

- Legend**
- Iron pin found
 - ✱ R.R. spike found
 - ⊘ Mag nail set
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 24, Pg. 84 } Miami County Engineer's
 Vol. 59, Pg. 09 } Record of Land Surveys

P.B. 11, Pg. 71 { Miami County Recorder's
 Plat Records

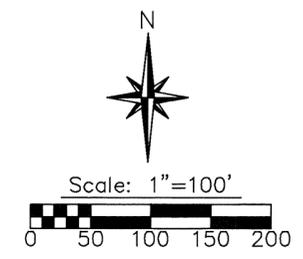
Basis of Bearings

The bearings are based on the half-section line and the centerline of Casstown-Sidney Road, Bearing N 03° 00' 00" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**REPLAT OF LOTS 1, 2 AND 3
 OF MELISSTON HILLS EAST
 SECTION 31, TOWN 2, RANGE 12 BTMRS,
 BROWN TOWNSHIP, MIAMI COUNTY, OHIO**

Description

Being a replat of Lots 1, 2 and 3 of Melisston Hills East recorded P.B. 11, Page 71 of the Miami County Recorder's Plat Records, acquired Ian M. Bowman and Diedre K. Bowman by 2021OR-00753 and Timothy E. Deaton and Dixie L. Deaton by 2021OR-00752 of the Miami County Recorder's Official Records.



Volume 29 Page 1
 Miami County Recorder's
 Plat Records

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00028
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 06/24/2021 01:05:10 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 1

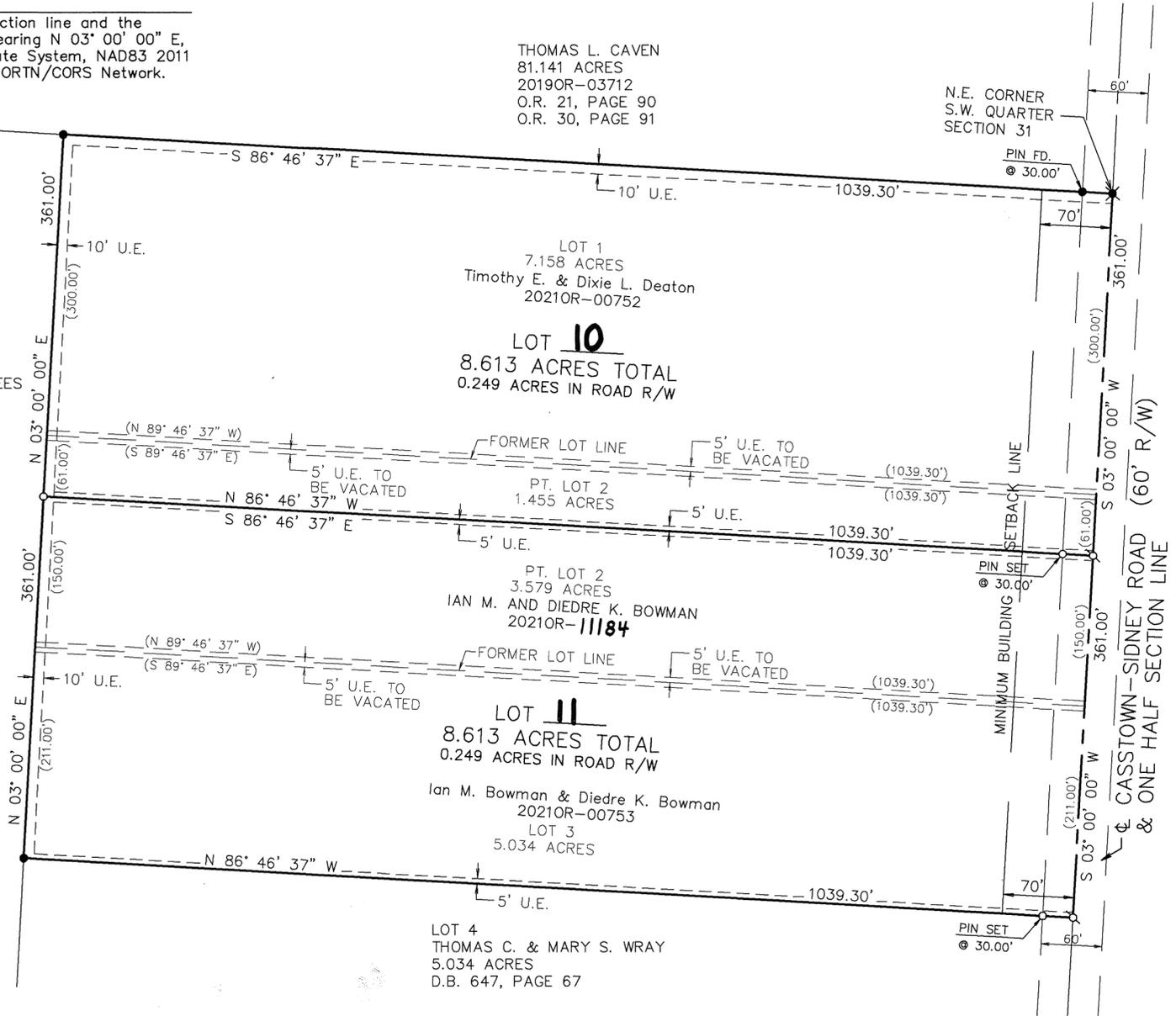
FEE: 43.20

Jessica Lopez BY: *Blair M. Casner*
 Miami County Recorder Deputy

APPROVED AND TRANSFERRED WITH LOT NUMBERS
 ASSIGNED THIS 24 DAY OF JUNE, 2021.

Matthew W. Gearhardt BY: *Ambree Murray*
 Miami County Auditor Deputy

ROBERT L. & MIRIAM V. DAVIS, TRUSTEES
 50.000 ACRES
 D.B. 698, PAGE 042



Acknowledgement

We, the undersigned, being all the owners and lienholders of the land herein replatted, do hereby accept and approve this replat and do hereby voluntarily consent to the execution of said replat, and do dedicate the easements shown hereon to the public use forever.

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

Ian M. Bowman
 Ian M. Bowman

Diedre K. Bowman
 Diedre K. Bowman

Timothy E. Deaton
 Timothy E. Deaton

Dixie L. Deaton
 Dixie L. Deaton

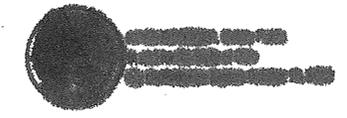
State of Ohio, County of Miami, S.S.

Before me, a Notary Public in and for said State and County, personally appeared the above signed, to me known, who acknowledged the signing of this instrument, and that it is their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal this 12 day of April, 2021.

Kevin Kissinger
 Notary Public My Commission Expires: October 15, 2022

KEVIN KISSINGER
 PRINTED NAME



Surveyor's Certification

I hereby certify that this Replat was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, and monumentation is found or set as shown.



Michael W. Cozatt 4/06/21
 Michael W. Cozatt, P.S. #6001 Date

Approvals

This Replat was reviewed and approved by the Miami County, Ohio Planning Commission this 18th day of MAY, 2021.

J. C. Clark Chairperson
D. D. Dell Secretary

This Replat was reviewed and approved by the Miami County, Ohio Commissioners this _____ day of _____, 2021.

Wade H. Westfall
 Wade H. Westfall

Ted S. Mercer
 Ted S. Mercer

Gregory A. Simmons
 Gregory A. Simmons

This Replat was reviewed and approved by the Miami County, Ohio Engineer this 13th day of April, 2021.

Paul P. Zundshamp
 Miami County Engineer

This Replat was reviewed and approved by the Miami County, Ohio Health Department this 20th day of May, 2021.

[Signature]
 Miami County General Health Department

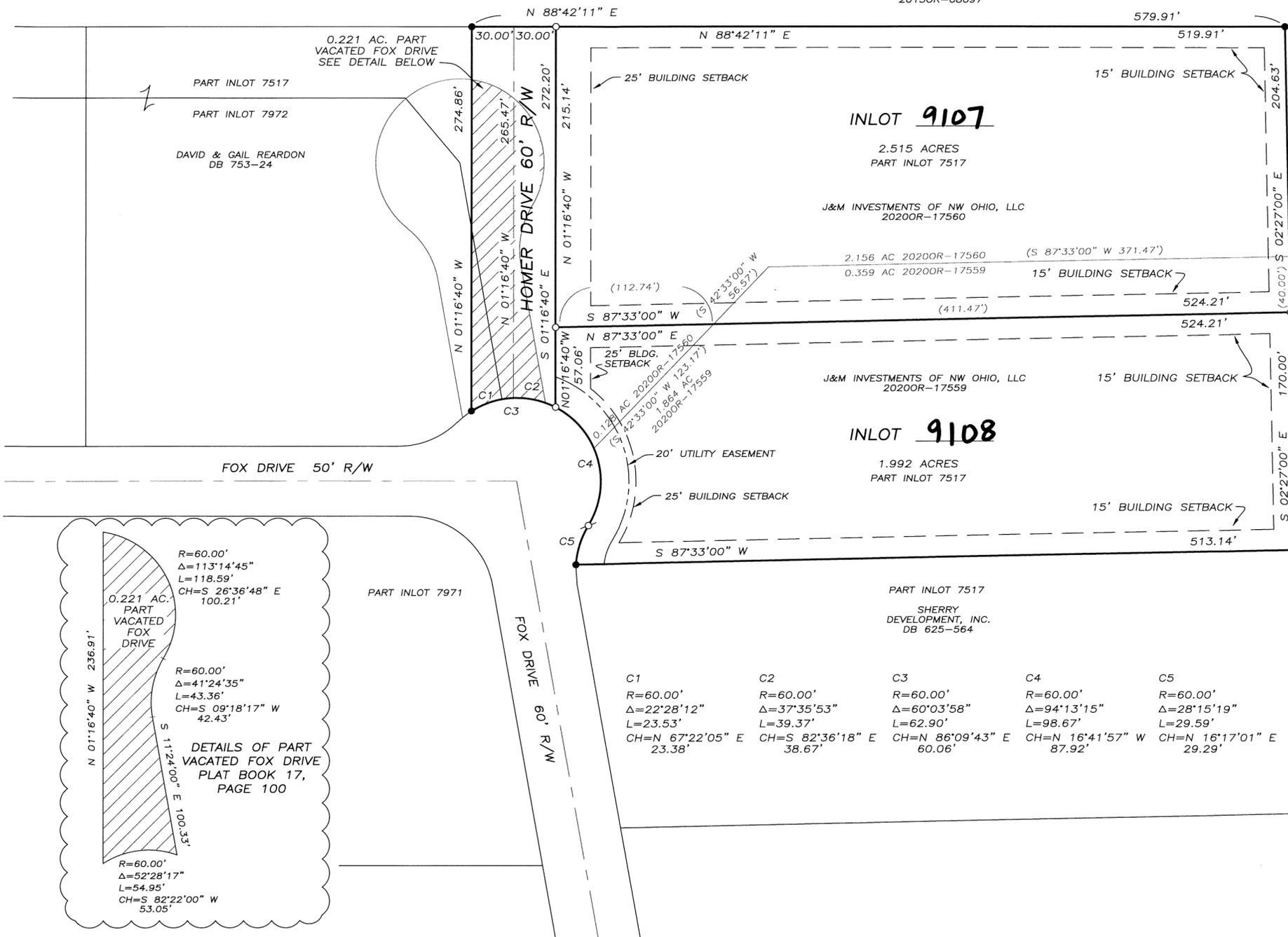
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 00221 Ph. (937) 339-2921

REPLAT OF PART INLOT 7517 & HOMER DRIVE DEDICATION

CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00029
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/29/2021 02:13:14 PM
REFERENCES 0
RECORDING FEE
PAGES 1

PART INLOT 7517
PAUL SHERRY, TRUSTEE
2015OR-08097



PART INLOT 7517
SHERRY DEVELOPMENT, INC.
DB 625-564

FEE \$ **43.20**

Jessica Lopez
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED **June 29, 2021**

Matthew W Gearhardt *Joyce Grilloit*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF PART INLOT 7517 AND PART VACATED FOX DRIVE AS CONVEYED TO J&M INVESTMENTS OF NW OHIO, LLC BY DEEDS RECORDED IN DOCUMENT NUMBERS 2020OR-17559 AND 2020OR-17560 AND PLAT BOOK 17, PAGE 100 OF THE MIAMI COUNTY RECORDER'S RECORDS.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCELS HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND DO HEREBY DEDICATE THE STREET AND EASEMENTS TO THE PUBLIC AS SHOWN HEREON.

OWNER

Michael Sherry
J&M INVESTMENTS OF NW OHIO, LLC
BY: MICHAEL SHERRY, VICE PRESIDENT OF J&M

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 29th DAY OF JUNE, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL SHERRY, VICE PRESIDENT, OF J&M INVESTMENTS OF NW OHIO, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Michael Long
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-5-2023

ACREAGE SUMMARY
0.369 AC. IN HOMER DRIVE
4.507 AC. IN PLATTED LOTS

MICHAEL D. LONG, Notary Public
In and for the State of Ohio
My Commission Expires September 5, 2023

APPROVAL BY THE PIQUA CITY COMMISSION
AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 8th 15th DAY OF December, 2020. THIS PLAT WAS APPROVED BY ORDINANCE NO. R-45-21-R-125-20

Kristi Jenkins
MAYOR
Karen S. Jenkins
CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 8th DAY OF December, 2020. THIS PLAT WAS REVIEWED AND APPROVED.

Bethany Harp
CHAIRMAN
Bethany Harp
SECRETARY

REFERENCES

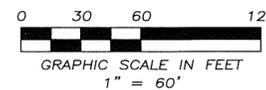
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:
LOT VOLUME 20, PAGE 188
LOT VOLUME 23, PAGE 130
LAND VOLUME 26, PAGE 194

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 16, PAGE 143
PLAT BOOK 17, PAGE 100
DEED BOOK 625, PAGE 564

BASIS OF BEARINGS PER LOT SURVEY 23-130

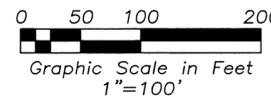
LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ∅ MAG NAIL SET



| | |
|---|--|
| NOVEMBER 24, 2020 | REPLAT AND DEDICATION PLAT FOR J&M INVESTMENTS IN MIAMI COUNTY, OHIO |
| NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR | <i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724 |

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00030
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/06/2021 08:58:15 AM
 REFERENCES 0
 RECORDING FEE
 PAGES 1



Jessica Lopez BY: *Emily Stine*
 MIAMI CO. RECORDER DEPUTY
 FILE NO. _____ FEE **43.20**

APPROVED AND TRANSFERRED WITH LOT NOS.
 ASSIGNED THIS **6th** DAY OF **July**, 20**21**

Matthew W Gearhardt: *Joyce Guillot*
 MIAMI CO. AUDITOR DEPUTY

City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this
23rd day of **May**, 20**16**, this plat was approved by
 Ordinance No. **0-30-2016**
 Effective **6-22**, 20**16**.

Michael L Bernal *Martha L Baker*
 Mayor President of Council

Sue D Knight
 Clerk of Council

City of Troy Planning Commission

At a meeting of the Planning Commission of the City of Troy,
 Ohio, held this **27th** day of **April**, 20**16**, this plat
 was reviewed and approved.

Ed Koppen *Sue D Knight*
 Chairman Secretary

Approval by the City of Troy, Engineer

This replat was reviewed and approved by the City of Troy
 this **14th** day of **JUNE**, 20**21**

Jill [Signature]
 City of Troy, Engineer

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land
 herein platted, do hereby accept and approve this plat, and 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 construction, maintenance,
 repair, replacement, or removal of open ditch surface water, electric,
 telephone, or privilege of removing any and all trees or other obstructions
 and 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.

Authorized Representative

Joseph Andrews
 Joseph Andrews (VP and General Manager)

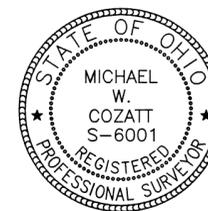
State of Ohio, County of Miami, S.S.

Be it remembered that on this **4th** day of **June**, 20**21**, before me,
 the undersigned, a notary public in and for said county and state,
 personally appeared Deltech Polymers, by Joseph Andrews, the above
 signed, to me known, and acknowledged the signing and execution of the
 within plat to be his free and voluntary act and deed. In testimony
 whereof, I have hereunto set my hand and official seal on the day and
 date above written.

James D. Utrecht
 Notary Public in and for State of Ohio
 JAMES D. UTRECHT, Attorney At Law
 My commission expires _____
 My Commission Does Not Expire
 Pursuant to Sec. 147.03 O.R.C.

Description

Being all of Inlots 7099 and 7100 as shown on the
 Annexation to the City of Troy, Ohio, as recorded in Plat
 Book 13, Page 91, of the Miami County Recorder's Plat
 Records, and parts of Outlot 262 as shown in Volume 13,
 Page 153, and part of Outlot 262 and Inlot 2624 as
 shown in Volume 17, Page 147, of the Miami County
 Engineer's Record of Lot Surveys, as acquired by Deltech
 Polymers Corp., by Deed Book 625, Page 96-97 of the
 Miami County Recorder's Deed Records.

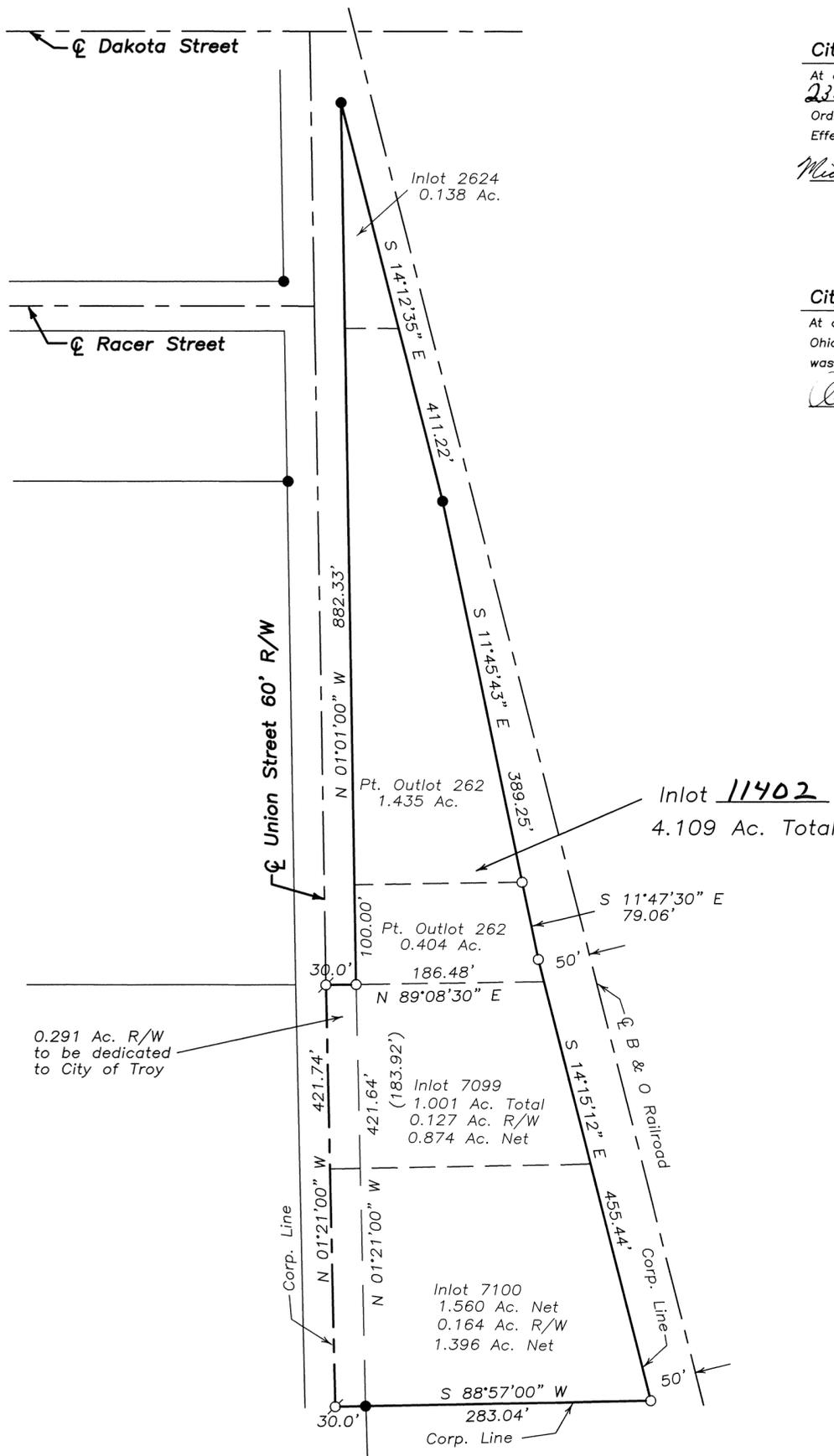


I hereby certify that the above platted land is
 accurately represented as based on a field survey
 completed under my direct supervision. In
 accordance with the State of Ohio minimum
 requirements for boundary surveys.

Michael W. Cozatt 5/25/21
 MICHAEL W. COZATT
 P.S. #6001

COZATT ENGINEERING COMPANY

Civil Engineer Land Surveyor
 534 N. Elm St. Suite C Troy, OH 45373
 Job No. 05615 (937) 339-2921
 File Name: C:\JOBS\2015\05615 Deltech\05615.dwg
 Drawn by: DMC ~ Checked by: MWC



Villas of Halifax Subdivision and Patio Homes - Phase Three

PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

MIAMI COUNTY RECORDER
 JESSICA A. LOPEZ
 2021P-00031
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/08/2021 12:28:38 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 2

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, TO THE PUBLIC USE FOREVER.

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

OWNER:
 HALIFAX LAND COMPANY, LLC

Frank D. Harlow, Jr.
 FRANK D. HARLOW, JR.
 MANAGING MEMBER

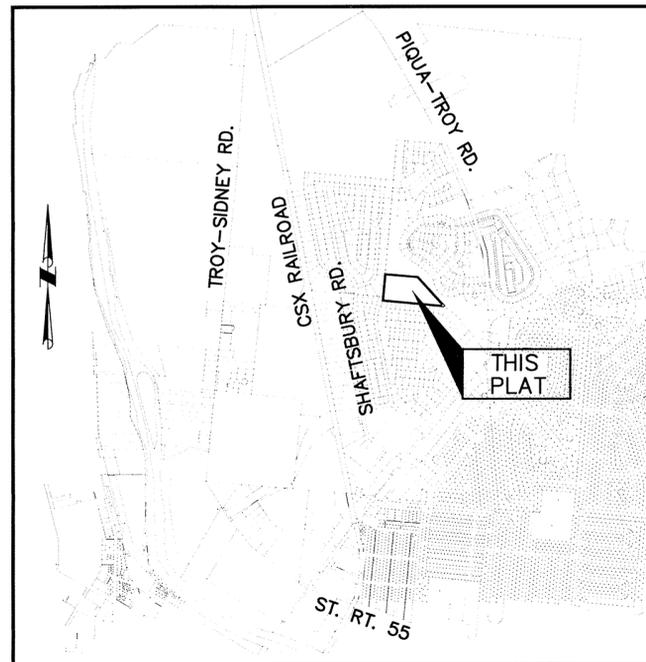
STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 8th DAY OF June, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW, ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K. Lewis

NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
 In and for the State of Ohio
 My Commission Expires Aug 24, 2021
 Recorded in Miami County



VICINITY MAP

N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

NOTES:

- 1.) ALL EASEMENTS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
3. ACCESS TO THE SITE IS GRANTED BY NOTTINGHAM ROAD.

FEE \$ 86.40

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Doni Muscarei
 DEPUTY

TRANSFERRED THIS 8th DAY
 OF July, 2021

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
Joyce Grilliot
 BY: DEPUTY AUDITOR

LIEN HOLDER:
 GREENVILLE NATIONAL BANK
 TROY BANKING CENTER

Angela S. Benedict
 ANGELA S. BENEDICT
 BRANCH MANAGER/LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 8th DAY OF June, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Mary K. Lewis

NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
 In and for the State of Ohio
 My Commission Expires Aug 24, 2021
 Recorded in Miami County

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

DATE: June 8, 2021
 FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC., 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.

Frank D. Harlow
 FRANK D. HARLOW

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

Mary K. Lewis

NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
 In and for the State of Ohio
 My Commission Expires Aug 24, 2021
 Recorded in Miami County

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 26th DAY OF May, 2021, THIS PLAT WAS REVIEWED AND APPROVED.

Alan Kagan, CHAIRMAN Sue D. Knight, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF June, 2021, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-36-2021, EFFECTIVE _____, 20____.

Robin J. Dda, MAYOR Willie Huff, PRESIDENT OF COUNCIL Sue D. Knight, CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT 20190R-10880, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 8.015 ACRES OUT OF PART OF INLOT NUMBER 9891 OWNED BY HALIFAX LAND COMPANY, LLC., RECORDED AS INSTRUMENT 20160R-12214.

| | |
|--|---------------------------|
| ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com | DATE: 06-07-2021 |
| | DRAWN BY: MPL |
| | JOB NUMBER: MIATRO1930 |
| | SHEET NUMBER 1 OF 2 |

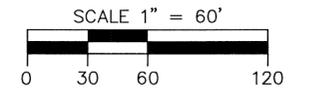
Villas of Halifax Subdivision and Patio Homes - Phase Three

PLAT BOOK **29**, PAGE **4A**
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

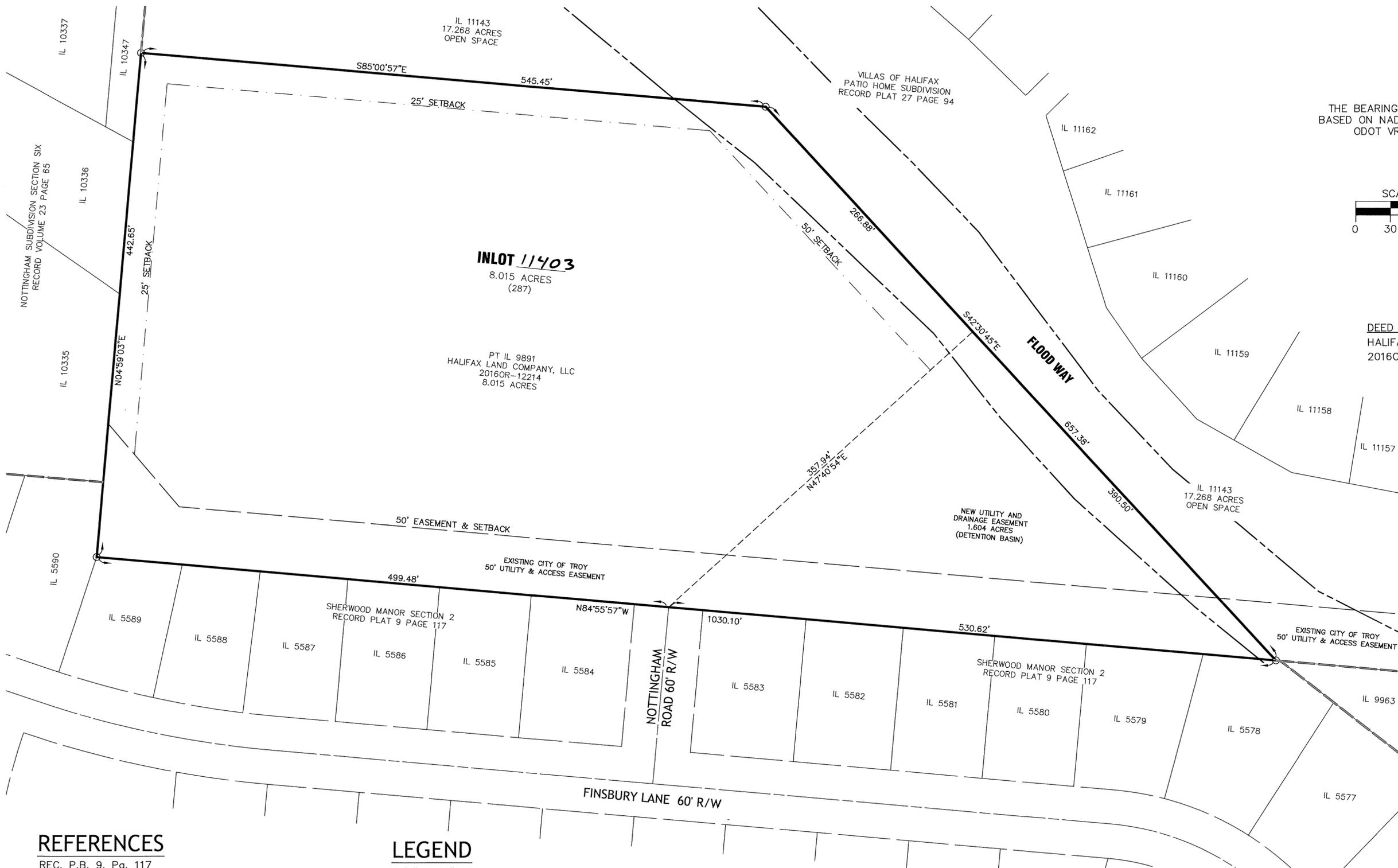
PT. 9891
 INLOT
 TROY
 CITY
 MIAMI, OHIO
 COUNTY



THE BEARINGS SHOWN HEREON ARE
 BASED ON NAD 83, OHIO SOUTH ZONE,
 ODOT VRS CORS NETWORK



DEED REFERENCE
 HALIFAX LAND CO., LLC
 20160R-12214



REFERENCES

- REC. P.B. 9, Pg. 117
- REC. P.B. 21, Pg. 12
- REC. P.B. 23, Pg. 65
- REC. P.B. 24, Pg. 32
- REC. P.B. 25, Pg. 45
- REC. P.B. 25, Pg. 50
- REC. P.B. 25, Pg. 91
- REC. P.B. 26, Pg. 62
- REC. P.B. 27, Pg. 94
- LND. SUR. Vol. 56, PG. 155

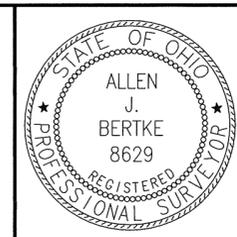
LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- UTILITY EASEMENT LINE
- - - BUILDING SETBACK LINE
- (XX) PRELIMINARY LOT NUMBER

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF UTILITIES.

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629

6-7-2021
 DATE



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com

| | |
|--------------|------------|
| DATE: | 06-07-2021 |
| DRAWN BY: | MPL |
| JOB NUMBER: | MIATRO1930 |
| SHEET NUMBER | 2 OF 2 |

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF June 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2025



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2025

Notary Public signature: Cassandra Riehle

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: David P. Duncan, Senior Vice President

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF June 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



CHRISTINE A. HERBST
Notary Public, State of Ohio
My Commission Expires
November 13, 2021

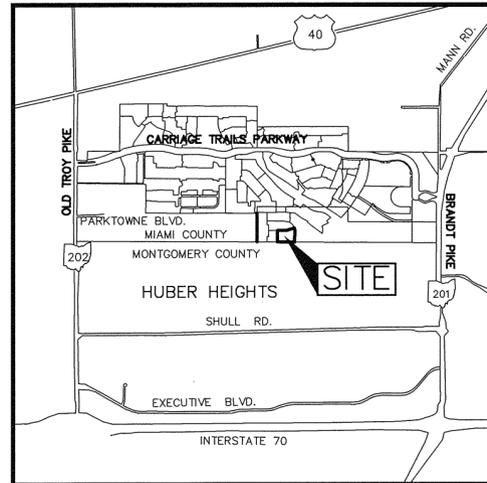
Notary Public signature: Christine A. Herbst

MY COMMISSION EXPIRES:

CARRIAGE TRAILS

SECTION 6 - PHASE V-A
PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
JUNE 2021



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, Phase V-A, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 34
P.B. 22, PG. 37 P.B. 27, PG. 35
P.B. 27, PG. 89 P.B. 27, PG. 88
P.B. 28, PG. 9 P.B. 28, PG. 10
P.B. 28, PG. 55 P.B. 28, PG. 56

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

VOLUME 29 PAGE 5
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00032
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/12/2021 01:54:08 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER

Joni Mascari
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 12th, 2021.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kindia Olyon
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON June 29, 2021

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

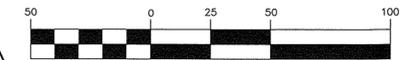
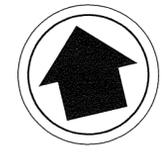


BY David L. Chiesa 06/23/21
David L. Chiesa P.S.
Registered Surveyor No. 7740

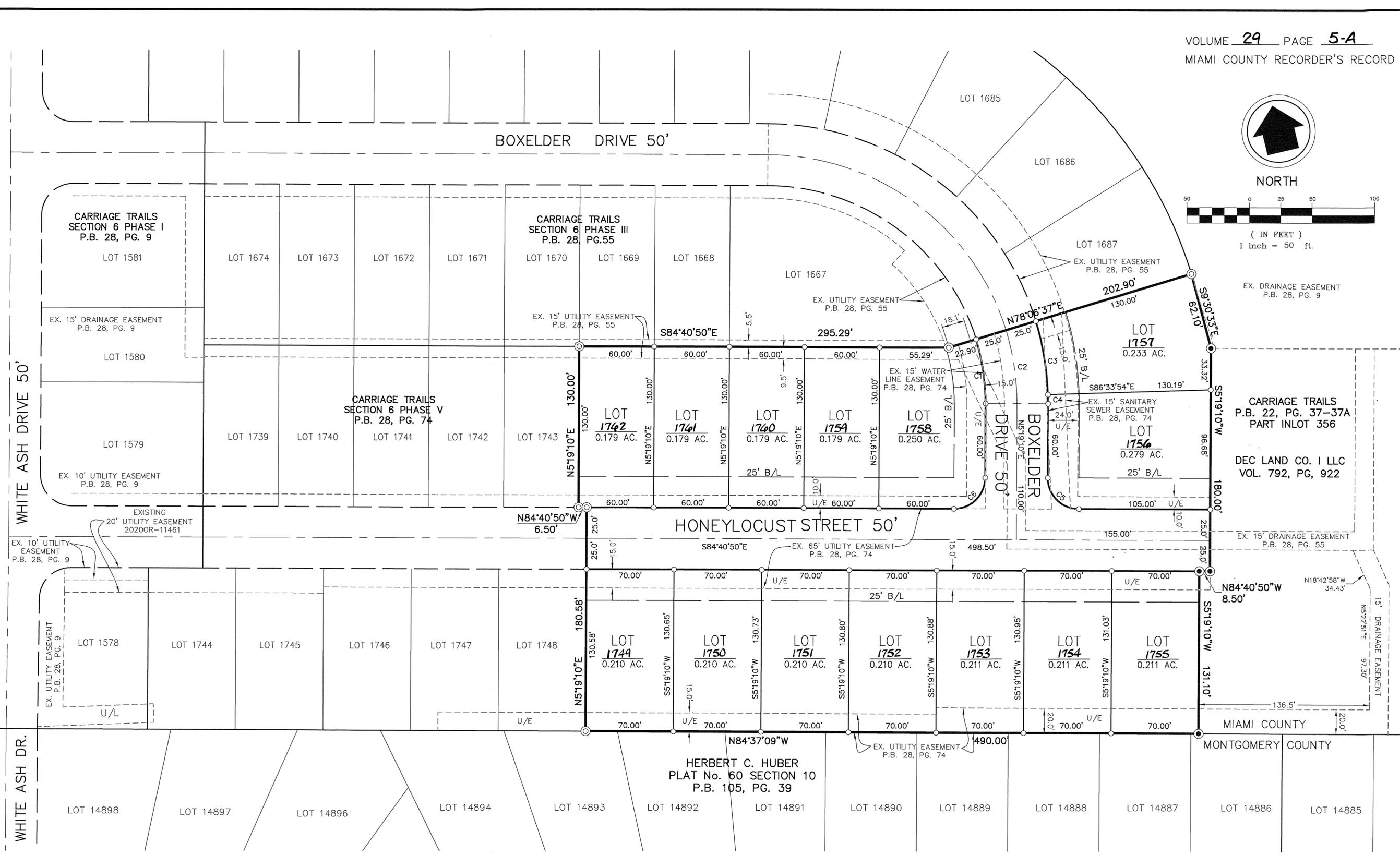
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



(IN FEET)
1 inch = 50 ft.



| Curve Table | | | | | |
|-------------|--------|---------|-----------|-------------|--------|
| Curve # | Length | Radius | Delta | C.B. | CHORD |
| C1 | 52.56' | 175.00' | 17°12'33" | N3°17'06"W | 52.36' |
| C2 | 60.07' | 200.00' | 17°12'33" | N3°17'06"W | 59.85' |
| C3 | 60.18' | 225.00' | 15°19'28" | N4°13'38"E | 60.00' |
| C4 | 7.40' | 225.00' | 1°53'05" | N4°22'38"E | 7.40' |
| C5 | 39.27' | 25.00' | 90°00'00" | S39°40'50"E | 35.36' |
| C6 | 39.27' | 25.00' | 90°00'00" | N50°19'10"E | 35.36' |

CARRIAGE TRAILS SECTION 6 PHASE V-A
2.951 ACRES LOTS
+ 0.745 ACRE RIGHT-OF-WAY
3.696 ACRES TOTAL

PART INLOT 356 (P48-000951)
52.104 ACRES
-3.696 ACRES (SECTION 6 PHASE V-A)
48.408 ACRES REMAINING

- LEGEND**
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
 - IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE

CARRIAGE TRAILS SECTION 6 PHASE V-A

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF June, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/14/2025

Cassandra L. Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2025

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: David P. Duncan EVP + COE
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF June, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Christine A. Herbst
NOTARY PUBLIC



CHRISTINE A. HERBST
Notary Public, State of Ohio
My Commission Expires
November 13, 2021

MY COMMISSION EXPIRES:

CARRIAGE TRAILS

VOLUME 29 PAGE 6
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 6 - PHASE VI PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
JUNE 2021

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00033
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/12/2021 01:54:09 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE \$ 86.40

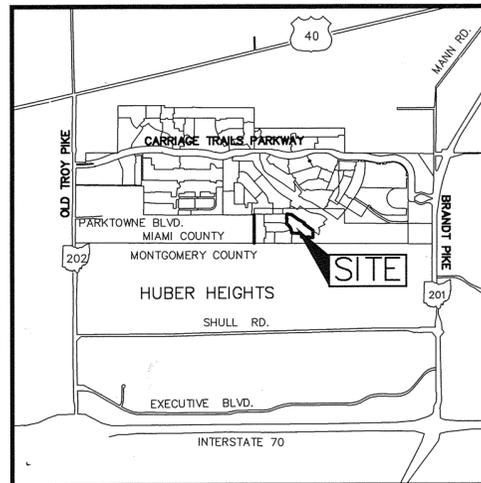
Jessica Lopez
MIAMI COUNTY RECORDER

Imi Muscarello
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 12th, 2021.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kinda Olsin
BY DEPUTY AUDITOR



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, Phase VI, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

LOT _____ IS A NON-BUILDABLE, GREEN SPACE LOT AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782
MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 37 P.B. 27, PG. 34
P.B. 28, PG. 9 P.B. 28, PG. 10
P.B. 28, PG. 55 P.B. 28, PG. 56

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON JUNE 29, 2021

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

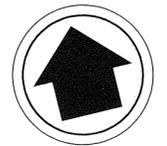


BY: David L. Chiesa 06/23/21
David L. Chiesa P.S.
Registered Surveyor No. 7740

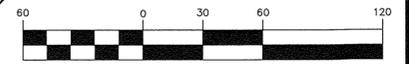
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



NORTH

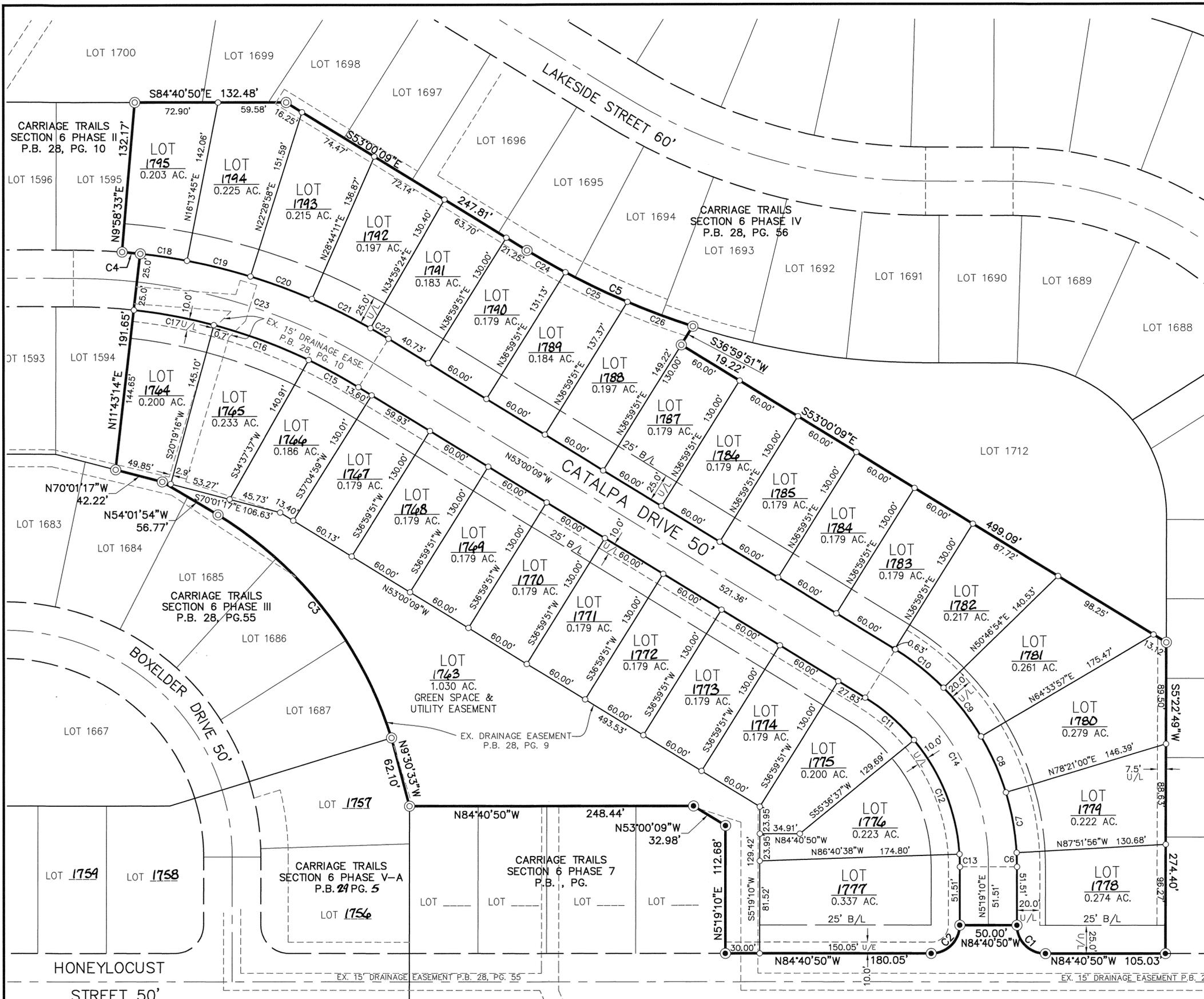


(IN FEET)
 1 inch = 60 ft.

