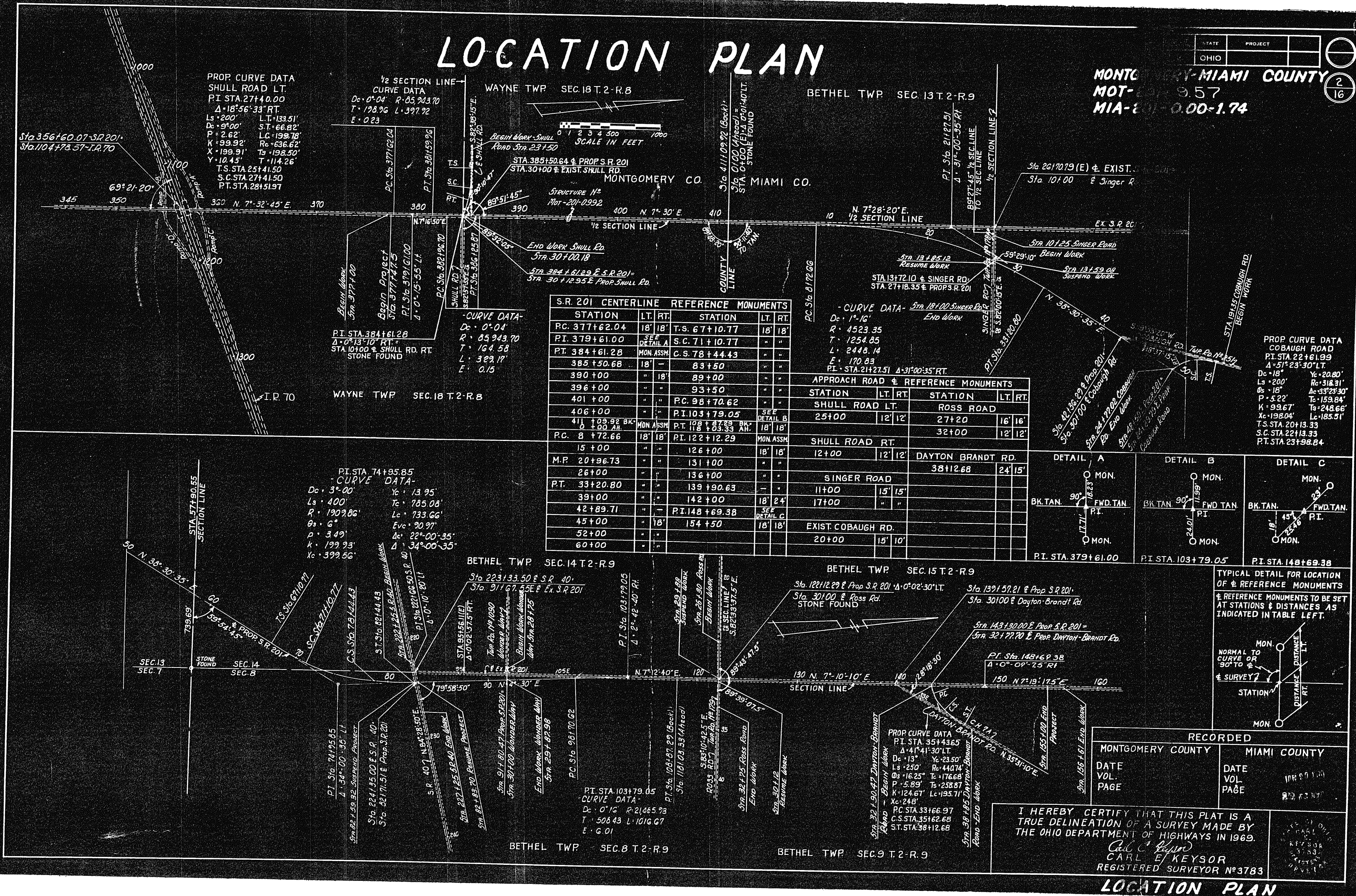
RECEIVED
2:26 O'CLOCK P.M.

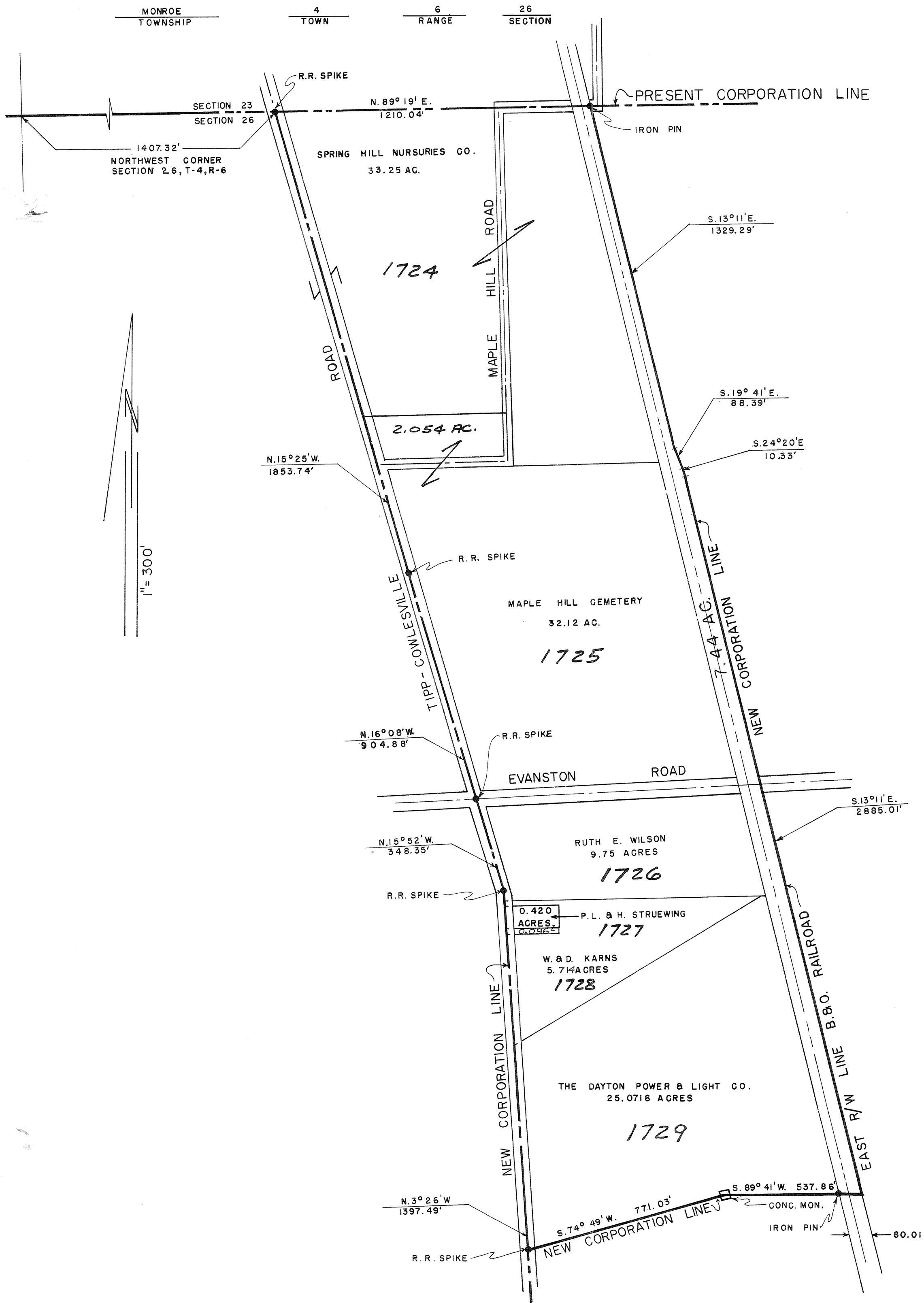
FEB 5 1970

RECORDED 2-5-70
IN RECORD BOOK 10 PAGE 70
MARY B. GUSTIN,
RECORDER, MIAMI COUNTY, OHIO

LOCATION PLAN

MONTGOMERY-MIAMI COUNTY
MOT-9-957
MIA-9-000-1.74





FILE NUMBER 66148
RECEIVED FOR RECORD THIS 5TH
DAY OF FEBRUARY 1970 AT
2:40 PM PLAT BOOK 10 PAGE 71
MIAMI COUNTY RECORDERS PLAT
RECORDS. FEE \$8.60
Mary B. Austin
MIAMI COUNTY RECORDER

ANNEXATION TO TIPP CITY, OHIO

BEING A TOTAL OF 113.86 ACRES, BOUNDED ON THE NORTH BY THE
PRESENT CORPORATION LINE (BEING THE NORTH LINE OF SECTION
NO. 26); BOUNDED ON THE EAST BY THE EAST RIGHT OF WAY LINE
OF THE B.&O. RAILROAD; BOUNDED ON THE SOUTH BY THE SOUT
LINES OF THE DAYTON POWER AND LIGHT COMPANY'S 25.0716
ACRE TRACT; AND BOUNDED ON THE WEST BY THE CENTERLINE
OF TIPP-COWLESVILLE ROAD.

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

Paul Y. Struwing
Nelson H. Struwing
Willie Karns
Dorothy Karns

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 2nd DAY OF June 1969.

Robert A. McCarthy
ROBERT A. MCCARTHY, Attorney-at-Law, NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO
(my commission has no expiration date)
My Commission has no expiration date
Section 147.03 R. C.

I HEREBY APPROVE THIS ANNEXATION PLAT THIS 25th DAY OF July 1969.
Arthur D. Hassad
MIAMI COUNTY ENGINEER.

THE FOREGOING AREA APPROVED FOR ANNEXATION BY THE BOARD
OF COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 24th DAY OF Sept. 1969.

Stephen Pike
John D. Hupp
Kenneth Cook

AT A MEETING OF THE COUNCIL OF THE MUNICIPALITY OF TIPP CITY,
OHIO, HELD THIS 15th DAY OF December 1969, THIS ANNEXATION PLAT
WAS ACCEPTED BY ORDINANCE NO. 46-69.

Jack Brinsinger
MAYOR

Phyllis Stiemman
CLERK

NUMBERED TO DESIGNATE LOTS AND TRANSFERRED THIS 5th DAY OF
Feb. 1970.

Carl Davis by C. Schellenger Deputy
MIAMI COUNTY AUDITOR

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

James E. Hudson
JAMES E. HUDSON—REGISTERED SURVEYOR NO. 5212



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

I, Phyllis Giesseman, Clerk of the Council of the Municipality 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 26, TO THE VILLAGE OF TIPP CITY, OHIO
- (2) PETITION FOR ANNEXATION
- (3) PROOF OF PUBLICATION
- (4) AFFIDAVIT (IN THE MATTER OF THE ANNEXATION OF WILLIS KARNS, DOROTHY KARNS, PAUL L. STRUEWING AND HELEN W. STRUEWING 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 October 6, 1969.

I further certify the attached copy of Ordinance No. 46-69, entitled "TO ACCEPT THE APPLICATION FOR ANNEXATION OF CERTAIN TERRITORY CONTAINING 113.86 ACRES IN MONROE TOWNSHIP TO THE MUNICIPALITY OF TIPP CITY, MIAMI COUNTY, OHIO, passed December 15, 1969 by the Council of the Municipality of Tipp City, Miami County, Ohio and duly signed by the mayor of that body, to be a true and correct copy of same.

Phyllis Giesseman
Phyllis Giesseman, Clerk of the
Council of the Municipality of Tipp City

ORDINANCE NO. 46-69

By Mr. James Chamberlain

TO ACCEPT THE APPLICATION FOR THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 113.86± ACRES IN MONROE TOWNSHIP TO THE MUNICIPALITY OF TIPP CITY, MIAMI COUNTY, OHIO.

WHEREAS, a petition for the annexation of certain territory in Monroe Township was duly filed by Willis Karns, Dorothy Karns, Paul L. Struewing and Helen W. Struewing; and,

WHEREAS, the said petition was duly considered by the Board of County Commissioners of Miami County, Ohio, on September 24, 1969; and,

WHEREAS, the Board of County Commissioners has approved the annexation of said territory to the Municipality 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 Clerk of Council who received the same on October 1, 1969; and,

WHEREAS, sixty days from the date of said filing have now elapsed in accordance with the provisions of Section 709.04, R.C.:

NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS:

SECTION 1. That the proposed annexation as applied for in the petition of Willis Karns, Dorothy Karns, Paul L. Struewing and Helen W. Struewing the only freeholders residing in the territory sought to be annexed and filed with the Board of County Commissioners of Miami County, Ohio, on July 7, 1969, and which petition prayed for annexation to the Municipality of Tipp City, Miami County, Ohio, of certain territory adjacent thereto as hereinafter described, and which said petition was approved for annexation to the Municipality of Tipp City, Miami County, Ohio, by the Board of County Commissioners on September 24, 1969, be and the same is hereby accepted. Said territory is described as follows:

Situate in the State of Ohio, County of Miami, Township of Monroe, and being part of Section 26, Town 4, Range 6, and being more particularly described as follows:

Beginning at a railroad spike in the North line of said Section 26, which is also the present South corporation line of the Municipality of Tipp City, Ohio, at the intersection with the centerline of the Tipp-Cowlesville Road, said spike being referenced by being East a distance of 1407.32 feet from the Northwest corner of said Section 26; thence from said point of beginning North 89° 19' East with the North line of said Section 26, a distance of 1210.04 feet to an iron pin in the easterly right of way line of the Baltimore and Ohio Railroad; thence South 13° 11' East with the easterly line of the Baltimore and Ohio Railroad Company right of way, a distance of 1329.29 feet to a point; thence South 19° 41' East still with the said right of way line a distance of 88.39 feet to a point; thence South 24° 20' East still with the said right of way line a distance of 10.33 feet to a point; thence South 13° 11' East with the said railroad right of way line a distance of 2885.01 feet to a point; thence South 89° 41' West with a South line of the Dayton Power and Light Company's 25.0716 acre tract and its extension, passing the westerly right of way line of the said railroad right of way at 80.01 feet a distance of 537.86 feet to a concrete monument; thence South 74° 49' West with a South line of the said Dayton Power and Light Company tract a distance of 771.03 feet to a railroad spike in the Southwest corner of said Dayton Power and Light Company tract and in the centerline of the Tipp Cowlesville Road; thence North 3° 26' West with the centerline of the Tipp-Cowlesville Road a distance of 1397.49 feet to a railroad spike; thence North 15° 52' West with the centerline of the Tipp-Cowlesville Road a distance of 348.35 feet to a railroad spike at the intersection of the centerline of the Tipp-Cowlesville Road and the Evanston Road; thence North 16° 08' West with the centerline of the Tipp-Cowlesville Road a distance of 904.88 feet to a railroad spike; thence North 15° 25' West with the centerline of the Tipp-Cowlesville Road a distance of 1853.74 feet to the place of beginning containing 113.86 acres more or less.

SECTION 2. 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 Council and have been for more than sixty days.

SECTION 3. That the Clerk of Council be and she is hereby authorized and directed to make three 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 proceedings of the Board of County Commissioners relating thereto and this ordinance and a certificate as to the correctness of each. The Clerk of Council shall then forthwith deliver one copy to the County Recorder, one copy to the County Auditor and one copy to the Secretary of State and do all things required by Section 709.06, R.C.

SECTION 4. That this ordinance is necessary for the orderly extension of municipal services to the area to be annexed; wherefore, this ordinance is declared to be effective as provided by law.

PASSED: December 15, 1969

ATTEST: Phyllis Giesseman
Clerk of Council

APPROVED: James Chamberlain
President of Council

I hereby certify the foregoing to be a true and accurate copy of Ordinance No. 46-69 passed by the Council of the Municipality of Tipp City, Ohio, on December 15, 1969.

Phyllis Giesseman
Clerk of Council

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

Book 10 - Page 71 A

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN MONROE TOWNSHIP, SECTION 26, TO THE VILLAGE OF TIPP CITY, OHIO

Willis Karns, 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 the accompanying plat map are true and correct copies of the originals filed in these proceedings; and that the "AFFIDAVIT" by the Agent, Robert A. McCarthy, dated July 7, 1969, the copy of "PROOF OF PUBLICATION" from the Troy Daily News, Troy, Ohio, the copy of "AFFIDAVIT" of the Agent signed on September 10, 1969, are true and correct copies of the originals filed in these proceedings.

I further certify that the photostatic copy of Resolution, "FILING OF PETITION - HEARING DATE SET" and the photostatic 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 July 25, 1969, and September 24, 1969, as recorded in Commissioners' Journal No. 40, Pages 488, and 554 respectively.

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

BEFORE THE BOARD OF COUNTY COMMISSION
OF MIAMI COUNTY, OHIO

IN THE MATTER OF THE	)	
ANNEXATION OF A PORTION	)	PETITION
OF MONROE TOWNSHIP TO THE	)	FOR ANNEXATION
VILLAGE OF TIPP CITY, OHIO	)	

Willis Karns, Dorothy Karns, Paul L. Struewing, and

Helen W. Struewing, petitioners herein, being all of the adult

freeholders residing on the following described territory, situated

in the Township of Monroe, County of Miami, State of Ohio, and

adjacent and contiguous to the Village of Tipp City, to-wit:

Situate in the State of Ohio, County of Miami, Township of Monroe, and being part of Section 26, Town 4, Range 6, and being more particularly described as follows:

Beginning at a railroad spike in the North line of said Section 26, which is also the present South corporation line of the Municipality of Tipp City, Ohio, at the intersection with the centerline of the Tipp-Cowlesville Road, said spike being referenced by being East a distance of 1407.32 feet from the Northwest corner of said Section 26; thence from said point of beginning North 89° 19' East with the North line of said Section 26, a distance of 1210.04 feet to an iron pin in the easterly right of way line of the Baltimore and Ohio Railroad; thence South 13° 11' East with the easterly line of the Baltimore and Ohio Railroad Company right of way, a distance of 1329.29 feet to a point; thence South 19° 41' East still with the said right of way line a distance of 88.39 feet to a point; thence South 24° 20' East still with the said right of way line a distance of 10.33 feet to a point; thence South 13° 11' East with the said railroad right of way line a distance of 2885.01 feet to a point; thence South 89° 41' West with a South line of the Dayton Power and Light Company's 25.0716 acre tract and its extension, passing the westerly right of way line of the said railroad right of way at 80.01 feet a distance of 537.86 feet to a concrete monument; thence South 74° 49' West with a South line of the said Dayton Power and Light Company tract a distance of 771.03 feet to a railroad spike in the Southwest corner of said Dayton Power and Light Company tract and in the centerline of the Tipp Cowlesville Road; thence North 3° 26' West with the centerline of the Tipp-Cowlesville Road a distance of 1397.49 feet to a railroad spike; thence North 15° 52' West with the centerline of the Tipp-Cowlesville Road a distance of 348.35 feet to a railroad spike at the intersection of the centerline of the Tipp-Cowlesville Road and the Evanston Road; thence North 16° 08' West with the centerline of the Tipp-Cowlesville Road a distance of 904.88 feet to a railroad spike; thence North 15° 25' West with the centerline of the Tipp-Cowlesville Road a distance of 1853.74 feet to the place of beginning containing 113.86 acres more or less.

respectfully petition that the above described territory may be

annexed to the Village of Tipp City, Ohio.

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

Said petitioners further state that Robert A. McCarthy, 12 S. Cherry Street, Troy, Ohio, is hereby authorized to act as agent for them in securing said annexation.

Willis Karns
Willis Karns

Dorothy Karns
Dorothy Karns

Paul L. Struewing
Paul L. Struewing

Helen W. Struewing
Helen W. Struewing

Dated at Tipp City, Ohio: June 2, 1969.

BEFORE THE BOARD OF COUNTY COMMISSION
OF MIAMI COUNTY, OHIO

IN THE MATTER OF THE
ANNEXATION OF A PORTION
OF MONROE TOWNSHIP TO THE
VILLAGE OF TIPP CITY, OHIO

AFFIDAVIT

STATE OF OHIO, COUNTY OF MIAMI, SS:

Robert A. McCarthy, being first duly sworn, deposes and says that he is the person circulating a petition in the annexation of a portion of Monroe Township to the Village of Tipp City, filed by Willis Karns, Dorothy Karns, Paul L. Struewing, and Helen W. Struewing; that all persons signing said petition were resident adult freeholders of the territory; that the number of adult resident freeholders at the date the petition was filed was 4; and that all resident adult freeholders of the territory signed the petition.

Robert A. McCarthy
Robert A. McCarthy

Sworn to and subscribed in my presence this
7th day of July, 1969.

Carolyn S. Shaffner
Notary Public

CAROLYN S. SHAFFNER, NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 9/21/72

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Wednesday, July 23, 1969.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, John J. Knoop and Kenneth Cook.

The minutes of the previous meeting held on Wednesday, July 23, 1969, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN MONROE TOWNSHIP SECTION 26, TO THE VILLAGE OF TIPP CITY, OHIO

Willis Karns, et al, Petitioners

FILING OF PETITION - HEARING DATE SET

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

WHEREAS, a petition filed by Willis Karns, Dorothy Karns, Paul L. Struewing, Helen W. Struewing, residing freeholders, has been presented to the Board of Miami County Commissioners, asking for annexation of certain territory in Section 26, Town 4, Range 6, Monroe Township, Miami County, Ohio, to the Village of Tipp City, Ohio, containing 113.86 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 twenty-fourth day of September, 1969, in the offices of the Miami County Commissioners, Court House, Troy, Ohio, and further be it,

RESOLVED, that the Agent for the petitioners, Robert A. McCarthy, 12 South Cherry Street, 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 they may give notice as required by law.

The motion to adopt the resolution was seconded by Mr. Cook, with the Board voting as follows: Mr. Rike, yes; Mr. Knoop, yes; and Mr. Cook, yes.

LEGAL NOTICE

Notice is hereby given that on the 7th day of July, 1969, there was presented to the Board of Commissioners of the County of Miami, State of Ohio, a petition signed by all of adult freeholders residing in the following described territory, situated in the Township of Monroe, County of Miami, and State of Ohio, and adjacent and contiguous to the Village of Tipp City, Ohio, to-wit:

Situate in the State of Ohio, County of Miami, Township of Monroe, and being part of Section 26, Town 4, Range 6, and being more particularly described as follows:

Beginning at a railroad spike in the North line of said Section 26, which is also the present South corporation line of the Municipality of Tipp City, Ohio, at the intersection with the centerline of the Tipp-Cowlesville Road, said spike being referenced by being East a distance of 1407.32 feet from the Northwest corner of said Section 26; thence from said point of beginning North 89 degrees 19 minutes East with the North line of said Section 26, a distance of 1210.04 feet to an iron pin in the easterly right of way line of the Baltimore and Ohio Railroad; thence South 13 degrees 11 minutes East with the easterly line of the Baltimore and Ohio Railroad Company right of way, a distance of 1329.29 feet to a point; thence South 19 degrees 41 minutes East still with the said right of way line a distance of 88.39 feet to a point; thence South 24 degrees 20 minutes East still with the said right of way line a distance of 10.33 feet to a point; thence South 13 degrees 11 minutes East with the said railroad right of way line a distance of 238.01 feet to a point; thence South 89 degrees 41 minutes West with a South line of the Dayton Power and Light Company's 25.0716 acre tract and its extension, passing the westerly right of way line of the said railroad right of way at 80.01 feet a distance of 537.86 feet to a concrete monument; thence South 74 degrees 49 minutes West with a South line of the said Dayton Power and Light Company tract a distance of 771.03 feet to a railroad spike in the Southwest corner of said Dayton Power and Light Company tract and in the centerline of the Tipp-Cowlesville Road; thence North 3 degrees 26 minutes West with the centerline of the Tipp-Cowlesville Road a distance of 1397.49 feet to a railroad spike; thence North 15 degrees 52 minutes West with the centerline of the Tipp-Cowlesville Road a distance of 348.35 feet to a railroad spike at the intersection of the centerline of the Tipp-Cowlesville Road and the Evanson Road; thence North 16 degrees 08 minutes West with the centerline of the Tipp-Cowlesville Road a distance of 804.88 feet to a railroad spike; thence North 15 degrees 25 minutes West with the centerline of the Tipp-Cowlesville Road a distance of 1853.74 feet to the place of beginning containing 113.86 acres more or less.

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

Said Board of County Commissioners has fixed the 24th day of September, 1969, 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.

ROBERT A. MCCARTHY,
Agent of the Petitioners
August 1, 8, 15, 22

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 four weeks, beginning on the 1st day of August, 1969.

Sworn to and subscribed before me this 25th day of August, 1969.

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

BETTY J. O'CONNOR, Notary Public
In and for Miami County, Ohio

My Commission Expires December 16, 1972

Printer's Fee \$ 22.36
Notary's Fee \$.80
Total \$ 23.16

(SEAL)

WEDNESDAY, SEPTEMBER 24, 1969

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, September 22, 1969.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, and John J. Knoop.

The minutes of the previous meeting were read and approved; such meeting having been held Monday, September 22, 1969.

ANNEXATION OF CERTAIN TERRITORY IN MONROE TOWNSHIP SECTION 26, TO THE VILLAGE OF TIPP CITY, OHIO

Willis Karns, et al, Petitioners

PUBLIC HEARING HELD - PETITION GRANTED

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

WHEREAS, pursuant to action taken by the Board of Miami County Commissioners on July 25, 1969, a public hearing was held in the Miami County Commissioners' office, Court House, Troy, Ohio, on the twenty-fourth day of September, 1969, at ten o'clock A. M. on the petition of Willis Karns, et al, requesting that certain territory in Section 26, Town 4, Range 6, Monroe Township, Miami County, Ohio, being adjacent to the Village of Tipp City, Ohio, containing 113.86 acres, more or less, 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 July 25, 1969, and

STATE OF OHIO }
} ss:
COUNTY OF MIAMI)

Robert A. McCarthy, being first duly sworn, deposes and says that he is the agent for the Petitioners Willis Karns, Dorothy Karns, Paul L. Struewing and Helen W. Struewing; further affiant says that he has properly advertised said Petition for annexation pursuant to Section 709.031; that he has complied with all provisions of Section 709.031 to-wit; has delivered copies of the said legal notice to the Clerk of Monroe Township and to the Clerk of the Village of Tipp City; that he has delivered written notice of the filing and date of filing of the Petition to the Clerk of Monroe Township and to the Clerk of the Village of Tipp City pursuant to Revised Code Section 709.03; further affiant sayeth naught.

Robert A. McCarthy
ROBERT A. MC CARTHY
AGENT FOR PETITIONERS

Sworn to before me and subscribed in my presence this

11th day of September, 1969.

NOTARY PUBLIC

CAROLYN S. SHAFFNER, NOTARY PUBLIC
IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 9/21/72

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, and as shown by the Proof of Publication submitted; and the Agent of the Petitioners, Robert A. McCarthy, has complied with all provisions of Section 709.03 and 709.031 of the Ohio Revised Code, as shown by his affidavit filed by him as Agent in these proceedings, and

WHEREAS, the petition in the matter was publicly read at the hearing; and no 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 Willis Karns, et al, contains all the matters required by law;
- (2) That the statements in the petition are true;
- (3) That the territory included in the annexation petition is not unreasonably large; the map or plat is accurate; and the general good of the territory sought to be annexed will be served if the petition is granted;
- (4) That the persons whose names are subscribed to the petition are a majority of the adult freeholders, being the only residing freeholders in the territory to be annexed;
- (5) That the legal notice has been published, and such notices have been delivered by the Agent as required by Sections 709.03, and 709.031 R. C.;
- (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 Willis Karns, et al, 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 Village of Tipp City Council, 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. Rike, yes; and Mr. Knoop, yes.

* * * * *

RECEIVED
2:40 O'CLOCK P M

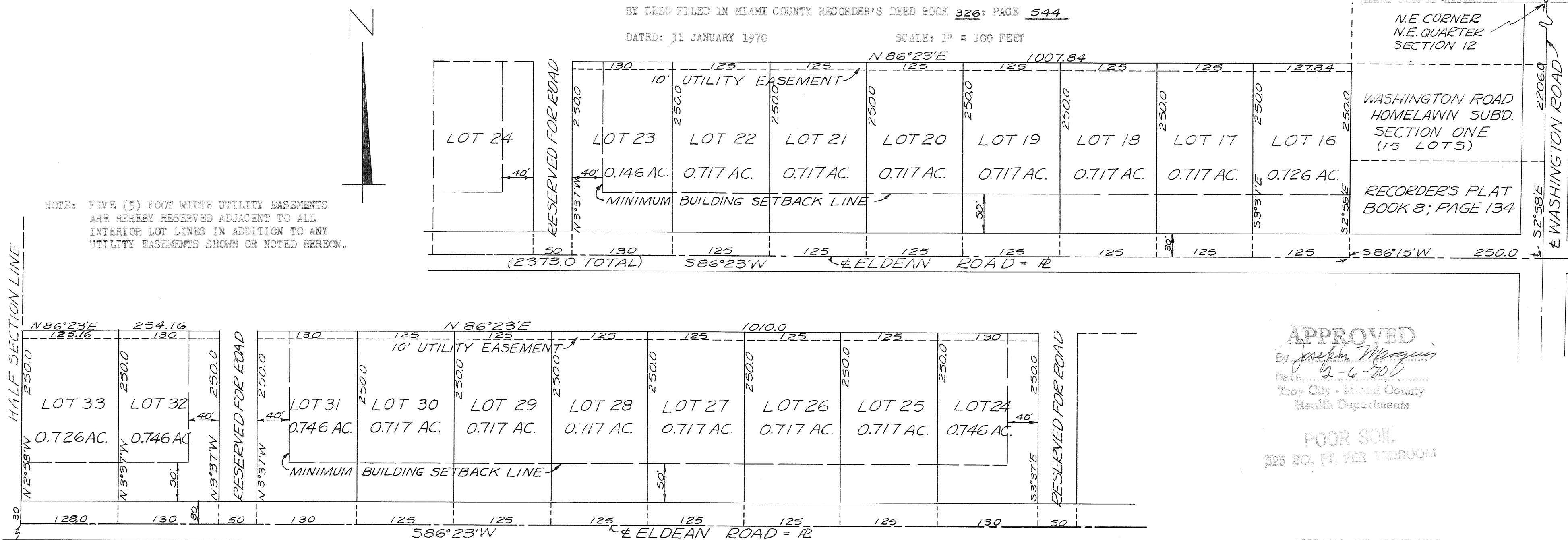
FEB - 5 1970

RECORDED IN RECORD
BOOK 10 PAGE 71 B
MARY B. GUSTIN,
RECORDER, MIAMI COUNTY, OHIO

WASHINGTON ROAD HOMELAWN SUBDIVISION-SEC. TWO

PART OF NORTHEAST QUARTER OF SECTION 12; TOWN-7; RANGE-5 IN CONCORD
TOWNSHIP, MIAMI COUNTY, OHIO. SAME BEING A SUBDIVISION CONTAINING
13.040 ACRES OF A TOTAL OF 135.44 ACRES ACQUIRED BY OPAL F. LISKEY
BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 326; PAGE 544
DATED: 31 JANUARY 1970 SCALE: 1" = 100 FEET

RECORDERS PLAT BOOK 10 PAGE 72
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR
RECORD THIS 9TH DAY OF FEBRUARY, 1970,
AT 1:52 P.M. FILE NUMBER 66196
FEE \$8.60
Manly B. Austin, Recorder
By: Helen G. Stump, Deputy



APPROVED
By Joseph Marguin
Date 2-6-70
Troy City - Miami County
Health Departments

POOR SOIL
325 SQ. FT. PER BEDROOM

APPROVAL AND ACCEPTANCE

AT A MEETING OF THE CITY OF TROY, OHIO PLANNING AND ZONING COMMISSION HELD THIS 25TH DAY OF MARCH, 1969, THIS SUBDIVISION PLAT WAS APPROVED.

Harry J. Lewis PRESIDENT
LaDonne Zanties SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 9TH DAY OF FEBRUARY, 1970. SEE PLAN. COMM. MINUTES DATED NO. 1890 APRIL 14, 1969.

Luther Pike
Kenneth Cook

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 9TH DAY OF FEBRUARY, 1970

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

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 9TH DAY OF FEBRUARY, 1970.

Luther Pike
Kenneth Cook

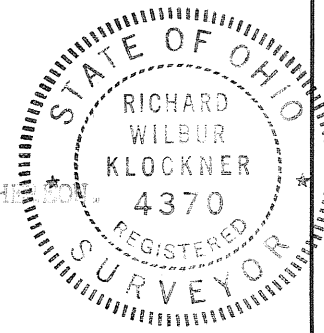
APPROVED AND TRANSFERRED THIS 9th DAY OF February, 1970

Carl Davis by G. Sheerenbarger, Deputy
CARL DAVIS, MIAMI COUNTY AUDITOR

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES-TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON

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



DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER 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 PORTION OF ELDEAN ROAD, SHOWN WITHIN THE LIMITS OF THIS PLAT, TO THE PUBLIC USE FOREVER.

EASEMENTS NOTED OR SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS SEWERS, 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.

Opal F. Liskey OWNER
Lena Massie WITNESS
Russell F. Massie WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ALL OF 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 HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 4th DAY OF February, 1970.

R. J. Massie June 16, 1972
NOTARY PUBLIC
R. J. Massie, Notary Public
No. 10010 (Miami County, Ohio)
My Commission Expires June 16, 1972

COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AS RESIDENTIAL LOTS. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING AND A PRIVATE GARAGE FOR A MINIMUM OF TWO CARS, ATTACHED TO SAID DWELLING.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR THE PURPOSE OF CREATING ADDITIONAL RESIDENTIAL LOTS OR ANY OTHER PURPOSE.
- THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS SHALL BE NOT LESS THAN 1000 SQUARE FEET FOR ONE FLOOR PLAN DESIGN, 1200 SQUARE FEET FOR SPLIT LEVEL DESIGN, AND 900 SQUARE FEET ON FIRST FLOOR OF A TWO OR ONE AND ONE HALF STORY STRUCTURES.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED ON ANY LOT 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.
- NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE (3) SQUARE FEET OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGN BY A BUILDER TO ADVERTISE DURING CONSTRUCTION.
- NO BARN, STABLE OR OTHER OUTBUILDINGS SHALL BE ERECTED ON THE LOTS IN THIS SUBDIVISION FOR PURPOSES OF HOUSING DOMESTIC ANIMALS, NOR SHALL ANY LIVESTOCK, OR POULTRY OF ANY KIND 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.
- THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND IN GOOD REPAIR, AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT IN THIS SUBDIVISION.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 31, 1990, AT WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE THEN MAJORITY OF LOT OWNERS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS HEIRS OR ASSIGNS.

HONEY CREEK VIEW SUBDIVISION - SEC. 1

~ TOWN 2 ~ RANGE 9 ~ SECTION 24 ~ BETHEL TOWNSHIP ~

~ MIAMI COUNTY ~ OHIO ~

25.910 ACRES

MIAMI COUNTY PLANNING COMMISSION

MIAMI COUNTY COMMISSIONERS

John J. Kuoos
Arthur D. Housler
Samuel L. Cook
Arthur D. Housler

John J. Kuoos
Arthur D. Housler
Samuel L. Cook
Arthur D. Housler

Miami County Engineer

Miami County Engineer

DATE: **FEB. 13**, 1970 No. _____

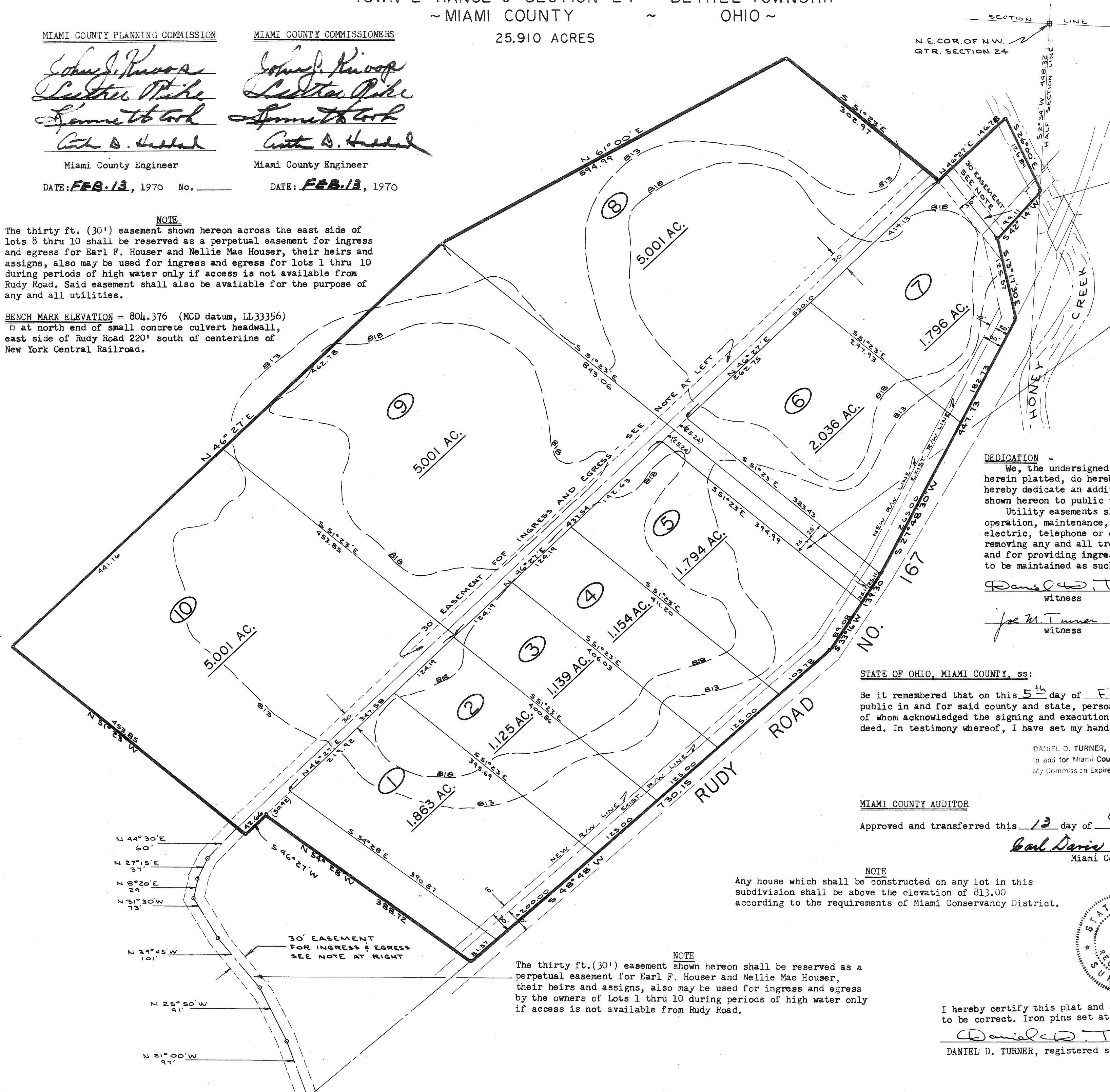
DATE: **FEB. 13**, 1970

NOTE

The thirty ft. (30') easement shown hereon across the east side of lots 8 thru 10 shall be reserved as a perpetual easement for ingress and egress for Earl F. Houser and Nellie Mae Houser, their heirs and assigns, also may be used for ingress and egress for lots 1 thru 10 during periods of high water only if access is not available from Rudy Road. Said easement shall also be available for the purpose of any and all utilities.

BENCH MARK ELEVATION = 804.376 (MCD datum, LL33356)

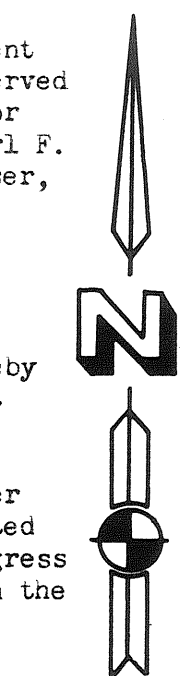
□ at north end of small concrete culvert headwall, east side of Rudy Road 220' south of centerline of New York Central Railroad.



BOOK 10 PAGE 73
Miami County Recorder's record of recorded plats.
File No. 66257
Received for record: 9:19 AM Feb. 13, 1970.
Recorded in Plat Book No. 10 Page 73
Fee: \$ 17.30
Mary B. Gustin, Recorder
Miami County Recorder
By *Dora Whitmer, Deputy*

NOTE
The thirty ft. (30') easement shown hereon shall be reserved as a perpetual easement for ingress and egress for Earl F. Houser and Nellie Mae Houser, their heirs and assigns.

The owner of Lot 8 is hereby granted an access easement for ingress and egress to Rudy Road on the 25' wide portion of Lot 9, the owner of Lot 9 is likewise granted an access easement for ingress and egress to Rudy Road on the 25' wide portion of Lot 8.



SCALE: 1" = 100'

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 Rudy Road as shown hereon to public use forever.

Utility 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 or services, and for the express privilege 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

Earl F. Houser
Earl F. Houser
Nellie Mae Houser
Nellie Mae Houser

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 5th day of Feb., 1970, before me, the undersigned, a notary public in and for said county and state, personally came Earl F. Houser and Nellie Mae Houser, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

DANIEL D. TURNER, Notary Public
In and for Miami County, Ohio
My Commission Expires Aug. 1, 1971

Daniel D. Turner
Notary Public

MIAMI COUNTY AUDITOR

Approved and transferred this 13 day of Feb, 1970.

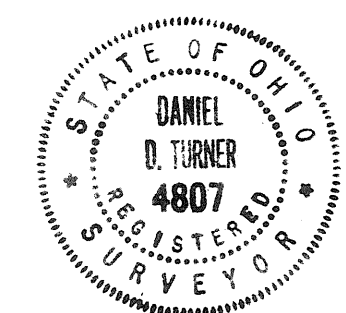
Earl Davis by C. Sheen
Miami County Auditor

APPROVED
By *J. M. Davis*
Date Nov. 14, 1969
Troy City - Miami County
Health Departments

NOTE

Any house which shall be constructed on any lot in this subdivision shall be above the elevation of 813.00 according to the requirements of Miami Conservancy District.

NOTE
The thirty ft. (30') easement shown hereon shall be reserved as a perpetual easement for Earl F. Houser and Nellie Mae Houser, their heirs and assigns, also may be used for ingress and egress by the owners of Lots 1 thru 10 during periods of high water only if access is not available from Rudy Road.



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

FAIR SOIL
275 SQ. FT. PER BEDROOM

HONEY CREEK VIEW SUBDIVISION			
for			
Earl F. and Nellie Mae Houser			
Tipp City - Ohio			
DANIEL D. TURNER and ASSOC.			
Troy - Ohio			
* CIVIL ENGINEERING - LAND SURVEYING *			
DATE	Drawn by:	J.T.	SHEET NO.
11-10-69	Traced by:	D.T.	1/2
FILE NO.	Checked by:		
3-69-65	SCALE: 1"=100'		

HONEY CREEK VIEW SUBDIVISION-SEC. 1
~ TOWN 2 RANGE 9~SECTION 24 ~ BETHEL TOWNSHIP ~
~ MIAMI COUNTY ~ OHIO ~

BOOK 10 PAGE 73 A
Miami County Recorder's record
of recorded plats.

File No. 66257

Received for record: 9:19 AM Feb. 13, 1970
time date

Fee: \$ — Mary B. Hustin Recorder
Miami County Recorder
by Dora Whitmer, 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 one (1) single family dwelling, on lots 1 through 7. Lots 8 through 10 may have 2 houses if approved by all necessary governmental agencies.
2. DWELLING SIZE - The total floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1200 sq. ft.
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 fifteen (15) feet to any interior lot line. All building locations shall be subject to approval by the Miami Conservancy District.
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. 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. None of the provisions of covenant No. 9 shall be construed to be in violation of this covenant.
7. TEMPORARY STRUCTURES - No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
8. 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. 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.
9. LIVESTOCK AND POULTRY - No animal, livestock or poultry of any kind shall be raised, bred or kept on lots 1 through 7 except dogs, cats or other household pets, providing that they are not kept, bred or maintained for commercial purposes. Poultry may be raised on lots 8 through 10 providing that they are not raised, kept or bred for commercial purposes. Livestock other than pigs or hogs may be raised on lots 8 through 10 providing that no more than two (2) animals of each kind are being kept or raised at any one time.
10. 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 December 1, 1989, 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.
11. 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.
12. ENFORCEMENT - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.
13. WEEDS AND TRASH - All lots in this subdivision shall be kept neat and clean at all times. All weeds shall be mowed at least two (2) times per year. No old cars, junk or trash of any type may be kept on any lot at any time.
14. EASEMENTS - All easements shown hereon for ingress and egress shall be kept free and open at all times. No gates or other obstructions of any type may be erected, placed or permitted to remain across any of said easements.

HONEY CREEK VIEW SUBDIVISION		
for		
Earl F. and Nellie Mae Houser		
Tipp City - Ohio		
DANIEL D. TURNER and ASSOC.		
Troy - Ohio		
* CIVIL ENGINEERING - LAND SURVEYING *		
DATE	Drawn by: J.T.	SHEET NO
11-10-69	Traced by:	2/2
FILE NO.	Checked by: D.T.	
3-69-65	SCALE: 1"=100'	

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF 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 PORTION OF PISGAH ROAD AND STATE ROUTE 571, SHOWN WITHIN THE LIMITS OF THIS PLAT, 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, SEWERS, 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.

Bernice Penrod
BERNICE PENROD

James J. Thayer
WITNESS

Bunice Penrod
BUNICE PENROD

Robert J. Moorman
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.:
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ALL OF 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 HERETO SIGNED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO ON THIS 6th DAY OF February, 1970.

Robert Moorman
ROBERT MOORMAN, NOTARY PUBLIC

EXPIRATION DATE: CONTINUOUS

ROBERT I. MOORMAN, LAWYER
Notary Public, State of Ohio
My Commission Expires No. 12/31/70

COVENANTS AND RESTRICTIONS

- LAND USE AND BUILDING TYPE - NO LOT 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.
- DWELLING SIZE- THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CAR PORTS OR PATIOS SHALL NOT BE LESS THAN 1200 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, 1100 SQUARE FEET FOR SPLIT LEVEL DESIGN AND 900 SQUARE FEET ON FIRST FLOOR OF A TWO OR ONE AND ONE-HALF STORY STRUCTURES. ALL HOUSES SHALL HAVE A MINIMUM OF A TWO CAR ATTACHED GARAGE.
- BUILDING LOCATION - NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT PROPERTY LINE OR RIGHT-OF-WAY LINE THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THIS PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO ANY INTERIOR LOT LINE.
- DIVISION OF LOTS - NO LOT OR LOTS SHALL HEREFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
- OTHER BUILDINGS - NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 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 PUT IN OR ALLOWED TO REMAIN NEARER TO THE ROAD THAN THE MINIMUM BUILDING SETBACK LINE. NO BARBED WIRE, FIELD FENCING OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
- NUISANCES - NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY RESIDENTIAL LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
- TEMPORARY STRUCTURES - NO STRUCTURE OR A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY PREMISES EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION OF BUILDINGS.
- SIGNS - NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN (3) THREE SQUARE FEET, OR ONE (1) SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE DURING CONSTRUCTION.
- HEATING FUEL STORAGE - CONTAINERS FOR THE PURPOSE OF STORING HEATING OR COOKING FUEL SHALL BE COMPLETELY UNDERGROUND OR WITHIN THE BUILDING STRUCTURE AND NOT EXPOSED TO THE OUTSIDE OF THE PREMISES.
- TIME OF COVENANTS - THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 15, 1990, 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 CHANG SAID COVENANTS.
- INVALIDATION OF COVENANTS.- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- ENFORCEMENT OF COVENANTS - THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

BETHEL ACRES

PART NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 17; TOWN-2; RANGE-9
IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING
11.927 ACRES OF A TOTAL OF 30.173 ACRES ACQUIRED BY BERNICE AND BUNICE
PENROD BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 457; PAGE 78
15 JANUARY 1970 SCALE: 1" = 100 FEET

NOTE: 5' UTILITY EASEMENTS ARE HEREBY RESERVED
ADJACENT TO ALL SIDE LOT LINES AND 10'
UTILITY EASEMENTS ARE RESERVED ADJACENT
TO ALL REAR LOT LINES.

APPROVAL AND ACCEPTANCE

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING
COMMISSION THIS 20th DAY OF FEBRUARY
1970.

John J. Knoops

Luther R. Pike

Benneth Cook

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER THIS 20th DAY OF FEBRUARY
1970.

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

THIS PLAT APPROVED BY THE MIAMI COUNTY
COMMISSIONERS THIS 20th DAY OF FEBRUARY
1970.

John J. Knoops

Luther R. Pike

Benneth Cook

APPROVED AND TRANSFERRED THIS 20 DAY OF
February, 1970.

Carl Davis by R. Schellenger Deputy
CARL DAVIS, MIAMI COUNTY AUDITOR

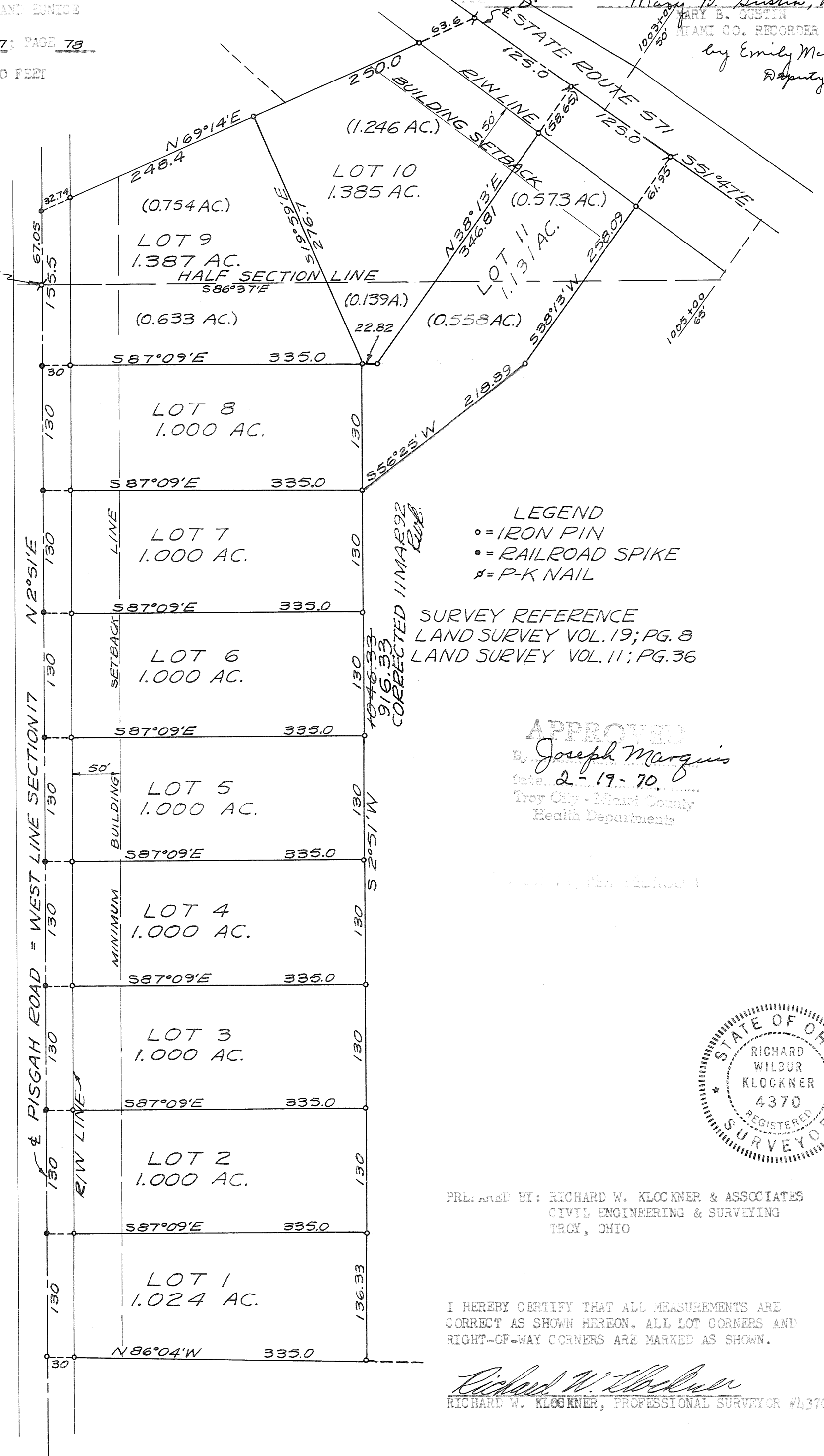
RECORDER'S PLAT BOOK 10 PAGE 74
MIAMI COUNTY RECORDERS PLAT RECORDS. RECEIVED

FOR RECORD THIS 20th DAY OF FEB. 1970,

AT 11:10 A.M. FILE NUMBER 66390

FEES \$ 8.60
Mary B. Austin, Recorder
MIAMI CO. RECORDER
by Emily McNeal
Deputy

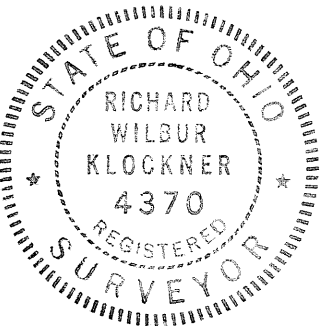
N.W. CORNER
S.W. QUARTER
SECTION 17



LEGEND
• = IRON PIN
• = RAILROAD SPIKE
x = P-K NAIL

SURVEY REFERENCE
LAND SURVEY VOL. 19; PG. 8
LAND SURVEY VOL. 11; PG. 36

APPROVED
By Joseph Margolis
Date 2-19-70
Troy City - Miami County
Health Department

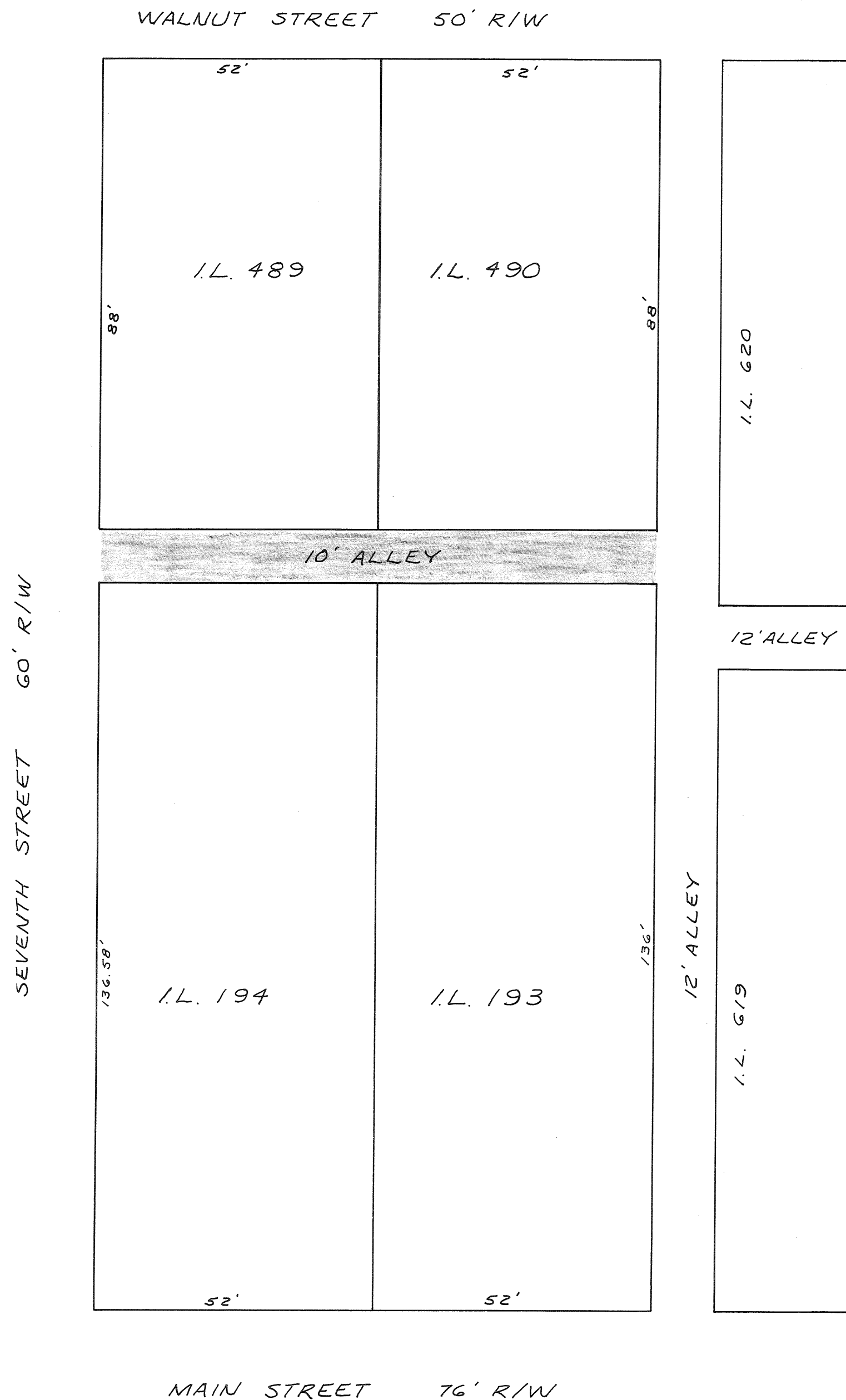


PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE
CORRECT AS SHOWN HEREON. ALL LOT CORNERS AND
RIGHT-OF-WAY CORNERS ARE MARKED AS SHOWN.

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

MUNICIPALITY OF TIPP CITY, OHIO
 ~ ALLEY VACATION ~
 BETWEEN INLOTS 489, 490 & 193, 194



SCALE 1" = 20 FEET
 FEBRUARY, 1970

CONSENT TO VACATION

WE THE UNDERSIGNED BEING THE OWNERS OF ALL LANDS ABUTTING THE SHADED ALLEY SHOWN HEREON WHICH WE HAVE PETITIONED THE COUNCIL OF THE MUNICIPALITY OF TIPP CITY, OHIO, TO VACATE, DO HEREBY CONSENT TO SUCH VACATION AND WAIVE NOTICE OF THE PENDENCY OF SUCH PETITION.

Hazel Gilliam
 HAZEL GILLIAM

Otto H. Frings
 WITNESS

Thomas A. Thompson
 THOMAS A. THOMPSON

Carol R. Bayliff
 WITNESS

Margaret M. Thompson
 MARGARET M. THOMPSON

James R. Bayliff
 WITNESS

Otto H. Frings
 OTTO H. FRINGS

Hazel Gilliam
 WITNESS

Isabel S. Frings
 ISABEL S. FRINGS

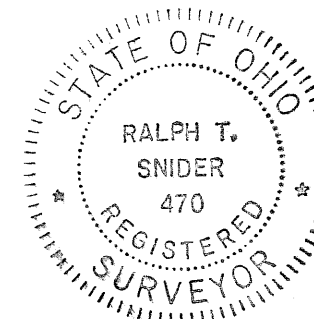
John Vorns
 WITNESS

COUNTY OF MIAMI - STATE OF OHIO - S.S.

PERSONALLY APPEARED BEFORE ME THE ABOVE OWNERS OF SAID LANDS, WHO EXECUTED THE FOREGOING CONSENT, WHO ACKNOWLEDGED THAT SUCH EXECUTION IS THEIR VOLUNTARY ACTS.

SUBSCRIBED BY ME March 3 1970.

Phyllis Harrison
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES: July 28, 1973



PLAT BOOK 10 PAGE 75
 MIAMI COUNTY RECORDER'S PLAT RECORDS.
 RECEIVED FOR RECORD THIS 10th DAY OF
MARCH 1970, AT 9²⁵ A.M.
 FILE NUMBER: 66643 FEE: \$ 8.60

Mary B. Hustin Recorder by Dora Whitmer, Deputy
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS
10th DAY OF March 1970.

Carl Davis by L. Schellenbarger, Deputy
 MIAMI COUNTY AUDITOR

AT A MEETING OF THE COUNCIL OF THE MUNICIPALITY OF TIPP CITY, OHIO, HELD THIS 17th DAY OF NOVEMBER 1969 THIS VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 43-69

Esse Chamberlain
 PRES. OF COUNCIL

Phyllis Harrison
 CLERK OF COUNCIL

REFERENCES

RECORDED PLAT BOOK 1, PAGE 27
 RECORDED PLAT BOOK 2, PAGES 13 & 159
 LOT SURVEY BOOK 8, PAGE 107

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

Ralph T. Snider
 RALPH T. SNIDER
 OHIO REGISTRATION NO. 470
 WEST MILTON, OHIO

ALLEY VACATION
BETWEEN INLOTS 530 & 531

Mary B. Gustin, Recorder by Dora Whitmer, Deputy.
MIAMI COUNTY RECORDER

Carl Davis by C. Shellminger Deputy
MIAMI COUNTY AUDITOR

Donna J. Davis
ACTING PRES. OF COUNCIL

Phyllis Gieseman
CLERK OF COUNCIL



SCALE: 1" = 30'
FEBRUARY, 1970

WE THE UNDERSIGNED BEING THE OWNER OF ALL LAND ABUTTING THE SHADED ALLEY SHOWN HEREON WHICH WE HAVE PETITIONED THE COUNCIL OF THE MUNICIPALITY OF TIPP CITY, OHIO, TO VACATE, DO HEREBY CONSENT TO SUCH VACATION AND WAIVE NOTICE OF THE PENDENCY OF SUCH PETITION.

J. J. Holtzworth
PRESIDENT

James G. Realie
WITNESS

Phyllis Grissman
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES: July 28, 1973

The seal is circular with a double-lined border. The outer border contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by two small stars. The inner circle contains the name "RICHARD WILBUR KLOCKNER" in three lines, followed by the number "4370" on the next line.

Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED SURVEYOR NO. 4370
TROY, OHIO

MIAMI COUNTY RECORDER'S
PLAT RECORDS.

RECEIVED FOR RECORD THIS

23RD DAY OF APRIL 1970 AT 3:38 PM

FILE NO. 67452

Mary B. Guerin
MIAMI COUNTY RECORDER

FALKNOR ROAD NO. 98 ALTERATION
VACATION OF ABANDONED PORTIONS

NEWBERRY TWP.

CLIFFORD V. & S.E. PETERS
EASEMENT ACQUIRED 0.068 ACRES
D.B. 470 PG. 694

MARIAN T. WILLIAMS
EASEMENT ACQUIRED 0.095 ACRES
D.B. 470 PG. 696

Q CURVE DATA
D = 8° 56'
R = 640.72
Δ = 17° 44' 30"
L = 198.40
T = 100.00

Q CURVE DATA
D = 28° 39'
R = 200.00
Δ = 39° 34'
L = 138.11
T = 71.94

Q CURVE DATA
D = 24° 30'
R = 233.86
Δ = 22° 50'
L = 93.20
T = 47.22

Q CURVE DATA
D = 9° 08'
R = 626.95
Δ = 18° 07' 30"
L = 198.33
T = 100.00

WM. & MAE BUCHOLTZ
EASEMENT ACQUIRED 0.069 ACRES
" " 0.342 ACRES
TOTAL 0.411 ACRES
D.B. 470 PG. 690
D.B. 470 PG. 692

Q CURVE DATA
D = 15° 00'
R = 381.97
Δ = 31° 23'
L = 209.22
T = 107.31

WILLIAM F. KNICK &
CAROLYN JEAN KNICK

FORREST L. & CAROLYN BLANKENSHIP

EASEMENT ACQUIRED 0.142 ACRES RIVER BOTTOM
D.B. 470 PG. 686 0.179 ACRES USEABLE LAND
TOTAL 0.321 ACRES

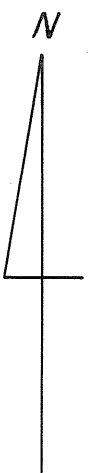
JOHN B. & EDNA WADE
EASEMENT ACQUIRED 0.142 ACRES RIVER BOTTOM
D.B. 470 PG. 688 0.188 ACRES USEABLE LAND
TOTAL 0.330 ACRES

APPROVED 20 FEB 1970

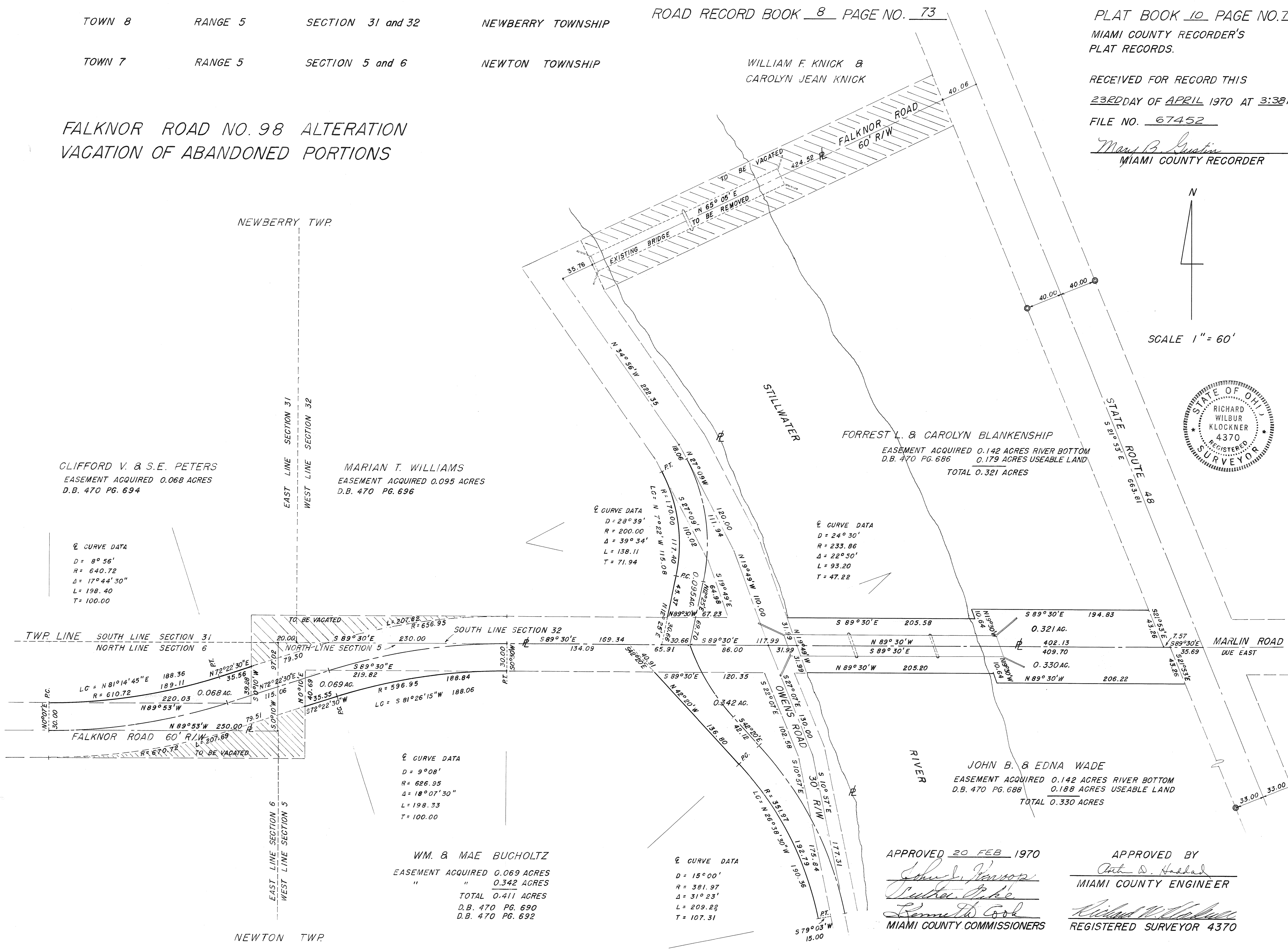
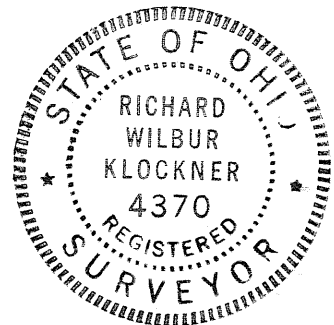
John L. Keweenaw
Arthur D. Haddad
Richard W. Haddad
MIAMI COUNTY COMMISSIONERS

APPROVED BY
Arthur D. Haddad
MIAMI COUNTY ENGINEER

Richard W. Haddad
REGISTERED SURVEYOR 4370



SCALE 1" = 60'



File No. 67548
Received For Record This
29th day of APRIL 1970,
at 11:15 A.M.
Recorded in Plat Book No. 10
Page 78
Fee \$ 8.60

SHELLEY PLAT

BEING A SUBDIVISION OF 4.451 ACRES
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 26, TOWN 7, RANGE 4,
UNION TOWNSHIP, MIAMI COUNTY, OHIO

APPROVED MIAMI COUNTY PLANNING
COMMISSION
John G. Knoop
Penelope Cook
Arthur Pike
DATE APRIL 23, 1970 NO. 1916
Arthur D. Gaddas
APPROVED MIAMI COUNTY ENGINEER

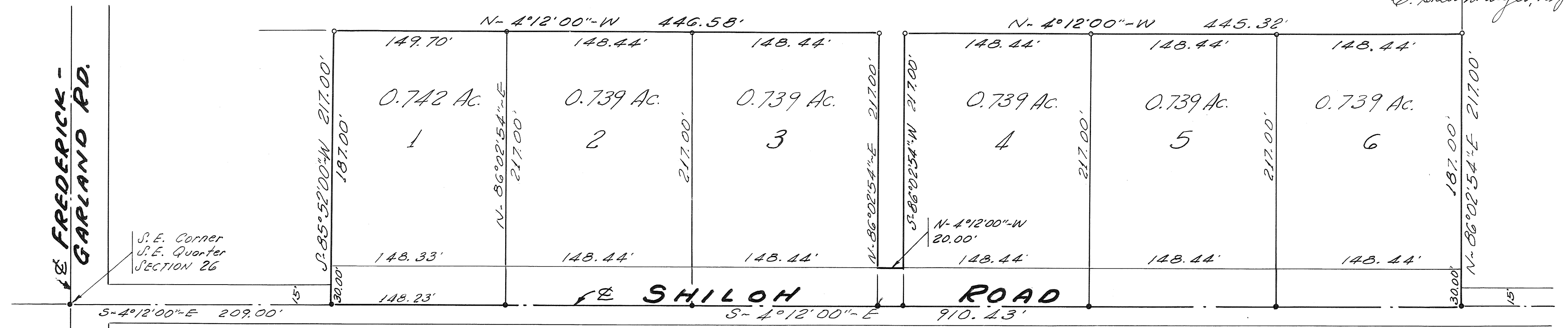
The within plot is a subdivision of 4.451 acres of land
out of 40.00 acres conveyed to Esther Shelley by deed
recorded in Deed Book 336 page 213 of the deed records
of Miami County, Ohio.

prepared by
JAMES R. AHART & ASSOC.

Mary B. Gustin
MIAMI COUNTY RECORDER

Transferred This 29th day of
April 1970.

Carl Davis
MIAMI COUNTY AUDITOR
G. Shellenbarger, Deputy



SEE COURT ENTRY RECORDED IN MISC. BOOK 17,
PAGE 208, DATED NOVEMBER 13, 1970.

Mary B. Gustin
RECORDER

DEDICATION,
I the undersigned, being the owner and leinholder of
the lands herein platted, do hereby voluntarily consent
to the execution of the said plat and do dedicate the
street as shown hereon to the public use forever.

Signed and acknowledged in the presence of:
William E. Yates WITNESS
Gerald S. Renshaw WITNESS

WITNESS

WITNESS

Esther Shelley
ESTHER SHELLEY, OWNER

STATE OF OHIO, MIAMI COUNTY, OHIO, S.S. APRIL
Be it remembered that on this 24 day of APRIL,
1970. Before me the undersigned, a notary public in
and for said county and state, personally came
Esther Shelley 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 E. Yates
Notary Public in and for Miami County, Ohio
My Commission expires 4-9-73

- o ~ Indicates Iron Pin
- ~ Indicates Iron Spike

APPROVED
By Charles K. ...
Date 4-28-70
Troy City - Miami County
Health Departments

POOR SOIL
325 SQ. FT. PER BEDROOM

I hereby certify that this map is a true and
complete survey made under my supervision
on April 22, 1969; that all monuments are set
as shown.