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

| Curve Table | | | | | |
|-------------|---------|---------|-----------|-------------|---------|
| Curve # | Length | Radius | Delta | C.B. | CHORD |
| C1 | 39.27' | 25.00' | 90°00'00" | S39°40'50"E | 35.36' |
| C2 | 39.27' | 25.00' | 90°00'00" | N50°19'10"E | 35.36' |
| C3 | 253.85' | 355.00' | 40°58'11" | N32°22'28"W | 248.47' |
| C4 | 15.99' | 525.00' | 1°44'41" | N79°09'07"W | 15.99' |
| C5 | 160.29' | 665.00' | 13°48'38" | S59°54'28"E | 159.90' |
| C6 | 12.51' | 225.00' | 3°11'07" | N3°43'37"E | 12.51' |
| C7 | 54.13' | 225.00' | 13°47'03" | N4°45'28"W | 54.00' |
| C8 | 54.13' | 225.00' | 13°47'03" | N18°32'31"W | 54.00' |
| C9 | 54.13' | 225.00' | 13°47'03" | N32°19'34"W | 54.00' |
| C10 | 54.13' | 225.00' | 13°47'03" | N46°06'37"W | 54.00' |
| C11 | 56.85' | 175.00' | 18°36'46" | N43°41'46"W | 56.60' |
| C12 | 110.19' | 175.00' | 36°04'31" | N16°21'08"W | 108.37' |
| C13 | 11.10' | 175.00' | 3°38'02" | N3°30'09"E | 11.10' |
| C14 | 203.58' | 200.00' | 58°19'19" | N23°50'29"W | 194.91' |
| C15 | 49.65' | 475.00' | 5°59'20" | N55°59'49"W | 49.63' |
| C16 | 88.60' | 475.00' | 10°41'16" | N64°20'06"W | 88.48' |
| C17 | 71.30' | 475.00' | 8°36'02" | N73°58'45"W | 71.23' |
| C18 | 41.31' | 525.00' | 4°30'31" | N76°01'30"W | 41.30' |
| C19 | 57.30' | 525.00' | 6°15'13" | N70°38'38"W | 57.27' |
| C20 | 57.30' | 525.00' | 6°15'13" | N64°23'25"W | 57.27' |
| C21 | 57.30' | 525.00' | 6°15'13" | N58°08'13"W | 57.27' |
| C22 | 18.40' | 525.00' | 2°00'27" | N54°00'23"W | 18.39' |
| C23 | 220.58' | 500.00' | 25°16'37" | N65°38'28"W | 218.80' |
| C24 | 38.77' | 665.00' | 3°20'24" | S54°40'21"E | 38.76' |
| C25 | 60.34' | 665.00' | 5°11'57" | S58°56'32"E | 60.32' |
| C26 | 61.18' | 665.00' | 5°16'17" | S64°10'39"E | 61.16' |



LOT 1752 LOT 1753 LOT 1754 LOT 1755

CARRIAGE TRAILS SECTION 6 PHASE VI
 7.572 ACRES LOTS
 + 1.144 ACRES RIGHT-OF-WAY
 8.716 ACRES TOTAL

CARRIAGE TRAILS SECTION 6 PHASE VII
 48.408 ACRES
 -8.716 ACRES (SECTION 6 PHASE VI)
 39.692 ACRES REMAINING

CARRIAGE TRAILS SECTION 6 PHASE VI

J:\120845_CT_6-2-6-45-9 Drawings\baseline\survey\CT_6-6\CT 6-6 PLAT.dwg by: david.chiesa on 06/23/2021 at 09:14:20 am ~ © M-E Companies, Inc.

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DEC Land Co. I LLC
By: Carriage Trails at The Heights LLC

By: Diana K. Colyer, Assistant Secretary and Treasurer

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF June 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2025



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2025

By: Cassandra Riehle
NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: David P. Duncan, Senior Vice President

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF June 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

By: Christine A. Herbst
NOTARY PUBLIC



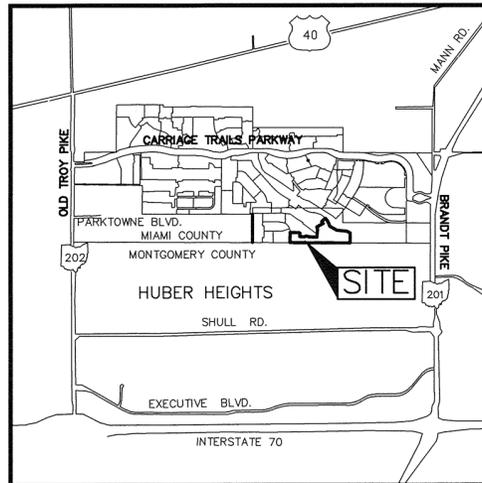
CHRISTINE A. HERBST
Notary Public, State of Ohio
My Commission Expires November 13, 2021

MY COMMISSION EXPIRES:

CARRIAGE TRAILS

SECTION 6 - PHASE VII
PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
JUNE 2021



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, Phase VII, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

LOTS AND IS A NON-BUILDABLE, GREEN SPACE LOT AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 34
P.B. 22, PG. 37 P.B. 27, PG. 35
P.B. 27, PG. 89 P.B. 27, PG. 88
P.B. 28, PG. 9 P.B. 28, PG. 10
P.B. 28, PG. 55 P.B. 28, PG. 56

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

VOLUME 29 PAGE 7
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/12/2021 01:54:10 PM
REFERENCES 0
RECORDING FEE
PAGES 4

FEE \$ 172.80

By: Jessica Lopez
MIAMI COUNTY RECORDER

By: Joni Nasrani
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 12th, 2021.

By: Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

By: Kindra Olin
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON JUNE 29, 2021

By: [Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP



By: David L. Chiesa
Registered Surveyor No. 7740
06/23/21

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017



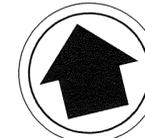
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

CARRIAGE TRAILS
SECTION 6 PHASE VII
12.742 ACRES LOTS
+ 2.811 ACRES RIGHT-OF-WAY
15.553 ACRES TOTAL

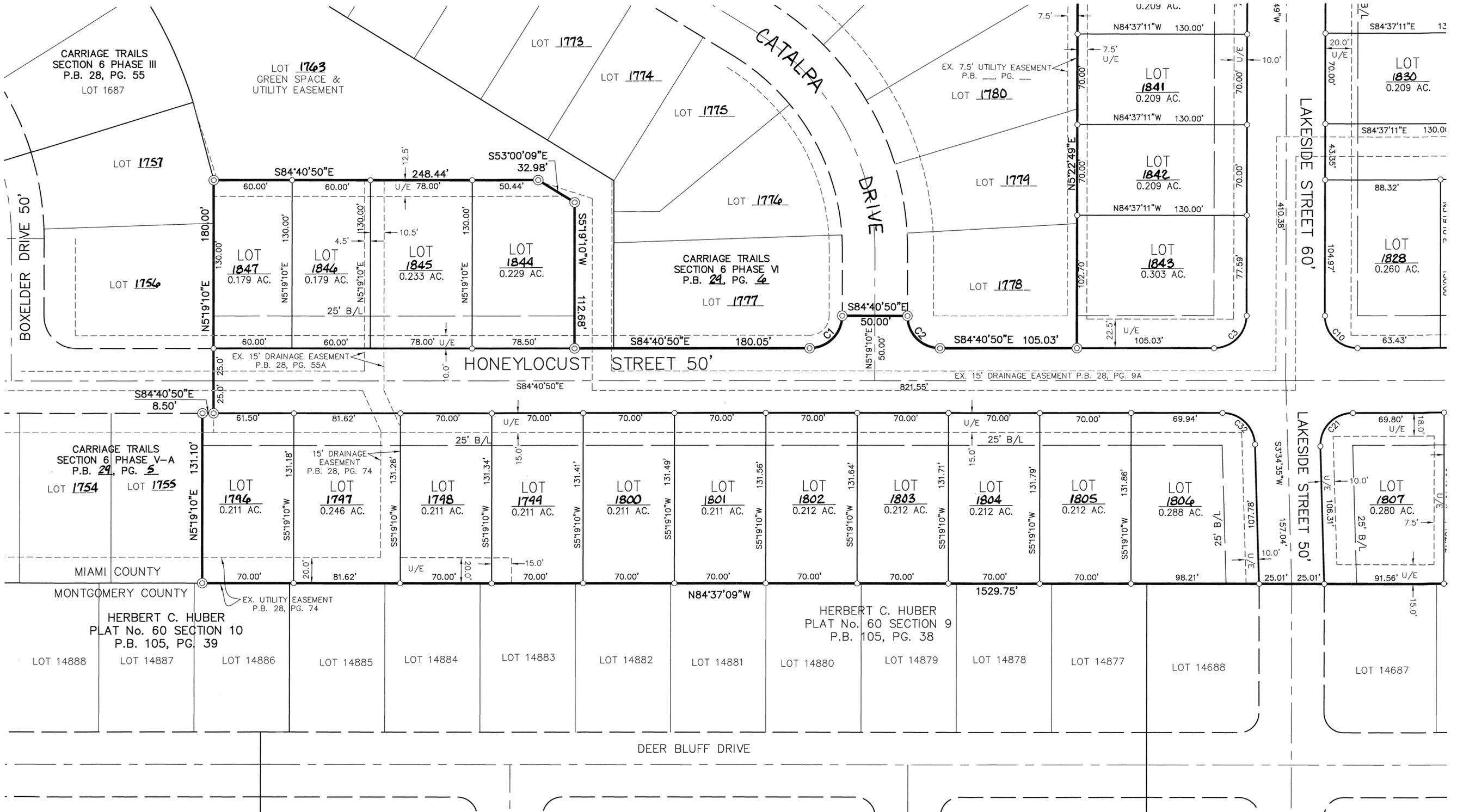
PART INLOT 356 (P48-000951)
39.692 ACRES
-15.553 ACRES (SECTION 6 PHASE VII)
24.139 ACRES REMAINING

LEGEND

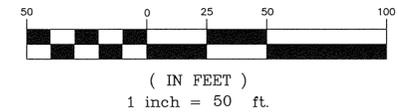
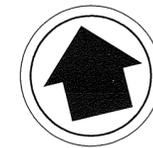
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- ⊘ STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



(IN FEET)
1 inch = 50 ft.



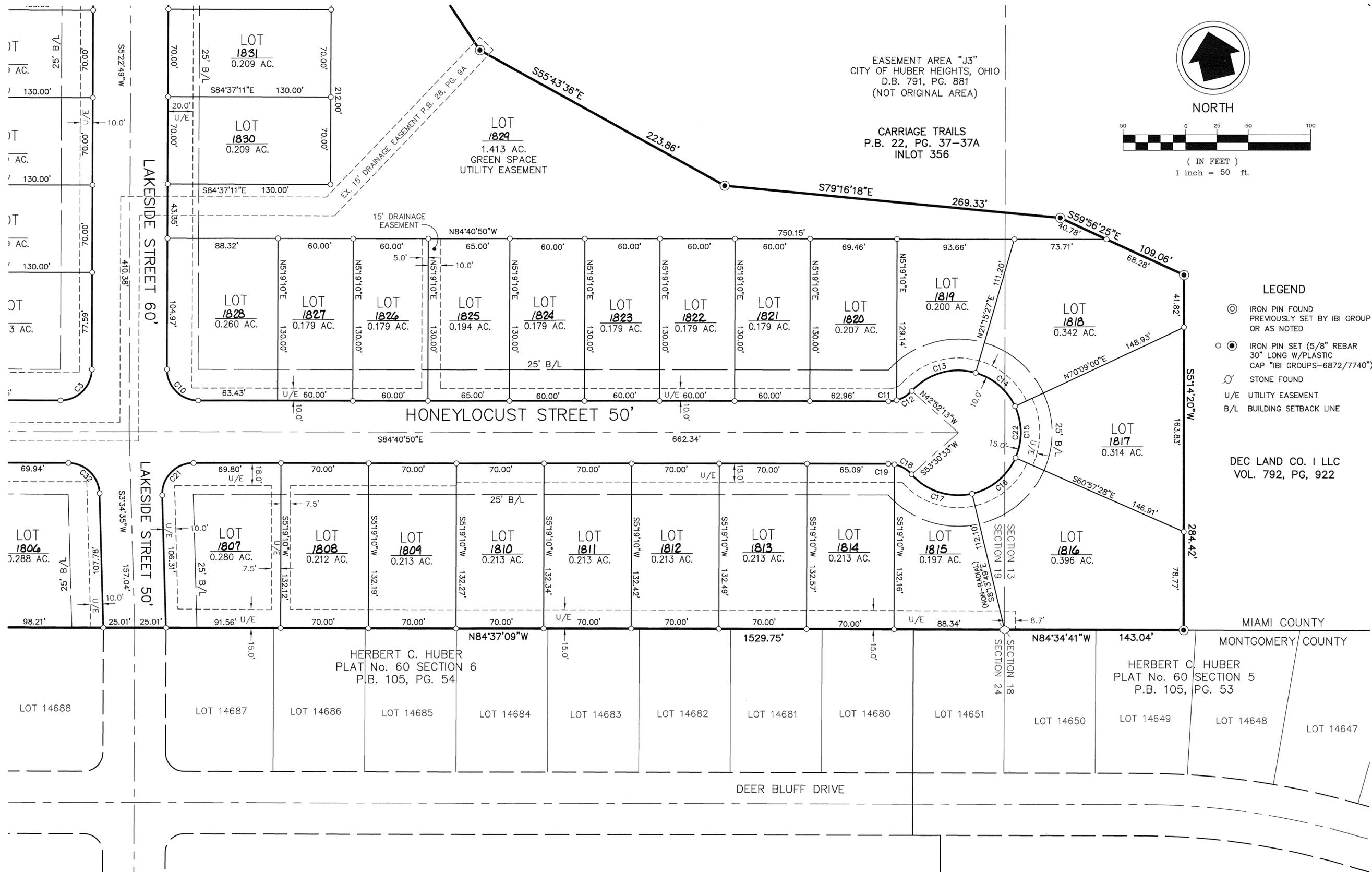
CARRIAGE TRAILS
SECTION 6 PHASE VII



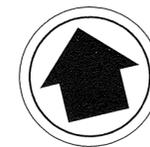
LEGEND

- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
OR AS NOTED
- IRON PIN SET (5/8" REBAR
30" LONG W/PLASTIC
CAP "IBI GROUPS-6872/7740")
- ⊗ STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

DEC LAND CO. I LLC
 VOL. 792, PG. 922



**CARRIAGE TRAILS
 SECTION 6 PHASE VII**



NORTH

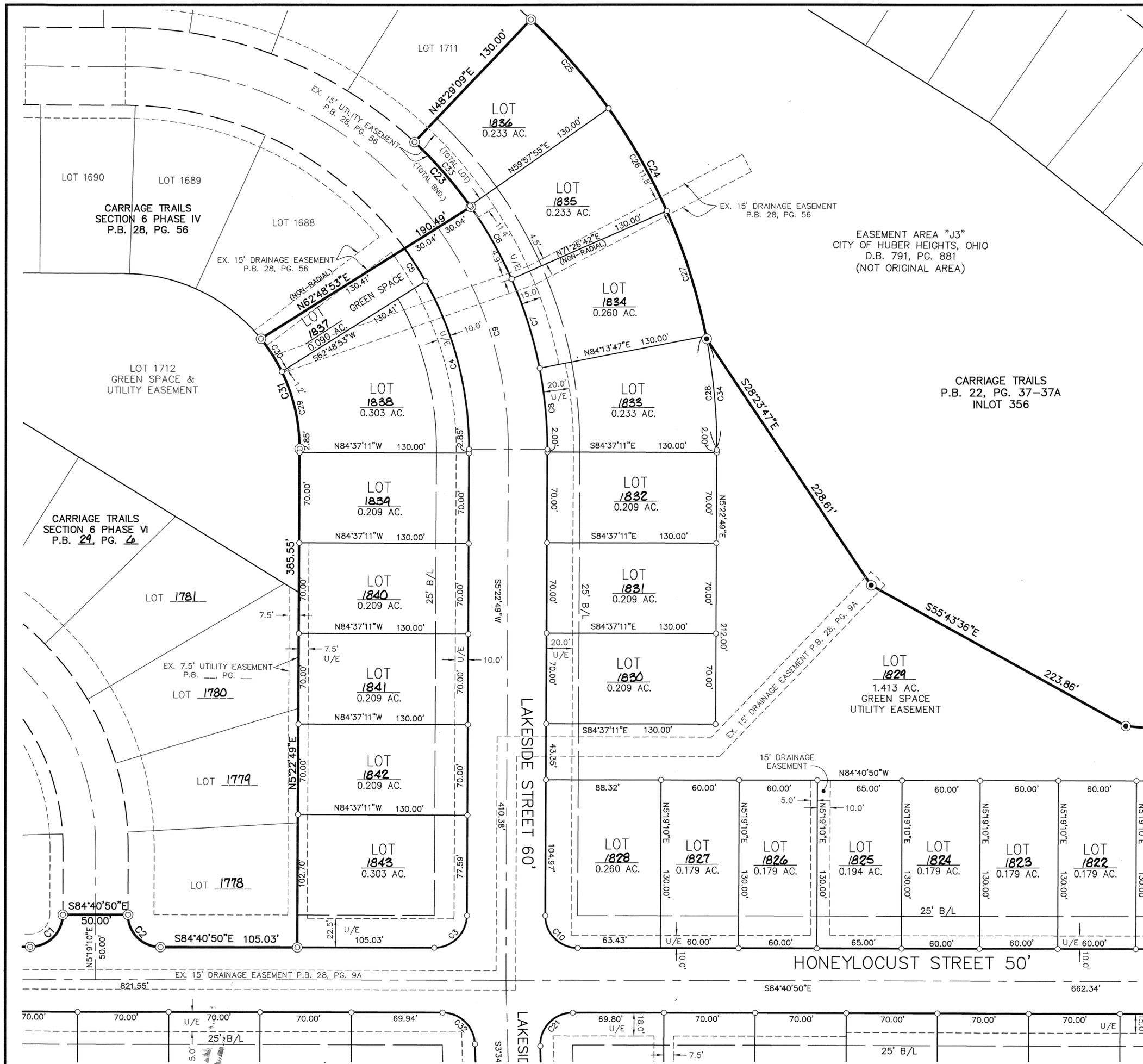


(IN FEET)
 1 inch = 50 ft.

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- ⊗ STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

| Curve Table | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| Curve # | Length | Radius | Delta | C.B. | CHORD |
| C1 | 39.27' | 25.00' | 90°00'00" | N50°19'10"E | 35.36' |
| C2 | 39.27' | 25.00' | 90°00'00" | S39°40'50"E | 35.36' |
| C3 | 39.24' | 25.00' | 89°56'21" | N50°21'00"E | 35.34' |
| C4 | 135.61' | 265.00' | 29°19'14" | N9°16'48"W | 134.14' |
| C5 | 30.02' | 265.00' | 6°29'23" | N27°11'07"W | 30.00' |
| C6 | 65.11' | 325.00' | 11°28'40" | N24°17'50"W | 65.00' |
| C7 | 72.54' | 325.00' | 12°47'17" | N12°09'51"W | 72.39' |
| C8 | 63.25' | 325.00' | 11°09'02" | N0°11'42"W | 63.15' |
| C9 | 182.68' | 295.00' | 35°28'48" | N12°21'35"W | 179.77' |
| C10 | 39.30' | 25.00' | 90°03'39" | S39°39'00"E | 35.37' |
| C11 | 6.57' | 25.00' | 15°03'42" | N87°47'19"E | 6.55' |
| C12 | 14.45' | 25.00' | 33°07'41" | N63°41'38"E | 14.25' |
| C13 | 55.96' | 50.00' | 64°07'40" | S79°11'37"W | 53.09' |
| C14 | 42.67' | 50.00' | 48°53'33" | N44°17'47"W | 41.38' |
| C15 | 42.67' | 50.00' | 48°53'33" | N4°35'46"E | 41.38' |
| C16 | 46.67' | 50.00' | 53°28'34" | N55°46'49"E | 44.99' |
| C17 | 53.22' | 50.00' | 60°59'27" | S66°59'10"E | 50.75' |
| C18 | 16.08' | 25.00' | 36°51'48" | N54°55'21"W | 15.81' |
| C19 | 4.94' | 25.00' | 11°19'35" | N79°01'02"W | 4.93' |
| C21 | 40.03' | 25.00' | 91°44'36" | S49°26'52"W | 35.89' |
| C22 | 241.19' | 50.00' | 276°22'46" | N5°19'10"E | 66.67' |
| C23 | 66.27' | 325.00' | 11°41'00" | N35°40'20"W | 66.16' |
| C24 | 286.12' | 455.00' | 36°01'45" | S23°29'58"E | 281.43' |
| C25 | 91.15' | 455.00' | 11°28'42" | N35°46'29"W | 91.00' |
| C26 | 91.15' | 455.00' | 11°28'42" | N24°17'47"W | 91.00' |
| C27 | 101.54' | 455.00' | 12°47'13" | N12°09'50"W | 101.33' |
| C28 | 88.55' | 455.00' | 11°09'02" | N0°11'42"W | 88.41' |
| C29 | 61.70' | 135.00' | 26°11'10" | N7°42'46"W | 61.16' |
| C30 | 30.06' | 135.00' | 12°45'31" | N27°11'07"W | 30.00' |
| C31 | 91.76' | 135.00' | 38°56'41" | N14°05'32"W | 90.01' |
| C32 | 38.51' | 25.00' | 88°15'24" | N40°33'08"W | 34.81' |
| C33 | 65.11' | 325.00' | 11°28'40" | N35°46'30"W | 65.00' |
| C34 | 86.28' | 455.00' | 10°51'54" | N0°03'08"W | 86.15' |



CARRIAGE TRAILS
 SECTION 6 PHASE VII

J:\120845_CT_6-2_6-45-9 Drawings\baseline\survey\CT 6-7\CT 6-7 PLAT.dwg by: david.chessa on 06/23/2021 @ 09:13:00 am - © M+E Companies, Inc.

**REPLAT OF PART OF INLOT 6903
 SECTION 19, TOWN 1, RANGE 12
 BETWEEN THE MIAMI RIVERS
 CITY OF PIQUA, STATE OF OHIO**

Bearings:
 Based on Plat Book 23, Page 66

FEE \$ **43.70**
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED **July 12, 2021**
 Matthew W Gearhardt Joyce Grilloit
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00035
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/12/2021 03:06:04 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 1

DESCRIPTION:
 BEING A REPLAT OF PART OF INLOT 6903, CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO, AS CONVEYED TO HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION IN DEED BOOK 712, PAGE 502 AND DEED BOOK 712, PAGE 658 AT THE MIAMI COUNTY RECORDER'S OFFICE.

CONSENT TO REPLAT:
 WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LEINS, DO HEREBY DEDICATE THE RIGHT-OF-WAY SHOWN HEREON. ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: HOME DEPOT U.S.A., INC.
 A DELAWARE CORPORATION
 BY: [Signature]
 ITS: Corporate Counsel

ACKNOWLEDGEMENT:
 STATE OF GA Cobb COUNTY, SS
 BEFORE ME, A NOTARY IN AND FOR THE STATE OF GA
 PERSONALLY APPEARED John Chesavage, ON BEHALF OF THE OWNER, HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HERUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Atlanta, Georgia THIS 17 DAY OF June, 2021.
 NOTARY PUBLIC [Signature]
 MY COMMISSION EXPIRES 9/10/2022

Barbara Turner
 NOTARY PUBLIC
 Fulton County, GEORGIA
 My Commission Expires 09/10/2022

CITY OF PIQUA PLANNING COMMISSION
 AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 13th DAY OF April, 2021, THIS PLAT WAS REVIEWED AND APPROVED.

[Signature] CHAIR
[Signature] CLERK

THE CITY COMMISSION OF THE CITY OF PIQUA
 AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 18th DAY OF May, 2021, THIS PLAT WAS APPROVED BY ORDINANCE NO. R-45-21

[Signature] MAYOR
[Signature] CLERK

OCCUPATION
 None
 Notes

Replat of Pt. of Inlot 6903
 Survey Type

Evans Engineering
 Starbucks
 Job Name

Section 19, Town 1, Range 12
 Between The Miami Rivers
 City of Piqua
 Miami County, Ohio
 Site Location

TMS | GJB | 1" = 30'
 Drawn By | Checked By | Drawing Scale

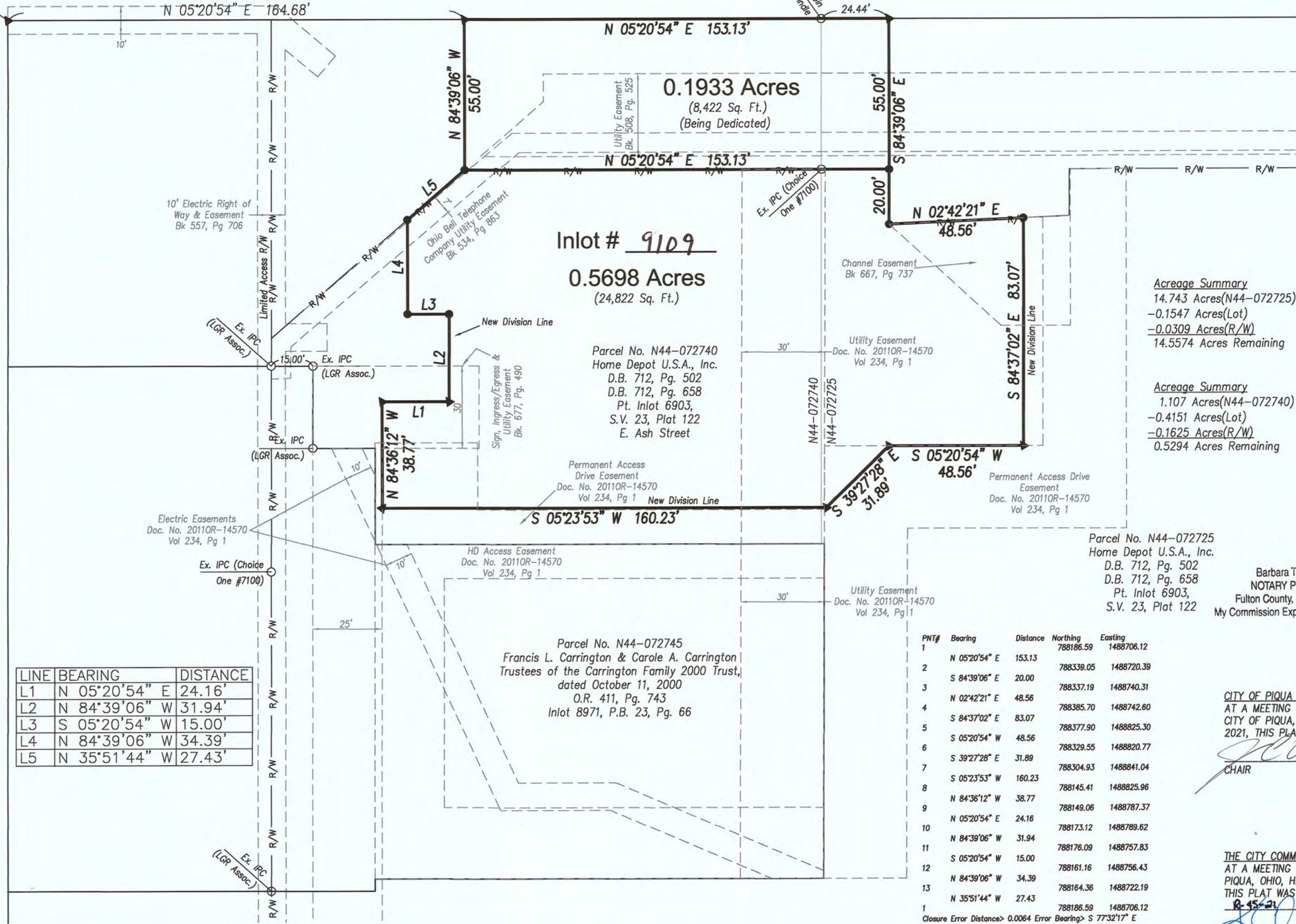
11/09/2020 | 20111
 Issue Date | Project Number



GPS Surveying • 3D Laser Scanning
 741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
 513.831.6761 fax | 513.831.5505 tel
 Copyright © 2021 G. J. Berding Surveying, Inc. All rights reserved.

E. Ash St. / U.S. Rt. 36
 (Variable Width Public R/W)

Looney Rd.
 (Variable Width Public R/W)



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 05°20'54" E | 24.16' |
| L2 | N 84°39'06" W | 31.94' |
| L3 | S 05°20'54" W | 15.00' |
| L4 | N 84°39'06" W | 34.39' |
| L5 | N 35°51'44" W | 27.43' |

| PNT# | Bearing | Distance | Northing | Easting |
|------|---------------|----------|-----------|------------|
| 1 | N 05°20'54" E | 153.13 | 788186.59 | 1488706.12 |
| 2 | S 84°39'06" E | 20.00 | 788339.05 | 1488720.39 |
| 3 | N 02°42'21" E | 48.56 | 788337.19 | 1488740.31 |
| 4 | S 84°37'02" E | 83.07 | 788385.70 | 1488742.60 |
| 5 | S 05°20'54" W | 48.56 | 788377.90 | 1488825.30 |
| 6 | S 39°27'28" E | 31.89 | 788329.55 | 1488820.77 |
| 7 | S 05°23'53" W | 160.23 | 788145.41 | 1488825.96 |
| 8 | N 84°36'12" W | 38.77 | 788149.06 | 1488787.37 |
| 9 | N 05°20'54" E | 24.16 | 788173.12 | 1488789.62 |
| 10 | N 84°39'06" W | 31.94 | 788176.09 | 1488757.83 |
| 11 | S 05°20'54" W | 15.00 | 788161.16 | 1488756.43 |
| 12 | N 84°39'06" W | 34.39 | 788164.36 | 1488722.19 |
| 13 | N 35°51'44" W | 27.43 | 788186.59 | 1488706.12 |

| PNT# | Bearing | Distance | Northing | Easting |
|------|---------------|----------|-----------|------------|
| 14 | N 05°20'54" E | 153.13 | 788191.72 | 1488651.36 |
| 15 | S 84°39'06" E | 55.00 | 788344.18 | 1488665.63 |
| 2 | S 05°20'54" W | 153.13 | 788339.05 | 1488720.39 |
| 1 | N 84°39'06" W | 55.00 | 788186.59 | 1488706.12 |
| 14 | N 84°39'06" W | 55.00 | 788191.72 | 1488651.36 |

Note: There are no new easements or right of way created or altered with this plat.



Gerard J. Berding
 Gerard J. Berding, P.S. - 6880
 berding@berdingsurveying.com
 5-28-21
 Date



- Survey References:
 * Lot Survey by Choice One Engineering filed in Volume 23, Page 122
 * Record Plat by LGR filed in Volume 23, Page 66
 * Deeds of record as shown hereon.
- △ Indicates existing Spike, PK, or Mag Nail
 - ▲ Indicates Set Mag Nail, unless noted otherwise
 - Indicates set 5/8" x 30" Iron Pin and Cap
 - Indicates existing Iron Pin
 - ⊙ Indicates existing Pipe

- Revisions
- Updated lot geometry 4-23-21 YTC
 - Revised per county comments 5-19-21 YTC
 - Revised closure per comment 5-19-21 DAP
 - Revised per County and City comments 5-26-21 DAP
 - Revised per City Comments 5-28-21 DAP

OWNERSHIP:

BEING A VACATION OF PART OF ARLINGTON AVENUE DEDICATED TO THE CITY OF TROY IN PLAT RECORD 8, PAGE 12

CLIENT:

TROY CHRISTIAN SCHOOLS, INC.
RESERVATION OF EASEMENT:

THE VACATION PIECE SHALL BECOME AN UTILITY EASEMENT THAT IS PROVIDED FOR PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF PUBLIC AND PRIVATE UTILITIES SUCH AS SEWERS, WATER MAINS, GAS, ELECTRIC AND TELEVISION/COMMUNICATION, AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO FORM SAID EASEMENTS.

LEGEND:

AREA TO BE VACATED

○ REBAR FOUND

▲ FOUND MAGNETIC NAIL

● FOUND 5/8-INCH REBAR WITH "PRISM LLC" CAP

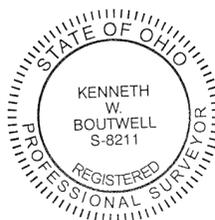
BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE – SOUTH ZONE, ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM A BEARING OF N00°08'33"W WAS MEASURED FOR THE CENTERLINE OF DORSET ROAD BASED ON FOUND MONUMENTATION OF ARLINGTON SUBDIVISION NO. 2, PLAT RECORD 8, PAGE 12, MIAMI COUNTY RECORDER'S RECORD OF PLATS.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

Kenneth W. Boutwell
KENNETH W. BOUTWELL
PROFESSIONAL SURVEYOR S-8211 5/19/21



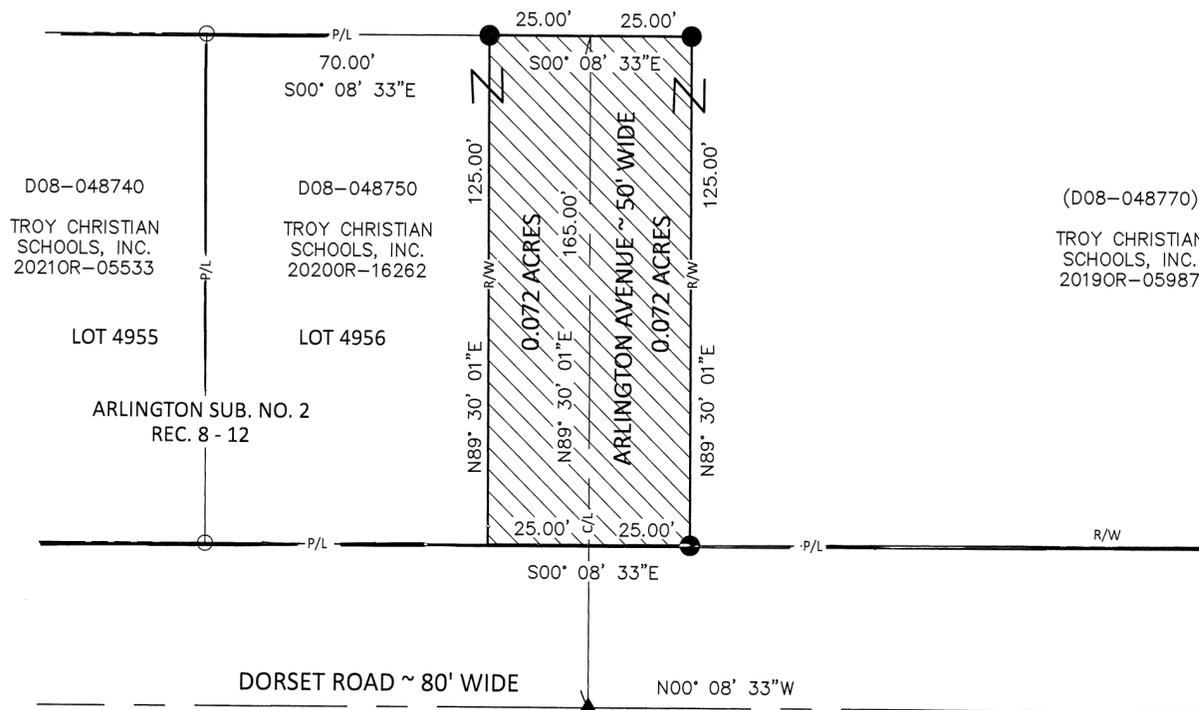
VACATION OF A PORTION OF ARLINGTON AVENUE

TROY MIAMI 29 5 6E
CORPORATION COUNTY SECTION TOWNSHIP RANGE

D08-250296

TROY CHRISTIAN SCHOOLS, INC.
24.862 ACRES
20200R-01108

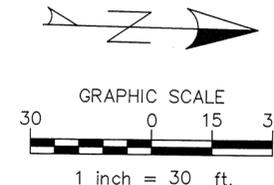
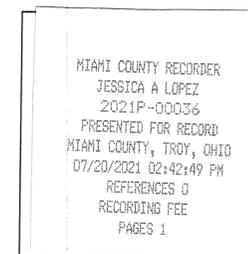
INLOT 113934
REC. 28-88



PREPARED BY:

PRISM SURVEYS, LLC
1584 FAIRGROUND ROAD
XENIA, OH 45385
937-431-4755
INFO@OHIOSURVEYORS.COM

VOLUME 29, PAGE 9
MIAMI COUNTY RECORDER'S
RECORD OF PLATS



FEE 43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER

Jessie R. Neer
BY DEPUTY RECORDER

APPROVED AND TRANSFERRED:

July 19th, 2021

Matthew W. Gearhardt
AUDITOR

Mindy Dorul
BY DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 26th DAY OF MAY 2021, THIS PLAT WAS REVIEWED AND APPROVED.