Gerald S. Renshaw
Gerald S. Renshaw #4872

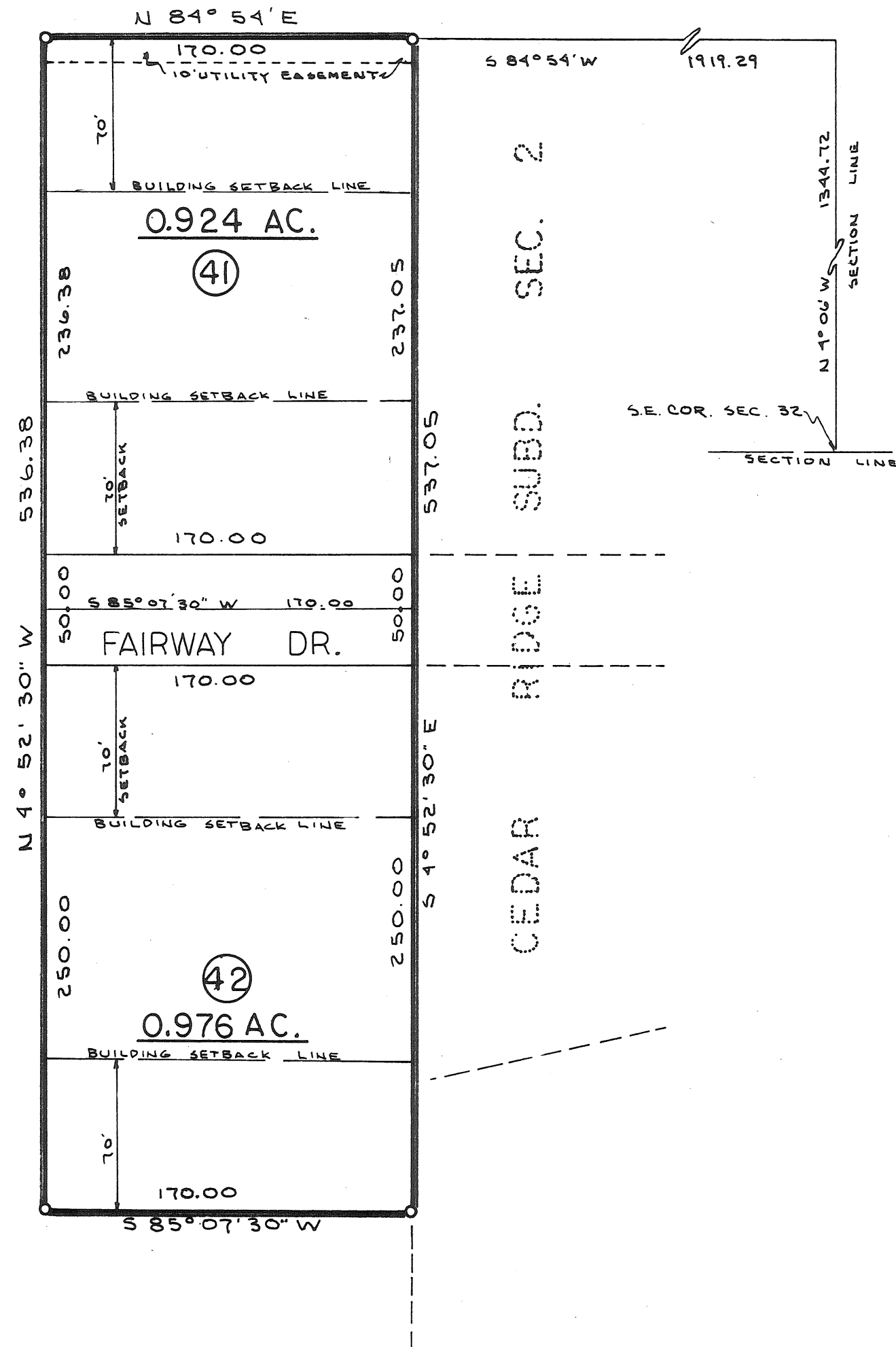
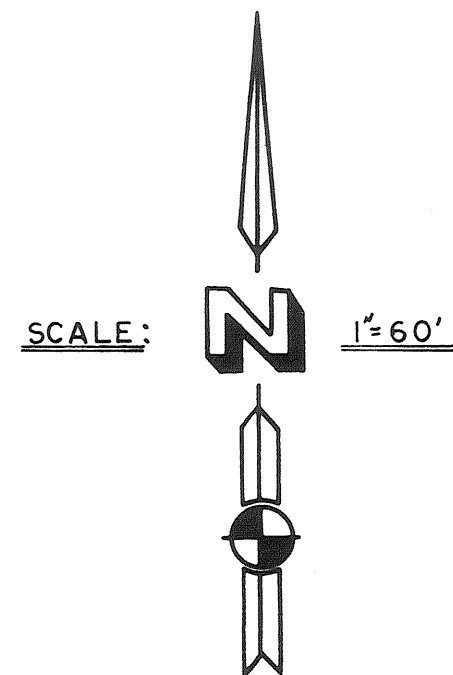
CEDAR RIDGE SUBDIVISION SEC. 3

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

• MIAMI COUNTY • OHIO •

STREET = 0.195 ACRE

BOOK 10 PAGE 79
Miami County Recorder's record
of recorded plats.



NOTE

There is a five ft. (5') utility easement along each exterior rear or side property line and along each side of all interior lot lines, except as may be shown otherwise hereon.

Restrictions for this plat shall be the same as for Cedar Ridge Subdivision - Section one, as recorded in Plat Book 7, Page 132A, of the Miami County Plat Records.

MIAMI COUNTY COMMISSIONERS

John J. Knoop
Luther Pike
Kenneth Cook

MIAMI COUNTY PLANNING COMMISSION

John J. Knoop
Luther Pike
Kenneth Cook

Arthur D. Haddad by Richard W. Goodall
Miami County Engineer DEPUTY

Arthur D. Haddad by Richard W. Goodall
Miami County Engineer DEPUTY

DATE: 1 MAY 1970

DATE 1 MAY 1970 NO. 1919

DESCRIPTION

Being a subdivision of 2.095 Acres of an 81.489 Acre tract conveyed to Trojan Development Co. by deed recorded in Vol. 366, Page 515, of the Miami County Deed Records.

DEDICATION

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

Easements shown or noted on this 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 ingress and egress to the properties for said purposes, and are to be maintained as such forever.

Leea V. Cooley
Witness
Carolyn S. Shaffner
Witness

TROJAN DEVELOPMENT CO.

Richard W. Goodall
Richard W. Goodall, President
William M. Harrelson
William M. Harrelson, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 8th day of January, 1969, before me, the undersigned, a notary public in and for said county and state, personally came Trojan Development Co. by its president Richard W. Goodall and its secretary William M. Harrelson, 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: April 30, 1970
date

Leea V. Cooley
NOTARY PUBLIC

APPROVAL BY CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 14 day of January, 1970, this plat was approved.

H. J. Legner
Chairman
Laurence Yantis
Secretary

APPROVAL BY MIAMI COUNTY AUDITOR

Approved and transferred this 1st day of May, 1970

Paul Davis
Miami County Auditor
C. Stollenberger, Deputy

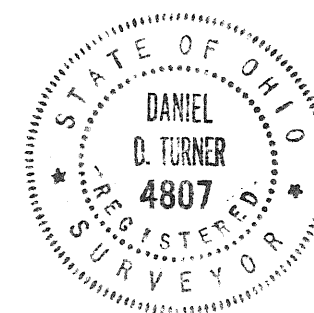
MIAMI COUNTY RECORDER

File No. 67609

Received for record 2:20 PM MAY 1, 1970.

Recorded in Plat Book No. 10, Page 79

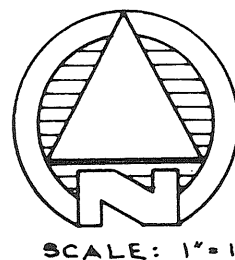
Fee: \$8.60
Mary B. Lustin
Miami County Recorder



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

CEDAR RIDGE SUBDIVISION - SECTION 3			
for			
Trojan Development Co.			
Troy, Ohio			
DANIEL D. TURNER and ASSOC.			
Troy, Ohio			
* CIVIL ENGINEERING - LAND SURVEYING *			
DATE	Drawn by:	T.S.	SHEET NO.
12-6-69	Traced by:		
FILE NO.	Checked by:	D.T.	
11-69-266	SCALE: 1"=100'		1/1

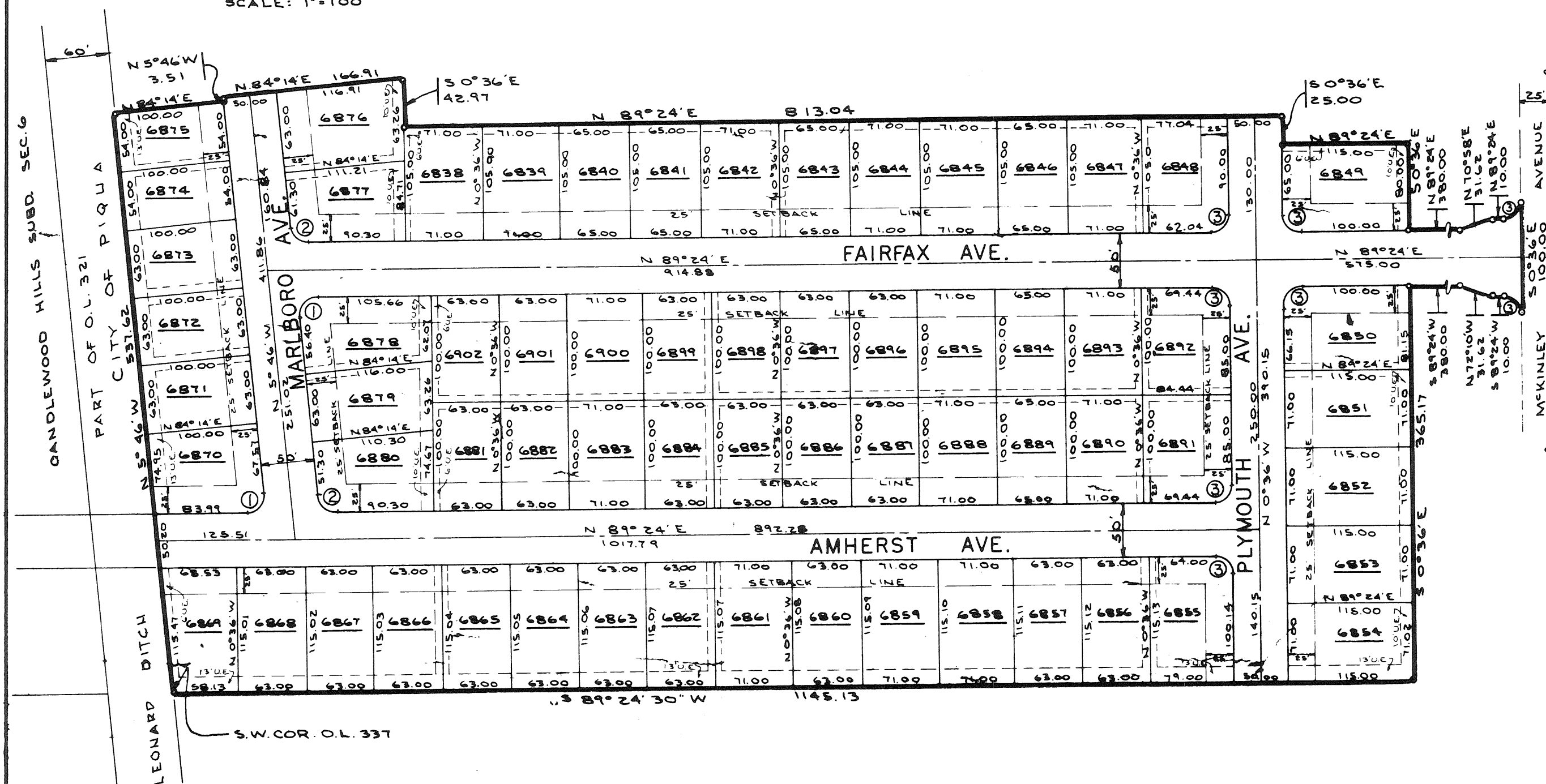


CANDLEWOOD HILLS SUBDIVISION-SEC. 8

PART OF O.L. 337

PIQUA-OHIO

BOOK 10 PAGE 80
Miami County Recorders Record
of recorded plats.



DESCRIPTION

Being a subdivision of 14.599 Acres of part of O.L. 337 in the City of Piqua, Miami County, Ohio, as conveyed to Mid-Continent Properties, Inc. by deed recorded in Vol. 452, Page 215, of the Miami County Deed Records.

DEDICATION

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

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, 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.

William J. Talbot
witness
M. Ruth Adams
witness

MID-CONTINENT PROPERTIES, INC.
Peter R. Thompson
Peter R. Thompson, president
Edwin W. Barnes
Edwin W. Barnes, executive vice-president

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 18 day of Nov, 1969, 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 by its executive vice-president Edwin W. Barnes, 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.

Helene A. Lawrence
Notary Public

CURVE DATA

① I - 95°10'
R - 15.00
T - 16.42
L - 24.91

② I - 84°50'
R - 15.00
T - 13.70
L - 22.21

③ I - 90°00'
R - 15.00
T - 15.00
L - 23.56

NOTE

Easements indicated on this plat are six (6) feet on each side of lot lines unless indicated otherwise. Easements are designated thus: _____

Protective covenants for this plat shall be the same as those for Candlewood Hills- Sec. 2 as recorded in Plat Book 9, Page 44A, of the Miami County Plat Records.

MIAMI COUNTY AUDITOR

Approved and transferred this 8th day of May, 1970.

Paul Davis by L. Schellenger
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 67752

Received for record MAY 18, 1970 3:37 PM

Recorded in Plat Book No. 10 Page 80

Fee: \$ 8.60 Mary B. Gustin
Miami County Recorder

SEE CORRECTIVE PLAT RECORDED IN THIS BOOK ON PAGE 87

JUNE 19, 1970 Mary B. Gustin
RECORDER

PLANNING COMMISSION

At a meeting of the City of Piqua planning commission held this 27 day of April, 1970, this plat was approved.

George B. Shaw
John D. Scarborough

Robert M. Hance
Robert J. Holt

CITY COMMISSION

At meeting of the city commission of the City of Piqua held this 4 day of MAY, 1970, this plat was approved by ordinance no. 44801

Harold R. Shacht
Joseph C. Rind
Ralph Spencer

Harold W. Dittmer

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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807



Candlewood Hills Subd.-Section 8 for Mid-Continent Properties, Inc. Piqua-Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio -CIVIL ENGINEERING- LAND SURVEYING-		
DATE	Drawn by: JT	SHEET NO.
10-4-69	Traced by:	1/1
FILE NO.	Checked by: DT	
3-69-42	SCALE 1"=100'	

ANNEXATION TO VILLAGE OF COVINGTON

• TOWN 8 • RANGE 5 • SECTION 29,31,32 • NEWBERRY TOWNSHIP •
• MIAMI COUNTY • OHIO •

BOOK 10, PAGE 81
Miami County Recorder's record
of recorded plats.

File No. 67802
Received for record: 1:44 PM MAY 11, 1970
Fee: \$ 8.60

Mary B. Austin
Miami County Recorder
by Emily M. Neal, Deputy

APPROVAL BY MIAMI COUNTY COMMISSIONERS

The annexation of the forgoing area
approved by the Miami County Commissioners
this 11 day of January, 1970.

John J. Knoop
Luther Pike
Kenneth Cook

APPROVAL BY VILLAGE OF COVINGTON

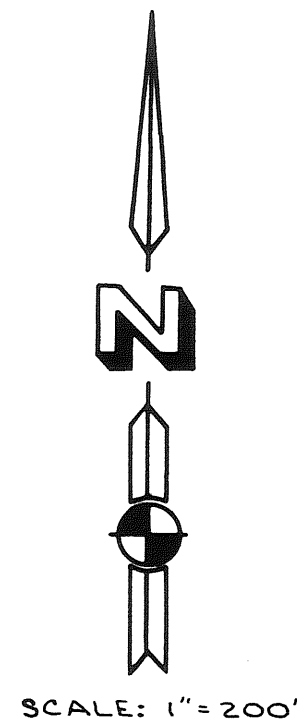
At a meeting of the Village council of
the Village of Covington, Ohio, Held this
9th day of MAY, 1970 this
annexation plat was accepted and approved
by ordinance number 099-70

Daniel D. Turner Mayor
Judith K. Sanders Clerk
C.R. Crawford President
Roguel O'Donnell Solicitor

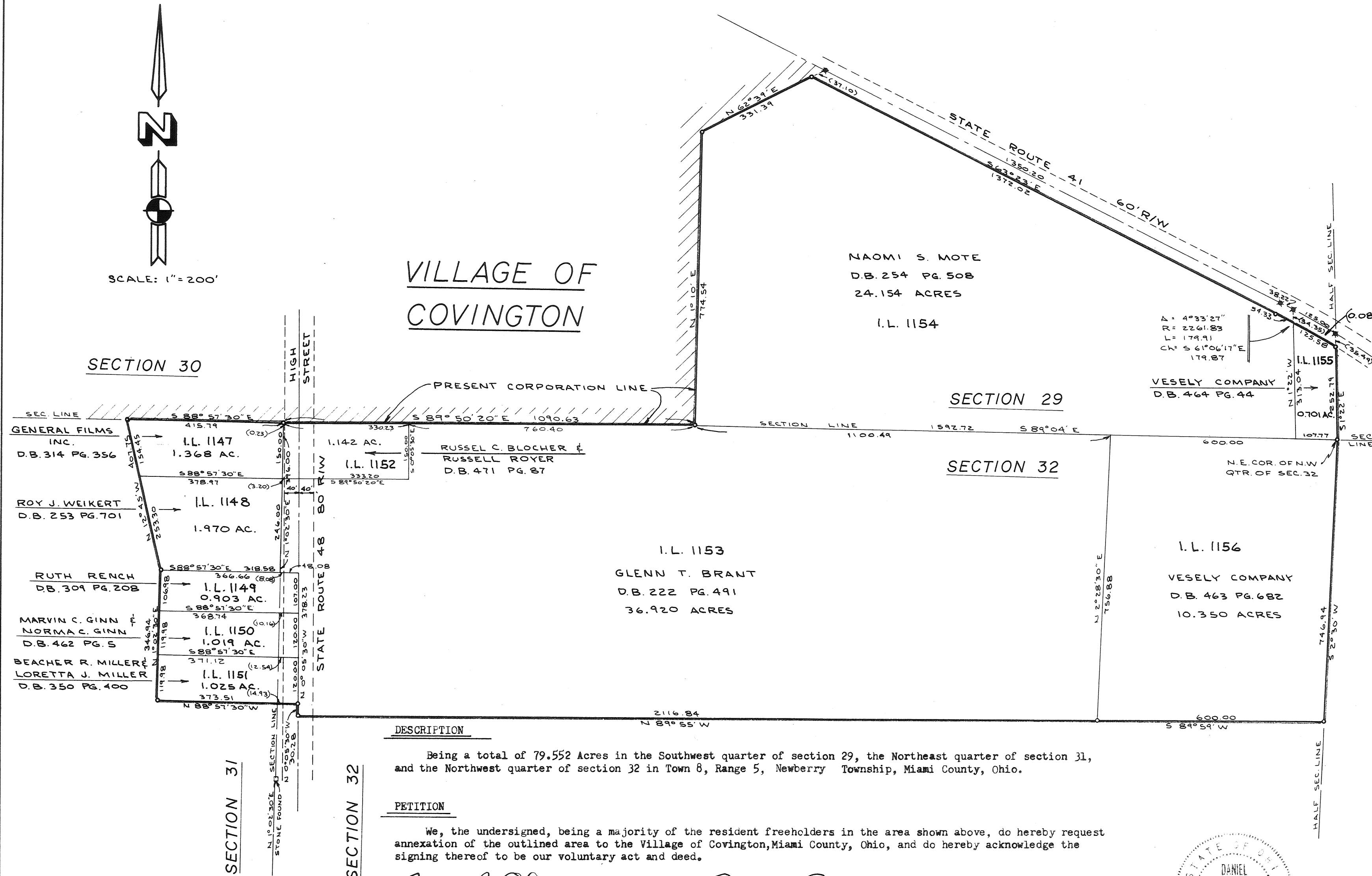
MIAMI COUNTY AUDITOR

Approved and transferred this 11 day
of May, 1970.

Carl Davis
Miami County Auditor
C. Shellenbarger
Deputy



SCALE: 1"=200'



DESCRIPTION

Being a total of 79.552 Acres in the Southwest quarter of section 29, the Northeast quarter of section 31,
and the Northwest quarter of section 32 in Town 8, Range 5, Newberry Township, Miami County, Ohio.

PETITION

We, the undersigned, being a majority of the resident freeholders in the area shown above, do hereby request
annexation of the outlined area to the Village of Covington, Miami County, Ohio, and do hereby acknowledge the
signing thereof to be our voluntary act and deed.

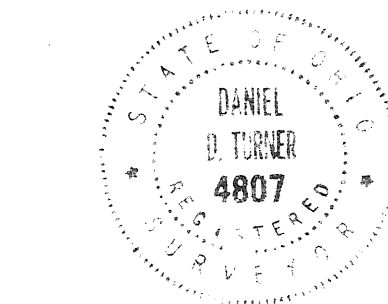
James R. O'Donnell
witness
Roguel O'Donnell
witness
Michael S. O'Donnell
witness

Ruth Rench
Ruth Rench
Marvin C. Ginn
Marvin C. Ginn
Norma C. Ginn
Norma C. Ginn

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 25 day of OCTOBER 1969, before me, the undersigned, a notary public in and for the said county and state,
personally came Ruth Rench, Marvin C. Ginn, and Norma C. Ginn, all of whom acknowledged the signing and execution of the forgoing instrument
Notary Public - State of Ohio to be their voluntary act and deed. In testimony thereof I set my hand and seal on the day and date written above.
OCTOBER 25 1969
Date

James R. O'Donnell
Notary Public



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

Daniel D. Turner
Daniel D. Turner, registered surveyor 4807

Annexation to Village of Covington Covington - Ohio			
DANIEL D. TURNER & ASSOC. Troy Ohio CIVIL ENGINEERING * LAND SURVEYING			
DATE	Drawn By: J.T.	SHEET NO.	
	Traced By:		
	Checked By: D.T.		
File NO. 9-69-199	SCALE: 1"=200'		1/1

Village of Covington
CORNER PEARL AND BROADWAY

MIAMI COUNTY, OHIO-4531
PHONE 473-2102

To-Miami County Recorder
Miami County Court House
Troy, Ohio

Attached hereto find a copy of the Ordinance #099-70 passed by the Village Council of Covington, Miami County, Newberry Township, State of Ohio, accepting a certain petition for annexation.

Also attached are certified copies of the transactions of the County Commissioners proceedings, an accurate map, and the petition and other related papers pertaining to the annexation proceedings.

I hereby certify that the copy of the Ordinance # 099-70 attached hereto is a true and exact copy of the ordinance as passed by the Council of the Village of Covington, Ohio on the 5th day of May, 1970.

Certified by Judith K. Carder
Judith Carder, Clerk of
Village of Covington, Miami
County, Newberry Township
Ohio

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

IN THE MATTER OF ANNEXING CERTAIN TERRITORY IN PARTS
OF SECTIONS 29, 31, AND 32 TO THE VILLAGE OF COVINGTON,
OHIO:

Ruth Rensch 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", "ANNEXATION DESCRIPTION" by Daniel Turner, with the accompanying plat map, and the "AFFIDAVIT" by the Agent, James R. O'Donnell, are true and correct copies thereof. The copy of the "PROOF OF PUBLICATION" from the Piqua Daily Call, Piqua, Ohio, is a true and correct copy thereof filed in these proceedings.

I further certify that the photostat copy of the Resolution, "FILING OF PETITION - HEARING DATE SET" and the photostatic 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 November 12, 1969, and January 19, 1970, as recorded in County Commissioners' Journal No. 41, Page 1, and in Commissioners' Journal No. 41, Page 82, respectively.

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

2 Miami County Recorders Copy

RECORD OF ORDINANCES

67802

Ordinance for accepting annexation of Ruth Rensch et al

Ordinance No.	-70	Passed	19
AN ORDINANCE FOR THE ACCEPTING OF AN ANNEXATION PETITION OF RUTH RENCH, MARVIN C. GINN AND NORMA C. GINN AND BEING 79.552 ACRES OF LAND AND BEING PARTS OF SECTIONS 29, 31 and 32			
WHEREAS Ruth Rensch, Marvin C. Ginn and Norma C. Ginn have filed their petition for annexation of certain lands to the Village of Covington, Ohio and;			
WHEREAS it is the desire of the Council of the Village of Covington, Miami County, Ohio to accept said petition for annexation,			
THEREFORE be it ordained by the Council of the Village of Covington, Ohio, Miami County:			
SECTION ONE (1); That the application and petition of Ruth Rensch, Marvin C. Ginn and Norma C. Ginn for the annexation of the following described territory in the Township of Newberry County of Miami, State of Ohio and adjacent to the Village of Covington, to wit;			
Being a part of the Southwest Quarter of Section 29, a part of the Northwest Quarter of Section 31, and a part of the Northwest Quarter of Section 32 Town 8 Range 5 East in Newberry Township, Miami County, Ohio and being further described as follows; Beginning at the Northeast corner of the Northwest Quarter of Section 32; thence South 2°30' West with the East line of the Northwest Quarter of Section 32, a distance of 746.94 feet; thence South 89°59' West, a distance of 600.00 feet; thence North 89°55' West, a distance of 2116.84 feet to a point in the centerline of State Route No. 48; thence North 0°05'30" West with the centerline of State Route No. 48, a distance of 30.28 feet; thence North 88°57'30" West, a distance of 373.51 feet; thence North 1°02'30" East, a distance of 346.94 feet; thence North 12°45' West, a distance of 407.75 feet to a point in the North line of Section 31; thence South 88°57'30" East with the North line of Section 31, a distance of 415.79 feet to the North east corner of Section 31, said point also being the northwest corner of Section 32; thence South 89°50'20" East with the North line of Section 32 a distance of 1090.63 feet; thence North 1°10' East a distance of 774.54 feet; thence North 62°39' East, a distance of 331.39 feet to a point in the South line of State Route No. 41; thence South 63°23' East with the South line of State Route No. 41 a distance of 1372.02 feet to the P.C. of a curve to the Right; thence 179.91 feet with the South line of State Route No. 41 along the arc of said curve to the right whose radius = 2261.83 feet, I = 4°33'27" and whose long chord bears South 61°06'17" East for a distance of 179.87 feet to a point on the East line of the Southwest Quarter of Section 29; thence South 1°22' East with the East line of the Southwest Quarter of Section 29 a distance of 252.79 feet to the place of beginning, containing a total of 79.552 acres. The above description is according to a survey made by Daniel D. Turner, registered surveyor # 4807;			
an accurate map of which territory, together with the petition for its annexation and other papers relating thereto, and a certified transcript of the proceedings of the county commissioners in relation thereto are on file with the clerk of council of said village, be and the same is hereby accepted.			
SECTION TWO (2); This ordinance shall take effect and be in force from and after the earliest period allowed by law.			
Passed this 5th day of May, 1970.			
Attest			
Judith Carder, Clerk of Council			
Approved May 5th. 1970			
Samuel George Rudy, Mayor			

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MIAMI COUNTY, OHIO

IN THE MATTER OF THE
ANNEXATION OF A PORTION OF
NEWBERRY TOWNSHIP TO THE
VILLAGE OF COVINGTON, OHIO

PETITION FOR
ANNEXATION

Now comes Ruth Rensch, Marvin C. Ginn and Norma C. Ginn petitioners herein, and being a majority and all of the resident adult freeholders of the following described territory, situated in the Township of Newberry, County of Miami, State of Ohio and adjacent and contiguous to the Village of Covington, Ohio to wit:

Being a part of the Southwest Quarter of Section 29, a part of the Northeast Quarter of Section 31, and a part of the Northwest Quarter of Section 32 Town 8 Range 5 East in Newberry Township, Miami County, Ohio and being further described as follows:
Beginning at the Northeast corner of the Northwest Quarter of Section 32; thence South 2°30' West with the East line of the Northwest Quarter of Section 32, a distance of 746.94 feet; thence South 89°59' West, a distance of 600.00 feet; thence North 89°55' West, a distance of 2116.84 feet to a point in the centerline of State Route No. 48; thence North 0°05'30" West with the centerline of State Route No. 48, a distance of 30.28 feet; thence North 88°57'30" West, a distance of 373.51 feet; thence North 1°02'30" East, a distance of 346.94 feet; thence North 12°45' West, a distance of 407.75 feet to a point in the North line of Section 31; thence South 88°57'30" East with the North line of Section 31, a distance of 415.79 feet to the North east corner of Section 31, said point also being the Northwest corner of Section 32; thence South 89°50'20" East with the North line of Section 32, a distance of 1090.63 feet; thence North 1°10' East, a distance of 774.54 feet; thence North 62°39' East, a distance of 331.39 feet to a point in the South line of State Route No. 41; thence South 63°23' East with the South line of State Route No. 41, a distance of 1372.02 feet to the P.C. of a curve to the right; thence 179.91 feet with the South line of State Route No. 41 along the arc of said curve to the right whose radius = 2261.83 feet, I = 4°33'27" and whose long chord bears South 61°06'17" East for a distance of 179.87 feet to a point on the East line of the Southwest Quarter of Section 29; thence South 1°22' East with the East line of the Southwest Quarter of Section 29, a distance of 252.79 feet to the place of beginning containing a total of 79.552 Acres.
The above description is according to a survey made by Daniel D. Turner, registered surveyor # 4807

and the above named petitioners respectfully petition that the above described territory may be annexed to the Village of Covington, Ohio, as per the procedure set forth in the Ohio Revised Code, sections 709.02 et seq.

Said petitioners state that the map attached hereto and made a part of this petition and filed herewith is an accurate map of the above described territory.

Said petitioners further state that James R. O'Donnell of O'Donnell and O'Donnell, Attorneys, 12 N. High Street Covington, Ohio, is authorized to act as agent for them in

securing said annexation.

Said petitioners further state that the following are the names of adult resident freeholders in the territory described above; Ruth Rensch, Marvin C. Ginn and Norma C. Ginn.

Said petitioners further state that the following is a list of non resident freeholders in the territory described above; General Films, Incorporated, Roy J. Weikert, Beacher R. Miller, Loretta J. Miller, Glenn T. Brant, Vesley Corporation and Naomi S. Mote.

Ruth Rensch
Ruth Rensch

Marvin C. Ginn
Marvin C. Ginn

Norma C. Ginn
Norma C. Ginn

Be it remembered that on the 25 day of October, 1969 before me, a Notary Public in and for the said county and state personally came Ruth Rensch, Marvin C. Ginn and Norma C. Ginn all of whom acknowledged the signing and execution of the foregoing instrument to be their free and voluntary act and deed. In testimony thereof, I set my hand and seal at Covington, Ohio on the day and date written above.

Date 10/25/69

James R. O'Donnell
Notary Public

JAMES R. O'DONNELL, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
SECTION 147.03 R. O.

23 North Plum St.
TROY, OHIO 45373
Phone 335-7513
Residence: 335-7583

DANIEL D. TURNER
AND ASSOCIATES

REGISTERED ENGINEER • REGISTERED SURVEYOR

ANNEXATION DESCRIPTION

Being a part of the Southwest Quarter of Section 29, a part of the Northeast Quarter of Section 31, and a part of the Northwest Quarter of Section 32, Town 8, Range 5 East, in Newberry Township, Miami County, Ohio, and being further described as follows:

Beginning at the Northeast corner of the Northwest Quarter of Section 32;

thence South 2°30' West with the East line of the Northwest Quarter of Section 32, a distance of 746.94 feet;

thence South 89°59' West, a distance of 600.00 feet;

thence North 89°55' West, a distance of 2116.84 feet to a point in the centerline of State Route No. 48;

thence North 0°05'30" West with the centerline of State Route No. 48, a distance of 30.28 feet;

thence North 88°57'30" West, a distance of 373.51 feet;

thence North 1°02'30" East, a distance of 346.94 feet;

thence North 12°45' West, a distance of 407.75 feet to a point in the North line of Section 31;

thence South 88°57'30" East with the North line of Section 31, a distance of 415.79 feet to the North east corner of Section 31, said point also being the Northwest corner of Section 32;

thence South 89°50'20" East with the North line of Section 32, a distance of 1090.63 feet;

thence North 1°10' East, a distance of 774.54 feet;

thence North 62°39' East, a distance of 331.39 feet to a point in the South line of State Route No. 41;

thence South 63°23' East with the South line of State Route No. 41, a distance of 1372.02 feet to the P.C. of a curve to the right;

thence 179.91 feet with the South line of State Route No. 41 along the arc of said curve to the right whose Radius = 2261.83 feet, I = 4°33'27" and whose long chord bears South 61°06'17" East for a distance of 179.87 feet to a point on the East line of the Southwest Quarter of Section 29;

WEDNESDAY, NOVEMBER 12, 1969

MEETING - BOARD OF COUNTY COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Monday, November 10, 1969.

The meeting was called to order by the President of the Board with the following members attending: Luther Rike, John J. Knoop and Kenneth Cook.

The minutes of the previous meeting held on Monday, November 10, 1969, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN NEWBERRY TOWNSHIP IN PARTS OF SECTIONS 29, 31 AND 32 TO THE VILLAGE OF COVINGTON, OHIO

Ruth Rensch, et al, Petitioners

FILING OF PETITION - HEARING DATE SET

Sections 709.02 and 709.03 R. C.

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

WHEREAS, a petition filed by Ruth Rensch, et al, residing freeholders, has been presented to the Board of Miami County Commissioners asking for annexation of certain territory in parts of Sections 29, 31 and 32, Town 8, Range 5, Newberry Township, Miami County, Ohio, to the Village of Covington, Ohio, containing 79.552 Acres, being adjacent to the Village of Covington, Ohio, and being more particularly described in the Petition, and

WHEREAS, copy of such Petition is attached to Page 2 and 3 of this Journal No. 41, and the territory sought to be annexed is shown on the 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 19th day of January 1970, 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, James R. O'Donnell, 12 North High Street, Covington, Ohio, as designated in the petition, shall be notified by the Clerk of the Board of Miami County Commissioners of such hearing date so that he may give notice as required by law.

The motion to adopt the resolution was seconded by Mr. Cook, with the Board voting as follows upon roll call: Mr. Rike, yea; Mr. Knoop, yea; and Mr. Cook, yea.

* * * * *

THE PIQUA DAILY CALL Piqua, Ohio

State of Ohio,

Miami County, ss:

Personally appeared before me a notary in and for said county

Leonard R. Woods

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 5 consecutive weeks, commencing on the 20th day of November

A. D. 19 69.

Leonard R. Woods

Sworn to before me and subscribed

in my presence this 18th

day of December A. D. 19 69

James R. O'Donnell

Notary Public in and for Miami

County, Ohio, COULSE M. FOST, Notary Public

In and for Miami County, Ohio
My Commission Expires Sept. 28, 1974

(SEAL)

9.0 Sq. \$ 54.00

Notary Fee \$

Total \$ 54.00

LEGAL NOTICE
Residents of Newberry Township, Miami County, Ohio and of the Village of Covington, Newberry Township, Miami County, Ohio, you are hereby notified that on the 12th day of November, 1969, there was filed a certain petition in the office of the Miami County Commissioners, Miami County, Ohio, for the annexation of 79.552 acres of land situated in sections 29, 31 and 32 of Newberry Township, said annexation to be to the Village of Covington, Ohio, and description of said land is as follows: Being a part of the Southwest Quarter of Section 29, a part of the Northeast Quarter of Section 31, and a part of the Northwest Quarter of Section 32, town 8 Range 5 east in Newberry Township, Miami County, Ohio and being further described as follows: Beginning at the Northeast corner of the Northwest Quarter of Section 32, thence South 2 degrees 30' West with the East line of the Northwest Quarter of Section 32, a distance of 746.94 feet; thence South 89 degrees 59' West a distance of 600.00 feet; thence North 89 degrees 55' West a distance of 2116.84 feet to a point in the centerline of State Route 48; thence North 0 degrees 05'30" West with the centerline of State Route 48, a distance of 30.28 feet; thence North 88 degrees 57'30" West a distance of 373.51 feet; thence North 1 degree 02'30" East, a distance of 346.94 feet; thence North 12 degrees 45' West a distance of 407.75 feet to a point in the North line of Section 31; thence South 88 degrees 57'30" East with the North line of Section 31, a distance of 415.79 feet to the Northeast corner of Section 31, said point also being the Northwest corner of Section 32; thence South 89 degrees 50'20" East with the North line of Section 32, a distance of 1090.63 feet; thence North 1 degree 10' East a distance of 774.54 feet; thence North 62 degrees 39' East a distance of 331.39 feet to a point in the South line of State Route No. 41; thence South 63 degrees 23' East with the South line of State Route No. 41, a distance of 1372.02 feet to the P.C. of a curve to the right; thence 179.91 feet with the South line of State Route No. 41 along the arc of said curve to the right whose radius equals 2261.83 feet, I equals 4 degrees 33'27" and whose long chord bears South 61 degrees 06'17" East for a distance of 179.87 feet to a point in the East line of the Southwest Quarter of Section 29; thence South 1 degree 10' East with the East line of the Southwest Quarter of Section 29 a distance of 252.79 feet to the place of beginning, containing a total of 79.552 acres. You are further notified that the said petition was set for hearing in the Offices of the County Commissioners, Miami County, Ohio on the 19th day of January, 1970 at 10 o'clock a.m. The said petition was signed by all of the resident freeholders in the territory to be annexed, viz: Ruth Rensch, Marvin C. Ginn and Norma C. Ginn, and they have appointed James R. O'Donnell attorney, 12 N. High Street, Covington, Ohio to act as agent for them. Petition signed by Ruth Rensch Marvin C. Ginn Norma C. Ginn JAMES R. O'DONNELL O'DONNELL & O'DONNELL Attorney and Agent for the petitioners. 18,403-11-20-71; 12-4-11-18-68

AFFADAVIT

State of Ohio, Miami County: ss:

In the matter of the annexation of 79.552 Acres of Newberry Township to the Village of Covington, Ohio

James R. O'Donnell, being first duly cautioned and sworn deposes and says that on the 12th day of November, 1969 he sent by certified mail # 272439, return receipt requested, a notice, a copy of which is attached hereto and marked Exhibit "A", to the Village Clerk, of the Village of Covington, being Judith Carder, and that the return receipt was signed by said Judith Carder on the 13th day of November, 1969; that on the 12th day of November, 1969 he sent by certified mail # 272437, return receipt requested, a notice, a copy of which is attached hereto and marked exhibit "A" to the Clerk of Newberry Township being John Mutzner, and that the return receipt was signed by said John Mutzner on the 14th day of November, 1969; that the said notice was of the hearing in the Commissioners office on the annexation petition; that the said return receipts are now in the possession of the Miami County Commissioners; that a copy of the legal notice first publication in the Piqua Daily Call was also sent to the two aforementioned clerks; that the proof of publication of the publication of the legal notice of said annexation for five consecutive weeks immediately preceeding the annexation is now in the hands of the Miami County Commissioners; and the affiant further says that he has complied with all of the other provisions of Ohio Revised Code Section 709.02 et seq to the best of his ability and knowledge; Further this affiant sayeth not;

James R. O'Donnell
James R. O'Donnell

Sworn to and subscribed in my presence this 19th day of January, 1970.

Roger C. O'Donnell
ROGER C. O'DONNELL, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date.
SECTION 147.03 R. C.

LEGAL NOTICE EXHIBIT

Residents of Newberry Township, Miami County, Ohio and of the Village of Covington, Newberry Township, Miami County, Ohio, you are hereby notified that on the 12th day of November, 1969, there was filed a certain petition in the office of the County Commissioners, Miami County, Ohio, for the annexation of 79.552 acres of land situated in sections 29, 31 and 32 of Newberry Township, said annexation to be to the Village of Covington, said description of said land is as follows;

Being a part of the Southwest Quarter of Section 29, a part of the Northeast Quarter of Section 31, and a part of the Northwest Quarter of Section 32, town 8 Range 5 east, in Newberry Township, Miami County, Ohio and being further described as follows;

Beginning at the Northeast corner of the Northwest Quarter of Section 32; thence South 2°30' West with the East line of the Northwest Quarter of Section 32, a distance of 746.94 feet; thence South 89°59' West a distance of 600.00 feet; thence North 89°55' West a distance of 2116.84 feet to a point in the centerline of State Route 48; thence North 0°05'30" West with the centerline of State Route 48, a distance of 30.28 feet; thence North 88°57'30" West a distance of 373.51 feet; thence North 1°02'30" East, a distance of 346.94 feet; thence North 12°45' West a distance of 407.75 feet to a point in the North line of Section 31; thence South 88°57'30" East with the North line of Section 31, a distance of 415.79 feet to the Northeast corner of Section 31, said point also being the Northwest corner of Section 32; thence South 63°50'20" East with the North line of Section 32, a distance of 1090.63 feet; thence North 1°10' East a distance of 774.54 feet; thence North 62°39' East a distance of 331.39 feet to a point in the South line of State Route No. 41; thence South 63°23' East with the South line of State Route No. 41, a distance of 1372.02 feet to the P.C. of a curve to the right; thence 179.91 feet with the South line of State Route No. 41 along the arc of said curve to the right whose radius = 2261.83 feet, I = 4°33'27" and whose long chord bears South 61°06'17" East for a distance of 179.87 feet to a point in the East line of the Southwest Quarter of Section 29; thence South 1°22' East with the East line of the Southwest Quarter of Section 29 a distance of 252.79 feet to the place of beginning, containing a total of 79.552 acres.

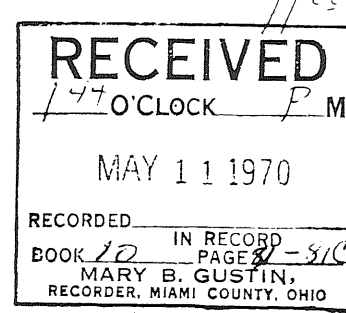
You are further notified that the said petition was set for hearing in the Offices of the County Commissioners, Miami County, Ohio on the 19th day of January, 1970 at 10 o'clock AM.

The said petition was signed by all of the resident freeholders in the territory to be annexed, viz; Ruth Rench Marvin C. Ginn and Norma C. Ginn, and they have appointed James R. O'Donnell, attorney, 12 N. High Street, Covington Ohio to act as agent for them.

Petition signed by

Ruth Rench
Marvin C. Ginn
Norma C. Ginn

James R. O'Donnell
O'Donnell and O'Donnell
Attorney and Agent
for the petitioners.



MONDAY, JANUARY 19, 1970

MEETING - BOARD OF COMMISSIONERS - MIAMI COUNTY

The Board of Miami County Commissioners met this day pursuant to adjournment on Friday, January 16, 1970.

The meeting was called to order by the President of the Board with the following members attending: John J. Knoop, Kenneth Cook, and Luther Rike.

The minutes of the previous meeting held on Friday, January 16, 1970, were read and approved.

ANNEXATION OF CERTAIN TERRITORY IN NEWBERRY TOWNSHIP IN PARTS OF SECTIONS 29, 31 AND 32 TO THE VILLAGE OF COVINGTON, OHIO

Ruth Rench, et al, 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 November 12, 1969, a public hearing was held in the Miami County Commissioners' office, Court House, Troy, Ohio, on the 19th day of January 1970, at ten o'clock A. M. on the petition of Ruth Rench, et al, requesting that certain territory in Sections 29, 31, and 32, Newberry Township, Miami County, Ohio, being adjacent to the corporation line of Covington, Ohio, containing 79.552 Acres, be annexed to said village of Covington, 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 November 12, 1969, and

WHEREAS, the required legal notice of said petition and hearing has been given by publication as required by law, and as shown by the Proof of Publication submitted; and the Agent of the Petitioners, James R. O'Donnell has filed an affidavit stating that he has submitted by Certified Mail a notice of the petition and a copy of the legal publication quoting the date and time of this hearing to the Clerk of the Village of Covington, Ohio, and to the Clerk of the Newberry Township Trustees, and stating that he as agent has complied with all other provisions of the Ohio Revised Code, Section 709.02 et seq., and

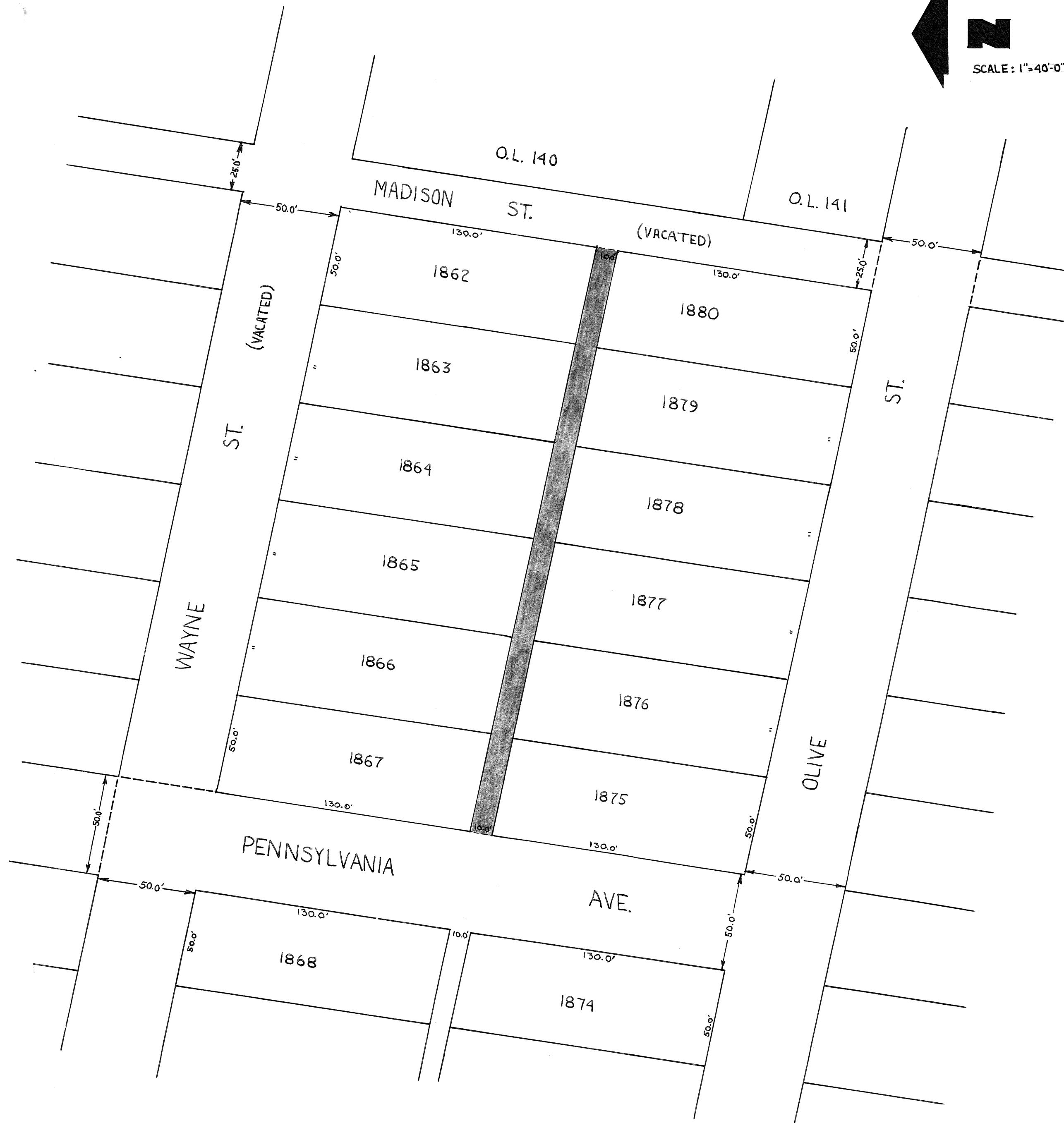
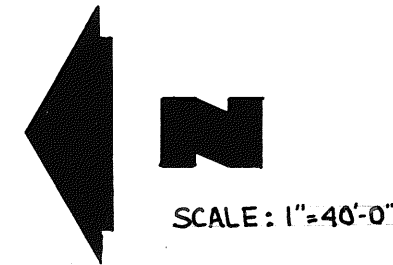
WHEREAS, the petition in the matter was publicly read at the hearing; and all interested persons attending the hearing were given the opportunity to express their opinions either for or against the granting of the petition for annexation, therefore be it

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

- (1) The petition of Ruth Rench, et al, contains all the matters required by law;
- (2) That the statements in the petition are true;
- (3) That the map, or plat is accurate;
- (4) That the persons whose names are subscribed to the petition are a majority and the only adult freeholders in the territory to be annexed;
- (5) That the legal notice has been published; and such notices have been delivered by the Agent as required by Sections 709.03 and 709.031 R. C.;
- (6) That the territory to be annexed is adjacent to the Village of Covington, Ohio;
- (7) That it is right that the prayer of the petition be granted, and the general good of the territory will be served if the annexation is granted;
- (8) That the petition of Ruth Rench, et al, to annex the land herein described in Newberry Township to the Village of Covington, Ohio, be and it is hereby granted;
- (9) That said land, subject to approval of the Village of Covington, 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 Covington, Ohio, a transcript of these proceedings, including a copy of the petition and map attached thereto.

The motion to adopt the Resolution was seconded by Mr. Cook, with the Board of Miami County Commissioners voting as follows upon roll call: Mr. Knoop, yea; Mr. Rike, yea; and Mr. Cook, yea.

* * * * *

Mary B. Austin
MIAMI COUNTY RECORDERVACATION OF ALLEY
-FOR-
THE HOBART MANUFACTURING COMPANY
TROY, OHIOCONSENT TO VACATION

We, the undersigned, being all of the property owners with land abutting the alley 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 Manufacturing Company

Arthur J. Bombard
Witness
Robert Howell
WitnessBy David B. Mullen
President
F. Douglass Houser
Vice President And Secretary of
the Board of Directors

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 5th day of March 1970.

Martha Dineen
Notary Public in and for Miami County
My Commission Expires 11-18-1971

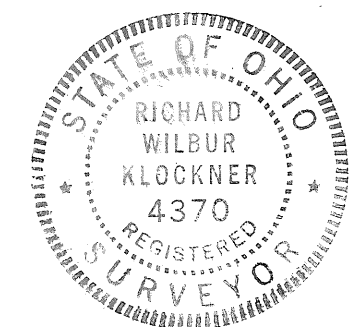
At a meeting of the Troy City Planning and Zoning Commission held this 8th day of April 1970 this vacation was approved.

Harvey J. Logans
President
Harlan E. Reher
Secretary

At a meeting of the City Council of the City of Troy, Ohio, held this 18th day of May 1970, this vacation was approved and accepted by Ordinance No. 0-17-70.

Joan D. Terrell
Mayor
John W. Harrison
Pres. of Council
Betty M. Blagier
Clerk of CouncilTransferred this 22nd day of May 1970.Earl Davis by Kathleen Stanger Deputy
Miami County Auditor

I have examined this vacation plat and do hereby certify it to be correct as shown hereon.

Richard W. Klockner

MICHAEL MANOR - SEC. THREE

BOOK 10, PAGE 83
Miami County Recorder's record
of recorded plats

NOTE
There is a five ft. (5') utility easement
along each side of all interior lot lines
and along each rear or side lot lines
unless shown otherwise hereon.

TOWN 4 ~ RANGE 6 ~ SECTION 21 ~ MONROE TOWNSHIP
MIAMI COUNTY ~ OHIO

ROAD 1.173 AC.
LOTS 8.832 AC.
TOTAL 10.005 AC.

DESCRIPTION

Being a subdivision of 10.005 Acres of a 71.426 Acre tract conveyed to Hughes Development Company by deed recorded in Vol. 453 Page 244, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon, and do hereby dedicate the streets 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 or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and providing ingress and egress to the properties for said purposes, and are to be maintained as such forever.

James H. Koenig
witness
Evelyn J. Ashtanga
witness
Carolyn J. Jannice
witness
Phyllis Schenck
witness
Pat Herman
witness
Pat Herman
witness

Phillip L. Hughes
Phillip L. Hughes, president
Pauline S. Hughes
Pauline S. Hughes, vice-president
Michael A. Duplinski
Michael A. Duplinski
Gladys M. Duplinski
Gladys M. Duplinski
Ralph A. Welbaum
Ralph A. Welbaum
Velma W. Welbaum
Velma W. Welbaum

PROTECTIVE COVENANTS

1. LAND USE- All lots shall be used for residential purposes only.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1250 square feet for a one floor plan. All houses shall have a two car attached garage.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than fifteen ft. (15') to and interior lot line.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
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.
8. NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
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 sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
11. LIVESTOCK- 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 raised, bred or kept for commercial purposes.
12. TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until JUNE 1, 1990, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
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 or assigns, or by any lot owner in this plat.

STATE OF OHIO, MONTGOMERY COUNTY, ss:

Be it remembered that on this 23 day of May 1970, before me, the undersigned, a notary public in and for said county and state, personally came Phillip L. Hughes, Pauline S. Hughes, Michael A. Duplinski and Gladys M. Duplinski, 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 DEC. 26, 1973

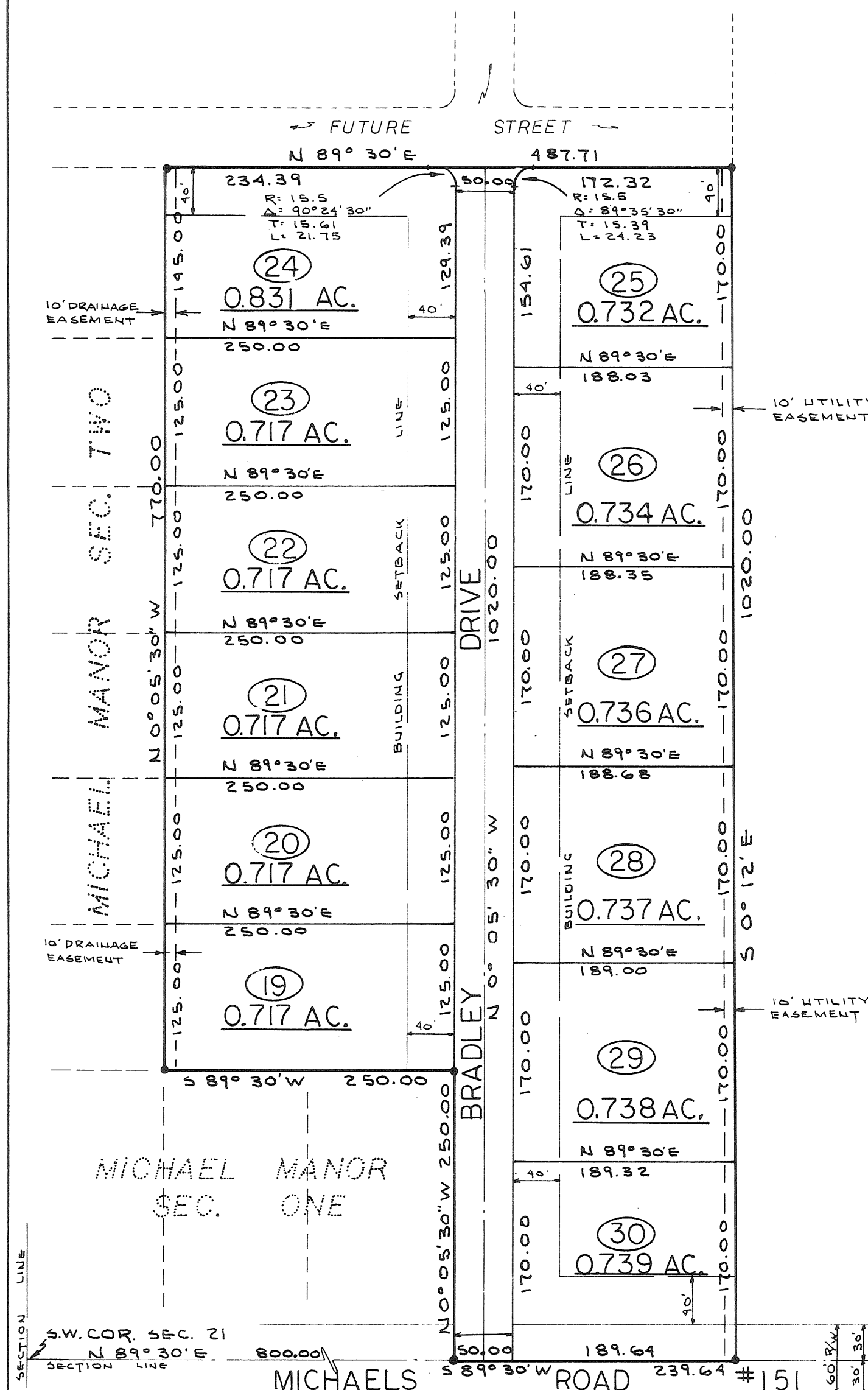
NOTARY PUBLIC

STATE OF FLORIDA, Palm Beach COUNTY, ss:

Be it remembered that on this 23 day of May 1970, before me, the undersigned, a notary public in and for said county, personally came Ralph A. Welbaum and Velma A. Welbaum, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires OCT. 9, 1972

NOTARY PUBLIC



APPROVED BY MIAMI COUNTY PLANNING COMMISSION

John J. Knoop
Luella Pike
Kenneth Cook
Arthur D. Haselby
Miami County Engineer

DATE MAY 27, 1970. No. 1928

APPROVED BY MIAMI COUNTY COMMISSIONERS

John J. Knoop
Luella Pike
Kenneth Cook
Arthur D. Haselby
Miami County Engineer

MIAMI COUNTY RECORDER

File No. 68179
Received for record: 11:31 AM MAY 27, 1970
Recorded in Plat Book No. 10 Page 83
Fee: \$ 8.60 *May B. Quat*
Miami County Recorder

APPROVED

By *Charles H. Deal*
Date: 5-27-70
Troy City - Miami County
Health Department

MIAMI COUNTY AUDITOR

Approved and transferred this 27 day of May 1970
Paul Davis
Miami County Auditor

Michael Manor- Section Three for		
Phillip L. and Pauline S. Hughes Tipp City, Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE MAY 1970	Drawn by: Traced by:	SHEET NO. 1/1
FILE NO. 4-70-76	Checked by: D.T.	SCALE: 1"=100'

I hereby certify this plat and all measurements
to be correct. Iron pins set at all lot corners.

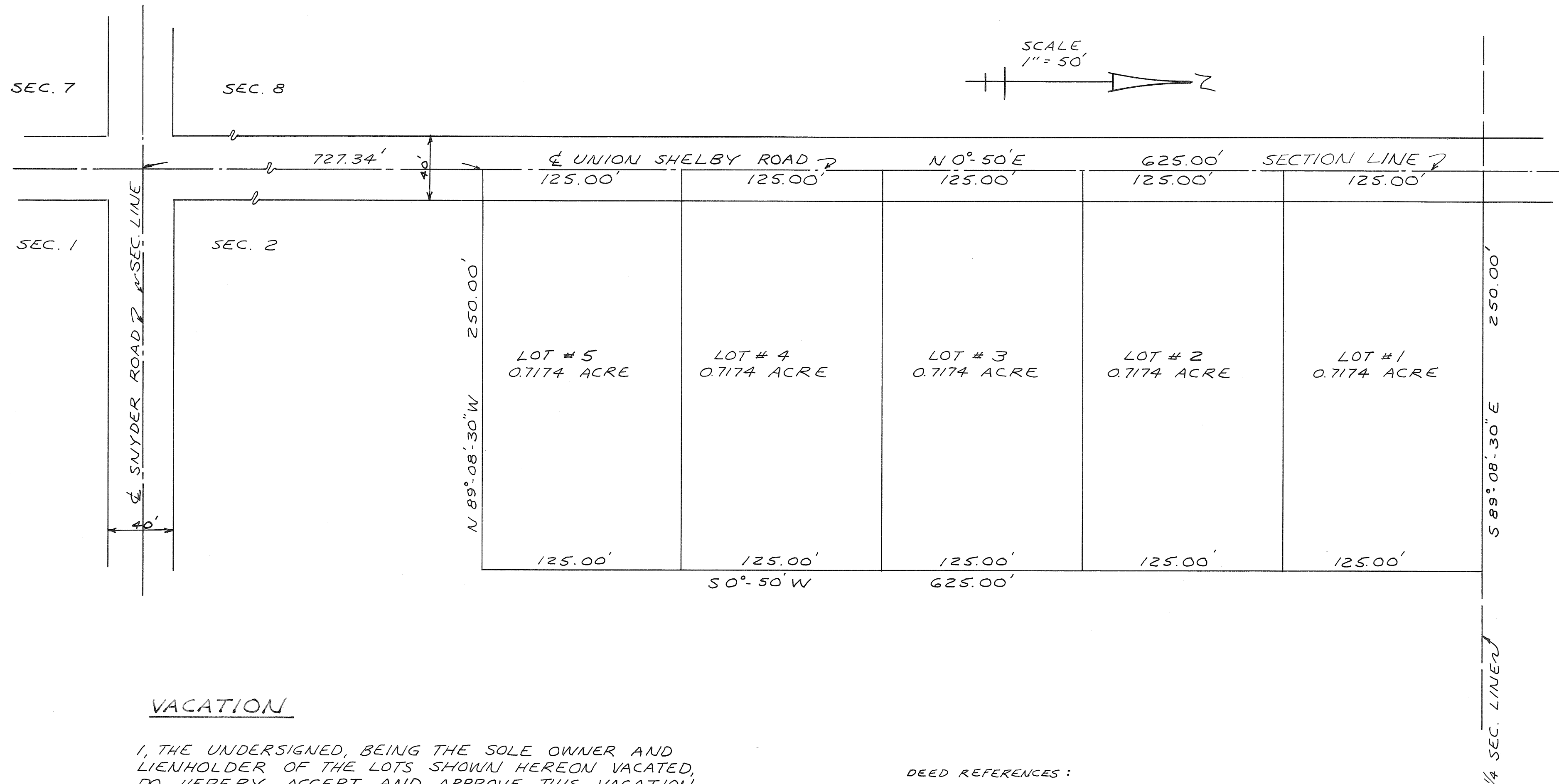
Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

VACATION PLAT
OF HAROLD T. DENMAN'S SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWN 1, RANGE 12 M.R.S., SPRINGCREEK
TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 10 PAGE NO. 84
MIAMI COUNTY RECORDER'S PLAT
RECORDS RECEIVED FOR RECORD
THIS 3RD DAY OF JUNE 1970.
AT 1:43 P.M.
FILE NUMBER: 68329
FEE: \$8⁰⁰/₁₀₀

Mary B. Gustin, Recorder by Bernice Studelaker,
MARY B. GUSTIN Deputy
MIAMI COUNTY RECORDER



VACATION

I, THE UNDERSIGNED, BEING THE SOLE OWNER AND LIENHOLDER OF THE LOTS SHOWN HEREON VACATED, DO HEREBY ACCEPT AND APPROVE THIS VACATION PLAT AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT.

DEED REFERENCES:
DEED BOOK 361, PAGE 4
DEED BOOK 294, PAGE 581

Mary M Denman
MARY M. DENMAN (Unmarried)

Michael H. Tron
WITNESS

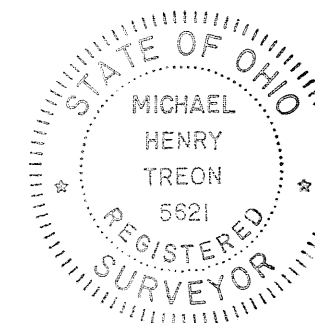
Martha E. Smith
WITNESS

THIS VACATION PLAT IS HEREBY APPROVED
AND TRANSFERRED THIS 3rd DAY OF June 1970.

Carl Davis by C. Shellenbarger Deputy
CARL DAVIS, MIAMI COUNTY AUDITOR

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI Co.
OHIO PERSONALLY APPEARED, THE ABOVE SIGNED
WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING
VACATION PLAT AND THE SAME IS HER VOLUNTARY ACT
AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SUSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
AT TROY, OHIO THIS 3 DAY OF JUNE 1970.
Walter H. VanDusen NOTARY PUBLIC.

WARREN H. JACKSON, Notary Public
in and for Miami County, Ohio
My Commission Expires Sept. 18, 1973



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

Michael H. Treon
MICHAEL H. TREON
REGISTERED SURVEYOR NO. 5621
TROY, OHIO

TROY IMPERIAL DEVELOPMENT- SEC. I

PART OF OUTLOT L29
CITY OF TROY, MIAMI COUNTY, OHIO
BEING A SUBDIVISION OF 7.772 ACRES OF A TOTAL OF 21.649 ACRES ACQUIRED BY
IMPERIAL DEVELOPMENT CORP. BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED
BOOK 470 : PAGE 311

PLAT BOOK 10 PAGE 85
MIAMI COUNTY RECORDER'S RECORD OF
PLATS. RECEIVED FOR RECORD THIS
16TH DAY OF JUNE, 1970
AT 2:12 P.M.

FILE NO. 68617 FEE \$9.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND 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.

IMPERIAL DEVELOPMENT CORP.

Dwight Hilgford
DWIGHT HILGFORD, VICE PRESIDENT
Benjamin Poppa
BENJAMIN POPPA, SECRETARY

Richard W. Klockner
WITNESS
M. M. Burrell
WITNESS

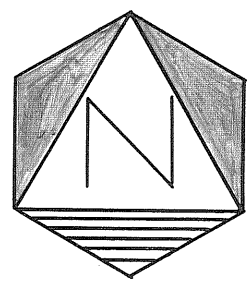
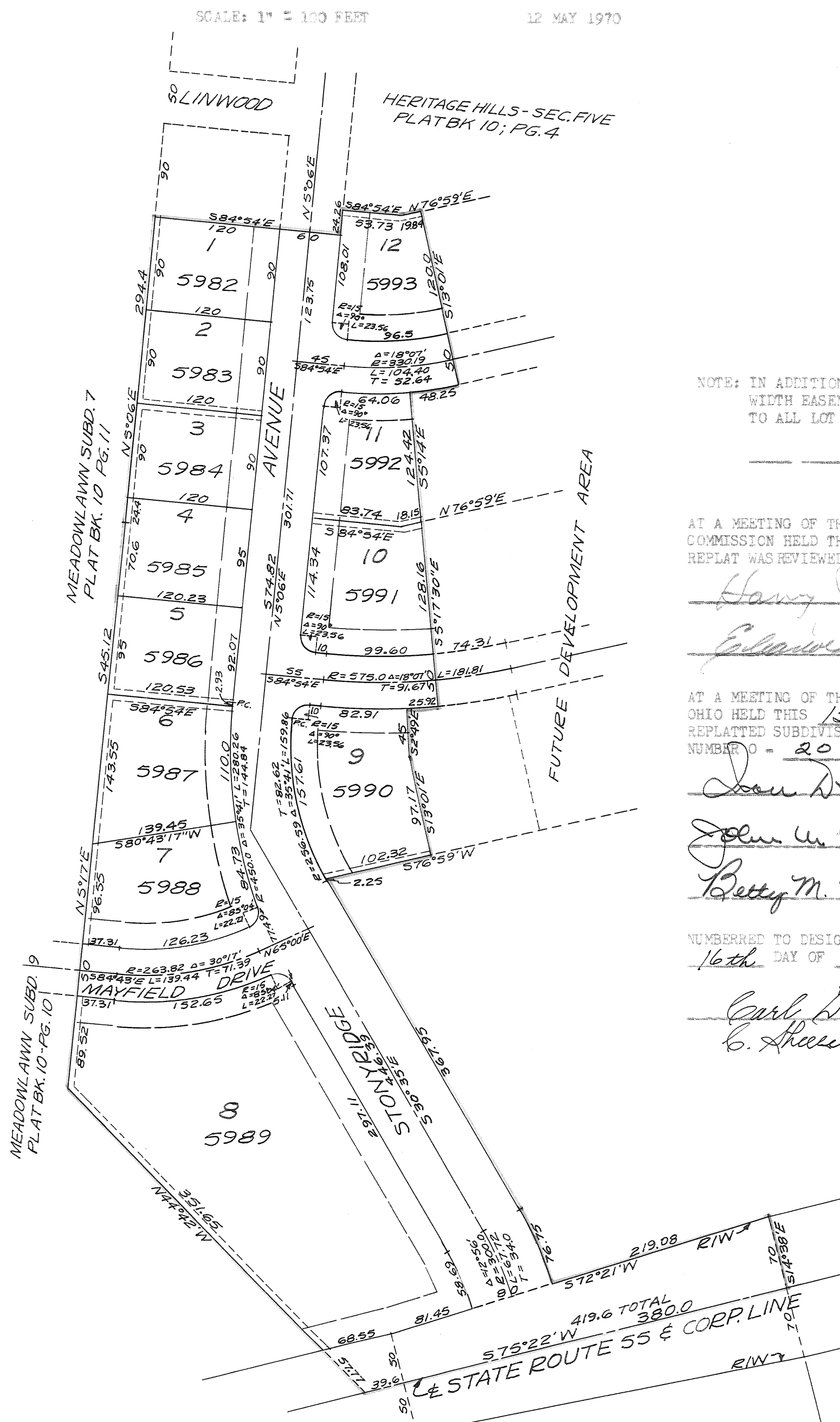
STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MIAMI, PERSONALLY APPEARED DWIGHT HILGFORD, VICE PRESIDENT AND BENJAMIN POPPA, SECRETARY OF IMPERIAL DEVELOPMENT CORP. WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND SECRETARY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 12TH DAY OF MAY, 1970.

M. M. Burrell
M. MILLARD BURRELL, NOTARY PUBLIC
M. M. BURRELL, Notary Public
My Commission Expires November 14, 1971

PROTECTIVE COVENANTS AND RESTRICTIONS.

1. THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS TWO-FAMILY, MULTI-FAMILY AND COMMERCIAL DEVELOPMENT ESTABLISHED IN ACCORDANCE WITH ALL APPLICABLE CITY OF TROY ZONING REGULATIONS.
2. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT IN THIS DEVELOPMENT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
3. 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.
4. NO FENCE OR WALL SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE (3) FEET IN HEIGHT.
5. NO SIGN OR BILLBOARD SHALL BE ERECTED IN THIS SUBDIVISION EXCEPT AS PERMITTED IN THE ZONING ORDINANCE. NO BARN, STABLE, OR OTHER STRUCTURE FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON THE PREMISES.
6. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS IN THE SUBDIVISION AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JUNE 1, 1990 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION THESE COVENANTS ARE AMENDED OR TERMINATED.
7. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
8. 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.



NOTE: IN ADDITION TO EASEMENTS SHOWN HEREON 5 FEET WIDTH EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL LOT LINES.

25' BUILDING SETBACK LINE

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 13 DAY OF MAY 1970, THIS REPLAT WAS REVIEWED AND APPROVED.

Harry J. Legu PRESIDENT
Edwin Lums SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15th DAY OF JUNE, 1970, THIS REPLATED SUBDIVISION WAS APPROVED BY ORDINANCE NUMBER 0 - 20 - 70

Don D. Jurell MAYOR
John W. Larimer PRESIDENT OF COUNCIL
Betty M. Gleazier CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 16th DAY OF JUNE, 1970

Carl Davis CARL DAVIS, COUNTY AUDITOR
G. A. Schenberger Deputy Auditor

PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS P.C. AND P.T. POINTS.

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

Mary B. Gustin
Miami County Recorder

PARTIAL REPLAT MILTON ESTATES, SEC. 1

LOCATED IN

Section 28, Town 6, Range 5 ~ Village of West Milton
Miami County, Ohio

Being a replat of Milton Estates, Section One
Lots numbered 1090, 1101 & 1102

Scale 1"=60'

January 1970

This instrument was prepared by:

JOHN W. JUDGE ENGINEERING CO.
1201 Hempstead Road
Kettering, Ohio

The within subdivision is a replat of lots numbered 1090, 1101 and 1102 of Milton Estates, Section One, as recorded in Plat Book 8, Page 86, of the PLAT Records of Miami County, Ohio, and conveyed to Ideal Builders, Inc. by deed recorded in Book 446, Page 301, and to Arthur J. Lobo, Inc. by deed recorded in Book 470, Page 69 of the Deed Records of Miami County, Ohio.

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

John W. Judge Engineering Co.

By: Valdis Lapsins
Valdis Lapsins, Registered Surveyor #4131

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein plotted, do hereby dedicate the streets shown on the plat to the public use forever.

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

Patricia R. Dawson
Witness

Arthur J. Lobo
Arthur J. Lobo, Inc. - Arthur J. Lobo, Pres.

Mary A. Lobo
Mary A. Lobo, Sec'y

Robert W. Spragg
Witness

James H. Carter
Ideal Builders, Inc. - James H. Carter - President

Dwight Hodges
Witness

Nelson C. Borchers
Nelson C. Borchers - Vice Pres.

STATE OF OHIO, COUNTY OF MIAMI, s.s.

Be it remembered that on this 5 day of JUNE 1970, before me a Notary Public in and for said county and state, personally came the said IDEAL BUILDERS, INC. by James H. Carter, its president, and Nelson C. Borchers, its vice president, and Arthur J. Lobo, Inc. by Arthur J. Lobo, its president, and Mary A. Lobo, its secretary, to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Herbert W. Rose
HERBERT W. ROSE, Notary Public
in and for Montgomery and Miami Counties, Ohio
My Commission Expires Sept. 11, 1972

STATE OF OHIO, COUNTY OF MIAMI, s.s.

James H. Carter being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or as lienholders, have united in its execution.

James H. Carter
James H. Carter

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

Herbert W. Rose
HERBERT W. ROSE, Notary Public
in and for Montgomery and Miami Counties, Ohio
My Commission Expires Sept. 11, 1972

PROTECTIVE COVENANTS AND RESTRICTIONS

All lots shown on this replat shall be subject to the Protective Covenants and Restrictions established by the Milton Estates Section One Record Plan and recorded in Book 8, Page 86, of the PLAT Records of Miami County, Ohio.

Approved this 5 day of JANUARY 1970, by the Planning Commission of the Village of West Milton, Ohio.

M. A. Tyson
Chairman

Madeline L. Thompson
Secretary

Approved on this 6 day of Jan. 1970, by the Council of the Village of West Milton, Ohio.

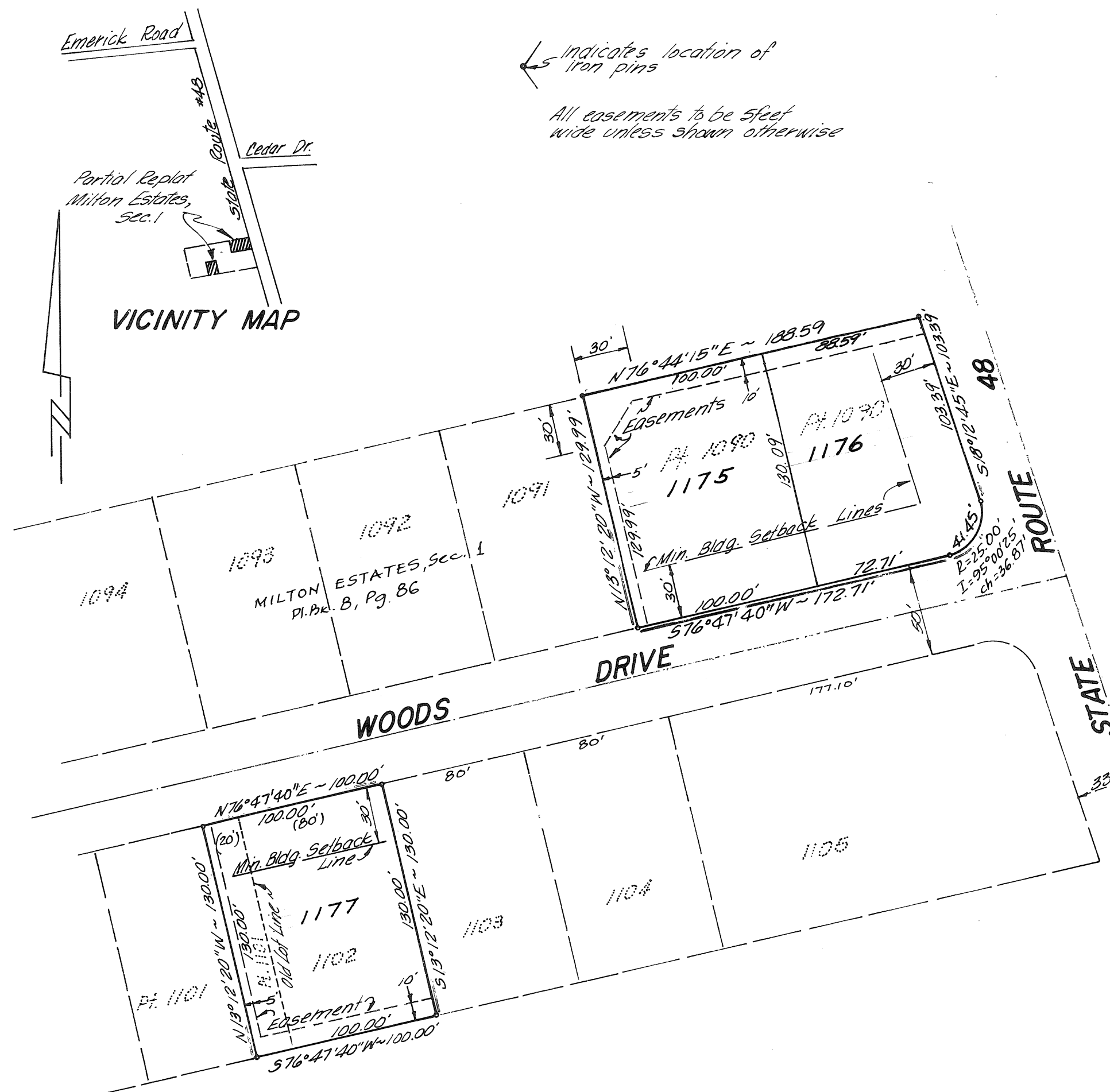
Ronald K. Winnich
Mayor

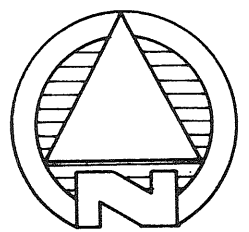
Georgia Lyons
Officer

Miami County Engineer's Records of Subdivision:
Records _____ Volume _____ Page _____

Transferred on this 16th day of June 1970.