Blair W. Jones
CHAIRMAN

Sue J. Knight
SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE CITY OF TROY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF June 2021, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-41-2021, EFFECTIVE 7-6, 2021.

Robin J. Dala
MAYOR

Will Zant
PRESIDENT OF COUNCIL

Sue J. Knight
CLERK OF COUNCIL

WACO REPLAT - TROY, OHIO

CITY OF TROY COUNCIL
AT A MEETING OF THE CITY OF TROY, OHIO COUNCIL HELD THIS
7th DAY OF June, 2021. THIS PLAT WAS APPROVED
BY ORDINANCE NO. 0-35-2021 EFFECTIVE 7-7-2021
Robin J. Oda
MAYOR
Willie Ruff
PRESIDENT OF COUNCIL
Sue A. Knight
CLERK OF COUNCIL

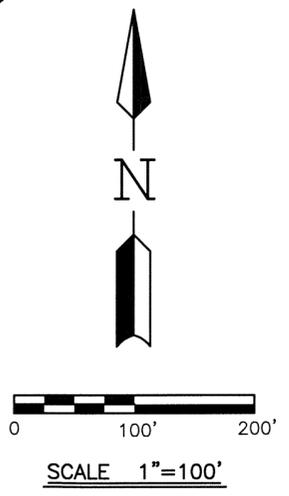
BEING A REPLAT OF INLOTS 7654 & 7655
CONTAINING 4.9552 AND 5.1537 ACRES
MIAMI TROY 7654 & 7655
COUNTY CITY INLOTS

BEING A REPLAT OF ALL OF INLOTS 7654 & 7655, RECORDED
IN PLAT BOOK 16, PAGE 61 OF THE MIAMI COUNTY RECORDERS
OFFICE AND AS ACQUIRED BY WACO WAREHOUSE, INC. AN OHIO
CORPORATION IN D.B. 642, PG. 640 AND D.B. 695, PG. 187

CITY OF TROY ENGINEER
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 7th DAY OF
July, 2021
Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00037
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/23/2021 09:13:32 AM
REFERENCES 0
RECORDING FEE
PAGES 1

Fee 43.20
Jessica A. Lopez
Miami County Recorder
Shirley E. New
By Deputy Recorder
Miami County Auditor
Approved and Transferred July 23, 2021
Matthew W Gearhardt
Miami County Auditor
Joyce Grilloit
By Deputy Auditor

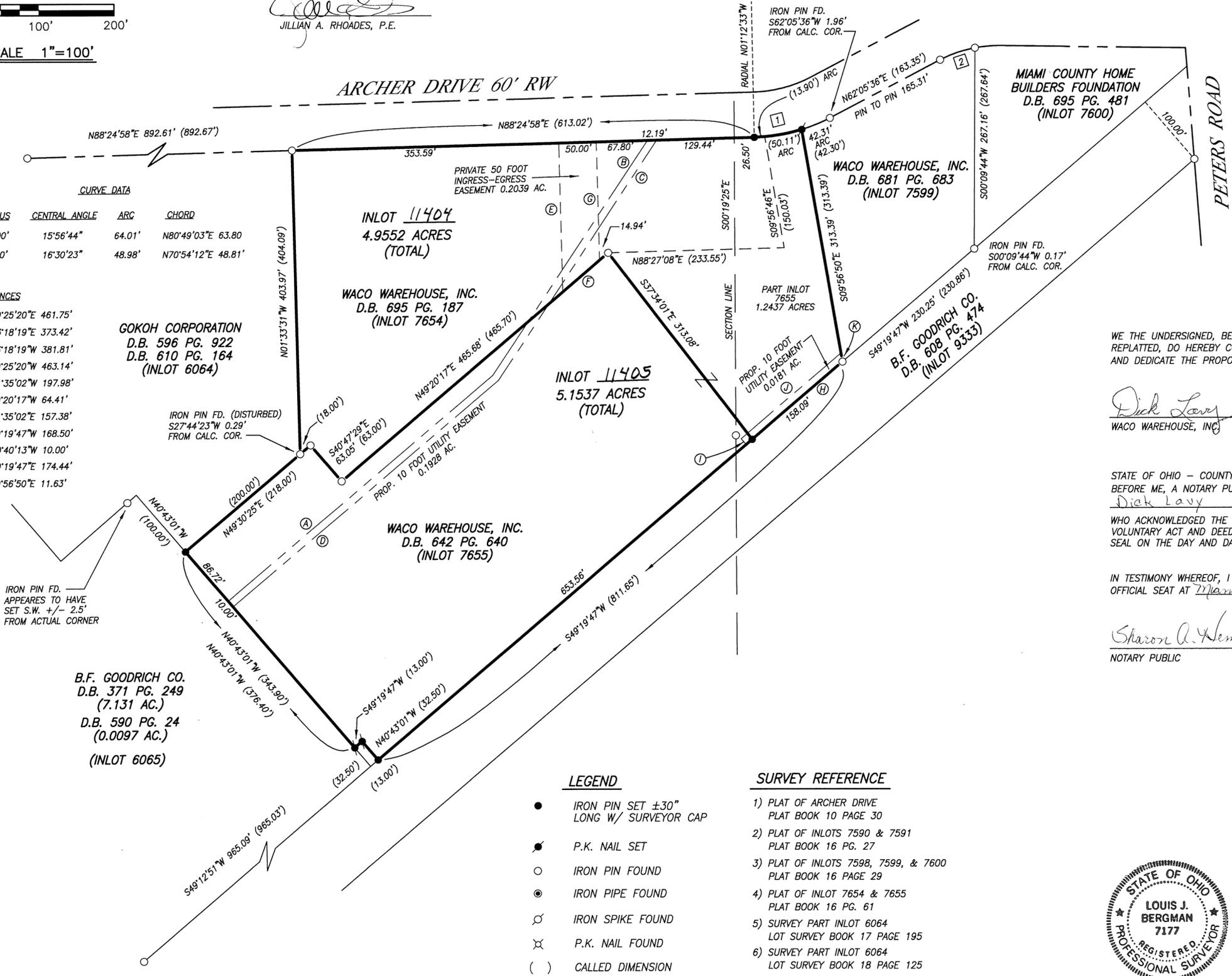


0 100' 200'
SCALE 1"=100'

CURVE DATA

| RADIUS | CENTRAL ANGLE | ARC | CHORD |
|-----------|---------------|--------|--------------------|
| 1 230.00' | 15°56'44" | 64.01' | N80°49'03"E 63.80 |
| 2 170.00' | 16°30'23" | 48.98' | N70°54'12"E 48.81' |

- DISTANCES**
- (A) N49°25'20"E 461.75'
 - (B) N33°18'19"E 373.42'
 - (C) S33°18'19"W 381.81'
 - (D) S49°25'20"W 463.14'
 - (E) N01°35'02"W 197.98'
 - (F) S49°20'17"W 64.41'
 - (G) S01°35'02"E 157.38'
 - (H) S49°19'47"W 168.50'
 - (I) N40°40'13"W 10.00'
 - (J) N49°19'47"E 174.44'
 - (K) S09°56'50"E 11.63'



DEDICATION
WE THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN
REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON
AND DEDICATE THE PROPOSED UTILITY EASEMENTS TO THE PUBLIC USE FOREVER.

Dick Lavy
WACO WAREHOUSE, INC.

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED
Dick Lavy (THE ABOVE SIGNED)
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 BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAT AT Miami Co., OHIO, THIS 9th DAY OF July, 2021

Sharon A. Hemmelgarn
NOTARY PUBLIC

01-30-2026
MY COMMISSION EXPIRES



I HEREBY CERTIFY THIS PLAT TO BE TRUE
AND CORRECT AS SHOWN HEREIN.
Louis J. Bergman 5-11-21
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177



BEARINGS BASED ON NAD83 (NSRS2011) OHIO
STATE PLANE COORDINATES, SOUTH ZONE (3402).

- LEGEND**
- IRON PIN SET ±30" LONG W/ SURVEYOR CAP
 - P.K. NAIL SET
 - IRON PIN FOUND
 - ⊙ IRON PIPE FOUND
 - ⊕ IRON SPIKE FOUND
 - ✕ P.K. NAIL FOUND
 - () CALLED DIMENSION

- SURVEY REFERENCE**
- 1) PLAT OF ARCHER DRIVE
PLAT BOOK 10 PAGE 30
 - 2) PLAT OF INLOTS 7590 & 7591
PLAT BOOK 16 PG. 27
 - 3) PLAT OF INLOTS 7598, 7599, & 7600
PLAT BOOK 16 PAGE 29
 - 4) PLAT OF INLOT 7654 & 7655
PLAT BOOK 16 PG. 61
 - 5) SURVEY PART INLOT 6064
LOT SURVEY BOOK 17 PAGE 195
 - 6) SURVEY PART INLOT 6064
LOT SURVEY BOOK 18 PAGE 125

Mote & Associates, Inc.
ENGINEERING, LAND SURVEYING
E-MAIL: info@moteassociates.com
PHONE: (937) 548-7511
FAX: (937) 548-7484
214 WEST 4th STREET
GREENVILLE, OHIO 45331

REPLAT SURVEY OF TWO TRACTS
WACO WAREHOUSE
OHIO
CITY OF TROY

REVISIONS:

| | |
|-------------|------------|
| DATE: | 5-11-21 |
| DRAWN: | L.J.B. |
| CHECKED: | J.L.M. |
| JOB NO. | TY13040616 |
| DRAWING NO. | 1C2742 |

REPLAT OF INLOT 7137

VOLUME 29 PAGE 11
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

BEING A SUBDIVISION OF INLOT 7137,
 REC. PLAT BOOK 14, PAGE 38,
 CONTAINING 3.010 ACRES IN THE CITY
 OF TROY, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00038
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/03/2021 02:40:02 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 1

FEE \$ 43.00

[Signature]
 MIAMI COUNTY RECORDER
[Signature]
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Aug. 3, 2021.

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR
[Signature]
 BY DEPUTY AUDITOR

LENDER: THE FAHEY BANKING COMPANY RECORD: 2016OR-05948

MORTGAGOR: SHS INVESTMENT COMPANY, AN OHIO PARTNERSHIP
 REPRESENTATIVE: Mary Ann Pottler
 TITLE: Chief lending officer
 AUTHORIZED SIGNATURE: [Signature]

STATE OF OHIO, Franklin COUNTY, SS
 THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY
 OF July, 2021, BY Chief lending officer OF THE
 FAHEY BANKING COMPANY.

NOTARY PUBLIC [Signature]



JON D. FERGUSON
 Notary Public, State of Ohio
 My Commission Expires Aug. 10, 2021

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND
 HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE
 THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT
 TO THE EXECUTION OF SAID REPLAT.

OWNER: SHS INVESTMENTS COMPANY

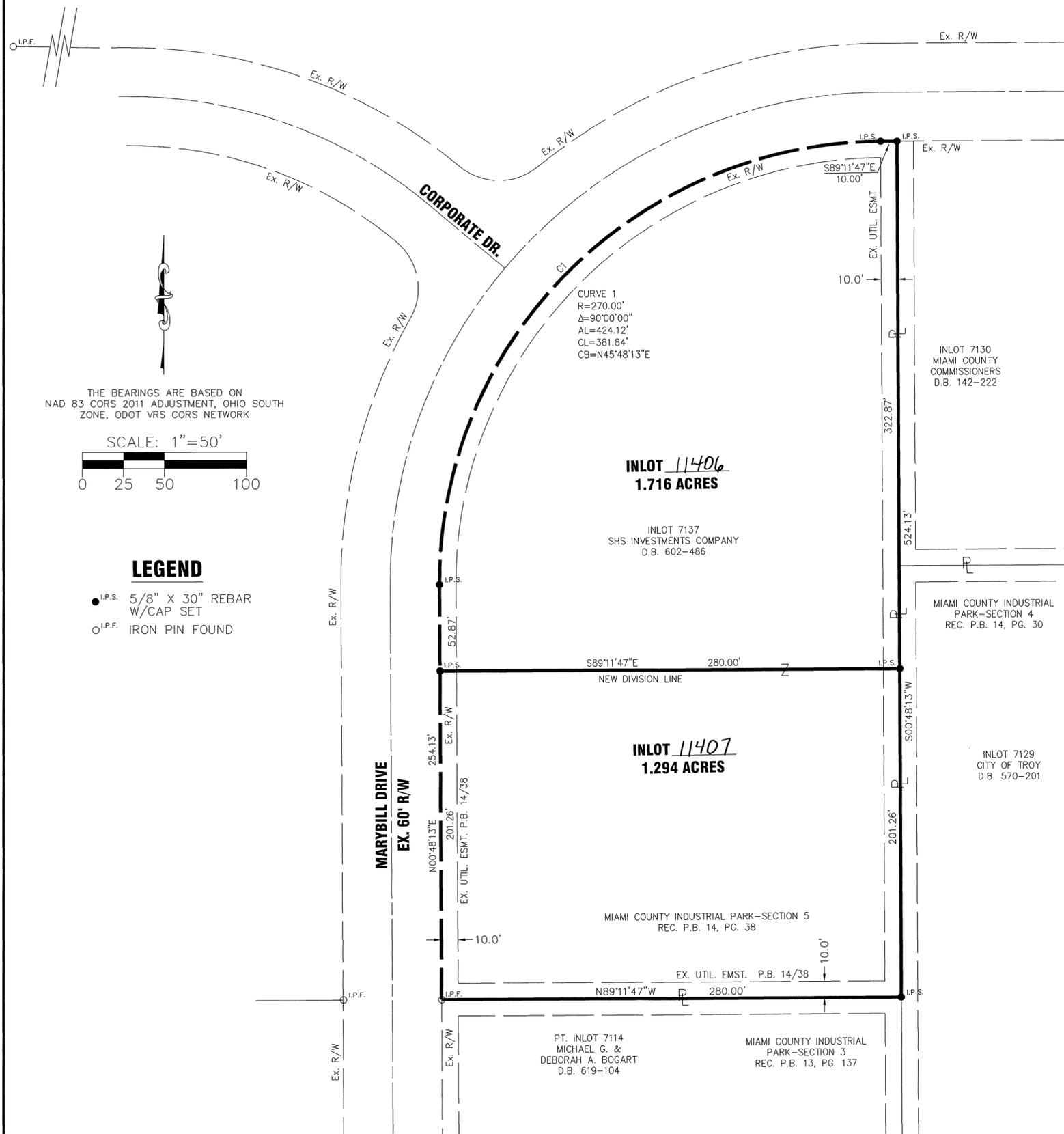
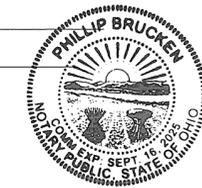
[Signature] PARTNER
 AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

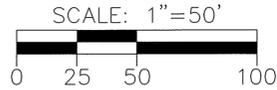
STATE OF OHIO, Miami COUNTY, SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
 APPEARED Eric L. Stant, ON BEHALF OF SHS INVESTMENTS
 COMPANY, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID
 SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
 OFFICIAL SEAL AT Troy, OHIO, THIS 22 DAY OF June, 2021.

NOTARY PUBLIC [Signature]
 MY COMMISSION EXPIRES: 9/16/2025



THE BEARINGS ARE BASED ON
 NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH
 ZONE, ODOT VRS CORS NETWORK



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND

SURVEY REFERENCE
 REC. P.B. 13, PG. 137
 REC. P.B. 14, PG. 20
 REC. P.B. 14, PG. 30
 REC. P.B. 14, PG. 38

CITY OF TROY ENGINEER

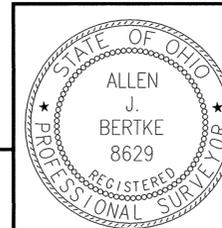
THIS PLAT WAS INSPECTED AND APPROVED BY
 US THIS 2nd DAY OF August, 2021.

[Signature]
 JILLIAN A. RHOADES, P.E.

BEING A REPLAT OF INLOT 7137 AND BEING
 OWNED BY SHS INVESTMENTS COMPANY IN DEED
 BOOK 602, PAGE 486.

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629

6-18-2021
 DATE



ChoiceOne
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com

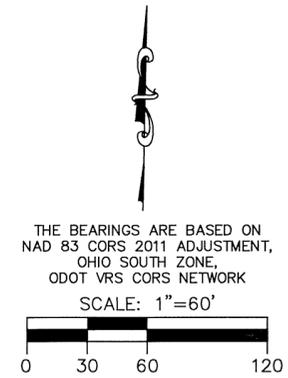
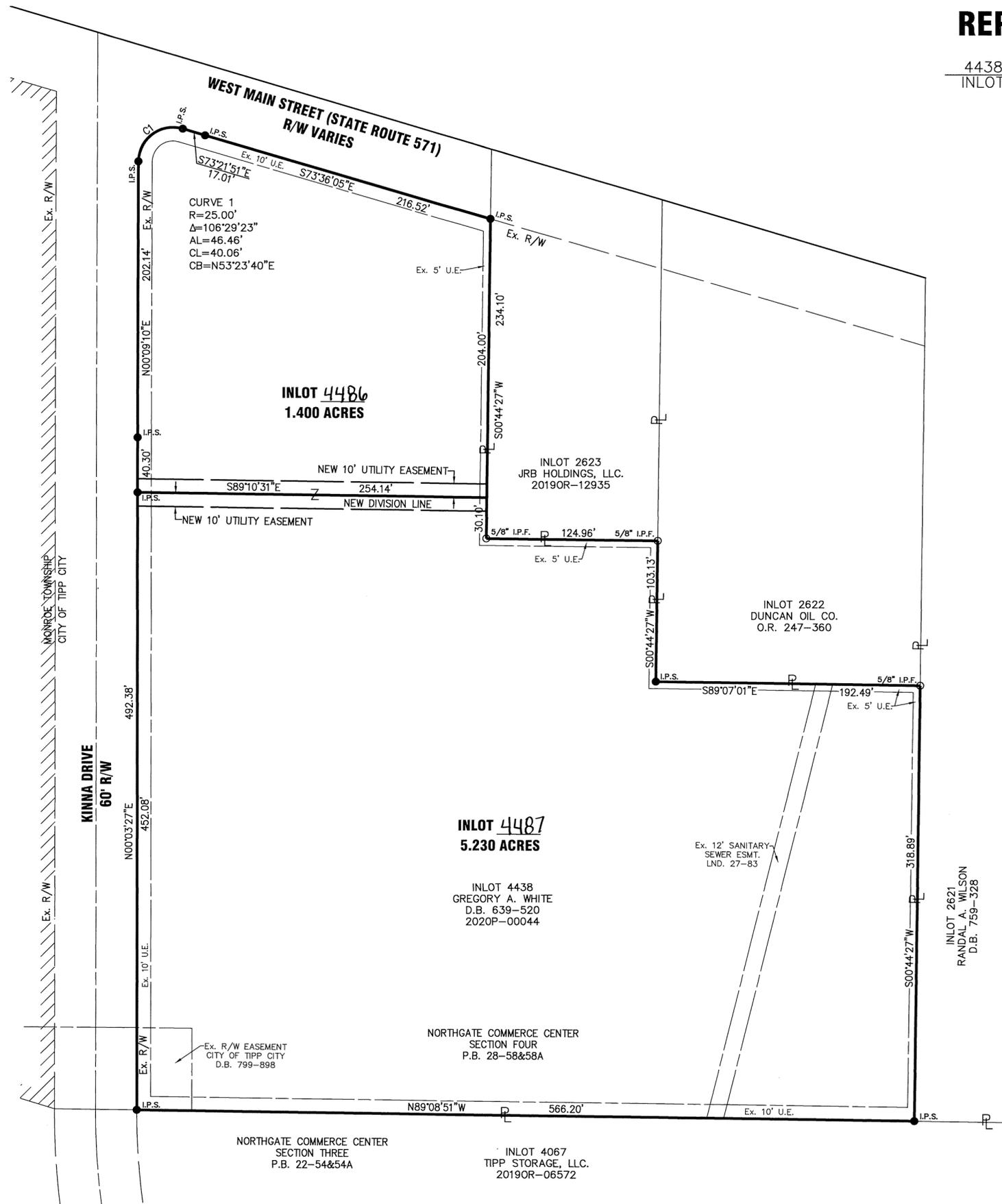
DATE:
 06-11-2021
 DRAWN BY:
 RMF
 JOB NUMBER:
 MIATRO2128
 SHEET NUMBER
 1 OF 1

REPLAT OF INLOT 4438

VOLUME 29, PAGE 12
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

4438 INLOT TIPP CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00039
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/10/2021 10:21:56 AM
 REFERENCES 0
 RECORDING FEE
 PAGES 1



FEE \$ 43.20
Jessica A. Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED August 10th, 2021.
Matthew W. Gearhardt *Mindy Dorsch*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF TIPP CITY
 APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 4th DAY OF August, 2021.
[Signature]
 CITY ENGINEER
[Signature]
 CITY PLANNER

PLAT AUTHORIZATION AND 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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: GREGORY A. WHITE
 BY: *Gregory A. White* ITS: OWNER
 AUTHORIZED SIGNATURE TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF July, 2021, BY Gregory A. White ON BEHALF OF GREGORY A. WHITE.

Cheryl L.oudray
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4-1-2024



| | | |
|--|--------------|------------|
| | DATE: | 05-28-2021 |
| | DRAWN BY: | RMF |
| | JOB NUMBER: | MIATCI2108 |
| | SHEET NUMBER | 1 OF 1 |

ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com

BEING A REPLAT OF INLOT 4438 AND BEING OWNED BY GREGORY A. WHITE AS DESCRIBED IN DEED BOOK 639, PAGE 520.
Allen J. Bertke 6-18-2021
 ALLEN J. BERTKE, P.S. #8629 DATE

LEGEND
 ● I.P.S. IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "COEC AJB LS-8629")
 ○ I.P.F. IRON PIN FOUND AS NOTED

SURVEY REFERENCE
 LAND SUR. 12-143
 LAND SUR. 15-185
 LAND SUR. 24-118
 LAND SUR. 51-3
 REC. 22-54
 REC. 28-58

NORTHGATE COMMERCE CENTER SECTION THREE P.B. 22-54&54A
 INLOT 4067 TIPP STORAGE, LLC. 20190R-06572

FOX HARBOR SECTION 8
 LOCATED IN
 CITY OF TROY, MIAMI COUNTY, OHIO
 PART INLOT 7446
 10.811 ACRES
 APRIL 28, 2021

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00040
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/17/2021 11:11:26 AM
 REFERENCES 0
 RECORDING FEE
 PAGES 2

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 10.811 ACRES OF LAND, BEING INLOT NUMBERS THROUGH IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 8, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

UTILITY EASEMENT ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.



VICINITY MAP
 ~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 10.811 ACRES COMPRISED OF PART INLOT 7446 ACQUIRED BY HARBOR WEST LAND CO., LLC BY 2018OR-01012 AND RECORDED IN VOLUME 58, PAGE 72 OF THE MIAMI COUNTY RECORDER'S OFFICE AND THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNERS ASSOCIATION, AS RECORDED IN 2018OR-10028 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Frank D. Harlow Jr.
 HARBOR WEST LAND CO., LLC
 FRANK D. HARLOW JR.
 MANAGING MEMBER

LIEN HOLDER:
Annette Baker
 ANNETTE BAKER
 GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 19th DAY OF July, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 8/24/2021

MARY K. LEWIS, Notary Public
 in and for the State of Ohio
 My Commission Expires Aug. 8/24/2021
 Recorded in Miami County

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS 19th DAY OF July, 2021 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow Jr.
 FRANK D. HARLOW JR., MANAGING MEMBER
 HARBOR WEST LAND CO., LLC.

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

Mary K Lewis
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 8/24/2021

MARY K. LEWIS, Notary Public
 in and for the State of Ohio
 My Commission Expires Aug. 8/24/2021
 Recorded in Miami County

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|--------|------------|--------------|---------------|-------------|---------|
| C1 | 30.00' | 47.12' | 42.43' | N 45°08'07" E | 90°00'00" | 30.00' |
| C2 | 30.00' | 47.12' | 42.43' | N 44°51'53" W | 90°00'00" | 30.00' |
| C3 | 30.00' | 46.87' | 42.24' | N 44°53'26" E | 89°30'38" | 29.74' |
| C4 | 30.00' | 47.38' | 42.61' | N 45°06'34" W | 90°29'22" | 30.26' |
| C5 | 30.00' | 46.87' | 42.24' | N 44°53'26" E | 89°30'38" | 29.74' |
| C6 | 30.00' | 47.38' | 42.61' | S 45°06'34" E | 90°29'22" | 30.26' |

NOTE: PER AFFIDAVIT OF SURVEYOR RECORDED
 MARCH 25, 2022, DOC. 2022OR-04806,
 SEE LOT BOUNDARY CORRECTIONS ON
 SHEET 2.

MIAMI COUNTY MAP DEPARTMENT
 5/19/2022

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

Jeni Mariani
 DEPUTY

TRANSFERRED ON THE 17th DAY OF August, 2021.

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 AUDITOR, MIAMI COUNTY, OHIO

Kianda Olin
 BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 8, ON THE 2nd DAY OF June, 2021.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-24-2021

Robin J. Oda
 MAYOR

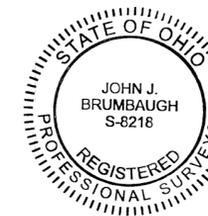
Will K... ..
 PRESIDENT OF COUNCIL

Sue A. Knight
 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 28th DAY OF April, 2021 THIS PLAT WAS REVIEWED AND APPROVED.

Olav M. Kyper
 CHAIRPERSON

Sue G. Knight
 SECRETARY

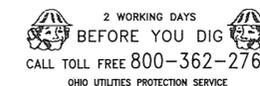


CERTIFICATION: I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

John J. Brumbaugh
 JOHN J. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #8218

DEVELOPER
 HARBOR WEST LAND CO., LLC.
 701 NORTH MARKET STREET
 TROY, OHIO 45373

FOX HARBOR, SECTION 8, RECORD PLAN LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OH.

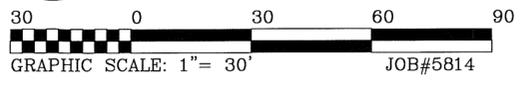


BRUMBAUGH ENGINEERING & SURVEYING, LLC
 2270 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45383
 (937) 698-3000
 PAGE 1 OF 2

North



BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF HORTON AVENUE AS SHOWN ON SURVEY VOLUME 19, PAGE 177 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO (N 87°51'00"E)



REFERENCES:
DEED: INLOT 1032 & 1033 - EVAN M. GEUS AND SYDNEY K. HELSINGER - 20190R-07540
SURVEYS: LOT SURVEY VOLUME 19, PAGE 177

MONUMENT LEGEND
⊗ Indicates 5/8" iron pin found (unless otherwise noted)
○ Indicates 5/8" iron pin set
⊙ Indicates Iron Pipe found

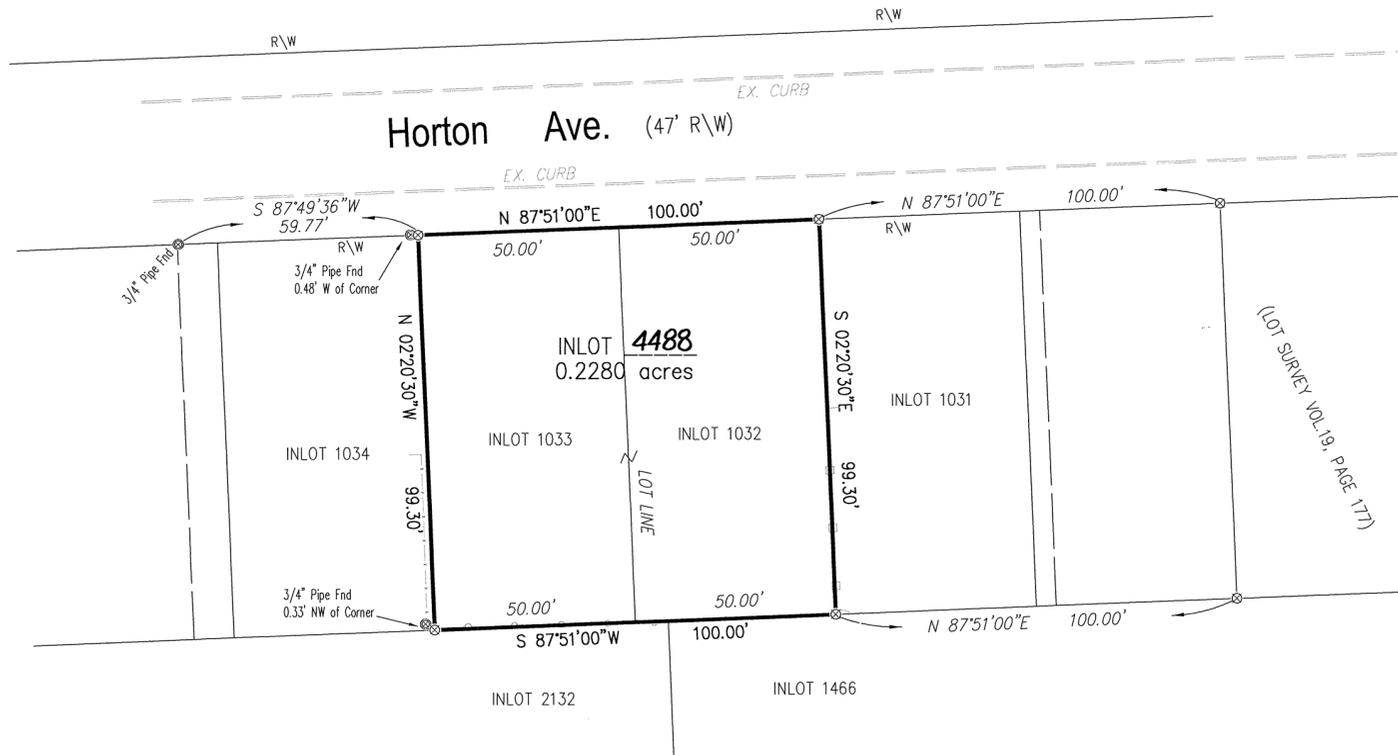
Geus Replat

CITY OF TIPP CITY, MIAMI COUNTY, OHIO
BEING A REPLAT OF INLOT 1032 AND INLOT 1033, TIPP CITY, OHIO
0.2280 ACRES

OWNER:
EVAN M. GEUS AND
SYDNEY K. HELSINGER
544 HORTON AVENUE
TIPP CTY, OHIO

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

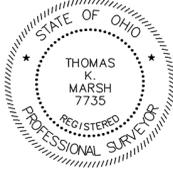
SURVEY PERFORMED IN JUNE 2021



- SURVEY NOTES:**
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
 2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
 5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors
BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No. 7735



MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED ON THIS 20th DAY OF August, 2021.
Matthew W. Gearhardt DEPUTY AUDITOR
Mindy Rose MIAMI COUNTY AUDITOR

APPROVAL BY CITY OF TIPP CITY
APPROVED BY THE CITY OF TIPP CITY, OHIO ON THIS 4th DAY OF August, 2021.
[Signature] CITY ENGINEER
[Signature] CITY PLANNER

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00041
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/20/2021 11:53:16 AM
REFERENCES 0
RECORDING FEE
PAGES 1

PLAT BOOK 29 PAGE 14
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF _____, 20__ AT _____ M.
FILE NO. _____, FEE 43.20
Jessica A Lopez
JESSICA A. LOPEZ
MIAMI COUNTY RECORDER
Joni Mascari
BY _____ DEPUTY

DEDICATION
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: INLOT 1032 & INLOT 1033
[Signature]
BY: EVAN M. GEUS
OWNER: INLOT 1032 & INLOT 1033
[Signature]
BY: SYDNEY K. HELSINGER
N.K.A. SYDNEY K. GEUS

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

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY HAND AND AFFIXED MY OFFICIAL SEAL AT Lima, OHIO, THIS 20th DAY OF July, 2021
Judith E Meyer 7/20/21
NOTARY PUBLIC DATE
11/8/22
MY COMMISSION EXPIRES



JUDITH E MEYER
Notary Public, State of Ohio
My Commission Expires
November 8, 2022

LIENHOLDER:
STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF Ohio, PERSONALLY APPEARED Marcy Ann George WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF The Citizens National Bank AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY HAND AND AFFIXED MY OFFICIAL SEAL AT Lima, Oh, THIS 20th DAY OF July, 2021
Judith E Meyer 7/20/21
NOTARY PUBLIC DATE
11/8/22
MY COMMISSION EXPIRES



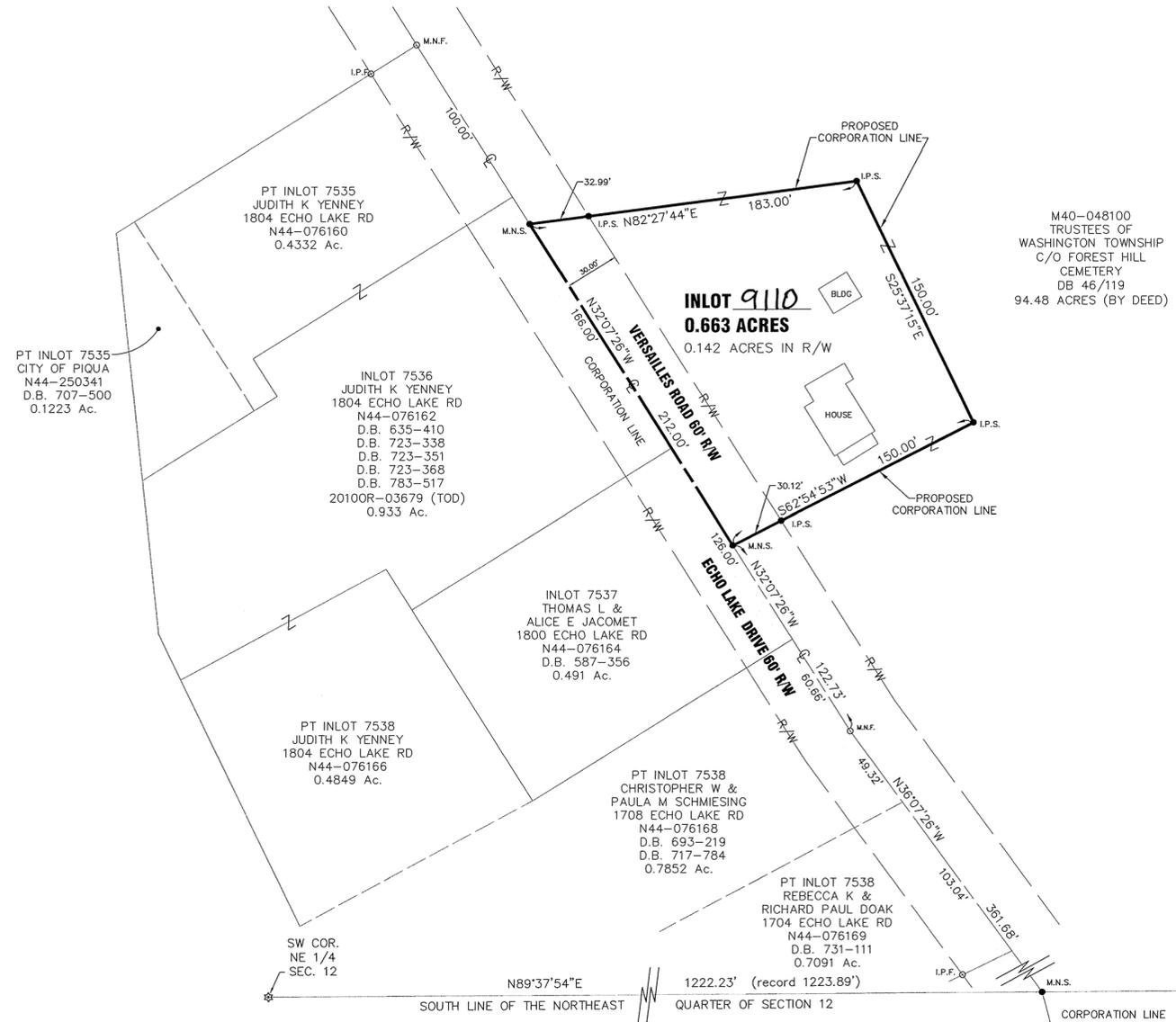
JUDITH E MEYER
Notary Public, State of Ohio
My Commission Expires
November 8, 2022

FOREST HILL CEMETERY ANNEXATION TO THE CITY OF PIQUA

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

VOLUME 29 PAGE 15
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00042
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/23/2021 03:07:07 PM
REFERENCES 0
RECORDING FEE
PAGES 1



MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 13th DAY OF August, 2021.

Paul P. Hulskamp
MIAMI COUNTY ENGINEER

FEE \$43.00
Jessica A Lopez
MIAMI COUNTY RECORDER
Jessica A Lopez
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED August 23, 2021.
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Mindy Dorech
BY DEPUTY AUDITOR

MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED BY US THIS 17th DAY OF August, 2021 BY RESOLUTION NUMBER 21-05-667.

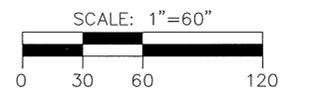
Gregory A. Simmons
MIAMI COUNTY COMMISSIONER Gregory A. Simmons
Ted S. Mercer
MIAMI COUNTY COMMISSIONER Ted S. Mercer
Wade H. Westfall
MIAMI COUNTY COMMISSIONER Wade H. Westfall

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 3rd DAY OF August, 2021, THIS PLAT WAS APPROVED BY ORDINANCE NO. R-65-21

Allen J. Bertke
MAYOR
Haron S. Jenkins
CLERK

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
GEOID 12A, OHIO SOUTH ZONE, ODOT
VRS CORS NETWORK



REFERENCES

LND 13 PAGE 191
LND 31 PAGE 53
LOT 22 PAGE 171
LOT 23 PAGE 39
LOT 23 PAGE 177
REC 7 PAGE 98
REC 7 PAGE 101
REC 13 PAGE 150
REC 14 PAGE 4

LEGEND

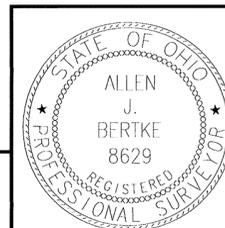
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊙ P.F. IRON PIPE FOUND
- ☆ STONE FOUND

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY LINES OF THIS ANNEXATION ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

8-11-2021
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
04-22-2021
DRAWN BY:
MPL
JOB NUMBER:
MIAWAS2002
SHEET NUMBER
1 OF 1

FOREST HILL CEMETERY ANNEXATION TO THE CITY OF PIQUA

6N TOWN 6E RANGE FRAC. 7 SECTION WASHINGTON TOWNSHIP MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00043
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/23/2021 03:07:09 PM
REFERENCES 0
RECORDING FEE
PAGES 1

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 13th DAY OF August, 2021.