Carl Davis - b. Shellenbarger
County Auditor
Miami County, Ohio





SCALE: 1"=100'

CANDLEWOOD HILLS SUBDIVISION-SEC. 8

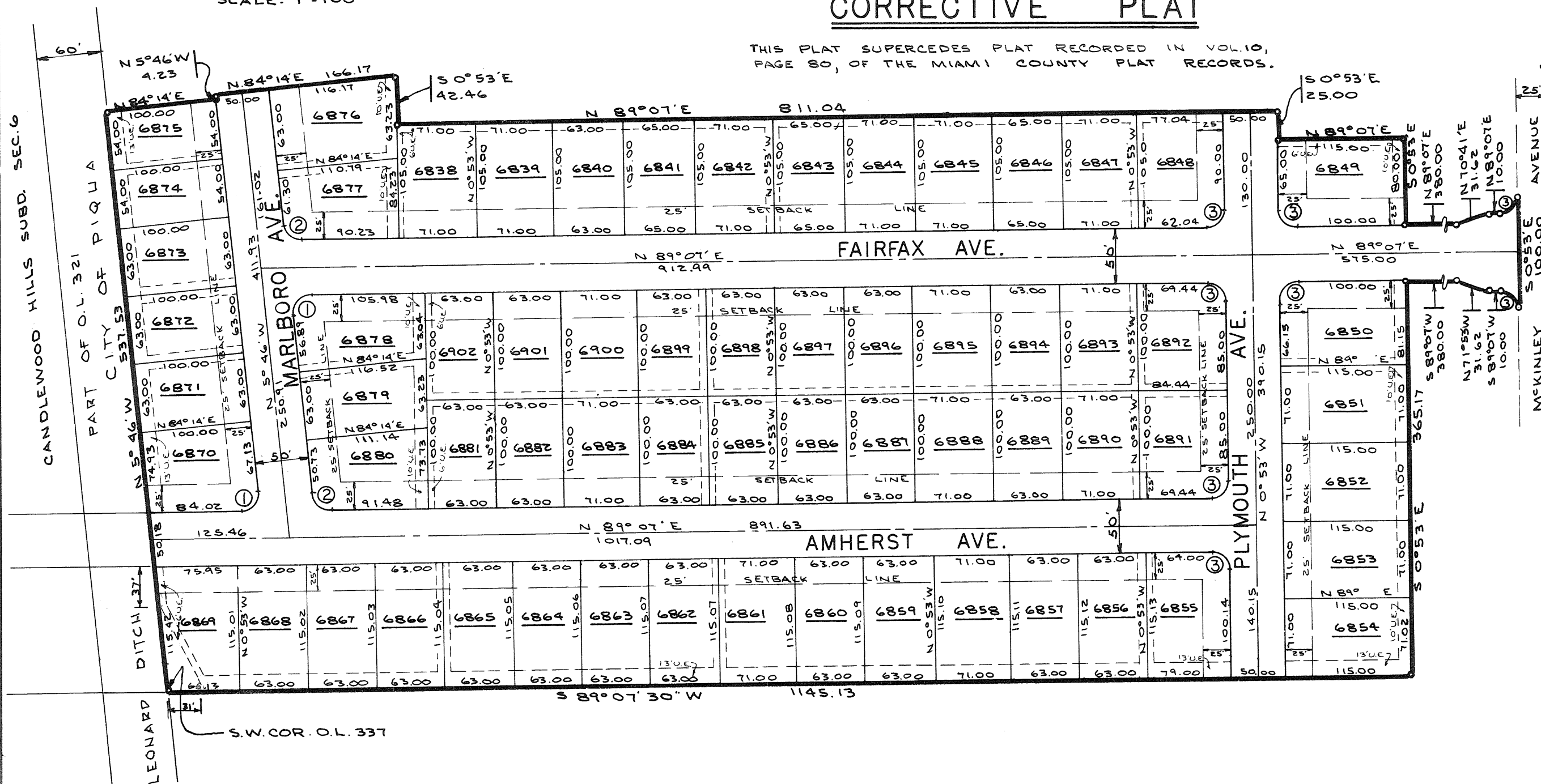
PART OF O.L. 337

PIQUA-OHIO

CORRECTIVE PLAT

THIS PLAT SUPERCEDES PLAT RECORDED IN VOL. 10, PAGE 80, OF THE MIAMI COUNTY PLAT RECORDS.

BOOK 10 PAGE 87
Miami County Recorder's Record
of recorded plats.



CURVE DATA

- ① I=94°53'
R=15.00
T=16.34
L=24.84
- ② I=85°07'
R=15.00
T=13.77
L=22.28
- ③ I=90°00'
R=15.00
T=15.00
L=23.56

NOTE

Easements indicated on this plat are six (6) feet on each side of lot lines unless indicated otherwise. Easements are designated thus: _____

Protective covenants for this plat shall be the same as those for Candlewood Hills- Sec. 2 as recorded in Plat Book 9, Page 44A, of the Miami County Plat Records.

MIAMI COUNTY AUDITOR

Approved

this 19th day of June, 1970.

Carl Davis - Co. Shesbarger, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 68685

Received for record June 19, 1970. 11:00 AM

Recorded in Plat Book No. 10 Page 87

Fee: \$ 9.10 *Mary B. Gustin*
Miami County Recorder

DESCRIPTION

Being a subdivision of 14.582 Acres of part of O.L. 337 in the City of Piqua, Miami County, Ohio, as conveyed to Mid-Continent Properties, Inc. by deed recorded in Vol. 452, Page 215, of the Miami County Deed Records.

DEDICATION

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

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, 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.

William J. Talbot
Witness
M. Ruth Adams
Witness

MID-CONTINENT PROPERTIES, INC.

Peter R. Thompson
Peter R. Thompson, president
Edwin W. Barnes
Edwin W. Barnes, executive vice-president

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 18th day of June, 1970, 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 by its executive vice-president Edwin W. Barnes, 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: JAN. 15, 1973

Helme A. Lawrence
Notary Public

NOTE

The purpose of this corrective plat is to correct an error in plat bearings. The bearing of the West plat line was held as originally shown to correspond to bearings for Candlewood Hills - Sec. 6, adjacent west. All other bearings were oriented 0°17'00" counterclockwise. Corresponding corrections were also made in the affected lot dimensions.

The affected lots which had dimensional changes are as follows: I.L. 6840, 6859, 6869, 6870, 6876, 6877, 6878, 6879, 6880, 6889, 6894.

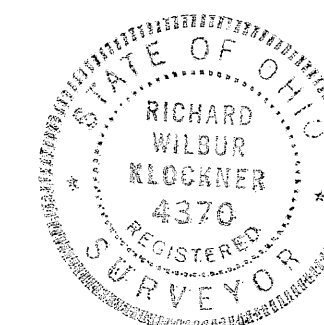
I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Candlewood Hills Subd.-Section 8 for Mid-Continent Properties, Inc. Piqua-Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio -CIVIL ENGINEERING- LAND SURVEYING-		
DATE	Drawn by: JT	SHEET NO.
10-4-69	Traced by:	1/1
FILE NO.	Checked by: DT	
3-69-42	SCALE 1"=100'	

PLAT BOOK 10 PAGE NO. 88
MIAMI COUNTY RECORDERS
PLAT RECORDS.
RECEIVED FOR RECORD THIS
8 DAY OF JULY 1970 AT 10:10 A.M.
FILE NUMBER: 69101

VOLUME NO. 8 PAGE NO. 74
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT AND TO 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.

THE PLEASANT HILL CHURCH OF THE BRETHREN

William F. Wannick
Edwin L. Moll
Paul E. Hines
Richard C. Whitman
Frank E. Hines

STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MIAMI, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES REPRESENTING THE PLEASANT HILL CHURCH OF THE BRETHREN, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND THE FREE ACT AND DEED OF THE PLEASANT HILL CHURCH OF THE BRETHREN, AN OHIO CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Pleasant Hill, OHIO THIS 26 DAY OF July 1970.

Brecher Barry
 NOTARY PUBLIC MY COMMISSION EXPIRES April 10, 1974

PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL, EXCEPT FOR THE LOT RESERVED FOR THE CONSTRUCTION SITE OF THE BRETHREN CHURCH. NO STRUCTURE SHALL BE ERRECTED ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO (2) CARS.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN HEREON. ALL BUILDINGS ERRECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN 15 FEET OF COMBINED SIDE YARD SPACE. WITH NO PORTION OF ANY BUILDING TO BE CLOSER THAN SEVEN (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 ONE STORY OR ONE AND ONE HALF STORY STRUCTURES OR 800 SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURES.
- NO BASEMENT, TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS ERRECTED 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.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO SIGN OR BILLBOARD, EXCEPT "FOR SALE" SIGNS SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION, ALSO EXCEPTED ARE SIGNS ERRECTED BY BUILDERS DURING CONSTRUCTION.
- NO FENCE OR WALL SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE (3) FEET IN HEIGHT.
- NO BARN, STABLE, OR OTHER OUTBUILDING FOR HOUSING OF DOMESTIC ANIMALS OR POULTRY EXCEPT FOR HOUSEHOLD PETS SHALL BE ERRECTED ON ANY LOT.
- THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS IN THE SUBDIVISION AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1990 AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION THESE COVENANTS ARE AMENDED OR TERMINATED.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR 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.

ALEXANDER MACK SUBDIVISION-SECTION ONE

A REPLAT OF PARTS OF OUTLOTS 48, 49, 50 AND 51 IN VILLAGE OF PLEASANT HILL, OHIO

BEING A SUBDIVISION CONTAINING 6.776 ACRES OF A TOTAL OF 12.599 ACRES ACQUIRED BY THE PLEASANT HILL CHURCH OF THE BRETHREN BY DEED FILED IN DEED BOOK 451, PAGE 661 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. DATED: 19 JUNE 1970

RECORDER'S PLAT BOOK 10 PAGE 39

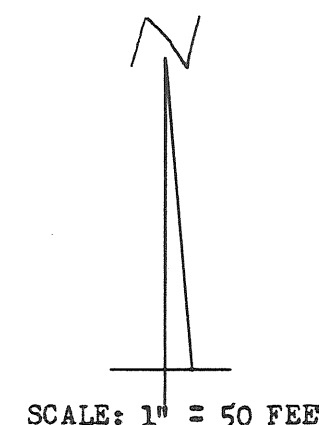
RECEIVED FOR RECORD THIS 21st DAY

OF JULY, 1970 AT 2:46 P.M.

MIAMI COUNTY RECORDER'S PLAT RECORDS

FILE NUMBER 69383 FEE \$8.60

Mary B. Gustin
 MARY B. GUSTIN, MIAMI COUNTY RECORDER



AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO HELD ON THIS 16th DAY OF July, 1970, THIS REPLATED SUBDIVISION WAS APPROVED.

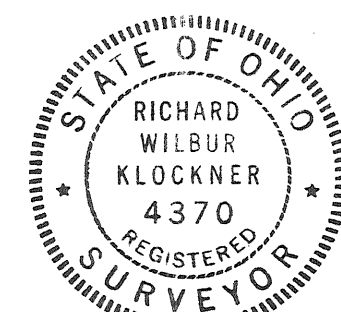
Jack L. Martin
 CHAIRMAN
Robert J. Knight
 SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD ON THIS 16th DAY OF July, 1970 THIS REPLATED SUBDIVISION WAS APPROVED BY RESOLUTION 1970-7

Robert H. Boser
 MAYOR
John A. Schmitz
 CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 21st DAY OF July, 1970.

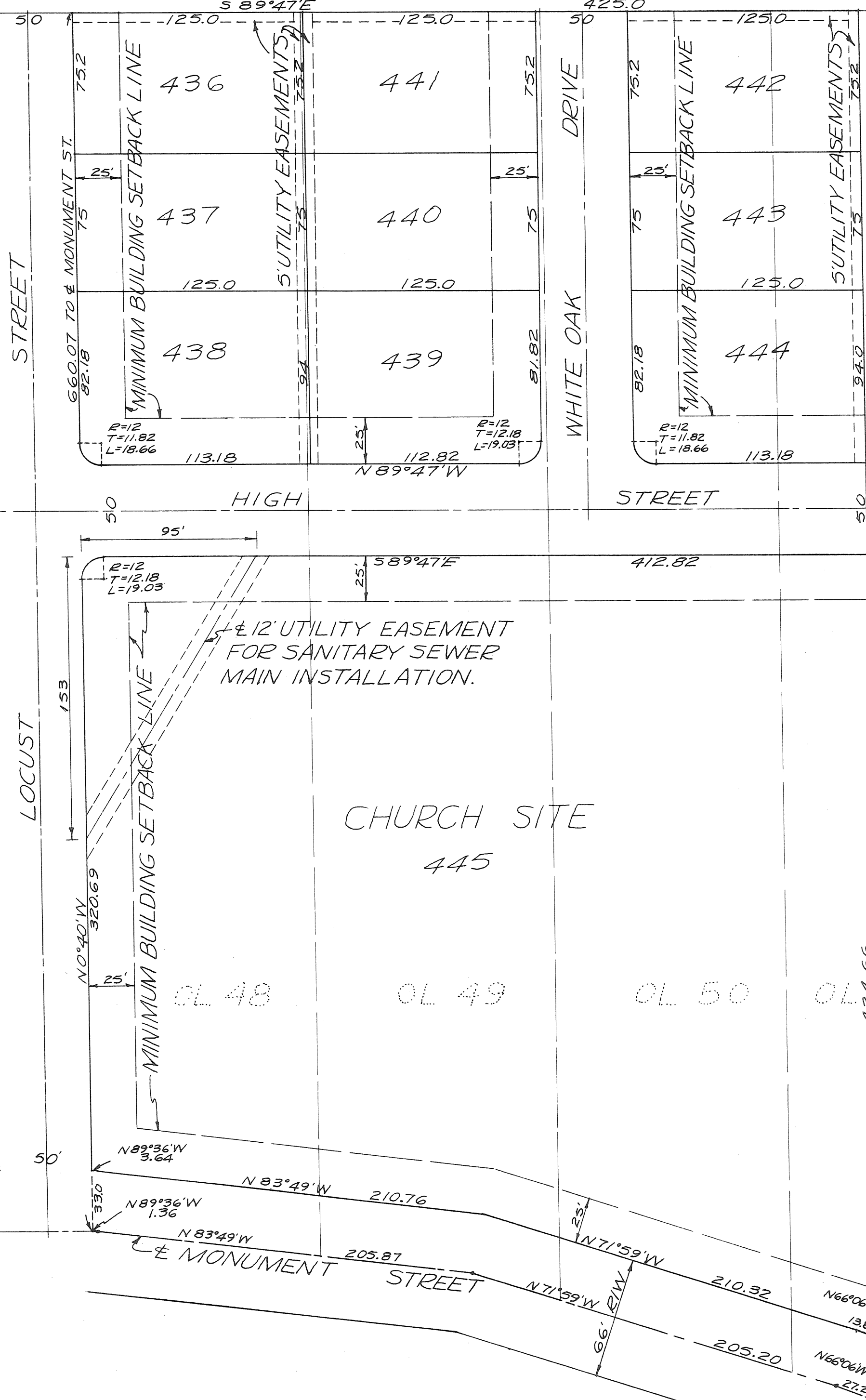
Carl Davis
 CARL DAVIS, COUNTY AUDITOR



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
 CIVIL ENGINEERING & SURVEYING
 TROY, OHIO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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



HATHAWAY VILLAGE SEC. TWO

MUNICIPALITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 10 PAGE 90

MIAMI COUNTY RECORDER'S PLAT

RECORDS. RECEIVED FOR RECORD

THIS 22ND DAY OF JULY

1970. AT 1:51 P.M.

FILE NUMBER 69412 FEE \$8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI CO. RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE LIEN HOLDERS AND OWNERS OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO 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

Frank Fennell
FRANK FENNEL, VICE PRESIDENT

Herbert W. Rose

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 FRANK FENNEL, VICE PRESIDENT 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 CORPORATIONS BOARD OF DIRECTORS; AND THAT SUCH 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 18th DAY OF June, 1970

Herbert W. Rose
HERBERT ROSE, NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 11, 1972

AT A MEETING OF THE PLANNING COMMISSION OF THE MUNICIPALITY OF TIPP CITY, OHIO HELD THE 16th DAY OF December, 1968, THIS PLAT WAS REVIEWED AND APPROVED.

Philip Wampler
CHAIRMAN

Phyllis Kuisman
SECRETARY

AT A MEETING OF THE COUNCIL OF THE MUNICIPALITY OF TIPP CITY, OHIO HELD THIS 6th DAY OF October, 1969, THIS PLAT WAS APPROVED FOR RECORDING PURPOSES ONLY BY ORDINANCE NO. 36-69

Don J. Davis
ACTING PRESIDENT OF COUNCIL

Phyllis Kuisman
CLERK OF MUNICIPALITY

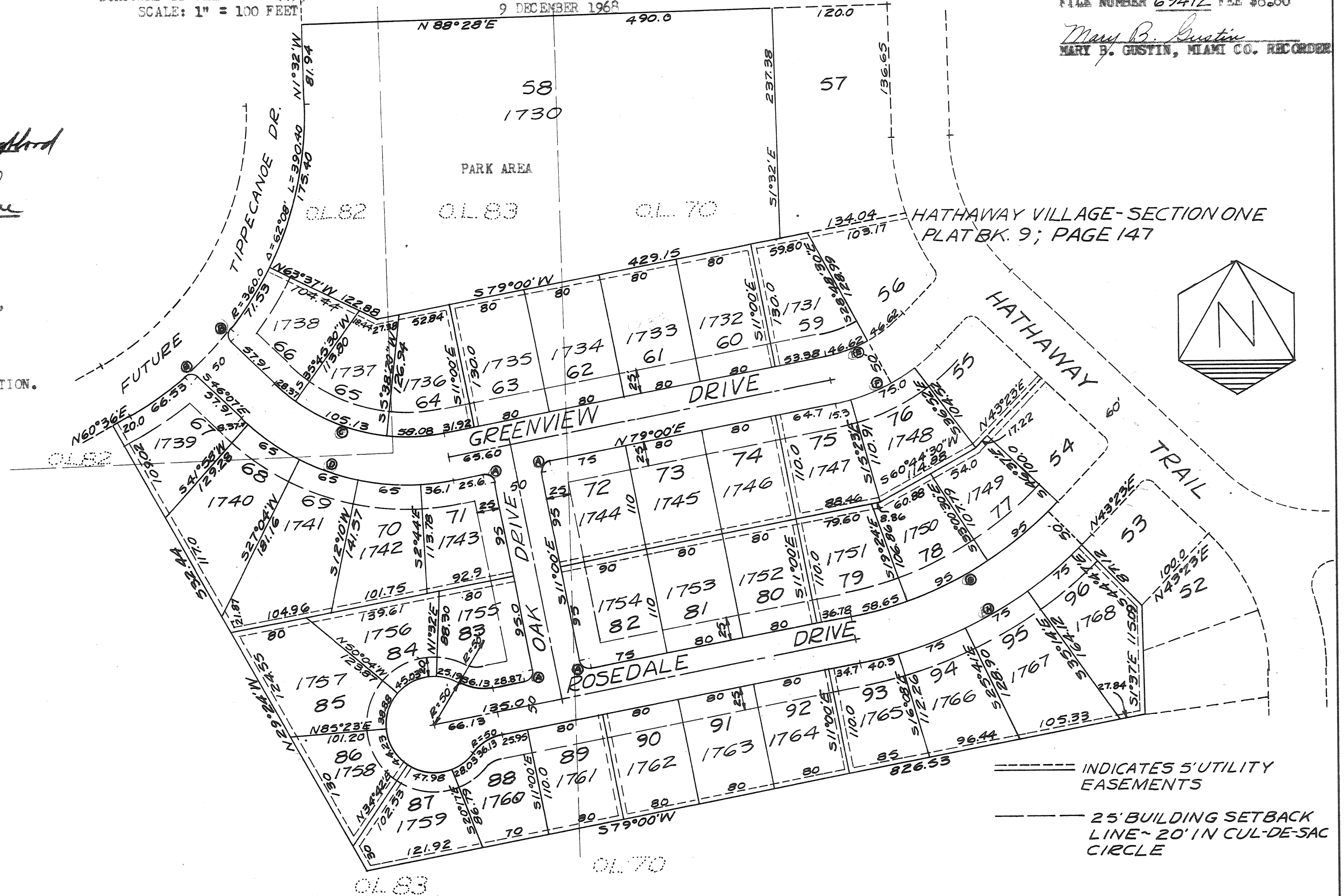
NUMBERED TO DESIGNATE INLOTS AND OUTLOTS AND TRANSFERRED THIS 22nd DAY OF July 1970.

Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR

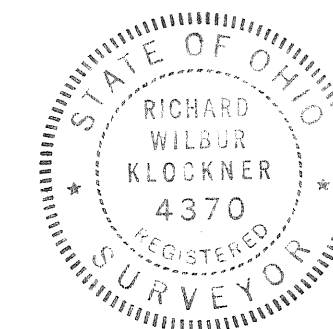
PROTECTIVE COVENANTS AND RESTRICTIONS

THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS FOR HATHAWAY VILLAGE - SECTION ONE WHICH ARE RECORDED IN MIAMI COUNTY RECORDER'S PLAT BOOK 9, PAGE 147A (EXCEPT THAT RESTRICTIONS NO. 1 AND NO. 4 SHALL NOT BE APPLICABLE TO THIS SECTION OF HATHAWAY VILLAGE SUBDIVISION)

BEING A SUBDIVISION OF 13.766 ACRES OF WHICH 7.698 ACRES ARE IN OUTLOT 70, 1.790 ACRES ARE IN OUTLOT 82, AND THE REMAINING 4.278 ACRES ARE IN OUTLOT 83 IN TIPP CITY, OHIO. THIS AREA CONVEYED TO HATHAWAY VILLAGE DEVELOPMENT CO. BY DEED RECORDED IN BOOK 448, PAGE 348, AND PARTIALLY CONVEYED TO NELSON C. BORCHERS BY DEED BOOK 449, PAGE 102 OF MIAMI COUNTY RECORDER'S DEED RECORDS. SCALE: 1" = 100 FEET. 9 DECEMBER 1968



CURVE DATA				
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT
A	90° 00'	15.0	23.56	15.0
B	83° 52' 40"	15.0	21.96	
C	54° 53'	200.0	191.58	103.85
D	54° 53'	250.0	239.47	129.82
E	35° 37'	150.0	93.24	48.18
F	35° 37'	200.0	124.33	64.24
G	35° 37'	400.0	248.65	128.49
H	35° 37'	450.0	279.73	144.55



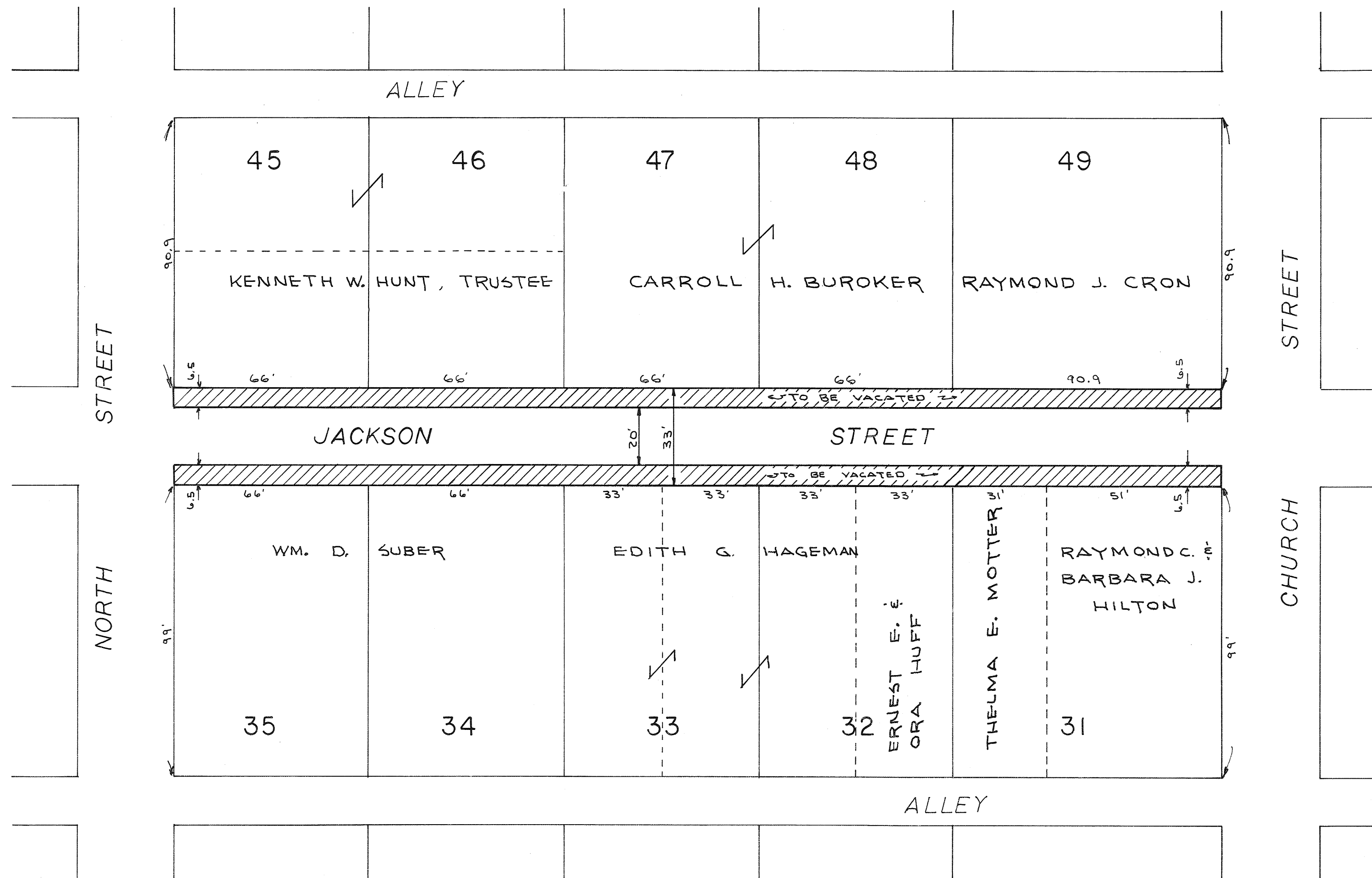
PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS P.C. AND P.T. POINTS.

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

VACATION OF PART OF JACKSON STREET FLETCHER OHIO

BOOK 10 PAGE 91
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS



SCALE: 1" = 30'

SHADED AREA OF JACKSON ST.
VACATED BY ORDINANCE NO. 3-70
PASSED THIS 27 DAY OF July, 1970

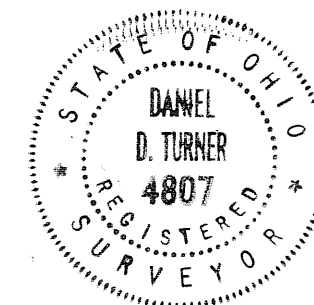
Robert W. Bynum MAYOR
Samuel M. Wagner CLERK

FILE NO. 69560
RECEIVED FOR RECORD: July 29, 1970
TIME: 11:18 A.M.
RECORDED IN PLAT BOOK NO. 10, PAGE 91
FEE: \$ 8.60

Mary B. Gustis
MIAMI COUNTY RECORDER

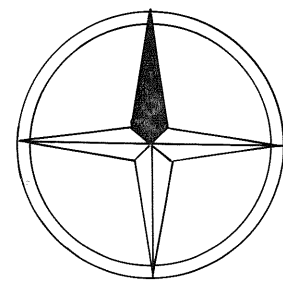
APPROVED & TRANSFERED THIS 29th DAY OF July, 1970

Carl Davis
MIAMI COUNTY AUDITOR



Daniel D. Turner

PREPARED BY _____
DANIEL D. TURNER & ASSOC.
23 N. PLUM ST. TROY-OHIO
• CIVIL ENGINEERING •
• LAND SURVEYING •
DATE: JULY 1970



REVISED
ANNEXATION TO CITY OF PIQUA
TOWN I • RANGE 12 • SECT. 19 — TOWN I • RANGE II • SECTS. 24 & 30
SPRINGCREEK TOWNSHIP — MIAMI COUNTY, OHIO
252.910 ACRES

See Misc. Book 17, page 135 for proceedings.
May 13, 1970, Recorder 8-5-70

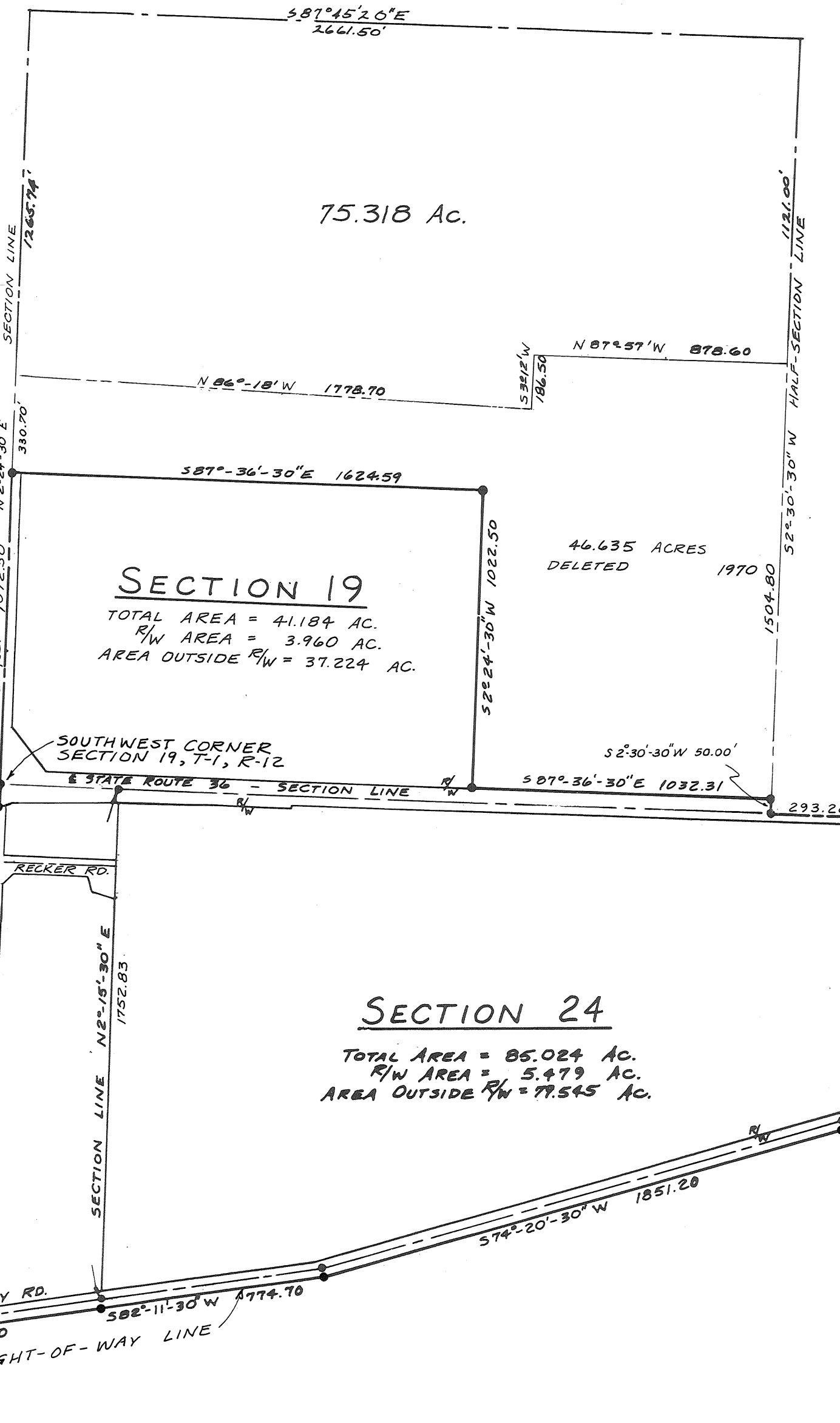
BOOK 10 PAGE 92
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

EXHIBIT "A"

The following described territory to be annexed reflects the deletion of 46.635 acres in section 19 owned by J. Scott & Ralph B. Garbry as requested by their agent at a hearing held January 12, 1970 before the Miami County Commissioners.

DESCRIPTION

Being a part of sections 19, 24, and 30 in town I, range II & 12, Springcreek township, Miami County, Ohio, and further bounded as follows: — Beginning at the center of the intersection of Looney road and the westbound lane of state rt. 36, said point also being the southwest corner of section 19, town I, range 12; thence N2°-24'-30"E for 1072.50' along the center of Looney road and the section line to a spike; thence S87°-36'-30"E for 1624.59' to an iron pin; thence S2°-24'-30"W for 1022.50' to the proposed North right-of-way line of state rt. 36; thence S87°-36'-30"E for 1032.31' along the proposed North right-of-way line of state rt. 36 to the half section line; thence S2°-30'-30"W for 50.00' to the centerline of state rt. 36; thence S87°-36'-30"E for 293.26' along the centerline of state rt. 36; thence S2°-23'-30"W for 1072.53' to the South right-of-way line of Garbry road; thence with the South right-of-way line of Garbry road as follows: S74°-20'-30"W for 1851.20', S82°-11'-30"W for 774.7' to the section line between sections 24 & 30; S82°-02'-W for 1400.5'; S82°-27'W for 569.80'; S83°-26'W for 590.4' to the corporation line of the City of Piqua; thence with the corporation line as follows: N14°-11'-30"W for 406.10' N89°-05'-20"W for 883.80' to a point on the East bank of the Miami river; N62°-13'-20"W for 150.00' to the center of the river, thence on a curve to the left with the center of the river of radius 1000' and length of 1385.50' to a point; thence N45°-00'W for 80.10' to a point on the South right-of-way line of state rt. 36; thence with the South right-of-way line of state rt. 36 as follows: N75°-30'E for 279.20', S22°-41'-30'E for 10.11', N75°-30'E for 171.90', S14°-15'E for 20.00', N74°-44'E for 362.30', N75°-30'E for 177.20', N88°-20'E for 342.40', N87°-35'E for 418.00' to a point on the right-of-way of the south bound ramp to interstate route 75; thence with the right-of-way line of interstate route 75, S35°-01'E for 742.90' and S13°-51'E for 9.30'; thence S89°-24'E for 292.60' across interstate route 75 to its East right-of-way line; thence with the right-of-way around the north bound ramp of interstate route 75 as follows: N5°-39'W for 37.80', S89°-34'E for 221.90', N59°-35'E for 161.30', N33°-40'E for 163.60', N15°-31'E for 154.00', N2°-23'-30'E for 220.00' to the South right-of-way line of state route 36; thence along said line S87°-36'-30'E for 63.80' and N73°-06'E for 79.10' to the center of Looney road; thence N2°-13'-30'E for 83.88' along the center of Looney road to the place of beginning of the tract and containing 252.910 acres, more or less, of which 41.184 acres lie in section 19, town I, range 12 including 3.960 acres in highway right-of-way, 85.024 acres lie in section 24, town I, range II, including 5.479 acres in highway right-of-way, and 126.702 acres lie in section 30, town I, range II, including 13.239 acres in highway right-of-way.



CURVE DATA:
R=1000'
Δ=79°-23'
L=1385.50'
LC=1277.25'

SCALE: 1"=400'

FILE NO. 69708

RECEIVED FOR RECORD Aug. 5, 1970

RECORDED IN PLAT BOOK 10 PAGE 92

FEE \$8.60

May B. Austin
MIAMI COUNTY RECORDER

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.

Floyd A. Marshall RK Wilson
Witness Nancy Hart
Witness

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 6th day of June, 1969, before me the undersigned, a Notary Public in and for said County and State, personally came Floyd A. Marshall 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 the day and date above written.

No expiration date RK Wilson
My Commission Expires Notary Public

The annexation of the foregoing area approved by Miami County Commissioners this 13TH day of MARCH, 1970.

John J. Koop Kenneth Cook
Luther Pike

At a meeting of the City Commission of the City of Piqua, Ohio held this 6 day of July, 1970, this Annexation Plat was accepted by Ordinance No. 28-70

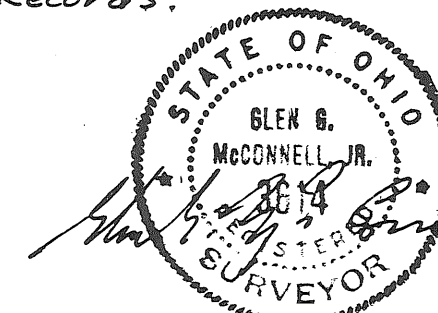
Jack Wilson Joseph C. Dwyer
Ralph Spence Paul N. Detmer
Harold L. Short

Transferred and Numbered to designate Lots this 5th day of August, 1970.

Paul Davis by G. Schellenger Deputy
Miami County Auditor

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.



PREPARED BY:

GLEN G. McCONNELL JR.
ARCHITECT-ENGINEER-SURVEYOR
1710 PETERS RD.
TROY, OHIO

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AS SHOWN HEREON.

John G. Marshall

PETITION FOR ANNEXATION

To: Board of County Commissioners of Miami County, Ohio

We, the undersigned, being a majority of the adult free holders residing on the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Piqua, Miami County, Ohio:

The following described territory to be annexed reflects the deletion of 46.635 acres in section 19 owned by J. Scott & Ralph B. Garbry as requested by their agent at a hearing held January 12, 1970 before the Miami County Commissioners:

Being a part of section 19, 24 and 30 in town 1, range 11 & 12, Springcreek township, Miami County, Ohio, and further bounded as follows: - Beginning at the center of the intersection of Looney road and the west bound lane of state route 36 said point also being the southwest corner of section 19, town 1, range 12; thence N 2°-24'-30"E for 1072.50' along the center of Looney road and the section line to a spike; thence S 87°-36'-30"E for 1624.59' to an iron pin; thence S 2°-24'-30"W for 1022.50' to the proposed north right-of-way line of state route 36; thence S 87°-36'-30"E for 1032.31' along the proposed north right-of-way line of state route 36 to the half section line; thence S 2°-30'-30"W for 50.00' to the centerline of state route 36; thence S 87°-36'-30"E for 293.26' along the centerline of state route 36; thence S 2°-23'-30"W for 1072.53' to the south right-of-way line of Garbry road; thence with the south right-of-way line of Garbry road as follows: S 74°-20'-30"W for 1851.20', S 82°-11'-30"W for 774.7' to the section line between sections 24 & 30, S 82°-02'W for 1400.5', S 82°-27'W for 569.80', S 83°-26'W for 590.4' to the corporation line of the City of Piqua; thence with the corporation line as follows: N 14°-11'-30"W for 406.10', N 89°-05'-20"W for 883.80' to a point on the east bank of the Miami river, N 62°-13'-20"W for 150.00' to the center of the river; thence on a curve to the left with the center of the river of radius 1000' and length of 1385.50' to a point; thence N 48°-00'W for 80.10' to a point on the south right-of-way line of state route 36; thence with the south right-of-way line of state route 36 as follows: N 75°-30'E for 279.20', S 22°-41'-30"E for 10.11', N 75°-30'E for 171.90', S 14°-15'E for 20.00', N 74°-44'E for 362.30', N 75°-30'E for 177.20', N 88°-20'E for 342.40', N 87°-35'E for 418.00' to a point on the right-of-way of the south bound ramp to interstate route 75; thence with the right-of-way line of interstate route 75; S 35°-01'E for 742.90' and S 13°-51'E for 9.30'; thence S 89°-24'E for 292.60' across interstate route 75 to its east right-of-way line; thence with the right-of-way around the north bound ramp of interstate route 75 as follows: N 5°-39'W for 378.0', S 89°-34'E for 221.90', N 59°-35'E for 161.30', N 33°-40'E for 163.60', N 15°-31'E for 154.00', N 2°-23'-30'E for 220.00' to the south right-of-way line of state route 36; thence along said line S 87°-36'-30"E for 63.80' and N 73°-06'E for 79.10' to the center of Looney road; thence N 2°-13'-30'E for 83.88' along the center of Looney road to the place of beginning of the tract and containing 252.910 acres, more or less, of which 41.184 acres lie in section 19, town 1, range 12 including 3.960 acres in highway right-of-way, 85.024 acres lie in section 24, town 1, range 11, including 5.479 acres in highway right-of-way, and 126.702 acres lie in section 30, town 1, range 11 including 13.239 acres in highway right-of-way. The above described territory is adjacent and contiguous with the City of Piqua.

Petitioners have attached hereto and made a part of this petition, a map showing the accurate boundaries of the territory sought to be annexed, marked "Exhibit A". Floyd Wooley, Jr., is hereby appointed agent for the undersigned petitioners as requires by R.C. 709.02, with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, or deletion, or other things or action for the granting of this petition shall be made in the petition, description, and/or plat by said agent without further expressed consent of the petitioners.

NAME	ADDRESS	NAME	ADDRESS	NAME	ADDRESS	NAME	ADDRESS	NAME	ADDRESS
Clyde McVety	1050 W. Garbry	Olive McVety	1050 W. Garbry	Elmer W. Fairchild	1130 W. Garbry	Betty Jo Fairchild	1130 W. Garbry	Arthur W. Meyer	981 W. Garbry
<i>Clyde McVety</i>	<i>1050 W. Garbry</i>	<i>Olive McVety</i>	<i>1050 W. Garbry</i>	<i>Elmer W. Fairchild</i>	<i>1130 W. Garbry</i>	<i>Betty Jo Fairchild</i>	<i>1130 W. Garbry</i>	<i>Arthur W. Meyer</i>	<i>981 W. Garbry</i>
Ruth L. Meyer	981 W. Garbry	J. Scott Garbry	5 E. U.S. Rte 36	Ralph B. Garbry	810 W. Garbry	William Elliot	945 W. Garbry	Vernoleen L. Elliott	945 W. Garbry
<i>Ruth L. Meyer</i>	<i>981 W. Garbry Rd.</i>			<i>Ralph B. Garbry</i>	<i>810 W. Garbry</i>	<i>William Elliot</i>	<i>945 W. Garbry</i>	<i>Vernoleen L. Elliott</i>	<i>945 W. Garbry Rd.</i>
Paul J. Manson	874 W. U.S. Rte. 36	Mary M. Manson	874 W. U.S. Rte. 36	Melvin G. Jenkins	956 W. Garbry	Alice M. Jenkins	956 W. Garbry	Catherine D. Spencer	858 W. Garbry
								<i>Catherine D. Spencer</i>	<i>858 W. Garbry</i>
Robert G. Neth	858 W. Garbry	Mabel Maples	920 W. U.S. Rte. 36	Charles D. Couchot	1415 W. Garbry	Arbutus C. Couchot	1415 W. Garbry	C. Travis	1413 W. Garbry
<i>Robert G. Neth</i>	<i>858 W. Garbry Rd.</i>	<i>Mabel Maples</i>	<i>920 W. U.S. 36</i>	<i>Charles D. Couchot</i>	<i>1415 W. Garbry</i>	<i>Arbutus C. Couchot</i>	<i>1415 W. Garbry</i>		
M. Travis	1413 W. Garbry	Mildred S. Flatfoot	Garbry	Clarence W. Harshman, Sr.	1385 W. Garbry	Mary S. Harshman	1385 W. Garbry	Robert Mullin	1375 W. Garbry
<i>M. Travis</i>		<i>Mildred S. Flatfoot</i>	<i>Garbry</i>	<i>Clarence W. Harshman, Sr.</i>	<i>1385 W. Garbry</i>	<i>Mary S. Harshman</i>	<i>1385 W. Garbry</i>	<i>Robert Mullin</i>	<i>1375 W. Garbry</i>
Mary Mullin	1375 W. Garbry	Leroy R. Flatfoot	1355 W. Garbry	Fred J. Selsor	1335 W. Garbry	M. Selsor	1335 W. Garbry	Marie C. Stoker	1315 W. Garbry
<i>Mary Mullin</i>	<i>1375 W. Garbry Rd.</i>	<i>Leroy R. Flatfoot</i>	<i>1355 W. Garbry</i>					<i>Marie C. Stoker</i>	<i>1315 W. Garbry Rd.</i>
John Cline Stal	1265 W. Garbry	Wm. C. Forree	1265 W. Garbry			Tom Simson	1245 W. Garbry	Howard J. Brown	1225 W. Garbry
		<i>Wm. C. Forree</i>	<i>1265 W. Garbry Rd.</i>					<i>Howard J. Brown</i>	<i>1225 W. Garbry</i>
S. L. Brown	1225 W. Garbry	J. H. Stock	1115 W. Garbry					Betty Burkett	1340 W. Garbry
<i>S. L. Brown</i>	<i>1225 W. Garbry Rd.</i>	<i>J. H. Stock</i>	<i>1115 W. Garbry</i>					<i>Betty Burkett</i>	<i>1340 W. Garbry</i>
Doris McMillan	1090 W. Garbry	Ronald M. Motter	1995 W. Recker Rd.	P. J. Motter	1995 W. Recker Rd.	Ruth Wallace	1995 W. Recker Rd.	J. S. Shuttleworth	1945 W. Recker Rd.
P. Shuttleworth	1945 W. Recker Rd.	Clinton H. Manson	900 W. U. S. 36	Floyd A. Marshall	900 W. U. S. 36	Helen M. Marshall	900 W. U. S. 36	Willis Maples	920 W. U. S. 36
		<i>Clinton H. Manson</i>	<i>900 W. U.S. 36</i>	<i>Floyd A. Marshall</i>	<i>900 W. U.S. 36</i>	<i>Helen M. Marshall</i>	<i>900 W. U.S. 36</i>	<i>Willis Maples</i>	<i>920 W. U.S. 36</i>
Other Property Owners in Area to be annexed - Not Residents									
Lovie Weymer	8310 N. Looney Rd.	Helen Behm	1208 S. Roosevelt	W. L. McVety	7829 N. Looney	H. C. McVety	7829 N. Looney	Herman F. West	1010 W. Garbry
Samuel E. Jackson, Jr.	64 Orchard Lane	R. E. Sykes	420 Brentwood	<i>W. L. McVety</i>	<i>7829 N. Looney</i>	<i>H. C. McVety</i>	<i>7829 N. Looney</i>	<i>Herman F. West</i>	<i>1010 W. Garbry Rd.</i>
Tri-Town Inc.	Sunset Drive	V. Sykes	420 Brentwood						
John F. Kienle	504 Young St.	Opal Cantrell	Box 354, Concord, Ohio	Catherine Stock	1115 W. Garbry Rd.	Edna Hahn	415 E. Main	Stella B. West	1010 W. Garbry
Alma Kienle	504 Young St.	Junior Koeller	509 Glenwood	<i>Catherine Stock</i>	<i>1115 W. Garbry Rd.</i>	<i>Edna Hahn</i>	<i>415 E. Main</i>	<i>Stella B. West</i>	<i>1010 W. Garbry Rd.</i>
Floyd L. Keller		Margie Koeller	509 Glenwood						
Richard D. Woehler	9155 N. Spiker, Piqua, Ohio	John G. Moorman	412 1/2 S. Wayne						
Dell B. Woehler	9155 N. Spiker, Piqua, Ohio	Geo. A. Seipel	413 Adams						
Patricia Lou Hartsell	4 Hopewood Drive, Piqua, Ohio	Wm. H. Baler	1416 Plum St., Piqua, Ohio						
Piqua Inn	U. S. Rte. 36	Twila E. Baler	1416 Plum St., Piqua, Ohio						
A. Rudd McAllister	Columbus, Ohio								
M. Lorraine Ankerman	111 E. Main, Fletcher, Ohio	Aetna May Monroe	309 Spring, Piqua, Ohio						
Miami Conservancy District									
Ronald J. Argebright									
Janet Argebright									

The above list containing the signatures of 38 out of 54 resident freeholders or approximately 70%.

FILE NO. 69708
RECEIVED FOR RECORD Aug. 5, 1970
RECORDED IN PLAT BOOK 10 PAGE 92A
FEE: \$6.00
Mary B. Guatieri
MIAMI COUNTY RECORDER

SPRINGCREEK
TOWNSHIP

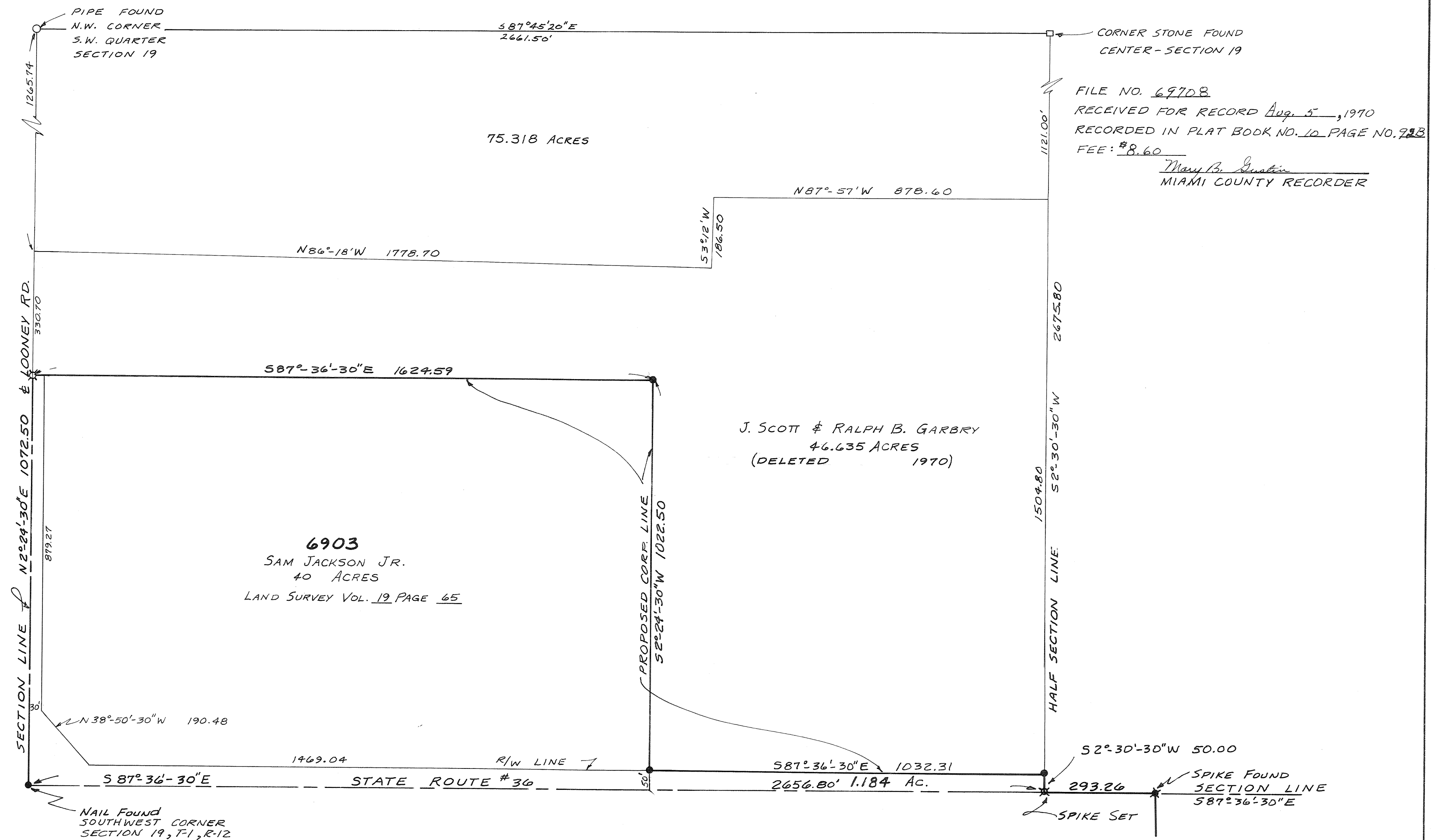
Pt. 19
SECTION

1
TOWN

12
RANGE

BOOK 10 PAGE 92B
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

SCALE: 1" = 200'



SPRINGCREEK
TOWNSHIP

Pt. 24
SECTION

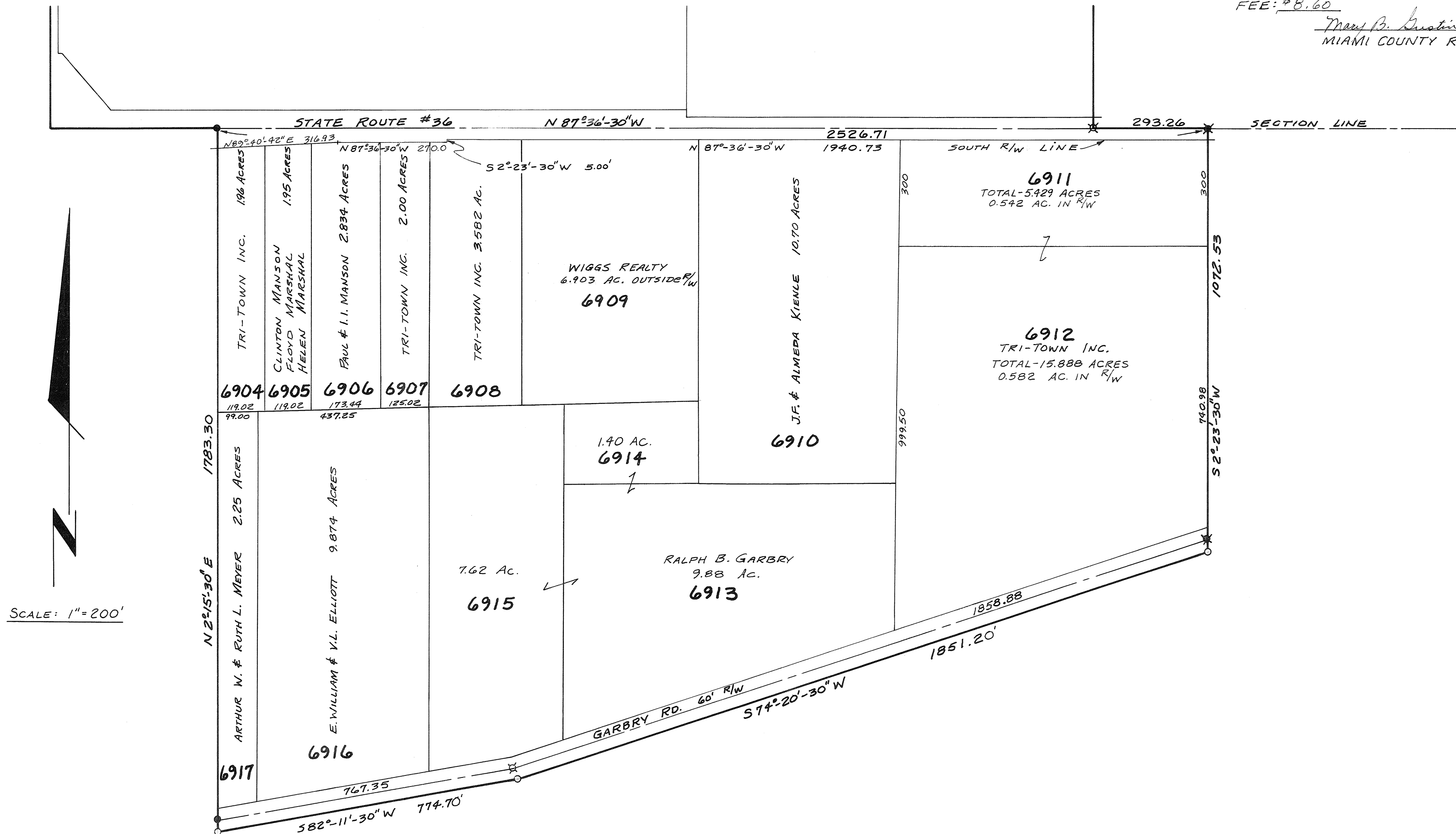
1
TOWN

11
RANGE

BOOK 10 PAGE 92C
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

FILE NO. 6970B
RECEIVED FOR RECORD Aug. 5, 1970
RECORDED IN PLAT BOOK NO. 10 PAGE NO. 92C
FEE: \$8.60

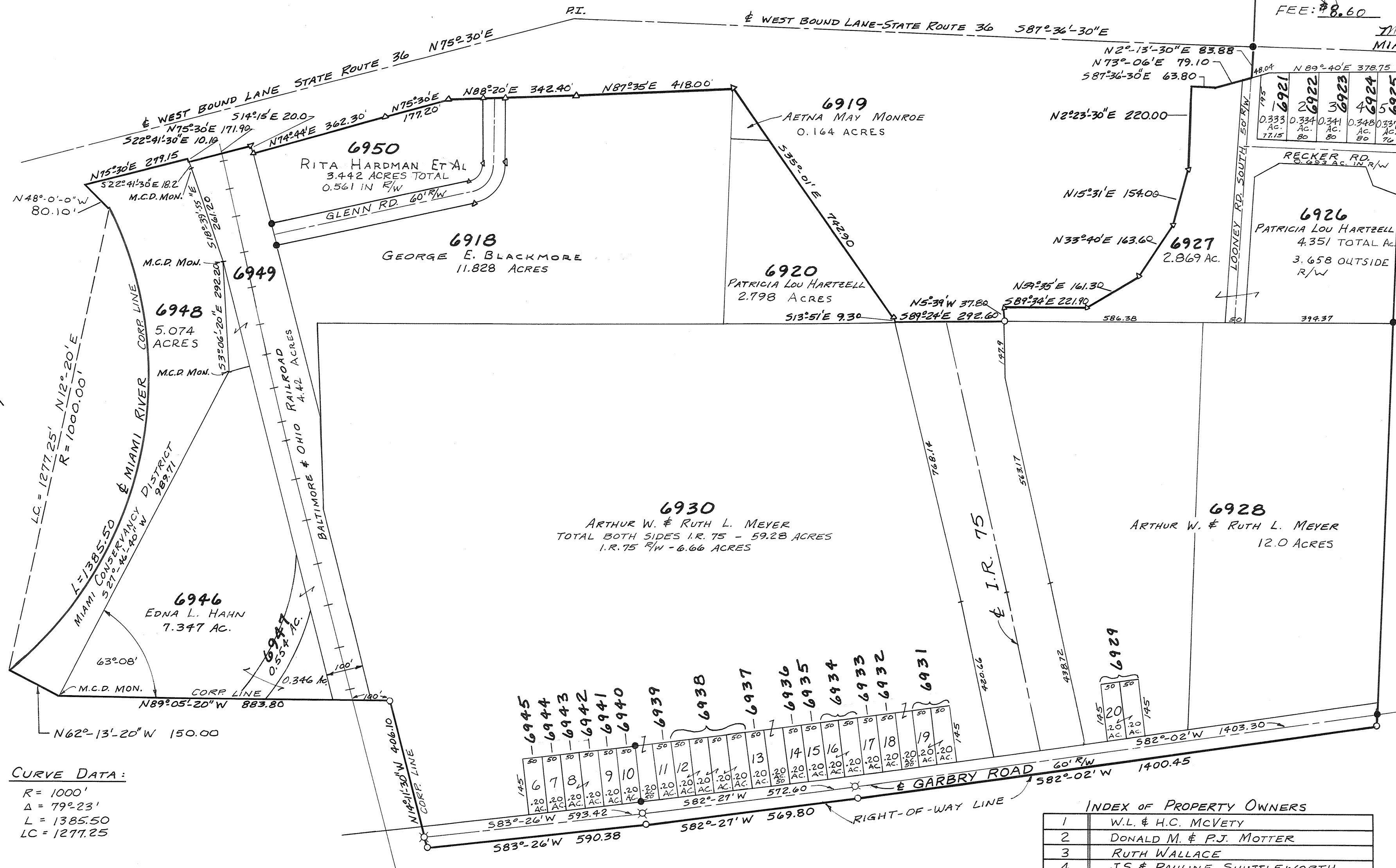
Mary B. Austin
MIAMI COUNTY RECORDER



NOTE:
Δ STATE HIGHWAY MONUMENT
● PIN OR NAIL FOUND
○ PIN SET
✕ SPIKE FOUND
✕ SPIKE SET

FILE NO. 697DB
RECEIVED FOR RECORD Aug. 5, 1970
RECORDED IN PLAT BOOK NO. 10 PAGE NO. 92D
FEE: \$8.60

Mary B. Gustin
MIAMI COUNTY RECORDER



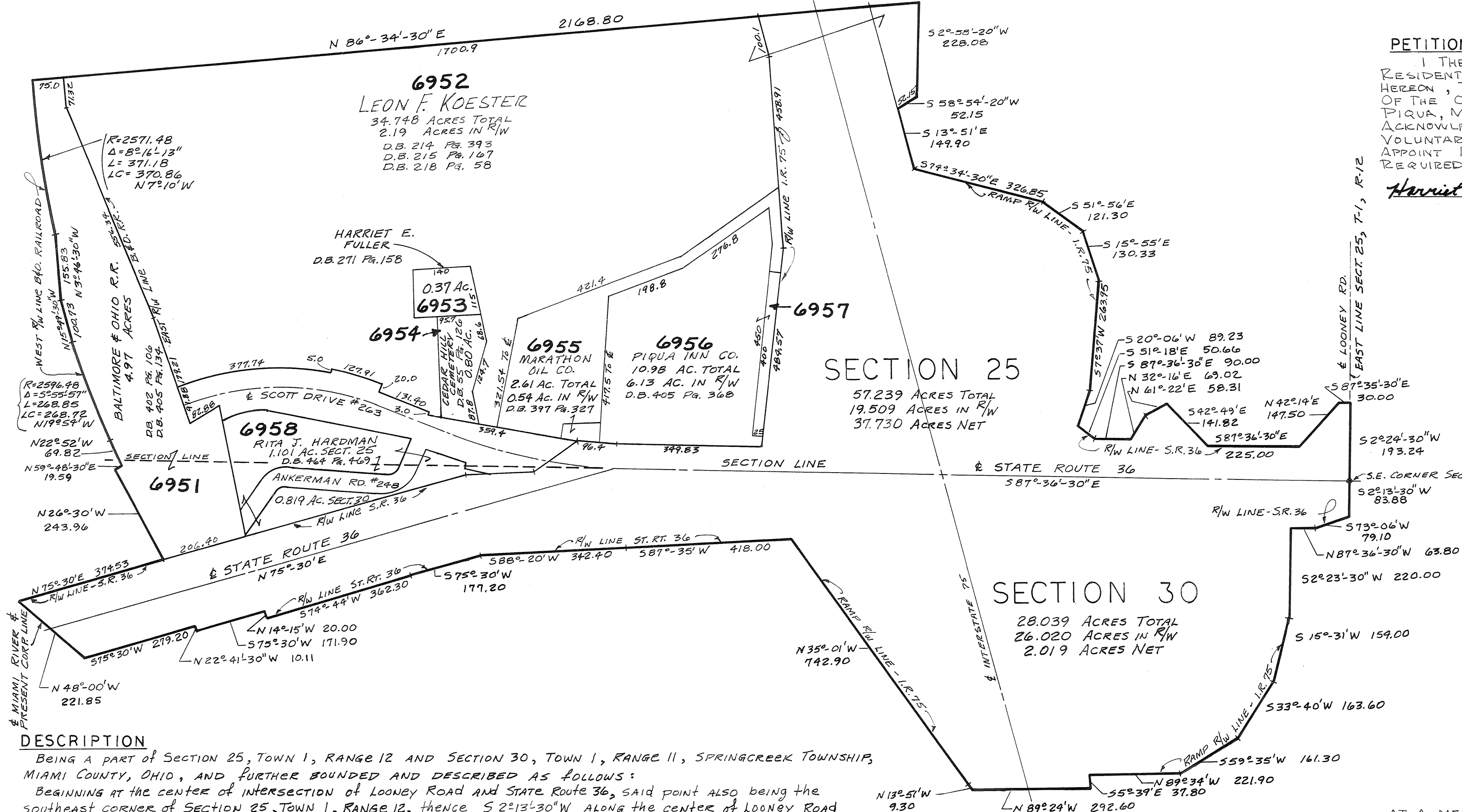
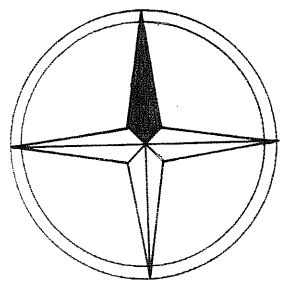
INDEX OF PROPERTY OWNERS	
1	W.L. & H.C. MCVETY
2	DONALD M. & P.J. MOTTER
3	RUTH WALLACE
4	J.S. & PAULINE SHUTTLEWORTH
5	DONALD BEHM
6	ARBITUS COUCHOT
7	C. & M. TRAVIS
8	JENKINS ELECTRIC CO. - 2 TRACTS
9	CLARENCE & MARY HARSHMAN
10	ROBERT & MARY MULLIN
11	LEROY R. & MILDRED PLATFOOT
12	IND. & M. SELSOR
13	MARIE C. STOKER
14	MYRTLE BEELER
15	JOHN CLINE ET AL
16	WM. C. FERREE
17	FAYE PERRY
18	DENNIE WILLIAMS
19	HOWARD J. BROWN
20	SAMUEL L. & SHARON SNAVELY

ANNEXATION TO CITY OF PIQUA

TOWN I · RANGE 12 · SECTION 25 · TOWN I · RANGE 11 · SECTION 30
SPRINGCREEK TOWNSHIP · MIAMI COUNTY, OHIO

85.278 ACRES

BOOK 10 . PAGE 93 .
MIAMI COUNTY RECORDERS
PLAT RECORD
FILE NO. 69712
RECEIVED FOR RECORD Aug. 5, 1970
FEE \$8.60
Mary B. Austin
MIAMI COUNTY RECORDER



PETITION

I THE UNDERSIGNED, BEING THE ONLY 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, AND DO HEREBY APPOINT NANCY HART AS MY AGENT AS REQUIRED BY R.C. 709.02

Harriet E. Fuller

RK Wilson
218 Boersha
WITNESS

STATE OF OHIO, MIAMI COUNTY, SS.

BE IT REMEMBERED THAT ON THIS 16th DAY OF November, 1969, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Harriet E. Fuller WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING INSTRUMENT 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

R.K. Wilson
NOTARY PUBLIC

No expiration date
MY COMMISSION EXPIRES

THE ANNEXATION OF THE FORGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4th DAY OF February, 1970.

Joseph C. Smith
Joseph C. Smith
James R. Smith

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 6th DAY OF July, 1970, THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE NO. 23-70

Jack Wilson
Ralph Spencer
Joseph C. Smith
James R. Smith

TRANSFERRED AND NUMBERED TO DESIGNATE LOTS THIS 5th DAY OF August, 1970

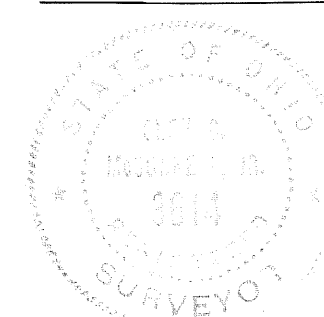
Carl Davis by H. Stollenberger, Deputy
MIAMI COUNTY AUDITOR

PREPARED BY
McCONNELL AND WAGNER
ARCHITECTS · ENGINEERS & SURVEYORS
20 SOUTH LANE
TROY, OHIO

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AS SHOWN

Shirley S. Smith

SCALE: 1"=200'



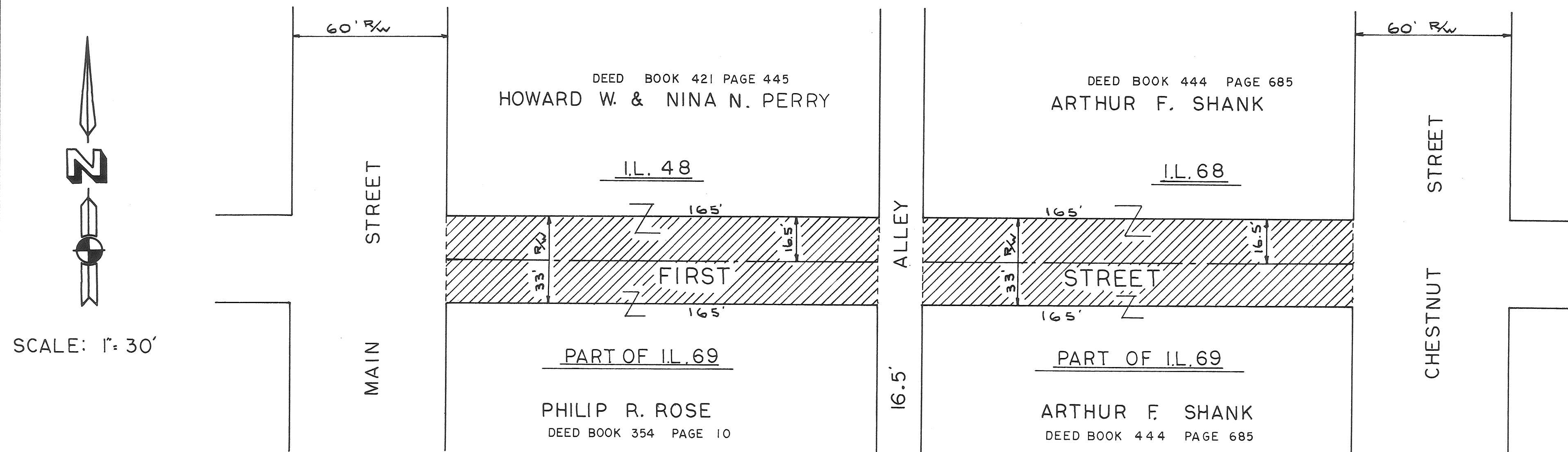
DESCRIPTION

BEING A PART OF SECTION 25, TOWN 1, RANGE 12 AND SECTION 30, TOWN 1, RANGE 11, SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF INTERSECTION OF LOONEY ROAD AND STATE ROUTE 36, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 25, TOWN 1, RANGE 12, thence S 2°13'30"W along the center of Looney Road for 83.88' to the south right-of-way line of State Route 36, thence with the right-of-way line of State Route 36 as follows: S 73°06'W for 79.10', thence N 87°36'30"W for 63.80' to the right-of-way line of the north bound RAMP of Interstate 75, thence with the right-of-way of said RAMP as follows: S 2°23'30"W for 220.00', thence S 15°31'W for 159.00', thence S 52°23'30"W for 220.00', thence N 87°36'30"W for 63.80' to the right-of-way line of the north bound RAMP of Interstate 75, thence N 89°24'W for 292.60' across the said right-of-way to its west line, thence with the west right-of-way of I-75 as follows: N 13°51'W for 9.30', thence N 35°01'W for 142.90' to the south right-of-way line of State Route 36, thence with the south right-of-way line of State Route 36 as follows: S 87°35'W for 418.00', thence S 88°20'W for 342.40', thence S 75°30'W for 177.20', thence S 74°44'W for 362.30', thence N 14°15'W for 20.00', thence S 75°30'W for 171.90', thence N 22°41'30"W for 10.11, thence S 75°30'W for 279.20' to the centerline of the Great Miami River and the present corporation line of the City of Piqua, thence N 48°00'W for 221.85' along the centerline of the river and the present corporation line to the north right-of-way of State Route 36, thence N 75°30'E for 374.53' with the north right-of-way line of Route 36, thence with the west line of the Baltimore and Ohio Railroad property as follows: N 26°30'W for 243.96', thence N 59°48'30"E for 19.59', thence N 22°52'W for 69.82', thence along a curve to the right, with radius of 2571.48' and length of 371.18' to a point, thence N 86°34'30"E for 2168.80' to a point, thence S 2°58'20"W for 228.08', thence S 58°54'20"W for 52.15' to the east right-of-way line of Interstate 75, thence with said east right-of-way line as follows: S 13°51'E for 149.90', thence S 74°34'30"E for 326.85', thence S 51°56'E for 121.30', thence S 15°55'E for 130.33', thence S 70°37'W for 263.95', thence S 20°06'W for 89.23' to the north right-of-way line of State Route 36, thence with the right-of-way of Route 36 as follows: S 51°18'E for 50.66', thence S 87°36'30"E for 90.00', thence N 32°16'E for 69.02', thence N 61°22'E for 58.31', thence S 42°49'E for 141.82', thence S 87°36'30"E for 225.00', thence N 42°14'E for 147.50', thence S 87°35'30"E for 30.00', thence S 2°24'30"W for 193.24', thence S 2°13'30"W for 83.88', thence S 73°06'W for 79.10', thence N 87°36'30"W for 63.80', thence S 52°23'30"W for 220.00', thence S 15°31'W for 159.00', thence S 33°40'W for 163.60', thence S 59°35'W for 161.30', thence N 89°24'W for 292.60', thence N 13°51'W for 9.30', thence N 35°01'W for 142.90', thence S 74°44'W for 362.30', thence S 75°30'W for 177.20', thence S 88°20'W for 342.40', thence S 87°35'W for 418.00', thence S 74°44'W for 362.30', thence N 14°15'W for 20.00', thence S 75°30'W for 171.90', thence N 22°41'30"W for 10.11, thence S 75°30'W for 279.20' to the centerline of the Great Miami River and the present corporation line of the City of Piqua, thence N 48°00'W for 221.85' along the centerline of the river and the present corporation line to the north right-of-way of State Route 36, thence N 75°30'E for 374.53' with the north right-of-way line of Route 36, thence with the west line of the Baltimore and Ohio Railroad property as follows: N 26°30'W for 243.96', thence N 59°48'30"E for 19.59', thence N 22°52'W for 69.82', thence along a curve to the right, with radius of 2571.48' and length of 371.18' to a point, thence N 86°34'30"E for 2168.80' to a point, thence S 2°58'20"W for 228.08', thence S 58°54'20"W for 52.15' to the east right-of-way line of Interstate 75, thence with said east right-of-way line as follows: S 13°51'E for 149.90', thence S 74°34'30"E for 326.85', thence S 51°56'E for 121.30', thence S 15°55'E for 130.33', thence S 70°37'W for 263.95', thence S 20°06'W for 89.23' to the north right-of-way line of State Route 36, thence with the right-of-way of Route 36 as follows: S 51°18'E for 50.66', thence S 87°36'30"E for 90.00', thence N 32°16'E for 69.02', thence N 61°22'E for 58.31', thence S 42°49'E for 141.82', thence S 87°36'30"E for 225.00', thence N 42°14'E for 147.50', thence S 87°35'30"E for 30.00' to the centerline of Looney Rd., also the east line of Section 25, Town 1, Range 12, thence S 2°24'30"W for 193.24' along the centerline & section line to the place of beginning of tract, and containing 85.278 ACRES TOTAL, MORE OR LESS, of which 57.239 ACRES lie in Section 25, Town 1, Range 12, including 19.509 ACRES in highway right-of-way and 28.039 ACRES lie in Section 30, Town 1, Range 11, including 26.020 ACRES in highway right-of-way.

VACATION OF PART OF FIRST STREET

LAURA ~ OHIO

BOOK 10 PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF
RECORDED PLATS.



NOTE
ORIGINAL PLAT BOOK 1 PAGE 477 & 478 MIAMI COUNTY PLAT RECORDS
AREA TO BE VACATED=

PART OF FIRST STREET VACATED BY VILLAGE OF LAURA
ORDINANCE NO 2-70

Feb. 9 1970
DATE

James W. Wright
MAYOR

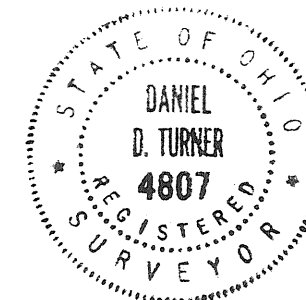
Clarence Todd
CLERK

TRANSFERRED Aug. 7, 1970
DATE

Carl Davis by S. S. Schenck
MIAMI COUNTY AUDITOR

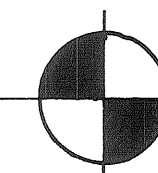
RECEIVED FOR RECORD August 7, 1970 1:59 P.M.
FILE NO 69764
RECORDED IN PLAT BOOK NO. 10 PAGE 94
FEE \$8.60

Mary B. Gustin
MIAMI COUNTY RECORDER



Daniel D. Turner

PREPARED BY
DANIEL D. TURNER & ASSOC.
23 N. PLUM ST. TROY-OHIO
CIVIL ENGINEERING
LAND SURVEYING



NORTHWOOD HILLS SUBDIVISION • SECTION 2

• TOWN 9 • RANGE 5 • SECTION 36 • WASHINGTON TOWNSHIP •
• MIAMI COUNTY • OHIO •

BOOK 10 PAGE 95
Miami County Recorder's
record of recorded plats

NOTE

There is a five ft. (5') utility easement on each side of each interior lot line and along each exterior rear or side property line except as may be shown otherwise hereon.

Restrictions for this plat shall be the same as for Northwood Hills- Sec. 1, as recorded in Vol. 10, Page 13, of the Miami County Plat Records.

DESCRIPTION

Being a subdivision of 3.415 Acres of a 37.622 Acre tract conveyed to Ticon Corporation by deed recorded in Vol. 450, Page 179, of the Miami County Deed Records.

DEDICATION

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

Paul E. Johnson
witness

Michael H. Treon
witness

Lloyd B. Fry
TICON CORP.
Lloyd B. Fry, president
Rex S. Wilson
Rex S. Wilson, secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 19th day of June, 1970, before me, the undersigned, a notary public in and for said county and state, personally came Ticon Corp. by its president Lloyd B. Fry and its secretary Rex S. Wilson, 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.

M. M. Burrell
Notary Public

M. M. BURRELL, Notary Public
My Commission Expires November 12, 1971

APPROVAL BY CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 22nd day of June, 1970, this plat was approved.

John A. Thompson, Chmn. George B. Shaw John O. Harbough
Robert M. Stance

APPROVED
Joseph Margus
Date 8-4-70
Troy City - Miami County
Health Department

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

John J. Knapp
Luther Pike
Kenneth Cook
Arthur D. Hallad
Miami County Engineer

DATE: AUG. 7, 1970. NO. _____

APPROVED BY MIAMI COUNTY COMMISSIONERS

John J. Knapp
Luther Pike
Kenneth Cook
Arthur D. Hallad
Miami County Engineer

DATE: AUG. 7, 1970

MIAMI COUNTY AUDITOR

Approved and transferred this 7th day of Aug, 1970.

Paul Davis by C. Shellenbarger, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 69765

Received for record: 2:00 P.M. Aug. 7-1970

Recorded in Plat Book No. 10 Page 95

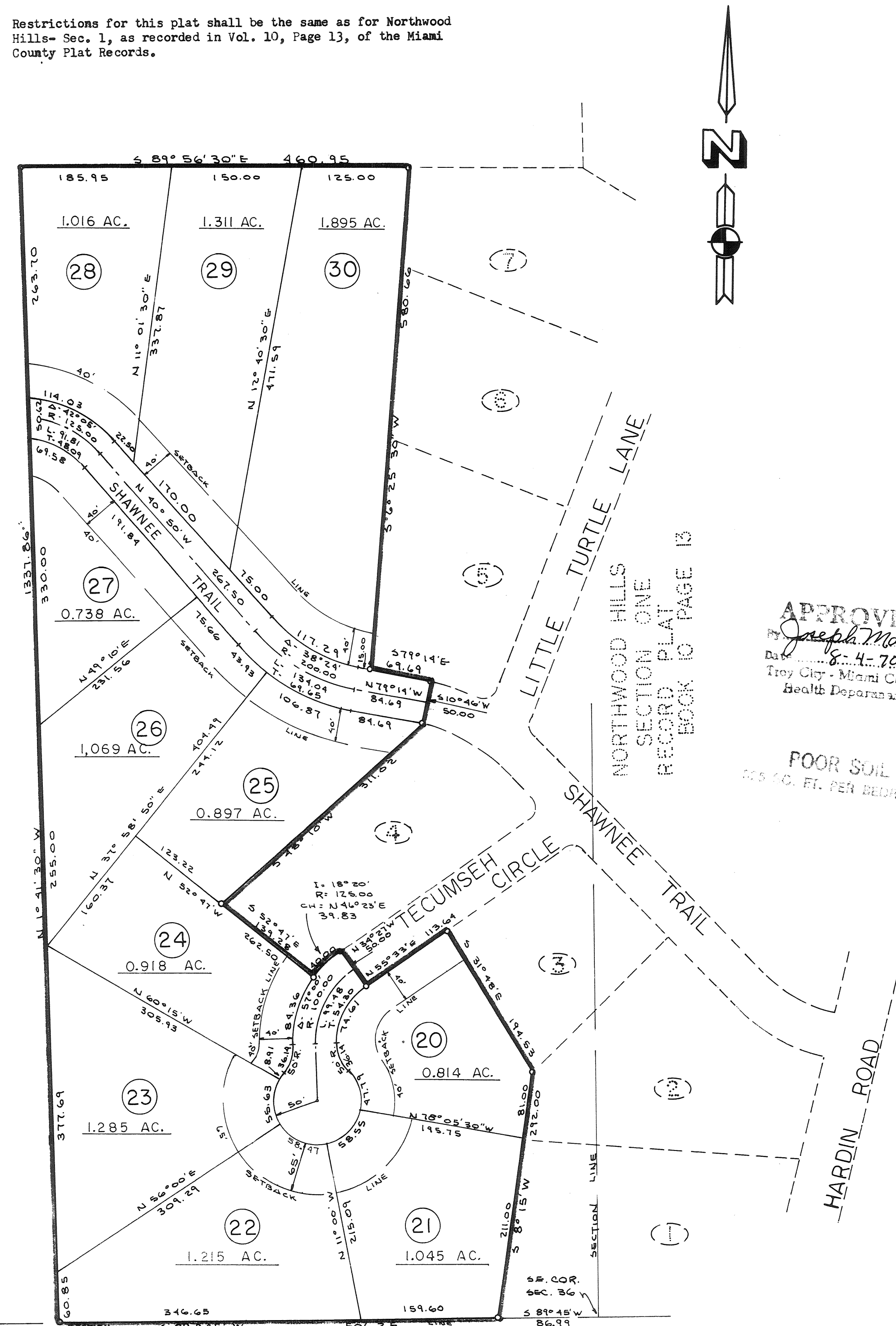
Fee: \$ 8.60

Mary B. Austin
Miami County Recorder

Northwood Hills Subdivision-Section 2 for			
Ticon Corp. Piqua, Ohio			
DANIEL D. TURNER and ASSOC. Troy, Ohio			
-CIVIL ENGINEERING- LAND SURVEYING			
DATE JUNE-1970	Drawn by: Traced by: Checked by:	T.S. D.T.	1 / 1
FILE NO.	SCALE: 1"=100'		

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



MYERS SUBDIVISION

• TOWN 6 • RANGE 5 • SECTION 7 • UNION TOWNSHIP •
• MIAMI COUNTY • OHIO •

BOOK 10, PAGE 96
Miami County Recorder's record of
recorded plats

DESCRIPTION

Being a subdivision of 9.738 Acre tract conveyed to Lee E. Myers and Naomi F. Myers by deed recorded in Vol 404, Page 349, 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.

Thomas W. Steinke
witness

Lee E. Myers
LEE E. MYERS

Daniel D. Turner
witness

Naomi Myers
NAOMI F. MYERS

STATE OF OHIO, MIAMI COUNTY, ss:

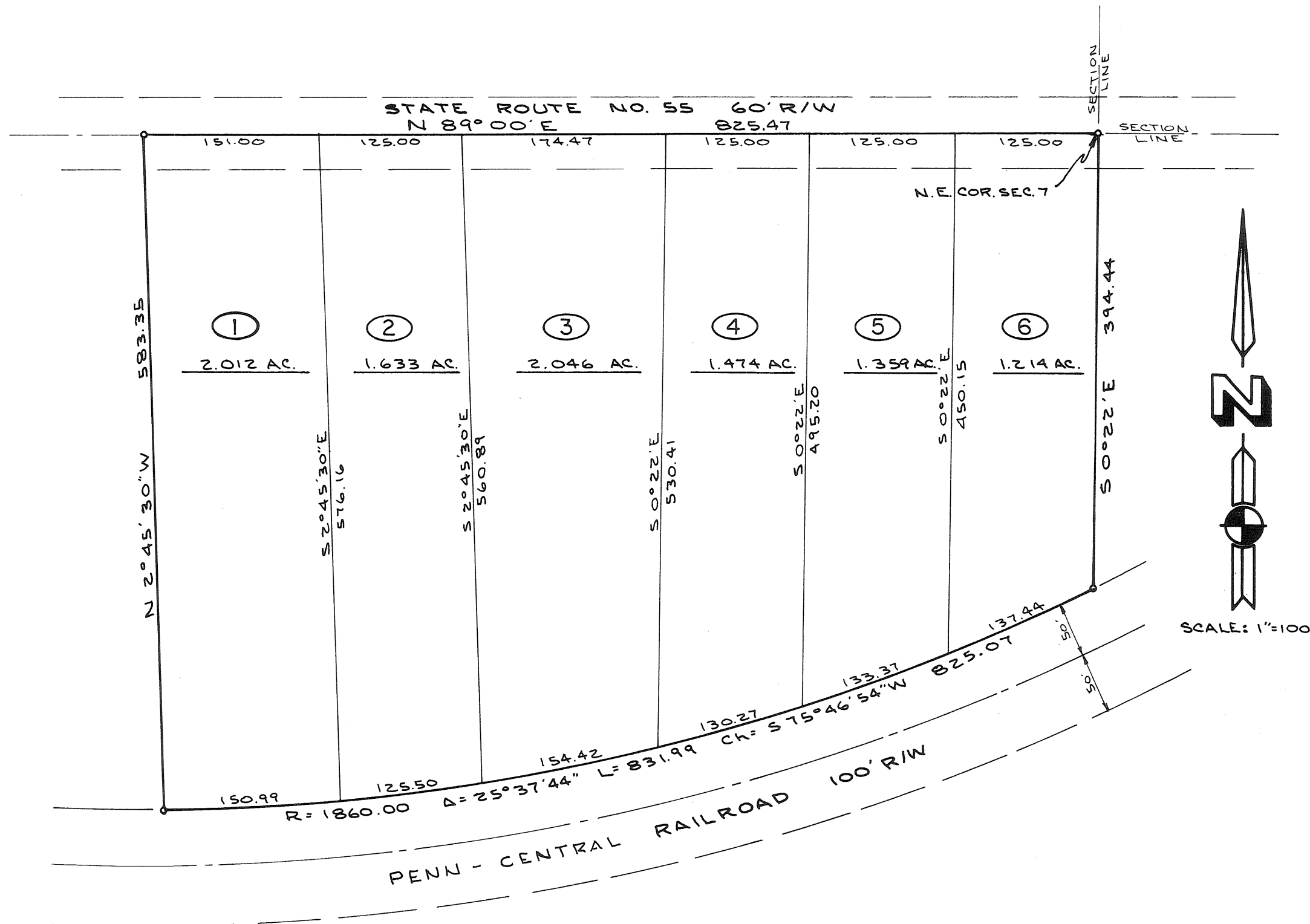
Be it remembered that on this 27th day of JULY, 1970, before me, the undersigned, a notary public in and for said county and state, personally came Lee E. Myers and Naomi F. Myers, both of who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I set my hand and notarial seal on the day and date above written.

My Commission Expires AUG. 1, 1971

Daniel D. Turner
Notary Public

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 (1) one single family dwelling. (Existing structures excepted) 8-7-70
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, or 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. Any existing structures shall be exempt from this restriction.
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 nearer to any interior lot line than (15) fifteen feet.
4. DIVISION OF LOTS- No lot shall hereafter be subdivided into additional residential lots.
5. OTHER BUILDINGS- No basement, camp shack, garage, barn or other out-building 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) 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 construction may begin.
8. NUISANCE- 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 to nuisance.
9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any residential lot 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 professional sign of not more than 3 S.F. or one sign of not more than 5 S.F. advertising property for sale or rent, or signs by a builder to advertise the property during the active period of construction.
11. LIVESTOCK AND POULTRY- No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, 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 July 1, 1990, at which time they shall be automatically extended for 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.



APPROVED BY MIAMI COUNTY PLANNING COMMISSION

John J. Knoop
Luther Pike
Kenneth Cook

Arthur D. Haddad
Miami County Engineer

DATE AUG. 7, 1970 No. _____

APPROVED

By Max V. Adams
Date Aug. 4, 1970
City - Miami County
Health Department

AERATION SYSTEM
ONLY PERMITTED

MIAMI COUNTY AUDITOR

Approved and transferred this 7th day of Aug 1970.
Paul Davis by 6 Shellenbarger Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

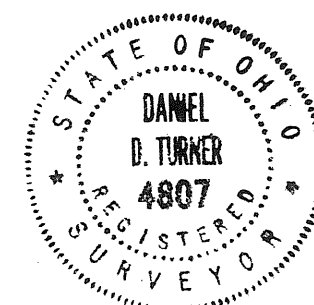
File No. 69767

Received for record: AUG. 7, 1970 2:19 PM

Recorded in Plat Book No. 10 Page 96

Fee: \$ 8.60

Mary B. Austin
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

MYERS SUBDIVISION			
for			
Lee E. Myers and Naomi F. Myers			
Ludlow Falls Ohio			
DANIEL D. TURNER and ASSOC.			
TROY OHIO			
* CIVIL ENGINEERING* LAND SURVEYING *			
DATE	DRAWN BY:	J.T.	SHEET NO.
7-20-70	TRACED BY:	DT	1
FILE NO.	CHECKED BY:		
2-70-14	SCALE: 1"=100'		1

~ HERITAGE HILLS ~ SECTION 7 ~

BOOK 10 PAGE 97
Miami County Recorder's Record
of recorded plats.

~ PART OF OUTLOT 430 ~ TROY, OHIO ~

DESCRIPTION

Being a subdivision of 14.512 Acres of part of Outlot 430 as conveyed to Mid-Continent Properties, Inc., by deed recorded in Volume 419, Page 658, 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.

Helma A. Lawrence
witness

Daniel D. Turner
witness

MID-CONTINENT PROPERTIES, INC.

Peter R. Thompson
PETER R. THOMPSON, president

Edwin W. Barnes
EDWIN W. BARNES, executive vice-president

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 6th day of July, 1970, 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 by its executive vice-president Edwin W. Barnes, 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 JAN 15, 1973

Notary Public

PLANNING COMMISSION

At a meeting of the City of Troy planning commission held this 22 day of July, 1970 this plat was approved.

Harry J. Legner
CHAIRMAN

Aleanor Lewis
SECRETARY

CITY COUNCIL

At a meeting of the City Council of the City of Troy, Ohio held this 17th day of Aug., 1970 this plat was approved by ordinance no. 0-35-70.

Joan D. Ferrell
MAYOR

John W. Barnes
PRES. OF COUNCIL

Betty M. Blazer
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

Approved and transferred this 20th day of August, 1970.

Carl Davis by L. A. Hultenberger, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 70073

Received for record 9:40 AM Aug. 20, 1970

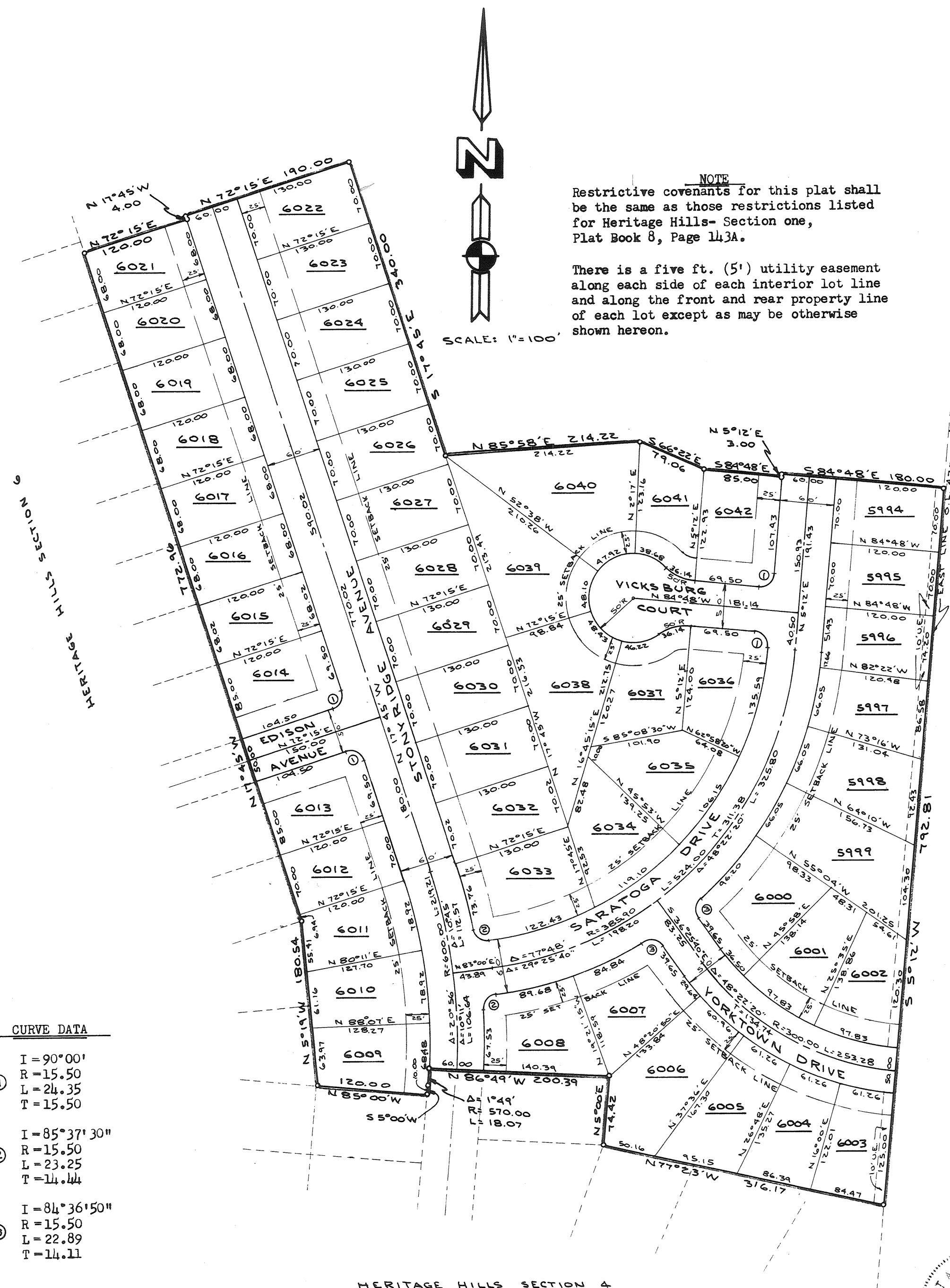
Recorded in Plat Book No. 10 Page 97

Fee: \$ 8.00 *Mary B. Gustin, Recorder by Bernice Stideman*
Miami County Recorder 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
DANIEL D. TURNER, registered surveyor no. 4807

Heritage Hills - Section 7 for Mid-Continent Properties, Inc. Piqua- Ohio			
DANIEL D. TURNER and ASSOC. Troy, Ohio - CIVIL ENGINEERING- LAND SURVEYING -			
DATE JULY - 1970	Drawn by: Traced by:	J.T. J.T.	SHEET NO. 1 / 1
FILE NO. 1-70-02	Checked by:	D.T.	
SCALE 1"= 100'			



CURVE DATA

- ① I = 90°00'
R = 15.50
L = 24.35
T = 15.50
- ② I = 85°37'30"
R = 15.50
L = 23.25
T = 14.44
- ③ I = 84°36'50"
R = 15.50
L = 22.89
T = 14.11

HERITAGE HILLS SECTION 4

Located in

VILLAGE OF WEST MILTON

Scale 1" = 100'

JUNE 1970

This instrument was prepared by:

JOHN W. JUDGE ENGINEERING COMPANY
1201 Hempstead Road
Kettering, Ohio

The within plot is a subdivision of Part D.L. 149 containing 6.487 Acres out of the 24.058 Acre tract conveyed to Ideal Builders, Inc. by deed recorded in Book 446, Page 306, of the Deed Records of Miami County, Ohio.

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

John W. Judge Engineering Company

by: Valdis Lapsins
Valdis Lapsins ~ Registered Surveyor #4731

DEDICATION

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

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

signed and acknowledged

IDEAL BUILDERS, Inc.

in the presence of:

Edys Phaul Clewood Witness

James H. Carter
James H. Carter - President

Herbert W. Rose
Witness

Nelson C. Borchers
Nelson C. Borchers - Vice Pres.

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

Be it remembered that on this 20th day of August 1970, before me a notary public in and for said county and state, personally came the said IDEAL BUILDERS, Inc., by James H. Carter, its president and Nelson C. Borders, its Vice President, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

HERBERT W. ROSE, Notary Public
In and for Montgomery and Miami Counties, Ohio
My Commission Expires Sept. 11, 1972

Notary Public in and for Miami County, Ohio

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

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

James H. Carter

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

HERBERT W. ROSE, Notary Public
In and for Montgomery and Miami Counties, Ohio
My Commission Expires Sept. 11, 1977

Herbert W. Rose
Notary Public in and for Miami County, Ohio

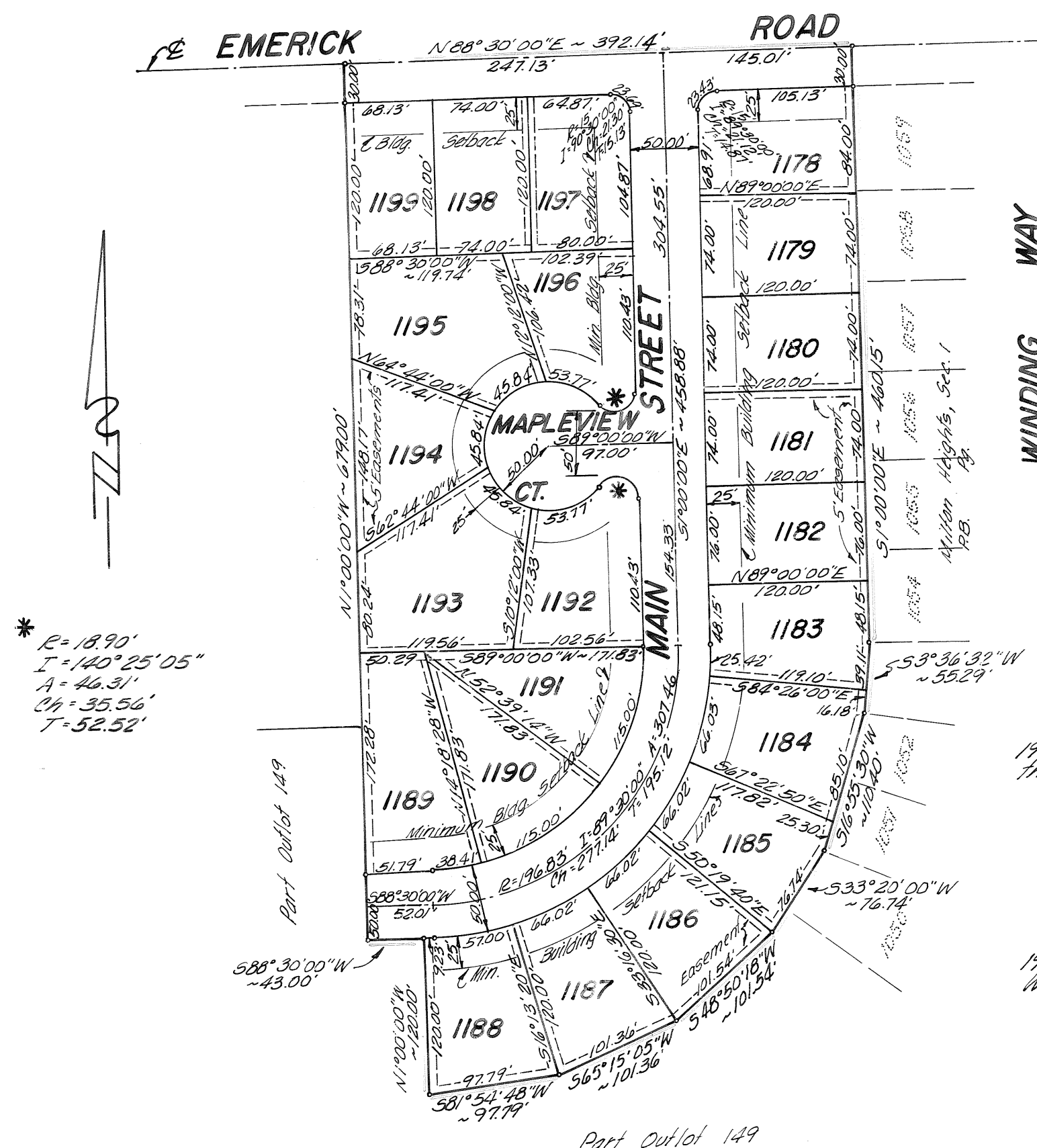
or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants shall automatically extend for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

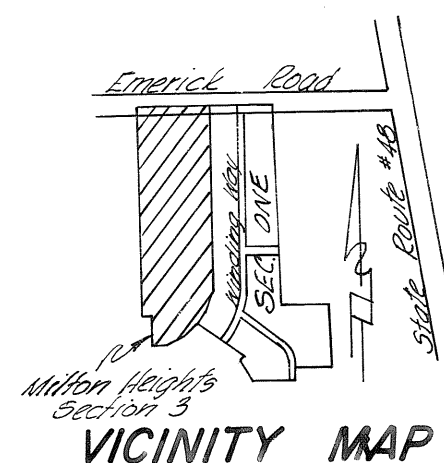
11. ~~These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any one of these covenants by judgement of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.~~

Transferred this 2nd day of Sept 1970.

Carl Davis by G. Stollenberger, Deputy
Miami County Auditor



All easements to be 5ft. wide
unless shown otherwise.
✱ indicates location of iron pins.



Approved on this 17th day of August
1970, by the Planning Commission of
the Village of West Milton, Ohio.

Mervin G. Butts 8-17-70
ACTING Chair man
Robert L. Barber 8-17-70
ACTING Secretary

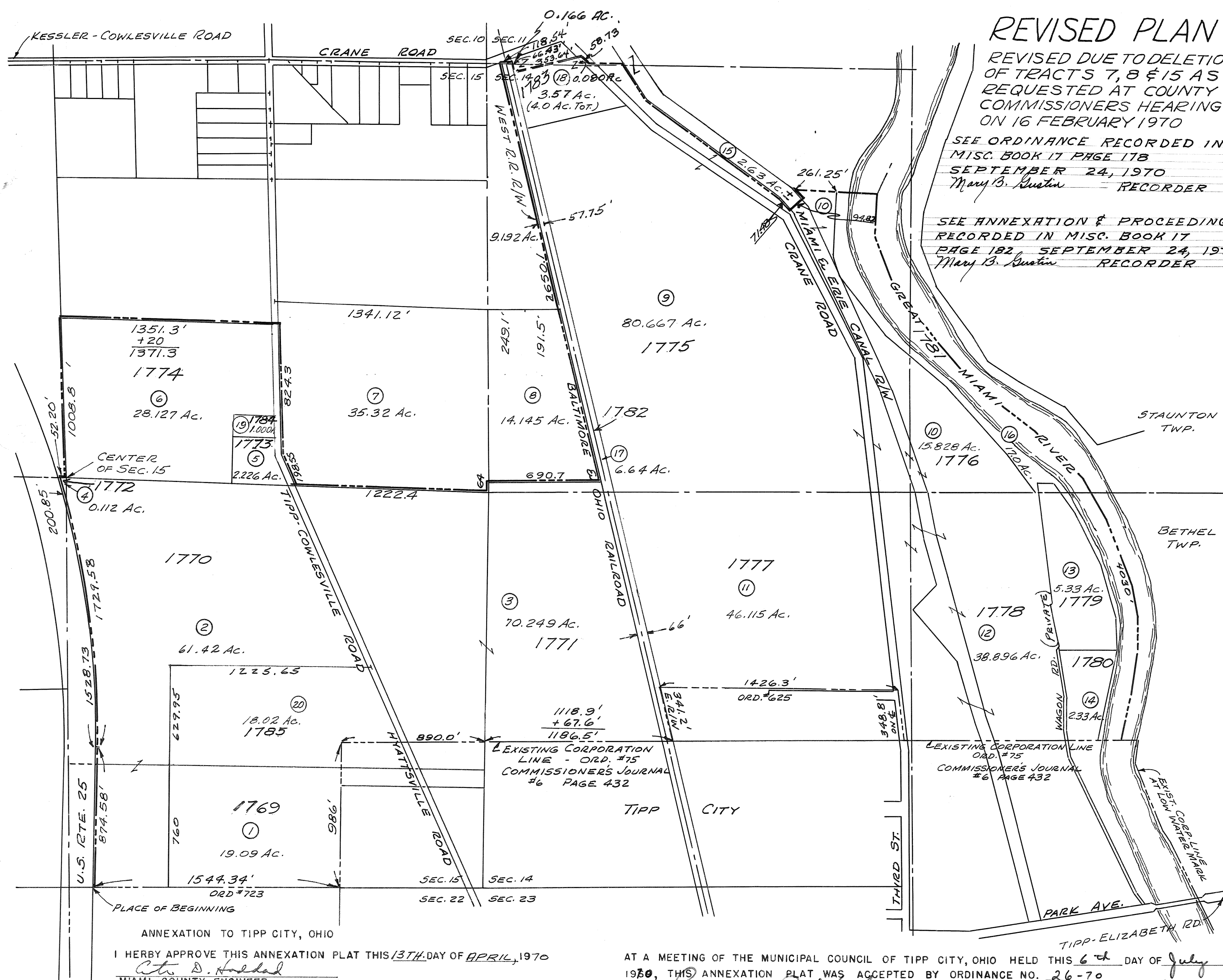
Approved on this 11 day of August
1970, by the Council of the Village of
West Milton, Ohio.

Ronald K Winnick
Mayor
Georgia Lyons
Clerk

PROTECTIVE COVENANTS AND RESTRICTIONS

1. All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than three (3) cars.
2. No dwelling shall be permitted on any lot at a cost of less than \$13,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages shall be not less than 1000 square feet for a one-story dwelling.
3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line, nor nearer than 25 feet to any side street line. No building shall be located nearer than 5 feet to any interior lot line, and each lot shall contain a total of 15 feet of side yard space. No structure shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
4. No lot shall be further subdivided into smaller lots or parcels for the purpose of providing additional building sites.

5. No trailer, basement, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
8. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
9. No animals, livestock, or poultry of any kind shall be raised, bred



REVISED PLAN
 REVISED DUE TO DELETION
 OF TRACTS 7, 8 & 15 AS
 REQUESTED AT COUNTY
 COMMISSIONERS HEARING
 ON 16 FEBRUARY 1970

SEE ORDINANCE RECORDED IN
 MISC. BOOK 17 PAGE 178
 SEPTEMBER 24, 1970
 Mary B. Austin - RECORDER

SEE ANNEXATION & PROCEEDINGS
 RECORDED IN MISC. BOOK 17
 PAGE 182, SEPTEMBER 24, 1970
 Mary B. Austin - RECORDER

FILE NUMBER 70752
 RECEIVED FOR RECORD THIS 17th DAY OF SEPT. 1970 AT 11:41 AM
 PLAT BOOK 16 PAGE 99
 MIAMI COUNTY RECORDER'S PLAT RECORDS FEE \$8.60
 Mary B. Austin - MIAMI COUNTY RECORDER

**PROPERTY OWNERS
 IN AND ADJACENT TO
 AREA TO BE ANNEXED**

- 1 - BOARD OF EDUCATION OF TIPP CITY DEED BK. 348, PAGE 248 AREA 19.09 AC. VOL. 11, PAGE 177
- 2 - JOHN F. & JANET H. CAINE AND KENNETH E. & RUTH H. WRAY DEED BK. 415, PAGE 161 AREA 61.42 AC. VOL. 13, PAGE 16
- 3 - JOHN F. & JANET H. CAINE AND KENNETH E. & RUTH H. WRAY DEED BK. 415, PAGE 161 AREA 70.249 AC. VOL. 13, PAGE 92
- 4 - CAMP TROY HASTY-TASTY, INC. DEED BOOK 358, PAGE 91 AREA 0.112 AC. VOL. 12, PAGE 67
- 5 - DAYTON POWER & LIGHT CO. DEED BOOK 341, PAGE 459 AREA 2.226 AC. VOL. 17, PAGE 39
- 6 - WILLIAM E. & LEONORA LESHER DEED BOOK 420, PAGE 619 AREA 28.127 AC. VOL. 17, PAGE 39
- 7 - CHARLES A. & VIRGINIA M. PRILL DEED BOOK 299, PAGE 100 AREA 35.32 AC.
- 8 - CHARLES A. & VIRGINIA M. PRILL DEED BOOK 345, PAGE 633 AREA 14.145 AC. VOL. 11, PAGE 169
- 9 - NILIAH KEPLINGER & MABEL CAMPBELL DEED BOOK 381, PAGE 436 AREA 97.14 AC. DEED VOL. 19, PAGE 19 80.667 AC. SURVEY
- 10 - NORMAN E. & IRENE E. MOULTON DEED BOOK 446, PAGE 344 AREA 13.0 AC. DEED VOL. 11, PAGE 97 11.714 + 4.114 AC. = 15.828
- 11 - A. O. SMITH CORP. DEED BOOK 316, PAGE 308 AREA 46.115 AC. VOL. 6, PAGE 34
- 12 - G.M. & ESTHER T. RIESSER DEED BOOK 427, PAGE 112 AREA 38.896 AC. VOL. 19, PAGE 141
- 13 - KATHRYN KELLER AND PEGGY A. MEYER DEED BOOK 423, PAGE 74 AREA 5.33 AC.
- 14 - VIRGINIA M. OXLEY DEED BOOK 327, PAGE 329 AREA 2.33 AC.
- 15 - GEORGE & MARDELL HEFFNER DEED BOOK 409, PAGE 263 AREA 2.63 AC. ±
- 16 - MIAMI RIVER AREA 17.00 AC. ±
- 17 - BALTIMORE AND OHIO RAILROAD AREA 6.64 AC. ±
- 18 - DONALD W. & RITA A. MONBECK DEED BOOK 297, PAGE 278 AREA 3.57 AC. ± DEED BOOK 459, PAGE 416 AREA 0.080 AC.
- 19 - GEORGE R. & JUDY HONEYMAN DEED BOOK 459, PAGE 85 AREA 1.000 AC. VOL. 19, PAGE 160
- 20 - BOARD OF EDUCATION OF TIPP CITY DEED BOOK 458, PAGE 495 AREA 18.02 AC. VOL. 20, PAGE 165

ANNEXATION TO TIPP CITY, OHIO
 I HERBY APPROVE THIS ANNEXATION PLAT THIS 13TH DAY OF APRIL, 1970
 C. D. Haddad
 MIAMI COUNTY ENGINEER

AT A MEETING OF THE MUNICIPAL COUNCIL OF TIPP CITY, OHIO HELD THIS 6th DAY OF JULY 1970, THIS ANNEXATION PLAT WAS ACCEPTED BY ORDINANCE NO. 26-70
 Thomas B. Kyle
 PRESIDENT OF COUNCIL
 Phyllis Minner
 CLERK OF COUNCIL

THE FOREGOING AREA APPROVED FOR ANNEXATION BY THE BOARD OF COMMISSIONERS
 OF MIAMI COUNTY, OHIO THIS 15TH DAY OF APRIL, 1970

John J. Moore
 Luther Pike
 Kenneth Cook

TERRITORY TO BE ANNEXED TO TIPP CITY, OHIO
417 ACRES
PARTS OF SECTIONS 11, 14, 15, TOWN 4, RANGE 6
MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PREPARED BY
 Harold R. Mallard
 REGISTERED SURVEYOR

NUMBERED TO DESIGNATE LOTS AND TRANSFERRED
 THIS 17th DAY OF Sept. 1969.
 W. H. Harris
 MIAMI COUNTY AUDITOR

NOTE: RECORDED SURVEYS USED, WHEN
 AVAILABLE, TO CALCULATE TOTAL AREA.

McCLURE ENGINEERING COMPANY
3601 S. DIXIE HWY., DAYTON, OHIO
 APRIL 19, 1969 REV. 11-19-69 SCALE: 1" = 450'

DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS. EASEMENTS NOTED OR SHOWN ON THIS PLAT ARE FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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.

E. C. Galbreath OWNER - E. C. GALBREATH
David K. Galbreath WITNESS
David K. Galbreath WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ALL OF 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 25th DAY OF September, 1970.

David K. Galbreath
 NOTARY PUBLIC

DAVID K. GALBREATH, Notary Public
 in and for Miami County, Ohio
 My Commission Expires May 20, 1973

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING WITH GARAGE AND ONE UTILITY STORAGE BUILDING OF APPROVED DESIGN AND CONSTRUCTION.
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; 1100 SQUARE FEET FOR SPLIT LEVEL DESIGN; AND 1000 SQUARE FEET ON FIRST FLOOR OF TWO AND ONE AND ONE HALF STORY DESIGN.
3. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
4. NO LOTS SHALL HEREAFTER BE 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 ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT.
7. THE GRADE OF ANY REDIDENCE 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 SEPTEMBER 1, 1990, 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 ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

APPROVAL AND ACCEPTANCE

AT A MEETING OF THE CITY OF TROY, OHIO PLANNING AND ZONING COMMISSION HELD THIS 28 DAY OF SEP'T. 1970, THIS SUBDIVISION PLAT WAS APPROVED.

NOT NEEDED (NO NEW ROADS)

PRESIDENT SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 1970.

John J. Knoop Arthur D. Haddad Samuel D. Cook
 THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 28 DAY OF SEPTEMBER, 1970.

Arthur D. Haddad
 ARTHUR D. HADDAD, MIAMI COUNTY ENGINEER BY,

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 28 DAY OF SEPTEMBER, 1970.

John J. Knoop Arthur D. Haddad Samuel D. Cook
 APPROVED AND TRANSFERRED THIS 28th DAY OF Sept., 1970.

Carl Davis
 CARL DAVIS, MIAMI COUNTY AUDITOR

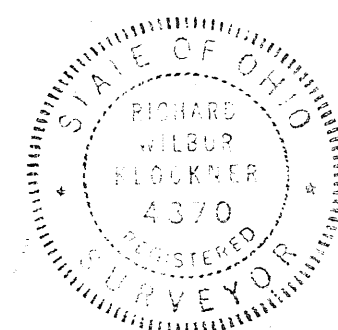
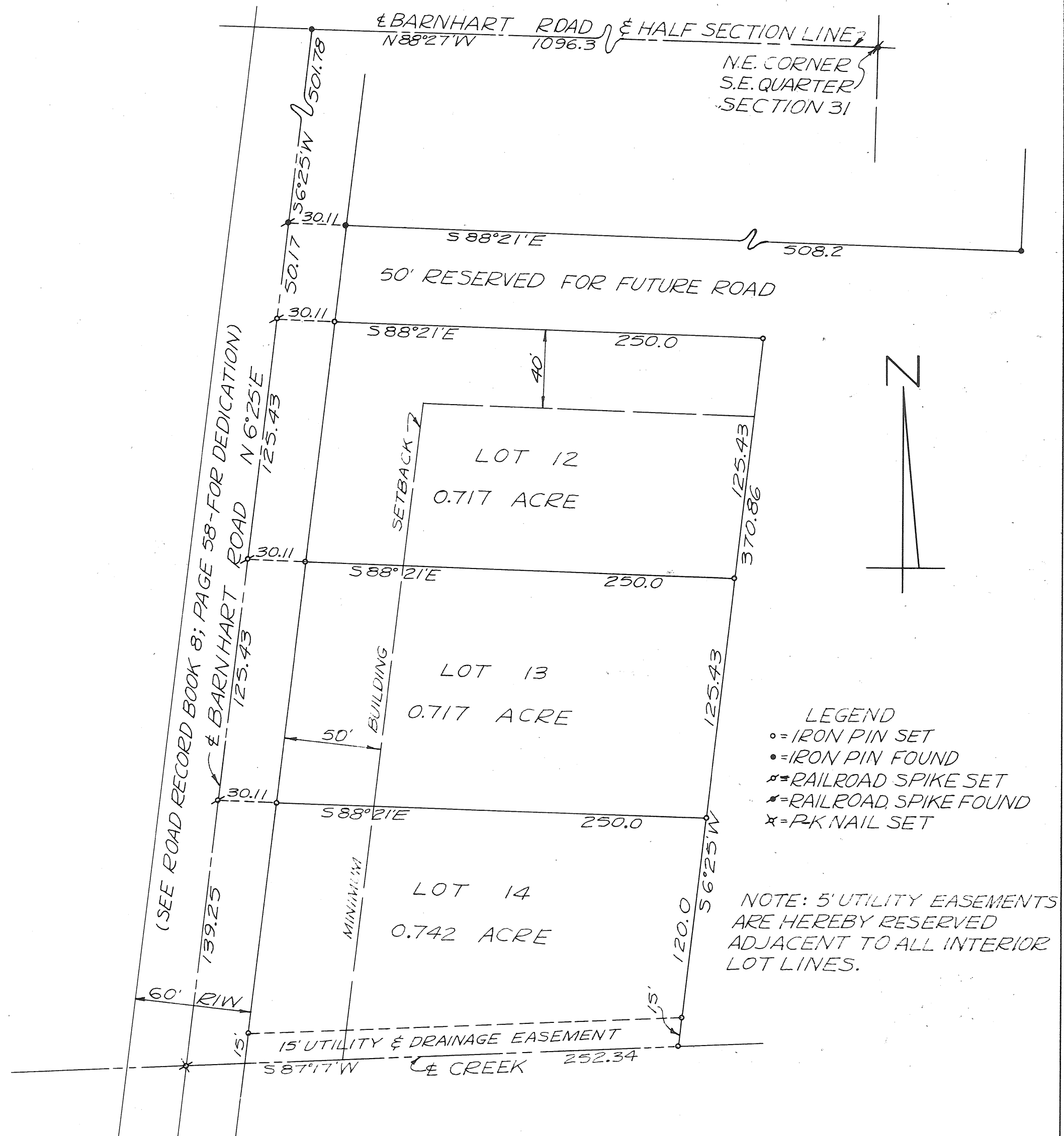
CONCORD WOODS-SECTION THREE

SOUTHEAST QUARTER SECTION 31; TOWN-5; RANGE-6; CONCORD TOWNSHIP
 MIAMI COUNTY, OHIO
 BEING A SUBDIVISION OF 2.176 ACRES OF A TOTAL OF 146.952
 ACRES ACQUIRED BY E. C. GALBREATH BY DEED FILED IN MIAMI
 COUNTY RECORDER'S DEED BOOK 395 : PAGE 12

SCALE: 1" = 50 FEET

7 SEPTEMBER 1970

PLAT BOOK 10 PAGE 100
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 29th DAY
 OF SEPTEMBER, 1970.
 AT 9:10 P.M.
 FILE NUMBER 70957 FEE \$ 8.60
Mary B. Gustin
 MARY B. GUSTIN, MIAMI COUNTY RECORDER



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
 CIVIL ENGINEERING & SURVEYING
 TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.

Richard W. Klockner
 RICHARD W. KLOCKNER, PROF. SURVEYOR #1370

EAST VISTA RIDGE SUBDIVISION - SEC. 2

TOWN 4 • RANGE 6 • SECTION 3 • CONCORD TOWNSHIP • MIAMI COUNTY • OHIO

BOOK 10, PAGE 101
Miami County Recorder's record of
recorded plats

MIAMI COUNTY AUDITOR

Approved and transferred this 26 day of Oct. 1970.

Carl Davis by Karen Boekinger, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 71582

Received for record 1:20 PM Oct. 26, 1970.

Recorded in Plat Book No. 10 Page 101

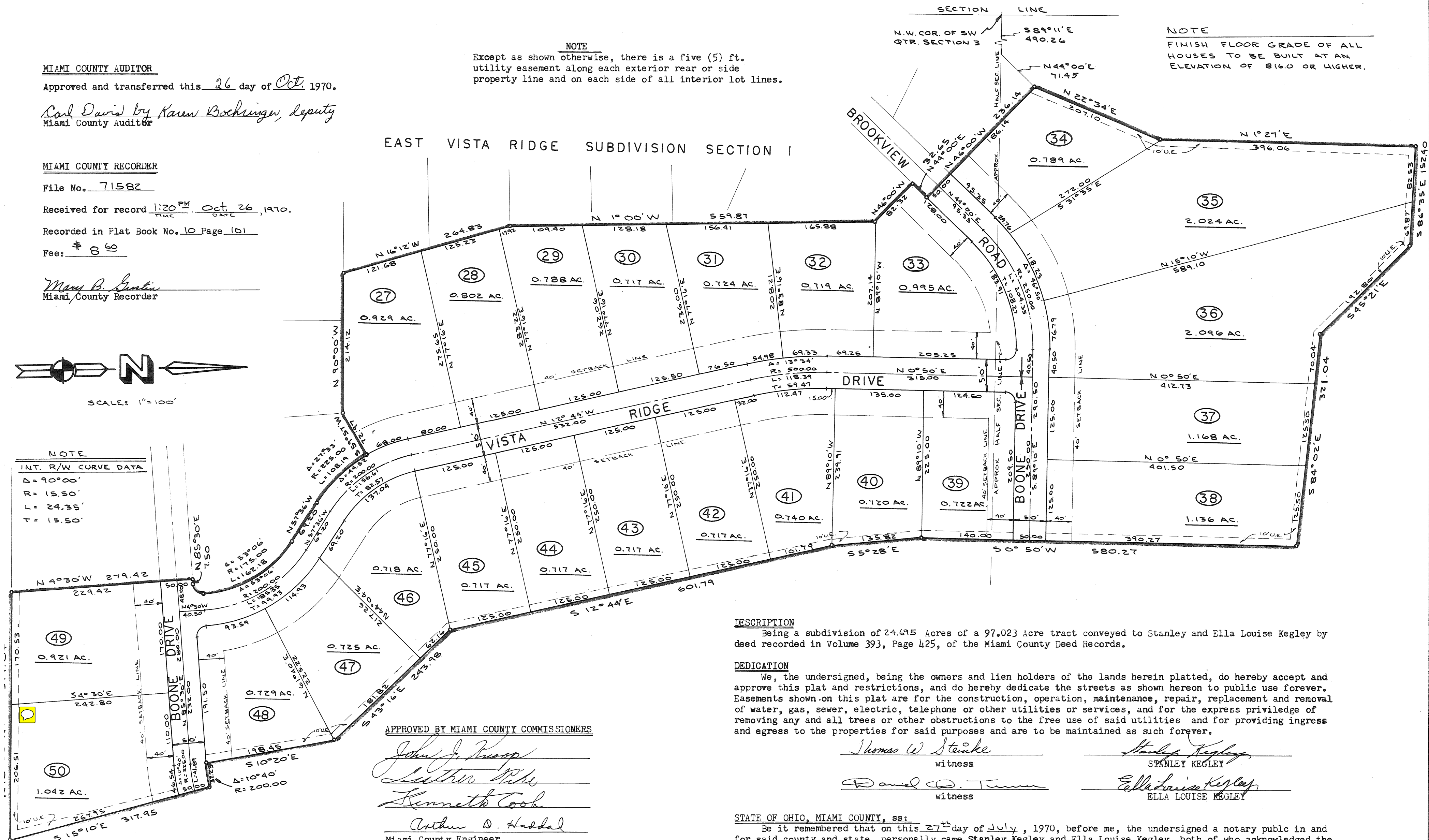
Fee: \$ 8.60

Mary B. Linton
Miami County Recorder

NOTE
Except as shown otherwise, there is a five (5) ft.
utility easement along each exterior rear or side
property line and on each side of all interior lot lines.

NOTE
FINISH FLOOR GRADE OF ALL
HOUSES TO BE BUILT AT AN
ELEVATION OF 816.0 OR HIGHER.

EAST VISTA RIDGE SUBDIVISION SECTION 1



DESCRIPTION

Being a subdivision of 24.695 Acres of a 97.023 Acre tract conveyed to Stanley and Ella Louise Kegley by deed recorded in Volume 393, Page 425, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions, and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement and 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. Steinke
witness

Stanley Kegley
STANLEY KEGLEY

Daniel D. Turner
witness

Ella Louise Kegley
ELLA LOUISE KEGLEY

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 27th day of July, 1970, before me, the undersigned a notary public in and for said county and state, personally came Stanley Kegley and Ella Louise Kegley, both of who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I set my hand and notarial seal on the day and date above written.

My Commission Expires Aug. 1, 1971

Notary Public Daniel D. Turner

At a meeting of the City of Troy Planning Commission held this 12th day of Aug., 1970 this plat and restrictions were approved.

Charles Daniel Woodruff
Dw. Dills Secretary

APPROVED BY MIAMI COUNTY COMMISSIONERS

John J. Knoop
Arthur D. Hassdal
Kenneth Cook

Arthur D. Hassdal

Miami County Engineer

DATE: OCTOBER 21, 1970

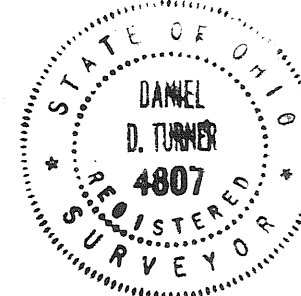
APPROVED BY MIAMI COUNTY PLANNING COMMISSION

John J. Knoop
Arthur D. Hassdal
Kenneth Cook

Arthur D. Hassdal
Miami County Engineer

DATE: OCTOBER 21, 1970 No. 1983

APPROVED
Joseph Margolis
8-4-70
Notary Public



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

EAST VISTA RIDGE SUBDIVISION- SEC. 2			
for			
Stanley Kegley & Ella Louise Kegley			
Troy Ohio			
DANIEL D. TURNER and ASSOC.			
Troy Ohio			
*CIVIL ENGINEERING - LAND SURVEYING *			
DATE	Drawn By:	J.T.	SHEET NO.
FILE NO.	Traced By:	D.T.	1/2
9-69-210	Checked By:		
SCALE: 1" = 100'			

EAST VISTA RIDGE SUBDIVISION ~ SEC. 2

MIAMI COUNTY RECORDER

File No. 71582 1:20 PM
Received for record Oct. 26, 1970
Recorded in Plat Book 10 Page 101-A
Fee \$ 8 60

Mary B. Austin
Miami County Recorder

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 single family or multiple dwelling shall be built or placed on any lot for residential purposes.
2. 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.
3. No outbuilding 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 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.
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 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.
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 active period of construction.
9. 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.
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 are to run with the land and shall be binding upon all persons claiming under them until September 1, 1990, 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.
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 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 violation.
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.

Plot Book 10 Page 102
Miami County Recorder's
Record of Plots
Received for Record this 27th
day of October 1970 At 10:53 A.M.
File Number 11591 Fee \$8.60

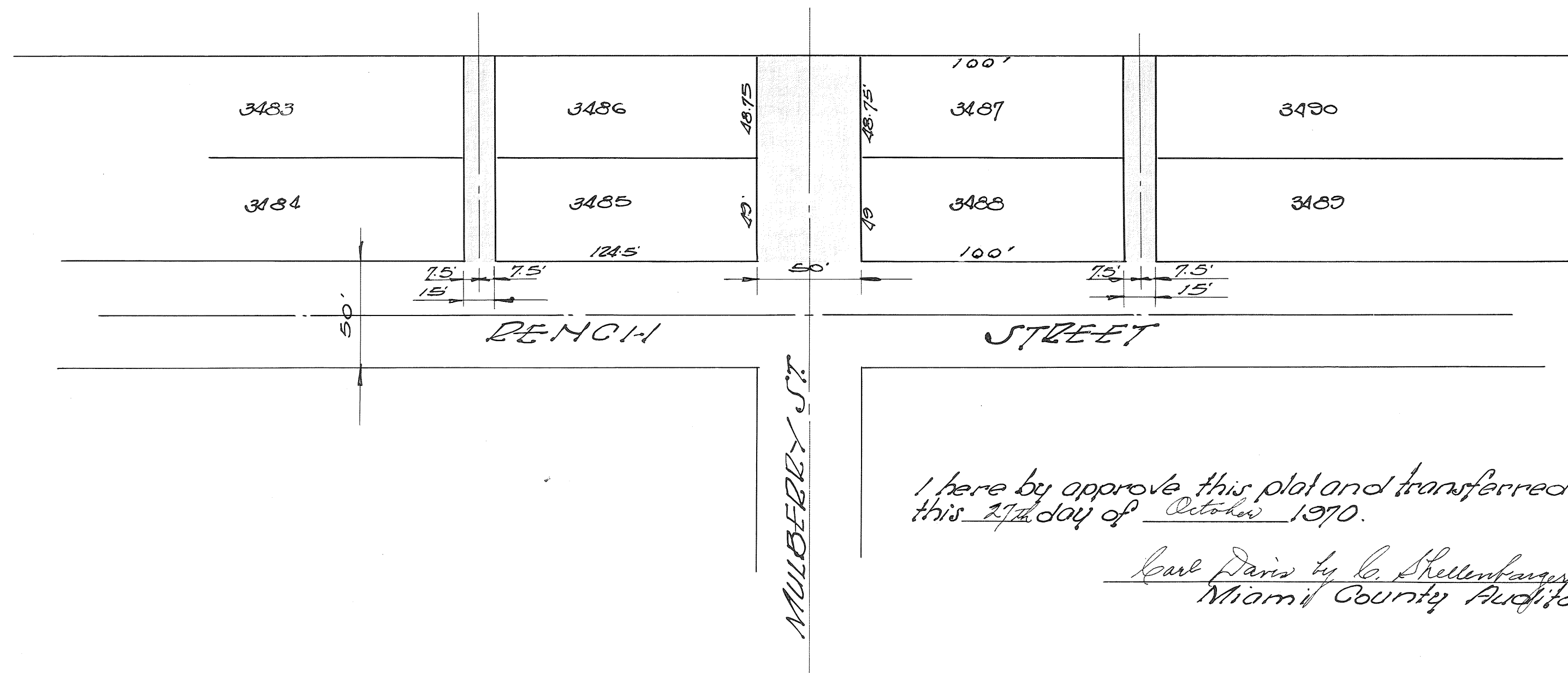
Mary B. Austin
Miami County Recorder

CITY OF DIQUA
PLAT OF
MULBERRY STREET AND ALLEY VACATION

Approval:
At a meeting of the commissioners of the City of Diqua,
Ohio, held the 2 day of MARCH 1970 this plat was approved
and accepted by Ordinance No. 5-70

Jack D. Wilson
Mayor City of Diqua, O.
Ward H. Dittmer

Joseph C. Gady
Edward L. Shord
Ralph L. Spencer



I here by approve this plat and transferred same
this 27th day of October 1970.

Carl Davis by C. Skellernburg, Deputy
Miami County Auditor

This Plat Prepared by Eng. Dept. City of Diqua, O.

HINGER SUBDIVISION

PART OF O.L. 122 PIQUA - OHIO

BOOK 10 PAGE 103
Miami County Recorder's record
of recorded plats.
File No. 71673
Received for record: 2:59 PM Oct. 29, 1970
time date
Fee: \$ 8.00 Mary A. Hinger
Miami County Recorder

SCALE: 1" = 50'
0.582 ACRES

DESCRIPTION

Being a subdivision of part of O.L. 122 in the City of Piqua, Miami County, Ohio, as conveyed to Thomas C. Hinger and Mary A. Hinger by deed recorded in Volume 476, Page 321, of the Miami County Deed Records.

DEDICATION

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

Betty Francis
witness
Alan B. Snyder
witness

Thomas C. Hinger
Thomas C. Hinger
Mary A. Hinger
Mary A. Hinger

BORDER CITY SAVINGS AND LOAN ASSOCIATION

Betty Francis
witness
Alan B. Snyder
witness

Harold L. Short
Harold L. Short, vice-president
Robert T. Dill
Robert T. Dill, treasurer

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 22nd day of OCTOBER, 1970, before me, the undersigned, a notary public in and for said county and state, personally came Thomas C. Hinger, and Mary A. Hinger, and Border City Savings and Loan Association by its vice-president, Harold L. Short, and by its treasurer, Robert T. Dill, 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.

ALAN B. SNYDER, Notary Public
In and for Miami County, Ohio
My Commission Expires Oct. 31, 1974
My Commission Expires _____

Alan B. Snyder
Notary Public

PLANNING COMMISSION

At a meeting of the City of Piqua planning commission held this 26th day of October, 1970 this plat was approved.

Frederic R. Thompson, Chairman
Robert M. Hance
George B. Shaw

MIAMI COUNTY AUDITOR

Approved and transferred this 29th day of October, 1970.

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.

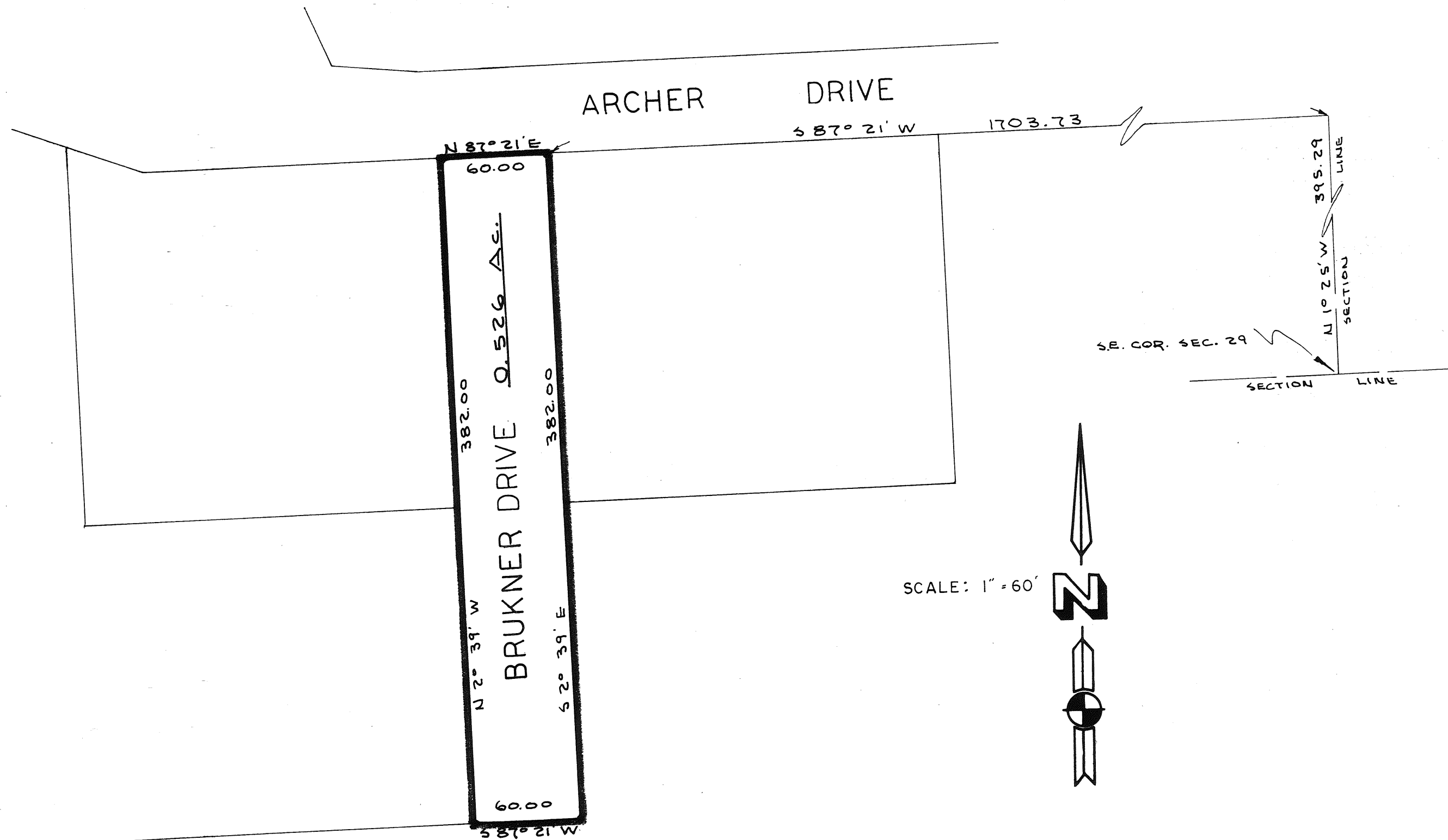
Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Hinger Subdivision for		
Thomas C. Hinger and Mary A. Hinger		
DANIEL D. TURNER and ASSOC. Troy, Ohio -CIVIL ENGINEERING- LAND SURVEYING -		
DATE 10-21-70	Drawn by: TS Traced by: DT	SHEET NO. 1/1
FILE NO. 7-70-148	SCALE 1" = 50'	

DEDICATION OF BRUKNER DRIVE

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

BOOK 10, PAGE 104
Miami County Recorder's record
of recorded plats



DESCRIPTION

Being 0.526 Ac. hereby dedicated for roadway purposes, situated in Section 29, Town 5 Range 6 East, in Concord Township, Miami County, Ohio as shown hereon.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted for public roadway purposes, do hereby accept and approve this plat as shown hereon.

[Signature]
witness
R. L. Souter
witness

F.A. ARCHER CO., INC.
[Signature]
F. A. Archer, President
[Signature]
William M. Harrelson, Secretary

R. L. Souter
witness
[Signature]
witness

FIRST NATIONAL BANK AND TRUST COMPANY
R. E. Hall
R. E. Hall, President
[Signature]
P. M. Robinson, Vice-President
C. E. GONNELL, CASHIER

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 9th day of Sept, 1970, before me, the undersigned, a notary public in and for said county and state, personally came F. A. Archer Co., Inc. by its president F. A. Archer and by its secretary William M. Harrelson, also First National Bank and Trust Co. by its president R. E. Hall and by its ~~cashier~~ 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 Sept 1971

[Signature]
Notary Public

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 14th day of October, 1970, this plat was approved.

[Signature]
President
[Signature]
Secretary

MIAMI COUNTY AUDITOR

Approved and transferred this 9th day of Nov, 1970.

[Signature]
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 71894
Received for record: 2:06 PM Nov. 9, 1970
Recorded in Plat Book 10, Page 104 Fee: \$ 8.00
[Signature]
Miami County Recorder

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

[Signature]
[Signature]
[Signature]

APPROVED BY MIAMI COUNTY COMMISSIONERS

[Signature]
[Signature]
[Signature]

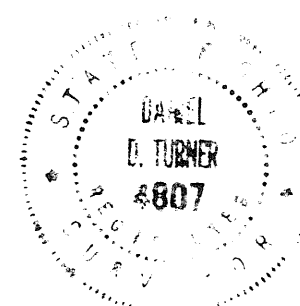
[Signature]
Miami County Engineer

DATE: NOVEMBER 6, 1970

No. 1986

[Signature]
Miami County Engineer

DATE: NOVEMBER 6, 1970



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

[Signature]
DANIEL D. TURNER, registered surveyor no. 4807

Dedication of BRUKNER Drive for F. A. Archer Co., Inc. Troy, Ohio DANIEL D. TURNER and ASSOC. Troy, Ohio -CIVIL ENGINEERING * LAND SURVEYING -		
DATE 9-17-70	Drawn by; Traced by; Checked by:	T.S. D.T.
FILE NO. 6-70-115	SCALE: 1" = 60'	SHEET NO. 1/1

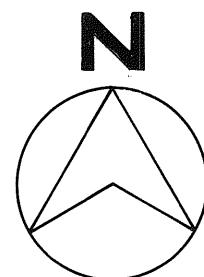
REPLAT OF INLOTS 3485, 3486, PTS. 3487, & 3488

PIQUA
CORPORATION

S. E.
SECTION

MIAMI
COUNTY

BOOK 10 PAGE 105
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 72073
REC'D FOR RECORD NOV. 1970
FEE \$8.60
Mary D. Austin, Recorder by Dea. Whitman
MIAMI COUNTY RECORDER Deputy



SCALE: 1"=30'-0"

COVINGTON AVE. (STATE ROUTE 36)

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

EASEMENTS SHOWN ON SAID PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICE 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
Edwin A. Pierce (V. Pres.)
WITNESS Charles L. Lewis

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 17 DAY OF November, 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE INLAND SYSTEMS, INC., BY EDWIN A. PIERCE AND
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES 3-27-74 NOTARY PUBLIC IN AND FOR MIAMI CO. OHIO

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 16TH DAY OF NOVEMBER 1970, THIS PLAT WAS EXCEPTED BY ORDINANCE NO. C-4963

Jack Wilson MAYOR
Wm. T. Dittmer
Michael H. Head Joseph C. Roney
Paul Spencer

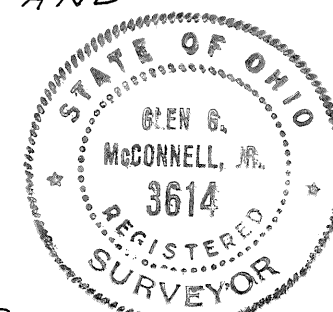
APPROVED SEPT. 28, 1970 BY
PIQUA PLANNING COMMISSION
Edna R. Thompson Chairman
John D. Hargrave
Robert R. Roney

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE TRACTS AS SHOWN ON THIS PLAT ON THIS 17TH DAY OF NOVEMBER, 1970.

Carl Davis by L. Shestenger Deputy
MIAMI COUNTY AUDITOR

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

John G. McConnell

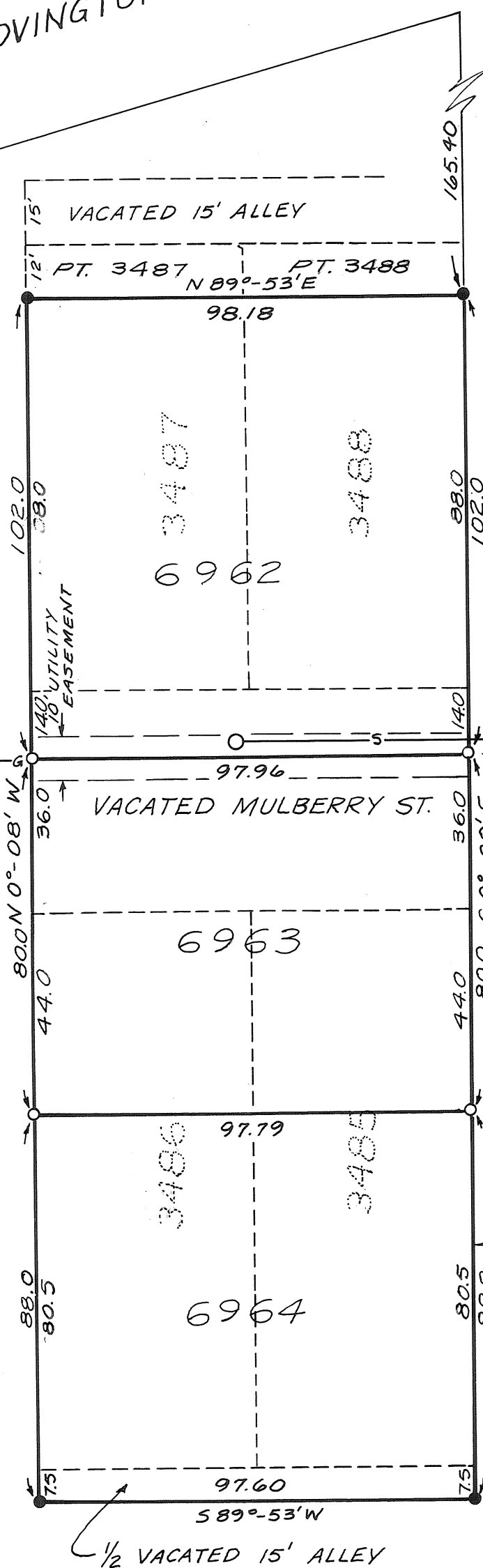


McCONNELL AND WAGNER
ARCHITECTS-ENGINEERS & SURVEYORS
20 SOUTH LANE
TROY, OHIO

LEGEND:
○ INDICATES IRON PIN FOUND
● INDICATES IRON PIN SET

THERE IS A 5' EASEMENT ON ALL SIDE AND REAR LOT LINES.

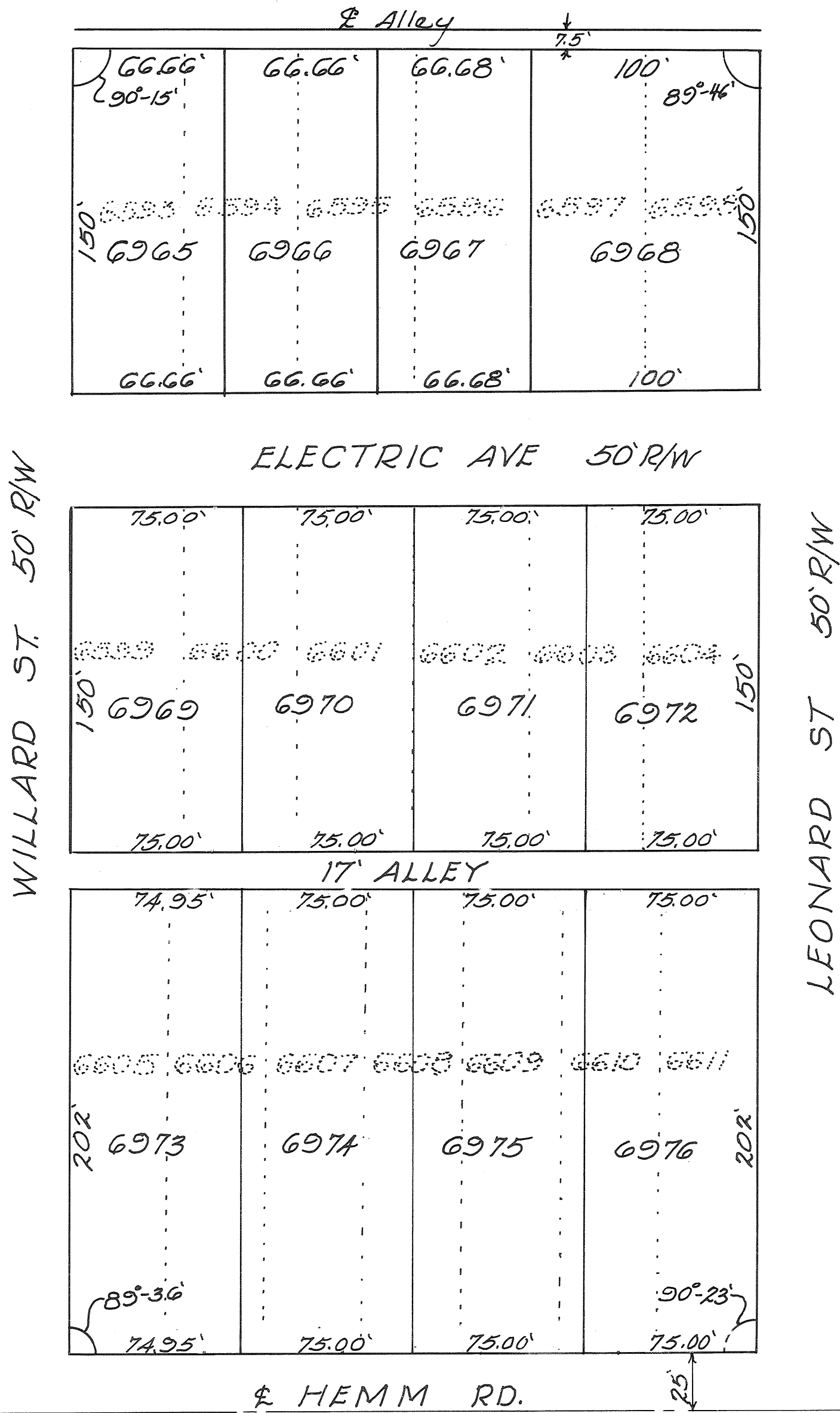
SEE REC. BK. 10 - 102 FOR VACATIONS



REPLAT OF INLOTS 6593 THRU 6611
IN SUNNYSIDE ADDITION TO PIQUA

PLAT BOOK 10 PAGE 106
MIAMI COUNTY RECORDERS PLAT
RECORDS, RECEIVED FOR RECORD
THIS 27th DAY OF NOV. 1970
AT 9:33 A.M. FILE NO. 12268
FEE \$8.60

Mary B. Austin, Recorder by Dora Whitmer, Deputy.
MIAMI COUNTY RECORDER



WE, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER
OF THE LANDS SHOWN HEREIN REPLATTED, DO
HEREBY VOLUNTARILY CONSENT TO THE EXECUTION
OF SAID REPLAT

(1) Mary Helen Lee Margaret Pelconis WITNESS TO (1)
(2) Arthur Lee Jr. Betty Foster WITNESS TO (1)
(3) The Third Savings & Loan Co June M. Barnes WITNESS TO 2+3
Samuel H. Heigman John E. Ferman WITNESS TO 4

TRANSFERED AND NUMBERED TO
DESIGNATE LOTS THIS 27th DAY OF November 1970
Karl Davis by L. Schenck Deputy
MIAMI COUNTY AUDITOR

LOT NUMBERS	
OLD	NEW
6593	
6594	
6595	
6596	
6596	
6597	
6598	
6599	
6600	
6601	
6602	
6603	
6604	
6605	
6606	
6607	
6608	
6609	
6610	
6611	

APPROVED CITY OF PIQUA
PLANNING BOARD
John R. Thompson, Chairman
John O'Scough
Robert F. Felt
Sept. 28-70

STATE OF OHIO - MIAMI COUNTY
BEFORE ME, ANOTARY PUBLIC IN AND FOR SAID COUNTY,
PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO
ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT,
AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY
NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua OHIO THIS
2nd DAY OF October 1970.