Paul P. Lukshansky
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED BY US THIS 19th DAY OF August, 2021 BY RESOLUTION NUMBER 21-05-000.

Gregory A. Simmons
MIAMI COUNTY COMMISSIONER Gregory A. Simmons
Ted S. Mercer
MIAMI COUNTY COMMISSIONER Ted S. Mercer
Wade H. Westfall
MIAMI COUNTY COMMISSIONER Wade H. Westfall

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 3rd DAY OF August, 2021, THIS PLAT WAS APPROVED BY ORDINANCE NO. R-67-21

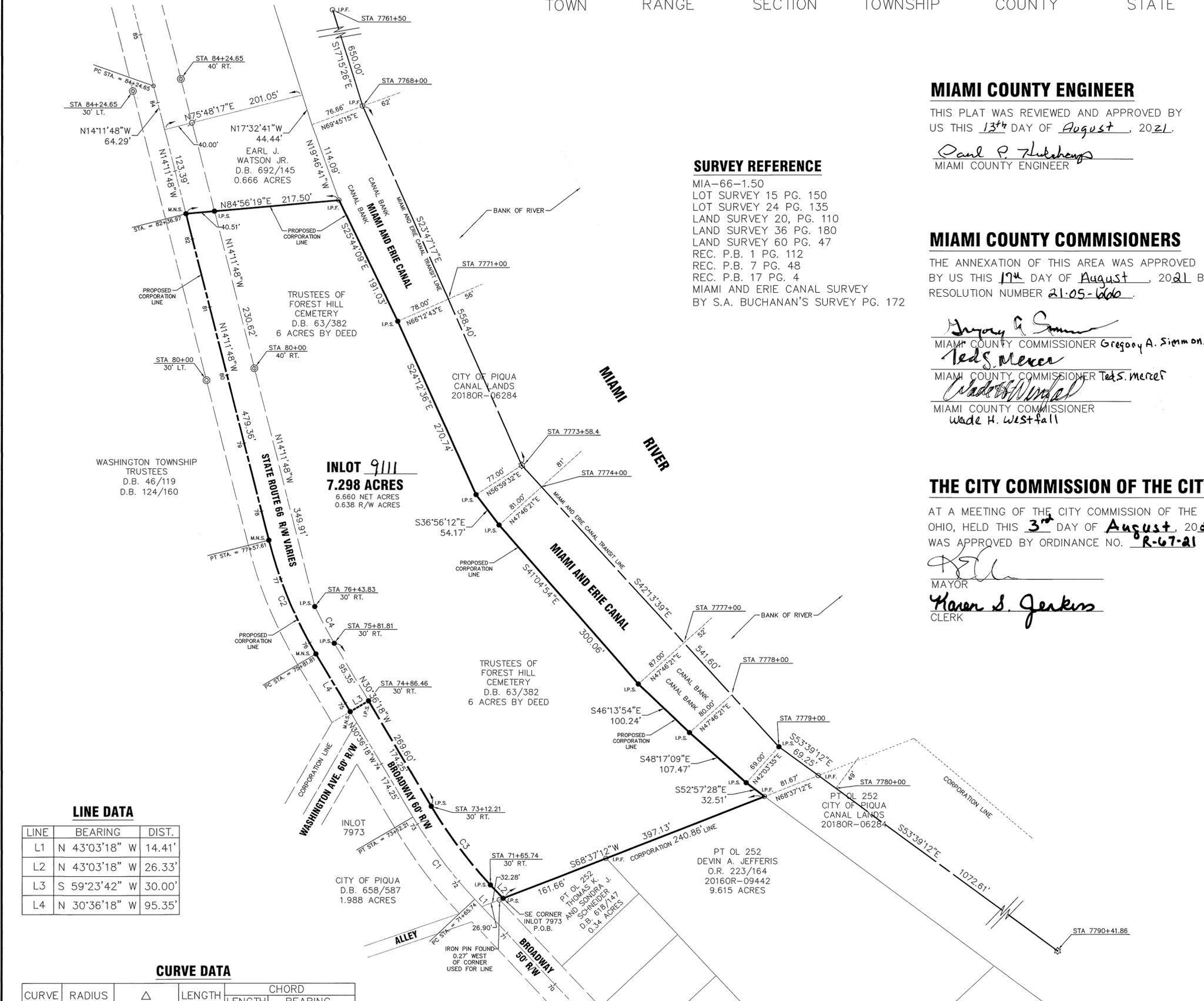
Harlan S. Jenkins
MAYOR
CLERK

FEE \$ 43.00
Jessica A. Lopez
MIAMI COUNTY RECORDER
Matthew W. Grant
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Aug 23, 2021.
Matthew W. Grant
MIAMI COUNTY AUDITOR
Joyce Brillicot
BY DEPUTY AUDITOR

SURVEY REFERENCE

MIA-66-1.50
LOT SURVEY 15 PG. 150
LOT SURVEY 24 PG. 135
LAND SURVEY 20, PG. 110
LAND SURVEY 36 PG. 180
LAND SURVEY 60 PG. 47
REC. P.B. 1 PG. 112
REC. P.B. 7 PG. 48
REC. P.B. 17 PG. 4
MIAMI AND ERIE CANAL SURVEY
BY S.A. BUCHANAN'S SURVEY PG. 172



LINE DATA

| LINE | BEARING | DIST. |
|------|---------------|--------|
| L1 | N 43°03'18" W | 14.41' |
| L2 | N 43°03'18" W | 26.33' |
| L3 | S 59°23'42" W | 30.00' |
| L4 | N 30°36'18" W | 95.35' |

CURVE DATA

| CURVE | RADIUS | Δ | LENGTH | CHORD | |
|-------|---------|-----------|---------|---------|---------------|
| | | | | LENGTH | BEARING |
| C1 | 674.07' | 12°27'00" | 146.47' | 146.18' | N 36°49'48" W |
| C2 | 613.88' | 16°24'30" | 175.80' | 175.20' | N 22°24'03" W |
| C3 | 644.07' | 12°27'00" | 139.95' | 139.68' | N 36°49'48" W |
| C4 | 583.88' | 05°47'20" | 58.99' | 58.97' | N 27°42'38" W |

CERTIFICATION

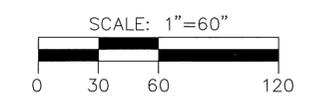
I HEREBY CERTIFY THAT THE BOUNDARY LINES OF THIS ANNEXATION ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

8-11-2021
DATE



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

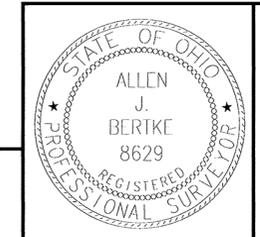


LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊙ RAILROAD SPIKE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ CANAL MONUMENT FOUND

DESCRIPTION

BEING THE ANNEXATION OF 7.298 ACRES OF LAND TO THE CITY OF PIQUA, OHIO AND BEING OWNED BY TRUSTEES OF FOREST HILL CEMETERY AS DESCRIBED IN D.B. 63/382.



ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 04-22-2021
DRAWN BY: MPL
JOB NUMBER: MIAWAS2003
SHEET NUMBER: 1 OF 1

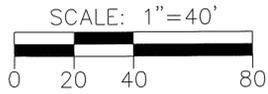
ANNEXATION TO THE CITY OF PIQUA

VOLUME 29, PAGE 17
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

6 N TOWN 6 E RANGE 20&29 SECTION WASHINGTON TOWNSHIP PIQUA CITY MIAMI, OHIO COUNTY

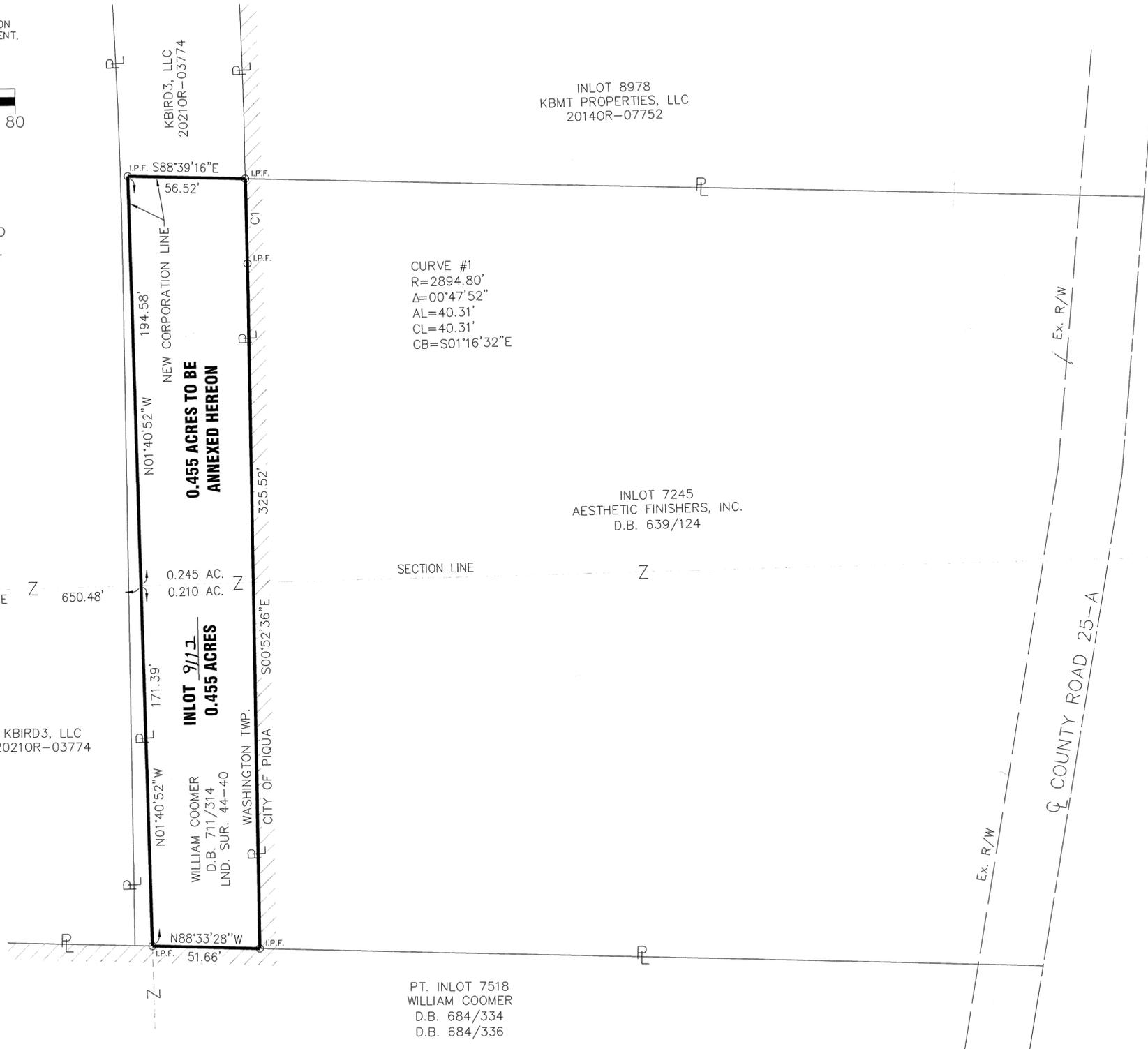
MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00044
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/23/2021 03:07:11 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 1

THE BEARINGS ARE BASED ON
 NAD 83 CORS 2011 ADJUSTMENT,
 OHIO SOUTH ZONE,
 ODOT VRS CORS NETWORK



LEGEND

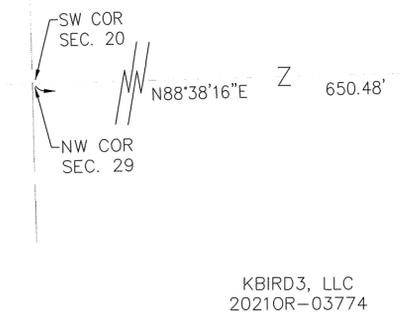
- I.P.F. IRON PIN FOUND
- ▨ EX. CORP. LIMIT



FEE \$ 43.20
 [Signature] MIAMI COUNTY RECORDER
 [Signature] BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Aug 23, 2021.
 [Signature] MIAMI COUNTY AUDITOR
 [Signature] BY DEPUTY AUDITOR

MIAMI COUNTY ENGINEER
 THIS PLAT WAS REVIEWED AND APPROVED BY US
 THIS 23rd DAY OF April, 2021.
 [Signature]
 MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS
 THIS PLAT WAS REVIEWED AND APPROVED BY US
 THIS 20th DAY OF April, 2021.
 [Signature]
 [Signature]
 [Signature]



SURVEY REFERENCE
 REC. P.B. 11, PG. 133
 LOT SURVEY 22, PG. 80
 LAND SURVEY 19, PAGE 162
 LAND SURVEY 22, PAGE 176
 LAND SURVEY 44-40

THE CITY COMMISSION OF THE CITY OF PIQUA
 AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD
 THIS 3rd DAY OF August, 2021. THIS PLAT WAS
 APPROVED BY ORDINANCE NO. R-66-21.
 [Signature] MAYOR [Signature] CLERK

CERTIFICATION
 I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE
 WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF
 SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711
 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT
 SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED
 IN FEBRUARY, 2019. ALL MEASUREMENTS ARE CORRECT AND
 MONUMENTS ARE SET OR TO BE SET AS SHOWN.

[Signature] ALLEN J. BERTKE, P.S. #8629 4-21-2021 DATE

| | | |
|--|--|---------------------------|
| | <p>ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p> | DATE: 04-01-2021 |
| | | DRAWN BY: RMF |
| | | JOB NUMBER: MIAPIQ2018 |
| | | SHEET NUMBER: 1 OF 1 |

08/23/2021

HARICOT SPRINGS PLAT

DEDICATION

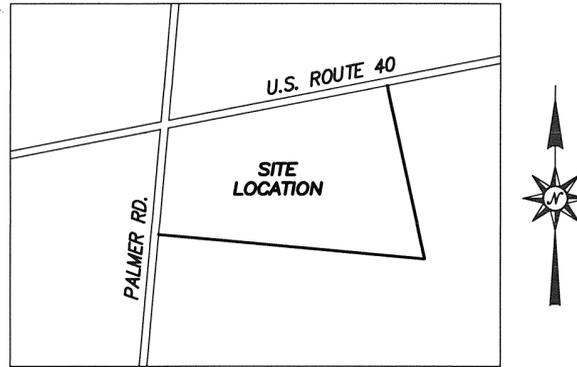
THE UNDERSIGNED, BEING THE OWNERS OF 51.546 ACRES OF LAND, IN THE TOWNSHIP OF BETHEL, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS HARICOT SPRINGS PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, EASEMENTS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

2 TOWN 9 RANGE 2 SECTION BETHEL TOWNSHIP MIAMI COUNTY 51.546 ACRES AUGUST 10, 2021

MIAMI COUNTY RECORDER JESSICA A. LOPEZ 2021P-00045 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 08/31/2021 03:56:36 PM REFERENCES 0 RECORDING FEE PAGES 2

SANITARY EASEMENT

SANITARY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.



VICINITY MAP ~NTS~

Jessica Lopez SIGNATURE JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

Imi Musconi SIGNATURE DEPUTY

TRANSFERRED ON THE 31st DAY OF August, 2021

Matthew W. Gearhardt SIGNATURE MATTHEW W. GEARHARDT AUDITOR, MIAMI COUNTY, OHIO

Mindy Wosiek SIGNATURE BY: DEPUTY AUDITOR

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

TREBOR L. BEAN SIGNATURE

TAMARA JOY BEAN SIGNATURE

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 11th DAY OF August, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS, TREVOR L. BEAN AND TAMARA JOY BEAN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO MY COMMISSION EXPIRES 05-17-25

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 51.456 ACRES ACQUIRED BY TREVOR L. BEAN BY OFFICIAL RECORD 2019OR-10656 OF THE MIAMI COUNTY RECORDER'S OFFICE.

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 23rd DAY OF August, 2021

Paul P. Zwick SIGNATURE MIAMI COUNTY ENGINEER

SANITATION AGREEMENT

HARICOT SPRINGS, PLAT BOOK, PAGE, LOCATED IN BETHEL TOWNSHIP, MIAMI COUNTY OHIO HAS ESTABLISHED A MANDATORY HOMEOWNERS ASSOCIATION ("HOA") FOR THE PROVISION OF WASTEWATER DISPOSAL FROM EACH LOT. IN ESSENCE THE PRESENT DEVELOPER, TREVOR BEAN, AND THEN THIS HOA WILL OWN AND MAINTAIN THE FORCED SEWER LATERAL PIPING FROM EACH HOME'S SMALL PUMPING STATION TO THE PUBLIC FORCE MAIN LOCATED ON THE SOUTH SIDE OF US 40 ROUTE ON THE NORTH SIDE OF THE PLAT.

THIS WASTEWATER SEWERAGE SYSTEM AND INSTALLATION SHALL WORK AS FOLLO:

- 1. THE OWNERSHIP AND MAINTENANCE OF THE PRESSURIZES PIPE LAID BELOW GROUND WILL BE THE COLLECTIVE HOME AND PROPERTY OWNERS OF HARICOT SPRINGS.
2. MAINTENANCE AND REPAIR COST WILL BE DIVIDED EQUALLY AMONG ALL HOME OWNERS WHO HAVE AN APPROVED PUMP INSTALLED AT THE TIME.
3. PROPERTY THAT DOES NOT HAVE A PUMP SYSTEM INSTALLED AND APPROVED CAN NOT CONTRIBUTE TO POSSIBLE DAMAGE, THEREFORE WILL NOT BE RESPONSIBLE FOR REPAIRS (UNLESS A BUILDER SPECIFICALLY DAMAGES SAID PIPING IN THE COURSE OF BUILDING ON A PROPERTY; WHEREIN THE DAMAGING BUILDER WOULD BE EXCLUSIVELY RESPONSIBLE FOR IMMEDIATE PERMANENT REPAIRS).
4. ONCE A HOME IS INSTALLED AND A PUMP SYSTEM APPROVED AS HEREIN DESCRIBED, THAT HOME OWNER BECOMES EQUALLY FINANCIALLY RESPONSIBLE WITH ALL OTHER HOME OWNERS, REGARDLESS OF THE AMOUNT OF USE.
5. EACH HOME BUILDER MUST WORK WITH THE MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT TO ASSURE THAT THE SUBJECT HOME MEETS ALL MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT AND OHIO EPA REGULATIONS THEN IN EFFECT.
6. THE DEVELOPER OF THIS PLAT WILL BUILD THE FIRST HOME, COMPLETE WITH ITS OWN SMALL WASTEWATER PUMP STATION AND THE FIRST CONNECTION PIPE CONNECTED TO THE PUBLIC FORCE MAIN LOCATED ON THE SOUTH SIDE OF US ROUTE 40 ON THE NORTH SIDE OF THE PLAT.
7. EACH SUBSEQUENT HOME BUILT IN THIS PLAT WILL NEED TO CONNECT TO THE FIRST FORCED SEWER PIPE ALREADY INSTALLED (PER ITEM 6, ABOVE) ALONG THE PATHS SHOWN ON THE RECORDED PLAT MAP AS SEWER EASEMENTS.
8. EACH LOT OWNER IS REQUIRED TO INSTALL AN APPROVED PRESSURE GRINDER PUMP AND ITS ASSOCIATED EQUIPMENT TO CAPTURE AND DISPOSE OF HOUSEHOLD SEWAGE AS THE NEW HOME IS BEING BUILT.
A. THE GRINDER PUMP STATION WILL BE PURCHASED THROUGH THE MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT.
B. NO ON-SITE SEWERAGE DISPOSAL SYSTEMS CAN BE APPROVED.
9. EACH HOMEOWNER WILL BE RESPONSIBLE FOR ALL FEES, PERMITS, AND INSTALLATION COSTS FOR THE APPROVED PRESSURE GRINDER PUMP AND ITS ASSOCIATED EQUIPMENT AND ELECTRICAL LINES.
10. AFTER THE MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT APPROVES THE INSTALLED PRESSURE GRINDER PUMP AND ITS ASSOCIATED EQUIPMENT, THE COUNTY WILL ASSUME SOLE RESPONSIBILITY OF THE MAINTENANCE AND UPKEEP OF THE PUMP, PERIODICALLY (USUALLY MONTHLY), THE COUNTY WILL INSPECT EACH PUMP SYSTEM.
11. HOME OWNERS SHALL ALLOW (AND PROVIDE FOR) INGRESS/EGRESS BY MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT STAFF FOR MAINTENANCE CHECKS AND ANY REPAIRS REQUIRED FOR THE PRESSURE GRINDER PUMP STATIONS.
12. THE HOME OWNER WILL BE RESPONSIBLE FOR THE SEWER DRAIN PIPE RUNNING FROM THE HOME PLUMBING INTO THE PRESSURE GRINDER PUMP AND ITS SUMP TANK.
13. THE MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT WILL ONLY ASSUME THE OWNERSHIP AND MAINTENANCE OF THE INDIVIDUAL PUMP STATIONS, NOT THE SEWER PIPING TO THE PUBLIC SEWER FORCE MAIN ON US 40.
14. THE MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT WILL CHARGE A \$9.85 MONTHLY FEE (AS ADJUSTED OVER TIME) TO COVER PUMP MAINTENANCE AND REPLACEMENT AND ELECTRICAL COMPONENTS TO RUN THE PUMP.
15. ELECTRICITY FOR THE PUMP STATION WILL BE PAID FOR SEPARATELY BY THE HOME OWNER.
16. PUBLIC SEWER FEES FOR WASTEWATER DISCHARGED BY EACH HOME ARE THE RESPONSIBILITY OF EACH HOME OWNER. THE SEWER DISPOSAL FEE SHALL BE PAID TO THE MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT.
17. THE SEWER DISPOSAL FEE WILL BE BASED ON THE MEASURE OF WATER FLOW INTO EACH HOME. THEREFORE, EACH HOME SHALL HAVE AN APPROVED WATER METER INSTALLED ON THE INCOMING FLOW PIPING FROM THE PROPERTY WELL, OR THE PUBLIC WATER SYSTEM. THIS WATER METER SHALL BE INSTALLED WITH APPROVAL FROM, OR BY, THE MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT.

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO HELD THIS 12th DAY OF August, 2021, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 26th DAY OF August, 2021. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE IF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

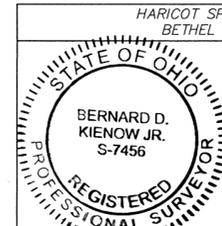
COMMISSIONER Gregory A. Simmons COMMISSIONER Ted S. Mercer COMMISSIONER Wade H. Westfall

CERTIFICATION: I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Bernard D. Kienow Jr. SIGNATURE OHIO REGISTERED PROFESSIONAL SURVEYOR #7456

DEVELOPER TREVOR L. BEAN 5263 SUMMERSET DRIVE TIPP CITY, OHIO 45371

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE



BRUMBAUGH ENGINEERING & SURVEYING, LLC 2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 (937) 698-3000 PAGE 1 OF 2

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

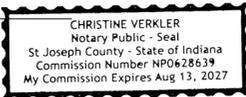
LIEN HOLDER: FARM CREDIT AMERICA SIGNATURE

Thomas J. Slama Jr. PRINTED NAME

COUNTY OF St. Joseph, STATE OF INDIANA

BE IT REMEMBERED THAT ON THIS 13th DAY OF August, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE LIEN HOLDER, BY Thomas J. Slama Jr., AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Christine Verkler SIGNATURE NOTARY PUBLIC IN AND FOR St. Joseph COUNTY, INDIANA MY COMMISSION EXPIRES August 13, 2027



TREVOR L. BEAN, OWNER, BEING DULY SWORN THIS 16th DAY OF August, 2021 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

TREBOR L. BEAN SIGNATURE

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

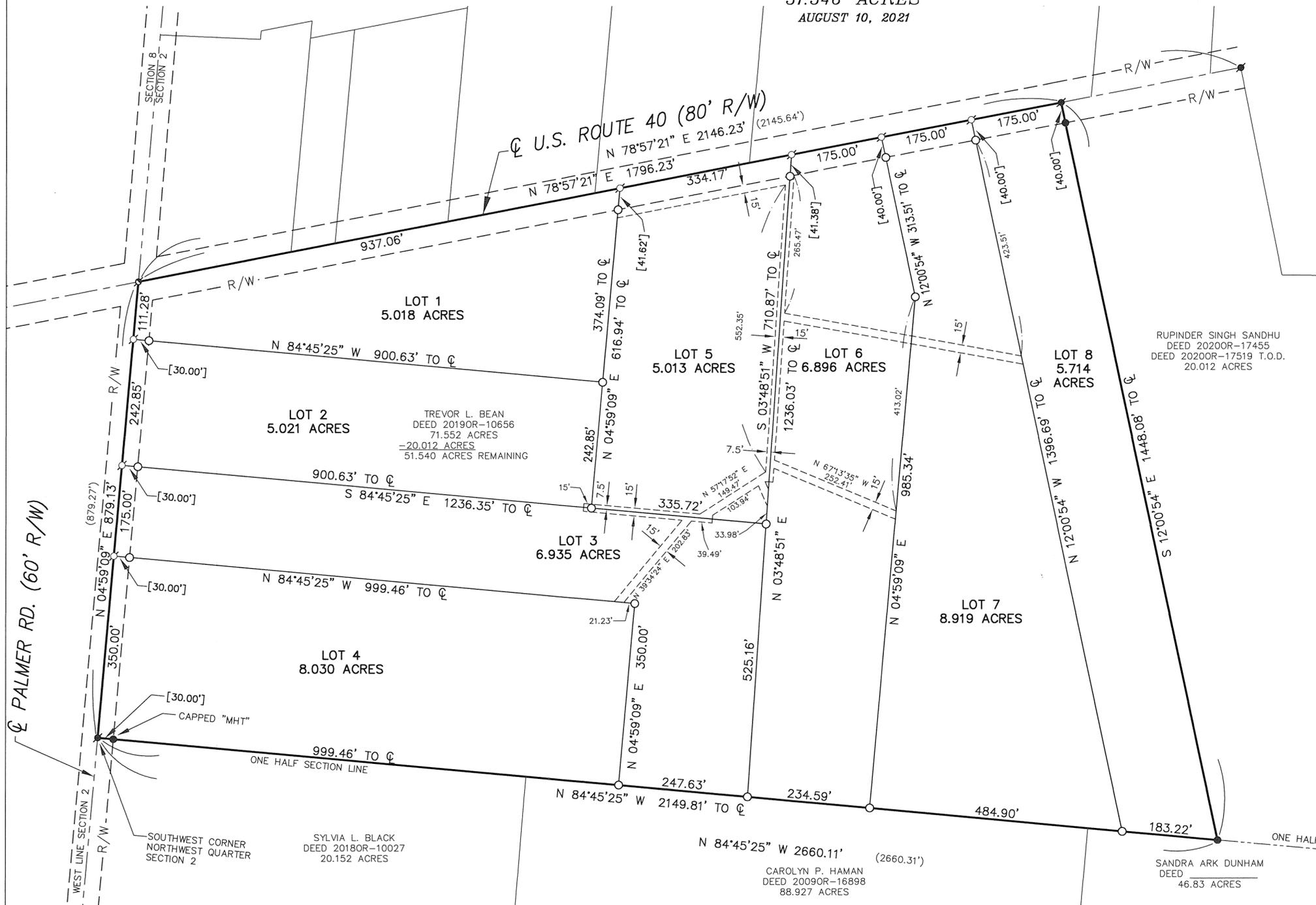
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO MY COMMISSION EXPIRES 6-9-2025



THEODORE MENDENHALL Notary Public, State of Ohio My Commission Expires 08-09-2025

HARICOT SPRINGS PLAT

2 **9** **2** **BETHEL** **MIAMI**
TOWN **RANGE** **SECTION** **TOWNSHIP** **COUNTY**
51.546 ACRES
AUGUST 10, 2021

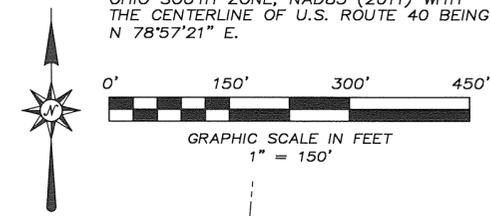


- LEGEND:**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - 5/8" IRON PIN FOUND
 - ⊕ MAG NAIL SET
 - ⊗ MAG NAIL FOUND
 - ⊙ PK NAIL FOUND
 - WOOD FENCE POST WITH MAG NAIL FOUND IN TOP
 - - - PROPOSED SANITARY EASEMENT
 - () REFERENCED DISTANCE OF RECORD

- REFERENCES:**
- LAND SURVEYS:**
- VOLUME 60, PAGE 1
 - VOLUME 56, PAGE 193
 - VOLUME 47, PAGE 130
 - VOLUME 45, PAGE 92
 - VOLUME 45, PAGE 65
 - VOLUME 28, PAGE 142
 - VOLUME 23, PAGE 60
 - VOLUME 21, PAGE 95
 - AND AS SHOWN HEREON

DEEDS:
AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF U.S. ROUTE 40 BEING N 78°57'21" E.



A-1 ZONING:
FRONT YARD BUILDING SETBACK LINE: 50 FT. (FROM R/W)
REAR YARD BUILDING SETBACK LINE: 50 FT.
SIDE YARD BUILDING SETBACK LINE: 20 FT.
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

MILLER REPLAT
INLOTS 11296 & 11297
CITY OF TROY, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00046
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/07/2021 09:51:38 AM
REFERENCES 0
RECORDING FEE
PAGES 1

DESCRIPTION

BEING A REPLAT OF INLOT 11296 AND INLOT 11297 AS CONVEYED TO DENISE G. MILLER & RANDALL J. MILLER BY DOCUMENT NUMBER 2018OR-06666 OF THE MIAMI COUNTY RECORDER'S RECORDS, AS ANNEXED TO THE CITY OF TROY IN RECORD PLAT 28, PAGE 1, AND BEING LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNERS

Denise G. Miller Randall J. Miller
DENISE G. MILLER RANDALL J. MILLER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30th DAY OF August, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DENISE G. & RANDALL J. MILLER 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.

Carolyn Clouse
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 9th, 2023



U.S. BANK NATIONAL ASSOCIATION

Carolyn Clouse CRCH
AGENT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 01 DAY OF September, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Denise G. Miller and Randall J. Miller 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.

R. D. K...
NOTARY PUBLIC

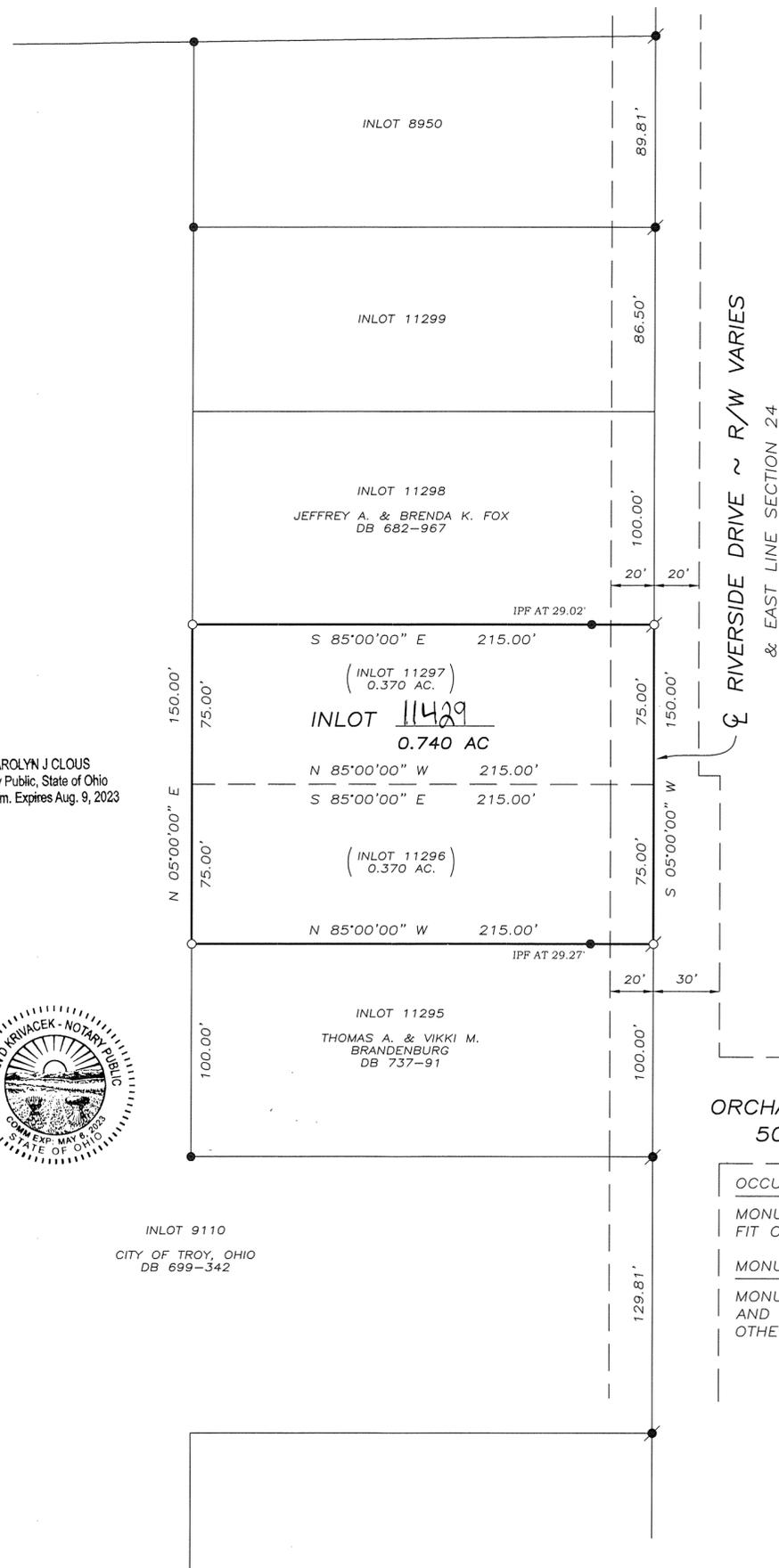
MY COMMISSION EXPIRES: May 6, 2023



CITY OF TROY

THIS RECORD PLAT REVIEWED AND APPROVED
THIS 31st DAY OF AUG, 2021.

[Signature]



ORCHARD DRIVE
50' R/W

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

MONUMENTATION STATEMENT

MONUMENTATION IS CORRECT AS SHOWN AND IN GOOD CONDITION UNLESS SHOWN OTHERWISE.

FEE \$ 43.70
[Signature]
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 7, 2021
Matthew W. Cozatt
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

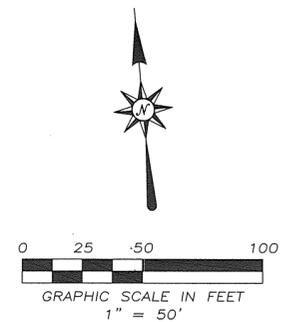
LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- × CROSS NOTCH FOUND
- ⊙ PK NAIL SET
- PK NAIL FOUND

REFERENCES

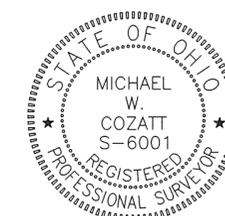
MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
PLAT BOOK 19, PAGE 37
PLAT BOOK 19, PAGE 87
PLAT BOOK 28, PAGE 1
DOCUMENT # 2018OR-06666

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 6, PAGE 189
VOLUME 7, PAGE 124
VOLUME 18, PAGE 120
VOLUME 44, PAGE 69
VOLUME 44, PAGE 174



REPLAT OF 2 TRACTS FOR RANDY & DENISE MILLER
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

Michael W. Cozatt 8/25/21
MICHAEL W. COZATT, P.S. #6001 DATE



COZATT ENGINEERING COMPANY
CIVIL ENGINEER 534 N. ELM ST. SUITE C TROY, OH 45373
JOB NO. 31520 (937) 339-2921

REPLAT OF PART INLOT 7823

CITY OF PIQUA
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00047
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/09/2021 09:31:24 AM
REFERENCES 0
RECORDING FEE
PAGES 1

PART INLOT 7879

PART INLOT 7879

FEE \$43.20

Jessica Lopez Emily Stine
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 9, 2021

Matthew W Gearhardt Joyce Grullist
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF PART INLOT 7823, AS CONVEYED TO PAUL R. CROMES, SUCCESSOR TRUSTEE BY DEED RECORDED IN DOCUMENT NUMBER 2021OR-11327 & 2021OR-09759 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE CITY OF PIQUA, AS SHOWN IN RECORD PLAT BOOK 15, PAGE 104.

CONSENT TO REPLAT

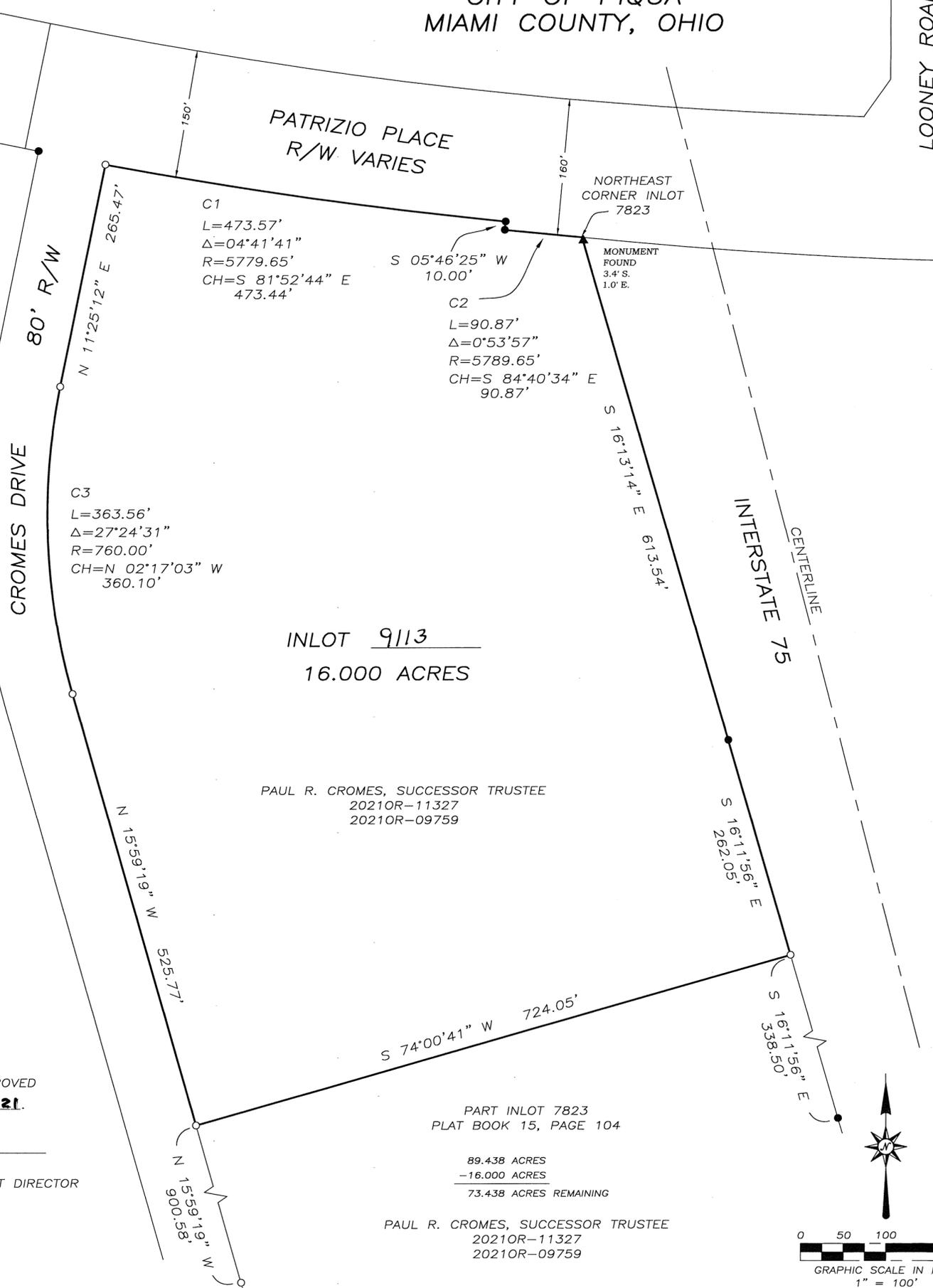
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER
Paul R. Cromes
PAUL R. CROMES, SUCCESSOR TRUSTEE

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 3rd DAY OF September, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL R. CROMES, SUCCESSOR TRUSTEE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Patricia A. Wion
NOTARY PUBLIC
MY COMMISSION EXPIRES: Feb 21, 2026
PATRICIA A. WION, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 21, 2026
Recorded in Miami County

| | |
|---|---|
| JULY 10, 2021 | SURVEY OF NORTHEAST PART INLOT 7823 FOR THE CROMES FAMILY IN MIAMI COUNTY, OHIO |
|  | <u>Neil E. Teaford, P.S. # 7724</u> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724 |



PAUL R. CROMES,
SUCCESSOR TRUSTEE
2021OR-11327
2021OR-09759

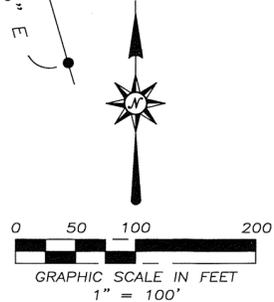
LEGEND
○ CAPPED IRON PIN SET
● IRON PIN FOUND
▲ CONCRETE R/W MONUMENT

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS: VOLUME 21, PAGE 184
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 15, PAGE 104
PLAT BOOK 15, PAGE 134
PLAT BOOK 18, PAGE 90 A
PLAT BOOK 18, PAGE 90 B
DOCUMENT 2021OR-09759
DOCUMENT 2021OR-11327

CITY OF PIQUA APPROVAL
THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 8th DAY OF September, 2021.
Chris Schmiesing
CHRIS SCHMIESING
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

PAUL R. CROMES, SUCCESSOR TRUSTEE
2021OR-11327
2021OR-09759

PART INLOT 7823
PLAT BOOK 15, PAGE 104
89.438 ACRES
-16.000 ACRES
73.438 ACRES REMAINING
PAUL R. CROMES, SUCCESSOR TRUSTEE
2021OR-11327
2021OR-09759



WINDBROOKE

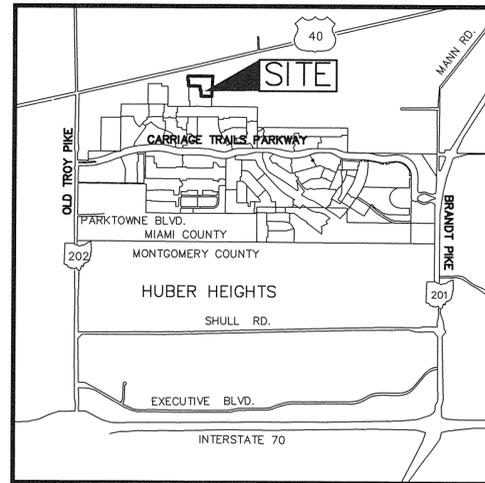
SECTION 3 PHASE II

REPLAT INLOT 1610

VOLUME 29 PAGE 21
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00048
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 09/23/2021 12:37:31 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 2

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
 SEPTEMBER 2021



LOCATION MAP
NO SCALE

DESCRIPTION

BEING A REPLAT OF INLOT 1610 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY LLC, BY DEED RECORDED IN DOCUMENT No. 2020OR-11533, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF CORRIDOR DEVELOPMENT COMPANY LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

By: CORRIDOR DEVELOPMENT COMPANY LLC,

By: *Diana K. Colyer*
 Diana K. Colyer,
 Assistant Treasurer

FEE \$ 86.40

Jessica A Lopez *Juan Velez*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Sept 23, 2021.

Matthew W Gearhardt
 MIAMI COUNTY AUDITOR

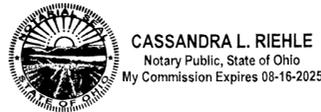
Joyce Guillot
 BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF August, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CORRIDOR DEVELOPMENT COMPANY, LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Aug 16, 2025

Cassandra L. Riehle
 NOTARY PUBLIC



M.O.A. RESTRICTIONS:

All of the lots in Windbrooke Section 3, Phase II, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Deed Book 765, Page 181 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
 DOCUMENT No. 2020OR-11533
 DOCUMENT No. 2021OR-11031
 DOCUMENT No. 2021OR-12238

MIAMI COUNTY RECORDERS PLAT RECORDS
 P.B. 26, PG. 66 P.B. 21, PG. 41
 P.B. 26, PG. 67 P.B. 28, PG. 45
 P.B. 28, PG. 60

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
 VOLUME 59, PAGE 19
 VOLUME 49, PAGE 75

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON 08/24/2021, 2021

David L. Chiesa
 CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 7.594 ACRES AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY LLC, OF RECORD IN DOCUMENT No. 2020OR-11533, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

BY *David L. Chiesa* 08/17/21
 David L. Chiesa P.S.
 Registered Surveyor No. 7740



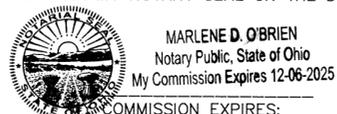
CONSENT OF LIENHOLDER
 WESBANCO BANK, INC.

BY: *David P. Duncan*
 PRINT: DAVID P. DUNCAN
 TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF August, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

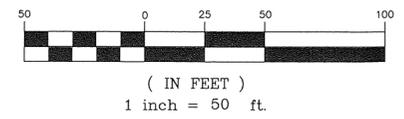
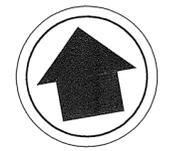
Marlene D. O'Brien
 NOTARY PUBLIC



DEVELOPER
 CORRIDOR DEVELOPMENT COMPANY LLC
 5131 POST ROAD SUITE 101
 DUBLIN, OHIO 43017



8101 N. High Street
 Columbus, OH 43235
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.IBGroup.com



WINDBROOKE SECTION 3 PHASE II

LEGEND

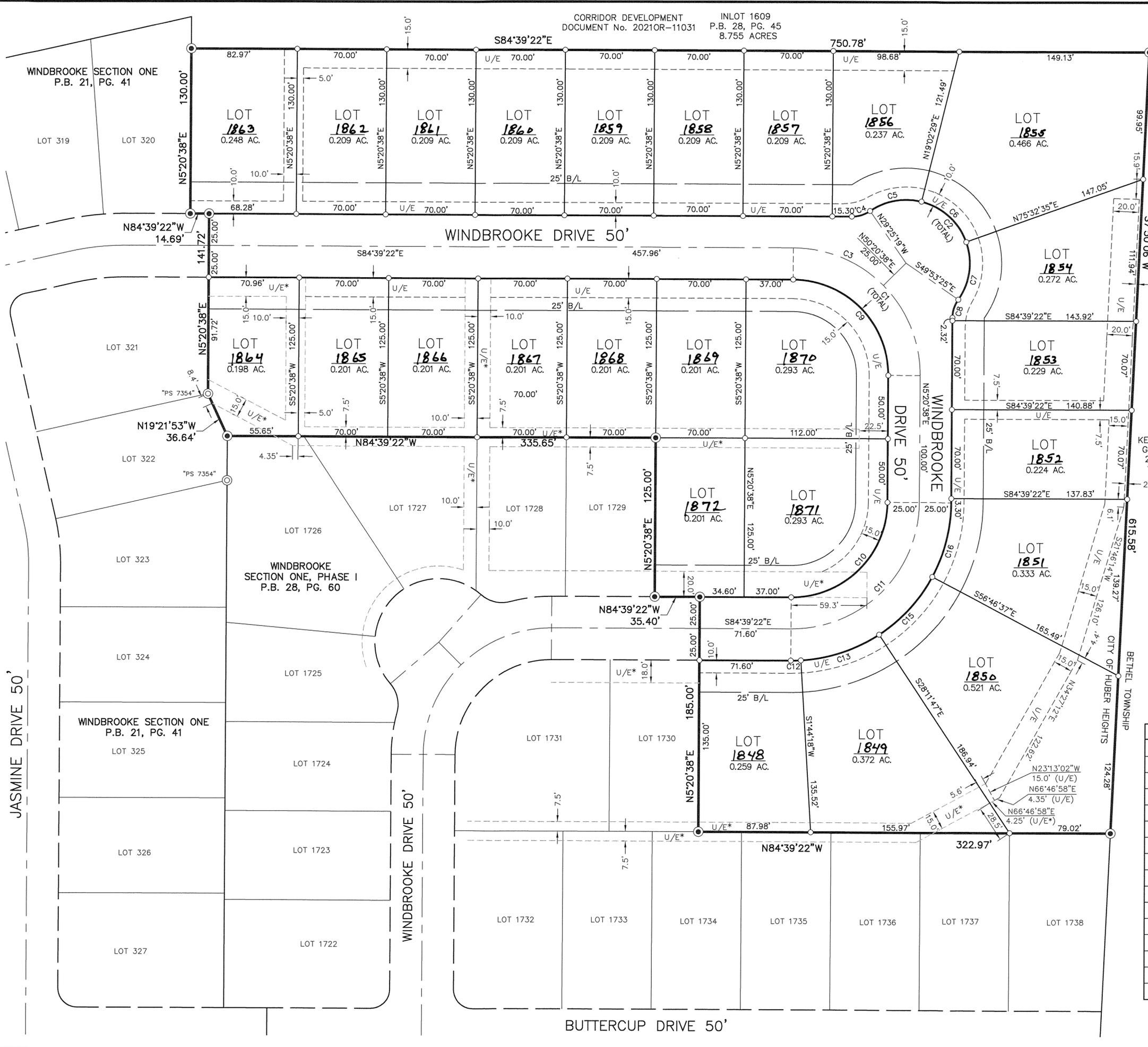
- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET-5/8" REBAR
30" LONG W/PLASTIC CAP
"BI GROUP 6872/7740"
- U/E* EXISTING UTILITY EASE P.B. 28, PG. 60
- U/E UTILITY EASEMENT PLATTED BY THIS PLAT
- B/L BUILDING SETBACK LINE

BUILDING SETBACKS
 25 FOOT FRONT YARD
 5 FOOT SIDE YARD
 30 FOOT REAR YARD

LOT **1863** SHOWN HEREON,
 HAS A 5' MINIMUM, 15 FEET
 TOTAL SIDE YARD SETBACK
 ON THE WEST SIDE ONLY.

6.405 ACRES LOTS
 +1.189 ACRES RIGHT-OF-WAY
 7.594 ACRES TOTAL

| Curve Table | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| Curve # | Length | Radius | Delta | CB | CHORD |
| C1 | 157.08' | 100.00' | 90°00'00" | N39°39'22"W | 141.42' |
| C2 | 139.22' | 50.00' | 159°31'55" | N39°39'22"W | 98.41' |
| C3 | 78.54' | 100.00' | 45°00'00" | N62°09'22"W | 76.54' |
| C4 | 15.17' | 25.00' | 34°45'57" | N77°57'39"E | 14.94' |
| C5 | 42.29' | 50.00' | 48°27'48" | S84°48'35"W | 41.04' |
| C6 | 49.31' | 50.00' | 56°30'06" | N42°42'28"W | 47.33' |
| C7 | 47.62' | 50.00' | 54°34'00" | N12°49'35"E | 45.84' |
| C8 | 15.17' | 25.00' | 34°45'57" | S22°43'37"W | 14.94' |
| C9 | 117.81' | 75.00' | 90°00'00" | N39°39'22"W | 106.07' |
| C10 | 117.81' | 75.00' | 90°00'00" | N50°20'38"E | 106.07' |
| C11 | 157.08' | 100.00' | 90°00'00" | N50°20'38"E | 141.42' |
| C12 | 7.87' | 125.00' | 3°36'20" | S86°27'32"E | 7.86' |
| C13 | 65.31' | 125.00' | 29°56'05" | N76°46'16"E | 64.57' |
| C15 | 62.35' | 125.00' | 28°34'50" | N47°30'48"E | 61.71' |
| C16 | 60.82' | 125.00' | 27°52'45" | N19°17'01"E | 60.22' |



KEIGH L. DAVIS &
 GLENN N. DAVIS
 2021OR-12238
 10.192 ACRES

BETHEL TOWNSHIP
 CITY OF HUBER HEIGHTS

DEDICATION

THE RESERVE AT WASHINGTON, SECTION TWO

PLAT BOOK 29, PAGE 22
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 14.351 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVE AT WASHINGTON, SECTION TWO AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2019OR-12210.

PT. 10796 TROY MIAMI, OHIO
 INLOT CITY COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00049
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 09/30/2021 10:21:10 AM
 REFERENCES 0
 RECORDING FEE
 PAGES 3

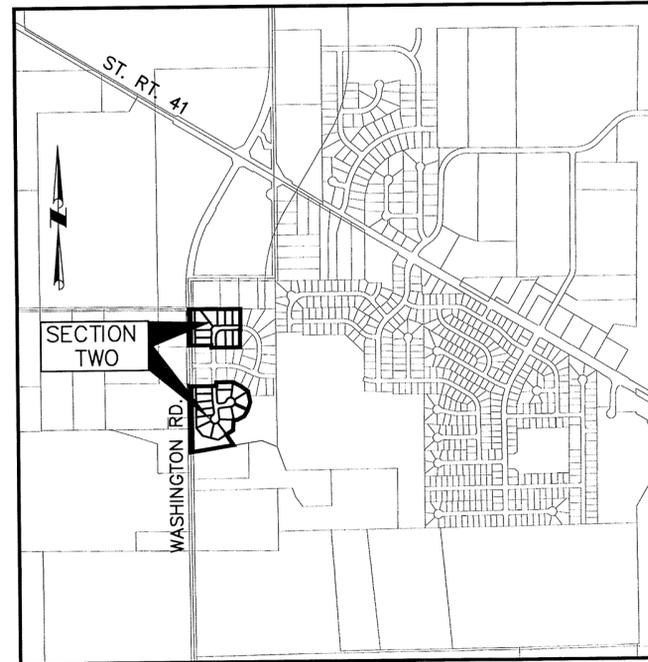
EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:
 TROY LAND DEVELOPMENT, INC.

Jessica A. Minesinger
 JESSICA A. MINESINGER, PRESIDENT



VICINITY MAP

N.T.S.

FEE \$ 129.60

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Mark Neer
 DEPUTY

TRANSFERRED THIS 30th DAY
 OF September, 2021
Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
Hindy Dosek
 BY: DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 3rd DAY OF September, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY LAND DEVELOPMENT, INC., BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

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

Karen Boone
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 9-8-2024



DATE: September 3, 2021
 STATE OF OHIO, COUNTY OF MIAMI, S.S.
 JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger
 JESSICA A. MINESINGER

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

Karen Boone
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 9-8-2024

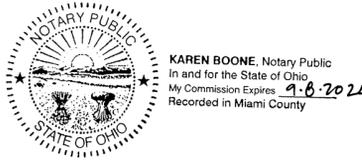


MORTGAGEE:
 GREENVILLE NATIONAL BANK
Kevin Kissinger
 BY: KEVIN KISSINGER
 AS: ASSISTANT VICE PRESIDENT/LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 3rd DAY OF September, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK., BY KEVIN KISSINGER, ITS LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED.

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

Karen Boone
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 9-8-2024



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28th DAY OF July, 2021, THIS PLAT WAS

Olga M. Kypreos CHAIRMAN *Paul J. Knight* SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF THE RESERVE AT WASHINGTON, SECTION TWO.

SECTION , BOOK , THIS DAY OF , 20 .
 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-46-2021, on Aug. 16, 2021
 EFFECTIVE 9-15, 2021

Robin J. Oda MAYOR *Paul J. Knight* CLERK OF COUNCIL
Mark A. ... PRESIDENT OF COUNCIL

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 14.351 ACRES OUT OF PART OF INLOT NUMBER 10796, AND OWNED BY TROY LAND DEVELOPMENT, INC. AS RECORDED IN 2019OR-12210.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2019OR-05148, OF THE MIAMI COUNTY RECORDER'S RECORDS.

| | |
|---|-------------------------------|
| Choice One Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com | DATE: 09-29-2020 |
| | DRAWN BY: seb |
| | JOB NUMBER: MiaTro1917_app |
| | SHEET NUMBER 1 OF 3 |

THE RESERVE AT WASHINGTON, SECTION TWO

PLAT BOOK 29, PAGE 22-A
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

PT. 10796
 INLOT

TROY
 CITY

MIAMI, OHIO
 COUNTY

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

| CURVE TABLE | | | | | |
|--------------|---------|-------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS | Δ | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| 1 | 750.00' | 06°-54'-22" | 90.40' | 90.35' | S 03°-39'-42" E |
| 2 | 142.50' | 34°-27'-21" | 85.70' | 84.41' | S 10°-06'-48" W |
| 3 | 142.50' | 34°-27'-21" | 85.70' | 84.41' | N 66°-01'-27" E |
| 4 | 775.00' | 05°-12'-13" | 70.38' | 70.36' | S 02°-48'-37" E |
| 5 | 775.00' | 01°-42'-09" | 23.03' | 23.03' | S 06°-15'-48" E |
| 6 | 40.00' | 51°-29'-57" | 35.95' | 34.76' | S 18°-38'-06" W |
| 7 | 40.00' | 12°-06'-47" | 8.46' | 8.44' | S 50°-26'-28" W |
| 8 | 50.00' | 81°-18'-46" | 70.96' | 65.15' | S 15°-50'-28" W |
| 9 | 50.00' | 50°-55'-46" | 44.44' | 43.00' | S 50°-16'-49" E |
| 10 | 50.00' | 50°-55'-46" | 44.44' | 43.00' | N 78°-47'-25" E |
| 11 | 50.00' | 50°-55'-46" | 44.44' | 43.00' | N 27°-51'-38" E |
| 12 | 50.00' | 09°-30'-39" | 8.30' | 8.29' | N 02°-21'-34" W |
| 13 | 25.00' | 90°-22'-01" | 39.43' | 35.47' | N 38°-04'-08" E |
| 14 | 50.00' | 03°-06'-44" | 2.72' | 2.72' | N 81°-41'-46" E |
| 15 | 50.00' | 47°-04'-38" | 41.08' | 39.94' | N 56°-36'-06" E |
| 16 | 50.00' | 17°-15'-14" | 15.06' | 15.00' | N 24°-26'-09" E |
| 17 | 50.00' | 47°-04'-58" | 41.09' | 39.94' | N 07°-43'-57" W |
| 18 | 50.00' | 50°-55'-46" | 44.44' | 43.00' | N 56°-44'-19" W |
| 19 | 50.00' | 78°-09'-23" | 68.20' | 63.04' | S 58°-43'-06" W |
| 20 | 40.00' | 63°-36'-44" | 44.41' | 42.16' | S 51°-26'-46" W |
| 21 | 25.00' | 90°-00'-00" | 39.27' | 35.36' | N 51°-44'-52" W |
| 22 | 725.00' | 06°-32'-21" | 82.74' | 82.70' | N 03°-28'-41" W |
| 23 | 100.00' | 90°-25'-30" | 157.82' | 141.94' | N 45°-00'-14" E |
| 24 | 100.00' | 45°-12'-45" | 78.91' | 76.88' | N 22°-23'-51" E |
| 25 | 100.00' | 45°-12'-45" | 78.91' | 76.88' | N 67°-36'-36" E |
| 26 | 125.00' | 15°-19'-20" | 33.43' | 33.33' | S 82°-33'-19" W |
| 27 | 40.00' | 31°-07'-40" | 21.73' | 21.47' | N 89°-32'-31" W |
| 28 | 40.00' | 04°-59'-35" | 3.49' | 3.48' | N 71°-28'-54" W |
| 29 | 50.00' | 58°-11'-38" | 50.78' | 48.63' | S 81°-55'-05" W |
| 30 | 50.00' | 49°-14'-51" | 42.98' | 41.67' | S 28°-11'-51" W |
| 31 | 50.00' | 24°-34'-52" | 21.45' | 21.29' | S 08°-43'-00" E |
| 32 | 40.00' | 36°-07'-15" | 25.22' | 24.80' | S 02°-56'-49" E |
| 33 | 125.00' | 15°-19'-20" | 33.43' | 33.33' | S 07°-27'-09" W |
| 34 | 75.00' | 90°-25'-30" | 118.37' | 106.46' | N 45°-00'-14" E |

| | |
|---|-------------------------------------|
|  ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com | DATE: 09-29-2020 |
| | DRAWN BY: seb |
| | JOB NUMBER: MiaTrol917_fin-notes |
| | SHEET NUMBER 2 OF 3 |

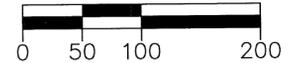
THE RESERVE AT WASHINGTON, SECTION TWO

PT. 10796
INLOT
TROY
CITY
MIAMI, OHIO
COUNTY



THE BEARINGS SHOWN HEREON
ARE BASED ON NAD 83, GEOID
2003 OHIO SOUTH ZONE, ODOT
VRS CORS NETWORK

SCALE 1" = 100'



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊙ RAILROAD SPIKE FOUND
- ⊙ STONE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 2 OF 3)
- BUILDING SETBACK LINE FRONT=40' REAR=40' SIDE=10'
- (XX) PRELIMINARY LOT NUMBER

AREA SUMMARY

| | |
|----------------------|-------------------|
| 3 OPEN SPACE LOTS | 2.117 AC. |
| 24 BUILDING LOTS | 9.982 AC. |
| DEDICATED STREET R/W | 2.252 AC. |
| TOTAL | 14.351 AC. |

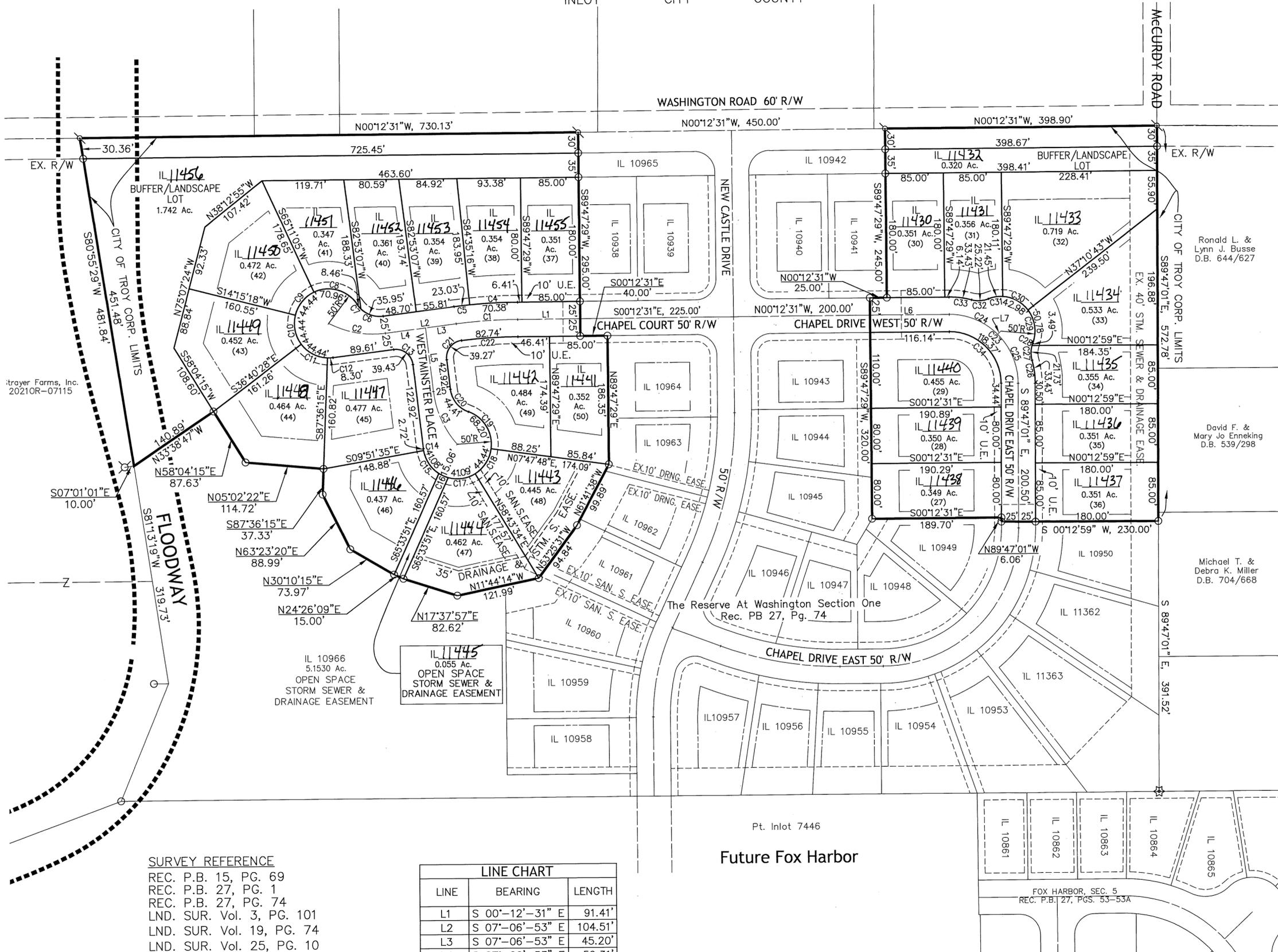
NOTES:
1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.

2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

3.) NO DRIVEWAYS SHALL BE PERMITTED ONTO WASHINGTON ROAD.

4.) NOTHING SHALL BE BUILT OR PLANTED IN THE 40' DRAINAGE EASEMENT ALONG THE NORTH AND EAST SIDES OF THE SUBDIVISION NOR IN THE BUFFER/LANDSCAPE LOTS ALONG WASHINGTON ROAD, UNLESS BY THE DEVELOPER OR HOA.

5.) NO FENCING SHALL BE INSTALLED IN THE REAR YARDS OF LOTS (30), (31), (32), (37), (38), (39), (40) & (41) ABUTTING THE BUFFER/LANDSCAPE LOTS ALONG WASHINGTON ROAD.



Trayer Farms, Inc.
20210R-07115

Ronald L. & Lynn J. Busse
D.B. 644/627

David F. & Mary Jo Enneking
D.B. 539/298

Michael T. & Debra K. Miller
D.B. 704/668

The Reserve At Washington Section One
Rec. PB 27, Pg. 74

Pt. Inlot 7446
Future Fox Harbor

- SURVEY REFERENCE**
- REC. P.B. 15, PG. 69
 - REC. P.B. 27, PG. 1
 - REC. P.B. 27, PG. 74
 - LND. SUR. Vol. 3, PG. 101
 - LND. SUR. Vol. 19, PG. 74
 - LND. SUR. Vol. 25, PG. 10
 - LND. SUR. Vol. 27, PG. 1
 - LND. SUR. Vol. 39, PG. 185
 - LND. SUR. Vol. 51, PG. 106
 - LND. SUR. Vol. 57, PG. 1
 - LND. SUR. Vol. 57, PG. 24
 - LND. SUR. Vol. 59, PG. 2
- DEED REFERENCE**
- 2019OR-12210

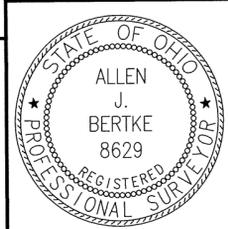
| LINE | BEARING | LENGTH |
|------|-----------------|---------|
| L1 | S 00°-12'-31" E | 91.41' |
| L2 | S 07°-06'-53" E | 104.51' |
| L3 | S 07°-06'-53" E | 45.20' |
| L4 | S 07°-06'-53" E | 59.31' |
| L5 | N 83°-15'-08" E | 92.62' |
| L6 | N 00°-12'-31" W | 116.14' |
| L7 | N 44°-59'-46" W | 6.46' |

DESCRIPTION
BEING A RESIDENTIAL SUBDIVISION CONTAINING 14.351 ACRES OUT OF PART OF INLOT NUMBER 10796, AND OWNED BY TROY LAND DEVELOPMENT, INC. AS RECORDED IN 2019OR-12210.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

9-29-2020
DATE



ChoiceOne
Engineering

DATE: 09-29-2020
DRAWN BY: seb
JOB NUMBER: MiaTro1917_Fin
SHEET NUMBER: 3 OF 3

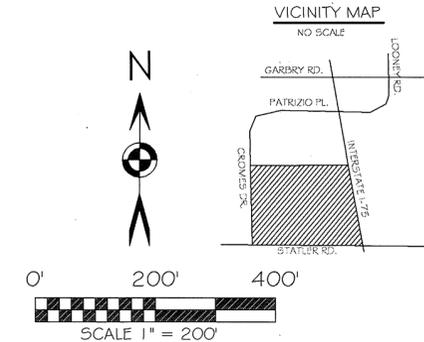
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

REPLAT OF PART INLOT 7823
CITY OF PIQUA
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00050
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/30/2021 02:23:59 PM
REFERENCES 0
RECORDING FEE
PAGES 1

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊕ RAIL ROAD SPIKE (FOUND)
- ⊕ RW MONUMENT (FOUND)
- ⊕ CENTERLINE
- ⊕ SECTION LINE
- ⊕ CAPS SHOWN AS W/TEAFORD CAPS ARE SET BY MYSELF AND NEIL TEAFORD



BASIS OF BEARING: BEARINGS ARE BASED THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 83(2011 ADJ) OHIO STATE PLANE SOUTH ZONE 3402

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND DEDICATE THAT PORTION OF STATLER ROAD AS SHOWN HEREON AS SHOWN HEREON TO THE CITY OF PIQUA FOREVER.

OWNER

Paul R. Cromes
PAUL R. CROMES, SUCCESSOR TRUSTEE

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30 DAY OF September, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL R. CROMES, SUCCESSOR TRUSTEE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mark
NOTARY PUBLIC

MY COMMISSION EXPIRES: NONE

CITY OF PIQUA APPROVAL:

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 30 DAY OF September, 2021

Chris Schmieging
CHRIS SCHMIEGING
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

FEE \$ 13.20
Jessica A Lopez
MIAMI COUNTY RECORDER
Neil
BY DEPUTY RECORDER

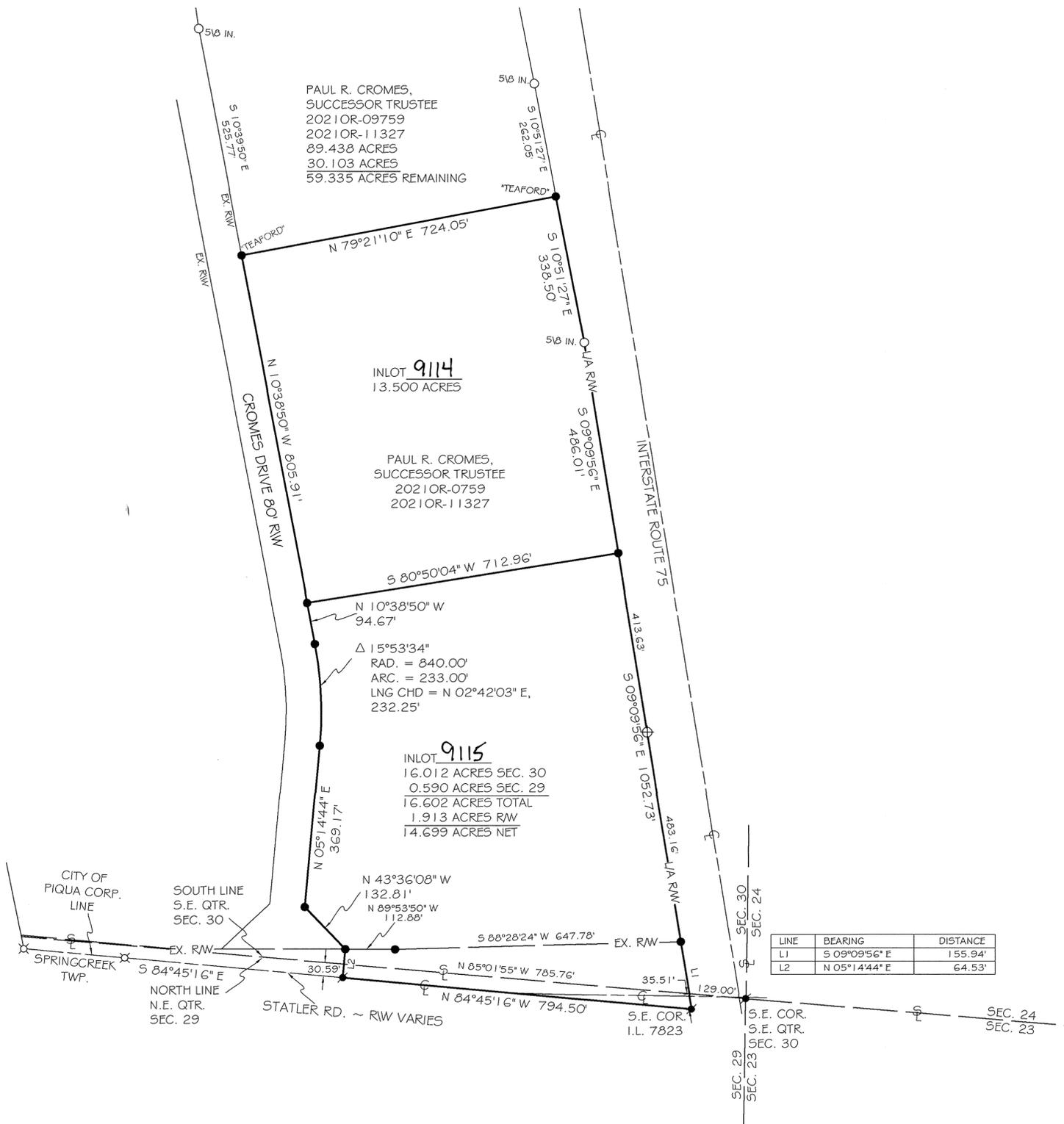
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED 30th DAY OF September, 2021

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Mindy Dosek
BY DEPUTY AUDITOR



Christopher S. Harmon
CHRISTOPHER S. HARMON P.S. #7988
DATE 9/27/2021

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN AUGUST, 2021 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332
#21060

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF 22.515 ACRES OF LAND, BEING INLOT NUMBER 11368 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS REDWOOD TROY AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY INSTRUMENT #2021OR-15351.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

OWNER: REDWOOD TROY ARTHUR ROAD OH P1 LLC

J. Steppembach
WITNESS

BY: *[Signature]*

Julie A. Feery
WITNESS

PRINTED NAME: David Conwill
TITLE: Authorized Manager

**RECORD PLAT
REDWOOD TROY**

SECTION 30, TOWN 5, RANGE 6 EAST
CITY OF TROY, MIAMI COUNTY, STATE OF OHIO
CONTAINING 22.515 ACRES

VOLUME 29, PAGE 24
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00051
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/01/2021 10:47:27 AM
REFERENCES 0
RECORDING FEE
PAGES 3

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION."

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.)

ALL STORMWATER DRAINAGE FACILITIES AND OPEN SPACE ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

STREET CONSTRUCTION

ANY IMPROVEMENTS MADE WITHIN MCKAIG ROAD & ARTHUR ROAD AS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE CITY ENGINEER FOR THE CITY OF TROY. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE (1) YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF TROY.

WATER AND SEWER

IT IS UNDERSTOOD THAT THE CITY OF TROY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR ZONING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION.

EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREFOR.

THE CITY OF TROY DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITIES INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

FEE \$ 129.60

Jessica A Lopez
MIAMI COUNTY RECORDER

Emily Stine
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED October 1st, 2021.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Aimee Murray
BY DEPUTY AUDITOR

CONDITIONS

REDWOOD LIVING INC. WILL MAINTAIN LANDSCAPING, PARTICULARLY AROUND SIGNAGE, INSIDE THE RETENTION PONDS AND LANDSCAPE AREAS.

NO ON-STREET PARKING WILL BE PERMITTED ON PRIVATE STREETS.

ALL PRIVATE ROADWAYS WITHIN THE REDWOOD DEVELOPMENT SHALL BE SUBJECT TO A CROSS ACCESS EASEMENT. REDWOOD LIVING INC SHALL MAINTAIN THE CROSS ACCESS EASEMENT AREA TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED OR INSTALLED THEREON OR ASSOCIATED WITH THE USE OF THE CROSS ACCESS EASEMENT AREA. THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND OF THE EASEMENT AREA SHALL BE AT THE SOLE COST AND EXPENSE OF REDWOOD LIVING INC.

REDWOOD LIVING INC SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE REGULATORY, ENVIRONMENTAL AND SAFETY REQUIREMENTS AT REDWOOD LIVING INC'S SOLE COST AND EXPENSE.

REDWOOD LIVING INC SHALL NOT USE, DEPOSIT OR PERMIT THE USE OR DEPOSIT OF ANY HAZARDOUS MATERIAL OR TOXIC WASTE OR OTHER HARMFUL SUBSTANCES ON THE LAND OR ON ANY OTHER REAL PROPERTY OF THE CITY OF TROY ADJACENT TO THE EASEMENT AREA.

REDWOOD LIVING INC SHALL NOT MATERIALLY INTERFERE WITH THE USE BY AND OPERATION AND ACTIVITIES OF THE CITY OF TROY ON ITS PROPERTY, AND REDWOOD LIVING INC SHALL USE SUCH ROUTES AND FOLLOW SUCH PROCEDURES ON THE CITY OF TROY'S PROPERTY AS RESULT IN THE LEAST DAMAGE AND INCONVENIENCE TO THE CITY OF TROY.

REDWOOD LIVING INC SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CITY OF TROY'S PROPERTY OR THAT OF THIRD PARTIES RESULTING FROM ANY EXERCISE OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO SOIL EROSION, SUBSIDENCE OR DAMAGE RESULTING THEREFROM. REDWOOD LIVING INC SHALL PROMPTLY REPAIR AND RESTORE TO ITS ORIGINAL CONDITION ANY OF THE CITY OF TROY'S PROPERTY, INCLUDING, BUT NOT LIMITED TO, ROADS, UTILITIES, BUILDINGS AND FENCES THAT MAY BE ALTERED, DAMAGED OR DESTROYED IN CONNECTION WITH THE EXERCISE OF THE EASEMENT OR USE OF THE EASEMENT AREA.

REDWOOD LIVING INC. ALONE SHALL PAY ANY AND ALL TAXES, CHARGES OR USE FEE(S) LEVIED BY ANY GOVERNMENTAL AGENCY AGAINST REDWOOD LIVING INC'S INTEREST IN THE EASEMENT AREA, OR AGAINST ANY OF THE CITY OF TROY'S REAL PROPERTY AS A RESULT OF THE EASEMENT HEREIN GRANTED. REDWOOD LIVING INC SHALL NOT CAUSE LIENS OF ANY KIND TO BE PLACED AGAINST THE EASEMENT AREA OR ANY OF THE CITY OF TROY'S REAL PROPERTY.