Catherine M. Looney
NOTARY PUBLIC MY COMMISSION EXPIRES March 28, 1974

Reference Recorded Plats
Plat Book 9 P 100

Scale 1" = 50'

REPLAT FOR HELEN LEE		
JOHN E. FERMAN Ohio Registration No. 4864		
Date 7/18/70	Drawn By JEF	Sheet No. 1/1
Traced By		Checked By

John E. Ferman

BOOK 10, PAGE 107
Miami County Recorder's record
of recorded plats.

DESCRIPTION

Being a subdivision of 12.323 Acres of a 12.323 Acre tract conveyed to Petzoldt Construction Company by deed recorded in Vol.477, Page 322 of the Miami County Deed Records.

DEDICATION

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

Easements shown or noted on this plat are for construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, 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.

PETZOLDT CONSTRUCTION COMPANY

Sec. 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840

PETZOLDT CONSTRUCTION COMPANY

Curtis A. Petzoldt

CURTIS A. PETZOLDT, president

Roberta S. Petzoldt Sec.

ROBERTA S. PETZOLDT sec.-treas.

STATE OF OHIO, MIAMI COUNTY, ss

Be it remembered that on this 19th day of Nov., 1970, before me a notary public in and for the said county and state, personally came Petzoldt Construction Company by its president Curtis A. Petzoldt and its secretary-treasurer Roberta S. Petzoldt, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

My Commission Expires: AUG. 1, 1971

Daniel W. Turner
Notary Public

PROTECTIVE COVENANTS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
2. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1200 S.F. for a one story plan, or less than 1600 S.F. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun.
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 15 ft. to any interior lot line.
4. No lot shall be hereafter subdivided into additional residential lots.
5. No trailer, basement, campshack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
6. Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
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 the developer before any construction may begin.
8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
9. No structure of a temporary character shall be permitted on any premises except during the active period of construction.
10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 S.F. or one sign of not more than 5 S.F. 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. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
11. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
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 December 1, 1990, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
13. Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
14. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

MIAMI COUNTY RECORDER

File No. 72318

Received for record Nov. 30, 1970 2:28 PM
Recorded in Plat Book No. 10 Page 107

Fee: \$ 8.60

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

MIAMI COUNTY AUDITOR

Approved and transferred this 30 day of Nov., 1970

PM Barb Davis by Cora Sheelbanger, Deputy
Miami County Auditor

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

COUNTRY ESTATES EAST- SECTION THREE

Petzoldt Construction Company
Vandalia, Ohio

DANIEL D. TURNER and ASSOC.

Troy - Ohio
CIVIL ENGINEERING- LAND SURVEYING

DATE	Drawn By:	T. S.
------	-----------	-------

Nov. - 1970	Traced By:
-------------	------------

FILE NO.	Checked By:
18-30-186	SCALE: 1" = 100'

APPROVED BY MIAMI COUNTY COMMISSIONERS

Miami County Engineer

DATE NOVEMBER 30, 1970

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Miami County Engineer

DATE NOVEMBER 30, 1970

PLATBOOK 10 PAGE 108
MIAMI COUNTY RECORDER'S PLAT
RECORDS. RECEIVED FOR RECORD
THIS 10TH DAY OF DECEMBER 1970
AT 8:30 A.M.
FILE NUMBER 72518 FEE \$8.60
Mary B. Gustin, Recorder by Dora Whitmer, Deputy
MARY B. GUSTIN, MIAMI CO. RECORDER

Robert W. Byerley
MAYOR

Samuel Miravener
CLERK OF COUNCIL

Harvey F. Wiley
PRESIDENT OF COUNCIL

Carl Davis by G. Schellenger, Deputy
CARL DAVIS-MIAMI COUNTY AUDITOR.

MAYOR
Samuel Miswonger
 CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS
 1970.

Carl Davis by La. Shellenbarger
 CARL DAVIS - MIAMI COUNTY AUDITOR

SCALE: 1" = 40'

SEVENTH STREET

WALNUT STREET

57.5'

58 50 50 50 50 58

182 183 184 185

CLYDE & JACQUELINE
 MEGILL VARY
 186 187

50' 50' 50' 50' 50'

50' 100' 750'

VACATED
 PORTION
 SEVENTH ST.

OUTLOT 21

NOTE: PORTION OF SE
 THIS PLAT WAS PLAT
 IN 1853; O.L. 21 PLAT
 STREET AREA MUST
 ENTIRETY WITH LO

PENN-CENTRAL RAILROAD

60'

50'

100'

R/W

& PENN-CENTRAL RAILROAD

SENT

NOTE: PORTION OF SEVENTH ST. SHOWN VACATED ON THIS PLAT WAS PLATTED WITH LOTS TO THE WEST IN 1853; O.L. 21 PLATTED IN 1880; VACATED STREET AREA MUST BE COMBINED IN ITS ENTIRETY WITH LOT 187.

CONSENT

Clyde E Mc Gillivray
Jacquelyn Mc Gillivray

STATE OF OHIO~ COUNTY OF MIAMI S.S.
PERSONALLY APPEARED BEFORE ME, THE ABOVE SIGNED PARTIES
WHO ACKNOWLEDGED THAT SUCH EXECUTION IS THEIR VOLUNTARY
ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME
AND AFFIXED MY OFFICIAL SEAL AT FLETCHER, OHIO THIS 9th
DAY OF DECEMBER, 1970

Anna Covault
NOTARY PUBLIC
EXPIRATION DATE:

STATE OF OHIO
RICHARD
WILBUR
KLOCKNER
4370
REGISTERED
SURVEYOR

Richard W. Clockner
RICHARD W. CLOCKNER
PROF. SURVEYOR #4370
TEOY, OHIO

HOMESTEAD ACRES - SECTION ONE

TOWN 6

RANGE 5E

SECTION 24 (S.E. 1/4)

MONROE TOWNSHIP

MIAMI COUNTY
OHIO

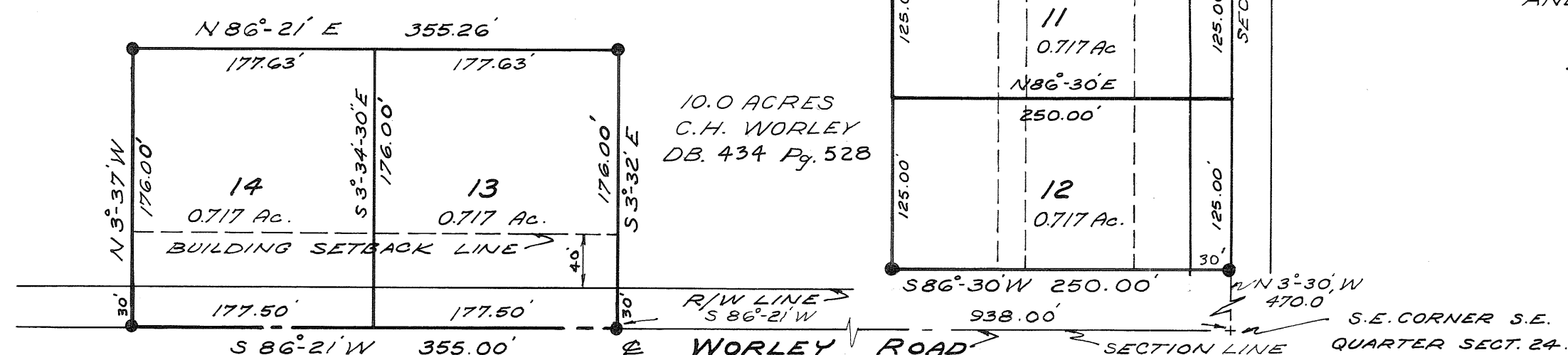
BOOK 10 PAGE 109
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 72846
REC'D DEC. 23, 1970, AT 1:39 PM.
FEE 8.60
Mary B. Austin
MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS

- Said premises shall be used exclusively for residential purposes.
- 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 grantees herein contained and not otherwise.
- No dwelling costing less than \$25,000 nor exceeding two stories shall be erected on said premises. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1600 square feet in the case of a one-story structure nor less than 1400 square feet in the case of a one and one-half story structure. No outside stairways shall be erected or placed on any building or structure.
- No part of such dwelling house or garage shall be erected or placed on said premises within 40 feet of the front right-of-way line, nor within 15 feet of either side lot line.
- No lot shall be hereafter subdivided into parcels for additional residential purposes.
- No commercial, noxious, or offensive trade whatever shall be carried on upon any lot nor shall any thing be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 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.
- No fence, wall, or building of any kind shall be erected or placed on said premises within 40 feet of the front right-of-way line or within 100 feet of the rear lot line.
- The rear 100 feet of each lot shall be reserved as golf course rough area and an easement is granted to the golf course owners or operators to mow this area to golf course rough heights.
- Planting of trees, shrubs, or other impediments to mowing equipment in the rear 100 feet of each lot is specifically prohibited unless prior permission is obtained in writing from the golf course owners or operators.
- The utility easement as shown on this plat is for the purpose of providing a sewerage drain line for the effluent from the aerobic digestion type sewage treatment facility which each building owner is required to provide and maintain. This sewerage line will be installed by the subdivider in accordance with county board of health standards, but future maintenance and/or repair of same shall be the immediate responsibility of each lot owner within the boundaries of his lot.
- Said premises shall not be used for the display of any bill-board, sign, or advertising device of any kind other than a "For Sale" or "For Rent" sign.

The 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, 1981, 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 then agreed to change the said covenants in whole or part.

If the grantee herein or his heirs, executors, administrators, or assigns shall violate any of the covenants herein it shall be lawful for the grantor, its successors, or assigns or any person or persons owning real estate situated in said plat to prosecute any legal or equitable action against said grantee 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.



DESCRIPTION

BEING A SUBDIVISION OF 10.038 ACRES OF A 62.036 ACRE TRACT CONVEYED TO VAN V. KNIFE BY DEED RECORDED IN VOL 476, PAGE 732 OF THE MIAMI COUNTY DEED RECORDS.

DEDICATION

I, VAN V. KNIFE, THE UNDERSIGNED, THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN HEREON, AND DO HEREBY DEDICATE 30' OF RIGHT-OF-WAY ALONG WORLEY ROAD AS SHOWN HEREON.

EASEMENTS SHOWN ON THIS PLAT ARE FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE HOMESTEAD GOLF COURSE, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND GOLF COURSE, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER IN THE CASE OF THE UTILITIES AND FOR AS LONG AS THE GOLF COURSE SHALL EXIST IN THE CASE OF THE GOLF COURSE.

Van V. Knife
OWNER
Esther C. Knife
OWNER (DOWER)

James W. Wagner
WITNESS
Mary L. Stafford
WITNESS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 22 DAY OF December, 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME VAN V. KNIFE AND ESTHER C. KNIFE, BOTH OF WHOM ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

MIAMI CO. COMMISSIONERS

John J. Murphy
Kenneth Cook

MIAMI CO. PLANNING COMMISSION

John J. Murphy
Carl D. Stedman
Kenneth Cook
Carl D. Stedman

MIAMI COUNTY ENGINEER

DATE 12-23-70 NO. 1994

TROY CITY-MIAMI CO. HEALTH DEPT.

APPROVED FOR AERATION SYSTEM

ONLY BY Joseph Margolis DATE 12-22-70

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. IRON PINS AND SPIKES SET AT ALL LOT CORNERS

Alvin L. McConnell



Mary L. Stafford
NOTARY PUBLIC IN AND FOR MIAMI CO.
MY COMMISSION EXPIRES 5/14/73

MIAMI CO. AUDITOR

APPROVED AND TRANSFERRED
THIS 22nd DAY OF Dec., 1970.

Carl Davis by Kara Schellhanger, Deputy
MIAMI COUNTY AUDITOR

NOTE:

THERE IS A 5 FT UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES TO A DEPTH OF 150 FT. FROM THE E OF WORLEY RD. EXCEPT FOR LOTS 13 & 14 WHICH HAVE AN EASEMENT DEPTH OF 176.00 FT.

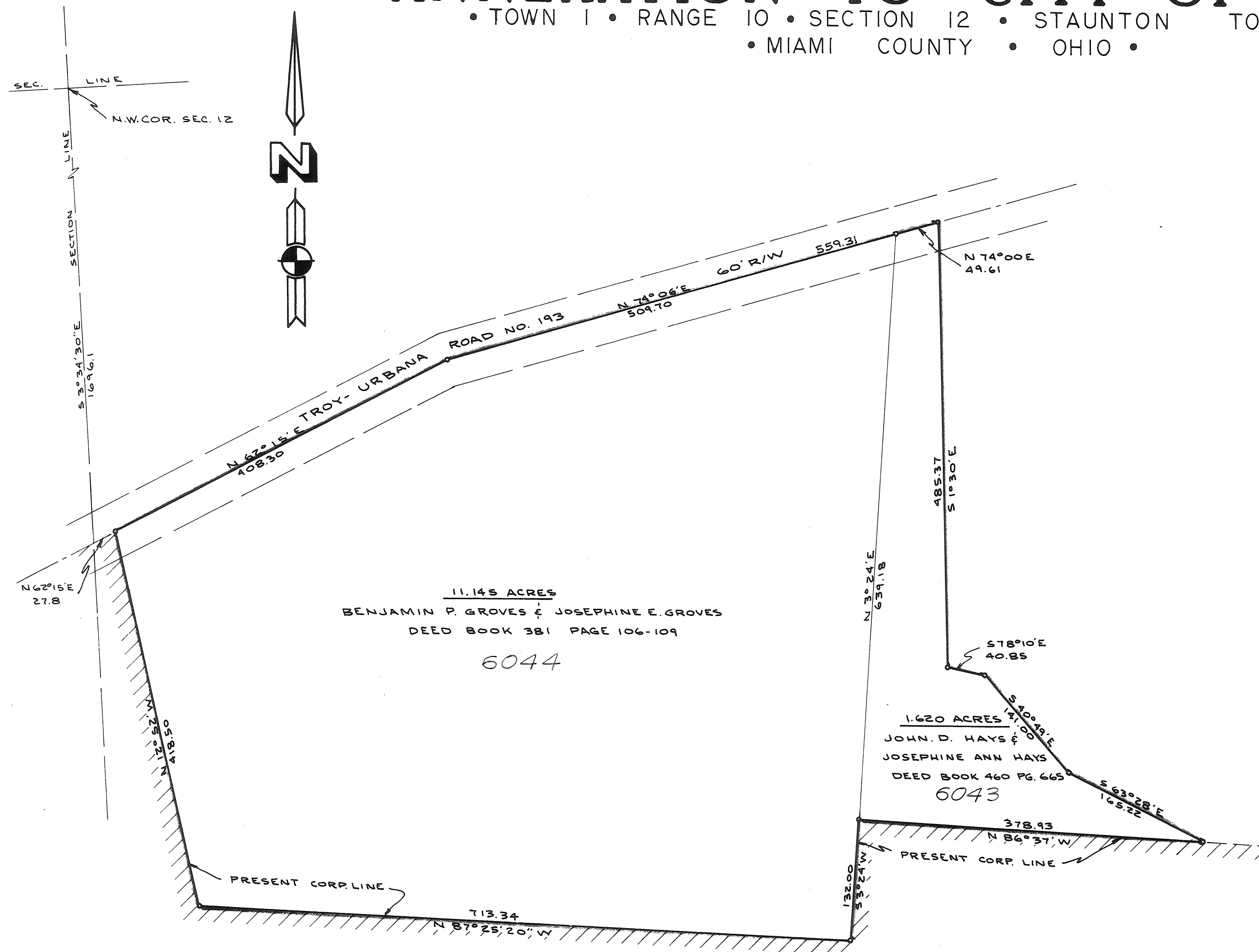
McCONNELL AND WAGNER
ARCHITECTS-ENGINEERS & SURVEYORS
20 SOUTH LANE
TROY, OHIO



ANNEXATION TO CITY OF TROY

• TOWN 1 • RANGE 10 • SECTION 12 • STAUNTON TOWNSHIP •
• MIAMI COUNTY • OHIO •

BOOK 10 PAGE 110
Miami County Recorder's Record
of recorded plats



DESCRIPTION

Being a total of 12.765 Acres in the Northwest Quarter of Section 12, Town 1, Range 10 MRS, in Staunton Township, Miami County, Ohio.

PETITION

We, the undersigned, being the freeholders of the area shown hereon, do hereby request annexation of the outlined area to the City of Troy, and do hereby acknowledge the signing thereof to be our voluntary act and deed.

Frank E. Bayler
witness

Harmon A. Ireland
witness

witness

witness

John D. Hays
John D. Hays
Josephine Ann Hays
Josephine Ann Hays
Benjamin P. Groves
Benjamin P. Groves
Josephine E. Groves
Josephine E. Groves

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 4th day of April, 1970, before me, the undersigned, a notary public in and for said county and state, personally came John D. Hays, Josephine Ann Hays, Benjamin P. Groves and Josephine E. Groves, all of whom acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed. In testimony whereof, I have set my hand on the day and date above written.

FRANK E. DAZLER
Notary Public, In and for The State of Ohio
My Commission has no expiration date.

My commission expires R. C. Sec. 147.03
date

Frank E. Bayler
NOTARY PUBLIC

MIAMI COUNTY AUDITOR

Approved and transferred this 30th day of December, 1970.

Paul Davis by Kara Schellenbarger, Deputy
Miami County Auditor

APPROVAL BY MIAMI COUNTY COMMISSIONERS

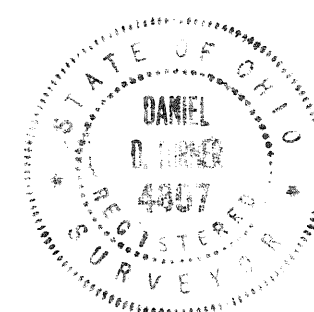
The annexation of the foregoing area approved by the Miami County Commissioners this 24th day of August, 1970.

John J. Kurop
Luther Pike
Kenneth Cook
Miami County Commissioners

APPROVAL BY CITY OF TROY

At a meeting of the City Council of the City of Troy held this 21st day of December, 1970, this annexation plat was approved by ordinance no. 0-43-70

John W. Harrier
PRES. OR COUNCIL
Frank A. Ferrell
MAYOR
Betty M. Mager
CLERK



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

MIAMI COUNTY RECORDER

File No. 72931

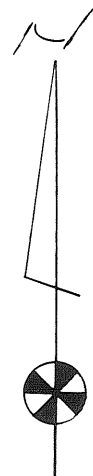
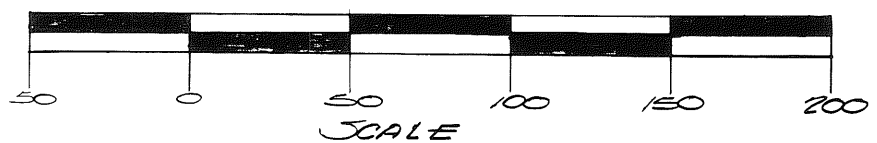
Received for record: 8:56 AM. DEC. 30, 1970.

Recorded in Plat Book No. 10, Page 110

Fee: \$ 8.60

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

Annexation of 12.765 Acre tract to		
City of Troy, Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio		
* CIVIL ENGINEERING - LAND SURVEYING *		
DATE 3-21-70	Drawn by: Traced by: Checked by:	J.T. D.T.
FILE NO. 1-70-06	SCALE: 1" = 100'	SHEET NO. 1/1



HIGH STREET RIGHT OF WAY PLAN

BOOK 10 PAGE 111
MIAMI COUNTY RECORDS, RECORDED
OF RECORDED PLATS
RECEIVED FOR RECORD THIS 31ST
DAY OF DECEMBER, 1979 AT 2:20 P.M.
FILE NUMBER 72988 FEE \$ 8.60

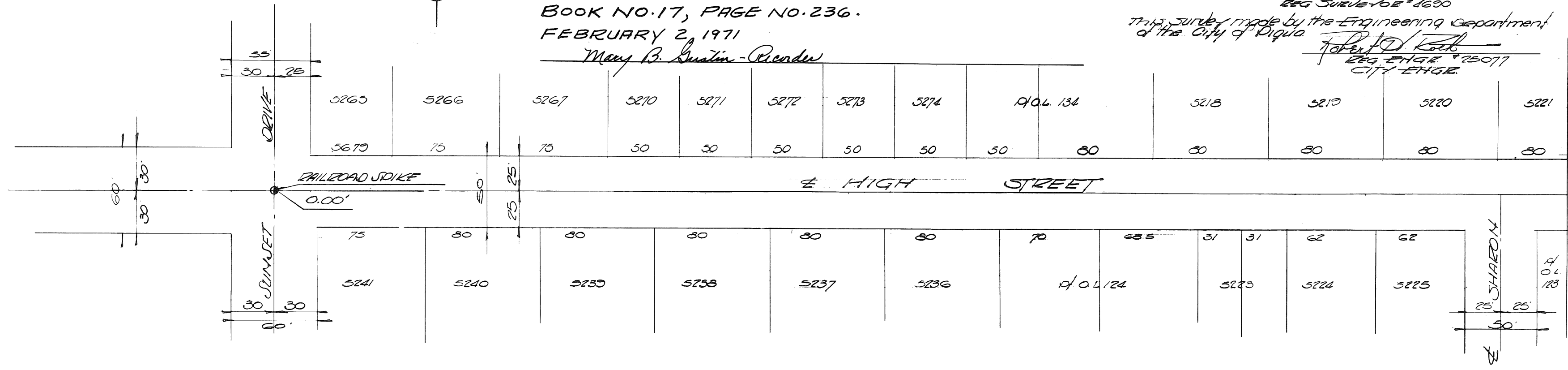
I hereby certify this plat and survey to be
correct and represent a true and accurate
location of the City of Dade
and its residents, holder of lots and
shown herein

Deputy
Mary B. Austin, Recorder by Dora Whitman,
MARY B. GUSTINI - MIAMI CO. RECORDER

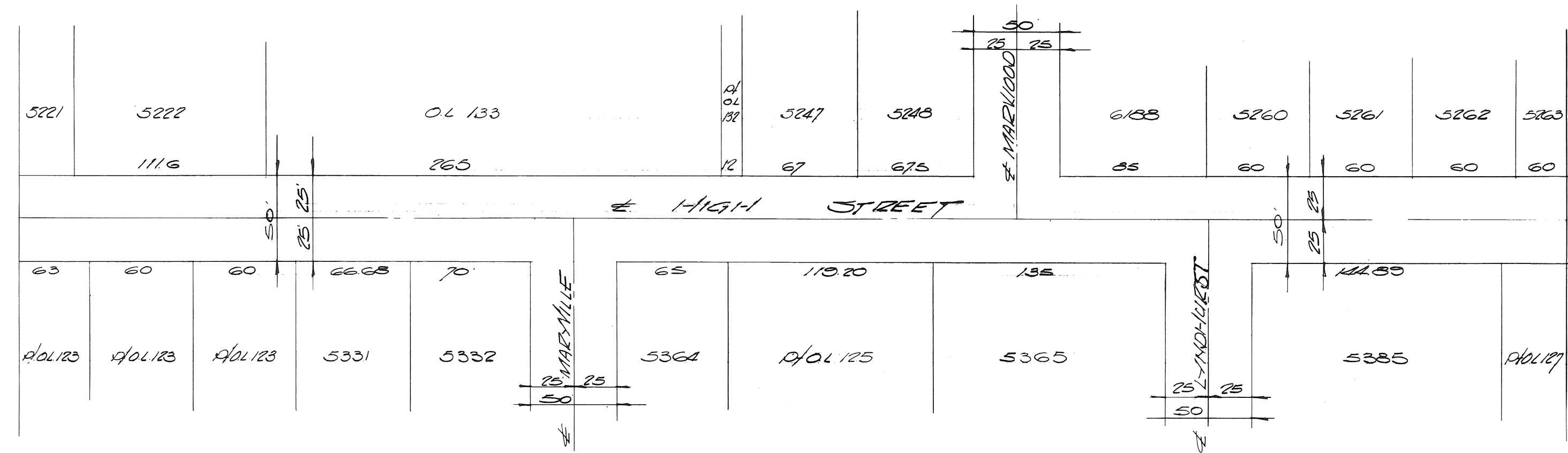
SEE JUDGEMENT ENTRY RECORDED IN MISC.
BOOK NO. 17, PAGE NO. 236.
FEBRUARY 2, 1971
Mary B. Austin - Recorder

Robert H. Roth
REG. SURVEYOR # 1630
This survey made by the Engineering Department
of the City of Dade
Robert H. Roth
REG. ENGINEER # 25077
CITY ENGINEER

SHEET 1 OF 2

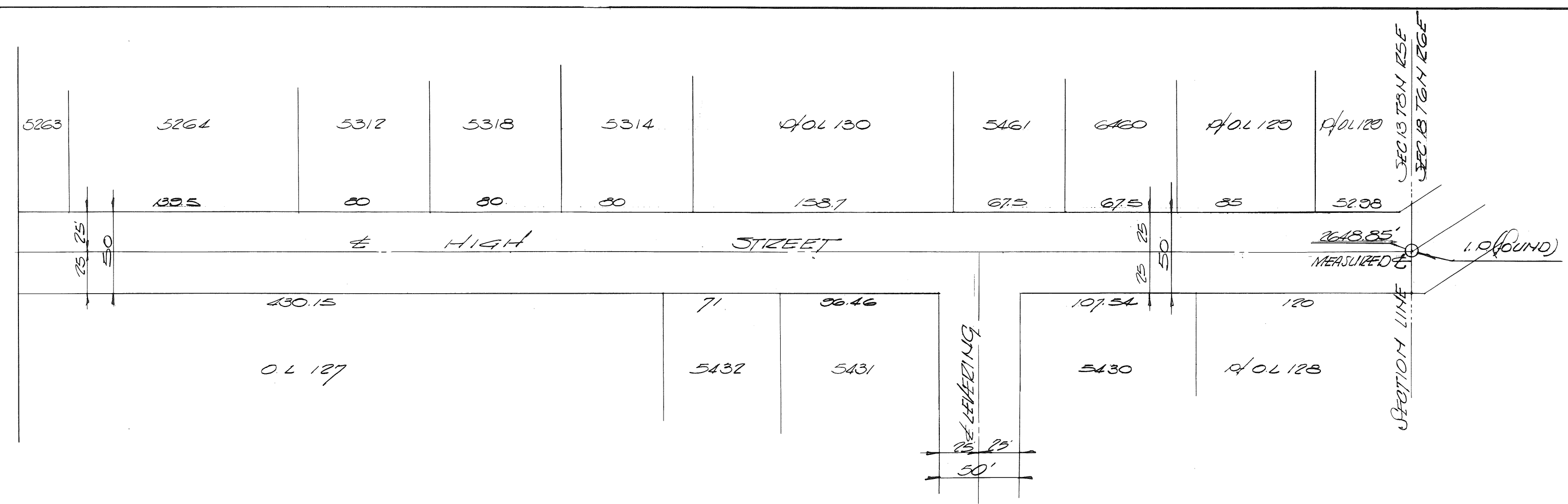


1



2

2



HIGH STREET RIGHT OF WAY PLAN

BOOK 10 PAGE 112
MIAMI COUNTY RECORDERS BOOK
OF RECORDED PLATS
RECEIVED FOR RECORD THIS 31ST
DAY OF DECEMBER AT 2:20 P.M.
FILE NUMBER T2988 FEE \$ 3.60

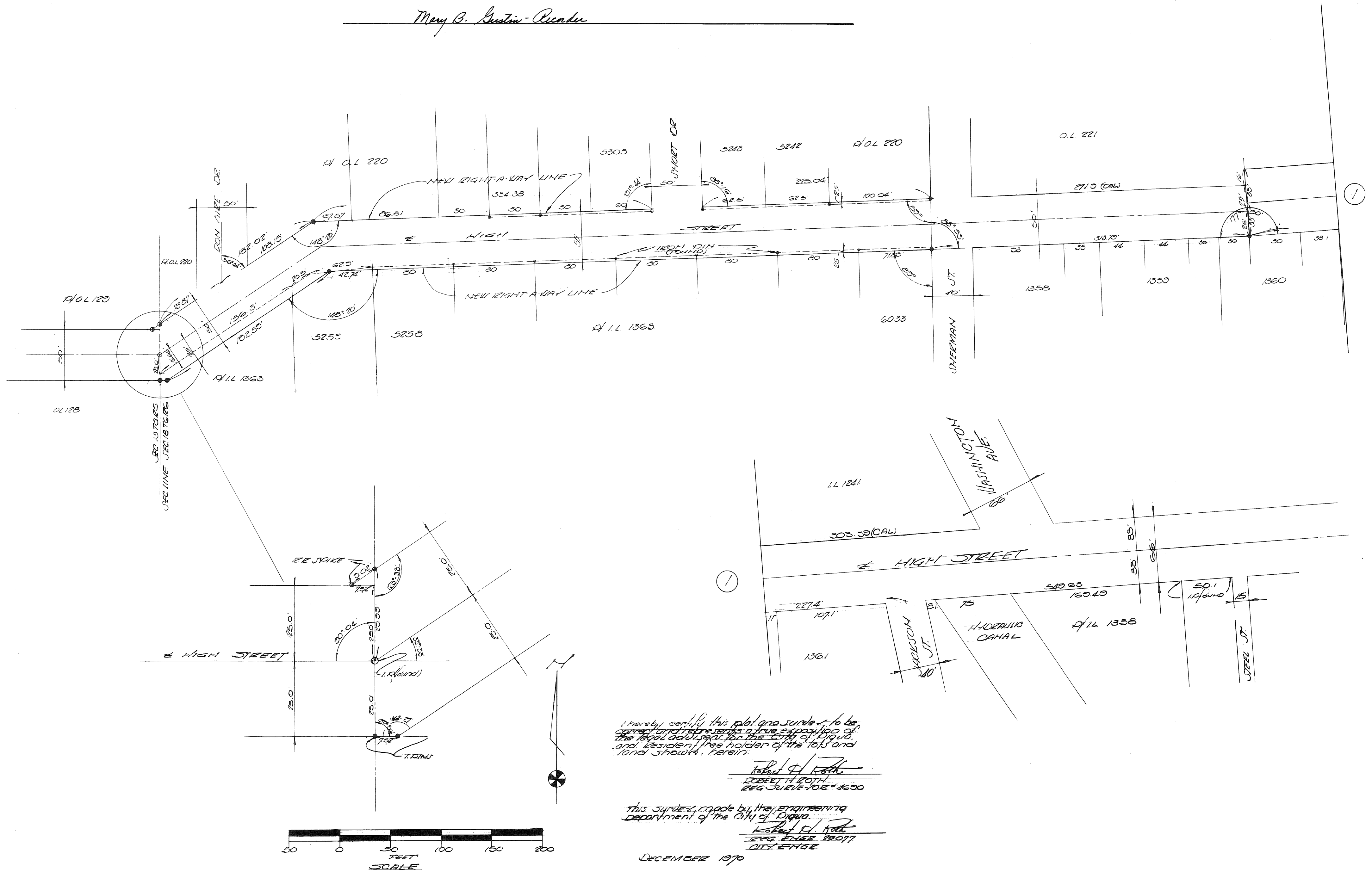
Mary B. Gustin, Recorder by Dora Whitmer, Deputy
MARY B. GUSTIN - MIAMI CO. RECORDER

SHEET 2 OF 2

SEE JUDGEMENT ENTRY RECORDED IN MISC. BOOK NO. 17, PAGE NO. 236.

FEBRUARY 2, 1971

Mary B. Gustin - Recorder



COUNTRY MEADOWS SUBDIVISION

PLAT BOOK 10 : PAGE 113

MIAMI COUNTY RECORDER'S RECORD OF

PLATS. RECEIVED FOR RECORD THIS

8th DAY OF January 1971

AT 3:16 P.M.

FILE NO. 73107 FEE \$ 8.60

Mary B. Justin, Recorder
MARY B. JUSTIN, MIAMI CO. RECORDER
by Emily Mc Neal, Deputy

NOTE: IN ADDITION TO UTILITY EASEMENTS
SHOWN OR NOTED HEREON - 5' WIDTH UTILITY
EASEMENTS ARE RESERVED ADJACENT TO ALL
INTERIOR LOT LINES IN THIS PLAT.

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12; TOWN-8;
RANGE-5; IN WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO.
SAME BEING A SUBDIVISION CONTAINING 11.482 ACRES ACQUIRED
BY RICHARD G. AND MARILYN A. BENNETT BY DEED FILED IN MIAMI
COUNTY RECORDERS DEED BOOK 475; PAGE 492.
DATED: 27 OCTOBER 1970 SCALE: 1" = 100 FEET

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED,
DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUN-
TARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE STREET 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.

OWNERS: RICHARD G. BENNETT EDWIN PIERCE
MARILYN A. BENNETT
WITNESSES: Catherine M. Looney
Robert E. Clewman

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE County of Miami Ohio, PERSONALLY
APPEARED ALL OF 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
AT PIQUA, OHIO ON THIS 14th DAY OF December, 1970.
Catherine M. Looney
NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires March 28, 1974

APPROVAL AND ACCEPTANCE

AT A MEETING OF THE CITY OF PIQUA, OHIO PLANNING COMMISSION HELD THIS 12th DAY OF
Dec, 1970, THIS SUBDIVISION PLAT WAS APPROVED.

Arthur D. Haddad, Chm John J. Knapp Robert M. Hauer
Robert E. Clewman

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 8th DAY OF JANUARY,
1971. SEE PLANNING COMMISSION MINUTES DATED 26 OCTOBER, 1970.

Benneth Cook Robert E. Clewman John J. Knapp

THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 8th DAY OF January, 1971.

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

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 8th DAY OF JANUARY, 1971.

Benneth Cook Robert E. Clewman John J. Knapp

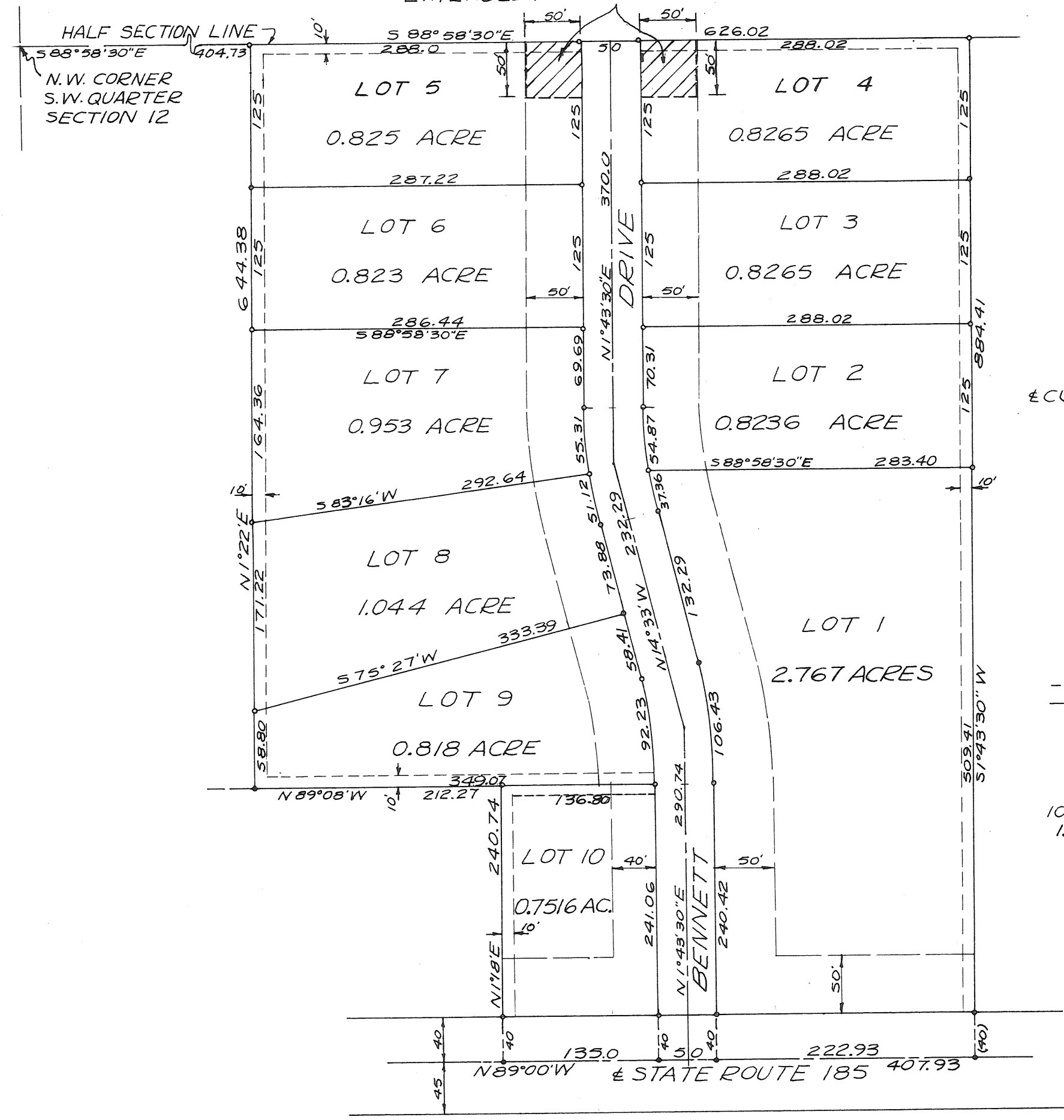
APPROVED AND TRANSFERRED THIS 8th DAY OF January, 1971.

Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR

COVENANTS AND RESTRICTIONS.

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AS RESIDENTIAL LOTS, FOR SINGLE AND, OR MULTIPLE FAMILY DWELLING USE.
- THE TOTAL NUMBER OF LIVABLE DWELLING UNITS TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL NOT EXCEED 25 UNITS, UNTIL AREA IS ANNEXED TO CITY OF PIQUA AND, OR CITY SANITARY SEWER SHALL BECOME AVAILABLE TO THIS AREA.
- NO LOT IN THIS SUBDIVISION SHALL BE TRANSFERRED WITHOUT A STIPULATION IN DEED THAT OWNER SHALL AND MUST PARTICIPATE IN SHARE OF COST OF OPERATION AND MAINTENANCE OF SEWAGE TREATMENT FACILITY AND APPURTENANCES THERETO WHICH HAVE BEEN INSTALLED IN THIS SUBDIVISION, UNTIL SAID FACILITY HAS BEEN REPLACED BY CONNECTION TO CENTRAL SEWER SYSTEM OF CITY OF PIQUA, OHIO.

TEMPORARY TURN-AROUND EASEMENTS SHALL
BE VACATED AT SUCH TIME AS ROAD IS
EXTENDED NORTH INTO ADJACENT PROPERTY.



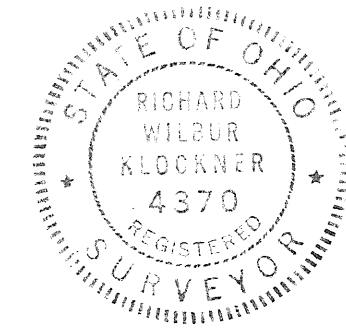
4 CURVE DATA (BOTH CURVES):
R = 349.68
D = 16.385°
L = 99.33
T = 50.0
Δ = 16°16'30"

LEGEND
• = IRON PIN
• = RAILROAD SPIKE
--- UTILITY EASEMENT
--- BUILDING SETBACK LINE

10.4585 ACRES IN 10 LOTS
1.0235 ACRES IN NEW ROAD

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND
CORRECT SURVEY AS SHOWN HEREON. ALL CURVE
DISTANCES ARE MEASURED ON THE ARC.



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

VALLEY VIEW ESTATES

PLAT BOOK 10 PAGE 114
 MIAMI COUNTY RECORDER'S RECORD OF
 PLATS. RECEIVED FOR RECORD THIS
25 TH DAY OF JANUARY, 1971,
 AT 3:57 A.M.
 FILE NUMBER 73330 FEE \$ 8.60

SEE CERTIFICATION OF AMENDMENT
 RECORDED IN MISC. BK. 17 PG. 311
 JULY 7, 1971 Mary B. Gustin
 RECORDER

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 24 AND PART OF THE
 NORTHWEST QUARTER OF SECTION 23; TOWN-2; RANGE-9 IN BETHEL TOWNSHIP; MIAMI
 COUNTY, OHIO. SAME BEING A SUBDIVISION CONTAINING 1.275 ACRES IN N.W. QUARTER
 SECTION 24; 154.250 ACRES IN S.W. QUARTER SECTION 24; AND 18.887 ACRES IN
 N.W. QR. SECTION 23 FOR A TOTAL OF 177.412 ACRES ACQUIRED BY JOHN K. BAUMAN
 BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 477: PAGE 394
 SEE LND. 22-105

Mary B. Gustin
 MARY B. GUSTIN, MIAMI CO. RECORDER

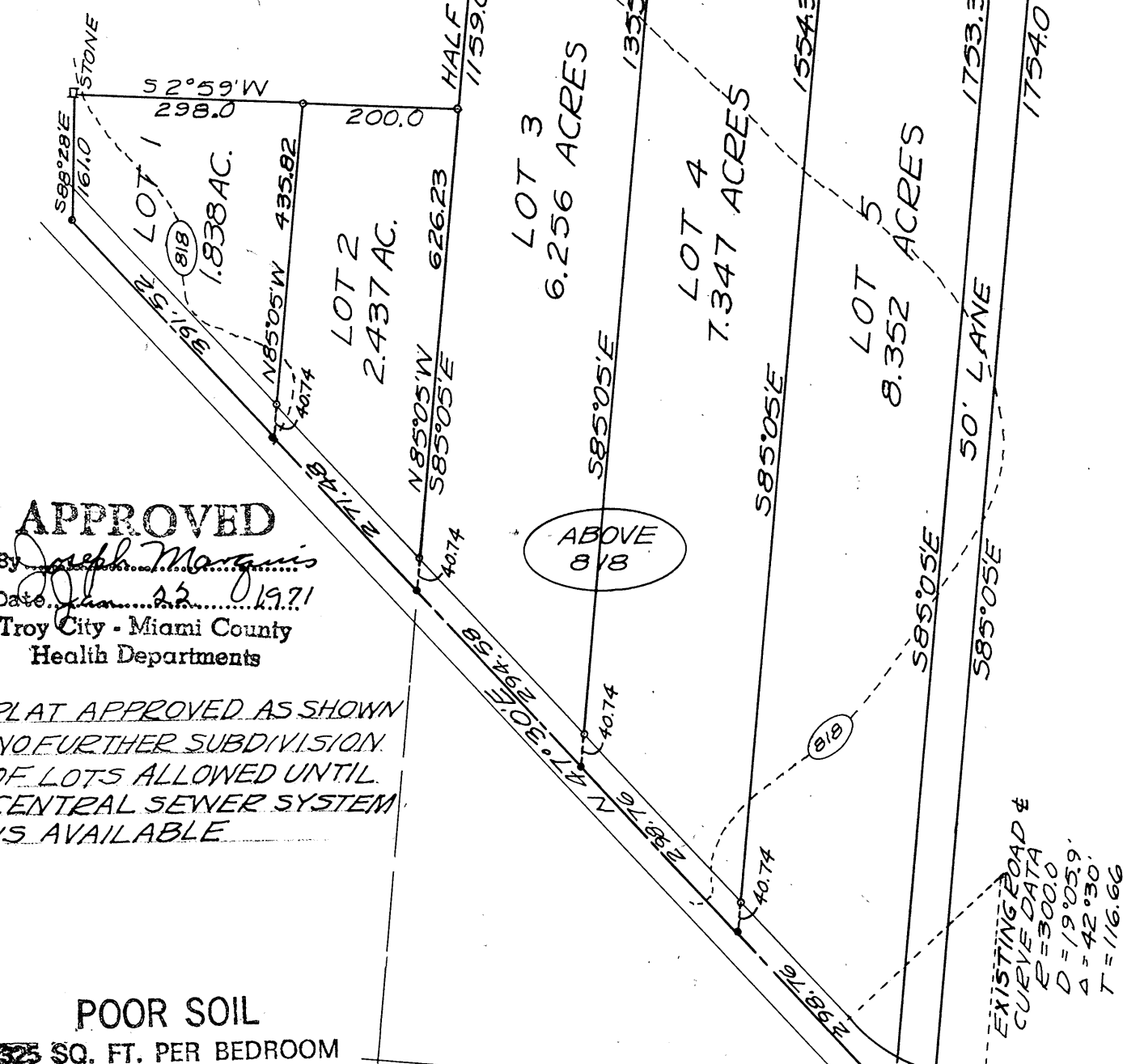
PLAT REVIEWED AND APPROVED BY
 MIAMI COUNTY ENGINEER THIS 22 ND
 DAY OF JANUARY 1971.

Arthur D. Haddad
 ARTHUR D. HADDAD, MIAMI CO. ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY
 PLANNING COMMISSION THIS 22 ND DAY OF
JANUARY, 1971.

Kenneth Cook
John J. Kruger
Robert Clawson

LEGEND
 • IRON PIN
 • RAILROAD SPIKE
 x P-K NAIL



APPROVED
 By Joseph Margolis
 Date Jan 22 1971
 Troy City - Miami County
 Health Departments

PLAT APPROVED AS SHOWN
 NO FURTHER SUBDIVISION
 OF LOTS ALLOWED UNTIL
 CENTRAL SEWER SYSTEM
 IS AVAILABLE

POOR SOIL
 25 SQ. FT. PER BEDROOM

APPROVED AND TRANSFERRED THIS 25 DAY OF Jan 1971.

Carl Davis
 CARL DAVIS, MIAMI COUNTY AUDITOR

BY: Richard W. Klockner
 DEPUTY AUDITOR

SCALE: 1" = 200'
 DATE: 5 JAN 1971

MIAMI CONSERVANCY DISTRICT CONTROLLED FLOOD INUNDATION ELEVATION FOR
 TAYLORSVILLE DAM RESERVOIR BASIN IS 81.0 FEET ABOVE SEA LEVEL.
 I HEREBY CERTIFY THE 81.0 CONTOUR ELEVATION SHOWN HEREON TO BE CORRECT
 FROM FIELD LOCATIONS MADE BY ME ON JANUARY 15, 1971.

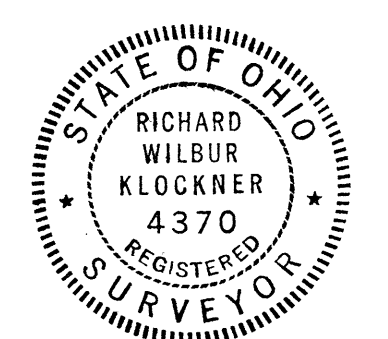
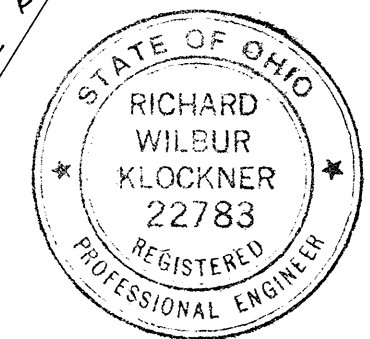
Richard W. Klockner
 PROFESSIONAL ENGINEER #22783

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE
 LAND SHOWN HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT
 AND TO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT,
 AND TO DEDICATE THE PORTION OF RUDY ROAD AND STATE ROUTE 571
 SHOWN WITHIN THE LIMITS OF THIS PLAT TO THE PUBLIC USE FOREVER.

John K. Bauman Louise N. Bauman
 JOHN K. BAUMAN (OWNER) LOUISE N. BAUMAN (OWNER)
Virginia L. Binkley James J. Hooper
 VIRGINIA L. BINKLEY JAMES J. HOOPER (WITNESS)
Delena P. Kestelake John K. Bauman
 DELENA P. KESTELAKE JOHN K. BAUMAN (WITNESS)

STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR The State of Ohio
 PERSONALLY APPEARED ALL OF 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 HEREUNTO SUBSCRIBED MY NAME AND
 AFFIXED MY OFFICIAL SEAL AT Troy City, OHIO ON THIS
6 TH DAY OF JANUARY, 1971.

James J. Hooper
 NOTARY PUBLIC
 MY COMMISSION EXPIRES
 JAMES J. HOOPER, ATTORNEY
 Notary Public, State of Ohio
 My Commission Has No Expiration Date



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
 CIVIL ENGINEERING & SURVEYING
 TROY, OHIO

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT
 SURVEY MADE BY ME MEASUREMENTS ARE AS SHOWN.

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

ANNEXATION TO VILLAGE OF COVINGTON

• TOWN 8 • RANGE 5 • SECTION 20, 29 • NEWBERRY TOWNSHIP •
• MIAMI COUNTY • OHIO •
25.143 ACRES

SEE ANNEXATION PROCEEDINGS
RECORDED IN MISC. BOOK NO. 17, PAGE 238.
FEBRUARY 12, 1971

BOOK 10 PAGE 115
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS.

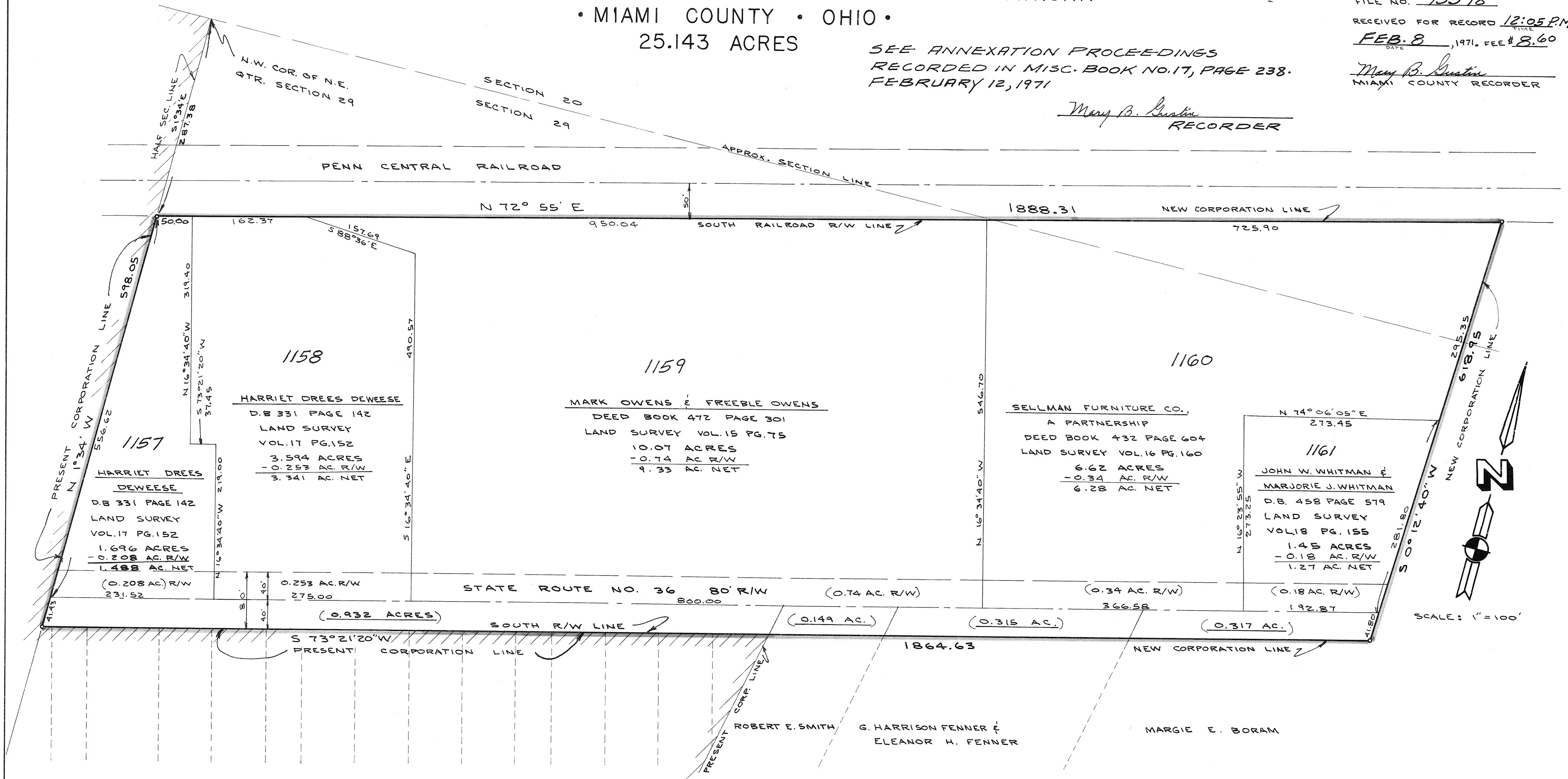
FILE NO. 73598

RECEIVED FOR RECORD 12:05 P.M.

FEB. 8, 1971. FEE \$ 8.60

Mary B. Austin
MIAMI COUNTY RECORDER

Mary B. Austin
RECORDER



APPROVAL BY VILLAGE OF COVINGTON
AT A MEETING OF THE VILLAGE COUNCIL
OF THE VILLAGE OF COVINGTON, HELD
THIS 2ND DAY OF FEBRUARY, 1971, THIS
ANNEXATION PLAT WAS ACCEPTED AND
APPROVED BY ORDINANCE NO. 0-102-71

Daniel D. Rudy Mayor
C.R. Crawford Pres.
R.S. Seckhardt
J.L. O'Hara
Thomas J. Carder
Judith H. Carder, Clerk

APPROVAL BY MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING
AREA WAS APPROVED BY THE MIAMI
COUNTY COMMISSIONERS THIS 13th DAY
OF November, 1970.

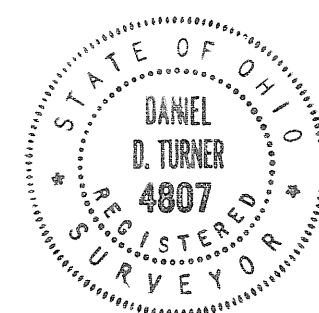
John J. Knapp
Bennett Cook

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED
THIS 8 DAY OF Feb., 1971.

Carl Davis by Lore Schellenger Deputy
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A TOTAL OF 25.143 ACRES IN THE SOUTHEAST
QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER
OF SECTION 29 IN TOWN 8, RANGE 5E, NEWBERRY
TOWNSHIP, MIAMI COUNTY, OHIO.



I HEREBY CERTIFY THIS PLAT
AND ALL MEASUREMENTS TO
BE IN ACCORDANCE WITH LAND
SURVEYS AND DEEDS OF RECORD.

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

ANNEXATION TO VILLAGE OF COVINGTON COVINGTON - OHIO			
DANIEL D. TURNER & ASSOC. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE AUG. 1970	DRAWN BY J.T.	SHEET NO. 1/1	
FILE NO. 6-70-113	CHECKED BY D.T.	SCALE: 1" = 100'	

ANNEXATION TO CITY OF TROY
TOWN 5 • RANGE 6 • SECTION 17, 18, 19, 20 • CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
466.618 ACRES

Book 10 Page 116
MIAMI COUNTY RECORDERS
PLAT RECORDS
File No 73657
Received for Record FEB. 10 1971, AT 3:42 P.M.
Recorded in Plat Book 10 Page 116
Fee \$8.60
Mary B. Gustin - by Emily McNeel,
Miami County Recorder Deputy

DESCRIPTION

Being a part of Sections 17, 18, 19, and 20 in Town 5, Range 6, Concord Township, Miami County, Ohio and further bounded and described as follows:-
Beginning at a point in a corner of Stanfield Rd. marking the Southwest corner of Section 17, the Southeast corner of Section 18, the Northeast corner of Section 19 and the Northwest corner of Section 20, thence N2°-17'W along the Section line for 672.30' to the center of State Route 41, thence N61°-05'W along center of road for 1,545.69', thence N0°-57'-50"W for 3,638.58', thence N88°-39'E for 1,359.92' to the center of Experiment Farm Rd., thence S0°-38'W with center of road for 2,314.67', thence N87°-40'E for 903.78', thence N87°-33'E for 310.0', thence S2°-25'E for 61.0', thence N87°-33'E for 1044.80' to the center of Interstate 75, thence N87°-30'E for 110.0' to the East right-of-way line of Interstate 75 and West corporation line of the City of Troy, thence with the corporation line and Highway right-of-way line as follows:- S3°-02'E for 2,459.30', S5°-14'-30"E for 650.70', S27°-23'-30"E for 344.00', S41°-22'-30"E for 277.10', S50°-53'E for 65.70', S1°-45'E for 138.24', N61°-05'W for 15.76', N69°-50'W for 131.53', S28°-51'-43"W for 407.29', S2°-40'W for 251.25', S1°-07'E for 300.17', S3°-02'E for 715.80', thence S87°-19'W for 2,460.75' to a point on the section line, thence S87°-36'W for 1,322.45', thence N2°-12'W for 1,326.00' to a point in the center of Stanfield Rd., thence with center of road N87°-12'E for 1,330.52', thence N1°-51'W along the center of road and section line for 1,335.44' to the place of beginning and containing 466.618 acres, more or less of which 55.077 acres lie in highway right-of-way and further divided as follows:- 149.006 acres in Section 17 including 17.078 acres in highway, 122.070 acres in Section 18 including 3.074 acres in highway, 40.516 acres in Section 19 including 0.764 acres in highway, 155.026 acres in Section 20 including 34.161 acres in highway.

SCALE: 1" = 600'

SEE ANNEXATION PROCEEDINGS RECORDED
IN MISC. BOOK NO. 17, PAGE NO. 249.
FEBRUARY 12, 1971

Mary B. Gustin
RECORDER

At a meeting of the city council of the City of Troy, Ohio, held this 1st day of February, 1971, this annexation plat was accepted by ordinance number 0-51-70.

James D. Terrell Mayor
The annexation of the foregoing area approved by the Miami County Commissioners this 28th day of SEPTEMBER, 1970.

John J. Knapp Luther Pike Samuel Cook
I hereby approve this annexation map this 29th day of July, 1970.

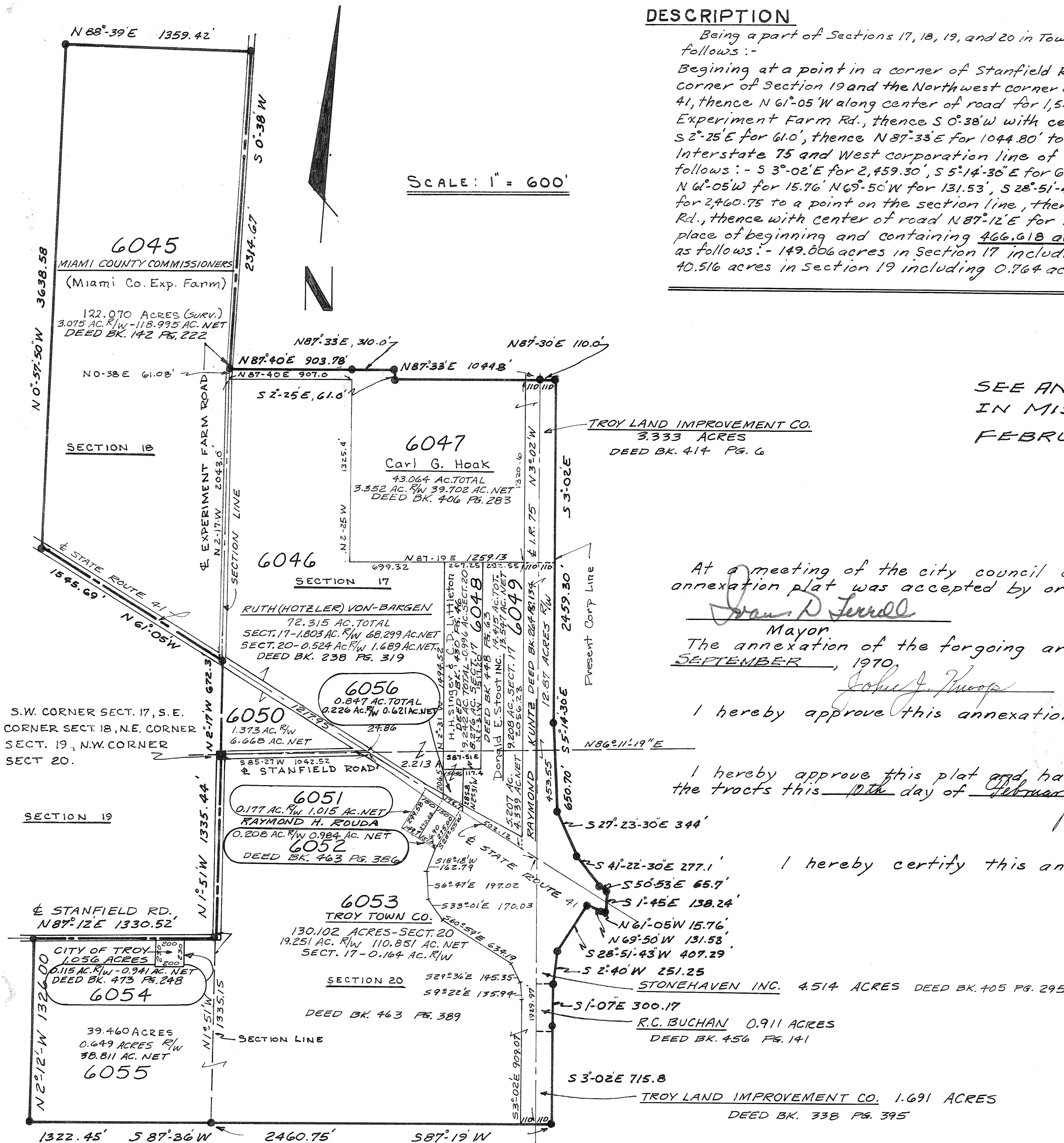
Arthur D. Haddad Miami County Engineer
I hereby approve this plat and have caused the lot numbers as shown to be placed hereon to designate the tracts this 10th day of February, 1971.

Carl Davis by Robert A. Stentz Deputy
Miami County Auditor

I hereby certify this annexation plat to be correct as shown hereon.

John G. McConnell
Registered Surveyor No 3614

This instrument prepared for Carl G. Hoak by
McCONNELL & WAGNER ARCHITECTS-ENGINEERS & SURVEYORS
20 SOUTH LANE, TROY, OHIO



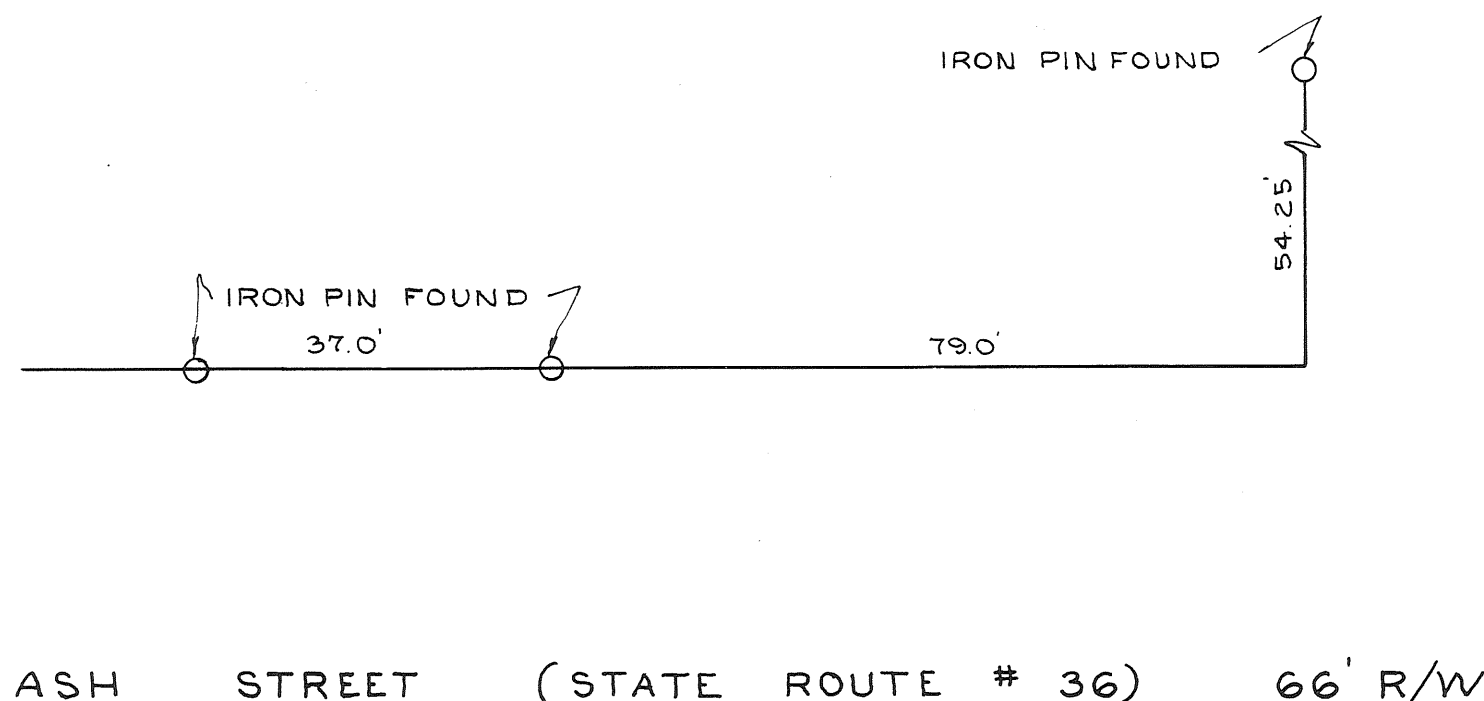
PIQUA
CORPORATION

S. E.
SECTION

PART OF 1031
LOT

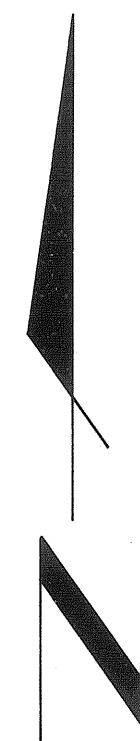
DESCRIPTION

BEING A PART OF INLOT 1031 IN THE CITY OF PIQUA, OHIO, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF THE INTERSECTION OF RACE ST. AND ASH ST. (STATE RT. 36), THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY OF ASH STREET FOR 97.19 FT. TO AN IRON PIN MARKING THE PLACE OF BEGINNING OF TRACT, THENCE CONTINUING EASTERLY FOR 53.31 FT. ALONG THE ABOVE SAID RIGHT-OF-WAY TO AN IRON PIN, THENCE SOUTHWARDLY WITH AN INTERIOR ANGLE OF 90°-18' FOR 99.5' TO AN IRON PIN ON THE SOUTH LINE OF INLOT 1031, THENCE WESTWARDLY WITH AN INTERIOR ANGLE OF 90°-56'-45" FOR 48.0 FT. ALONG THE SOUTH LINE OF INLOT 1031 TO AN IRON PIN, THENCE NORTHWARDLY WITH AN INTERIOR ANGLE OF 92°-04'-45" FOR 100.71 FT. TO THE PLACE OF BEGINNING OF TRACT, THE PREVIOUS LINE MAKING AN INTERIOR ANGLE OF 86°-40'-30" WITH THE SOUTH RIGHT-OF-WAY OF ASH STREET; PER SURVEY PERFORMED BY MCCONNELL AND WAGNER, ARCHITECTS-ENGINEERS AND SURVEYORS, 20 SOUTH LANE, TROY, OHIO.



NEW ST. 50' R/W

BOOK 10 PAGE 117
MIAMI COUNTY RECORDERS
PLAT RECORDS
FILE NO. 73676
REC'D FEB. 11, 1971, AT 3:25 P.M.
FEE 8.60
Mary B. Austin
MIAMI COUNTY RECORDER
FILED IN ACCORDANCE WITH SEC. 5301.21 O.R.C.



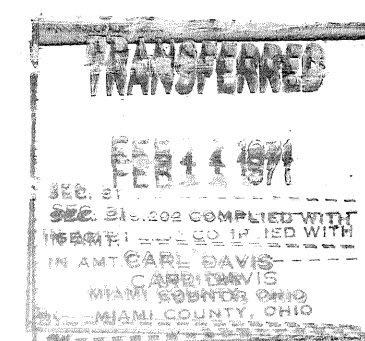
SCALE: 1" = 20' - 0"

REFERENCE :

DEED BOOK 354, PAGE 237
DEED BOOK 383, PAGE 163
VOLUME 10, PAGE 68 LOT SURVEY RECORDS
DEED BOOK 134, PAGE 324
VOLUME 11 PG. 127 LOT SURVEY RECORDS

NOTE :

● INDICATES PIN SET
○ INDICATES PIN FOUND



PLAT SURVEY FOR JUDITH C. WEBB
ASH STREET, PIQUA, OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI CO. OHIO PERSONALLY CAME Judith C. Webb AND Carolyn B. Shaffner ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE her THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 5th DAY OF January, 1971.
Carolyn B. Shaffner
NOTARY PUBLIC MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 9/21/72

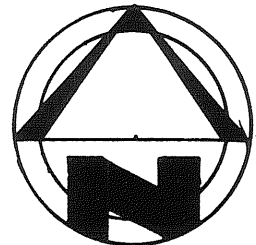
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME The Third Savers Loan Co., by Sandra H. Helman, its President, and Richard K. Carr, its Secretary AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 5th DAY OF January, 1971.
John J. McConnell
NOTARY PUBLIC, MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES LIFETIME

WE THE UNDERSIGNED HEREBY AGREE THAT THE LOT LINE AS SHOWN ON THIS PLAT AND MARKED AS SUCH IS THE CORRECT DIVIDING LINE BETWEEN THE PARTS OF LOT 1031 OWNED BY US.

The Third Savings & Loan Co.
Judith C. Webb
Carolyn B. Shaffner
Sandra H. Helman
Richard K. Carr
Ferris Timmons
WITNESS
Carolyn B. Shaffner
Sandra H. Helman

McCONNELL & WAGNER
ARCHITECTS-ENGINEERS-SURVEYORS
20 SOUTH LANE - TROY





SCALE 1" = 200'

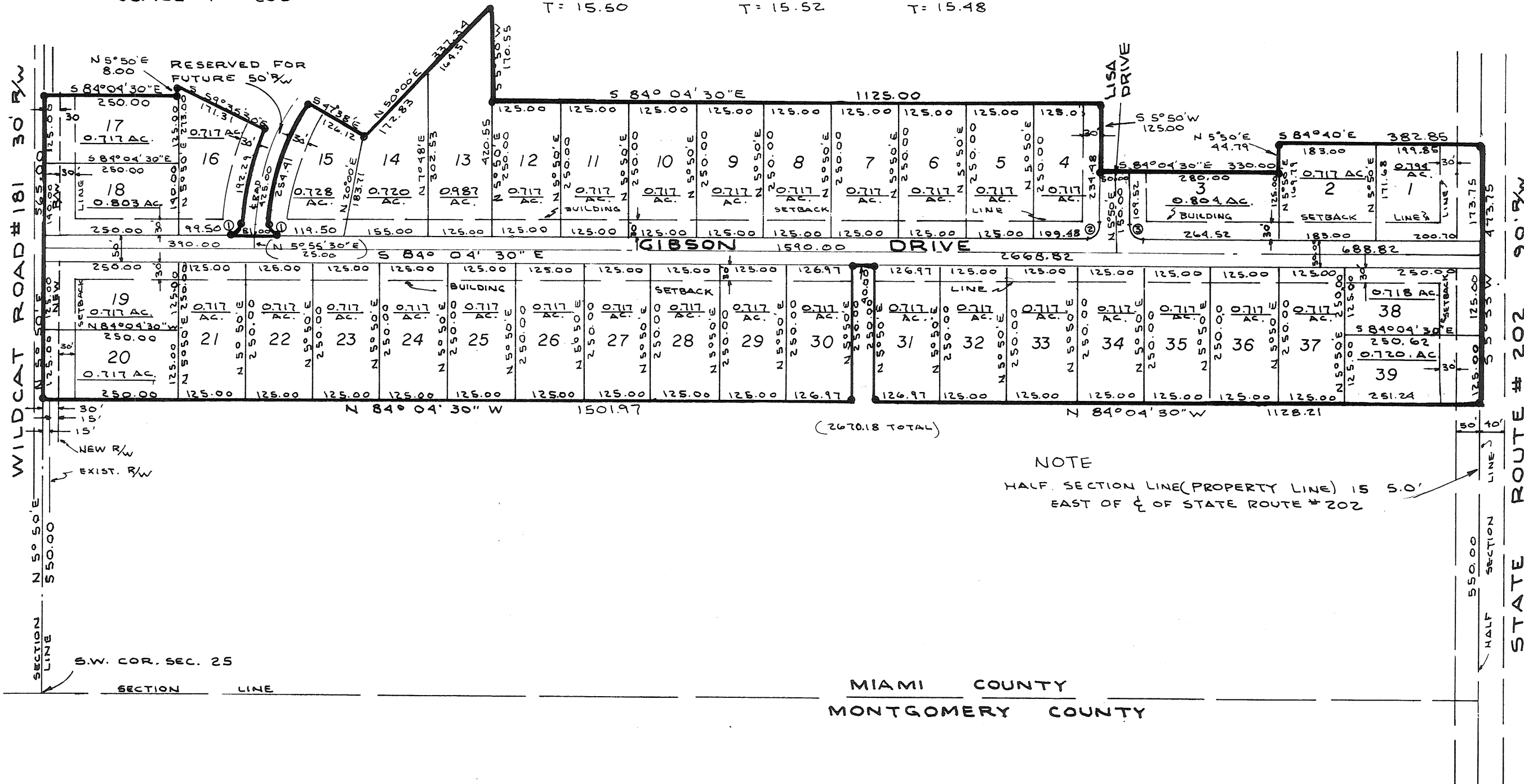
WILEY INDUSTRIAL PARK SECTION - ONE

~ TOWN 2 ~ RANGE 9 ~ SECTION 25 ~ BETHEL TOWNSHIP ~
~ MIAMI COUNTY ~ OHIO ~

LOTS = 28.501 AC. ROADS = 3.241 AC.