ALL LANDSCAPING SHALL BE KEPT FREE FROM WEEDS AND DEBRIS, AND ALL VEGETATION SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE OR INJURY ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, INSECTS, DISEASES OR OTHER CAUSES. VEGETATION SHOWING SUCH DAMAGE SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION WHICH WILL BE COMPARABLE AT FULL GROWTH. THE WORK WILL BE DONE AT REDWOOD LIVING INC'S EXPENSE.

CERTIFICATE OF NOTARY PUBLIC:

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF September, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME David Conwill

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 NOTARY SEAL ON THE DAY AND DATE OF ABOVE WRITTEN.

Jacob B. Musarra
NOTARY PUBLIC STATE OF OHIO

April 5, 2026
MY COMMISSION EXPIRES



CITY OF TROY COUNCIL APPROVAL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS

PLAT OF REDWOOD TROY, BOOK _____

THIS 9th DAY OF March, 2021. *eff. 4/12/2021*

William Lutz Pres. of Council
Robin J. Oda Mayor
Sue H. Knight Clerk

PLANNING COMMISSION APPROVAL

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS DAY OF 10th day Feb., 2021,

THIS PLAT AND RIGHT-OF-WAY WAS REVIEWED AND APPROVED.

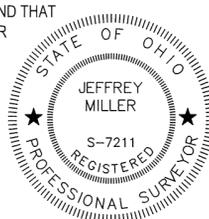
Oliver K. Kiser
CHAIRMAN
Sue H. Knight
SECRETARY

DESCRIPTION

SITUATE IN SECTION 30, TOWN 5, RANGE 6E, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, BEING ALL OF A 22.515-ACRE PARCEL CONVEYED TO REDWOOD TROY ARTHUR ROAD OH P1 LLC, AS RECORDED IN INSTRUMENT #2021OR-15351, ALSO KNOWN AS CITY OF TROY INLOT 11368.

SURVEYOR'S CERTIFICATION:

THIS RECORD PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. 711.01-40, AND IN ACCORDANCE WITH THE CITY OF TROY SUBDIVISION REGULATIONS. I CERTIFY THAT THIS RECORD PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED UPON ACTUAL FIELD LOCATIONS AND THAT ALL MONUMENTS INDICATED ON THE FINAL SUBDIVISION PLAT THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.



[Signature]

9-13-2021

DATE

JEFFREY A. MILLER, P.S.
OHIO PROFESSIONAL SURVEYOR #7211

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
(937) 435-8584

DEVELOPER:
REDWOOD LIVING, INC.
7007 E. PLEASANT VALLEY RD.
INDEPENDENCE, OHIO 44131

| REVISIONS | | |
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| NO. | DATE | DESCRIPTION |
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| RECORD PLAT | |
| REDWOOD TROY | |
| MCKAIG ROAD CITY OF TROY | SEC 30, T5, R6E MIAMI COUNTY, OHIO |
| SCALE: N/A | DATE: 9-13-2021 |
| DESIGN: N/A | JOB NO.: 757654 |
| DRAWN: JKH | SHEET NO.: |
| CHECKED: MJW | 1 OF 3 |
| WWW.CESOINC.COM | |

RECORD PLAT REDWOOD TROY

SECTION 30, TOWN 5, RANGE 6 EAST
CITY OF TROY, MIAMI COUNTY, STATE OF OHIO
CONTAINING 22.515 ACRES

TROY CITY SCHOOLS
BOARD OF EDUCATION
INST #2019OR-15642
PARCEL ID D08-250735
CITY INLOT 11367

VOLUME **29**, PAGE **24-A**
MIAMI COUNTY RECORDER'S
RECORD OF PLATS



JAMES W & PAMELA L MORTELL (TR)
INST #2020OR-13259
TRACT 1
PARCEL ID C06-064960

JAMES W & PAMELA L MORTELL (TR)
INST #2020OR-13259
TRACT 2
PARCEL ID C06-250118

JAMES W & PAMELA L MORTELL (TR)
INST #2020OR-13259
TRACT 3
PARCEL ID C06-064920

JEFFREY K. LEISTNER &
CHRISTINE J. MCELDFOWNEY
DOC. #0281045
PARCEL ID C06-064955

CAMERON & EDEN BARNETT
INST #2016OR-03044
PARCEL ID C06-066300

JESSICA A. HAWKINS
INST #2017OR-05264
PARCEL ID C06-066200

R/W TO BE DEDICATED
CONTAINING 0.581 ACRES

TRACT 1
CONTAINING 21.420 ACRES
PARCEL ID D08-106900

REDWOOD TROY
ARTHUR ROAD OH P1 L;LC
INST #2021OR-15351

R/W TO BE DEDICATED
CONTAINING
0.514 ACRES

KEVIN A. FARRENKOPF
TRUSTEE
INST #2010OR-13348
PARCEL ID C06-063510

STEVEN F. & JODI A. WELLS
TRUSTEES
INST #2019OR-13209
PARCEL ID C06-063550

LEGEND

- MAG NAIL FOUND
- ⊙ IRON PIN FOUND AS NOTED
- ⊠ CONCRETE POST FOUND
- WOOD POST FOUND
- BOUNDARY LINE
- - - ADJOINER LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- x FENCE LINE

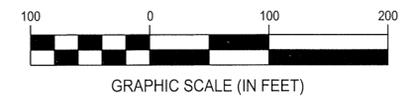
CLARK P. HARSHBARGER
D.B. 671, PG. 230
PARCEL ID C06-064850

SURVEY NOTES:

- NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN JULY OF 2020. SCALED TO GROUND AT A LAT. N40°02'20.50396", LONG. W84°15'21.13689" AND A PROJECT HEIGHT OF 805.115 FEET AND A SCALE FACTOR OF 1.00003780858061. VERTICAL DATUM - NAVD88 COMPUTED USING GEOID 18 AND GPS OBSERVATIONS WITH THE ODOT VRS NETWORK.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDER'S OFFICE LOCATED IN THE CITY OF TROY, OHIO, UNLESS NOTED OTHERWISE.
- SURVEY PREPARED FROM FIELDWORK PERFORMED IN JULY OF 2020. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ACCESS TO THE SUBJECT PARCELS IS AVAILABLE VIA MCKAIG AVE. ON THE NORTH SIDE AND ARTHUR AVE. (S.R. 718) ON THE SOUTH SIDE, BOTH BEING PUBLIC RIGHT-OF-WAYS.
- OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

AREA CALCULATIONS

LOT AREA - 21.420 ACRES
R/W AREA - 1.095 ACRES
TOTAL ACREAGE = 22.515



DEVELOPER:
REDWOOD LIVING, INC.
7007 E. PLEASANT VALLEY RD.
INDEPENDENCE, OHIO 44131

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
(937) 435-8584

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
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| RECORD PLAT | |
| REDWOOD TROY | |
| MCKAIG ROAD CITY OF TROY | SECTION 30, T5, R6E MIAMI COUNTY, OHIO |
| SCALE: 1" = 100' | DATE: 9-13-2021 |
| DESIGN: N/A | JOB NO.: 757654 |
| DRAWN: JKH | SHEET NO.: 2 OF 3 |
| CHECKED: MJW | |
| WWW.CESOINC.COM | |

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 8.296 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS NORTH BRANCH PASS, PHASE 2 AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2019OR-15406.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
(2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
(3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
(4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER: 8.296 ACRES
NORTH BRANCH LAND COMPANY, LLC
Dale A. Mosier, Member
DALE A. MOSIER, MEMBER

NORTH BRANCH LAND COMPANY, LLC
Benjamin D. Mosier, Managing Member
BENJAMIN D. MOSIER, MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 8th DAY OF June, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NORTH BRANCH LAND COMPANY, LLC., BY DALE A. MOSIER, MEMBER AND BENJAMIN D. MOSIER, ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Notary Public signature and seal for Sherry Ann Anderson, Notary Public, State of Ohio, My commission expires 9-24-2022.

MORTGAGEE FOR THE 8.296 ACRES:
MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION
Lewis R. Renollet, President & CEO
BY: LEWIS R. RENOLLET, PRESIDENT & CEO

STATE OF OHIO, COUNTY OF Miami, S.S.
BE IT REMEMBERED THAT ON THIS 8th DAY OF June, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION, LEWIS R. RENOLLET, ITS PRESIDENT AND CEO, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Notary Public signature and seal for Sherry Ann Anderson, Notary Public, State of Ohio, My commission expires 9-24-2022.

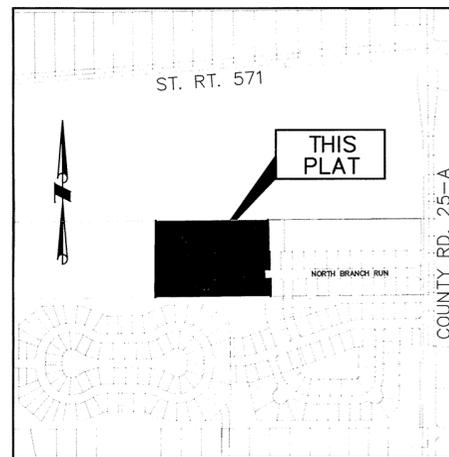
DATE June 8, 2021
STATE OF OHIO, COUNTY OF MIAMI, S.S.
DALE A. MOSIER AND BENJAMIN D. MOSIER, BEING DULY SWORN, SAY THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.
Dale A. Mosier, Benjamin D. Mosier

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

Notary Public signature and seal for Sherry Ann Anderson, Notary Public, State of Ohio, My commission expires 9-24-2022.

NORTH BRANCH PASS PHASE 2

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



VICINITY MAP N.T.S.

PLAT BOOK 29, PAGE 25
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00052
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/05/2021 01:03:39 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE \$ 86.40
Jessica A. Lopez, Miami County Recorder
Mindy Doseck, Deputy Auditor

TRANSFERRED THIS 5th DAY OF October, 2021

Matthew W. Gearhardt, Miami County Auditor

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 30th DAY OF August, 2021.

Paul P. Theobald, Miami County Engineer

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 20th DAY OF JULY, 2021, THIS PLAT WAS REVIEWED AND APPROVED.

Chairman and Secretary signatures.

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 2nd DAY OF September, 2021. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

Commissioners: Gregory A. Simmons, Ted S. Mercer (Absent), Wade H. Westfall

DESCRIPTION

BEING A SUBDIVISION CONTAINING 8.296 ACRES OUT OF A PART OF THE SOUTHEAST QUARTER OF SECTION 21, T4, R6, WITH 8.2962 ACRES (DEED) OWNED BY NORTH BRANCH LAND COMPANY, LLC, AS RECORDED IN 2019OR-15406.

COVENANTS AND RESTRICTIONS

- 1.) PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2020OR-02562, OF THE MIAMI COUNTY RECORDER'S RECORDS.
2.) PARKING RESTRICTION: NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

- THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:
1. MIAMI COUNTY AND MONROE TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
3. IN THE EVENT THAT THE GRANTEE FAILS TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.
4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. NORTH BRANCH LAND COMPANY, LLC, THEIR SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL SUCH DETENTION AREAS HAVE BEEN SUBSTANTIALLY COMPLETED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, T4, R6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin found at the northwest corner of Lot 26 of North Branch Pass Phase 1 as recorded in Record Volume 28 Pages 29 and 29-A, and being the principal place of beginning;

thence, South 00°30'20" East, 206.38 feet, along the west line of said North Branch Pass Phase 1, to an iron pin found at the southwest corner of Lot 26 of said North Branch Pass Phase 1;

thence, North 89°29'40" East, 7.38 feet, along the west line of said North Branch Pass Phase 1, to an iron pin found at the northwest corner of Lot 13 of said North Branch Pass Phase 1;

thence, South 00°30'20" East, 115.00 feet, along the west line of said North Branch Pass Phase 1, to an iron pin found at the southwest corner of Lot 13 of said North Branch Pass Phase 1 and on the north right of way line of North Branch Run;

thence, South 89°29'40" West, 35.00 feet, along the west line of said North Branch Pass Phase 1 and the north right of way line of North Branch Run, to an iron pin found on the west line of said North Branch Pass Phase 1;

thence, South 00°30'20" East, 60.00 feet, along the west line of said North Branch Pass Phase 1, to an iron pin found on the south right of way line of North Branch Run;

thence, North 89°29'40" East, 40.47 feet, along the west line of said North Branch Pass Phase 1 and the south right of way line of North Branch Run, to an iron pin found at the northwest corner of Lot 12 of said North Branch Pass Phase 1;

thence, South 00°30'20" East, 115.00 feet, along the west line of Lot 12 of said North Branch Pass Phase 1, to an iron pin found at the southwest corner of said Lot 12 and the north line of Inlot 3834 of Curry Branch Subdivision Phase 2, as recorded in Record Volume 20, Pages 74-74D;

thence, South 89°29'40" West, 742.31 feet, along the north line of said Inlot 3834, to an iron pin found at the southeast corner of a tract of land owned by Wilma Mohr Farms, LTD., as recorded in Deed Book 756, Page 4-33;

thence, North 00°15'10" East, 497.13 feet, along the east line of said Wilma Mohr Farms tract, to an iron pin found at the northeast corner of said Wilma Mohr Farms tract and the south line of a tract of land owned by U.S. Bank, N.A., Troy, Ohio, as recorded in Official Record 208, Page 245;

thence, North 89°33'04" East, 722.88 feet, along the south line of said U.S. Bank tract, to the principal place of beginning.

Containing 8.296 acres more or less and being subject to any easements and legal highways of record.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor number 8629 based on a survey performed under his direction with the bearings used for same being based on NAD 83 CORS 2011 adjustment, GEOID 12A, Ohio South Zone, ODOT VRS CORS network.



ChoiceOne Engineering logo and contact information: Sidney, Ohio 937.497.0200, Loveland, Ohio 513.239.8554, www.CHOICEONEENGINEERING.com. Includes a table with Date: 05-28-2021, Drawn by: MPL, Job Number: MIAMON1901, Sheet Number: 1 of 2.

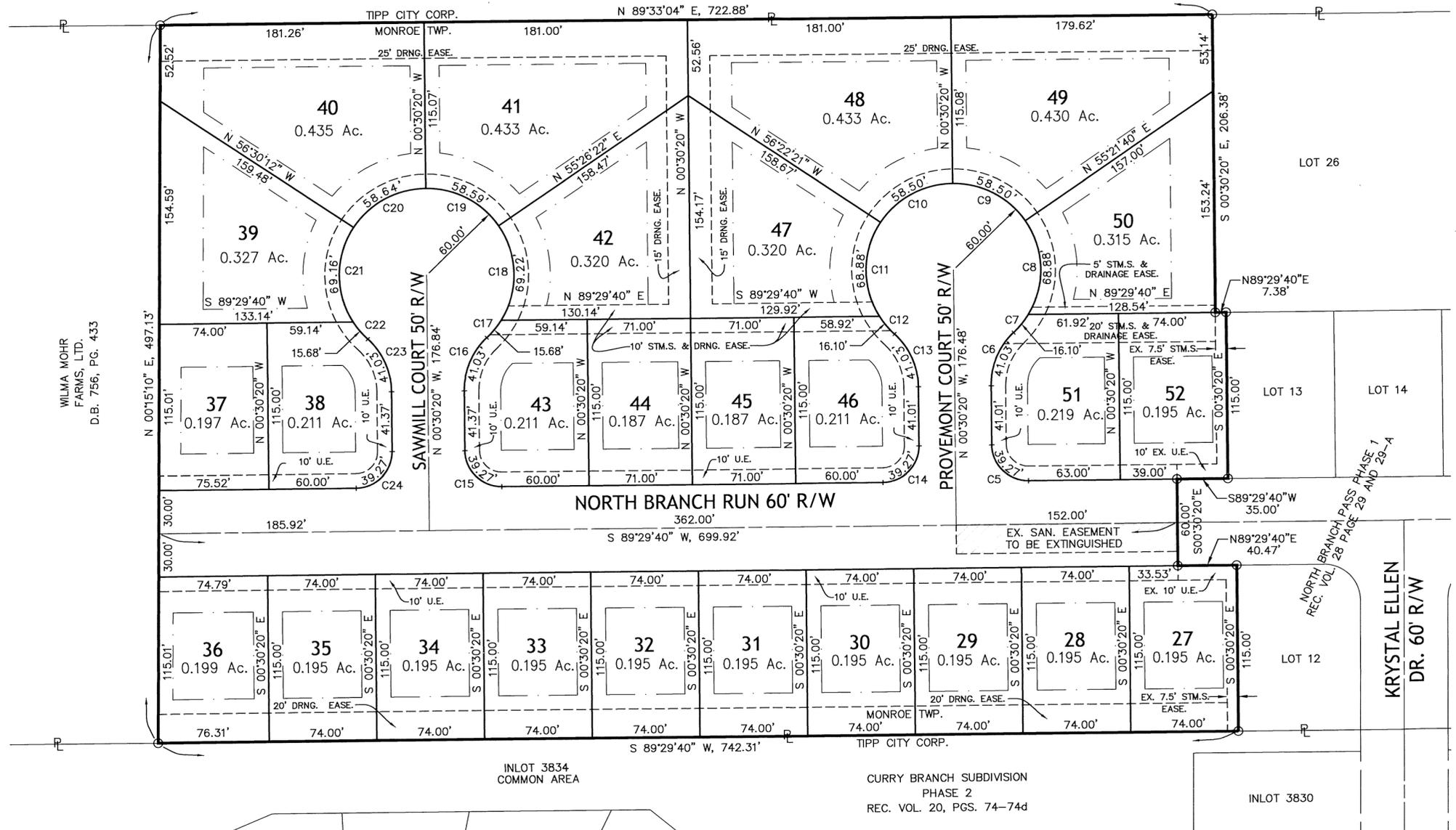
NORTH BRANCH PASS PHASE 2

PLAT BOOK 29, PAGE 25 -A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

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

| CURVE TABLE | | | | | |
|--------------|--------|-------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS | Δ | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| 5 | 25.00' | 90°-00'-00" | 39.27' | 35.36' | N 45°-30'-20" W |
| 6 | 50.00' | 47°-00'-51" | 41.03' | 39.89' | N 23°-00'-05" E |
| 7 | 60.00' | 15°-22'-26" | 16.10' | 16.05' | N 38°-49'-17" E |
| 8 | 60.00' | 65°-46'-24" | 68.88' | 65.16' | N 01°-45'-08" W |
| 9 | 60.00' | 55°-52'-01" | 58.50' | 56.21' | N 62°-34'-20" W |
| 10 | 60.00' | 55°-52'-01" | 58.50' | 56.21' | S 61°-33'-39" W |
| 11 | 60.00' | 65°-46'-24" | 68.88' | 65.16' | S 00°-44'-27" W |
| 12 | 60.00' | 15°-22'-26" | 16.10' | 16.05' | S 39°-49'-58" E |
| 13 | 50.00' | 47°-00'-51" | 41.03' | 39.89' | S 24°-00'-46" E |
| 14 | 25.00' | 90°-00'-00" | 39.27' | 35.36' | S 44°-29'-40" W |
| 15 | 25.00' | 90°-00'-00" | 39.27' | 35.36' | N 45°-30'-20" W |
| 16 | 50.00' | 47°-00'-51" | 41.03' | 39.89' | N 23°-00'-05" E |
| 17 | 60.00' | 14°-58'-07" | 15.68' | 15.63' | N 39°-01'-27" E |
| 18 | 60.00' | 66°-06'-01" | 69.22' | 65.44' | N 01°-33'-37" W |
| 19 | 60.00' | 55°-56'-43" | 58.59' | 56.29' | N 62°-31'-59" W |
| 20 | 60.00' | 55°-59'-52" | 58.64' | 56.33' | S 61°-29'-44" W |
| 21 | 60.00' | 66°-02'-52" | 69.16' | 65.40' | S 00°-28'-22" W |
| 22 | 60.00' | 14°-58'-07" | 15.68' | 15.63' | S 40°-02'-08" E |
| 23 | 50.00' | 47°-00'-51" | 41.03' | 39.89' | S 24°-00'-46" E |
| 24 | 25.00' | 90°-00'-00" | 39.27' | 35.36' | S 44°-29'-40" W |

US BANK, N.A.,
TROY, OHIO, TRUSTEE
O.R. 208, PG. 245



DEED REFERENCE

2019OR-15406

SURVEY REFERENCE

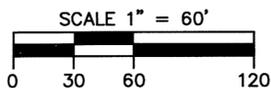
LND. SUR. Vol. 32, PG. 77
LND. SUR. Vol. 32, PG. 90
LND. SUR. Vol. 59, PG. 137
REC. P.B. Vol. 17, PG. 30
REC. P.B. Vol. 18, PG. 81
REC. P.B. Vol. 20, PGS. 74-74d
REC. P.B. Vol. 26, PG. 18
REC. P.B. Vol. 26, PG. 35

AREA SUMMARY

| | |
|---------------|--------------------|
| 26 LOTS | 6.585 ACRES |
| DEDICATED R/W | 1.711 ACRES |
| TOTAL | 8.296 ACRES |



THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID
12A, OHIO SOUTH ZONE, ODOT VRS CORS
NETWORK



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊙ MONUMENT BOX W/IP FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CX CURVE NUMBER
- BUILDING SETBACK LINE FRONT=25' REAR=30' SIDE=10' (UNLESS OTHERWISE SHOWN)

NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- 2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.
- 4.) THE EXISTING SANITARY EASEMENT IN THE RIGHT OF WAY OF NORTH BRANCH RUN WILL BE EXTINGUISHED WHEN THE ROADWAY IS DEDICATED.

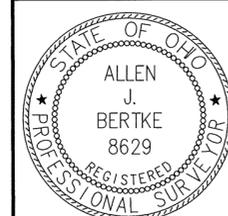
DESCRIPTION

BEING A SUBDIVISION CONTAINING 8.296 ACRES OUT OF A PART OF THE SOUTHEAST QUARTER OF SECTION 21, T4, R6, WITH 8.2962 ACRES (DEED) OWNED BY NORTH BRANCH LAND COMPANY, LLC, AS RECORDED IN 2019OR-15406.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Allen J Bertke
ALLEN J. BERTKE, P.S. #8629

5-28-2021
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

| | |
|--------------|------------|
| DATE: | 05-28-2021 |
| DRAWN BY: | MPL |
| JOB NUMBER: | MIAMON1901 |
| SHEET NUMBER | 2 OF 2 |

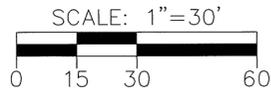
REPLAT OF INLOT 10925 & 10926 OF THE HERITAGE AT TROY COUNTRY CLUB

VOLUME 29, PAGE 26
MIAMI COUNTY RECORDER'S RECORD OF PLATS

10925 & 10926 INLOT TROY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00053
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/05/2021 03:06:22 PM
REFERENCES 0
RECORDING FEE
PAGES 1

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK



LEGEND

○ I.P.F. IRON PIN FOUND

SURVEY REFERENCE
REC. P.B. 27, PG. 66

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------|-------------|
| CURVE | RADIUS | LENGTH | DELTA | CH DIST | CH BEARING |
| C1 | 200.00' | 195.41' | 55°58'46" | 187.73' | N30°32'38"E |
| C2 | 40.00' | 30.55' | 43°45'42" | 29.81' | N80°24'52"E |
| C3 | 50.00' | 39.45' | 45°12'11" | 38.43' | S79°41'38"W |

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS 4TH DAY OF OCTOBER, 2021.

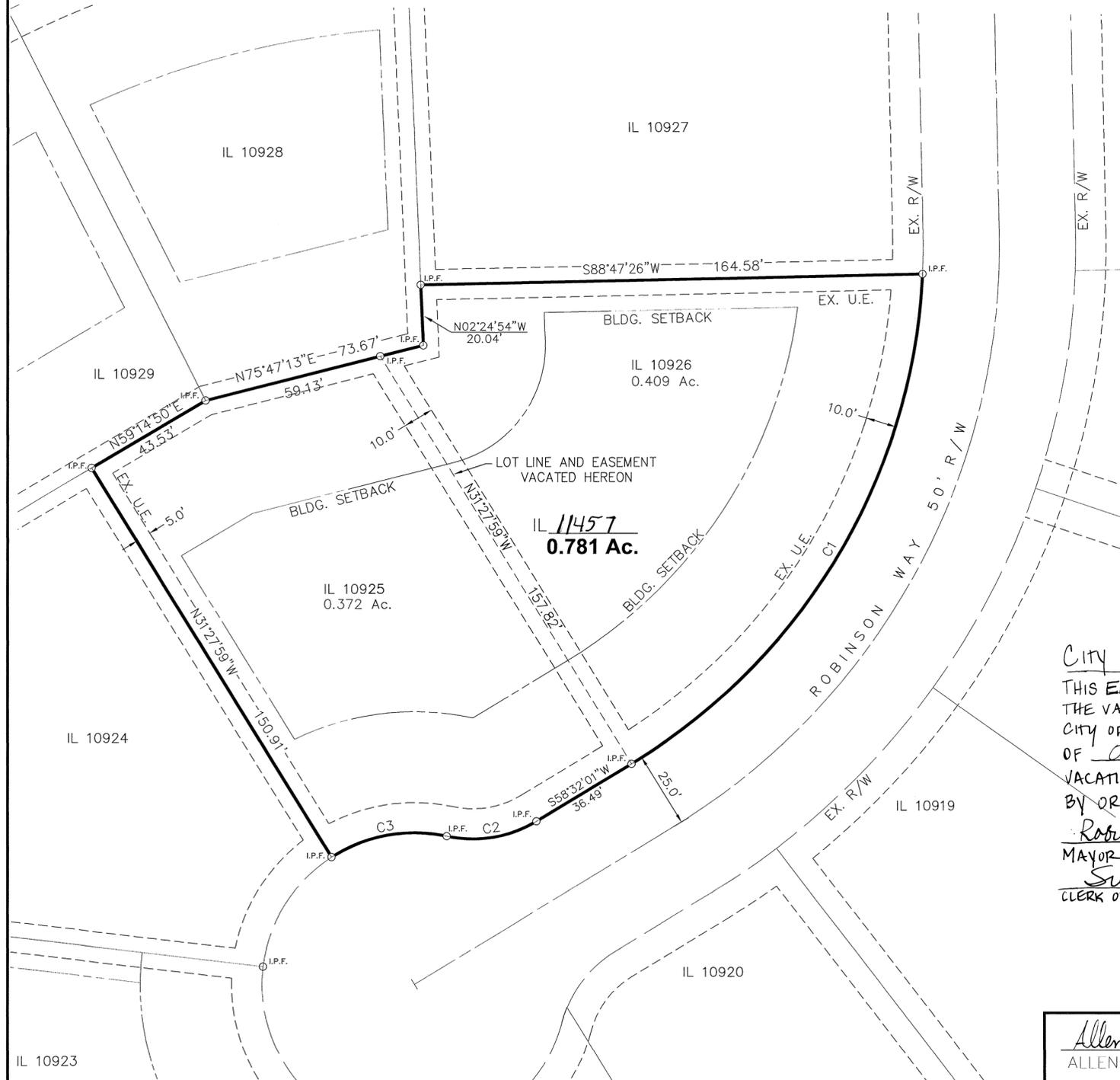
Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.

FEE \$ 43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR Oct. 5TH, 2021.
APPROVED AND TRANSFERRED

Matthew W. Gearhardt *Mindy Rose*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO
HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY
CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: 3 GEN D, LLC

Bart E. Denlinger MEMBER
AUTHORIZED SIGNATURE TITLE

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Bart E. Denlinger, ON BEHALF OF 3 GEN D, LLC, WHO
EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH
INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Clark, OHIO, THIS 27th DAY OF September, 2021.

NOTARY PUBLIC Elise M. Franzen

MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-2023

MORTGAGOR: 3 GEN D LLC.

LENDER: GREENVILLE NATIONAL BANK RECORD: 2019OR-04602

REPRESENTATIVE: Angela S. Benedict

TITLE: loan officer

AUTHORIZED SIGNATURE: *Angela S. Benedict*

STATE OF OHIO, Clark COUNTY, SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY
OF September, 2021, BY Angela S. Benedict OF
GREENVILLE NATIONAL BANK.

NOTARY PUBLIC Elise M. Franzen



ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-2023

CITY OF TROY COUNCIL

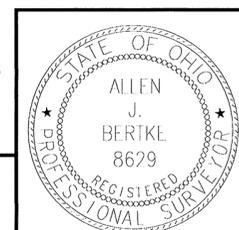
THIS EASEMENT WAS REVIEWED AND
THE VACATION WAS ACCEPTED BY THE
CITY OF TROY COUNCIL THIS 4th DAY
OF Oct., 2021. THIS EASEMENT
VACATION WAS REVIEWED AND ACCEPTED
BY ORDINANCE NO. 0-53-2021

Robin J. Oda *Sue M. Knight*
MAYOR PRESIDENT OF COUNCIL
CLERK OF COUNCIL

BEING A REPLAT INLOTS 10925 AND 10926 OF
THE HERITAGE AT TROY COUNTRY CLUB AS
SHOWN ON PLAT BOOK 27, PAGE 66 AND BEING
OWNED BY 3 GEN D, LLC AS DESCRIBED IN
OFFICIAL RECORD 2018OR-06890.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

9-22-2021
DATE



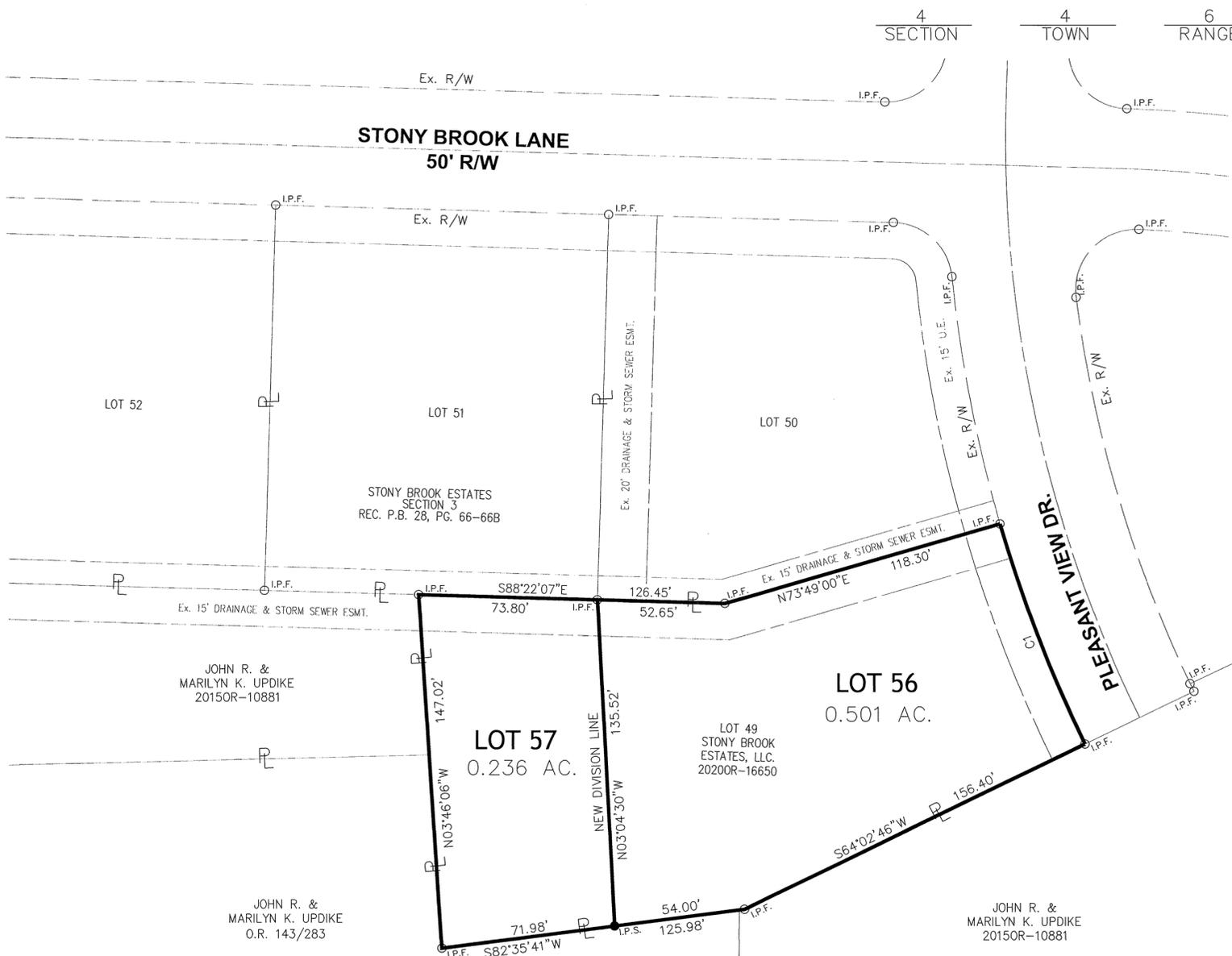
ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
08-25-2021
DRAWN BY:
AJB
JOB NUMBER:
MIATRO2133
SHEET NUMBER
1 OF 1

REPLAT OF LOT 49 OF STONY BROOK ESTATES, SECTION 3

VOLUME 29, PAGE 27
MIAMI COUNTY RECORDER'S RECORD OF PLATS



MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 24th DAY OF September, 2021.

Paul E. Schubert
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 30th DAY OF September, 2021.

Gregory A. Simmons (Absent)
GREGORY A. SIMMONS
Ted S. Mercer
TED S. MERCER
Waide H. Westfall
WAIDE H. WESTFALL

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO,
HELD THIS 21st DAY OF September, 2021.

[Signature]
CHAIRMAN
[Signature]
SECRETARY

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND
HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE
THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT
TO THE EXECUTION OF SAID REPLAT.

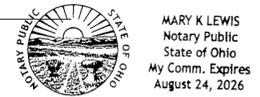
OWNER: STONY BROOK ESTATES, LLC.
[Signature] MEMBER
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Frank Harlow, ON BEHALF OF STONY BROOK
ESTATES, LLC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT
HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Troy, OHIO, THIS 20th DAY OF September, 2021.

NOTARY PUBLIC Mary K Lewis
MY COMMISSION EXPIRES: 8/24/2026



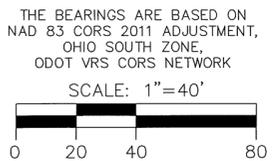
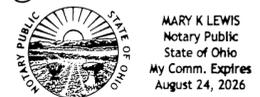
| CURVE | RADIUS | Δ | LENGTH | CHORD | |
|-------|---------|-----------|--------|--------|-------------|
| | | | | LENGTH | BEARING |
| C1 | 575.00' | 09°46'14" | 98.05' | 97.93' | S21°04'07"E |

LENDER: MINSTER BANK RECORD: 20200R-19248

MORTGAGOR: STONY BROOK ESTATES, LLC.
REPRESENTATIVE: Daniel F. Heitmeyer
TITLE: VP Commercial Banking
AUTHORIZED SIGNATURE: [Signature]

STATE OF OHIO, MIAMI COUNTY, SS
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY
OF September, 2021, BY Daniel F. Heitmeyer OF
MINSTER BANK.

NOTARY PUBLIC Mary K Lewis



- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
 - I.P.F. IRON PIN FOUND

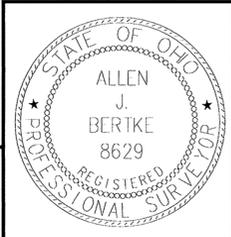
SURVEY REFERENCE
REC. P.B. 28, PG. 66-66B

SURVEY NOTE
LOT 57 IS TO BE A NON-BUILDABLE LOT AND IS TO BE AN
ADD-ON TO AN ADJACENT PARCEL.

ALL EASEMENTS ARE TO REMAIN IN PLACE.

BEING A REPLAT OF LOT 49 OF STONY BROOK ESTATES,
SECTION 3 AND BEING OWNED BY STONY BROOK ESTATES,
LLC. IN 2020R-16650.

Allen J. Bertke 9-16-2021
ALLEN J. BERTKE, P.S. #8629 DATE

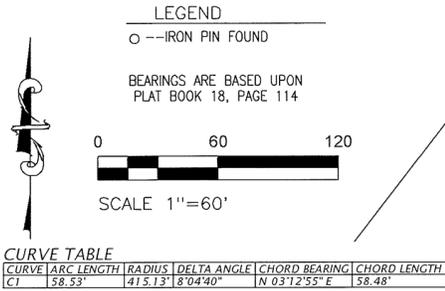


ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

| | |
|--------------|------------|
| DATE: | 03-12-2021 |
| DRAWN BY: | RMF |
| JOB NUMBER: | MIACON1906 |
| SHEET NUMBER | 1 OF 1 |

The Greens of Springcreek Plat of Lot 52

Being a Replat of Lots 10, 11 and 12 of the Greens of Springcreek, Phase I, Lots 1-40
 Located in Fractional Section 27, Town 1, Range 12, B.M.R.S., Spring Creek Township, Miami County, Ohio



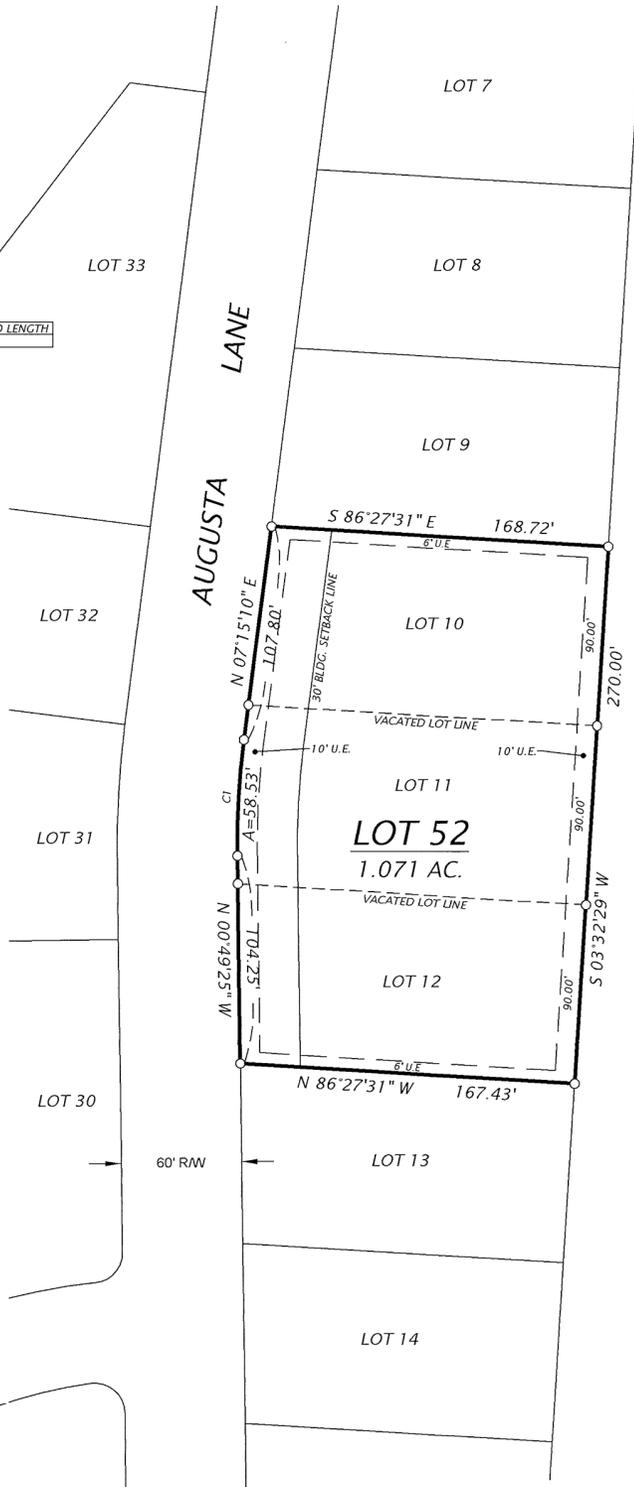
OWNER:
 LOTS 10, 11 & 12
 DANIEL BENTON & KATHLEEN
 GALBREATH VERRILL
 2021OR-10008

SURVEY REFERENCES
 PLAT BOOK 18, PAGES 114-114B

GENERAL NOTES
 THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GREENS OF SPRINGCREEK ON FILE WITH THE RECORDER OF MIAMI COUNTY OHIO IN DEED BOOK 700, PAGE 384. WHICH DECLARATION IS INCORPORATED HERIN BY REFERENCE THERETO.