BOOK 10 PAGE 118
File No. 73894
Received for record: 10:37 AM Feb. 24, 1971
time date
Fee: \$ 8.60

Maes B. Austin
Miami County Recorder



APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Kenneth Cook
Robert E. Clawson
John D. Hooper
Arthur D. Hooper
Miami County Engineer

Date: FEBRUARY 19, 1971 No. 2009.

APPROVED BY MIAMI COUNTY COMMISSIONERS

Kenneth Cook
Robert E. Clawson
John D. Hooper
Arthur D. Hooper
Miami County Engineer

Date: FEBRUARY 19, 1971

DESCRIPTION

Being a subdivision of 21.142 Acres of a 110.000 Acre tract conveyed to Wiley Cement Construction, Inc. by deed recorded in Vol. 458, Page 215, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein plated, do hereby accept and approve this plat and do hereby dedicate the streets as shown hereon to public use forever. Easements shown or noted hereon are for the construction, 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.

Howard B. Miller
witness
Barbara Baram
witness
Ernest E. Linscott
witness
Howard B. Miller
witness
Marilyn L. Hooper
witness

Delbert Wiley
Delbert Wiley - President of Wiley Cement Construction, Inc.
James Hooper
James Hooper - Secretary of Wiley Cement Construction, Inc.
Arzella B. Durst
Arzella B. Durst
Delbert Wiley
Delbert Wiley
Mozella Wiley
Mozella Wiley

MIAMI COUNTY AUDITOR

Approved and transferred this 19th day of Feb., 1971

Leah Davis
Miami County Auditor

NOTE

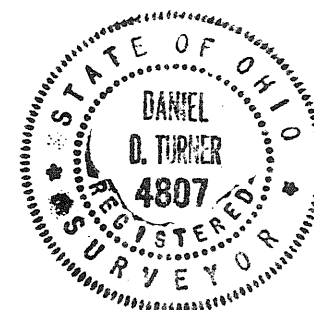
There is a five ft. (5') utility easement on each side of each interior lot line and along each exterior rear or side property line unless otherwise shown hereon.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 1 day of Feb., 1971, before me, the undersigned, a notary public in and for said county and state, personally came Wiley Cement Construction, Inc. by it's president Delbert Wiley, it's secretary James Hooper, Arzella B. Durst, Delbert Wiley and Mozella Wiley, all of whom acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony thereof, I have set my hand and notarial seal on the day and date written above.



Barbara Baram
Notary Public
My Commission Expires 11-14-75



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 # 4807

Wiley Industrial Park - Section One for Wiley Cement Construction, Inc.	
DANIEL D. TURNER & ASSOC. Troy Ohio *CIVIL ENGINEERING * LAND SURVEYING*	
DATE 1-28-1971	Drawn By: T.S.
FILE NO. 11-68-258	Traced By: D.T. Checked By: D.T. SCALE: 1" = 200'

1/1

SCOTTSDALE SUBDIVISION - SEC. 2

TOWN 4 ~ RANGE 6 ~ SECTION 20 ~ MONROE TOWNSHIP ~ MIAMI COUNTY OHIO

LOTS = 14.480 ACRES

ROADS = 1.738 ACRES

BOOK 10 PAGE 119
Miami County Recorder's record
of recorded plats

DESCRIPTION

Being a subdivision of 14.218 Acres of part of a 55.120 Acre tract conveyed to Harold E. Behm by deed recorded in Vol. 445, Page 699 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 properties for said purposes, and are to be maintained as such forever.

Rich Rataczak
witness

Rich Rataczak
witness

Harold E. Behm
Harold E. Behm
B. Kate Behm
B. Kate Behm

FIRST NATIONAL BANK AND TRUST CO.

Rich Rataczak
witness

Rich Rataczak
witness

R.E. Hall
R.E. Hall - president
P.M. Robinson
P.M. Robinson - exec. V.P.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 12 day of February, 1971, before me, the undersigned, a notary public in and for said county and state, personally came Harold E. Behm, B. Kate Behm, and the First National Bank and Trust Co. by its president R.E. Hall and by its executive vice president P.M. Robinson, all of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony thereof, I have set my hand and notarial seal on the day and date above written.

Shirley J. Jones
Notary Public
My Commission Expires - 6/15/74

APPROVED BY MIAMI COUNTY COMMISSIONERS

Kenneth Cook
Robert Olson

John F. Troop
John F. Troop
Miami County Engineer

DATE FEBRUARY 19, 1971

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Kenneth Cook
Robert Olson

John F. Troop
John F. Troop
Miami County Engineer

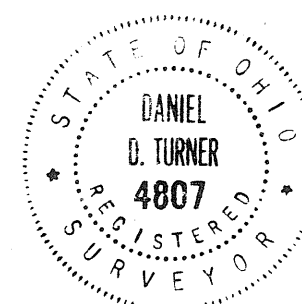
DATE FEBRUARY 19, 1971

No. 2008

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon.

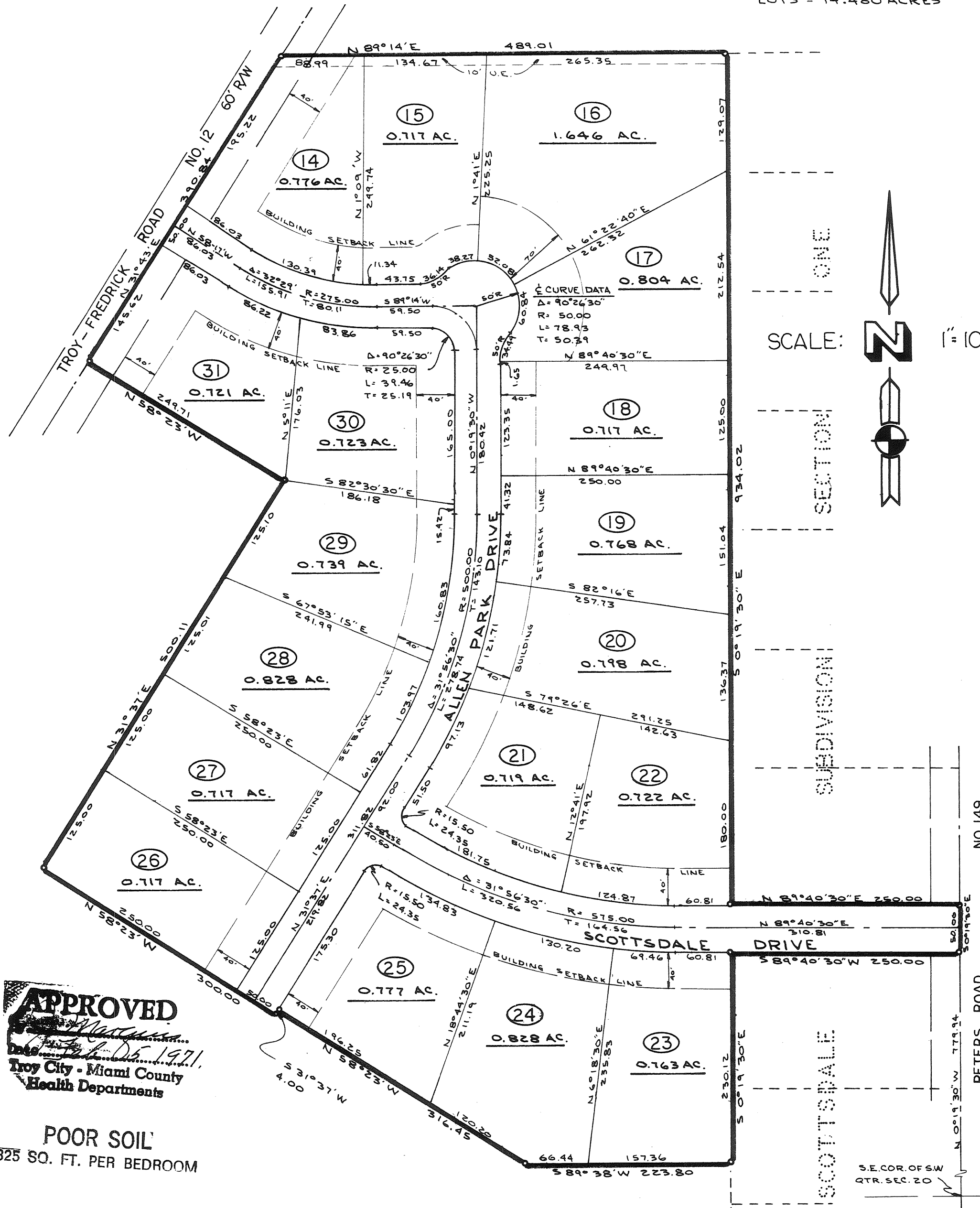
I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.



Daniel D. Turner
DANIEL D. TURNER registered surveyor No. 4807

Protective covenants for this plat are the same as those for Scottsdale Subdivision Sec. One as recorded in Plat Book 10 Page 7, of the Miami County Record Plats.

Scottsdale Subdivision - Sec. 2		
for		
Harold E. Behm		
Troy Ohio		
DANIEL D. TURNER and ASSOC.		
Troy Ohio		
* CIVIL ENGINEERING * LAND SURVEYING *		
DATE	Drawn by: T.S.	SHEET NO.
Sept. 1969	Traced by:	1/1
FILE NO	Checked by: D.T.	
4-69-84	SCALE: 1"=100'	



APPROVED
Date Feb. 19, 1971
Troy City - Miami County
Health Departments

POOR SOIL
325 SQ. FT. PER BEDROOM

MIAMI COUNTY AUDITOR

Approved and transferred this 19th day of Feb., 1971

Paul Davis by Cora Schellenger, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 73895 Fee: \$ 8.60

Received for record: 10:38 AM Feb. 24, 1971

Recorded in Plat Book No. 10, Page 119

Mary B. Swain
Miami County Recorder

OWENS SUBDIVISION - SECTION ONE

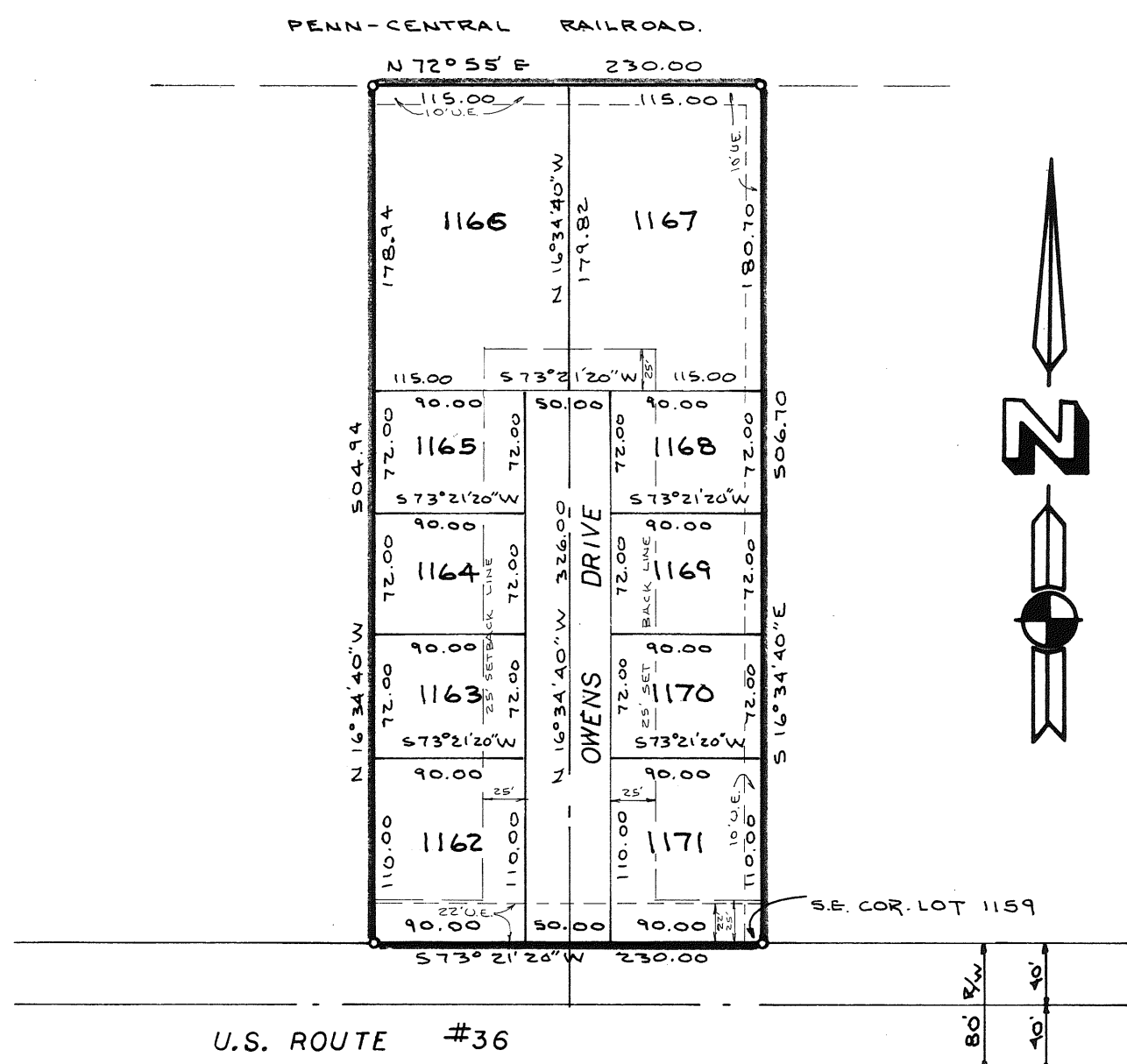
PART OF LOT 1159 COVINGTON-OHIO

BOOK 10 PAGE 120
Miami County Recorder's record
of recorded plats.

File No. 73896

Received for record: 10:39 AM Feb. 24, 1971
time date

Fee: \$ 8.60
Mark B. Austin
Miami County Recorder



DESCRIPTION

Being a subdivision of 2.671 Acres of a 10.07 Acre tract conveyed to Mark Owens and Freeble Owens by deed recorded in Vol. 472, Page 301, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the 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, 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

Mark Owens
Mark Owens

Freeble Owens
Freeble Owens

STATE OF OHIO, ss:

Be it remembered that on this 5th day of JAN. 1971, before me, the undersigned, a notary public in and for said state, personally came Mark Owens and Freeble Owens, 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 this day and date above written.

My commission expires AUG. 1, 1971

Daniel D. Turner
Notary Public

PLANNING COMMISSION

At a meeting of the Village of Covington planning commission held this 25 day of January, 1971 this plat was approved.

Daniel George Rudy, Chairman

VILLAGE COUNCIL

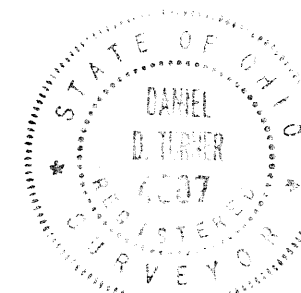
At a meeting of the Village of Covington council held this 2nd day of February, 1971 this plat was approved.

Daniel George Rudy, Mayor
Judith K. Carder, Clerk

MIAMI COUNTY AUDITOR

Approved and transferred this 19th day of Feb., 1971.

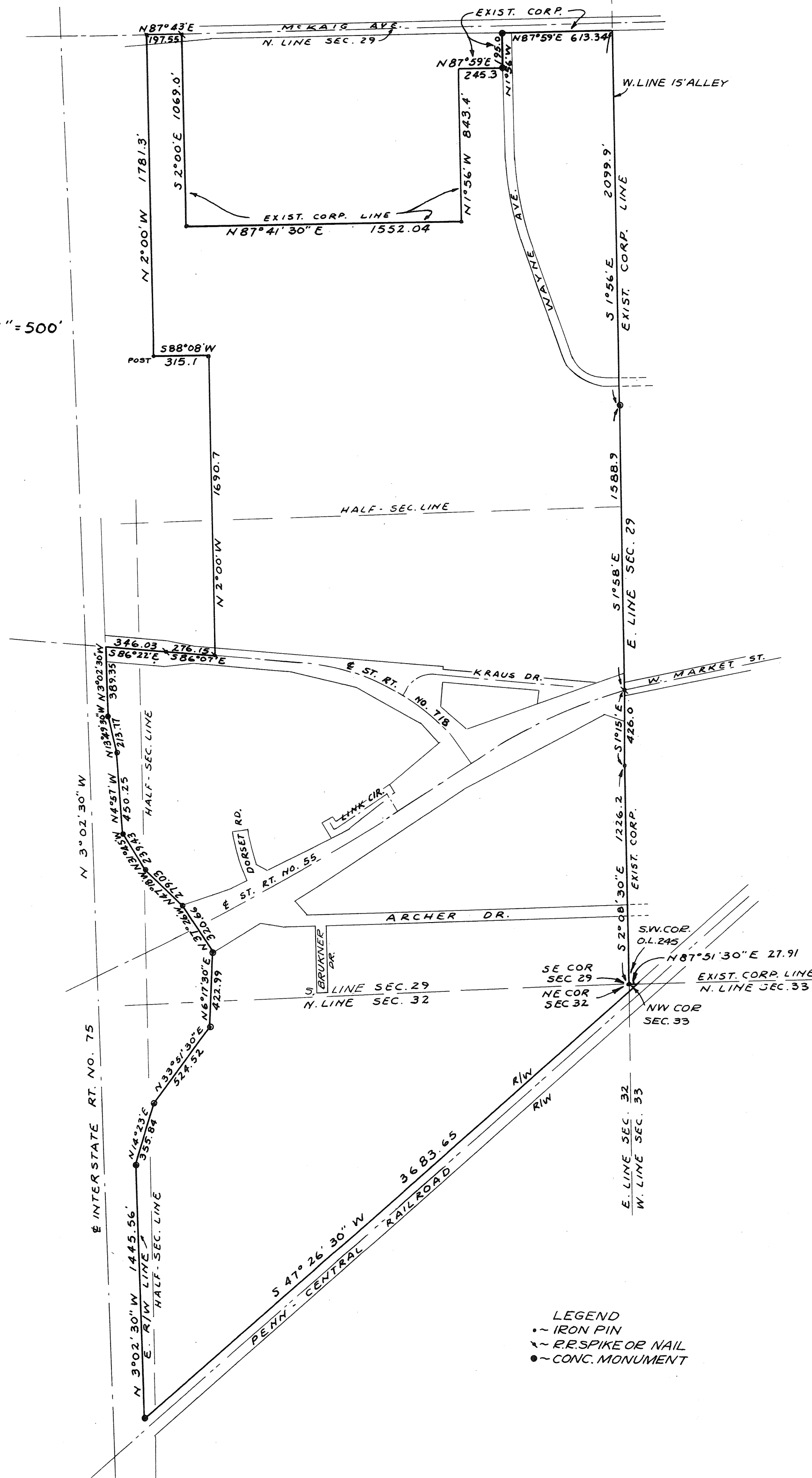
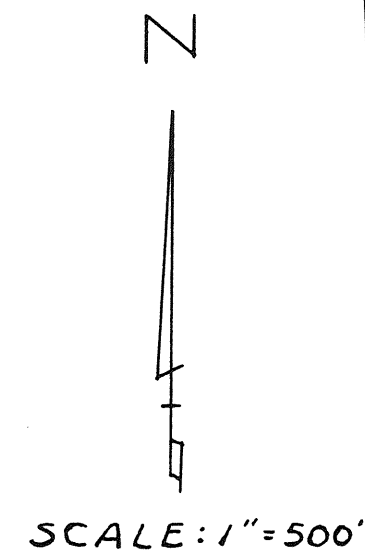
Paul Davis by Cora Scheenbauger
Miami County Auditor
Deputy



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
DANIEL D. TURNER, registered surveyor no. 4807

OWENS SUBDIVISION - SECTION ONE Covington - Ohio			
for Mark and Freeble Owens			
DANIEL D. TURNER & ASSOC. Troy, Ohio			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE Jan., 1971	Drawn by: Traced by:	TS DT	SHEET NO. 1/1
FILE NO. 9-70-180	Checked by:	DT	SCALE: 1"=100'



ANNEXATION TO CITY OF TROY

350.002 ACRES

NE QR SEC 29 SE QR SEC 29
NW QR SEC 32 NE QR SEC 32
NW QR SEC 33
T5 R6 CONCORD TWP.
MIAMI COUNTY, OHIO

RECORDERS PLAT BOOK 10 PAGE 121
RECEIVED FOR RECORD THIS 26th DAY
OF February 1971. AT 11:21 A.M.
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE NUMBER 73935 FEE \$43.00
Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER
SHEET NUMBER 1 OF 5 SHEETS

APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 21st DAY OF
SEPTEMBER, 1970 IN TROY, OHIO, THIS ANNEXATION OF THE AREA
SHOWN HEREON WAS APPROVED.

John J. Knapp Leuk Pibe Kenneth Cook

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 20th
DAY OF JULY, 1970.

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

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 1st DAY OF
February 1971, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE NO. 0-45-70

Ivan D. Jewell John W. Harmer Betty M. Glasgow
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED AND TRANSFERRED WITH INLOT NUMBERS ASSIGNED THIS 26th DAY OF Feb 1971.

Carl Davis by Kara Schenberger
CARL DAVIS, MIAMI COUNTY AUDITOR Supply

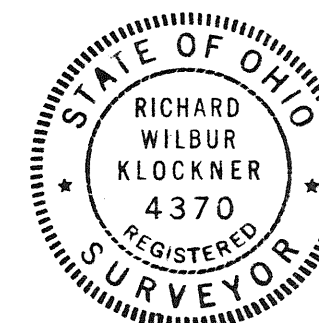
SEE ANNEXATION PROCEEDINGS RECORDED IN
MISC. BOOK NO. 17, PAGE NO. 263.
MARCH 2, 1971

Mary B. Gustin
RECORDER

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

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

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



PARCEL INDEX

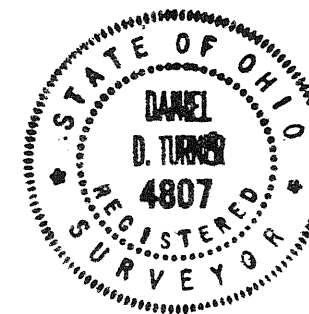
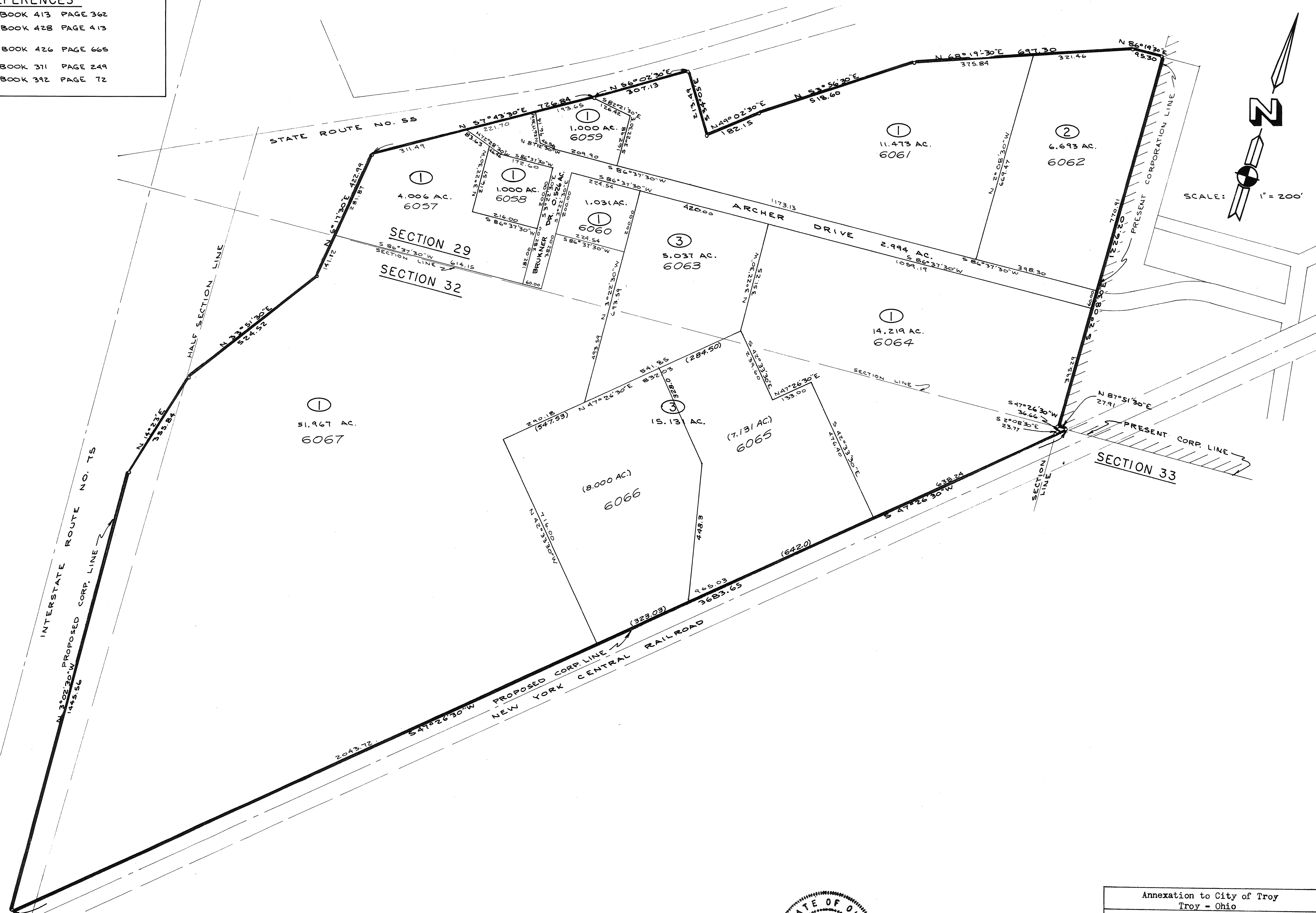
- ① F.A. ARCHER COMPANY, INC.
- ② TUBE PRODUCTS CORPORATION
- ③ THE B.F. GOODRICH COMPANY

DEED REFERENCES

- ① DEED BOOK 413 PAGE 362
DEED BOOK 428 PAGE 413
- ② DEED BOOK 426 PAGE 665
- ③ DEED BOOK 371 PAGE 249
DEED BOOK 392 PAGE 72

RECORDER'S PLAT BOOK 10 PAGE 121A

SHEET NO. 2 OF 5

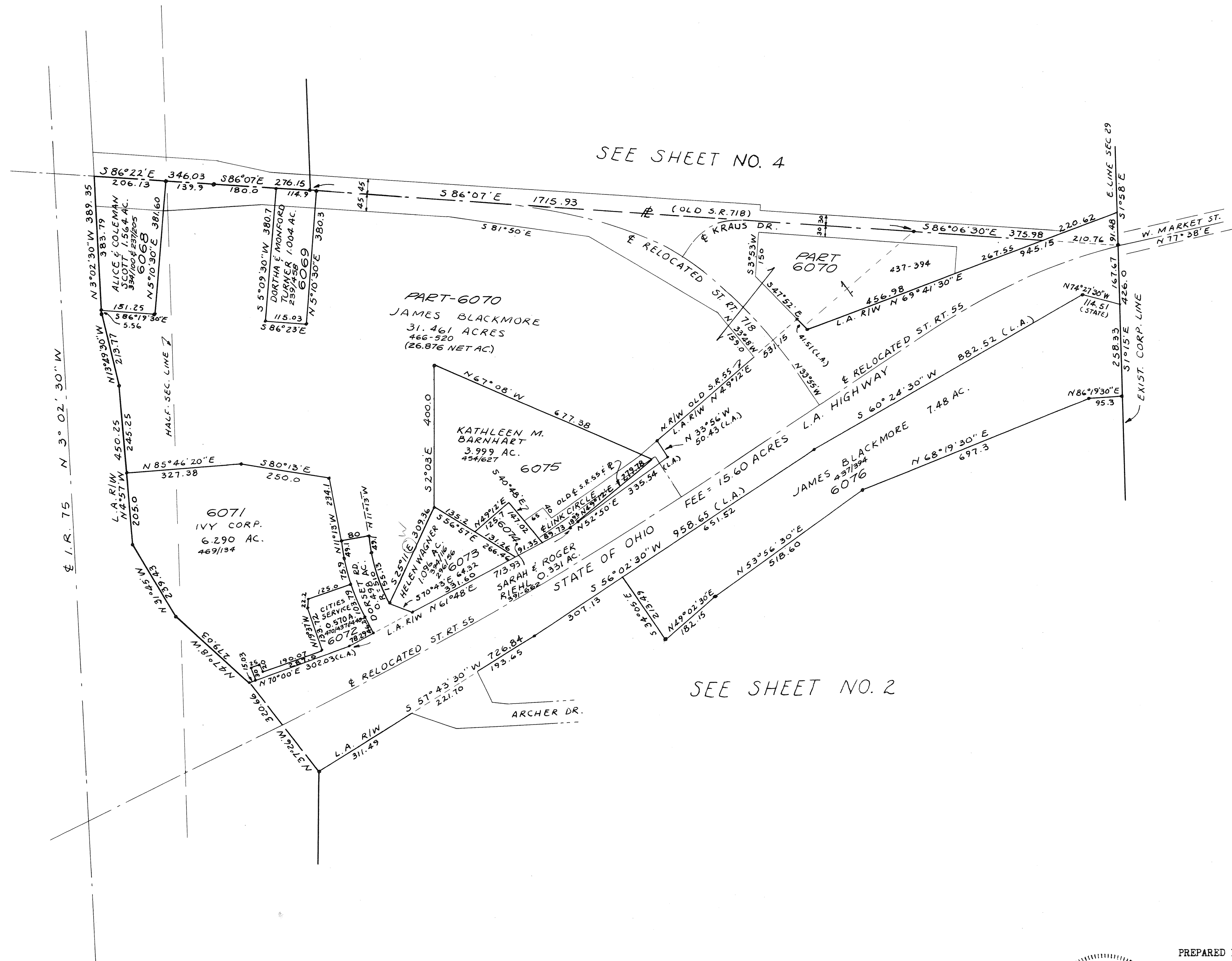


I hereby certify this plat and all measurements to be correct.

Daniel D. Turner
DANIEL D. TURNER
Registered surveyor No. 4807

Annexation to City of Troy Troy - Ohio			
DANIEL D. TURNER and ASSOC. Troy, Ohio			
* CIVIL ENGINEERING - LAND SURVEYING *			
<u>DATE</u> 5-5-70	Drawn by: Traced by: Checked by:	J.T. D.T.	<u>SHEET NO.</u> 2 5
<u>FILE NO.</u> 9-69-213	SCALE: 1" = 200'		

ANNEXATION TO CITY OF TROY, OHIO



SCALE: 1" = 200'

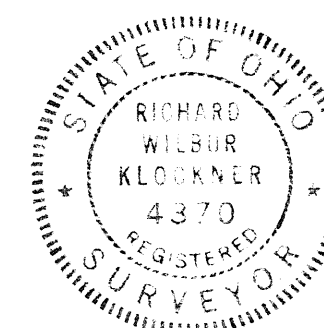
SEE SHEET NO. 2

SEE SHEET NO. 4

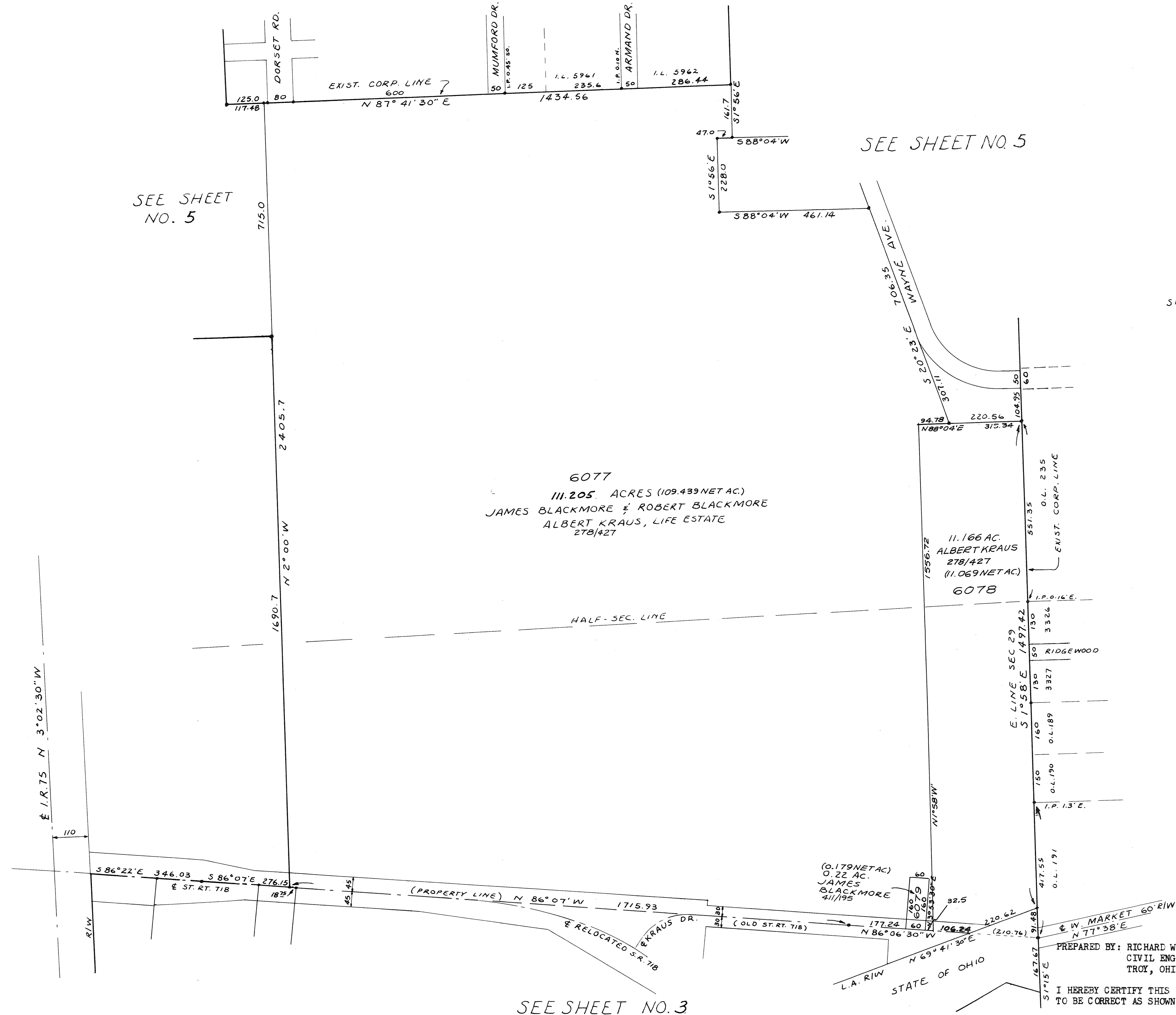
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

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

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



ANNEXATION TO TROY, OHIO

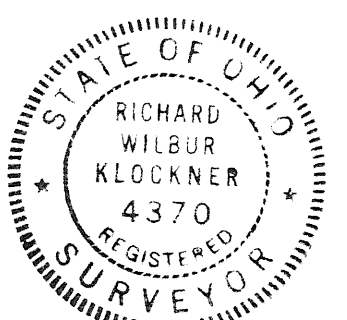


SEE SHEET NO. 3

SEE SHEET NO. 5

SEE SHEET
NO. 5

SCALE: 1" = 200'



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

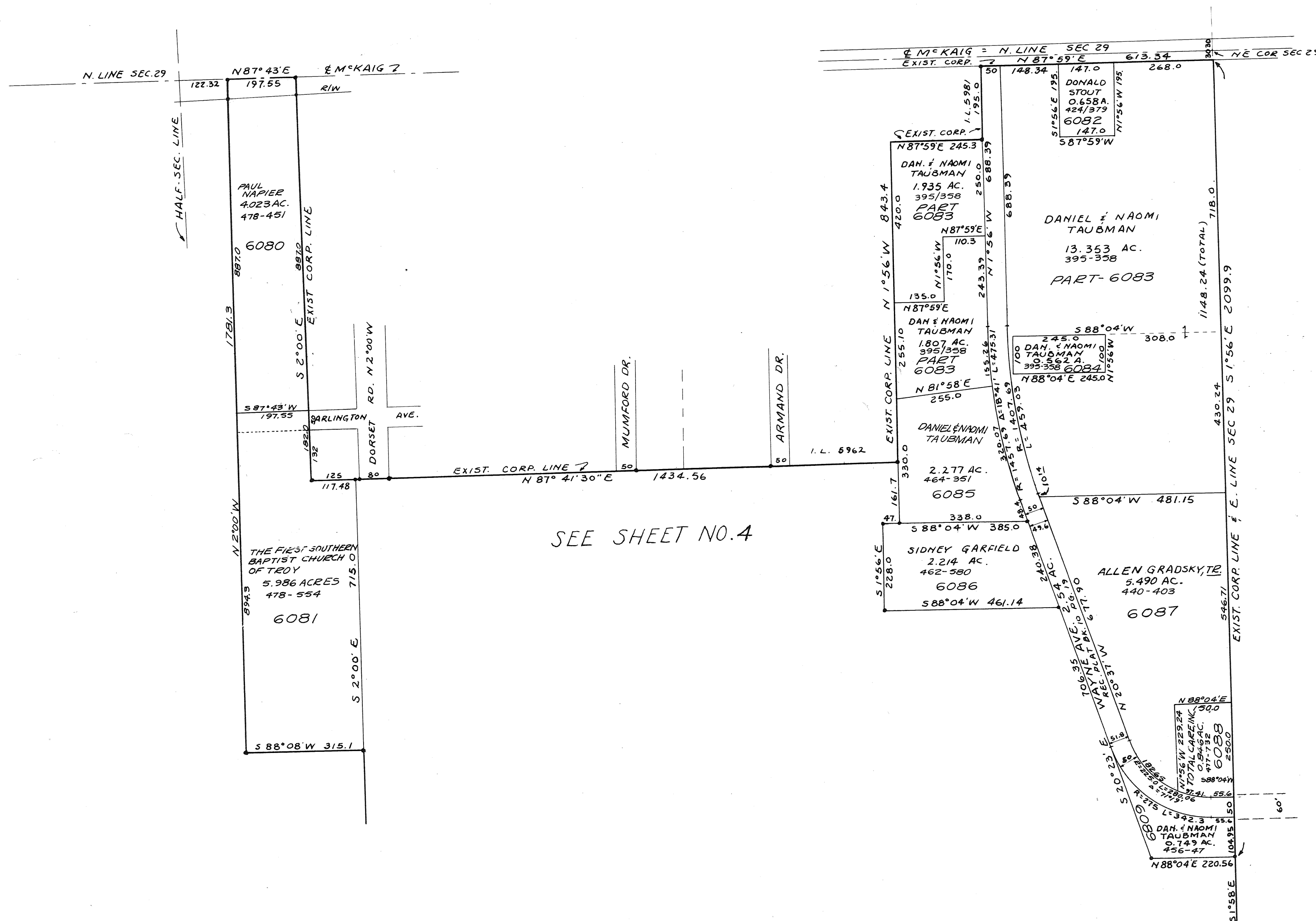
5 I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS
TO BE CORRECT AS SHOWN HEREON.

RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

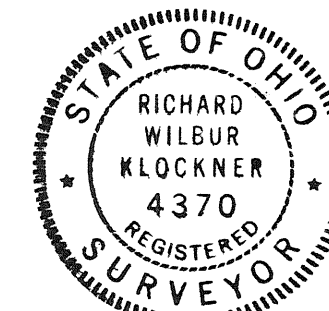
ANNEXATION TO CITY OF TROY, OHIO

RECORDER'S PLAT BOOK 10 PAGE 121D

SHEET NO. 5 OF 5 SHEETS



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO



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

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

CHAR - MAR SUBDIVISION - SECTION ONE

SOUTHWEST QUARTER OF SECTION 31, TOWN 7, RANGE 5 EAST, NEWTON TOWNSHIP
MIAMI COUNTY, OHIO

PLAT BOOK NO. 10 PLAT NO. 122
MIAMI COUNTY RECORDERS
PLAT RECORDS.

RECEIVED FOR RECORD THIS 26 DAY OF
FEBRUARY 1971 AT 1:35 P.M.
FILE NUMBER 73938 FEE \$17.20

Mary B. Guatin
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 26 DAY OF February 1971.
Carl Davis by Barbara Schellenger, Deputy
MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING
COMMISSION

John J. Knoop
Robert Clawson
Arthur D. Haddad

DATE: FEBRUARY 26, 1971 NO. 2010
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT THE DEDICATION AND
APPROVE THIS PLAT AS SHOWN HEREON.

John J. Knoop
Robert Clawson
Bennett Cook
MIAMI COUNTY COMMISSIONERS
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

APPROVED
By Joseph Marguin
Date Feb. 26, 1971
Troy City - Miami County
Health Departments

POOR SOIL
325 SQ. FT. PER BEDROOM

NOTE:
IN ADDITION TO THE 10 FOOT EASEMENT
SHOWN, 5 FOOT UTILITY EASEMENTS
ARE HEREBY RESERVED ADJACENT TO
ALL INTERIOR PROPERTY LINES.

NOTE:
IRON PINS AND RAILROAD SPIKES ARE SET
AT ALL LOT CORNERS AND RIGHT OF WAY LINES

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 WEST MILTON, OHIO

DESCRIPTION

BEING A SUBDIVISION OF 39.6759 ACRES OF 89.1776
ACRES CONVEYED TO STILLWATER DEVELOPMENT
CORPORATION BY DEED FILED IN DEED BOOK 460, PG. 173,
OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE
LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT
TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE
THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC
USE FOREVER.

STILLWATER DEVELOPMENT CORPORATION

Charles E. Boitnott
CHARLES E. BOITNOTT, PRESIDENT

Linda L. Barclay
WITNESS

Eugene S. Lang
EUGENE S. LANG, SECRETARY

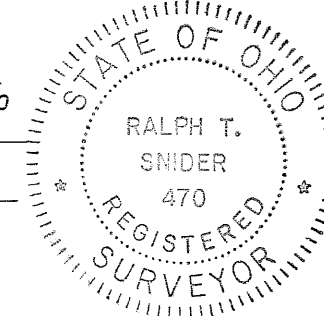
Karen L. Ormott
WITNESS

STATE OF OHIO MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 23 DAY OF February, 1971,
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.

Linda L. Barclay
NOTARY PUBLIC IN AND FOR
MIAMI COUNTY - STATE OF OHIO

COMMISSION EXPIRES 6-24-78



CHAR - MAR SUBDIVISION

RESTRICTIVE COVENANTS

SECTION ONE

PLAT BOOK NO. 10 PLAT NO. 122-A
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

RECEIVED FOR RECORD THIS 26 DAY OF
FEBRUARY, 1971 AT 1:35 P. M.

FILE NUMBER 73938 FEE _____

Mary B. Austin
MIAMI COUNTY RECORDER

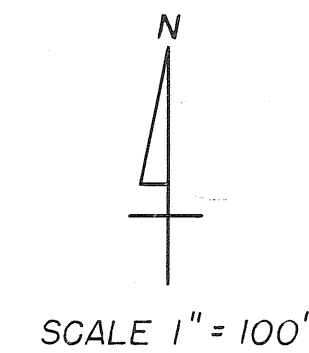
SAID PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS, AT THE END OF WHICH PERIOD THEY SHALL CONTINUE THEREAFTER UNLESS THE MAJORITY OF THE THEN OWNERS SHALL BY MAJORITY VOTE CHANGE, AMEND, OR REMOVE ANY SUCH RESTRICTIONS.

1. EACH LOT IN SAID PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES, AND NOT MORE THAN (1) SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED OR USED ON ANY LOT. THE TERM "RESIDENCE" SHALL MEAN A HOUSE WITH AT LEAST 720 SQ. FT. OR A MOBILE HOME NOT LESS THAN 50 FEET IN LENGTH AND HAVING A WIDTH OF AT LEAST 12 FEET.
2. NO BUILDING OR STRUCTURE SHALL BE ERECTED OR PLACED NEARER TO THE FRONT LOT LINE THAN THE SETBACK LINE SHOWN ON SAID PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
3. NO SHACK, TENT, OR OTHER TEMPORARY OUTBUILDING SHALL BE ERECTED ON ANY LOT, NOR SHALL ANY OTHER BUILDING BE ERECTED EXCEPT A MOBILE RESIDENCE, HOUSE, BARN OR STORAGE BUILDING.
4. THE WEEDS SHALL BE KEPT CUT ON EACH LOT AND EACH LOT MUST BE KEPT CLEAN OF ALL DEBRIS AT ALL TIMES.
5. ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 5 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SET BACK LINE SHOWN ON THE PLAT.
6. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) OR ANY OTHER IMPLEMENT OR DEBRIS SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
7. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE KEPT EXCEPT FOR OWNERS USE, NOT FOR COMMERCIAL USE. ANIMALS SHALL BE FENCED ON OWNERS PROPERTY. NO PETS SHALL BE USED OR KEPT FOR COMMERCIAL PURPOSES.
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 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.

CHAR - MAR SUBDIVISION - SECTION TWO

SOUTHWEST QUARTER OF SECTION 31, TOWN 7, RANGE 5 EAST, NEWTON TOWNSHIP
MIAMI COUNTY, OHIO

PLAT BOOK NO. 10 PLAT NO. 123
MIAMI COUNTY RECORDER'S PLAT RECORDS.



RECEIVED FOR RECORD THIS 26TH DAY OF
FEBRUARY, 1971 AT 1:40 P. M.
FILE NUMBER 73939 FEE \$ 8.60
Mary B. Austin
MIAMI COUNTY RECORDER

DESCRIPTION

BEING A SUBDIVISION OF 32.6030 ACRES OF 89.1776
ACRES CONVEYED TO STILLWATER DEVELOPMENT
CORPORATION BY DEED FILED IN DEED BOOK 460, PG. 173,
OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE
LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT
TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE
THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC
USE FOREVER.

APPROVED AND TRANSFERRED THIS 26th
DAY OF February, 1971.
Carl Davis by Kara Shellenbeger Deputy
MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING
COMMISSION

STILLWATER DEVELOPMENT CORPORATION

Charles E. Boitnot Linda L. Bartley
CHARLES E. BOITNOT, PRESIDENT WITNESS
Eugene S. Lang Karen S. Carrott
EUGENE S. LANG, SECRETARY WITNESS

John J. Knoop
Robert Clawson
Arthur D. Haddad

DATE FEBRUARY 26, 1971 NO. 2011
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

STATE OF OHIO MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 23rd DAY OF
February, 1971, 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.

Linda L. Bartley
NOTARY PUBLIC IN AND FOR
MIAMI COUNTY - STATE OF OHIO
LINDA L. BARTLEY
NOTARY PUBLIC IN AND
FOR MIAMI COUNTY, OHIO
COMMISSION EXPIRES 6-12-75

WE HEREBY ACCEPT THE DEDICATION AND
APPROVE THIS PLAT AS SHOWN HEREON.

John J. Knoop
Robert Clawson
Benneth Cook
MIAMI COUNTY COMMISSIONERS
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

NOTE:
IN ADDITION TO THE 10 FOOT UTILITY EASEMENT SHOWN,
5 FOOT UTILITY EASEMENTS ARE HEREBY RESERVED
ADJACENT TO ALL INTERIOR PROPERTY LINES.

NOTE:
IRON PINS AND RAILROAD SPIKES ARE SET AT ALL
LOT CORNERS AND RIGHT OF WAY LINES.

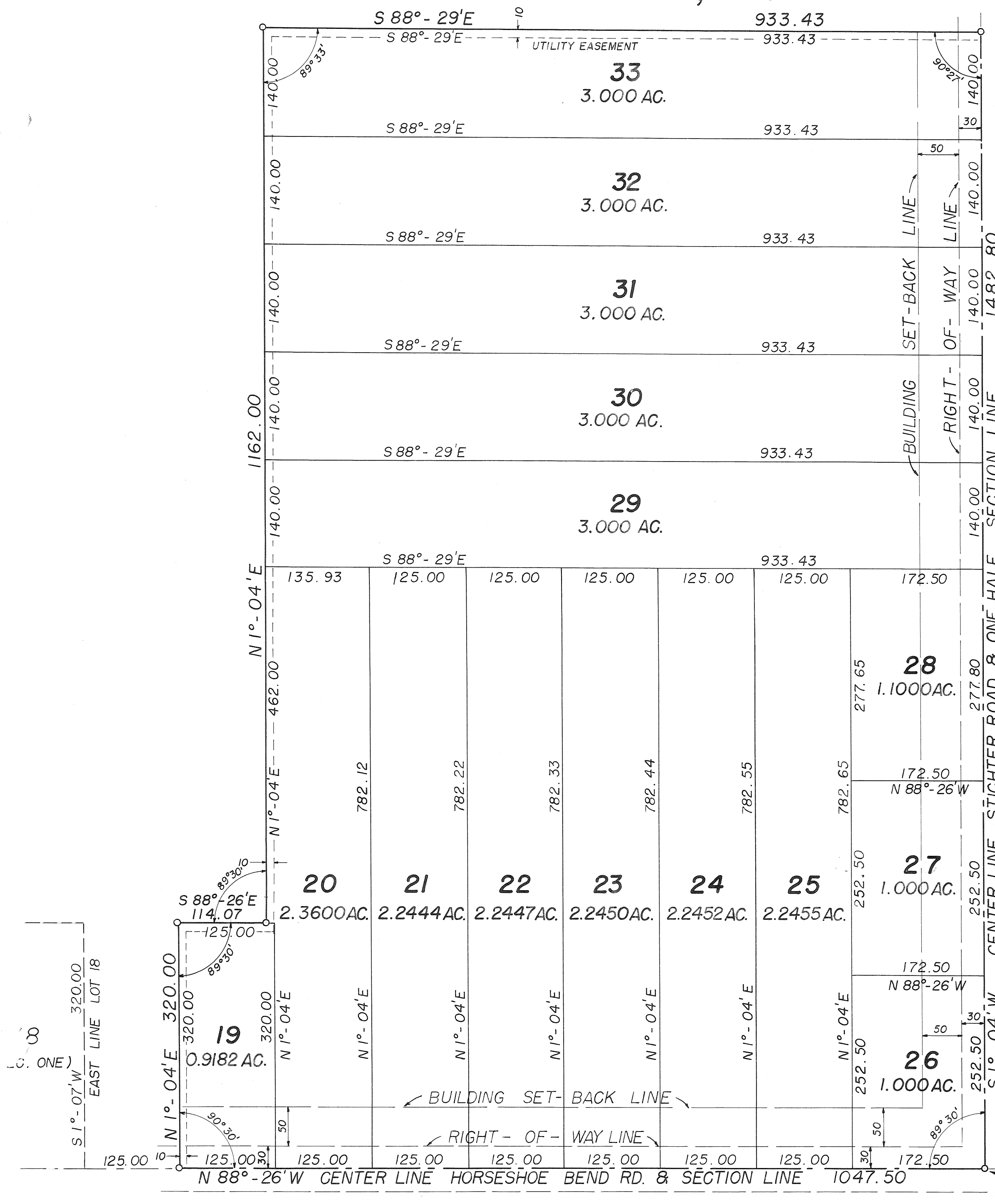
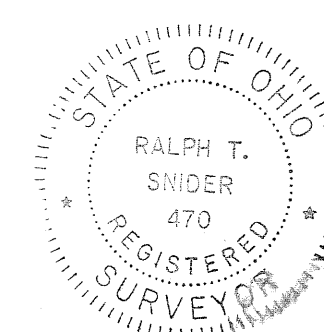
NOTE:
RESTRICTIVE COVENANTS ARE THE SAME
AS SECTION ONE.

APPROVED
By Joseph Marguin
Date Feb. 26, 1971
Troy City - Miami County
Health Departments

POOR SOIL
325 SQ. FT. PER BEDROOM

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 WEST MILTON, OHIO



SOUTHEAST CORNER
SOUTHWEST QUARTER
SECTION 31, T-7, R-5E

CITY OF TROY, OHIO

STREET AND ALLEY VACATION

DESCRIPTION:

BEING ALL OF PLUM STREET AS SHOWN ON THE PLAT RECORDS OF THE CITY OF TROY BETWEEN THE NORTH LINE OF W. MAIN STREET AND THE SOUTH LINE OF W. WATER STREET AND ABUTTED BY LOTS NUMBERED 13 AND 34 ON THE WEST AND 14 AND 33 ON THE EAST. ALSO: BEING ALL OF THE 10 FOOT ALLEY LYING BETWEEN LOTS 14 AND 33 AS SHOWN ON THE PLAT RECORDS OF THE CITY OF TROY; BEGINNING AT THE EAST PROPERTY LINE OF PLUM STREET AND RUNNING EAST FOR A DISTANCE OF 97.40 FEET THERE TO TERMINATE.

PLAT BOOK NO. 10 PAGE NO. 124
 MIAMI COUNTY RECORDER'S
 PLAT RECORDS.
 RECEIVED FOR RECORD THIS 19TH DAY
 OF MARCH 1971, AT 8:54 A. M.
 FILE NUMBER 74405 FEE: \$

Mary B. Austin
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS
19TH DAY OF March 1971.

Carol Davis by Lora Schellenberger, Deputy
 MIAMI COUNTY AUDITOR

SEE ORDINANCE RECORDED IN
 MISC. BK. 17, PAGE 276, MARCH 23, 1971.

Mary B. Austin
 RECORDER

CONSENT TO VACATION:

WE THE UNDERSIGNED BEING THE OWNERS OF ALL ABUTTING THE SHADED STREET AND ALLEY SHOWN HEREON 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.

MIAMI COUNTY COMMISSIONERS

Kenneth Cook
Robert E. Clawson
John J. Knapp

Mary G. Boyd
 WITNESS
Phyllis Shauser
 WITNESS

COUNTY OF MIAMI - STATE OF OHIO - SS:

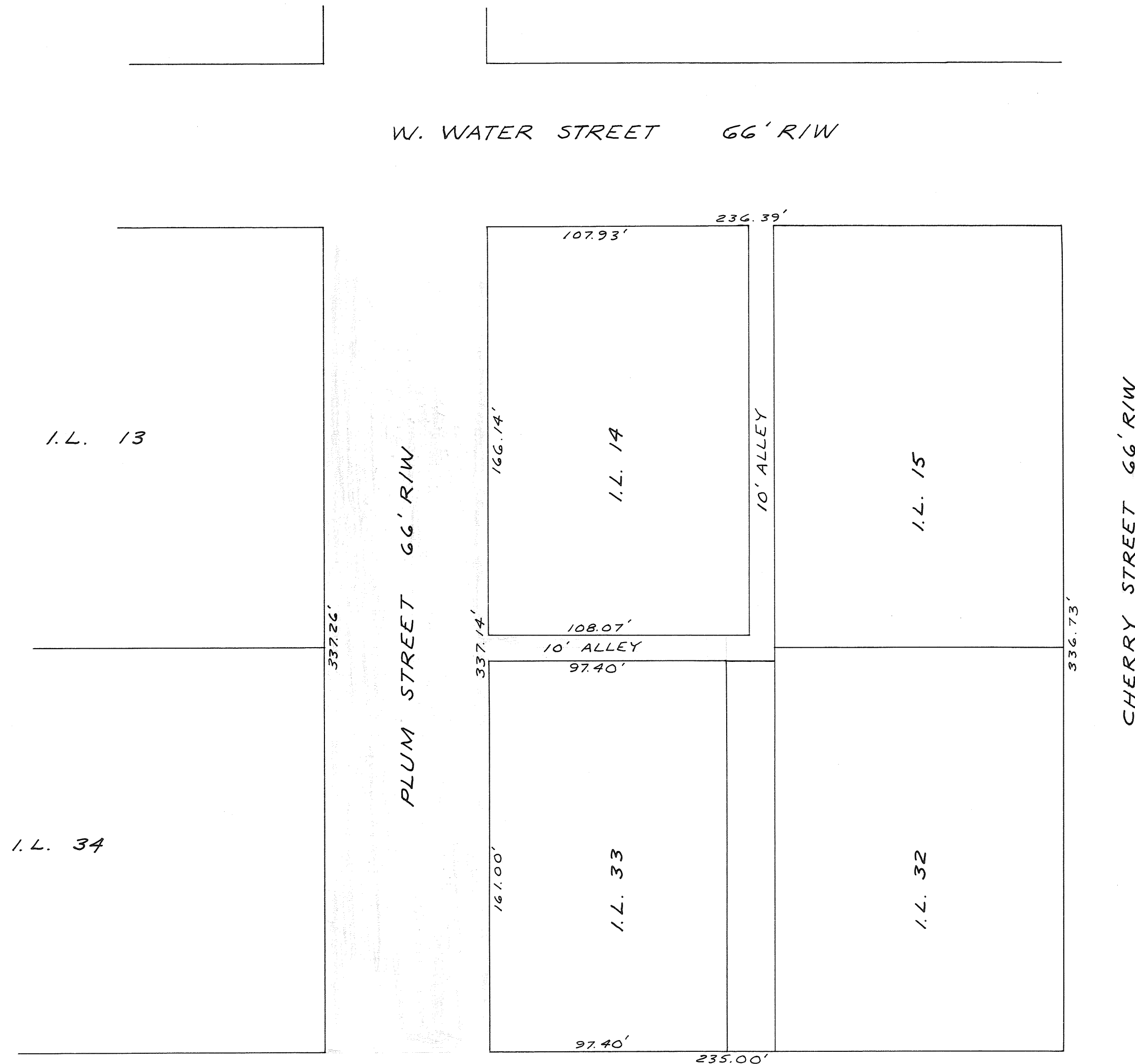
PERSONALLY APPEARED BEFORE ME THE ABOVE COMMISSIONERS OF MIAMI COUNTY WHICH EXECUTED THE FOREGOING CONSENT, WHO ACKNOWLEDGED THAT SUCH EXECUTION IS THEIR VOLUNTARY ACT.

SUBSCRIBED BY ME Jan. 20th 1971.

Mary G. Boyd
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES: January 20, 1974.

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 15 DAY OF March 1971 THIS VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-13-71

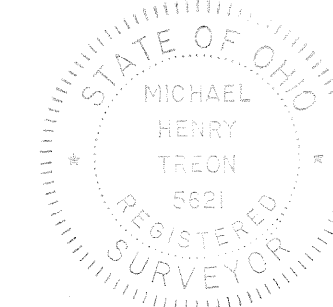
John W. Harrison Ivan D. Lurell
 PRESIDENT OF COUNCIL MAYOR
Betty M. Glasgow
 CLERK OF COUNCIL



W. MAIN STREET 99' R/W

SCALE: 1" = 40'

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



Michael H. Treon
 PROFESSIONAL SURVEYOR NO. 5621
 TROY, OHIO
 12 JANUARY 1971

DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY DEDICATE THE ROADWAY SHOWN HEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS. EASEMENTS NOTED OR SHOWN ON THIS PLAT ARE FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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.

E. C. Galbreath OWNER - E. C. GALBREATH
David Galbreath WITNESS
David Galbreath WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ALL OF 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 6th DAY OF February, 1971.

David Galbreath
 DAVID GALBREATH, NOTARY PUBLIC
 EXPIRATION DATE: 1st Jan 1972

RESTRICTIVE COVENANTS

- 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 SINGLE FAMILY DWELLING UNIT WITH GARAGE AND ONE UTILITY STORAGE BUILDING OF APPROVED DESIGN AND CONSTRUCTION.
- 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 AND ONE AND ONE HALF STORY DESIGN.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
- NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
- NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON ANY LOT IN THIS SUBDIVISION.
- ANY FENCING, OR HEDGES ERRECTED OR PLANTED 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 TO THE ROADWAY THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT.
- THE GRADE OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
- NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANY THING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 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.
- 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 JANUARY 1, 1991, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREE TO CHANGE SAID COVENANTS.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

APPROVAL AND ACCEPTANCE

AT A MEETING OF THE CITY OF TROY, OHIO PLANNING AND ZONING COMMISSION HELD THIS 18th DAY OF January, 1971, THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED.

Harvey Legris PRESIDENT
Joe Tillie SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 22 DAY OF March, 1971.

Delmar E. Kain (Vice, Chairman) See Minutes of March 22, 1971

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 23 DAY OF March, 1971.

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

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 24TH DAY OF MARCH, 1971.

Annetha Cook John J. Truog
 APPROVED AND TRANSFERRED THIS 24 DAY OF March, 1971.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR
 BY: David Schellenbarger DEPUTY AUDITOR

CONCORD WOODS - SECTION 4

SOUTHEAST QUARTER OF SECTION 31; TOWN-5; RANGE-6; CONCORD TOWNSHIP
 MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 8.178 ACRES OF A TOTAL OF 146.952 ACRES ACQUIRED BY EARL C. GALBREATH BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 395; PAGE 12.

SCALE: 1" = 100 FEET

DATED: 12 JANUARY 1971

NOTE: 5' UTILITY AND DRAINAGE EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL SIDE LOT LINES AND 10' EASEMENTS ARE RESERVED ADJACENT TO ALL REAR PROPERTY LINES IN THIS SUBDIVISION.

PLAT BOOK 10 PAGE 125

MIAMI COUNTY RECORDER'S RECORD OF

PLATS. RECEIVED FOR RECORD THIS

24TH DAY OF MARCH 1971.

AT 8:05A.M.

FILE NO. 74493 FEE \$8.60

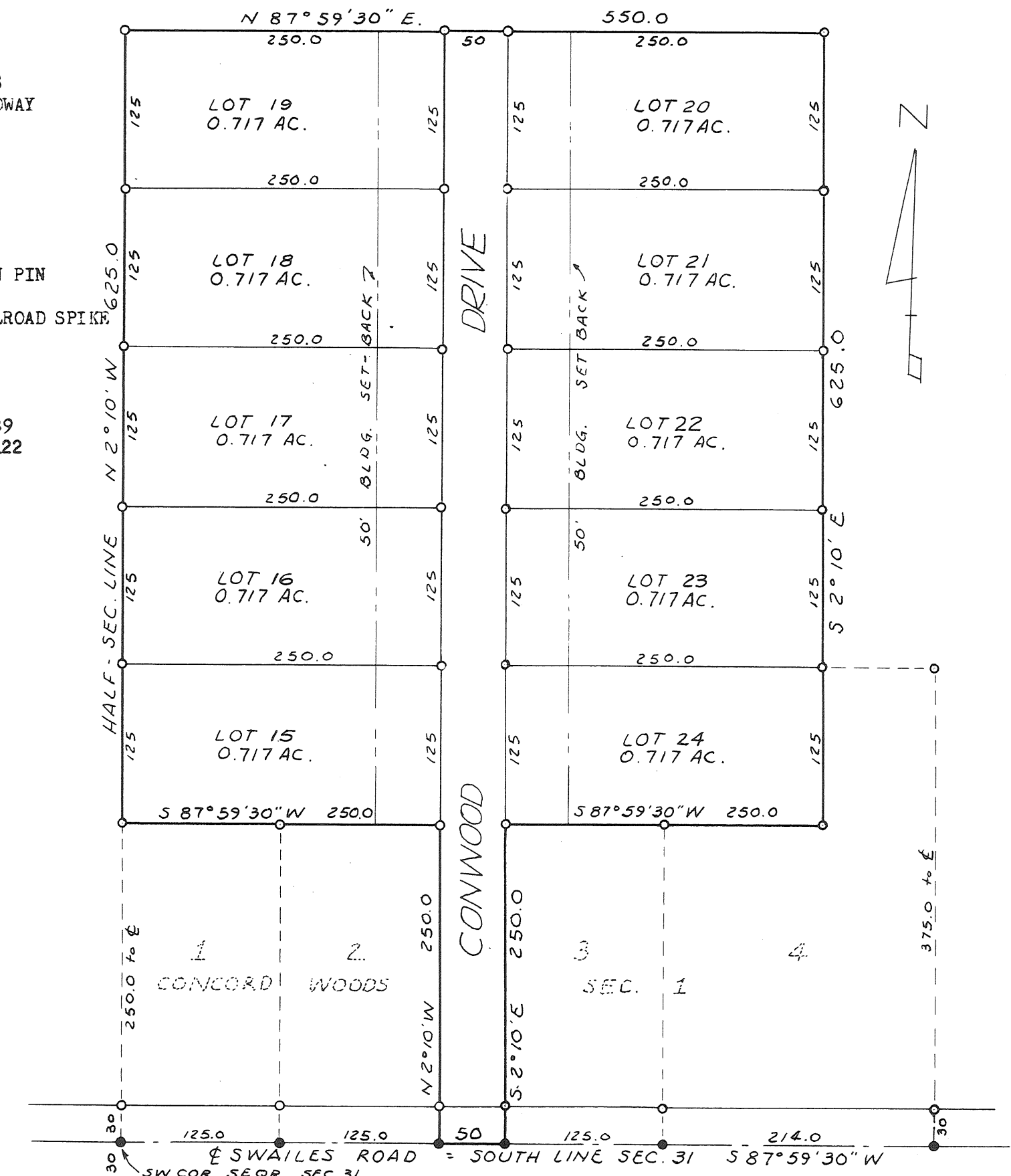
Mary B. Gustin
 MARY B. GUSTIN, MIAMI COUNTY RECORDER

7.174 ACRES IN LOTS
 1.004 ACRES IN ROADWAY
 8.178 ACRES TOTAL

LEGEND

- O - INDICATES IRON PIN
- - INDICATES RAILROAD SPIKE

SURVEY REFERENCES:
 PLAT BOOK 9; PAGE 39
 PLAT BOOK 9; PAGE 122



APPROVED

By J. M. Gustin
 Date Feb. 5, 1971
 Troy City - Miami County
 Health Department

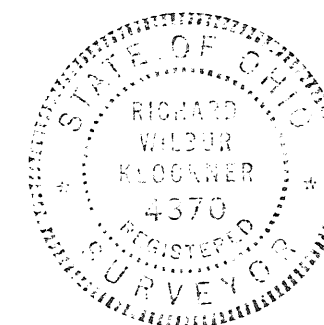
SEE QUIT-CLAIM DEED IN DEED BOOK 488 PAGE 972
 Mary B. Gustin RECORDER MAY 11, 1972

REVISIONS
 ONLY PERMITTED

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
 CIVIL ENGINEERING & SURVEYING
 TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASUREMENTS
 ARE CORRECT AS SHOWN HEREON.

Richard W. Klockner
 RICHARD W. KLOCKNER, PROF. SURVEYOR #1370



GOLFLAWN SUBDIVISION - SEC. ONE

TOWN 6 - RANGE 5 - SECTION 24 - MONROE TOWNSHIP
MIAMI COUNTY - OHIO

BOOK 10, PAGE 126
Miami County Recorder's
record of recorded plats

MIAMI COUNTY RECORDER
File No. 74703

Received for record: _____
TIME: 3:15 PM DATE: APRIL 2, 1971
Recorded in Plat Book No. 10 Page 126
Fee: \$ 8.60 Mary B. Austin
Miami County Recorder

DESCRIPTION

Being a subdivision of 8.382 Acres of a 8.382 Acre tract conveyed to Littler Realty, Inc. by deed recorded in Volume 477 Page 140, of the Miami County Deed Records.

DEDICATION

We the undersigned, being the owner of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate **additional right-of-way easement along Worley Road 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 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 said purposes and are to be maintained as such forever.

LITTLER REALTY, INC.

Bruce C. Littler
Bruce C. Littler, vice, president

Daniel D. Turner
witness
Joe M. Turner
WITNESS

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 12th day of MARCH, 1971, before me, a notary public in and for said county and state, personally came Littler Realty, Inc. by its vice-president Bruce C. Littler, 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 AUG. 1, 1971

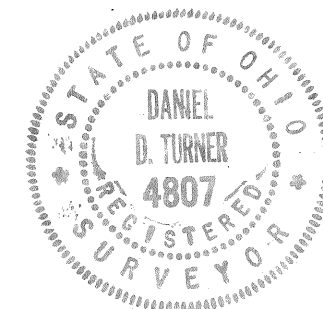
Daniel D. Turner
Notary Public

PROTECTIVE COVENANTS

1. LAND USE - All lots in this subdivision are to be used for residential purposes only. All single family dwellings shall have an attached two car garage.
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, nor less than 1700 Sq. Ft. total for a one and one-half or two 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 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, campshack, 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. No outbuilding of any type may be constructed, placed or permitted to remain on any lot unless first approved in writing by the Developer, his successors and assigns.
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 signs 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 April 1, 1991, 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.

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon.



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

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Kenneth Cook
Robert Clawson
John J. Knapp
Arthur D. Haddad

Miami County Engineer
DATE APRIL 2, 1971 No. 2024

APPROVED BY MIAMI COUNTY COMMISSIONERS

Kenneth Cook
Robert Clawson
John J. Knapp
Arthur D. Haddad
Miami County Engineer

MIAMI COUNTY AUDITOR

Approved and transferred this 2nd day of April, 1971

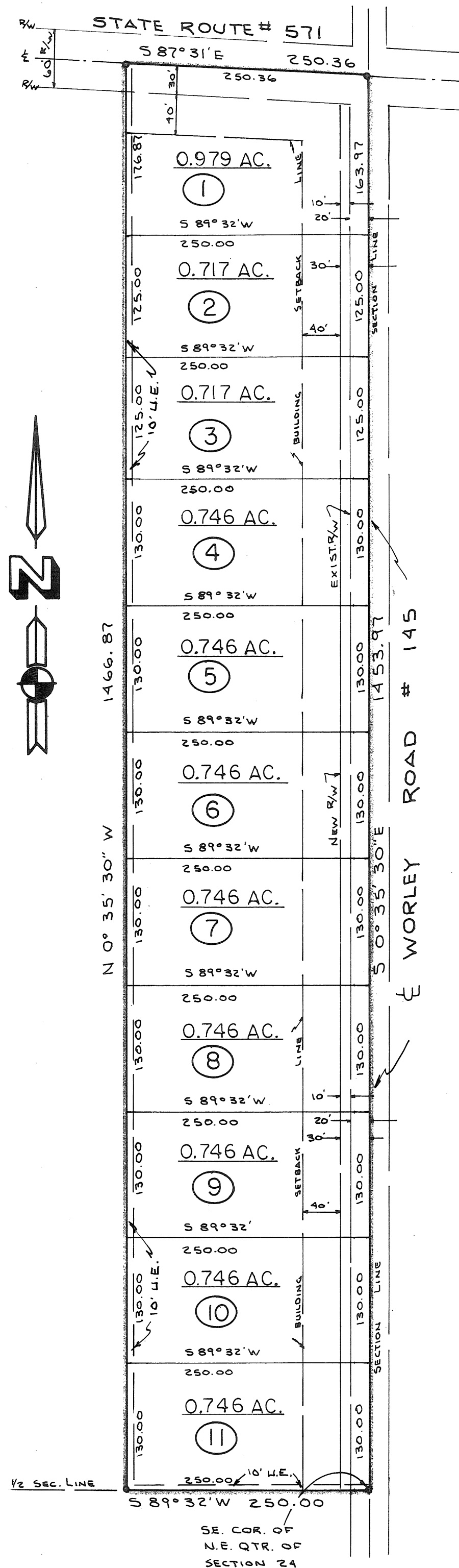
Paul Davis by Kara Shellenbarger, Deputy
Miami County Auditor

APPROVED

By Mark V. Adams
Date 8-27-70
Troy City - Miami County
Health Department

FAIR SOIL
300 SQ. FT. PER BEDROOM

Golflawn Subdivision- Sec. One for Littler Realty, Inc. Tipp City- Ohio DANIEL D. TURNER AND ASSOC. Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*			
DATE	Drawn by:	T.S.	SHEET NO.
MAR.-1971	Traced by:		
FILE NO.	Checked by:	D.T.	
2-71-41	SCALE: 1" = 100'		1/1

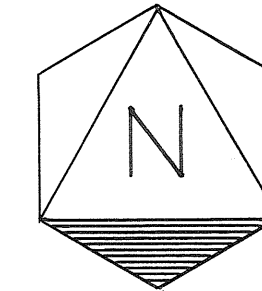


HATHAWAY VILLAGE SECTION ONE REPLAT OF OUTLOT 84

A SUBDIVISION OF OUTLOT 84 CONTAINS 2.311 ACRES AND BEING A PART
OF HATHAWAY VILLAGE SECTION ONE - (BUILDER'S LOT 1 - COVENANT NO. 1)
CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF ALL OF OUTLOT 84 IN SAID CITY AS
SHOWN ON MIAMI COUNTY RECORDER'S PLAT BOOK 9; PAGE 147
SAME BEING A PART OF ORIGINAL OUTLOT 70 ACQUIRED BY
HATHAWAY VILLAGE DEVELOPMENT CO. BY DEED FILED IN BOOK
148; PAGE 348. CROWN HOMES INC. ACQUIRED BY DEED BOOK 478
PAGE 381
SCALE: 1" = 100 FEET

DATED: 19 JAN. 1971



PART OUTLOT 70 - 10.054 AC.
MARATHON OIL CO.
D.B. 472; PG. 144-146

PART OUTLOT 70 - 1.156 AC.
NELSON C. BORCHERS
D.B. 449; PG. 102

PLAT BOOK 10 PAGE 127

MIAMI COUNTY RECORDER'S PLAT RECORDS.

RECEIVED FOR RECORD THIS 5TH DAY OF

APRIL 1971. AT 1:30 P.M.

FILE NUMBER 74722 FEE \$8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED
DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUN-
TARILY CONSENT, TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE
FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH
SURFACE WATER DRAINAGE, GAS, SEWER, WATER, 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.

CROWN HOMES INC.