THIS PLAT IS ALSO SUBJECT TO THE TERMS AND CONDITIONS OF THE DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS AS SHOWN ON PLAT BOOK 18, PAGE 114.

EASEMENTS SHOWN ON LOTS 10, 11, AND 12 OF THE GREENS OF SPRINGCREEK PHASE I, LOTS 1-40 ARE HEREBY VACATED. NEW REPLACEMENT EASEMENTS ARE RESERVED AS INDICATED ON THIS PLAT.



DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS RESERVED AS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, STORM SEWERS, STORM WATER RETENTION/DETENTION SYSTEMS, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, DATA, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS AS REQUIRED BY SAID UTILITIES AND ARE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED FOR PUBLIC USE IN PERPETUITY.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

[Signature]
 DANIEL VERRILL (OWNER)
[Signature]
 KATHLEEN VERRILL (OWNER)

S.S. COUNTY OF SHELBY, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 24th DAY OF August, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE OWNERS DANIEL VERRILL AND KATHLEEN VERRILL, EACH 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 AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC IN AND FOR SHELBY COUNTY, OHIO
 MY COMMISSION EXPIRES 10-22-21



DONNA J HOYING
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 10-22-2021



[Signature] 8/7/21
 RANDALL J. MAGOTO DATE
 OHIO PROFESSIONAL SURVEYOR #7768
 2723 Loy Road, Fort Loramie, Ohio 45845
 Phone #937-295-2958
 Email: magotosurvey@gmail.com

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00055
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/26/2021 03:12:29 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 1

PLAT BOOK 29 PAGE 28
 MIAMI COUNTY RECORDER'S
 RECORD OF PLATS
 PRESENTED FOR RECORD THIS
26 DAY OF October 2021
 AT M.
 FILE No. 2021P-00055
 FEE: \$ 13.20

[Signature]
 MIAMI COUNTY RECORDER

[Signature]
 DEPUTY RECORDER

TRANSFERRED THIS 26 DAY OF October, 2021

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

[Signature]
 DEPUTY AUDITOR

MIAMI COUNTY PLANNING COMMISSION APPROVAL

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION HELD THIS 19th DAY OF October, 2021 THIS REPLAT WAS REVIEWED AND APPROVED.

[Signature]
 CHAIRMAN

[Signature]
 SECRETARY

MIAMI COUNTY ENGINEER APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 26th DAY OF August, 2021

[Signature]
 MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS APPROVAL

THIS REPLAT WAS INSPECTED AND APPROVED BY US THIS 5th DAY OF October, 2021

[Signature]
 COMMISSIONER

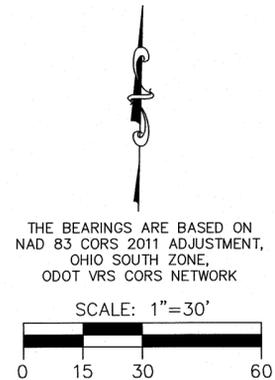
[Signature]
 COMMISSIONER

[Signature]
 COMMISSIONER



MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00056
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/27/2021 12:50:08 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 1

FEE \$ 43.20
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED October 27th, 2021
 Matthew W. Gearty BY DEPUTY AUDITOR
 KINDA OLIVER



CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY
 ME THIS 26th DAY OF October, 2021.

Chris Schmiesing
 CHRIS SCHMIESING

COMMUNITY AND ECONOMIC
 DEVELOPMENT DIRECTOR

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND
 HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE
 THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT
 TO THE EXECUTION OF SAID REPLAT.

OWNER: PATRICIA K. OBARA, TRUSTEE

Patricia K. Obara
 AUTHORIZED SIGNATURE

Trustee
 TITLE

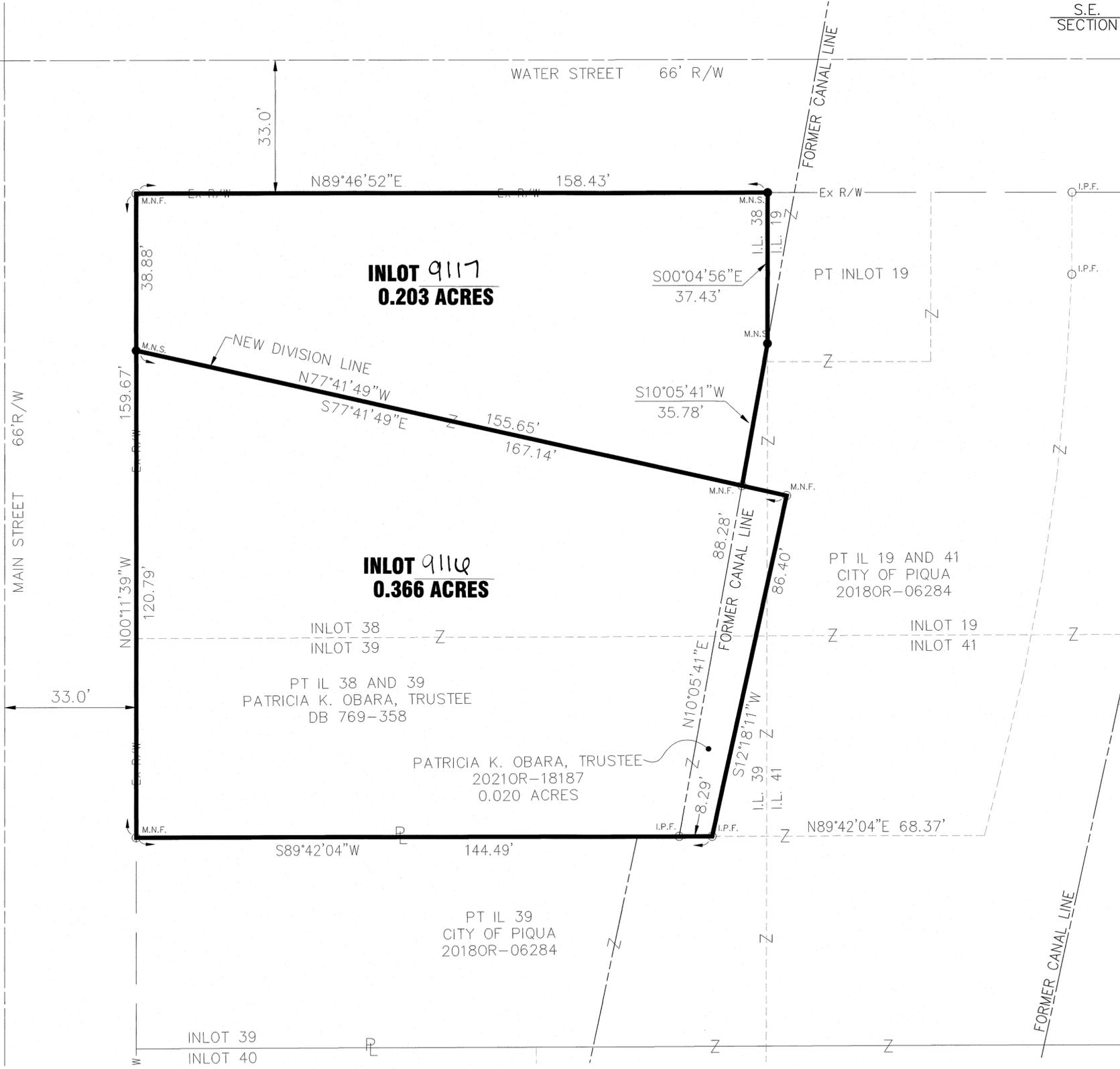
ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
 APPEARED Patricia Obara, Trustee, WHO EXECUTED THE FOREGOING
 PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT IS HER FREE
 ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME, AND AFFIXED MY
 OFFICIAL SEAL AT Piqua, OHIO, THIS 27 DAY OF October, 2021.

NOTARY PUBLIC Julie M. Beougher

MY COMMISSION EXPIRES: 7-18-23



LEGEND

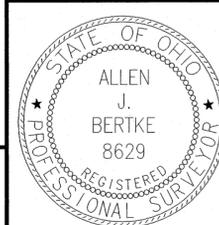
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- × CUT CROSS FOUND

SURVEY REFERENCE
 LOT SURVEY 10, PG. 149
 LOT SURVEY 14, PG. 83
 LOT SURVEY 17, PG. 124
 LOT SURVEY 23, PG. 200
 LAND SURVEY 60, PG. 156

BEING A REPLAT OF PART INLOTS 19, 38 AND 39 AND BEING
 OWNED BY PATRICIA K. OBARA, TRUSTEE AS DESCRIBED IN
 DEED BOOK 769, PAGE 358 AND 20210R-18187.

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629

10-26-2021
 DATE



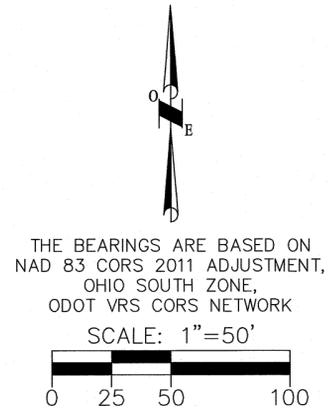
ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com

| | |
|--------------|------------|
| DATE: | 10-19-2021 |
| DRAWN BY: | RMF |
| JOB NUMBER: | MIAPIQ2106 |
| SHEET NUMBER | 1 OF 1 |

WACO HISTORICAL SOCIETY PLAT

PT. 9305 & PT. 9306
INLOT
TROY
CITY
MIAMI, OHIO
COUNTY

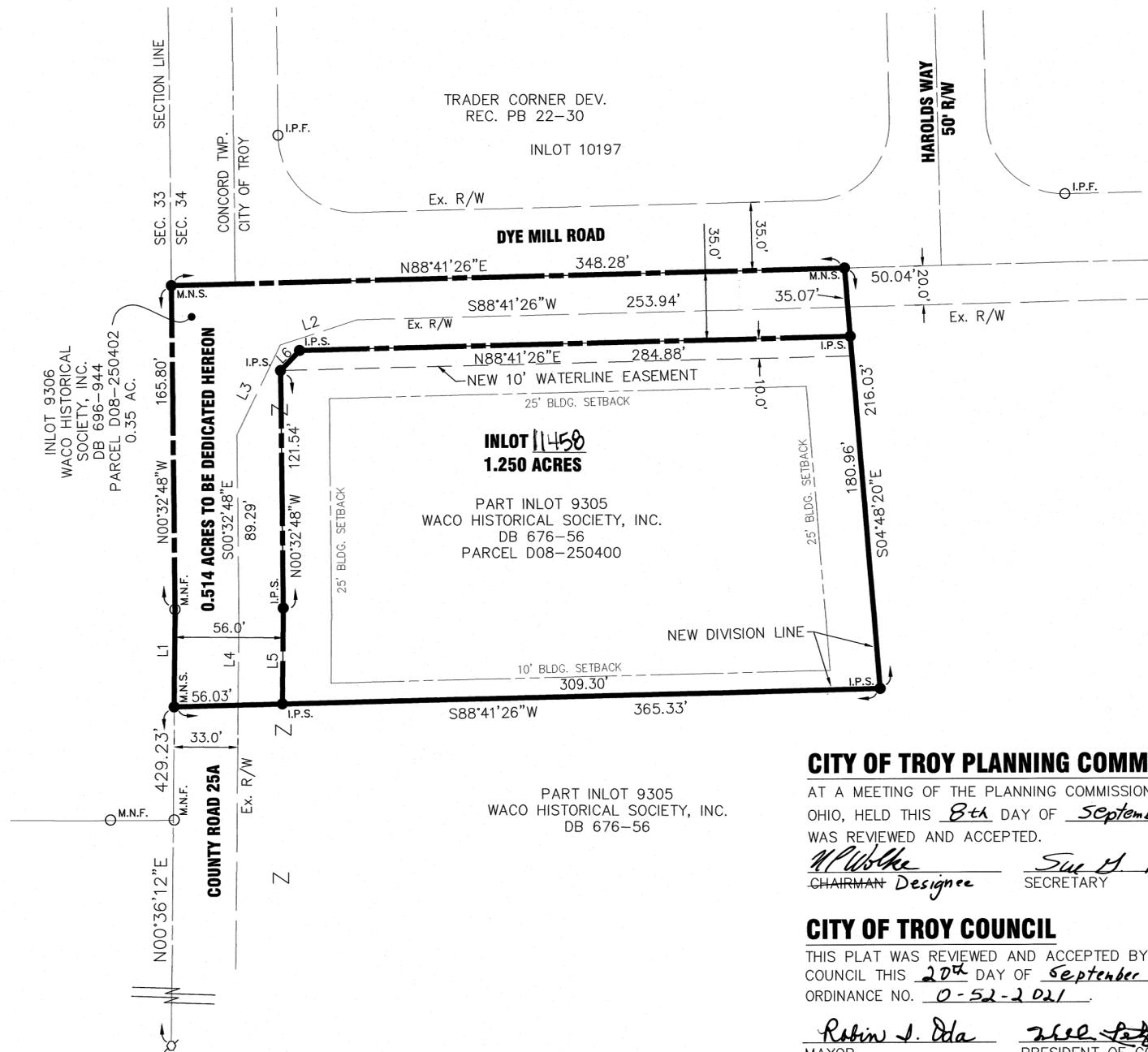
MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2021P-00057
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/01/2021 03:17:37 PM
REFERENCES 0
RECORDING FEE
PAGES 1



FEE \$ 43.20

Jessica Lopez Amy Trilow
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov. 1, 2021
Matthew W. Gearhart Kindra Olien
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8th DAY OF September, 2021, THIS PLAT WAS REVIEWED AND ACCEPTED.

W. Walker Sue M. Knight
CHAIRMAN Designee SECRETARY

CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY COUNCIL THIS 20th DAY OF September, 2021 BY ORDINANCE NO. 0-52-2021.

Robin J. Oda 2020 Pat Sue M. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

PLAT AUTHORIZATION AND DEDICATION

WACO HISTORICAL SOCIETY, INC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS WACO HISTORICAL SOCIETY PLAT. FURTHERMORE, WACO HISTORICAL SOCIETY, INC., DEDICATES THE RIGHT OF WAY AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Isma A. McGarry
AUTHORIZED SIGNATURE
President
TITLE

STATE OF OHIO
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August, 2021, BY Salome Hekate ON BEHALF OF WACO HISTORICAL SOCIETY, INC.

S. Hekate
NOTARY PUBLIC



Salome Hekate
Notary Public, State of Ohio
My Commission Expires:
March 30, 2026

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 21st DAY OF October, 2021.

Jillian Rhoades
JILLIAN RHOADES

| RIGHT OF WAY DEDICATION | | |
|-------------------------|---------------|-------|
| | PARCEL NUMBER | ACRES |
| 9306 | D08-250402 | 0.277 |
| 9305 | D08-250400 | 0.237 |
| | TOTAL | 0.514 |

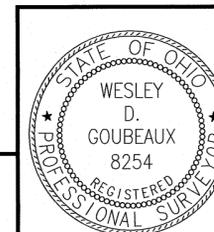
LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- EXISTING CORP. LIMITS

BEING A LOT SPLIT OF PART INLOT 9305 AND PART INLOT 9306 AND OWNED BY WACO HISTORICAL SOCIETY IN DEED BOOK 676, PAGE 56 AND DEED BOOK 696.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

8/27/2021
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 07-14-2021
DRAWN BY: WDG
JOB NUMBER: MIATRO2003PLAT
SHEET NUMBER: 1 OF 1

| LINE CHART | | |
|------------|-------------|--------|
| LINE | BEARING | DIST. |
| L1 | N00°36'12"E | 49.87' |
| L2 | S72°11'15"W | 41.71' |
| L3 | S26°08'43"W | 51.20' |
| L4 | S00°36'12"W | 49.10' |
| L5 | N00°36'12"E | 49.12' |
| L6 | N44°04'19"E | 14.24' |

SURVEY REFERENCE
LAND SURVEY 17, PAGE 131
LOT SURVEY 24, PAGE 96
REC. P.B. 19, PG. 26
REC. P.B. 20, PG. 94
REC. P.B. 22, PG. 30

REPLATS OF LOTS 42 & 43
WILEY INDUSTRIAL PARK, SEC. 2

BETHEL TOWNSHIP
SECTION 25, TOWN2, RANGE 9
MIAMI COUNTY, OHIO
AUGUST 2021

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS:
THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS
THIS 5th DAY OF October, 2021.

Gregory A. Simmons
GREGORY A. SIMMONS
COMMISSIONER

Ted S. Mercer
TED S. MERCER
COMMISSIONER

Wade H. Westfall
WADE H. WESTFALL
COMMISSIONER

APPROVALS:
THIS REPLAT WAS REVIEWED AND APPROVED
THIS 30th DAY OF September, 2021.

Paul F. Hulsekamp
MIAMI CO. ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED BY
THE MIAMI COUNTY PLANNING COMMISSION
THIS 19th DAY OF October, 2021

J. Clark
CHAIRMAN

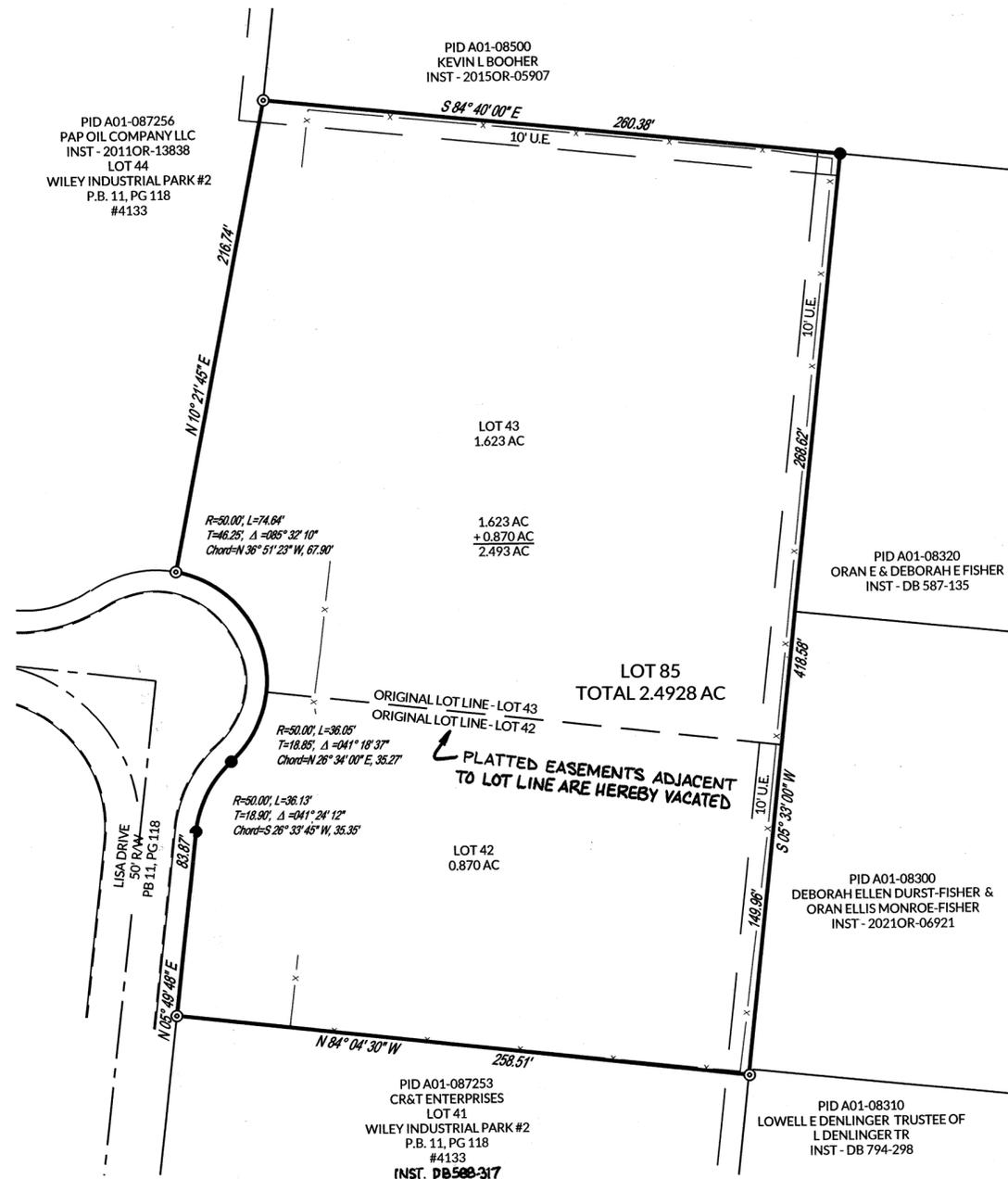
D. Smith
SECRETARY

REFERENCES:
AS SHOWN ON DRAWING.

BASIS OF BEARINGS
NORTH AND BEARING SYSTEM BASED UPON THE
NORTHERLY RIGHT-OF-WAY LINE OF LISA DRIVE, AS
SHOWN ON THE RECORD PLAT OF WILEY INDUSTRIAL
PARK # 2, AS RECORDED IN PB 11, PG 118, AND A
FIELD SURVEY CONDUCTED BY B A LAND
PROFESSIONALS, LLC. ON JULY 02, 2021

LEGEND:

- ⊙ FOUND 3/8" IRON PIN (NO CAP)
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP
STAMPED "BA LAND PROFESSIONALS"
- FOUND MAG NAIL
- SQUARE CATCH BASIN
- x — FENCE LINE



SURVEYOR'S STATEMENT:
I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND
CORRECT SURVEY MADE UNDER MY SUPERVISION
DURING JULY, 2021 AND THAT MONUMENTS ARE SET
AS SHOWN.

J. Bryant Abt
J. BRYANT ABT
STATE OF OHIO REGISTERED SURVEYOR #8593

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00058
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/03/2021 11:45:15 AM
REFERENCES 0
RECORDING FEE
PAGES 1

PLAT BOOK 29 PAGE 31
MIAMI COUNTY RECORDER'S PLAT RECORDS
FEE 43.20

Jessica Lopez
MIAMI CO. RECORDER

Amy Dillwin
DEPUTY

APPROVED AND TRANSFERRED THIS 1 DAY OF
November 2021.

Matthew W. Grant
MIAMI CO. AUDITOR

Krista Oliger
DEPUTY

DESCRIPTION:
BEING A REPLAT OF LOT NUMBER 42 AND LOT NUMBER 43 OF WILEY INDUSTRIAL PARK,
SECTION 2 AS RECORDED IN PLAT BOOK 11, PAGE 118. SAID LOTS ARE LOCATED IN SECTION
25, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO AS CONVEYED TO KO
STORAGE OF TIPP CITY, LLC BY INST - 2021OR-14438 OF THE MIAMI COUNTY RECORDER'S
DEED RECORDS.

OWNER'S CONSENT:
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS SHOWN HEREON, DO
HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT AND TO THE DEDICATION OF THE
RIGHT-OF-WAY OF LISA DRIVE, AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED ON THIS
REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR
REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, 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.

Andrew Freeman
WITNESS - ANDREW FREEMAN

Ryan Burnet
MEMBER - RYAN BURNET

Jon Marshalla
WITNESS - JON MARSHALLA

STATE OF MN, COUNTY OF Hennepin, S.S.:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED Ryan Burnet, who executed the foregoing replat, who acknowledged
THAT SHE DID SIGN THIS INSTRUMENT AND IT IS HER FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL
THIS 21 DAY OF September, 2021.

Ross Stickler
NOTARY PUBLIC

January 31, 2025
MY COMMISSION EXPIRES



GREAT SOUTHERN BANK
LEINHOLDER'S CONSENT:
WE, THE UNDERSIGNED, BEING THE LEINHOLDER OF THE LANDS SHOWN HEREON, DO HEREBY
CONSENT TO THE EXECUTION OF THIS REPLAT AND TO THE DEDICATION OF THE
RIGHT-OF-WAY OF LISA DRIVE, AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED ON THIS
REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR
REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, 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.

Zac Bonzheim
WITNESS - ZAC BONZHEIM

Carl Brandt
CARL BRANDT
REGIONAL MANAGING DIR.

Sam Dagit
WITNESS - SAM DAGIT

STATE OF MN, COUNTY OF Hennepin, S.S.:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED Carl Brandt, who executed the foregoing replat, who acknowledged
THAT SHE DID SIGN THIS INSTRUMENT AND IT IS HER FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL
THIS 21 DAY OF September, 2021.

Almina Kadric-Hajrovic
NOTARY PUBLIC
STATE OF MINNESOTA
MY COMMISSION EXPIRES
Jan. 31, 2023

| PLAT OF SURVEY | |
|------------------------------|---|
| KO STORAGE OF TIPP CITY LLC | |
| 4395 LISA DRIVE TIPP CITY | SECTION 25, TOWN 2, RANGE 9 MIAMI COUNTY, OHIO |
| SCALE: 1" = 50' | DATE: 09/13/2021 |
| DESIGN: N/A | JOB NO.: 21-0285 |
| DRAWN: BMJ | SHEET NO.: 1 of 1 |
| CHECKED: JBA | |

SURVEYOR
BA LAND PROFESSIONALS, LLC
8534 YANKEE STREET
DAYTON, OH 45458
937.535-0855
WWW.BALANDPROFESSIONALS.COM
info@balandprofessionals.com

REPLATS OF LOTS 53 & 54
WILEY INDUSTRIAL PARK, SEC. 2

BETHEL TOWNSHIP
SECTION 25, TOWN2, RANGE 9
MIAMI COUNTY, OHIO
AUGUST 2021

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS:
THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS
THIS 5th DAY OF October, 2021.

Gregory A. Simmons
GREGORY A. SIMMONS
COMMISSIONER

Ted S. Mercer
TED S. MERCER
COMMISSIONER

Wade H. Westfall
WADE H. WESTFALL
COMMISSIONER

APPROVALS:
THIS REPLAT WAS REVIEWED AND APPROVED
THIS 30th DAY OF September, 2021.

Paul P. Zuharsky
MIAMI CO. ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED BY
THE MIAMI COUNTY PLANNING COMMISSION
THIS 19th DAY OF October, 2021

J. Elda
CHAIRMAN

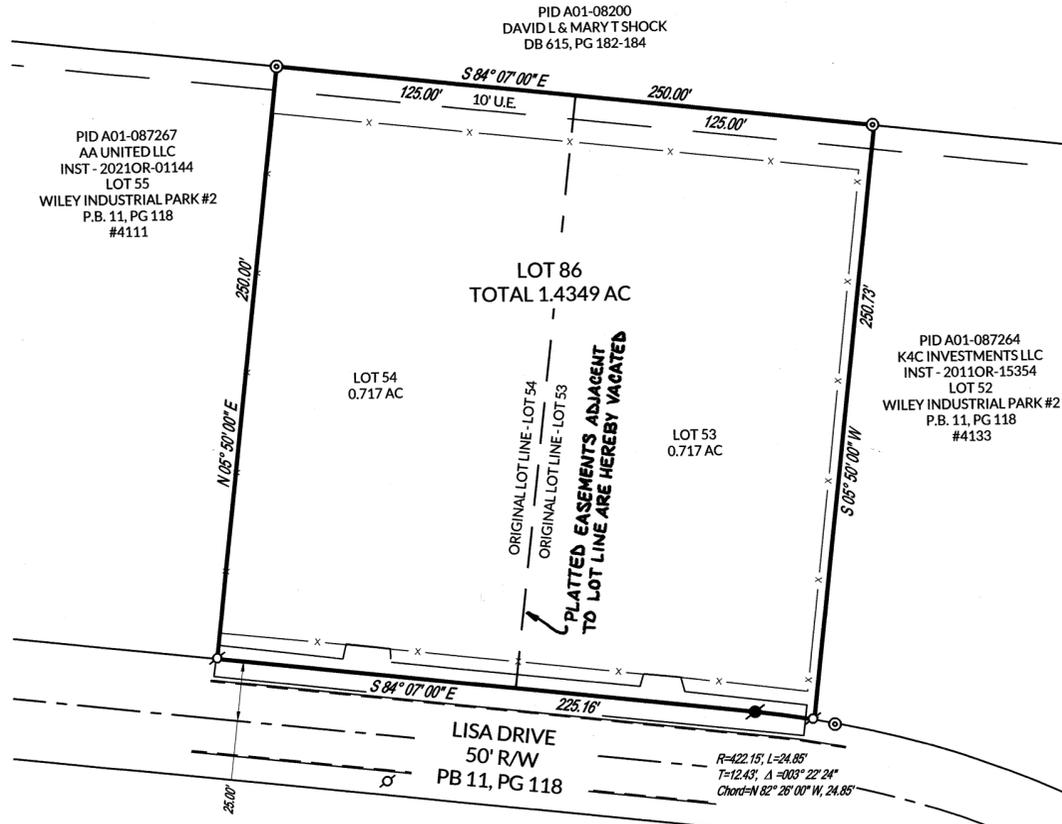
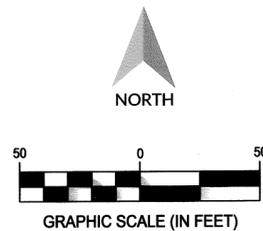
D. Bulih
SECRETARY

REFERENCES:
AS SHOWN ON DRAWING.

BASIS OF BEARINGS
NORTH AND BEARING SYSTEM BASED UPON THE
NORTHERLY RIGHT-OF-WAY LINE OF LISA DRIVE, AS
SHOWN ON THE RECORD PLAT OF WILEY INDUSTRIAL
PARK # 2, AS RECORDED IN PB 11, PG 118, AND A
FIELD SURVEY CONDUCTED BY B A LAND
PROFESSIONALS, LLC. ON JULY 02, 2021

LEGEND:

- ⊙ FOUND 3/8" IRON PIN (NO CAP)
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP
STAMPED "BA LAND PROFESSIONALS"
- FOUND MAG NAIL
- SQUARE CATCH BASIN
- x — FENCE LINE



SURVEYOR'S STATEMENT:
I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND
CORRECT SURVEY MADE UNDER MY SUPERVISION
DURING JULY, 2021 AND THAT MONUMENTS ARE SET
AS SHOWN.

J. Bryant Abt
J. BRYANT ABT
STATE OF OHIO REGISTERED SURVEYOR #8593

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00059
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/03/2021 11:45:16 AM
REFERENCES 0
RECORDING FEE
PAGES 1

PLAT BOOK 29 PAGE 32
MIAMI COUNTY RECORDER'S PLAT RECORDS

FEE 43.20

Cassia Loney
MIAMI CO. RECORDER

Ang Dalton
DEPUTY

APPROVED AND TRANSFERRED THIS 1 DAY OF
November 2021.

Matthew W. Gearhart
MIAMI CO. AUDITOR

Kiida Olyzn
DEPUTY

DESCRIPTION:
BEING A REPLAT OF LOT NUMBER 53 AND LOT NUMBER 54 OF WILEY INDUSTRIAL PARK,
SECTION 2 AS RECORDED IN PLAT BOOK 11, PAGE 118. SAID LOTS ARE LOCATED IN SECTION
25, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO AS CONVEYED TO KO
STORAGE OF TIPP CITY, LLC BY INST - 2021OR-14438 OF THE MIAMI COUNTY RECORDER'S
DEED RECORDS.

OWNER'S CONSENT:
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS SHOWN HEREON, DO
HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT AND TO THE DEDICATION OF THE
RIGHT-OF-WAY OF LISA DRIVE, AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED ON THIS
REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR
REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, 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.

Andrew Freeman
ANDREW FREEMAN - WITNESS

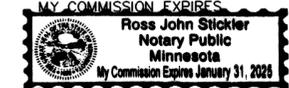
Ryan Burnet
RYAN BURNET - MEMBER

Jon Marshall
JON MARSHALL - WITNESS

STATE OF MN COUNTY OF Hennepin, S.S.:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED Ryan Burnet WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED
THAT SHE DID SIGN THIS INSTRUMENT AND IT IS HER FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL
THIS 21 DAY OF September, 2021.

Ross Stickler
ROSS STICKLER
NOTARY PUBLIC

MY COMMISSION EXPIRES
January 31, 2025



GREAT SOUTHERN BANK
LEINHOLDER'S CONSENT:

WE, THE UNDERSIGNED, BEING THE LEINHOLDER OF THE LANDS SHOWN HEREON, DO HEREBY
CONSENT TO THE EXECUTION OF THIS REPLAT AND TO THE DEDICATION OF THE
RIGHT-OF-WAY OF LISA DRIVE, AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED ON THIS
REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR
REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, 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.

Zac Bonzheim
WITNESS - ZAC BONZHEIM

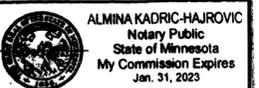
Carl Brandt
CARL BRANDT
REGIONAL MANAGING DIR.

Sam Dagit
WITNESS - SAM DAGIT

STATE OF MN COUNTY OF Hennepin, S.S.:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED Carl Brandt WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED
THAT SHE DID SIGN THIS INSTRUMENT AND IT IS HER FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL
THIS 21 DAY OF September, 2021.

Almina Kadric-Hajrovic
NOTARY PUBLIC

Jan. 31, 2023
MY COMMISSION EXPIRES



PLAT OF SURVEY

KO STORAGE OF TIPP CITY LLC

4133 LISA DRIVE TIPP CITY SECTION 25, TOWN 2, RANGE 9 MIAMI COUNTY, OHIO

SCALE: 1" = 50' DATE: 09/13/2021

| | | |
|-----------------|--|------------|
| DESIGN: N/A | | JOB NO.: |
| DRAWN: BMJ | | 21-0285 |
| CHECKED: JBA | | SHEET NO.: |
| | | 1 OF 1 |

SURVEYOR
BA LAND PROFESSIONALS, LLC
8534 YANKEE STREET
DAYTON, OH 45458
937.535-0855
WWW.BALANDPROFESSIONALS.COM
info@balandprofessionals.com

REPLAT OF LOTS 16, 17, 36 AND UNPLATTED PARCEL OF THE UNINCORPORATED VILLAGE OF PHONETON AND A PART OF THE N.E. 1/4 SECTION 25, TOWN 2, RANGE 9 M.Rs. BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00060
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/05/2021 10:28:16 AM
REFERENCES 0
RECORDING FEE
PAGE 1

FEE: 43.20

Jessica Lopez BY: *Amy Dillon*
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 5th DAY OF Nov, 2021.

Matthew W Gearhardt BY: *Jayon Grillo*
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION:

BEING A REPLAT OF LOTS 16 AND 17 OF THE PLAT OF PART OF PHONETON RECORDED IN PLAT BOOK 2, PAGE 229, AND LOT 36 AND A 3,003 SQUARE FOOT UNPLATTED PARCEL OF THE UNINCORPORATED VILLAGE OF PHONETON AND A 0.979 ACRE PARCEL OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 2, RANGE 9 M.Rs., TOWNSHIP OF BETHEL, COUNTY OF MIAMI, STATE OF OHIO ALL CONVEYED TO STAR CITY CONCRETE, LLC BY DEEDS RECORDED IN 20190R-06203, 20210R-10678 AND 20190R-06185 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE AREA OF THIS SUBDIVISION IS COMPRISED OF 2.022 ACRES IN LOTS (3) AND 0.000 ACRES IN DEDICATED RIGHT-OF-WAY.

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

LUIS G. RIANCHO AND ASSOCIATES, INC.
140 WEST WENGER ROAD
ENGLEWOOD, OHIO 45322-2727
(937) 836-1585

Luis G. Riancho DATE: 9/8/2021
LUIS G. RIANCHO REGISTERED SURVEYOR
STATE OF OHIO #5287



ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND BEING SUBDIVIDED AND REPLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Justin Jackson
OWNER: STAR CITY CONCRETE, LLC
JUSTIN JACKSON, MANAGER

Carol Sue Jackson
SIGNATURE OF WITNESS
Carol Sue Jackson
WITNESS NAME PRINTED

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED, THAT ON THIS 22nd DAY OF September, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STAR CITY CONCRETE, LLC BY JUSTIN JACKSON, MANAGER, WHO 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 SEAL ON THE DAY AND DATE ABOVE WRITTEN.

E.D.B.
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9/25/24



ERIC D BRITT
Notary Public, State of Ohio
My Commission Exp. 09/25/2024

CLIENT: STAR CITY CONCRETE, LLC
DATE OF SURVEY: AUG. 2021

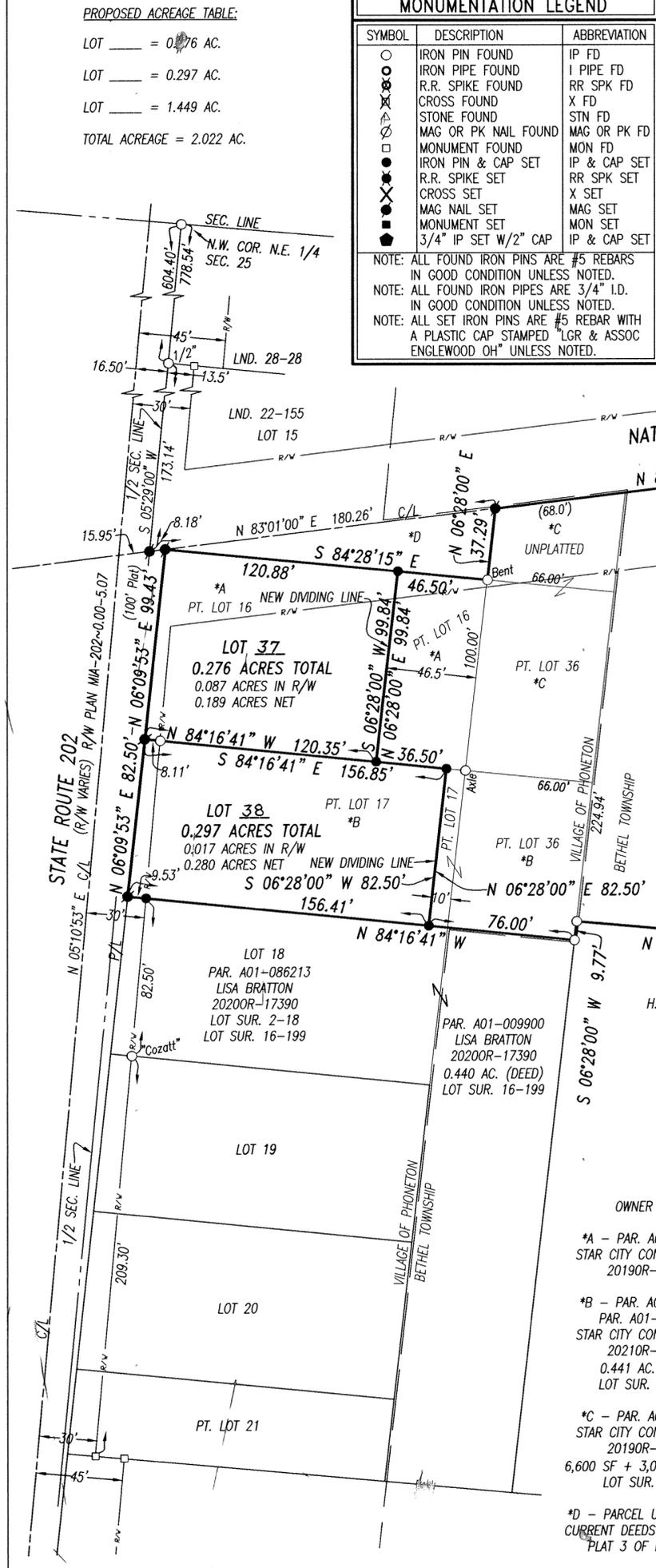
PREPARED BY: **LGR**
GRAPHIC SCALE
SCALE 1"=50'

LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
JOB # 21045 AUG. 2021 PLOT DATE 08-30-2021
DRAWING: 21045.DWG
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO 45322-2727

| MONUMENTATION LEGEND | | |
|----------------------|----------------------|--------------|
| SYMBOL | DESCRIPTION | ABBREVIATION |
| ○ | IRON PIN FOUND | IP FD |
| ○ | IRON PIPE FOUND | I PIPE FD |
| ○ | R.R. SPIKE FOUND | RR SPK FD |
| ○ | CROSS FOUND | X FD |
| ○ | STONE FOUND | STN FD |
| ○ | MAG OR PK NAIL FOUND | MAG OR PK FD |
| ○ | MONUMENT FOUND | MON FD |
| ○ | IRON PIN & CAP SET | IP & CAP SET |
| ○ | R.R. SPIKE SET | RR SPK SET |
| ○ | CROSS SET | X SET |
| ○ | MAG NAIL SET | MAG SET |
| ○ | MONUMENT SET | MON SET |
| ○ | 3/4" IP SET W/2" CAP | IP & CAP SET |

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

BASIS OF BEARING: N 83°01'00" E FOR THE CENTERLINE OF NATIONAL ROAD (U.S. 40) FROM MIAMI COUNTY LAND SURVEY VOLUME 24, PAGE 74.