Richard Rogers
RICHARD ROGERS, PRESIDENT
Dwight Hodges
DWIGHT HODGES, VICE PRESIDENT

Barbara Wilbur Klockner
WITNESS
Jerry A. Borchers
WITNESS

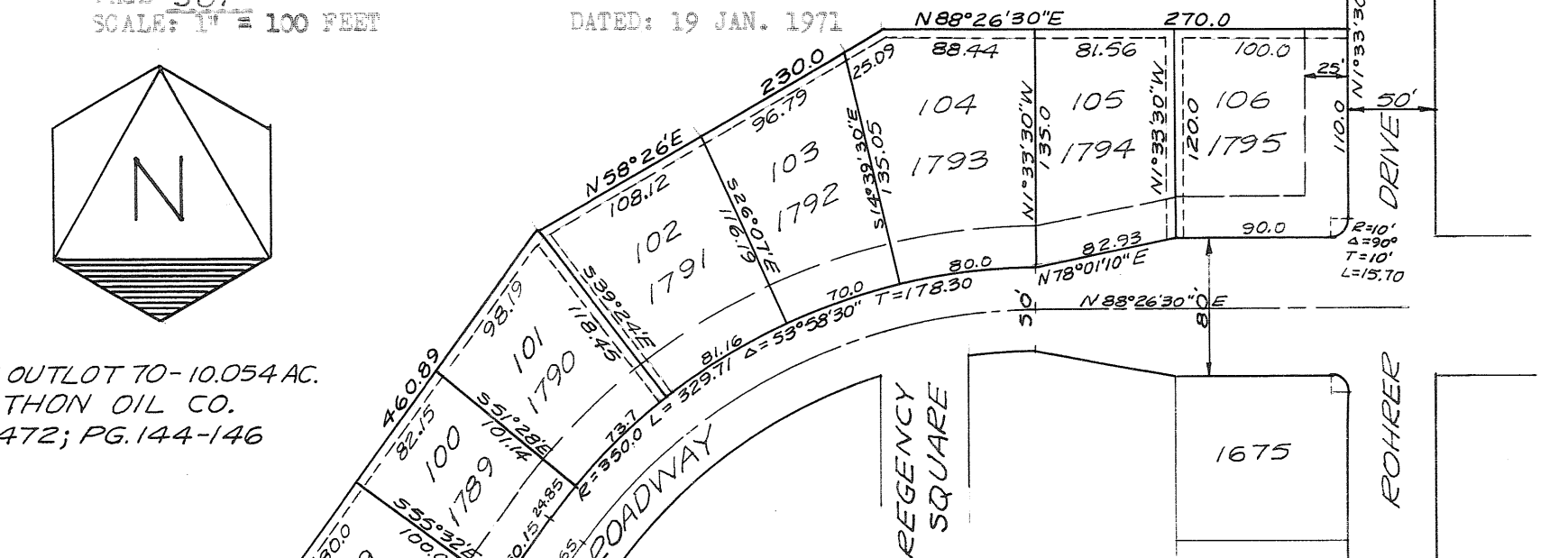
STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR COUNTY OF MIAMI, PERSONALLY APPEARED RICHARD
ROGERS, PRESIDENT, AND DWIGHT HODGES, VICE PRESIDENT OF CROWN HOMES INC.
THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH
INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY
AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS THEIR FREE
ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT AND THE FREE ACT AND
DEED OF SAID CORPORATION.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
TIPP CITY, OHIO THIS 22nd DAY OF January, 1971.

Herbert W. Rose
HERBERT ROSE, NOTARY PUBLIC

MY COMMISSION EXPIRES September 11, 1972

THE PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, FOR
MULTIPLE DWELLING UNITS. THESE UNITS MUST NOT EXCEED 2 1/2 STORIES IN HEIGHT, AND SHALL
INCLUDE A PRIVATE GARAGE FOR EACH UNIT FOR ONE CAR.
- 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 FIVE (5) FEET TO ANY SIDE LOT LINE, NOR SHALL THE SUM OF THE
SIDE YARDS BE LESS THAN TWELVE (12) FEET. THIS RESTRICTION EXCLUDES STEPS AND OPEN PORCHES.
- NO LOT IN THIS SUBDIVISION SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL
RESIDENTIAL PURPOSES.
- THE GROUND FLOOR AREA OF THE MAIN BUILDING OF ANY DWELLING UNIT CONSTRUCTED IN THIS SUB-
DIVISION, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL NOT BE LESS THAN 825
SQUARE FEET FOR THE GROUND FLOOR AREA OF EACH UNIT OF EACH MULTIPLE DWELLING. A ONE CAR
GARAGE OF NOT LESS THAN 220 SQUARE FEET SHALL BE REQUIRED FOR EACH DWELLING UNIT.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUB-
DIVISION 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 OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANY-
THING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 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 SHOWN TO THE STREET LINE PROVIDED THAT NO
SHRUB OR HEDGE SHALL EXCEED (2) FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND
NEARER THAN (6) FEET TO THE GROUND. FENCES AND HEDGES ERECTED OR PLANTED IN THIS SUBDIVISION
MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL.
- 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 PLAN 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.
- 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 SIGN BY A BUILDER TO
ADVERTISE DURING CONSTRUCTION.
- 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.
- 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 31,
1991, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF
TEN 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 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.



HATHAWAY VILLAGE
SECTION ONE
PLAT BK. 9; PG. 147 & 147A

----- INDICATES 5' UTILITY
EASEMENT
----- 25' BUILDING SETBACK LINE

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO
HELD THIS 25th DAY OF January 1971, THIS PLAT WAS REVIEWED AND
APPROVED.

Philip H. Wampler
CHAIRMAN

R. W. Brockert
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS
15th DAY OF MARCH 1971, THIS PLAT WAS APPROVED
BY ORDINANCE NO. 11-71.

Don J. Davis
MAYOR

Thomas B. Kuhl
PRESIDENT OF COUNCIL

Phyllis Gieseman
CLERK

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 5th DAY OF
April 1971.

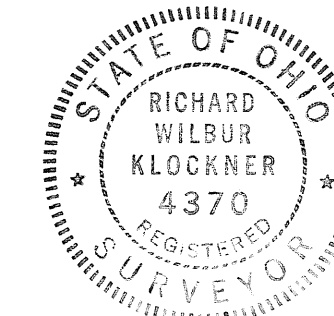
Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR BY

Gene Shellenbarger
DEPUTY AUDITOR

PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

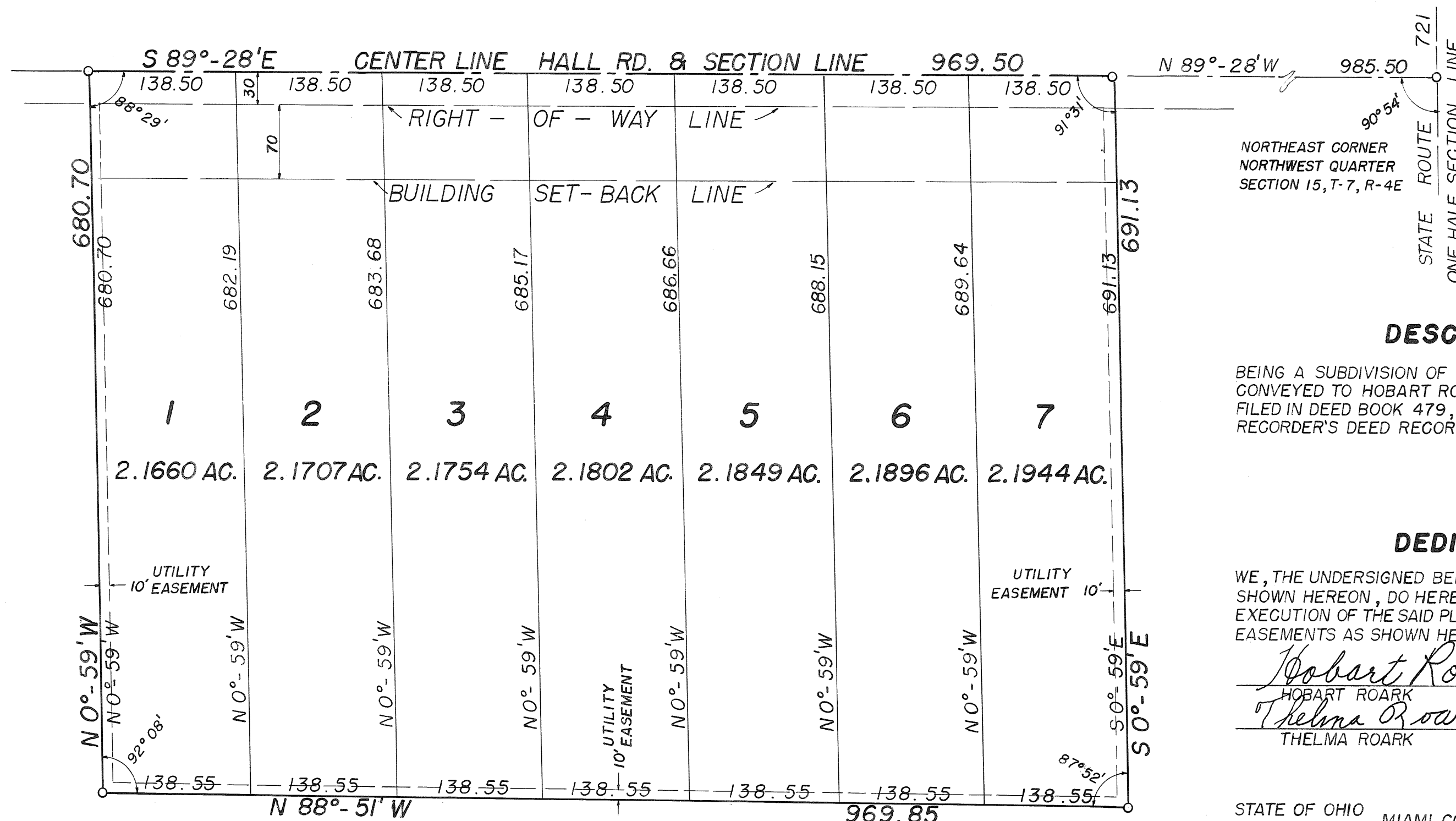
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON
THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS
P.C. AND P.T. POINTS.

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



HALL SUBDIVISION

NORTHWEST QUARTER OF SECTION 15, TOWN 7, RANGE 4 EAST
UNION TOWNSHIP, MIAMI COUNTY, OHIO



RESTRICTIVE COVENANTS

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 RESTRICTIONS.

1. EACH LOT IN SAID PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES, AND NOT MORE THAN (1) SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED OR USED ON ANY LOT. THE TERM "RESIDENCE" SHALL MEAN A HOUSE WITH AT LEAST 720 SQ. FT. OR A MOBILE HOME NOT LESS THAN 50 FEET IN LENGTH AND HAVING A WIDTH OF AT LEAST 12 FEET.
2. NO BUILDING OR STRUCTURE SHALL BE ERECTED OR PLACED NEARER TO THE FRONT LOT LINE THAN THE SETBACK LINE SHOWN ON SAID PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
3. NO SHACK, TENT, OR OTHER TEMPORARY OUTBUILDING SHALL BE ERECTED ON ANY LOT, NOR SHALL ANY OTHER BUILDING BE ERECTED EXCEPT A MOBILE RESIDENCE, HOUSE, BARN OR STORAGE BUILDING.
4. THE WEEDS SHALL BE KEPT CUT ON EACH LOT AND EACH LOT MUST BE KEPT CLEAN OF ALL DEBRIS AT ALL TIMES.
5. ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM SETBACK LINE SHOWN ON THE PLAT.
6. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) OR ANY OTHER IMPLEMENT OR DEBRIS SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
7. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE KEPT EXCEPT FOR OWNERS USE, NOT FOR COMMERCIAL USE. ANIMALS SHALL BE FENCED ON OWNERS PROPERTY. NO PETS SHALL BE USED OR KEPT FOR COMMERCIAL PURPOSES.
8. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE.
9. 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.

DESCRIPTION

BEING A SUBDIVISION OF 15.2612 ACRES OF 42.6078 ACRES CONVEYED TO HOBART ROARK AND THELMA ROARK BY DEED FILED IN DEED BOOK 479, PAGE 335, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Hobart Roark
HOBART ROARK
Thelma Roark
THELMA ROARK

Jane Norris
WITNESS
Ralph T. Snider
WITNESS

STATE OF OHIO MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 2 DAY OF APR, 1971, 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.

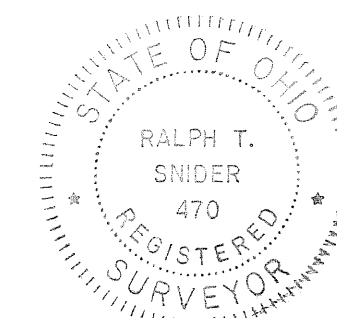
James Todd
NOTARY PUBLIC IN AND FOR
MIAMI COUNTY - STATE OF OHIO
VINCENT TODD, Notary Public
in and for Miami County, Ohio
My Commission Expires June 8, 1972

NOTE:

IN ADDITION TO THE 10 FOOT EASEMENT SHOWN.
5 FOOT UTILITY EASEMENTS ARE HEREBY RESERVED
ADJACENT TO ALL INTERIOR PROPERTY LINES.

NOTE:

IRON PINS AND RAILROAD SPIKES ARE SET AT ALL
LOT CORNERS AND RIGHT OF WAY LINES.



PLAT BOOK NO. 10 PLAT NO. 128
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

RECEIVED FOR RECORD THIS 5TH DAY OF
APRIL, 1971 AT 1:38 P.M.
FILE NUMBER 74725 FEE \$8.60
Mary B. Guerin
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 5th
DAY OF April, 1971.
Carl Davis by Lisa Schlenker Deputy
MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING
COMMISSION

Kenneth Cook
Robert Clawson
John L. Knoop
DATE APRIL 5, 1971 NO. 2026

Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT THE DEDICATION AND
APPROVE THIS PLAT AS SHOWN HEREON.

Kenneth Cook
Robert Clawson
John L. Knoop
MIAMI COUNTY COMMISSIONERS
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

APPROVED

By J. Margolis
Date 4-1-71
Troy City - Miami County
Health Department

POOR SOIL

325 SQ. FT. PER BEDROOM
3' Leach Trenches.

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
WEST MILTON, OHIO

ANNEXATION TO TIPP CITY, OHIO

BEING 6.88 ACRES IN SOUTHWEST QUARTER
SECTION 26; TOWN-4; RANGE-6 IN MONROE
TOWNSHIP, MIAMI COUNTY, OHIO.

SCALE: 1"=100'

15 SEPTEMBER 1970

SEE ANNEXATION PROCEEDINGS
RECORDED IN MISC. BOOK NO. 17,
PAGE NO. 280, APRIL 7, 1971.

Mary B. Gustin
MIAMI COUNTY RECORDER

RECORDERS PLAT BOOK 10 PAGE 129

RECEIVED FOR RECORD THIS 7th DAY

OF APRIL 1971. AT 2:10 P.M.

MIAMI COUNTY RECORDER'S PLAT RECORDS

FILE NUMBER 74769 FEE \$ 8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 23 DAY OF
NOVEMBER 1970 IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN
HEREON WAS APPROVED.

John J. Pincus Arthur D. Cook
MAYOR PRESIDENT OF COUNCIL

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON
THIS 21 DAY OF SEPTEMBER, 1970.

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

AT A MEETING OF THE CITY COUNCIL OF TIPP CITY, OHIO HELD THIS 1st DAY OF
March 1971, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE
NUMBER 6-71.

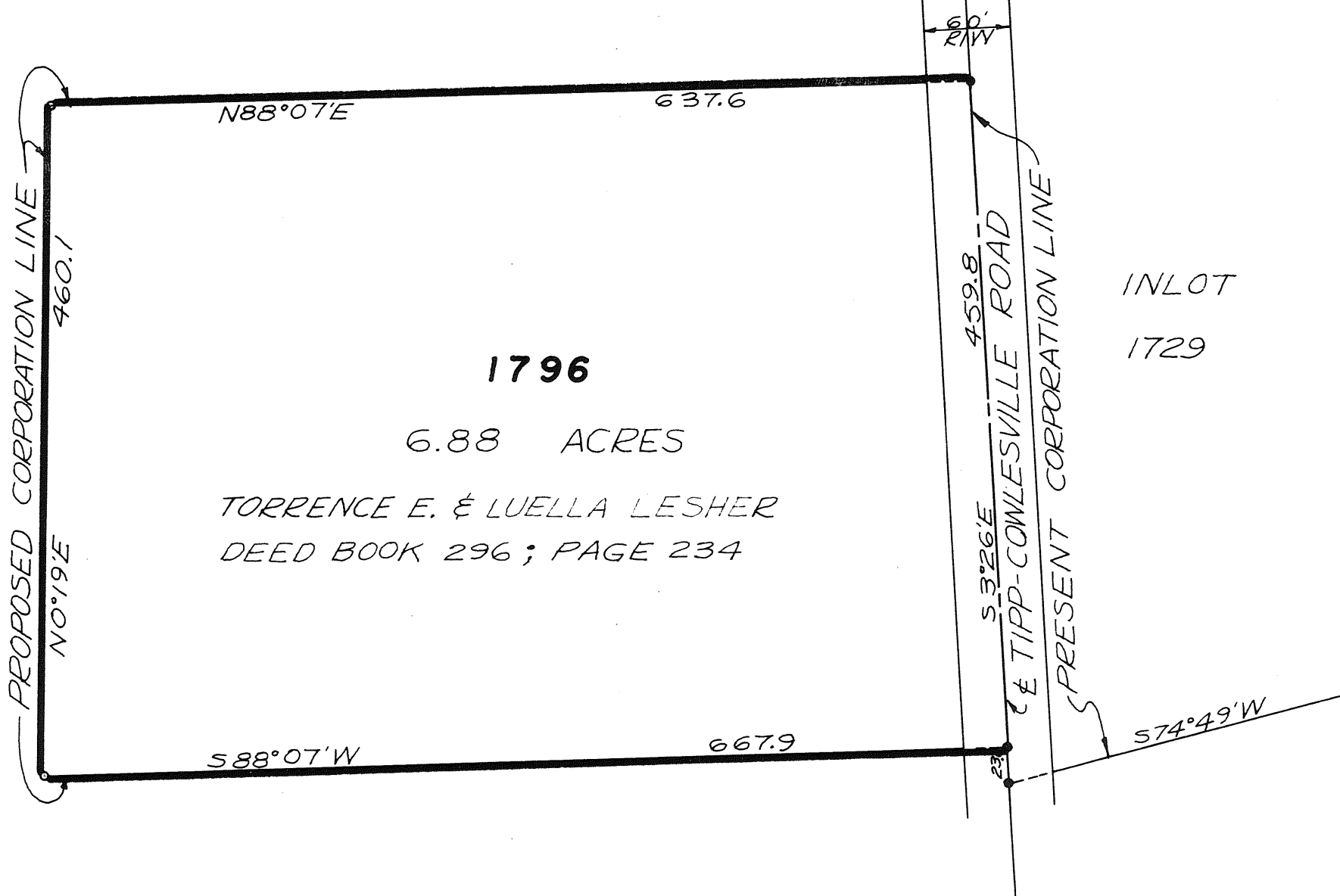
Don J. Davis Thomas B. Kuf Phyllis G. Gissner
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED AND TRANSFERRED WITH INLOT NUMBER ASSIGNED THIS 7th DAY OF April
1971.

Carl Davis by Core Sheerhagen, Deputy
CARL DAVIS, MIAMI COUNTY AUDITOR

LEGEND
•=IRON PIN
•=RAILROAD SPIKE

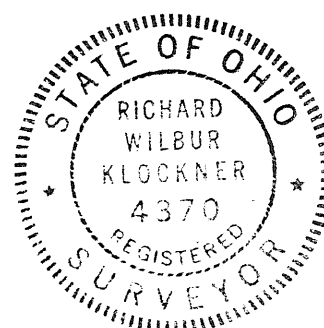
SURVEY REFERENCE:
LAND SURVEY VOL. 7; PAGE 39
RECORD PLAT BOOK 10; PAGE 71



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

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

Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #1370



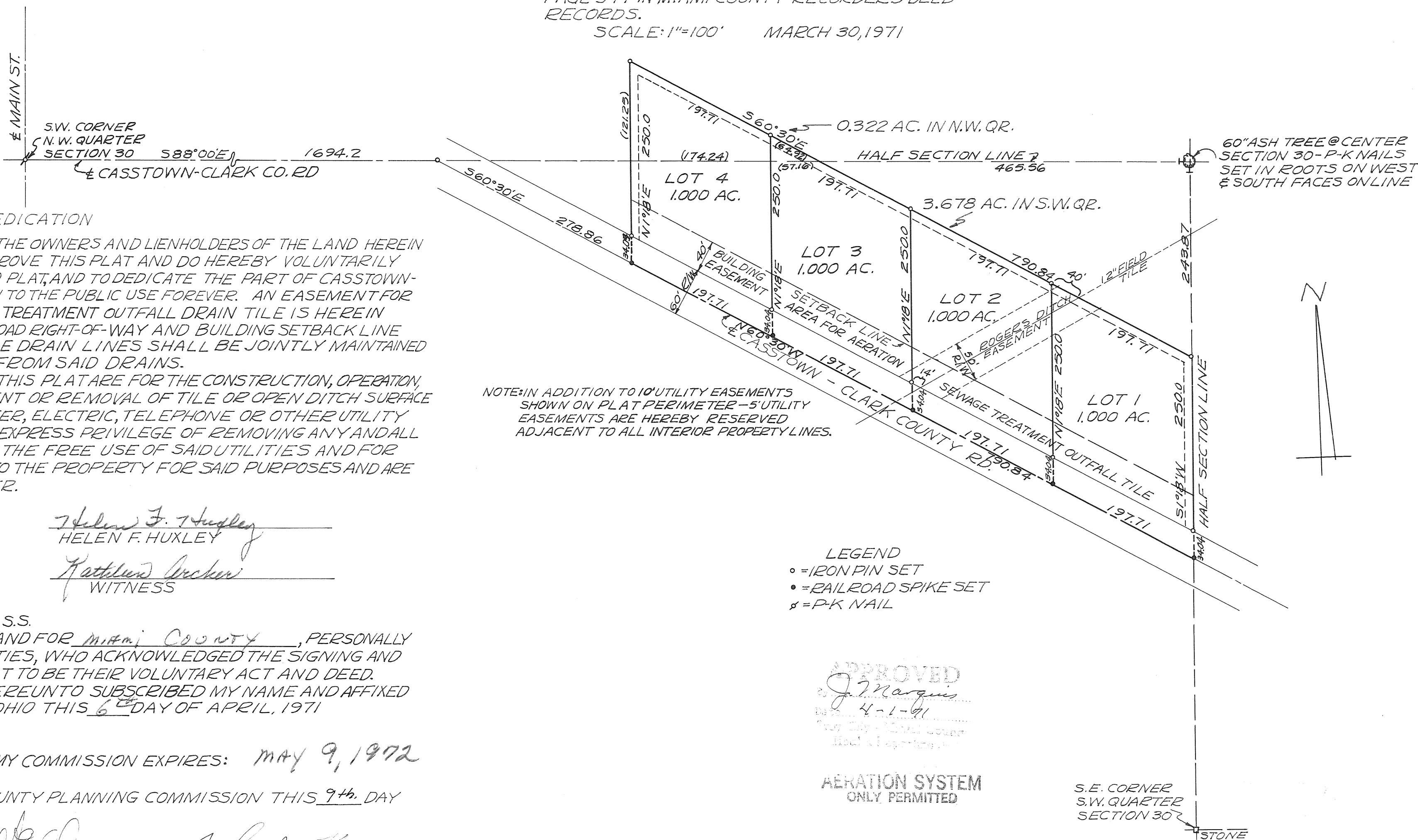
HUXLEY SUBDIVISION

A SUBDIVISION OF 4.000 ACRES IN N.W. & S.W. QUARTERS OF SECTION 30; TOWN-2; RANGE-10, LOSTCREEK TOWNSHIP, MIAMI COUNTY, OHIO OF A TOTAL OF 28.18 ACRES ACQUIRED BY JOHN E. & HELEN F. HUXLEY BY DEED BOOK 348; PAGE 347 IN MIAMI COUNTY RECORDER'S DEED RECORDS.

SCALE: 1"=100' MARCH 30, 1971

PLAT BOOK 10 PAGE 130
MIAMI COUNTY RECORDERS
RECORD OF PLATS. RECEIVED
FOR RECORD THIS 9TH DAY
OF APRIL 1971 AT 11:40 A.M.
FILE NO. 74819 FEE: \$8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI CO. RECORDER



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE PART OF CASSTOWN-CLARK COUNTY ROAD INCLUDED HEREIN TO THE PUBLIC USE FOREVER. AN EASEMENT FOR INSTALLATION OF AERATION SEWAGE TREATMENT OUTFALL DRAIN TILE IS HEREIN GRANTED IN THE AREA BETWEEN ROAD RIGHT-OF-WAY AND BUILDING SETBACK LINE ON ALL LOTS PLATTED HEREIN. TILE DRAIN LINES SHALL BE JOINTLY MAINTAINED BY ALL PERSONS BENEFITTING FROM SAID DRAINS. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF TILE OR 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.

John E. Huxley
JOHN E. HUXLEY

Helen F. Huxley
HELEN F. HUXLEY

Robert K. Schaffer
WITNESS

Kathleen Archer
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 6 DAY OF APRIL, 1971

C. Paul Archer
NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 9, 1972

THIS PLAT APPROVED BY MIAMI COUNTY PLANNING COMMISSION THIS 9th DAY OF APRIL 1971.

Kenneth Cook, Walter E. Clason, John J. Troop

THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 9th DAY OF APRIL 1971.

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

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 9th DAY OF APRIL 1971

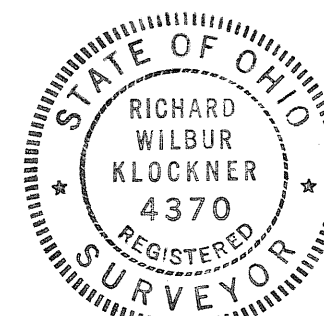
Kenneth Cook, Walter E. Clason, John J. Troop

APPROVED AND TRANSFERRED THIS 9th DAY OF April, 1971

Carl Davis by Lora Scheenbarger Deputy
CARL DAVIS, MIAMI COUNTY AUDITOR

AERATION SYSTEM
ONLY PERMITTED

S.E. CORNER
S.W. QUARTER
SECTION 30
STONE



PREPARED BY:
RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

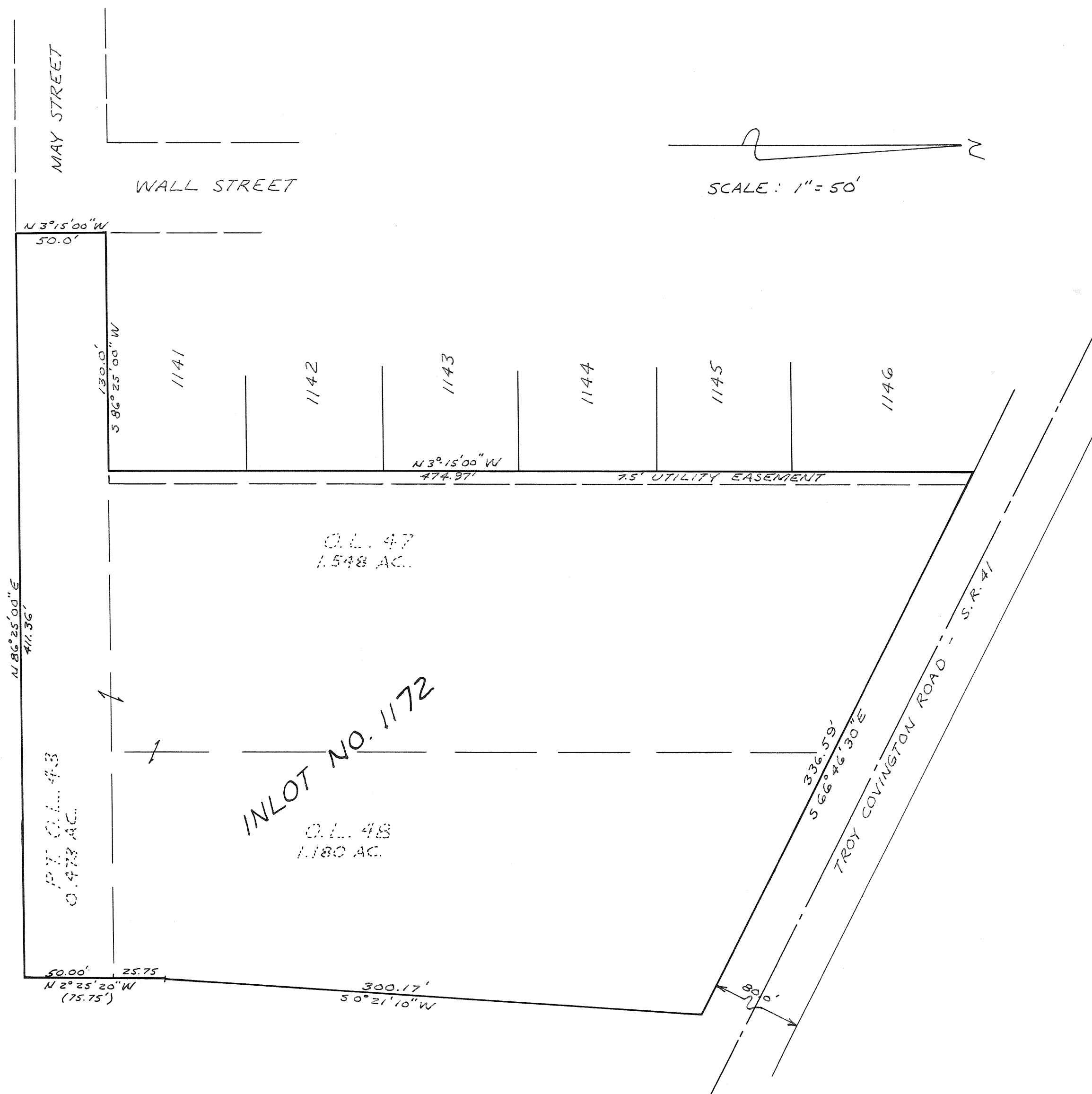
Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR #4370

REPLAT OF OUTLOT 47, 48 AND PART OUTLOT 43 COVINGTON, OHIO

REFERENCE: PLAT BOOK NO. 9, PAGE NO. 65
DEED BOOK NO. 399, PAGE NO. 101

PLAT BOOK NO. 10 PAGE NO. 131
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 13TH DAY OF
APRIL, 1971, AT 1:32 P.M.
FILE NUMBER: 74891
FEE: \$ 8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



WE, THE UNDERSIGNED, BEING ALL THE OWNERS
AND LIEN HOLDERS OF THE LOTS SHOWN HERE-
ON TO BE REPLATTED DO HEREBY VOLUNTARILY
CONSENT TO THE EXECUTION OF SAID
REPLAT.

Victor Mauer Ralph T. Snider
WITNESS

Delores L. Mauer Clarence L. Ehlers
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI CO.
OHIO PERSONALLY APPEARED, THE ABOVE SIGNED
WHO ACKNOWLEDGED THE SIGNING OF THE
FOREGOING REPLAT AND THE SAME IS THEIR
VOLUNTARY ACT AND DEED. IN TESTIMONY
WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY
NAME AND AFFIXED MY OFFICIAL SEAL AT
Troy, OHIO THIS 17 DAY OF MARCH 1971.

Warren H. Jackson NOTARY PUBLIC
WARREN H. JACKSON, Notary Public
In and for Miami County, Ohio
My Commission Expires Sept. 19, 1973

THIS REPLAT IS HEREBY NUMBERED TO
DESIGNATE INLOTS AND TRANSFERRED THIS
13th DAY OF April 1971.

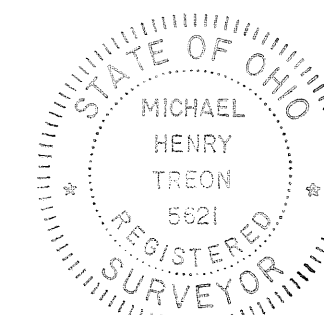
Carl Davis by Lorra Steckenburger Deputy
CARL DAVIS, MIAMI COUNTY AUDITOR

APPROVED BY THE PLANNING COMMISSION
OF THE VILLAGE OF COVINGTON, OHIO THIS
2 DAY OF April 1971.

AT A MEETING OF THE VILLAGE COUNCIL
OF COVINGTON, OHIO HELD THIS 6th DAY
OF April 1971, THIS REPLAT WAS AP-
PROVED AND ACCEPTED BY:
ORDINANCE NO. 104-71

D. George Rudy
CHAIRMAN
William Zimmerman
SECRETARY
John W. H. Hines

D. George Rudy
MAYOR
Judith K. Carder
CLERK



I HEREBY CERTIFY THIS REPLAT TO BE
CORRECT AS SHOWN HEREON.

Michael H. Treon
MICHAEL H. TREON
PROFESSIONAL SURVEYOR NO. 5621

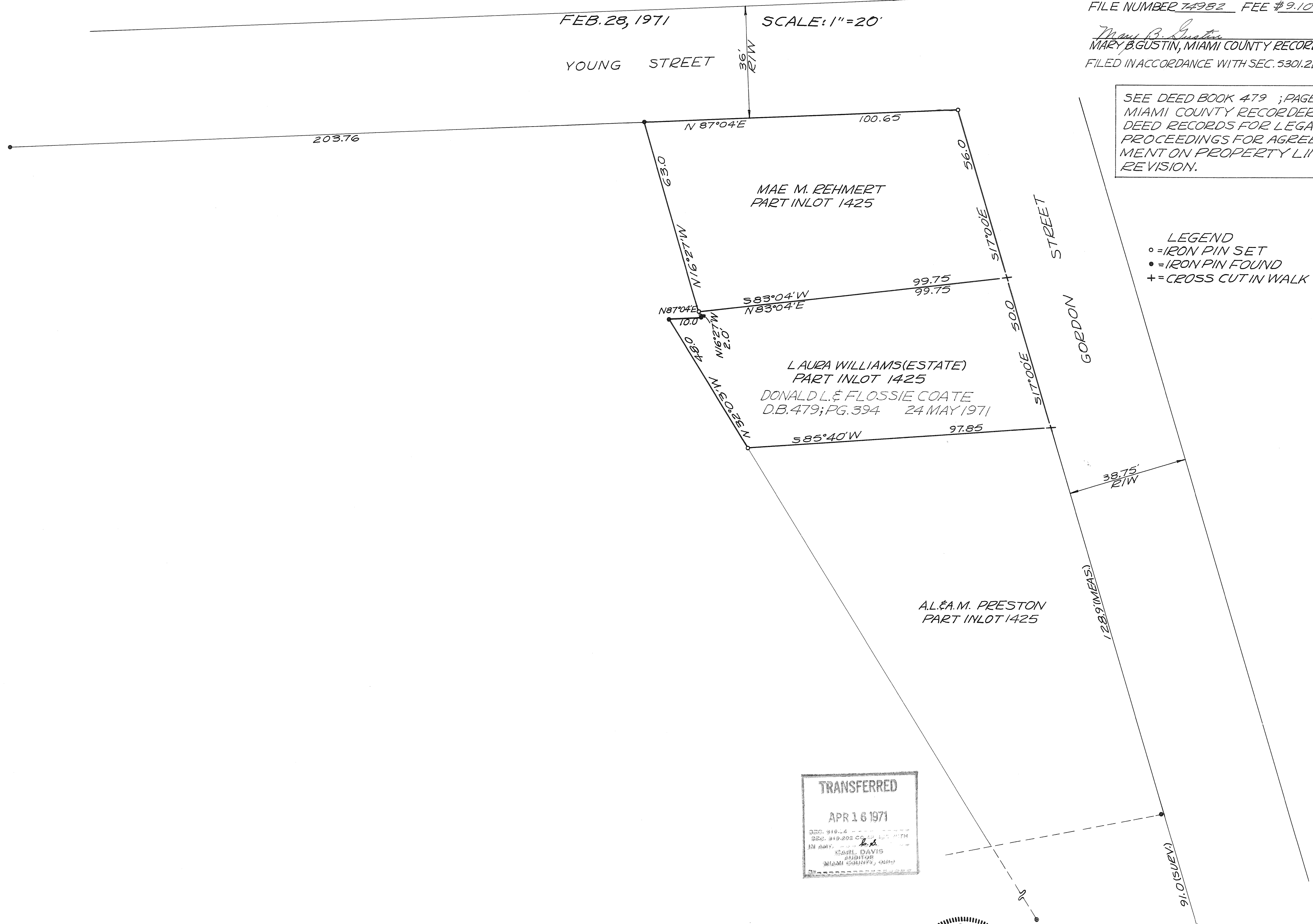
PROPERTY LINE AGREEMENT PT. IN LOT 1425 - CITY OF PIQUA, OHIO

PLAT BOOK 10 PAGE 132
MIAMI COUNTY RECORDERS
RECORD OF PLATS. RECEIVED
FOR RECORD THIS 16TH DAY OF
APRIL 1971, AT 3:38 P. M.
FILE NUMBER 74982 FEE \$9.10

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER
FILED IN ACCORDANCE WITH SEC. 5301.21 O.R.C.

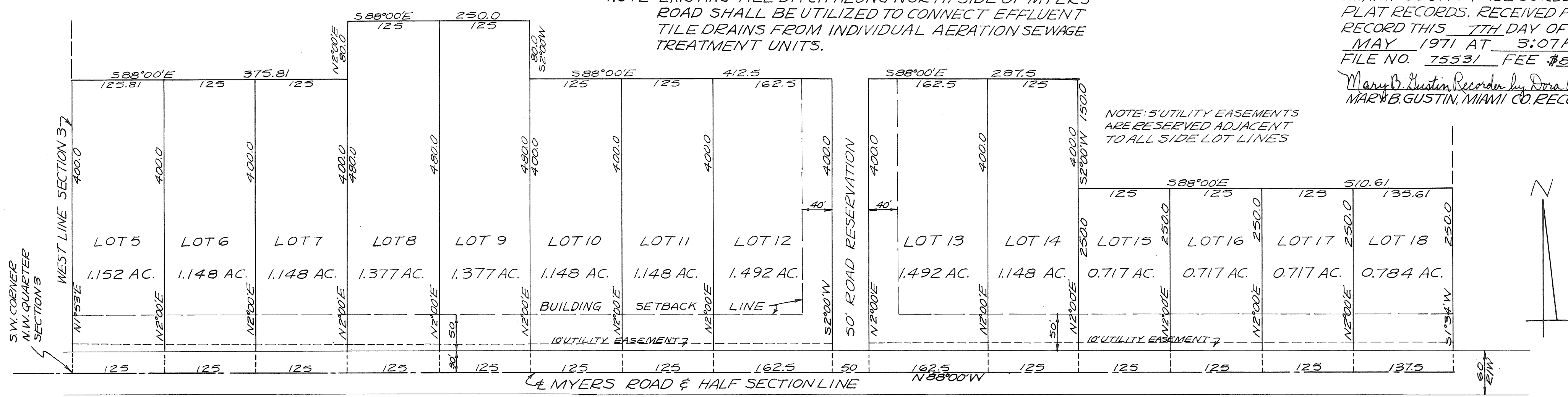
SEE DEED BOOK 479 ; PAGE 839
MIAMI COUNTY RECORDER'S
DEED RECORDS FOR LEGAL
PROCEEDINGS FOR AGREE-
MENT ON PROPERTY LINE
REVISION.

LEGEND
° = IRON PIN SET
• = IRON PIN FOUND
+ = CROSS CUT IN WALK



NOTE: EXISTING TILE DITCH ALONG NORTH SIDE OF MYERS ROAD SHALL BE UTILIZED TO CONNECT EFFLUENT TILE DRAINS FROM INDIVIDUAL AERATION SEWAGE TREATMENT UNITS.

PLAT BOOK 10 PAGE 133
MIAMI COUNTY RECORDER'S
PLAT RECORDS. RECEIVED FOR
RECORD THIS 7TH DAY OF
MAY 1971 AT 3:07 P.M.
FILE NO. 75531 FEE \$8.60
Mary B. Gustin Recorder by Dora Whitmer
MARY B. GUSTIN, MIAMI CO. RECORDER



DEDICATION

GALLAMAR ACRES-SECTION TWO

NORTHWEST QUARTER SECTION 3; TOWN-7; RANGE-5; NEWTON TWP. MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 15.565 ACRES OF A TOTAL OF 141.361 ACRES ACQUIRED BY HERMAN L. MARKER AND B.I. GALLATIN ET.AL. BY DEED FILED IN DEED BOOK 460; PAGE 461 OF MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

SCALE: 1" = 100 FEET 5 MAY 1971

PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND ONLY ONE RESIDENTIAL STRUCTURE MAY BE ERECTED ON EACH LOT.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BASEMENT, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
- THE LIVING AREA OF ANY DWELLING ERECTED IN THIS SUBDIVISION SHALL NOT BE LESS THAN 1400 SQUARE FEET, EXCLUSIVE OF A MINIMUM OF A TWO CAR GARAGE.
- NO SIGN OR BILLBOARD EXCEPT BUILDER OR REALTOR SIGNS ADVERTISING CONSTRUCTION AND SALE OR RENT OF PROPERTY IN THIS SUBDIVISION, SHALL BE ALLOWED IN THIS PLAT.
- NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLAN, SHOWING GRADES AND OTHER IMPROVEMENTS OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER OR THEIR AUTHORIZED REPRESENTATIVE.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT RIGHT-OF-WAY LINE OR SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE:
- ANY BUILDING ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS FROM TIME OF BEGINNING OF CONSTRUCTION.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY OR ODOR SHALL BE CARRIED OUT UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO ANIMALS, LIVESTOCK OR 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 PURPOSES.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO FENCES, WALLS, HEDGES OR MASS PLANTING SHALL BE PERMITTED ON ANY LOT TO EXTEND NEARER TO ANY ROAD THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON PLAT.
- THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM UNTIL MAY 1, 1991, AT WHICH TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL OF THE OWNERS OF ALL OF THE LOTS--EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
- INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

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 PORTION OF MYERS ROAD INCLUDED IN THIS PLAT, 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.
AN EASEMENT AS SHOWN HEREON IS GRANTED FOR PURPOSES OF INSTALLATION OF OUTFALL DRAIN TILE FOR EFFLUENT DISPOSAL FOR INDIVIDUAL AERATION SEWAGE SYSTEMS. TILE DRAIN LINES ARE TO BE JOINTLY MAINTAINED BY ALL PERSONS BENEFITTING FROM SAID DRAINS.

Herman L. Marker B.I. Gallatin
Norma Marker Esther Gallatin
Norma Lyons Richard M. Klockner
WITNESS WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami Co, OHIO, PERSONALLY
APPEARED THE ABOVE SIGNED PARTIES, ALL OF WHOM ACKNOWLEDGED THE SIGNING 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 Cincinnati, OHIO THIS 6th DAY OF May, 1971.

Norma Lyons
NOTARY PUBLIC EXPIRATION DATE: Jan. 25, 1974

ACCEPTANCE AND APPROVAL

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 7TH DAY OF MAY, 1971.

Samuel Cook Paul C. Cannon John J. Kroger

THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 7TH DAY OF MAY 1971.

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

THIS PLAT APPROVED AND ACCEPTED BY MIAMI COUNTY COMMISSIONERS THIS 7TH DAY OF MAY, 1971.

Samuel Cook Paul C. Cannon John J. Kroger

APPROVED AND TRANSFERRED THIS 7th DAY OF May, 1971.
Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR BY: Dora Whitmer, Deputy

Sanitary Committee Jm.
Date May 14th 1971

AERATION SYSTEM
ONLY PERMITTED



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN
HEREON. IRON PINS ARE SET AT ALL LOT CORNERS AND
OFFSET CORNERS ON RIGHT-OF-WAY LINES. RAILROAD
SPIKES ARE SET IN CENTERLINE OF ROAD.

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

DEDICATION

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

John K. Bauman
OWNER: JOHN K. BAUMAN
Charles A. Mangio
OWNER: CHARLES A. MANGIO
Walter Wardley
WITNESS

Louise Bauman
DOWER: LOUISE BAUMAN
Barbara W. Mangio
OWNER: BARBARA MANGIO
Donald R. Volz
WITNESS

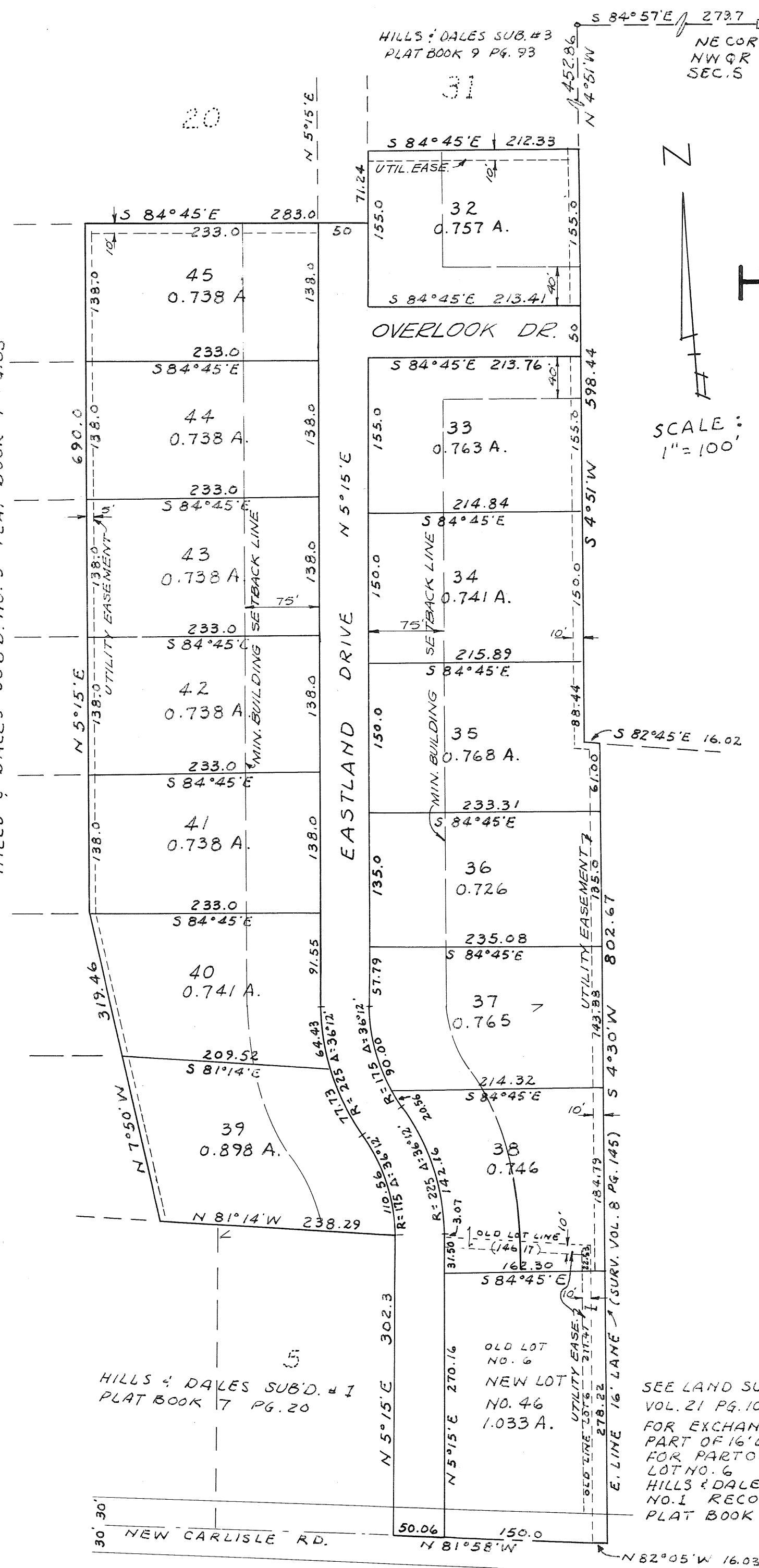
STATE OF OHIO - COUNTY OF CLARK S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR CLARK COUNTY
PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED:
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT NEW CARLISLE, OHIO ON THIS 8TH DAY OF MAY 1971.

Donald R. Volz
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-75

COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN THREE (3) CARS.
- NO LOTS SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING, OR PART THEREOF, SHALL BE ERECTED ON ANY LOT LESS THAN 75 FEET BACK FROM THE FRONT LOT LINE NOR MORE THAN 95 FEET, NOR NEARER THAN 40 FEET TO ANY SIDE STREET LINE. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE A TOTAL OF NOT LESS THAN 60 FEET OF SIDE YARD SPACE. SAID YARD SPACE MAY BE DIVIDED UNEVENLY PROVIDED NO PORTION OF ANY BUILDING IS ERECTED CLOSER THAN 30 FEET TO ANY LOT LINE.
- NO HOUSE SHALL BE BUILT WITH A LIVING AREA OF LESS THAN 1600 SQUARE FEET.
- ALL ASPHALT SHINGLE ROOFS SHALL BE EITHER BLACK, CHARCOAL, OR WHITE.
- ALL FENCES SHALL BE OF NATURAL FINISHED WOOD (NO PAINT) WITH THE EXCEPTION OF SMALL DECORATIVE FENCES WHICH MAY BE PAINTED WOOD.
- ALL DRIVEWAYS SHALL BE EITHER BLACKTOP OR CONCRETE.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.
- NO SIGN OR BILLBOARD SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION, EXCEPTING THOSE SIGNS ERECTED BY THE SUBDIVIDERS OR BUILDERS.
- ALL BUILDING AND LANDSCAPING PLANS FOR STRUCTURES ERECTED IN THIS SUBDIVISION MUST BE APPROVED IN WRITING BY JOHN K. BAUMAN OR HIS REPRESENTATIVE.
- UNTIL SUCH TIME AS CENTRAL SANITARY SEWER SYSTEM IS AVAILABLE TO SERVE THIS SUBDIVISION, INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI COUNTY BOARD OF HEALTH SHALL BE INSTALLED TO SERVE EACH DWELLING. THE EFFLUENT FROM SEPTIC TANKS SHALL NOT BE PERMITTED TO DISCHARGE INTO A STREAM, STORM SEWER, OPEN DITCH OR DRAIN.
- ALL BUILDINGS CONSTRUCTED ON LOTS CONTAINED IN THIS SUBDIVISION SHALL BE HOUSES WITH ACCESSORY BUILDINGS AND GARAGES
- NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, KEPT, OR BRED ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
- 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 MAY 1, 1991, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDERS SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

HILLS & DALES SUBD. NO. 3 PLAT BOOK 7 PG. 83



HILLS & DALES SUBD. NO. 1
PLAT BOOK 7 PG. 20

NOTE: IN ADDITION TO EASEMENTS SHOWN
ON THIS PLAT - 5' UTILITY & DRAINAGE
EASEMENTS ARE HEREBY RESERVED
ADJACENT TO ALL SIDE LOT LINES

HILLS AND DALES SUBD. NO. 4

NORTHWEST QUARTER OF SECTION 5; TOWN-2; RANGE-9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 13.409 ACRES, CONSISTING OF ALL OF A 12.060 ACRE TRACT ACQUIRED BY JOHN K. BAUMAN BY DEED RECORDED IN BOOK 462; PAGE 241, ALL OF THE 16 FOOT LANE ACQUIRED BY JOHN K. BAUMAN BY DEED RECORDED IN BOOK 465; PAGE 225 AS SHOWN IN LAND SURVEY VOL. 8; PAGE 145, AND A REPLAT OF ALL OF LOT NO. 6 AS RECORDED IN RECORDER'S PLAT BOOK 7; PAGE 20 PART OF WHICH IS OWNED BY CHARLES AND BARBARA MANGIO AND THE REMAINDER BY JOHN K. BAUMAN (SEE EXCHANGE OF DEEDS RECORDED IN BOOK 467; PAGE 228 AND 230)

ROADS -----1.781 ACRES
LOTS 32 - 45 -----10.595 ACRES
LOT 46-----1.033 ACRES
TOTAL-----13.409 ACRES

SCALE: 1" = 100 FEET MAY 5, 1971

APPROVAL AND ACCEPTANCE

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION
THIS 10TH DAY OF MAY, 1971.

Kenneth Cook
Arthur D. Haddad
Robert Clowson

THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS
10TH DAY OF MAY, 1971.

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

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS
10TH DAY OF MAY, 1971.

Kenneth Cook
Robert Clowson

APPROVED AND TRANSFERRED THIS 11 DAY OF May, 1971.

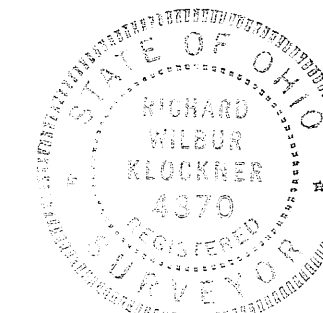
Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR BY: Karen Boehinger
DEPUTY AUDITOR

APPROVED
By Sewage Comm. Jm.
Date Mar. 19, 1971
Troy City Engineer
Donald D. Klockner
PROF. SOIL
322 CO. ST. NEW BEDROOM

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

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, PROFESSIONAL SURVEYOR #4370



VICTORIA ACRES-SEC.1

WEST MILTON - OHIO

PART OF OUTLOT 182

BOOK 10, PAGE 135
Miami County Recorder's
record of recorded plats

MIAMI COUNTY RECORDER

File 75600 Fee \$ 8.60

Received for record 2:10 P.M. MAY 11, 1971
TIME DATE

Recorded in Plat Book No. 10 Page 135

Note:

See Replat in Plat Book
N^o 10 On Plat N^o 142

Mary B. Quastin 8-16-1976
Miami County Recorder

Mary B. Quastin
Miami County Recorder

DESCRIPTION

Being a subdivision of 2.368 Acres of a 6.784 Acre tract conveyed to A.B.T.J. Corporation by deed recorded in Volume 478, Page 327 of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of 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 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 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.

A.B.T.J. CORPORATION

Eugene F. Plath
witness

Joan B. Myers
witness

witness

Emanuel A. Yates
Emanuel A. Yates, President

William E. Yates
William E. Yates, Secretary

Lyle D. Corbin
Lyle D. Corbin

STATE OF OHIO, MIAMI COUNTY, ss:

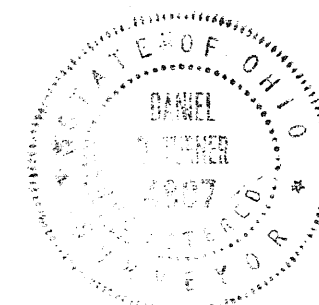
Be it remembered that on this 16 day of April, 1971, before me, the undersigned, a notary public in and for said county, personally came A.B.T.J. Corporation by its President Emanuel A. Yates, and its Secretary William E. Yates, and Lyle D. Corbin, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

Eugene F. Plath
Notary Public

My Commission expires 10-1-1972

PROTECTIVE COVENANTS

- These covenants and restrictions are for the benefit of all lot owners and are to run with the land, and shall be binding on all parties and persons claiming under them until October 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- It shall be lawful for any person or persons owning any real property in this subdivision to prosecute any proceedings at law or inequity 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.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than five feet (5') to an interior lot line. For purposes of this covenant, eaves and steps shall not be considered a part of the building, providing that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- 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 trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building setback line.
- Easements affecting lots shown and noted on the recorded plat are for utility installation and maintenance, and improvements made on any easement by the property owner are made at the risk of the property owner.
- No signs of any kind shall be displayed to public view on any lot except one professional sign of not more than one sq. ft. or one sign of not more than five sq. ft. advertising the property for sale or for rent, or signs used by a builder to advertise the property during the construction and sales period.
- Any lot area designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water.



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor, no. 4807

Victoria Acres- Sec. 1 for			
A.B.T.J. Corporation Englewood - Ohio			
DANIEL D. TURNER & ASSOC. Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING *			
DATE MAY - 1971	Drawn by: Traced by: Checked by:	T.S. D.T.	SHEET NO 1/1
FILE NO. 1-71-08	SCALE: 1" = 60'		



SCALE: 1"=60'



NOTE

There is a five ft. (5') utility easement along each exterior rear or side property line and on each side of all interior lot lines unless noted otherwise hereon.

VILLAGE PLANNING COMMISSION APPROVAL

Accepted and approved by the Planning Commission of the Village of West Milton on this 15th day of April, 1971

Roy E. Wooley Chairman
Nannette S. Vairo, Sec.

VILLAGE COUNCIL APPROVAL AND ACCEPTANCE

Approved and accepted by the Village of West Milton Council on this 4th day of May, 1971.

Neil Johnson, Mayor
Holmes Frantz, Clerk

MIAMI COUNTY AUDITOR

Approved and transferred this 11th day of May, 1971.

Carl Davis, Mary E. McEnroe, Deputy
Miami County Auditor

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE PART OF KESSLER-FREDERICK ROAD INCLUDED HEREIN TO THE PUBLIC USE FOREVER. AN EASEMENT FOR INSTALLATION OF AERATION SEWAGE TREATMENT UNIT OUTFALL DRAIN TILE IS HEREIN GRANTED AS SHOWN HEREON. TILE DRAIN LINES SHALL BE JOINTLY MAINTAINED BY ALL PERSONS BENEFITTING FROM SAID DRAINS TO THE EXISTING OPEN DITCH OUTLET. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF TILE OR 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.

Everett J. Deubner
EVERETT J. DEUBNER
Richard W. Klockner
WITNESS

Muriel J. Deubner
MURIEL J. DEUBNER
Warren H. Jackson
WITNESS

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 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
TROY, OHIO THIS 17 DAY OF MAY, 1971.

Warren H. Jackson
NOTARY PUBLIC
MY COMMISSION EXPIRES
WARREN H. JACKSON, Notary Public
In and for Miami County, Ohio
My Commission Expires Sept. 18, 1973

PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION ARE TO BE USED FOR PRIVATE RESIDENCE PURPOSES ONLY. NO BUSINESS, TRADE OR MANUFACTURE OF ANY KIND SHALL BE CONDUCTED THEREON EXCEPT THAT A PHYSICIAN, DENTIST, PLUMBER, BEAUTICIAN, BARBER AND OTHER LICENSED TRADE AND/OR PROFESSION OCCUPYING A DWELLING THEREON MAY HAVE OR MAINTAIN HIS OFFICE THEREIN, AND THAT ANY LOT MAY BE USED FOR CHURCH PURPOSES.
- NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO BUILDING SHALL BE LOCATED NEARER THE FRONT LOT LINE OR NEARER TO THE SIDES OF THE LOT THAN THE BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT OR NEARER THAN 20 FEET TO ANY SIDE LOT LINE.
- THE GROUND FLOOR AREA OF THE MAIN STRUCTURE OF ANY DWELLING ERECTED IN THIS SUBDIVISION, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES, NOT LESS THAN 1000 SQUARE FEET IN THE CASE OF ONE AND ONE-HALF AND TWO STORY STRUCTURES, AND TRI-LEVEL OR CONTEMPORARY HOMES SHALL CONTAIN A MINIMUM OF 1200 SQUARE FEET.
- NO TRAILER, BASEMENT, TENT SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE. NO BUILDINGS OR STRUCTURES WHICH CONTAIN USED OR SECOND-HAND MATERIALS SHALL BE MOVED ON ANY LOT, USED BRICK EXCEPTED.
- NO BUILDINGS IN THIS PLAT SHALL BE CONSTRUCTED OF CONCRETE OR CINDER BLOCKS UNLESS FINISHED IN STUCCO; AND NO RESIDENCE AND/OR BUILDINGS SHALL BE FINISHED WITH ASBESTOS, ASPHALT, OR OTHER COMPOSITION SIDING. EVERY BUILDING IN THIS PLAT SHALL BE COMPLETED WITHIN ONE YEAR AFTER STARTING CONSTRUCTION UNLESS TIME EXTENSION IS GRANTED IN WRITING BY E. J. DEUBNER, HIS ADMINISTRATOR OR ASSIGNS, OR A COMMITTEE OF THREE LOT OWNERS RESIDING IN THE PLAT DULY ELECTED FOR THAT PURPOSE.
- NO FOWL OR LIVESTOCK SHALL BE KEPT OR HARBORED ON ANY TRACT UNLESS THEY ARE SECURELY ENCLOSED BY A FENCE. UNDER NO CONDITIONS SHALL FOWL OR LIVESTOCK BE KEPT IN SUCH A MANNER AS TO PREJUDICE THE USE OF, OR ENDANGER THE HEALTH OF, OR SAFETY, OR UNREASONABLY DISTURB THE QUIET COMFORT OF ANY OCCUPANT OF THIS PLAT, NOR MAY ANY PART OF THIS PLAT BE USED IN SUCH A MANNER.
- NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET BACK LINE.
- NO SIGN OR BILLBOARD EXCEPT BUILDER OR REALTOR SIGNS ADVERTISING CONSTRUCTION AND SALE OR RENT OF PROPERTY IN THIS SUBDIVISION, SHALL BE ALLOWED IN THIS PLAT.
- NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING SITE IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING THE LOCATION OF EACH BUILDING HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY IN DESIGN WITH OTHER STRUCTURES IN THE SUBDIVISION, BY THE SUBDIVIDER, HIS REPRESENTATIVE, OR BY COMMITTEE COMPOSED OF 3 LOT OWNERS AS DESIGNATED BY MAJORITY OF THE LOT OWNERS.
- UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM IS CONSTRUCTED TO SERVE THIS SUBDIVISION, INDIVIDUAL AERATION SEWAGE TREATMENT UNITS APPROVED BY THE COUNTY BOARD OF HEALTH SHALL BE USED.
- UNTIL SUCH TIME AS A PUBLIC WATER SUPPLY IS AVAILABLE TO THIS SUBDIVISION, DRINKING WATER SHALL BE SUPPLIED BY A DRILLED WELL APPROVED BY COUNTY BOARD OF HEALTH.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JUNE 1, 1991, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR PART.
- 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.

EVERMUR VILLAGE PLAT SEC.2

NORTHEAST AND SOUTHEAST QUARTER SECTION 14; TOWN - 6; RANGE - 5
UNION TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.851 ACRES OF A TOTAL OF 96.4 ACRES ACQUIRED BY EVERETT J. AND MURIEL J. DEUBNER BY DEED RECORDED IN VOLUME 318, PAGE 264, OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

SCALE: 1" = 100 FEET

10 MAY 1971

APPROVED
By Sewage Committee (Oral)
into Mar 26, 1971
Notary Public
Miami County, Ohio

CURVE DATA
A=32°23'
R=403.60
D=14.196°
T=117.19
L=228.11
E=16.67

5' EASEMENTS ARE RESERVED
ADJACENT TO ALL SIDE LOT
LINES.

ACCEPTANCE AND APPROVAL

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 17TH DAY OF MAY, 1971.

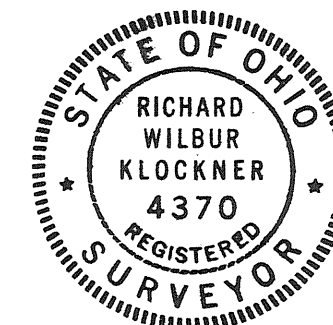
Kenneth Cook Robert Pearson John J. Knapp
THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 17TH DAY OF MAY, 1971.

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

THIS PLAT APPROVED AND ACCEPTED BY MIAMI COUNTY COMMISSIONERS THIS 17TH DAY OF MAY, 1971.

Kenneth Cook Robert Pearson John J. Knapp
APPROVED AND TRANSFERRED THIS 17 DAY OF May, 1971.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR BY: Corra Shellen Rager DEPUTY.



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS AND RIGHT-OF-WAY LINES. RAILROAD SPIKES ARE SET AT ROAD CENTERLINE CORNERS.

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

TIPPECANOE VILLAGE-SECTION ONE

PLAT BOOK 10 PAGE 137

FILE NUMBER 75780 FEE \$8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI CO. RECORDER

LIENHOLDERS: MIAMI CITIZEN'S NATIONAL BANK & TRUST CO.

APRIL 15, 1971

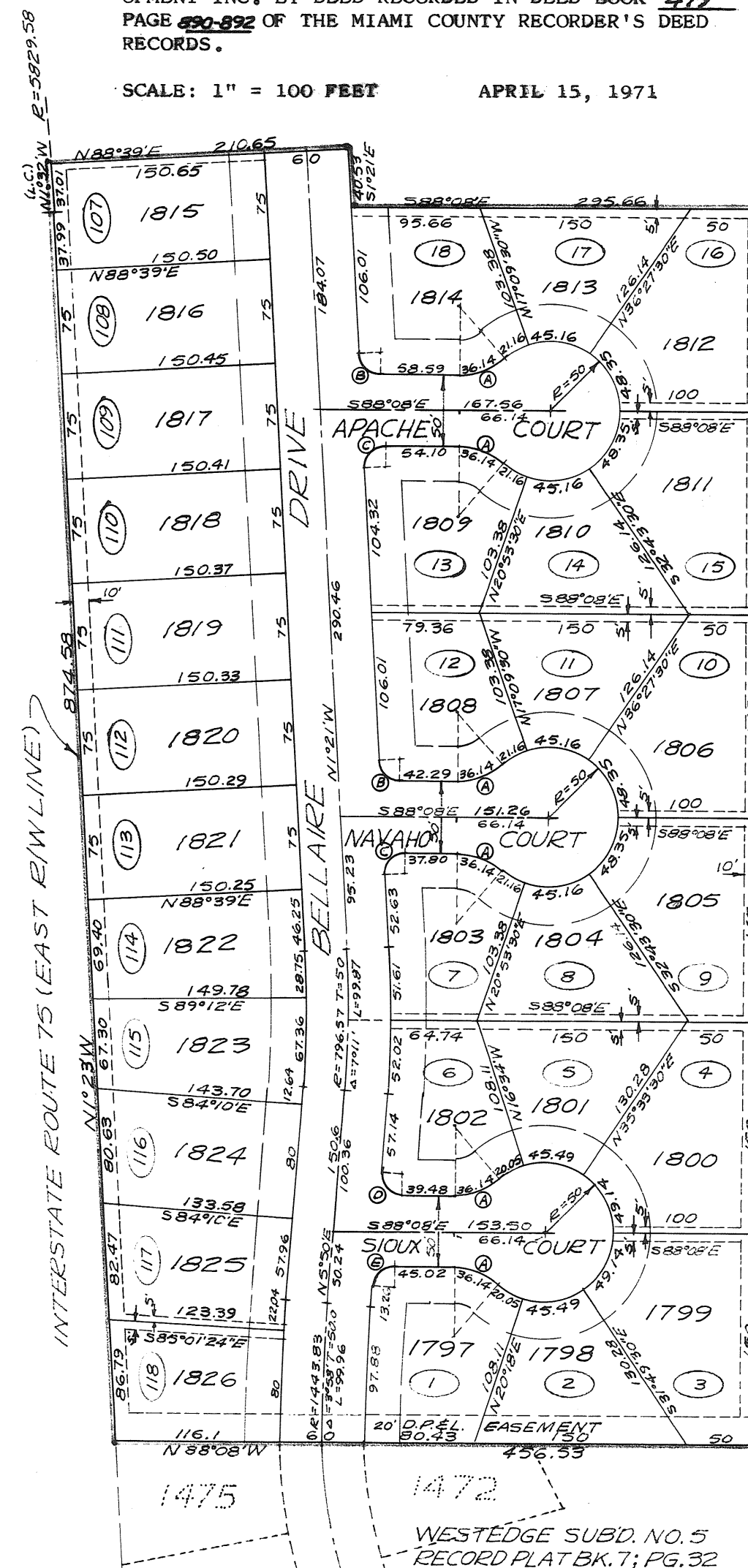
Leanne H. Parsons, NOTARY PUBLIC MY COMMISSION EXPIRES 5-20-24

Deanna H. Parsons, NOTARY PUBLIC MY COMMISSION EXPIRES 5-20-74

1. 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 UNIT NOT TO EXCEED TWO AND ONE HALF STORIES IN HEIGHT AND A NONCOMMERCIAL GREENHOUSE NOT TO EXCEED 350 SQUARE FEET.
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 OR INDICATED ON THE RECORD PLAT.
3. NO LOT AS SHOWN ON THIS RECORDED PLAT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
4. 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. AREA FOR TWO FAMILY DWELLINGS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AND REGULATIONS OF TIPP CITY, OHIO ZONING ORDINANCE.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY TEMPORARY STRUCTURE BE USED AS A RESIDENCE.
6. 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.
7. 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 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.
8. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO UNLICENSED MOTOR VEHICLES, MACHINERY, JUNK, TRASH OR BUILDING MATERIALS SHALL BE STORED ON ANY LOT IN THIS SUBDIVISION.
9. 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 OR SCHOOL 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, TIPPECANOE DEVELOPMENT, INC. OR THEIR AUTHORIZED REPRESENTATIVE.
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 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.
11. 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.
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 CLAIMING UNDER THEM UNTIL APRIL 1, 1991, 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.
13. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND 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.
14. RAKE AND EAVE OVERHANGS SHALL BE A MINIMUM OF 12 INCHES ON ANY STRUCTURE ERECTED IN THIS SUBDIVISION.
15. ALL DRIVEWAYS AND PARKING AREAS CONSTRUCTED IN THIS SUBDIVISION SHALL BE SURFACED WITH DURABLE, DUSTPROOF SURFACE OF CONCRETE, ASPHALT CONCRETE OR COMPACTED GRAVEL OR STONE PROPERLY SURFACE TREATED.

SEE AFFIDAVIT - AMENDMENT
RECORDED IN RECORDER'S MISC. BOOK NO. 17, PAGE 300
JUNE 24, 1971

Mary B. Gusten
RECORDER

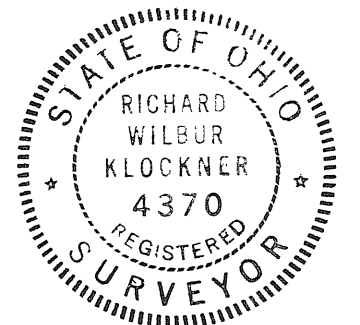


----- UTILITY EASEMENTS

SEE AFFIDAVIT RECORDED IN
MISC. BOOK 17 PAGE 745
SEPTEMBER 26, 1973
Mary B. Huston, Recorder by Dora
RECORDER Whitman, Deputy.

NO.	RADIUS	Δ °	LENGTH	TANGENT
A	50	41°24'30"	36.14	—
B	15	86°47'	22.72	14.18
C	15	93°13'	24.41	15.87
D	15	93°58'	24.60	16.08
E	15	86°02'	22.52	14.0

TIPP CITY BD. OF EDUCATION
IN LOT 1769



PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES - CIVIL ENGINEERING & SURVEYING - TROY, OHIO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

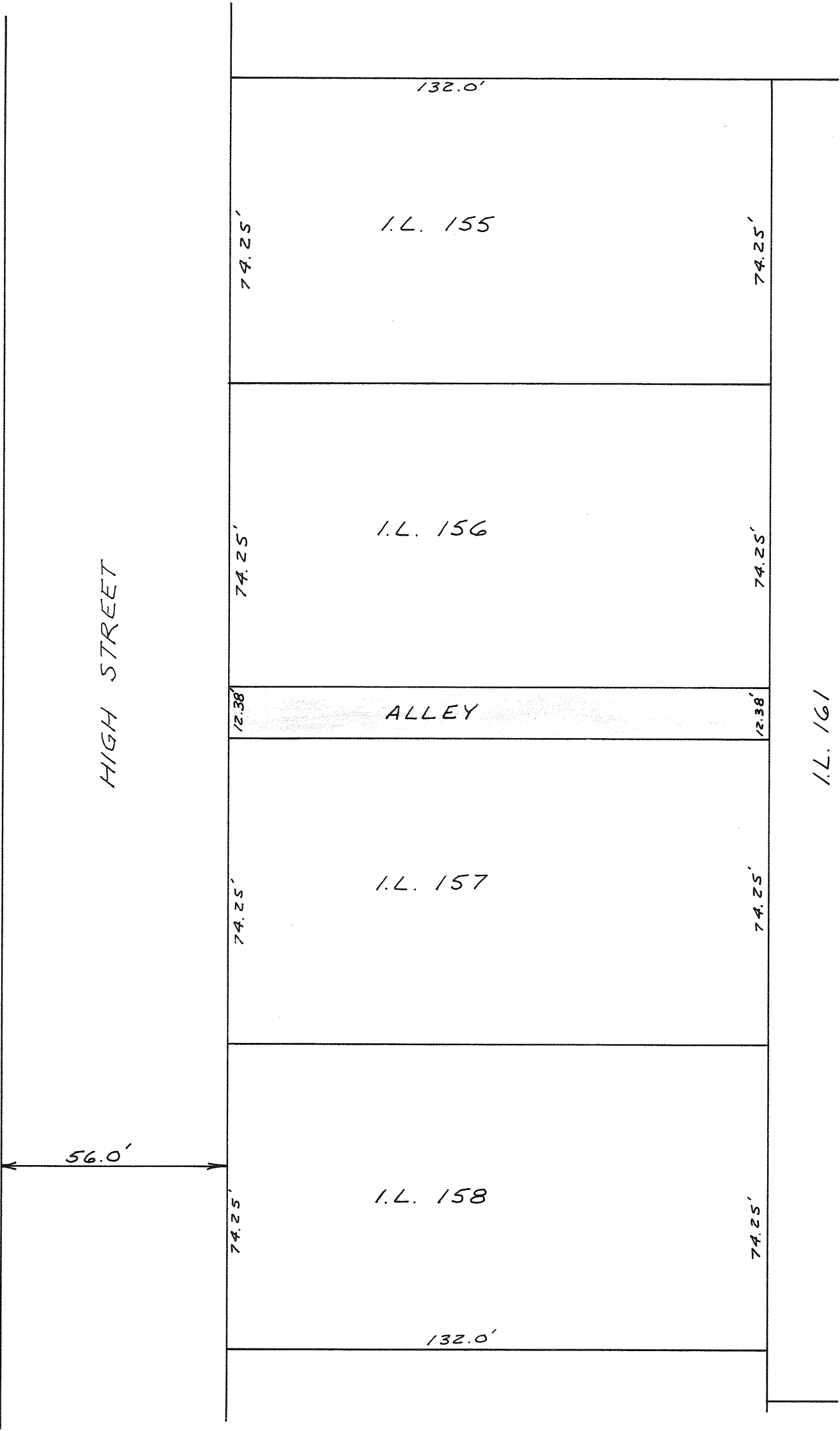
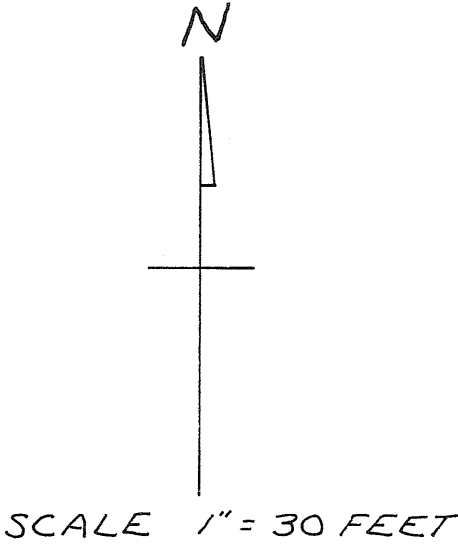
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR 4370

VACATION PLAT OF ALLEY BETWEEN INLOTS 156 & 157
COVINGTON, OHIO

REFERENCE: PLAT BOOK NO. 1, PAGE NO. 39

PLAT BOOK NO. 10 PAGE NO. 138
MIAMI COUNTY RECORDER'S PLAT RECORDS.
RECEIVED FOR RECORD THIS 24TH DAY OF
MAY 1971, AT 2:21 P.M.
FILE NUMBER: 75952
FEE: \$ 8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



WE, THE UNDERSIGNED, BEING ALL OF THE PROPERTY OWNERS WITH LAND ABUTTING THE ALLEY SHOWN SHADED HEREON FOR VACATION DO HEREBY CONSENT TO SUCH VACATION AND WAIVE ANY AND ALL NOTICE OF THE PENDENCY THEREOF IN THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO.

Mary W. Click Robert W. Rudy
MARY W. CLICK WITNESS
536 S. High St.
Covington, Ohio Sherry J. Flary
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED, THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING ALLEY VACATION AND THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICAL SEAL AT Covington, OHIO THIS 13th DAY OF May 1971.
Bonnydell Rudy NOTARY PUBLIC

BONNYDELL RUDY, Notary Public
in and for Miami County, Ohio
My Commission Expires Feb. 2, 1975

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO THIS 4th DAY OF May 1971.

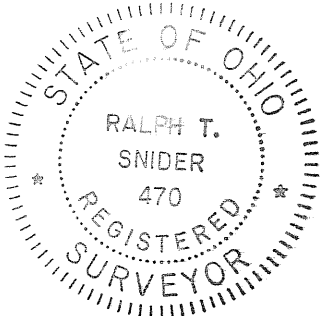
J. George Rudy
CHAIRMAN
SECRETARY

AT A MEETING OF THE VILLAGE COUNCIL OF COVINGTON, OHIO HELD THIS 4th DAY OF May 1971, THIS ALLEY VACATION PLAT WAS APPROVED AND ACCEPTED BY: ORDINANCE NO: 106-71

J. George Rudy
MAYOR
Judith K. Carden
CLERK

TRANSFERRED THIS 24th DAY OF May 1971

Paul Davis by Lore Sheestenger Deputy
MIAMI COUNTY AUDITOR



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

Ralph T. Snider
RALPH T. SNIDER, PROFESSIONAL SURVEYOR
OHIO REGISTRATION NO. 470
WEST MILTON, OHIO

~ HERITAGE HILLS ~ SECTION 8 ~

~ PART OF OUTLOT 430 ~ TROY, OHIO ~

BOOK 10 PAGE 139
 MIAMI COUNTY RECORDER'S RECORD
 OF RECORDED PLATS.
 FILE NO. 76036
 RECEIVED FOR RECORD 3:40PM MAY 26, 1971
 FEE \$8.60 *May B. Austin*
 MIAMI COUNTY RECORDER

CURVE DATA

- ① $\Delta = 90^{\circ}00'$
 $R = 15.50$
 $L = 24.35$
 $T = 15.50$
- ② $\Delta = 88^{\circ}22'20''$
 $R = 15.50$
 $L = 23.91$
 $T = 15.07$
- ③ $\Delta = 85^{\circ}44'30''$
 $R = 15.50$
 $L = 23.20$
 $T = 14.39$



SCALE: 1" = 100'

DESCRIPTION

BEING A SUBDIVISION OF 16.677 ACRES OF PART OF OUTLOT 430 AS CONVEYED TO MID-CONTINENT PROPERTIES, INC., BY DEED RECORDED IN VOLUME 470, PAGE 195, OF THE MIAMI COUNTY RECORD OF DEEDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND 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 EXPRESSED PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTIES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

William T. Talbot
 WITNESS
Palma A. Lawrence
 WITNESS

Peter R. Thompson
 PETER R. THOMPSON, PRESIDENT
Edwin W. Barnes
 EDWIN W. BARNES, EXECUTIVE VICE PRES.

STATE OF OHIO, MIAMI COUNTY, SS: TL

BE IT REMEMBERED THAT ON THIS 11 DAY OF MARCH, 1971, 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 EXECUTIVE VICE PRESIDENT EDWIN W. BARNES, 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 JAN. 15, 1973

Palma A. Lawrence
 NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 10th DAY OF MARCH, 1971, THIS PLAT WAS APPROVED.

Harry J. Legris
 CHAIRMAN

Don Gilles
 SECRETARY

CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF MAY, 1971, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-20-71.

John D. Swell
 MAYOR

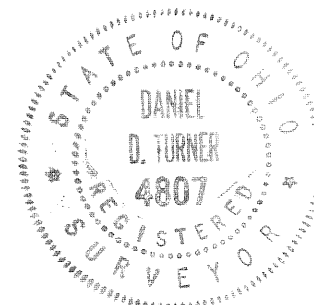
John W. Barnes
 PRES. OF COUNCIL

Betty M. Glasgow
 CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 26th DAY OF MAY, 1971.

Paul Davis by Cora Sheenberger, Deputy
 MIAMI COUNTY AUDITOR



I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS.

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

HERITAGE HILLS - SECTION 8			
FOR			
MID-CONTINENT PROPERTIES, INC.			
PIQUA - OHIO			
DANIEL D. TURNER & ASSOC.			
TROY - OHIO			
CIVIL ENGINEERING - LAND SURVEYING			
DATE	DRAWN BY:	J.T.	SHEET NO.
FEB. 1971	CHECKED BY:	D.T.	1
FILE NO.	SCALE:	1" = 100'	
1-71-03			

CONCORD ACRES - SECTION THREE

~ TOWN 5 ~ RANGE 6 ~ SECTION 32 ~ CONCORD TOWNSHIP ~ MIAMI COUNTY ~ OHIO ~

BOOK 10, PAGE 140
Miami County Recorder's
record of recorded plats

ROADS = 2.017 AC. LOTS = 15.301 AC.

NOTE

There is a five foot (5') utility easement along each side of all interior lot lines and each rear or side lines unless otherwise shown hereon.

DESCRIPTION

Being a subdivision of 17.318 Acres of a 17.406 Acre tract conveyed to Daniel D. Turner and Gail W. Turner by deed recorded in Volume 478 Page 763, 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 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 said purposes and are to be maintained as such forever.

Sharon A. Wicks
witness

Daniel D. Turner
Daniel D. Turner

Sharon A. Wicks
witness

Gail W. Turner
Gail W. Turner

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 28th day of April, 1971, before me, a notary public in and for said county and state, personally came Daniel D. Turner and Gail W. Turner, 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 *March 3, 1972*
Sharon A. Wicks, Notary Public
in and for Miami County, Ohio
My Commission expires March 3, 1972

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE- No lot shall be used except for residential purposes. No permanent building shall be erected, altered, placed, or permitted to remain on any lot other than one (1) single family dwelling, with attached garage.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1600 Sq. Ft. for one floor plans, 2000 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, campshack, 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 signs 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 June 1, 1991, 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.

NOTE

FOR LOT NOS. 27 THRU 32, THE AREA BETWEEN THE REAR LOT SETBACK LINE & THE REAR (WEST) PROPERTY LINE OF EACH OF SAID LOTS IS HEREBY RESERVED FOR POSSIBLE FUTURE ROADWAY PURPOSES. NO PERMANENT STRUCTURE OF ANY TYPE MAY BE ERRECTED UPON ANY OF SAID AREA EXCEPT AT LOT OWNER'S OWN RISK.

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Kenneth Cook
Robert E. Clawson
John L. Rnoop
Arthur D. Haddad
Miami County Engineer
DATE MAY 28, 1971. No. 2049

APPROVED BY MIAMI COUNTY COMMISSIONERS

Kenneth Cook
Robert E. Clawson
John L. Rnoop
Arthur D. Haddad
Miami County Engineer

At a meeting of the City of Troy Planning Commission held this 28th day of May, 1971, this plat was approved.

Charles J. Schmidt (V.P.)
Sam Dillies, Secretary

MIAMI COUNTY AUDITOR

Approved and transferred this 28th day of May, 1971
Carl Davis by Doris Sheehan, Deputy
Miami County Auditor

MIAMI COUNTY RECORDER

File No. 76069

Received for record: 1:26 PM MAY 28, 1971

Recorded in Plat Book No. 10, Page 140

Fee: \$ 8.50
Mary B. Austin
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

APPROVED
Severance Committee (Real)

FILED
JUL 19, 1971
Troy City, Miami County
Recd. Department

POOR SOIL
325 SQ. FT. PER BEDROOM

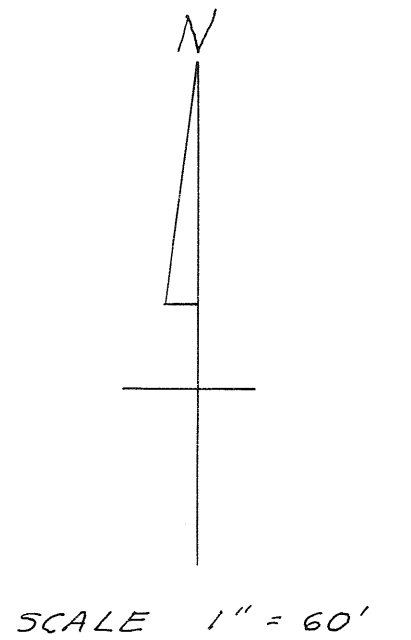
Concord Acres- Section Three
for

Daniel D. and Gail W. Turner
Troy - Ohio
DANIEL D. TURNER and ASSOC.
Troy - Ohio
CIVIL ENGINEERING - LAND SURVEYING

DATE	Drawn by: T.S.	SHEET
4-23-71	Traced by:	1
FILE NO.	Checked by: D.T.	1
SCALE: 1" = 100'		

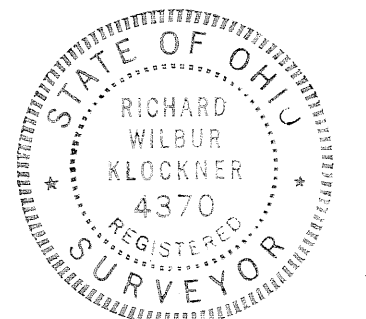
TOWN 8 RANGE 5 SECTION 30 NEWBERRY TWP. STREET & ALLEY VACATION WEST COVINGTON

PLAT BOOK 10 PAGE NO. 141
 MIAMI COUNTY RECORDER'S PLAT
 RECORDS. RECEIVED FOR RECORD
 THIS 2nd DAY OF JUNE, 1971
 AT 10:55 P.M.
 FILE NUMBER 76155 FEE _____
Mary B. Gustin
 MARY B. GUSTIN, MIAMI CO. RECORDER



INDICATES VACATED PORTION

TRANSFERRED THIS 2nd DAY OF June 1971
Earl Davis by Power of Attorney
 MIAMI COUNTY AUDITOR



Richard W. Klockner
 REGISTERED SURVEYOR NO. 4370



VICTORIA ACRES-SEC. I (REPLAT)

WEST MILTON - OHIO

PART OF OUTLOT 182

BOOK 10, PAGE 142
Miami County Recorder's
record of recorded plats

MIAMI COUNTY RECORDER

File 76386 Fee \$ 8.60

Received for record 3:40 PM June 10, 1971
TIME DATE

Recorded in Plat Book No. 10 Page 142

Mary B. Austin
Miami County Recorder

NOTE
THIS REPLAT MADE FOR THE PURPOSE OF COR-
RECTING THE EAST PROPERTY LINE OF VICTORIA
ACRES-SEC. I AS SHOWN IN VOL. 10 PG. 135,
OF THE MIAMI COUNTY PLAT RECORDS.

DESCRIPTION

Being a subdivision of 2.319 Acres of a tract conveyed to A.B.T.J. Corporation by deed recorded in Volume 478, Page 327 of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of 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 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 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.

A.B.T.J. CORPORATION

August F. Kleeather
witness

Steven Shum
witness

_____ witness

Emanuel A. Yates
Emanuel A. Yates, president

William E. Yates
William E. Yates, secretary

Lyle D. Corbin
Lyle D. Corbin

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 9 day of JUNE 1971, before me, the undersigned, a notary public in and for said county, personally came A.B.T.J. Corporation by its President Emanuel A. Yates, and its Secretary William E. Yates, and Lyle D. Corbin, 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 this day and date above written.

ELIZABETH F. KLEATHER, Notary Public

For Montgomery and Miami Counties Ohio

My commission expires July 25, 1972

My Commission expires

August F. Kleeather
Notary Public

PROTECTIVE COVENANTS

- These covenants and restrictions are for the benefit of all lot owners and are to run with the land, and shall be binding on all parties and persons claiming under them until October 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- It shall be lawful for any person or persons owning any real property in this subdivision to prosecute any proceedings at law or inequity 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.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than five feet (5') to an interior lot line. For purposes of this covenant, eaves and steps shall not be considered a part of the building, providing that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- 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 trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building setback line.
- Easements affecting lots shown and noted on the recorded plat are for utility installation and maintenance, and improvements made on any easement by the property owner are made at the risk of the property owner.
- No signs of any kind shall be displayed to public view on any lot except one professional sign of not more than one sq. ft. or one sign of not more than five sq. ft. advertising the property for sale or for rent, or signs used by a builder to advertise the property during the construction and sales period.
- Any lot area designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water.

VILLAGE PLANNING COMMISSION APPROVAL

Accepted and approved by the Planning Commission of the Village of West Milton on this 8 day of JUNE, 1971

Roy E. Woolley chairman
Mammoth S. Davis, Sec.

VILLAGE COUNCIL APPROVAL AND ACCEPTANCE

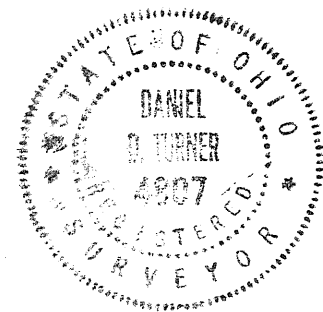
Approved and accepted by the Village of West Milton Council on this 8th day of JUNE, 1971.

Paul Johnson Mayor
Charles Frantz Clerk

MIAMI COUNTY AUDITOR

Approved and transferred this 10th day of JUNE, 1971.

Paul Davis by Lora Schellenger
Miami County Auditor
Secretary



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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor, no. 4807

Victoria Acres- Sec. 1 for			
A.B.T.J. Corporation Englewood - Ohio			
DANIEL D. TURNER & ASSOC. Troy - Ohio			
*CIVIL ENGINEERING- LAND SURVEYING *			
DATE MAR. - 1971	Drawn by: Traced by:	T.S.	SHEET NO
FILE NO. 1-71-08	Checked by:	D.T.	1/1
SCALE: 1" = 60'			

CANDLEWOOD HILLS SUBDIVISION - SEC 9

PART OF O.L. 336 & 337

PIQUA - OHIO

BOOK 10 PAGE 143
Miami County Recorders Record
of recorded plats.

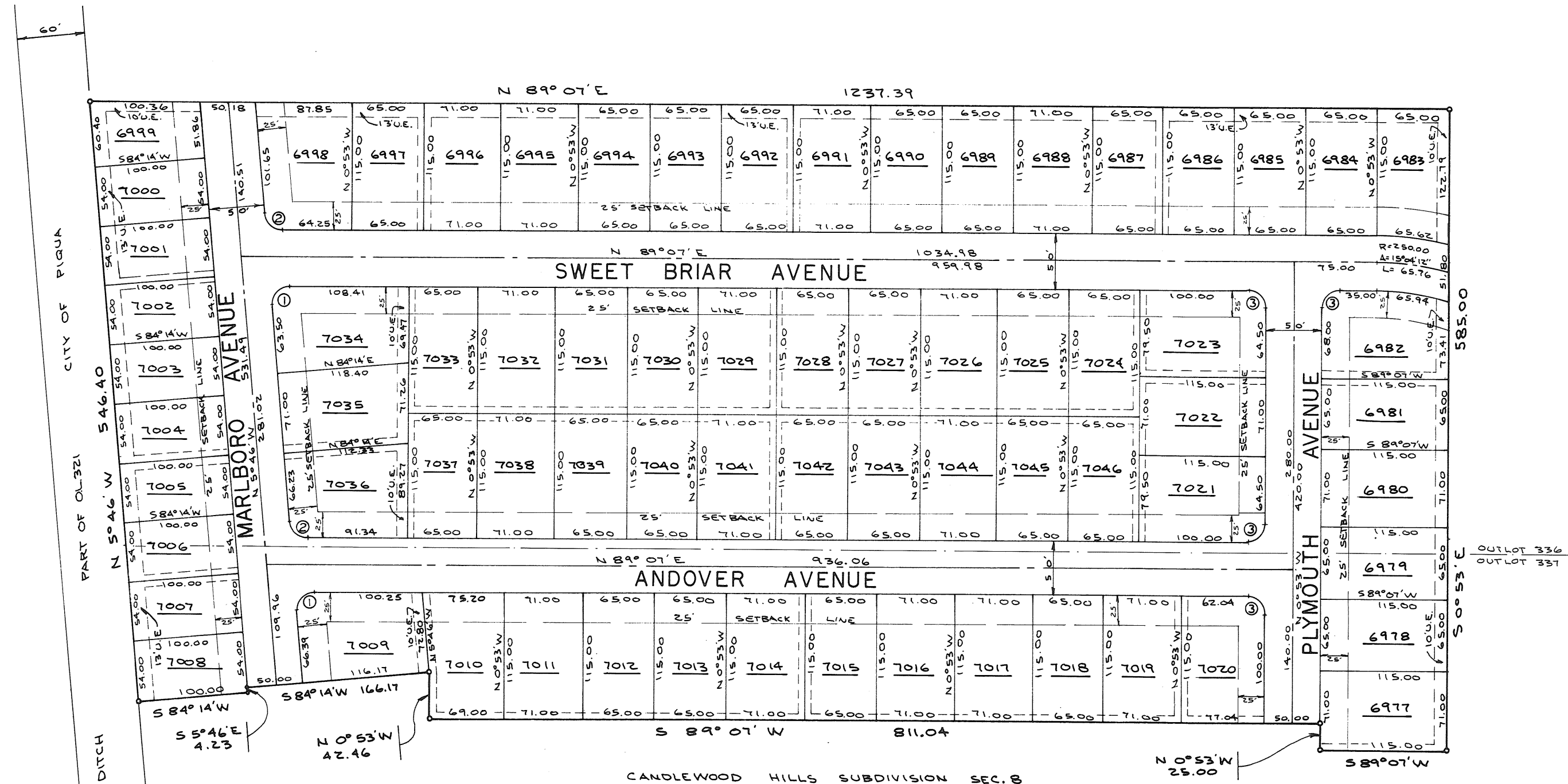
MIAMI COUNTY RECORDER

File No. 76466

Received for record 11:30 AM June 5, 1971

Recorded in Plat Book No. 10 Page 143

Fee: \$ 8.60 Mary B. Austin
Miami County Recorder
by Emily Mc Neal, Deputy



DESCRIPTION

Being a subdivision of 15.481 Acres of part of O.L. 336 and O.L. 337 in the City of Piqua, Miami County, Ohio, as conveyed to Mid-Continent Properties, Inc. by deed recorded in Vol. 452, Page 215, of the Miami County Deed Records. & Vol. 452, Page 217

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, 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 properties for said purposes, and are to be maintained as such forever.

NOTE

Easements indicated on this plat are six (6) feet on each side of lot lines unless indicated otherwise. Easements are designated thus: -----

Protective covenants for this plat shall be the same as those for Candlewood Hills-Sec. 2 as recorded in Plat Book 9, Page 44A, of the Miami County Plat Records, except that the time limitation of said covenants shall extend to June 15, 2001.

PLANNING COMMISSION

At a meeting of the City of Piqua planning commission held this 24 day of May, 1971, this plat was approved.

John R. Thompson, Chairman
John D. Thompson
Raymond L. Thompson Jr.
Robert M. France

CITY COMMISSION

At meeting of the City Commission of the City of Piqua held this 7th day of June, 1971, this plat was approved by ordinance no. ---

Jack D. Wilson
Harold L. Clark
Paul N. Schmitt
Joseph C. Ray
Ralph Spencer

CURVE DATA

- ① I = 94°53'
R = 15.00
T = 16.34
L = 24.84
- ② I = 85°07'
R = 15.00
T = 13.77
L = 22.28
- ③ I = 90°00'
R = 15.00
T = 15.00
L = 23.56

SCALE: 1"=100'



MID-CONTINENT PROPERTIES, INC.

Delma J. Lawrence
witness
Irada Wilbert
witness

Peter R. Thompson
Peter R. Thompson, president
Edwin W. Barnes
Edwin W. Barnes, executive vice-president

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 7th day of May, 1971, 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 by its executive vice-president Edwin W. Barnes, 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.

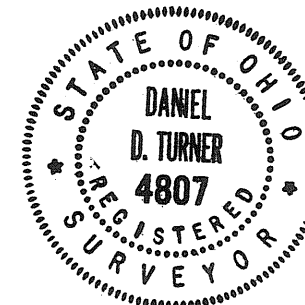
My Commission Expires JAN 15, 1973

Notary Public *Delma J. Lawrence*

MIAMI COUNTY AUDITOR

Approved this 15th day of June, 1971

Carl Davis by Cora Stollenberger
Miami County Auditor
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
DANIEL D. TURNER, registered surveyor
no. 4807

Candlewood Hills Subd.-Section 9 for Mid-Continent Properties, Inc. Piqua - Ohio		
DANIEL D. TURNER and ASSOC. Troy, Ohio		
*CIVIL ENGINEERING- LAND SURVEYING-		
DATE APRIL - 1971	Drawn by: JT Traced by: Checked by: DT	SHEET NO. 1/1
FILE NO. 1-71-04	SCALE 1"=100'	

DEDICATION

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

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

HATHAWAY VILLAGE DEVELOPMENT CO.

NELSON C. BORCHERS, PRESIDENT

FRANK FENNELL, VICE PRESIDENT

WITNESS

WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND FRANK FENNELL, VICE PRESIDENT OF HATHAWAY VILLAGE DEVELOPMENT CO., THE CORPORATION, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 16th DAY OF June, 1971.

HERBERT W. ROSE, NOTARY PUBLIC

MY COMMISSION EXPIRES

THE PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE 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 STORIES (2½) IN HEIGHT, AND A PRIVATE GARAGE FOR NOT LESS THAN ONE (1) CAR AND A NON-COMMERCIAL GREEN HOUSE NOT TO EXCEED 350 SQUARE FEET.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 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.
- NO LOT AS SHOWN ON THE RECORDED PLAT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- 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 864 SQUARE FEET FOR A ONE OR ONE AND ONE HALF STORY STRUCTURE, OR NOT LESS THAN 800 SQUARE FEET FOR A TWO AND ONE HALF STORY STRUCTURE. A ONE (1) CAR GARAGE ON NOT LESS THAN 220 SQUARE FEET SHALL BE REQUIRED FOR EACH SINGLE FAMILY DWELLING CONSTRUCTED IN THIS SUBDIVISION.
- 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.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT IN THIS SUBDIVISION, 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 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.
- ANY BUILDING ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
- 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, PROVIDING 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 BUILDING PLANS, SPECIFICATIONS, PLOT PLAN, AND LANDSCAPING PLAN HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, HATHAWAY VILLAGE DEVELOPMENT CO. OR THEIR AUTHORIZED REPRESENTATIVE.
- 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.
- 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.
- 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, 1991, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

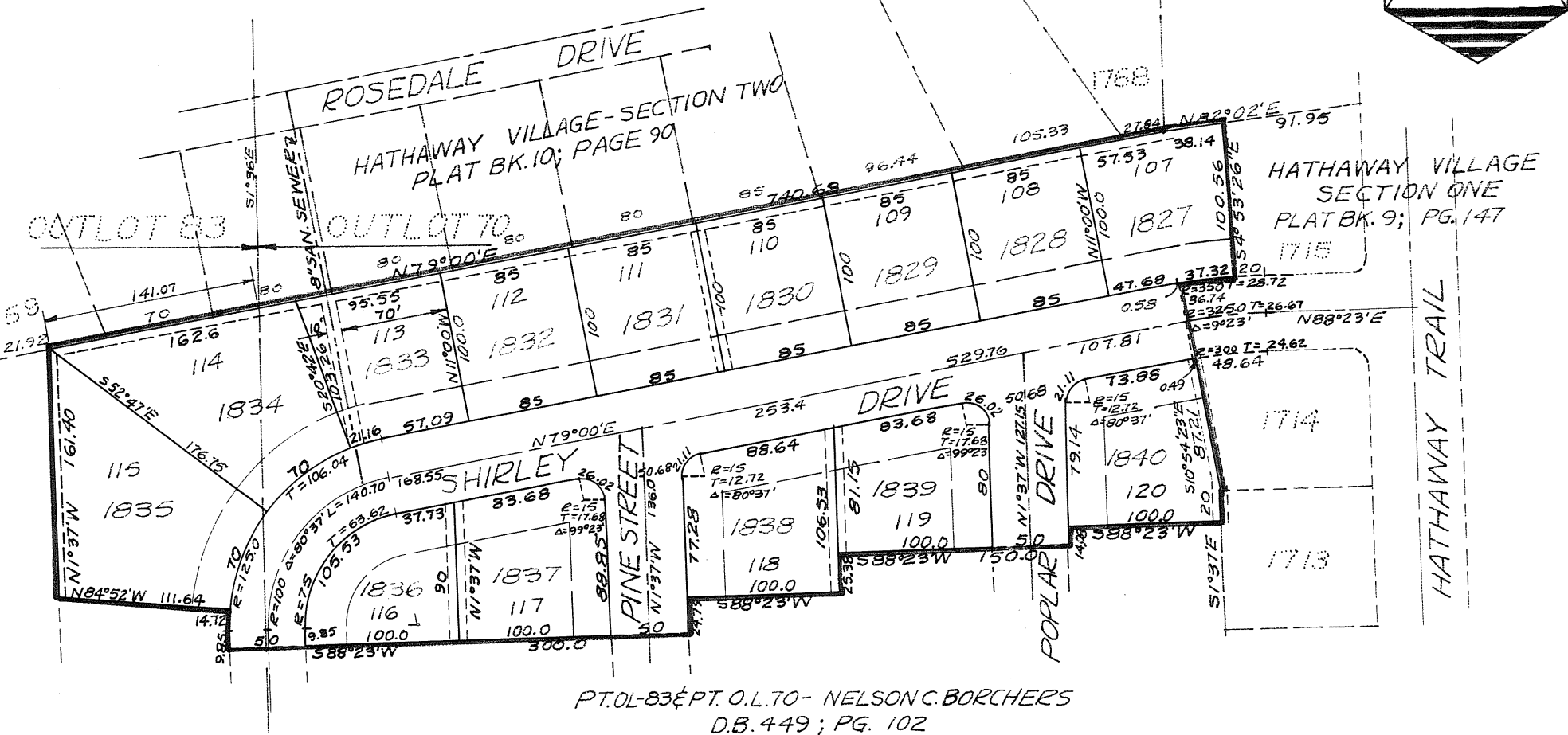
HATHAWAY VILLAGE SECTION THREE

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.104 ACRES OF WHICH 0.594 ACRES ARE IN OUTLOT 83 AND 3.510 ACRES ARE IN OUTLOT 70 IN TIPP CITY, OHIO, SAME BEING ACQUIRED BY HATHAWAY VILLAGE DEVELOPMENT CO. BY DEED RECORDED IN DEED BOOK 481: PAGE 423 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

SCALE: 1" = 100 FEET

DATED: 25 APRIL 1971



----- INDICATES 5' UTILITY BASEMENT
MINIMUM BUILDING SETBACK LINE SHALL BE 25 FEET FROM STREET RIGHT-OF-WAY LINE.
----- = MINIMUM BUILDING SETBACK LINES

APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 26TH DAY OF APRIL, 1971, THIS PLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler
CHAIRMAN

Paul J. Lusk
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 21st DAY OF JUNE, 1971, THIS PLAT WAS APPROVED BY ORDINANCE NUMBER 18-71.

Thomas B. Kish
PRESIDENT OF COUNCIL

Philip H. Wampler
CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 23rd DAY OF June, 1971.

Carl Davis
CARL DAVIS, MIAMI COUNTY AUDITOR

Don Shellenbarger
DEPUTY

PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT SURVEY MADE BY ME. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAN, AND TO DEDICATE THE PORTIONS OF EXISTING STATE ROUTE 201 AND DAYTON-BRANDT ROAD INCLUDED WITHIN THE LIMITS OF THIS PLAT 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, SEWERS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS

WITNESSES

CHARLES L. STROUD

MARY E. STROUD

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR
PERSONALLY APPEARED CHARLES L. STROUD AND MARY E. STROUD WHO 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 Amherst, Ohio, OHIO THIS 20th DAY OF JULY, 1971.

NOTARY PUBLIC

EXPIRATION DATE: 4-21-82

COVENANTS AND RESTRICTIONS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES, AND NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
2. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
3. NO DWELLING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION WITH LESS THAN 1400 SQUARE FEET UNDER ROOF, WHICH SHALL INCLUDE AT LEAST A ONE CAR GARAGE.
4. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT, ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE (3) SQUARE FEET OR ONE SIGN OF NOT MORE THAN SIX (6) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGN BY A BUILDING CONTRACTOR TO ADVERTISE STRUCTURE DURING CONSTRUCTION.
5. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT RIGHT-OF-WAY LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR LOT LINE.
6. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE MONTHS FROM THIS BEGINNING OF CONSTRUCTION.
7. NO NOXIOUS OR OFFENSIVE TRADE OR ODOR OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, MAY BE RAISED, BRED, OR KEPT ON ANY LOT IN THIS SUBDIVISION, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
9. NO FENCES, WALLS, HEDGES OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO THE PUBLIC HIGHWAYS THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
10. THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS CLAIMING UNDER THEM FOR THE PERIOD OF TIME UNTIL JULY 30, 1991, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS AMENDED BY WRITTEN CONSENT OF ALL OF THE OWNERS OF THE LOTS AT THE TIME OF THE AMENDMENT.
11. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

APPROVAL

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 21ST DAY OF JULY, 1971.

THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 21ST DAY OF JULY, 1971.

MIAMI COUNTY ENGINEER PLAT NUMBER 2071

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 21ST DAY OF JULY, 1971.

APPROVED AND TRANSFERRED THIS 21st DAY OF JULY, 1971.

MIAMI COUNTY AUDITOR, BY: Carol Schellenger DEPUTY

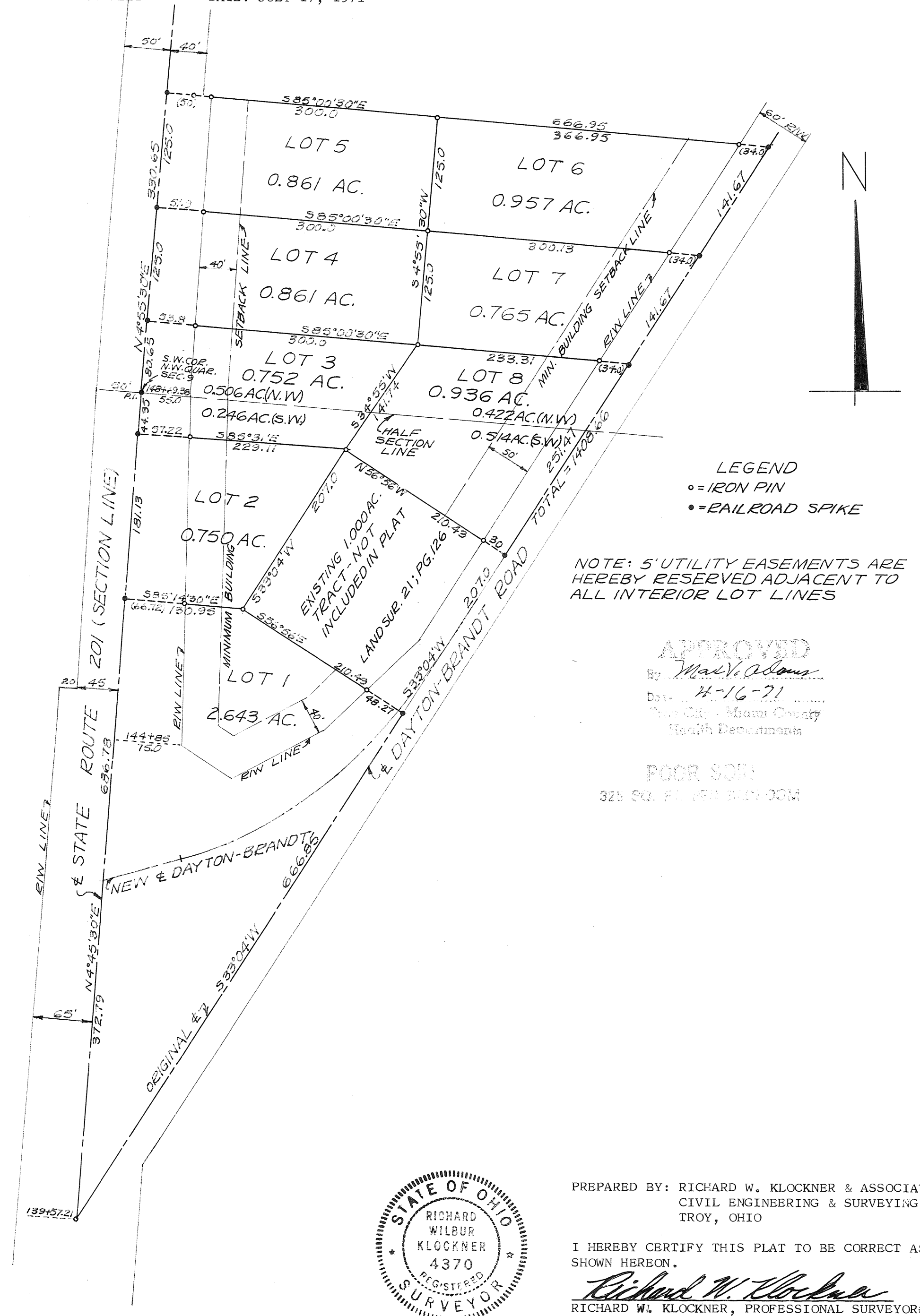
CHARLES STROUD PLAT

PART OF NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 9;
TOWN-2; RANGE-9; BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 8.525 ACRES OF A TOTAL OF 9.525
ACRES ACQUIRED BY CHARLES AND MARY STROUD BY DEED FILED
IN MIAMI COUNTY RECORDER'S RECORD OF DEED BOOK 288
PAGE 314.

SCALE: 1 INCH = 100 FEET

DATE: JULY 17, 1971



PLAT BOOK 10 PAGE 145
MIAMI COUNTY RECORDER'S RECORD OF
PLATS. RECEIVED FOR RECORD THIS
21ST DAY OF JULY, 1971,
AT 2:39 P.M.

FILE NUMBER 77477 FEE \$8.60

MARY B. GUSTIN
MARY B. GUSTIN, MIAMI CO. RECORDER

APPROVED
By Mar. V. Adams
Date 4-16-71
Troy, Ohio
Health Department

POOR SOIL
325 SQ. FT. PER ACRE

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

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

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

TROY IMPERIAL DEVELOPMENT - SECTION 2

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND TO 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.

IMPERIAL DEVELOPMENT CORP.

Dwight Hilgford
DWIGHT HILGFORD, VICE PRESIDENT
John A. Montan
WITNESS

Benjamin Poppa
BENJAMIN POPPA, SECRETARY
Wendell O. Fleming
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MIAMI, PERSONALLY APPEARED DWIGHT HILGFORD, VICE PRESIDENT AND BENJAMIN POPPA, SECRETARY OF IMPERIAL DEVELOPMENT CORP. WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND SECRETARY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 27th DAY OF NOVEMBER, 1970.

Wendell O. Fleming
NOTARY PUBLIC

WENDELL O. FLEMING, Notary Public
In and for Miami and Montgomery Counties, Ohio
My Commission Expires Sept. 26, 1972

MY COMMISSION EXPIRES:

PROTECTIVE COVENANTS AND RESTRICTIONS

1. THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS TWO FAMILY, MULTI-FAMILY AND COMMERCIAL DEVELOPMENT ESTABLISHED IN ACCORDANCE WITH ALL APPLICABLE CITY OF TROY ZONING REGULATIONS.
2. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT IN THIS DEVELOPMENT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD
3. 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.
4. NO FENCE OR WALL SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE(3) FEET IN HEIGHT.
5. NO SIGN OR BILLBOARD SHALL BE ERECTED IN THIS SUBDIVISION EXCEPT AS PERMITTED IN THE ZONING ORDINANCE OF THE CITY OF TROY. NO BARN, STABLE, OR OTHER STRUCTURE FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON THE PREMISES.
6. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS IN THE SUBDIVISION AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1991 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION THESE COVENANTS ARE AMENDED OR TERMINATED.
7. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
8. 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.

APPROVAL

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 10th DAY OF March 1971, THIS REPLAT WAS REVIEWED AND APPROVED.

Harvey J. Legno, PRESIDENT in the, SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19th DAY OF July 1971 THIS REPLATTED SUBDIVISION WAS ACCEPTED BY ORDINANCE NUMBER O-21-71

Joan D. Terrell MAYOR John W. Harrison PRESIDENT OF COUNCIL Betty M. Glasgow CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 21st DAY OF July, 1971.

Carl Davis by Lois Shellenbarger, Deputy
CARL DAVIS, MIAMI COUNTY AUDITOR

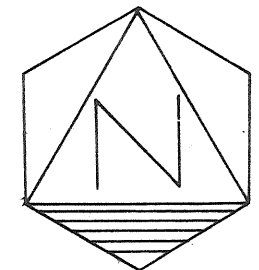
CITY OF TROY, MIAMI COUNTY, OHIO AND BEING A PART OF OUTLOT 429

BEING A SUBDIVISION OF 13.877 ACRES OF A TOTAL OF 21.649 ACRES ACQUIRED BY IMPERIAL DEVELOPMENT CORP. BY DEED FILED IN MIAMI COUNTY RECORDERS DEED BOOK 470; PAGE 311.

PLAT BOOK 10 PAGE 146
MIAMI COUNTY RECORDER'S RECORD OF
PLATS. RECEIVED FOR RECORD THIS
21ST DAY OF JULY, 1971
AT 2:40 P.M.

FILE NUMBER 77478 FEE \$860

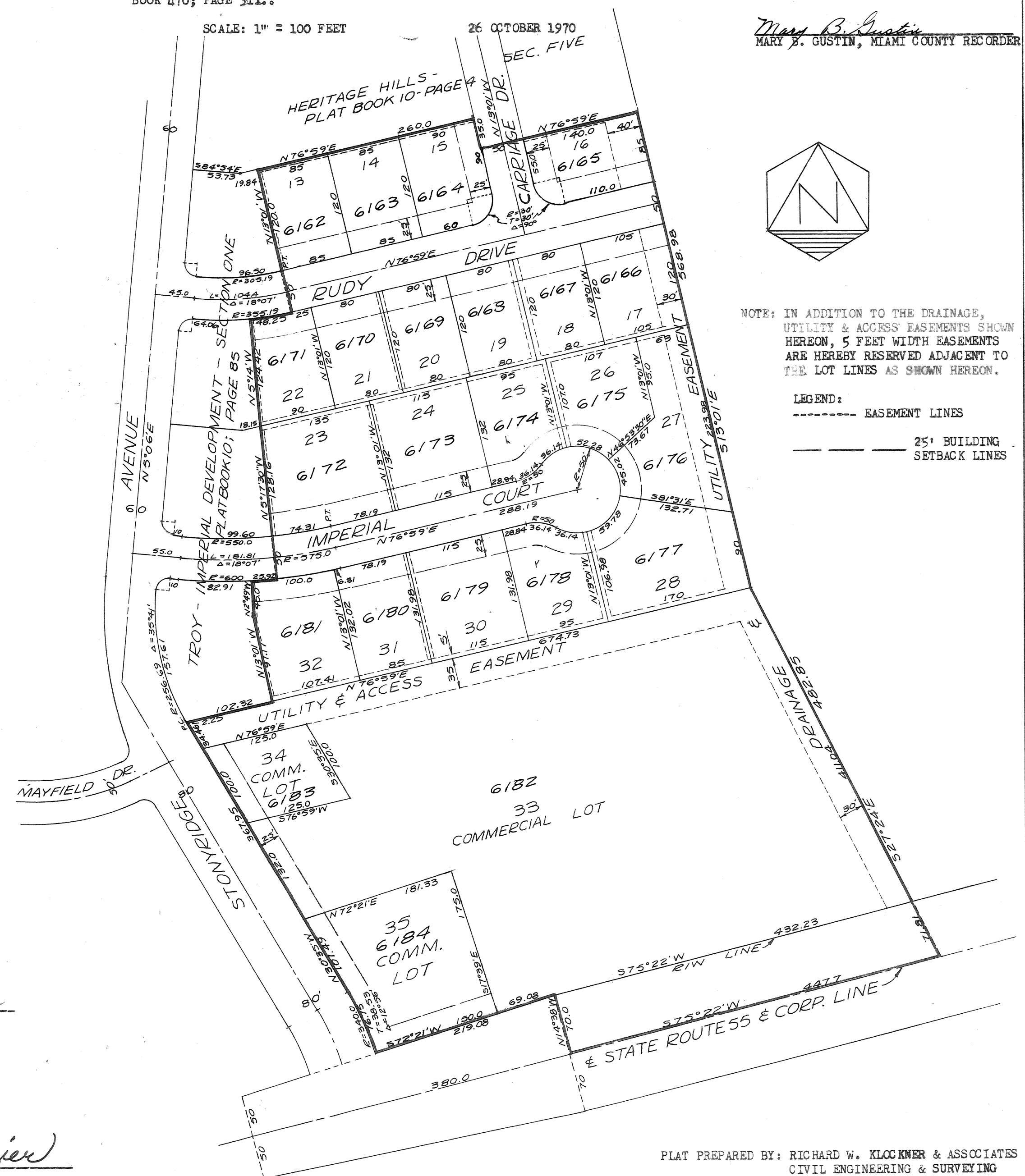
Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



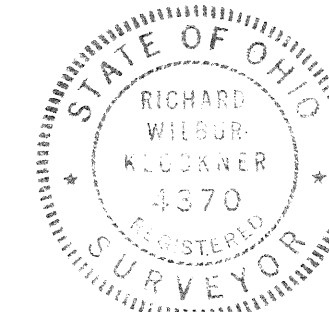
NOTE: IN ADDITION TO THE DRAINAGE, UTILITY & ACCESS EASEMENTS SHOWN HEREON, 5 FEET WIDTH EASEMENTS ARE HEREBY RESERVED ADJACENT TO THE LOT LINES AS SHOWN HEREON.

LEGEND:

- EASEMENT LINES
- 25' BUILDING SETBACK LINES



PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS P.C. AND P.T. POINTS.

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

GREEN MEADOW ESTATES

NORTHWEST QUARTER OF SECTION 22, TOWN 2, RANGE 9, M.R.S.
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A SUBDIVISION OF 103.4756 ACRES OF 200.8140 ACRES
CONVEYED TO TRI-CITY INVESTMENT CORPORATION BY DEED
FILED IN DEED BOOK 477, PAGE 692, OF THE MIAMI COUNTY
RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS
SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE
EXECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD
EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

TRI-CITY INVESTMENT CORPORATION

Lowell E. Coate Peter L. Hemming
LOWELL E. COATE, PRESIDENT WITNESS
Reese H. Matthews W. D. Hemming
REESE H. MATTHEWS, SECRETARY WITNESS

STATE OF OHIO MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 14TH DAY OF JUNE, 1971,
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.

Wendell O. Hemming
NOTARY PUBLIC IN AND FOR
MIAMI COUNTY - STATE OF OHIO
In and for Miami and Montgomery Counties, Ohio
My Commission Expires Sept. 26, 1972

APPROVED BETHEL TOWNSHIP ZONING
COMMISSION

John C. Malles Ch.
Leland E. Dueston
James E. Hummerick
DATE Alon R. Twines
June 21, 1971

APPROVED BETHEL TOWNSHIP TRUSTEES

Charles Tramm
Maurice Lynch
Earl J. Houser
DATE June 21, 1971

PLAT BOOK NO. 10 PLAT NO. 147
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

RECEIVED FOR RECORD THIS 2nd DAY OF
AUGUST, 1971 AT 10:28 A.M.
FILE NUMBER 77740 FEE \$17.20

Mary B. Austin Recorder by Dora Whitmer Deputy
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 2nd
DAY OF August, 1971.
Earl Davis by Dora Whitmer Deputy
MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING
COMMISSION

Samuel Cook
Robert Clawson
John J. Knoop
DATE JUNE 23, 1971 NO. 2073
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

WE HEREBY ACCEPT THE DEDICATION AND
APPROVE THIS PLAT AS SHOWN HEREON.

Samuel Cook
Robert Clawson
John J. Knoop
MIAMI COUNTY COMMISSIONERS
DATE JUNE 23, 1971
Arthur D. Haddad
APPROVED MIAMI COUNTY ENGINEER

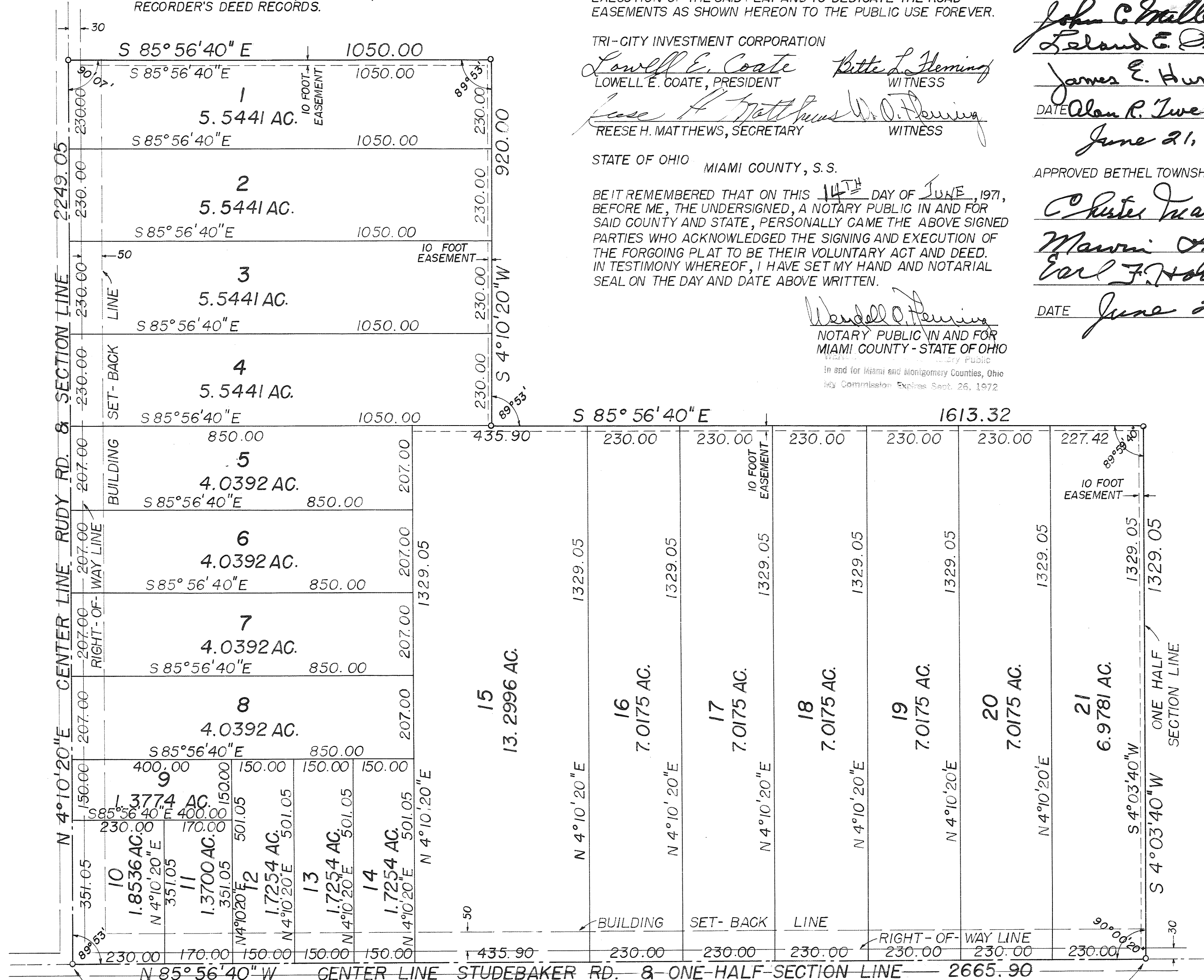
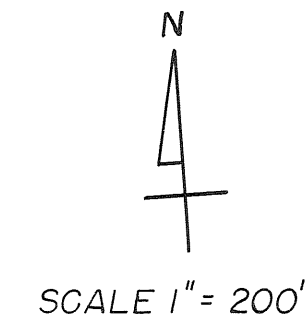
APPROVED POOR SOIL
By Committee M.V. Adams 325 SQ. FT. PER BEDROOM
Date 6-14-71 Reference Feb. 24, 1971
Troy City - Miami County
Health Department

NOTE:
IN ADDITION TO THE TEN (10) FOOT UTILITY
EASEMENT SHOWN HEREON, FIVE (5) FOOT
UTILITY EASEMENTS ARE HEREBY RESERVED
ADJACENT TO ALL INTERIOR PROPERTY LINES.

NOTE:
IRON PINS AND RAILROAD SPIKES ARE SET AT
ALL LOT CORNERS AND RIGHT OF WAY LINES.

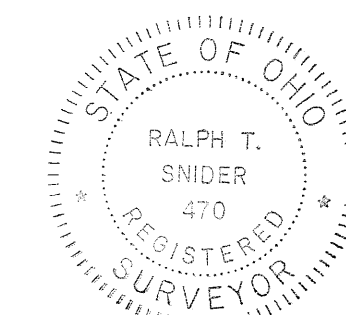
I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT
RETURN OF A SURVEY MADE BY ME AND THAT ALL
MONUMENTS ARE SET AS SHOWN.

Ralph T. Snider
RALPH T. SNIDER, REGISTERED SURVEYOR NO. 470
WEST MILTON, OHIO



SOUTHWEST CORNER
NORTHWEST QUARTER
SECTION 22, T-2, R-9, M.R.S.

SOUTHEAST CORNER
NORTHWEST QUARTER
SECTION 22, T-2, R-9, M.R.S.



RECEIVED FOR RECORD THIS 2nd DAY OF
AUGUST, 1971 AT 10:28 A.M.

FILE NUMBER 77740 FEE _____
Mary B. Justin, Recorder by Dora Whitmer,
MIAMI COUNTY RECORDER *Deputy*

GREEN MEADOW ESTATES

RESTRICTIVE COVENANTS

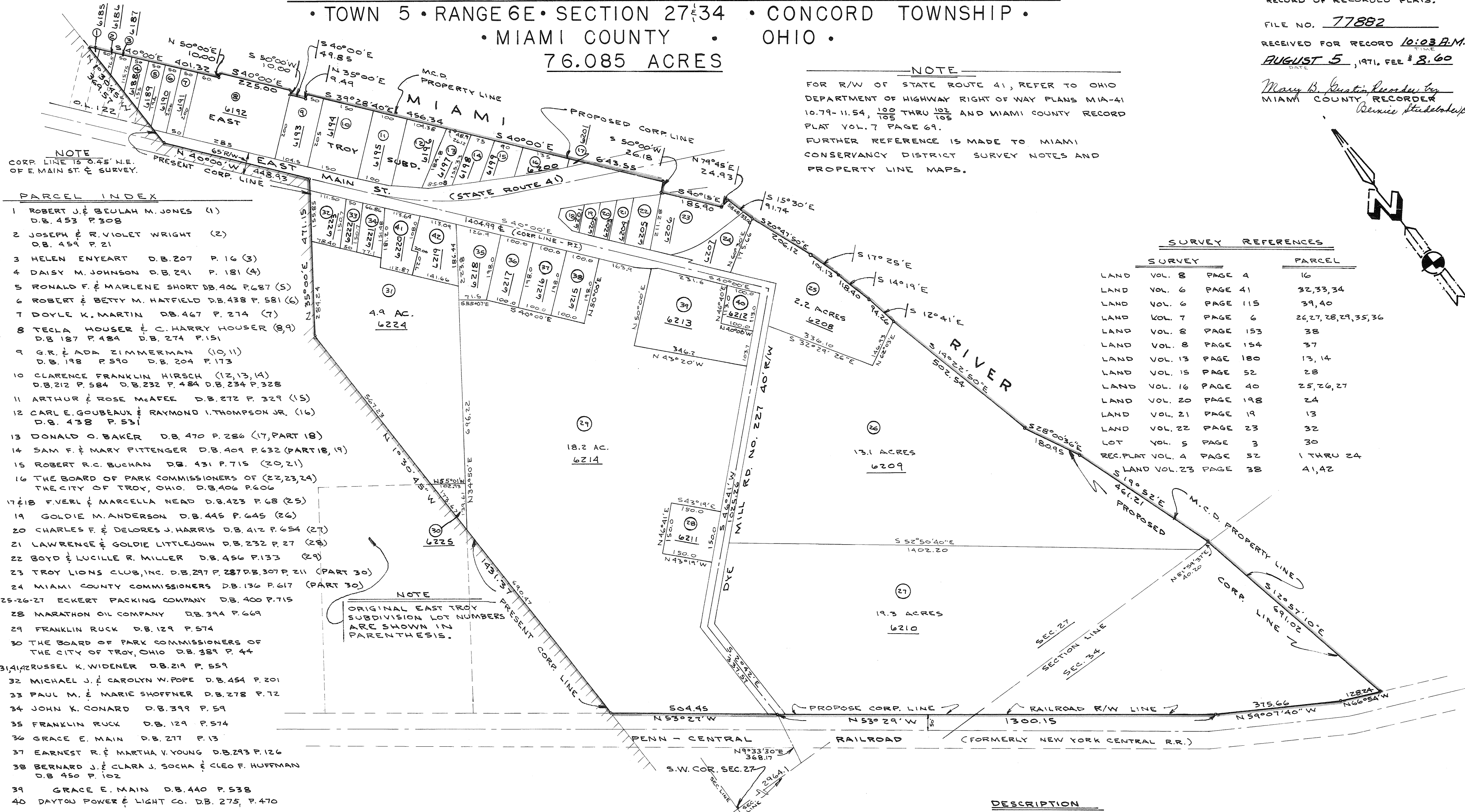
1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE-FAMILY DWELLING, AND A BARN. A GARAGE WILL BE PERMITTED IN ADDITION TO A BARN PROVIDED THE SAME IS ATTACHED TO AND IS AN INTERGAL PART OF THE DWELLING.
2. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL BE NOT LESS THAN 1,200 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1,500 SQUARE FEET FOR A SPLIT-LEVEL DESIGN; AND 900 SQUARE FEET ON THE 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 SET-BACK LINE SHOWN, OR NEARER TO THE SIDE YARD LINE THAN THE SET-BACK 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, BASEMENTS, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
6. ANY DWELLING TO BE CONSTRUCTED ON ANY LOT HEREIN 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.
7. ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SET-BACK LINE SHOWN ON THE PLAT.
8. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
9. NO BOAT OR TRAILER THEREFOR SHALL REMAIN IN THE FRONT OF ANY EXISTING DWELLING, BUT SHALL BE KEPT ALONGSIDE OR BEHIND SAID DWELLING.
10. THE WEEDS SHALL BE KEPT OUT ON EACH LOT HEREIN, EITHER PRIOR TO CONSTRUCTION OF A DWELLING OR AFTER CONSTRUCTION OF THE SAME.
11. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
12. NO SWINE OR POULTRY OF ANY KIND SHALL BE BRED, RAISED OR KEPT FOR COMMERCIAL PURPOSES ON ANY LOT IN THIS SUBDIVISION. THIS CLAUSE SHALL NOT BE CONSTRUED TO PREVENT THE BREEDING OF A HORSE, PONY, DOG OR CAT.
13. 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 JANUARY 1, 1996, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE TEN-YEAR PERIODS, UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
14. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.

ANNEXATION TO CITY OF TROY

• TOWN 5 • RANGE 6E • SECTION 27 & 34 • CONCORD TOWNSHIP •
• MIAMI COUNTY • OHIO •
76.085 ACRES

BOOK 10 PAGE 148
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS.
FILE NO. 77882
RECEIVED FOR RECORD 10:03 A.M.
AUGUST 5, 1971, FEE \$ 8.60

*Mary B. Gustin, Recorder by
Rennie Stadelhofer, Deputy*



- NOTE**
CORP. LINE IS 0.45' N.E.
OF E. MAIN ST. & SURVEY.
- PARCEL INDEX**
- 1 ROBERT J. & BEULAH M. JONES (1)
D.B. 453 P. 308
 - 2 JOSEPH & R. VIOLET WRIGHT (2)
D.B. 459 P. 21
 - 3 HELEN ENYEART D.B. 207 P. 16 (3)
 - 4 DAISY M. JOHNSON D.B. 291 P. 181 (4)
 - 5 RONALD F. & MARLENE SHORT D.B. 406 P. 687 (5)
 - 6 ROBERT & BETTY M. HATFIELD D.B. 438 P. 581 (6)
 - 7 DOYLE K. MARTIN D.B. 467 P. 214 (7)
 - 8 TECLA HOUSER & C. HARRY HOUSER (8,9)
D.B. 187 P. 484 D.B. 274 P. 151
 - 9 G.R. & ADA ZIMMERMAN (10,11)
D.B. 198 P. 590 D.B. 204 P. 173
 - 10 CLARENCE FRANKLIN HIRSCH (12,13,14)
D.B. 212 P. 584 D.B. 232 P. 484 D.B. 234 P. 328
 - 11 ARTHUR & ROSE McAFEE D.B. 272 P. 329 (15)
 - 12 CARL E. GOUBEUX & RAYMOND I. THOMPSON JR. (16)
D.B. 438 P. 531
 - 13 DONALD O. BAKER D.B. 470 P. 286 (17, PART 18)
 - 14 SAM F. & MARY FITTENDER D.B. 409 P. 632 (PART 18, 19)
 - 15 ROBERT R.C. BUCHAN D.B. 431 P. 715 (20, 21)
 - 16 THE BOARD OF PARK COMMISSIONERS OF (22, 23, 24)
THE CITY OF TROY, OHIO. D.B. 406 P. 606
 - 17 & 18 F. VERL & MARCELLA NEAD D.B. 423 P. 68 (25)
 - 19 GOLDIE M. ANDERSON D.B. 445 P. 645 (26)
 - 20 CHARLES F. & DELORES J. HARRIS D.B. 412 P. 654 (27)
 - 21 LAWRENCE & GOLDIE LITTLEJOHN D.B. 232 P. 27 (28)
 - 22 BOYD & LUCILLE R. MILLER D.B. 456 P. 133 (29)
 - 23 TROY LIONS CLUB, INC. D.B. 297 P. 287 D.B. 307 P. 211 (PART 30)
 - 24 MIAMI COUNTY COMMISSIONERS D.B. 136 P. 617 (PART 30)
 - 25-26-27 ECKERT PACKING COMPANY D.B. 400 P. 715
 - 28 MARATHON OIL COMPANY D.B. 394 P. 669
 - 29 FRANKLIN RUCK D.B. 129 P. 574
 - 30 THE BOARD OF PARK COMMISSIONERS OF
THE CITY OF TROY, OHIO D.B. 389 P. 44
 - 31, 41, 42 RUSSEL K. WIDENER D.B. 219 P. 559
 - 32 MICHAEL J. & CAROLYN W. POPE D.B. 454 P. 201
 - 33 PAUL M. & MARIE SHOFFNER D.B. 278 P. 72
 - 34 JOHN K. CONARD D.B. 399 P. 59
 - 35 FRANKLIN RUCK D.B. 129 P. 574
 - 36 GRACE E. MAIN D.B. 277 P. 13
 - 37 EARNEST R. & MARTHA V. YOUNG D.B. 293 P. 126
 - 38 BERNARD J. & CLARA J. SOCHA & CLEO F. HUFFMAN
D.B. 450 P. 102
 - 39 GRACE E. MAIN D.B. 440 P. 538
 - 40 DAYTON POWER & LIGHT CO. D.B. 275 P. 470

SURVEY REFERENCES				PARCEL
SURVEY	VOL.	PAGE		
LAND	8	4		16
LAND	6	41		32, 33, 34
LAND	6	115		39, 40
LAND	7	6		26, 27, 28, 29, 35, 36
LAND	8	153		38
LAND	8	154		37
LAND	13	180		13, 14
LAND	15	52		28
LAND	16	40		25, 26, 27
LAND	20	198		24
LAND	21	19		13
LAND	22	23		32
LOT	5	3		30
REC. PLAT VOL. 4	PAGE 52			1 THRU 24
LAND VOL. 23	PAGE 38			41, 42

NOTE
ORIGINAL EAST TROY
SUBDIVISION LOT NUMBERS
ARE SHOWN IN
PARENTHESES.

APPROVAL BY CITY OF TROY
AT A MEETING OF THE CITY COUNCIL OF
THE CITY OF TROY, HELD THIS 5TH DAY
OF JULY, 1971, THIS ANNEXATION
PLAT WAS ACCEPTED AND APPROVED
BY ORDINANCE NO. 0-35-71

Joan D. Truell
MAYOR

Betty M. Slagiew
PRESIDENT OF COUNCIL

Betty M. Slagiew
CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING
AREA WAS APPROVED BY THE MIAMI
COUNTY COMMISSIONERS THIS 9TH DAY
OF DECEMBER, 1970.

John J. Hoop
Kenneth Cook

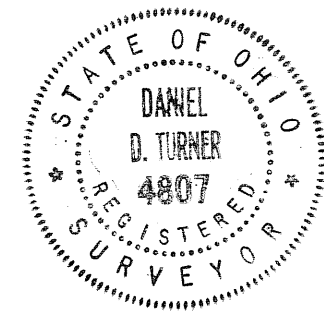
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED
THIS 4TH DAY OF AUGUST, 1971

Carl Davis by Carl Stadelhofer, Deputy
MIAMI COUNTY AUDITOR

DESCRIPTION
BEING A TOTAL OF 76.085 ACRES IN THE SOUTHEAST
QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER
OF SECTION 34 IN TOWN 5, RANGE 6E, CONCORD
TOWNSHIP, MIAMI COUNTY, OHIO.

SEE ANNEXATION PROCEEDINGS RECORDED
IN MISC. BOOK NO. 17, PAGE NO. 318.
AUGUST 10, 1971

Mary B. Gustin, Recorder - by Emily McNeal, Deputy
RECORDER



I HEREBY CERTIFY THIS PLAT
AND ALL MEASUREMENTS TO
BE IN ACCORDANCE WITH LAND
SURVEYS AND DEEDS OF RECORD.

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

ANNEXATION TO CITY OF TROY TROY - OHIO			
DANIEL D. TURNER & ASSOC. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE AUG. 1970	DRAWN BY: J.T.	CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 5-70-104	SCALE: 1" = 200'		

REPLAT OF LOTS 703 704 & PART OF 695
COVINGTON ~ OHIO

BOOK 10 PAGE 149
Miami County Recorder's record
of recorded plats.

File No. 77942

Received For Record. 3:35 PM
time date
Aug. 6, 1971

Fee. \$ 8.00

Mary B. Gustis, Recorder by Deed
Miami County Recorder,
Cincinnati, Ohio

DESCRIPTION

Being a replat of lots 703, 704, and part of 695 in the Village of Covington, Ohio, as conveyed to Mark Owens and Freeble Owens by deed recorded in Vol. 481, Pg. 150, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all the owners of the lands herein plated, do hereby accept and approve this replat as shown hereon.

Roguel D. O'Donnell
witness
James R. Daniel
witness

Mark Owens
Mark Owens
Freeble Owens
Freeble Owens

STATE OF OHIO, ss:

Be it remembered that on this 7th day of June, 1971, before me, the undersigned, a notary public in and for said state, personally came Mark Owens and Freeble Owens, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony thereof, I have set my hand and notarial seal on this day and date above written.

My commission expires: _____

Roguel D. O'Donnell
Notary Public
ROGUEL C. O'DONNELL, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
SECTION 142.03 R. C.

MIAMI COUNTY AUDITOR

Approved and transferred this 6th day of Aug., 1971

Carl Davis
Miami County Auditor

PLANNING COMMISSION

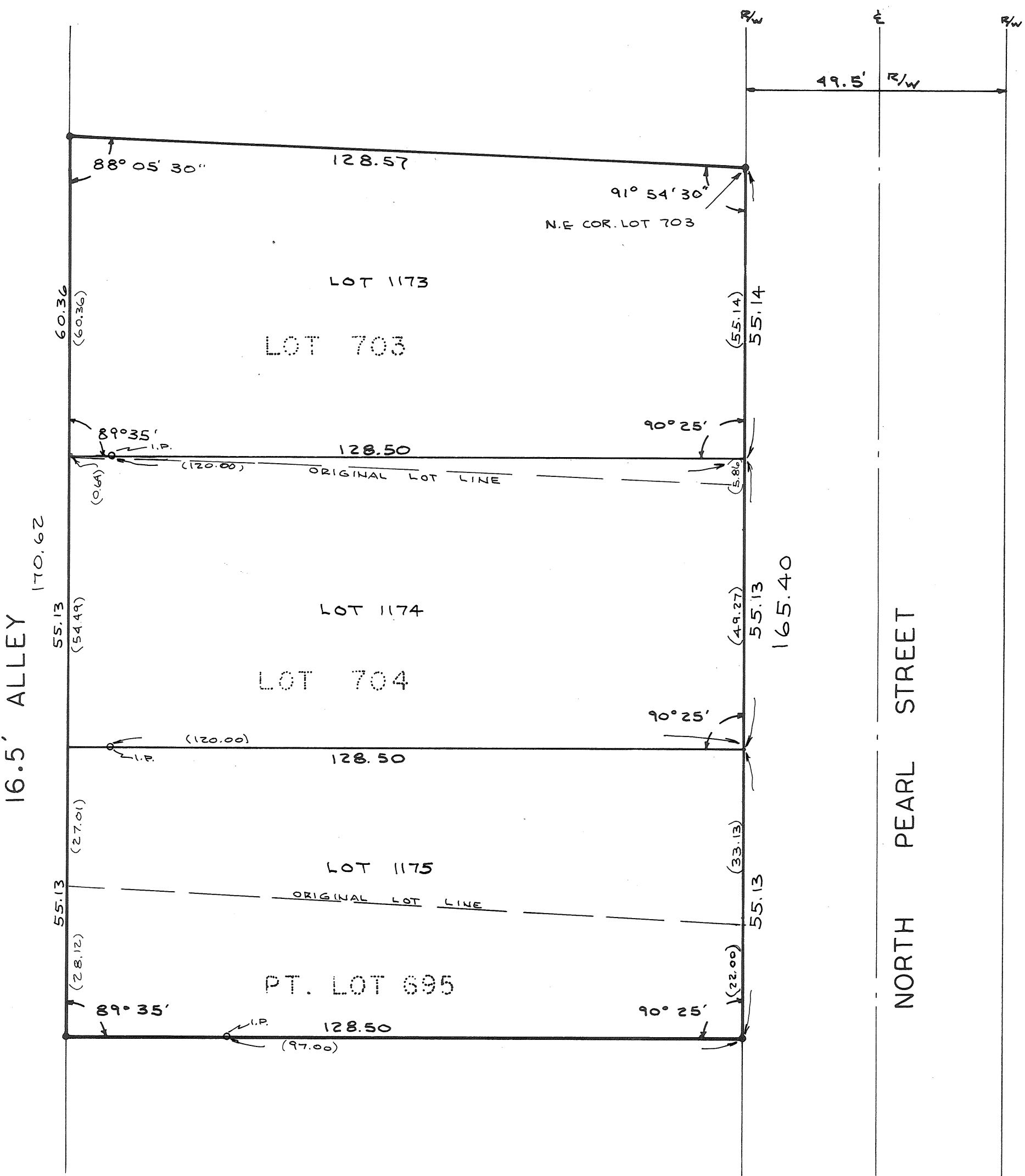
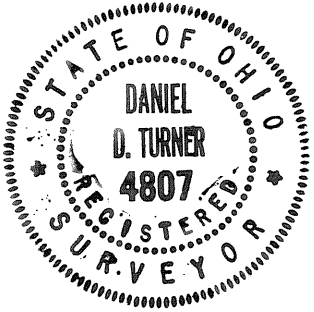
At a meeting of the Village of Covington planning commission held this 29 day of May, 1971 this plat was approved.

J. George Rudy - Chairman

Replat of lots 703, 704, and pt. 695 Covington Ohio			
for Mark and Freeble Owens			
DANIEL D. TURNER & ASSOC. Troy Ohio			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE June, 1971	Drawn By Traced By Checked By	T.S. D.T.	Sheet No. 1/1
FILE NO. 3-71-93	SCALE: 1" = 20'		

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

Daniel D. Turner
DANIEL D. TURNER, registered surveyor No. 4807

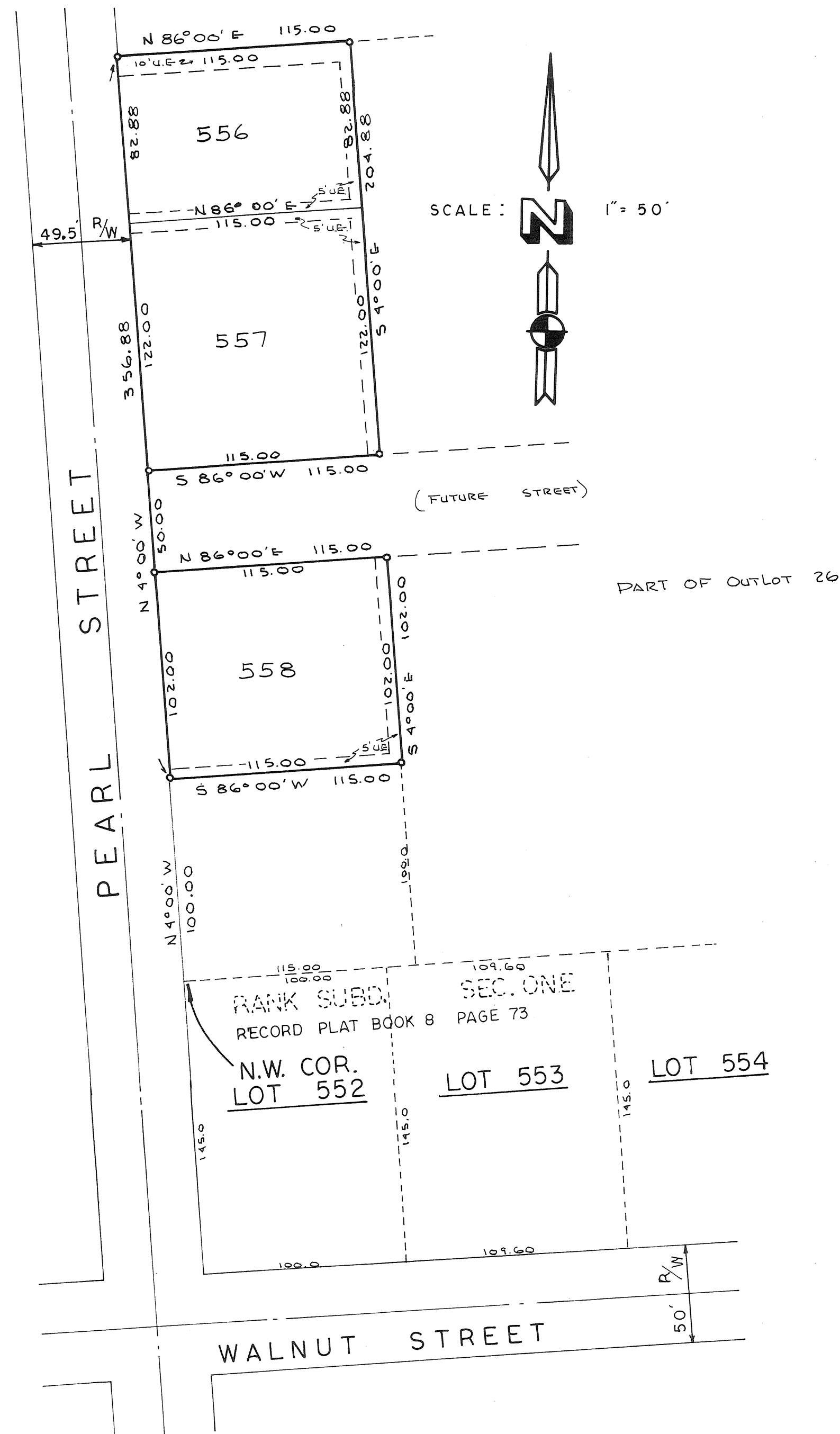


RANK SUBDIVISION - SEC. 2

PART OF OUTLOT 26
BRADFORD-OHIO

BOOK 10 PAGE 150
Miami County Recorder's Record
of recorded plats.
File No. 78211
Received for record: 2:12 P.M. 8-17-1971
time date
Fee: \$ 8.60 Mary B. Austin
Miami County Recorder

0.810 Ac.



DESCRIPTION

Being a subdivision of part of O.L. 26 in the Village of Bradford, Miami County, Ohio as conveyed to Donald R. Rank and Sue F. Rank by deed recorded in Volume 387, Page 224, of the Miami County Deed Records.

DEDICATION

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

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

June M. Barnes
witness
Ruth Perkins
witness

Donald R. Rank
Donald R. Rank
Sue F. Rank
Sue F. Rank

June M. Barnes
witness
Ruth Perkins
witness

THIRD SAVINGS AND LOAN COMPANY
Samuel H. Heitzman, Pres.
Samuel H. Heitzman, president
Richard K. Cron, Secretary
Richard K. Cron, secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 13 day of August 1971, before me, the undersigned a notary public in and for said county and state, personally came Donald R. Rank, and Sue F. Rank, and Third Savings and Loan Company by its president, Samuel H. Heitzman, and by its secretary, Richard K. Cron, 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.

July 2, 1975
My Commission Expires

June M. Barnes
Notary Public

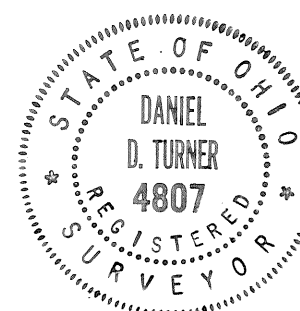
MIAMI COUNTY AUDITOR

Approved and transferred this 17th day of Aug., 1971

Lois Davis
Miami County Auditor
by Laura Shellenbarger Deputy

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



Rank Subdivision- Sec. 2			
for			
Donald R. Rank and Sue F. Rank			
DANIEL D. TURNER and ASSOC.			
TROY, OHIO			
* CIVIL ENGINEERING-LAND SURVEYING*			
DATE	Drawn by:	T.S.	SHEET NO.
AUGUST 1971	Traced by:	O.V.	1/1
FILE NO.	Checked by:	O.V.	
8-71-162	SCALE 1" = 50'		