LOT 39
1.449 ACRES TOTAL
0.237 ACRES IN R/W
1.212 ACRES NET
ACREAGE BREAKDOWN:
0.979 AC. TOTAL IN BETHEL TWP.
0.165 AC. IN BETHEL TWP. R/W
0.107 AC. IN PHONETON PT. LOT 16
0.019 AC. IN PHONETON PT. LOT 17
0.276 AC. IN PHONETON LOT 36
0.068 AC. IN PHONETON UNPLATTED
0.072 AC. IN PHONETON R/W

PAR. A01-009820
STAR CITY CONCRETE, LLC
20190R-06183
0.979 AC. (DEED)
LND. 34-15

PAR. A01-009800
H. BERNARD WILSON, III
D.B. 788, PG. 399
5.386 AC. (DEED)
LND. 41-127

REFERENCES:

DEEDS: AS SHOWN

SURVEYS: AS SHOWN & LND. 4-248

PLATS: P.B. 2, PG. 229

ROAD DWGS: AS SHOWN

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

- THIS SURVEY PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH REPORT OR COMMITMENT.
- DISTANCE IN () INDICATES A DEED OR PLAT CALL DISTANCE WHERE IT DIFFERS FROM MEASURED.

ABBREVIATIONS:
LND. - LAND SURVEY VOLUME-PAGE
C/L - CENTERLINE
P/L - PROPERTY LINE

OWNER LIST:
*A - PAR. A01-086211
STAR CITY CONCRETE, LLC
20190R-06203
*B - PAR. A01-086212,
PAR. A01-086230
STAR CITY CONCRETE, LLC
20210R-10678
0.441 AC. (DEED)
LOT SUR. 16-150
*C - PAR. A01-086229
STAR CITY CONCRETE, LLC
20190R-06183
6,600 SF + 3,003 SF (DEED)
LOT SUR. 5-191
*D - PARCEL UNCLAIMED BY CURRENT DEEDS PER AUDITOR PLAT 3 OF PHONETON

APPROVALS:

REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY, OHIO PLANNING COMMISSION THIS 19th DAY OF October, 2021.

J.P. [Signature] CHAIRPERSON
D.B. [Signature] SECRETARY

REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY, OHIO COMMISSIONERS THIS 22nd DAY OF October, 2021.

Gregory A. Simmons GREGORY A. SIMMONS
Ted S. Mercer TED S. MERCER
Wade H. Westfall WADE H. WESTFALL

REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY, OHIO ENGINEER THIS 21st DAY OF October, 2021.

Paul P. Huchshap
MIAMI COUNTY ENGINEER

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS ___ DAY OF _____, 20__.

8946 & 9871
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00061
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/12/2021 02:41:02 PM
REFERENCES 0
RECORDING FEE
PAGES 1

JILLIAN A. RHOADES, P.E.

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- CORPORATION LIMITS

SURVEY REFERENCE
REC. P.B. 19, PG. 32
REC. P.B. 21, PG. 9

FEE \$4320

Jessica Lopez MIAMI COUNTY RECORDER
Gloria M. Casner BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov. 18, 2021.
Matthew W. Grant MIAMI COUNTY AUDITOR
Kristina Olyzn BY DEPUTY AUDITOR

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK
SCALE: 1"=40'
0 20 40 80

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: CITY OF TROY, OHIO

Patrick E. J. Titterton
AUTHORIZED SIGNATURE

Director of Public Service + Safety
TITLE

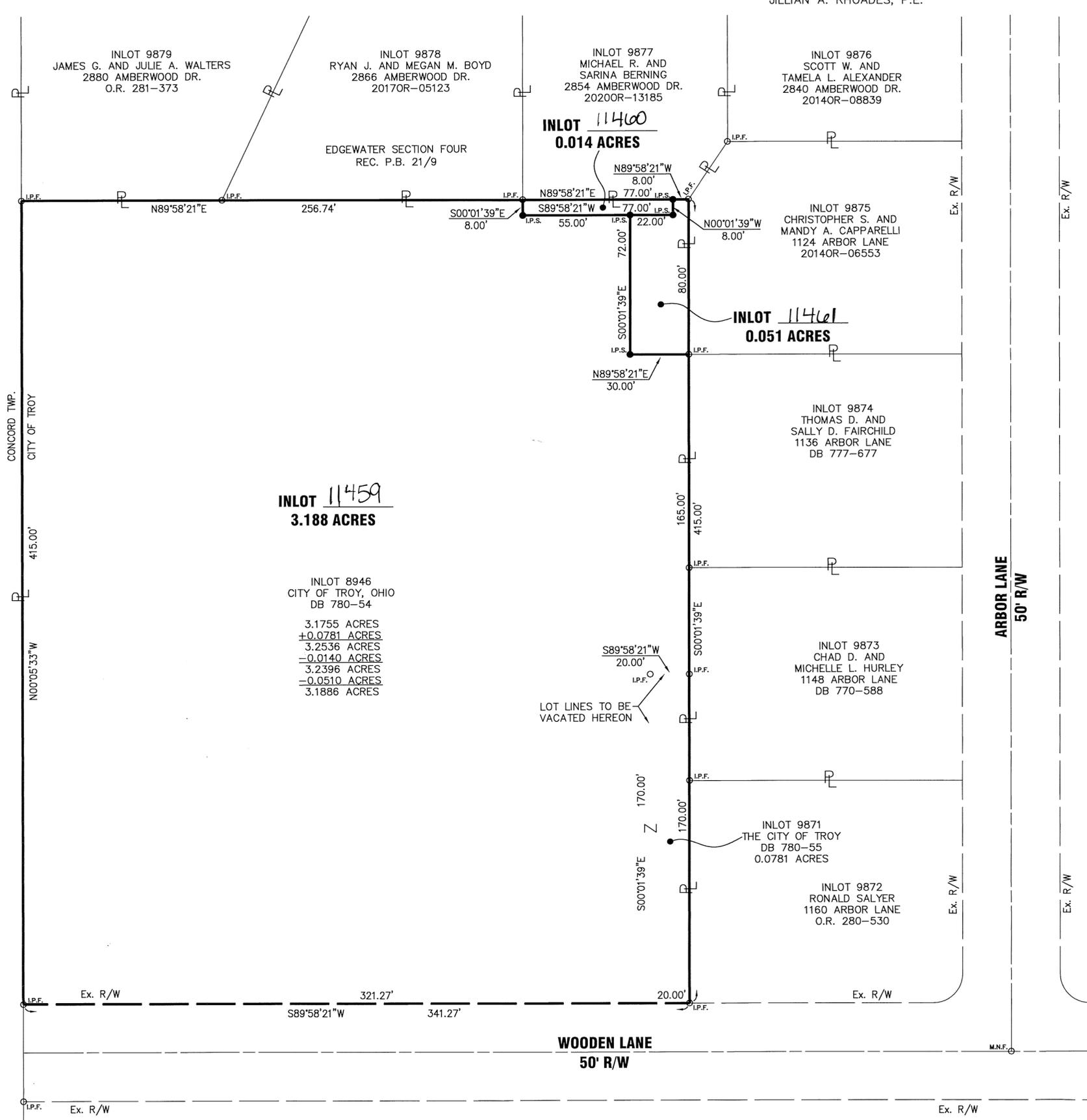
ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Patrick E. J. Titterton, ON BEHALF OF THE CITY OF TROY, OHIO, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 12th DAY OF November, 2021.

NOTARY PUBLIC *Julia Morrison*

MY COMMISSION EXPIRES: 12/16/2021



INLOT 11459
3.188 ACRES

INLOT 8946
CITY OF TROY, OHIO
DB 780-54
3.1755 ACRES
+0.0781 ACRES
3.2536 ACRES
-0.0140 ACRES
3.2396 ACRES
-0.0510 ACRES
3.1886 ACRES

INLOT 11460
0.014 ACRES

INLOT 11461
0.051 ACRES

LOT LINES TO BE
VACATED HEREON

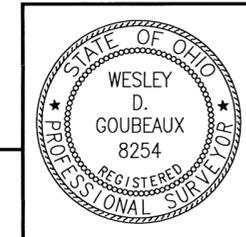
WOODEN LANE
50' R/W

ARBOR LANE
50' R/W

BEING A REPLAT OF INLOT 8946 AND INLOT 9871 AND
BEING OWNED BY THE CITY OF TROY, OHIO IN DEED BOOK
780, PAGE 54 AND DEED BOOK 780, PAGE 55.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

9/16/2021
DATE



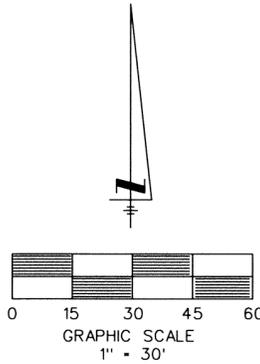
Choice One
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

| | |
|---------------|------------|
| DATE: | 9-8-2021 |
| DRAWN BY: | WDG |
| JOB NUMBER: | MIATRO2110 |
| SHEET NUMBER: | 1 OF 1 |

REPLAT OF INLOTS 1075 & 1076 COVINGTON, OHIO

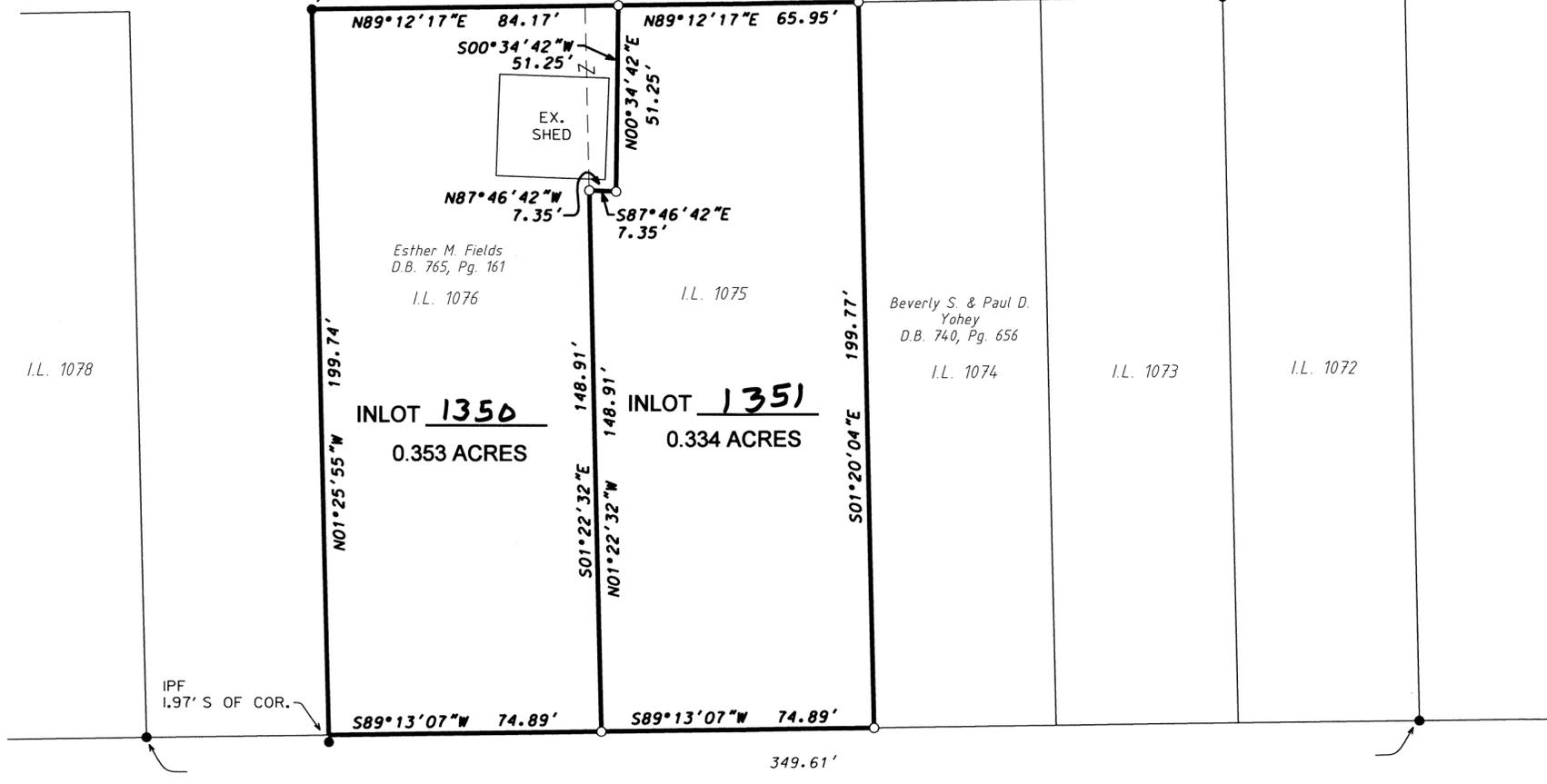
VILLAGE OF COVINGTON CORPORATION 1075 & 1076 INLOT MIAMI COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00062
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/19/2021 10:16:03 AM
REFERENCES 0
RECORDING FEE
PAGES 1



PT. I.L. 1328
Covington Exempted Board of Education
AKA
Covington Board of Education
D.B. 267, Pg. 565
D.B. 288, Pg. 262
D.B. 325, Pg. 446
D.B. 475, Pg. 262
OR 286-363
2014OR-074.13

FEE \$ 43.20
Jessica A Lopez
MIAMI COUNTY RECORDER
Yvonne Neen
BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov 19, 2021
Matthew W Gearhardt
MIAMI COUNTY AUDITOR
Joyce Grillot
BY DEPUTY AUDITOR



DESCRIPTION
BEING A REPLAT OF INLOTS 1075 & 1076 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO AS OWNED BY ESTHER M. FIELDS BY D.B. 765, PAGE 161.

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

BY: Esther M. Fields ESTHER M. FIELDS
Jonna S. Magoto WITNESS
Maggi Marchal WITNESS

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Bradford, OHIO, THIS 8 DAY OF November, 2021.
Notary Public-State of Ohio
My Comm. Exp. Jan. 11, 2022
Tonya S. Magoto
NOTARY



AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 8th DAY OF NOVEMBER, 2021, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE 29-21

Edward L McCard
MAYOR
Rhonda Hill
CLERK/FISCAL OFFICER
A. V. Torres
PRESIDENT OF COUNCIL

THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 27 DAY OF OCTOBER, 2021.

Edward L McCard
CHAIRMAN
[Signature]
SECRETARY

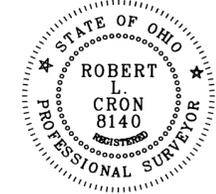
- LEGEND -
● IRON PIN FOUND
○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES
REC. BK. 25, PG. 38

VOL. 52, PG. 45 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

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

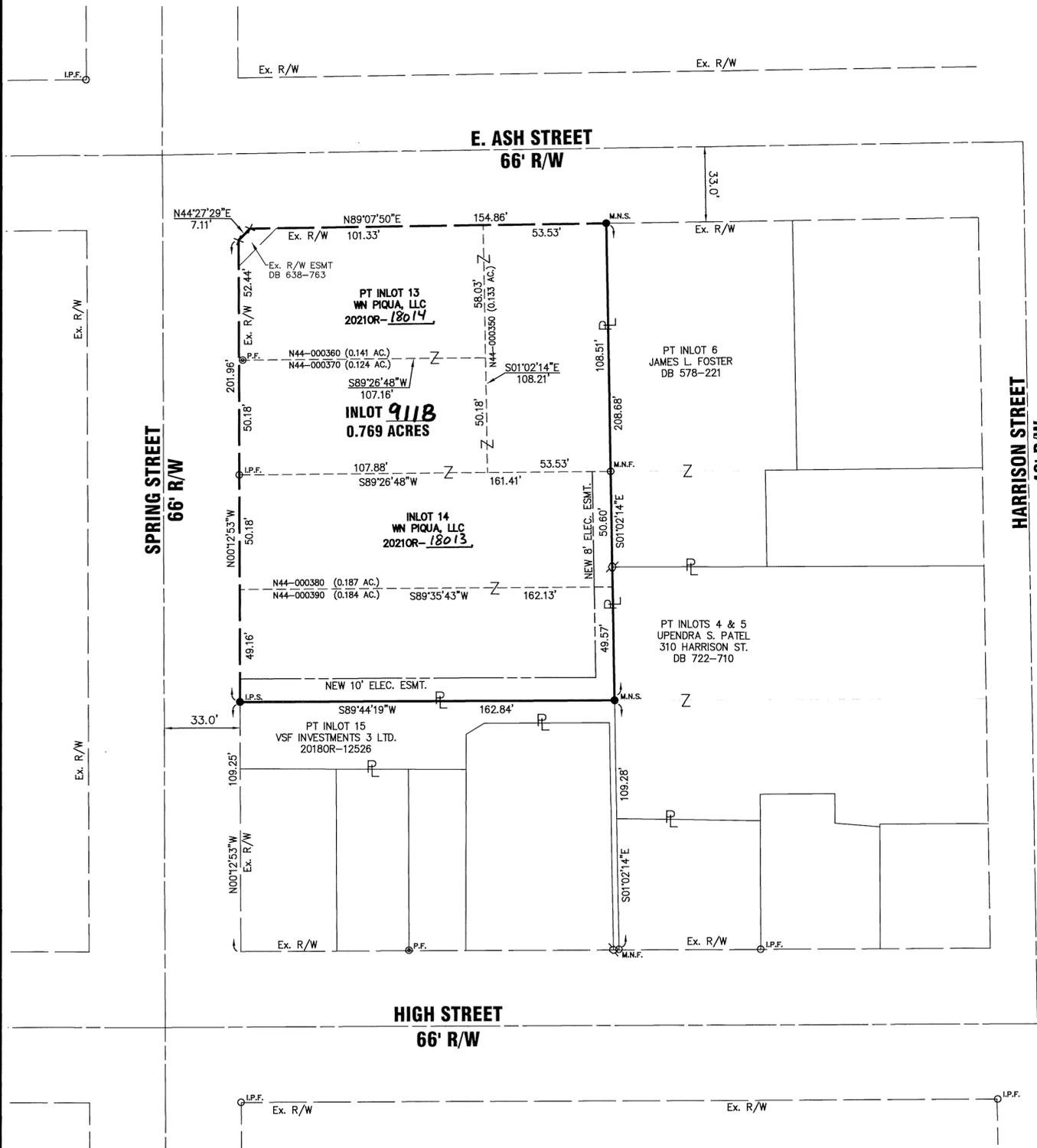
ROBERT L CRON Nov. 4, 2021
ROBERT L. CRON, P.S. •8140 DATE



ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373 CELL: 937-418-0017

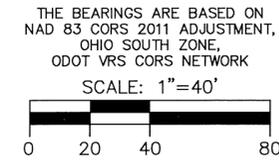
13 & 14 INLOTS N.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00063
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 12/08/2021 12:11:25 PM
 REFERENCES 0
 RECORDING FEE
 PAGES 1



LEGEND

- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⌵ RAILROAD SPIKE FOUND
- ✕ CUT "X" SET
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- M.N.S. MAG NAIL SET



FEE \$ 43.20

Jessica Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Dec. 8, 2021.

Matthew W Gearhardt *Mindy Doszick*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

WN PIQUA, LLC, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED AND PLATTED. FURTHERMORE, WN PIQUA, LLC, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

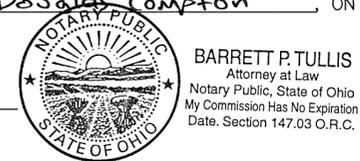
Douglas Compton
 AUTHORIZED SIGNATURE

Authorized Manager
 TITLE

STATE OF Ohio
 COUNTY OF Hamilton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November, 2021, BY Douglas Compton ON BEHALF OF WN PIQUA, LLC

Barrett P. Tullis
 NOTARY PUBLIC



LEINHOLDER

MORTGAGOR: WN PIQUA, LLC RECORD: 2021OR-18015

LENDER: CENTRAL BANK AND TRUST CO.

REPRESENTATIVE: MATTHEW EILERS

TITLE: Senior Vice President

AUTHORIZED SIGNATURE: *Matthew Eilers*

STATE OF OHIO, Hamilton COUNTY, SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF November, 2021, BY MATTHEW EILERS ON BEHALF OF CENTRAL BANK AND TRUST CO.

NOTARY PUBLIC *Julie J. Dollenmayer*



JULIE A. DOLLENMAYER
 Notary Public, State of Ohio
 My Commission Expires
 December 19, 2025

SURVEY REFERENCE
 LOT SUR. 14, PG. 42
 LOT SUR. 16, PG. 167
 LOT SUR. 18, PG. 102
 LAND SUR. 53, PG. 71
 LAND SUR. 54, PG. 47
 LAND SUR. 56, PG. 91
 REC. 23, PG. 46

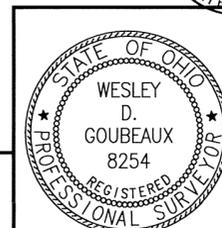
CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 8 DAY OF December, 2021.

Chris Schmieing
 CHRIS SCHMIESING
 CITY OF PIQUA COMMUNITY AND
 ECONOMIC DEVELOPMENT DIRECTOR

BEING A REPLAT INLOT 13 AND INLOT 14 AND BEING OWNED BY WN PIQUA, LLC BY 2021OR-18013 AND 2021OR-18014.

Wesley D. Goubeaux 11/9/2021
 WESLEY D. GOUBEAUX, P.S. #8254 DATE



ChoiceOne
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 9-30-2021
 DRAWN BY: RMF
 JOB NUMBER: MIAPIQ2112
 SHEET NUMBER: 1 OF 1

REPLAT OF LOT 20 OF STANDING STONE REPLAT

4 TOWN 6 RANGE SE 4 SECTION CONCORD TOWNSHIP MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2021P-00065
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 12/17/2021 08:49:35 AM
 REFERENCES 0
 RECORDING FEE
 PAGES 1

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------|-------------|
| CURVE | RADIUS | LENGTH | DELTA | CH DIST | CH BEARING |
| C1 | 20.00' | 31.42' | 90°00'01" | 28.28' | S45°13'33"E |

CONSENT TO REPLAT

HARRIS FIRST PROPERTIES LLC, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN CONCORD TOWNSHIP, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF LOT 20 OF STANDING STONE REPLAT. FURTHERMORE, HARRIS FIRST PROPERTIES LLC, DEDICATE THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT FOR THE USE OF LOT 19.
 OWNER: HARRIS FIRST PROPERTIES LLC

Jim Harris Jr Owner
 REPRESENTATIVE TITLE

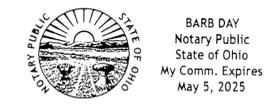
[Signature]
 AUTHORIZED SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, Montgomery COUNTY, SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Jim Harris Jr, ON BEHALF OF HARRIS FIRST PROPERTIES LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Montgomery, OHIO, THIS 2nd DAY OF December, 2021.

NOTARY PUBLIC [Signature]

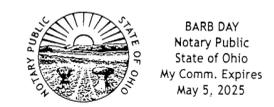


LIEN HOLDER

RECORD: 2021OR-10020
 MORTGAGOR: HARRIS FIRST PROPERTIES LLC
 MORTGAGEE: KEYBANK NATIONAL ASSOCIATION
 REPRESENTATIVE: [Signature]
 TITLE: [Signature]
 SIGNATURE: [Signature]

STATE OF OHIO, Montgomery COUNTY, SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December, 2021, BY OF KEY NATIONAL ASSOCIATION.

NOTARY PUBLIC [Signature]



MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 18th DAY OF November, 2021.

Paul P. Hulsekamp
 MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

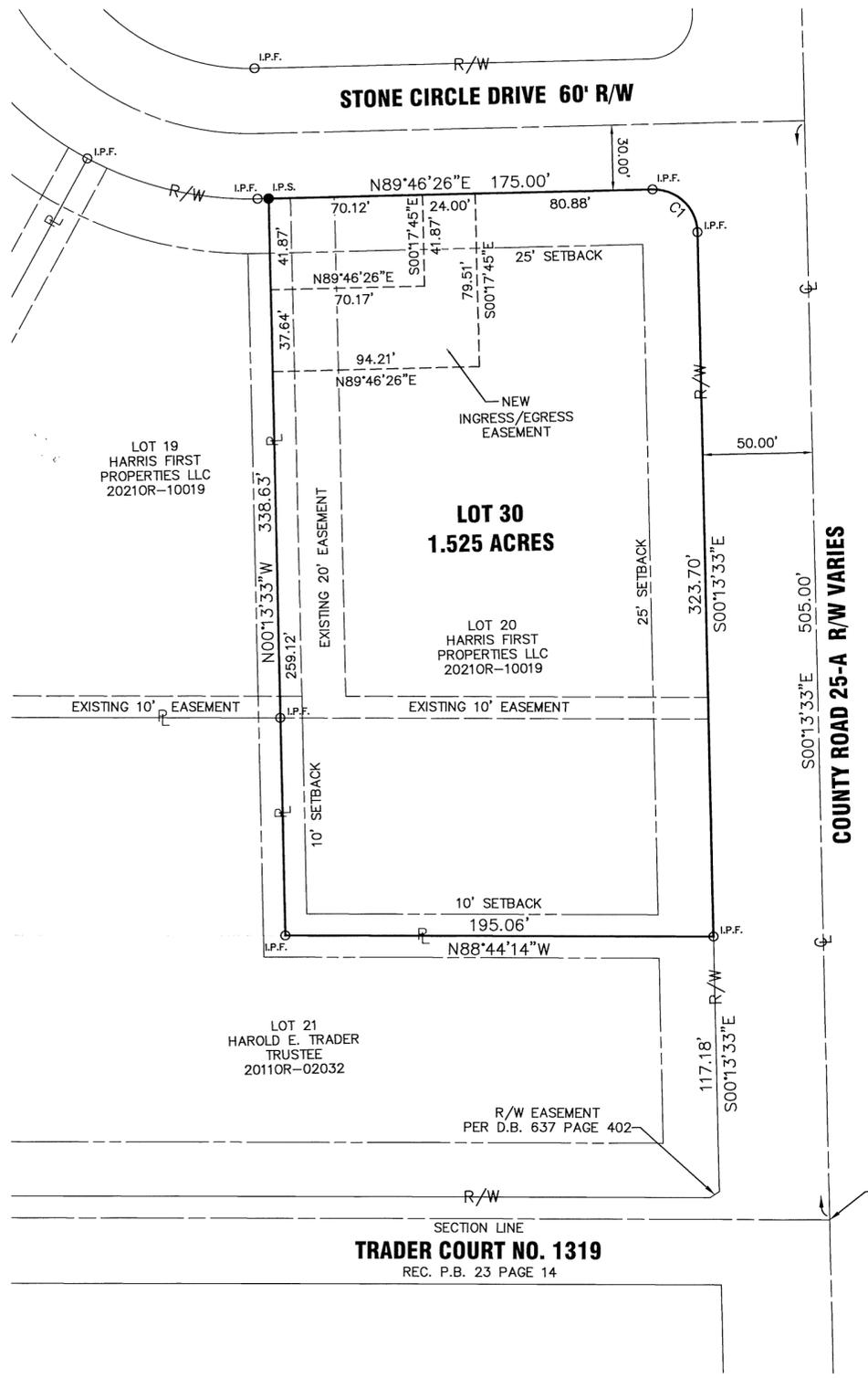
THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 7th DAY OF December, 2021.

Gregory A. Simmons
 GREGORY A. SIMMONS
Ted S. Mercer
 TED S. MERCER
Waide H. Westfall
 WAIDE H. WESTFALL

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 16th DAY OF November, 2021.

Randy Mott - Vice Chair
 CHAIRMAN
[Signature]
 SECRETARY



FEE \$43.20
Jessica Lopez
 MIAMI COUNTY RECORDER
[Signature]
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Dec-17th, 2021.
Matthew W. Gearhardt Mindy Dasek
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

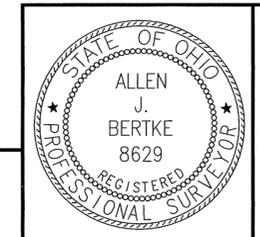
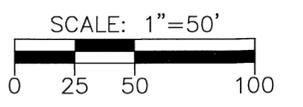
SURVEY REFERENCES

LAND SURVEY 42 PAGE 28
 REC. P.B. 17 PAGE 1
 REC. P.B. 17 PAGE 86
 REC. P.B. 23 PAGE 14

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND

THE BEARINGS ARE BASED ON
 NAD 83 CORS 2011 ADJUSTMENT,
 GEOID 12A, OHIO SOUTH ZONE, ODOT
 VRS CORS NETWORK



ChoiceOne
 Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com

| | |
|--------------|------------|
| DATE: | 10/04/2021 |
| DRAWN BY: | MPL |
| JOB NUMBER: | MIACON2105 |
| SHEET NUMBER | 1 OF 1 |

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629 10-20-2021
 DATE

CITY OF PIQUA APPROVAL:
THIS REPLAT WAS REVIEWED AND APPROVED BY ME
THIS 29th DAY OF December, 2021.

Kyrsten French
KYRSTEN FRENCH
CITY OF PIQUA PLANNER

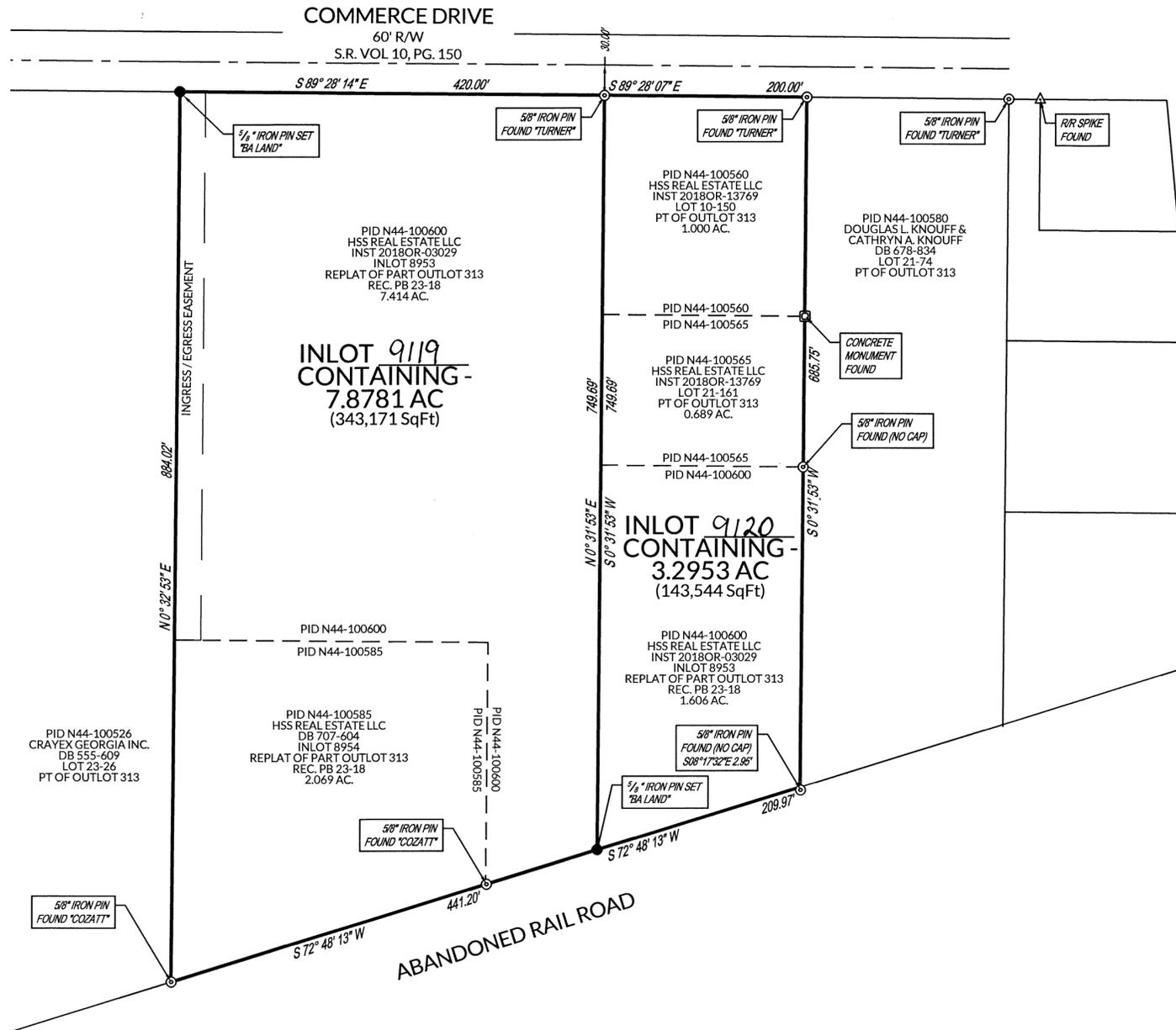
REPLAT OF PART OF OUTLOT 313 & INLOTS 8953 & 8954

11.1734 ~~11.2183~~ TOTAL ACRES
CITY OF PIQUA
MIAMI COUNTY, OHIO
DECEMBER 2021

PLAT BOOK 29 PAGE 39
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00066
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/30/2021 09:11:02 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE 43.20
Matthew W. Gearhardt
MIAMI CO. RECORDER
APPROVED AND TRANSFERRED THIS 30th DAY OF December 2021.
Matthew W. Gearhardt
MIAMI CO. AUDITOR
Mundy Dorel
DEPUTY



DESCRIPTION:
BEING A REPLAT OF OUTLOT NUMBER 313 AND INLOT NUMBERS 8953 & 8954 OF THE
REPLAT OF PART OUTLOT 313 AS RECORDED IN PLAT BOOK 23, PAGE 18. SAID LOTS ARE
LOCATED IN OUTLOT 313, CITY OF PIQUA, MIAMI COUNTY, OHIO AS CONVEYED TO HSS REAL
ESTATE, LLC, BY INST - 20180R-03029, 20180R-13769, & DB 707-604 OF THE MIAMI
COUNTY RECORDER'S DEED RECORDS.

OWNER'S CONSENT:
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS SHOWN HEREON, DO
HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT, AS SHOWN HEREON. EASEMENTS
SHOWN OR NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE,
REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER,
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.

HSS REAL ESTATE, LLC
Marita A. Cable
WITNESS
Joe Sunderman
OWNER Authorized Signatory
Heather L. Harrison Pretelin
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED *JOE SUNDERMAN* (HSS REAL ESTATE, LLC, MANAGER), WHO EXECUTED THE
FOREGOING REPLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN THIS INSTRUMENT AND IT IS
HER FREE ACT AND DEED. *JOE SUNDERMAN*
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL
THIS 23 DAY OF December, 2021.

Heather L. Pretelin
NOTARY PUBLIC
MY COMMISSION EXPIRES
HEATHER L. PRETELIN
Notary Public, Kentucky
State At Large
My Commission Expires
December 12, 2023
Notary ID# 635211

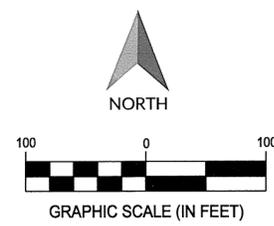
LEINHOLDER'S CONSENT:
WE, THE UNDERSIGNED, BEING THE LEINHOLDER OF THE LANDS SHOWN HEREON, DO HEREBY
CONSENT TO THE EXECUTION OF THIS REPLAT, AS SHOWN HEREON. EASEMENTS SHOWN OR
NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR,
REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, 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.

FIRST FINANCIAL BANK
Tatum Cameron
WITNESS *Tatum Cameron*
Jonathan A. WALDO
AUTHORIZED SIGNER
Nicole M. Brack
WITNESS *Nicole M. Brack*

STATE OF OHIO, COUNTY OF MIAMI, S.S.:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED *Jonathan A. WALDO*, WHO EXECUTED THE FOREGOING
REPLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN THIS INSTRUMENT AND IT IS HER FREE ACT
AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL
THIS 29 DAY OF December, 2021.

James H. Eckels
NOTARY PUBLIC
February 6, 2025
MY COMMISSION EXPIRES

REFERENCES:
AS SHOWN ON DRAWING.



SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE
COORDINATE SYSTEM NAD83 AND REFERENCED TO THE T.D.O.T. -
C.O.R.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80
RECEIVER DURING A FIELD SURVEY CONDUCTED BY BA LAND
PROFESSIONALS, LLC ON 12/10/2021 SUBJECT TO ALL TERMS,
COVENANTS, CONDITIONS, EXCEPTIONS, AGREEMENTS, EASEMENTS
AND ENCUMBRANCES OF RECORD.
THE SURVEYOR DID NOT COMPLETE A TITLE SEARCH.
ALL MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
NO SIGNS OF OCCUPATION EXIST AT TIME OF SURVEY.
ALL DOCUMENTS USED TO ASCERTAIN THE BOUNDARY ARE SHOWN
HEREON.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD
SURVEY MADE BY ME OR UNDER MY JURISDICTION AND IS PREPARED
ACCORDING TO O.A.C. 4733-37

J. Bryant Abt
J. BRYANT ABT, PS #8593
STATE OF OHIO
BRYANT
ABT
S-8593
REGISTERED
PROFESSIONAL SURVEYOR
12/22/2021
DATE

JAMES H ECKELS
Notary Public
State of Ohio
My Comm. Expires
February 6, 2025

SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
8534 YANKEE STREET
DAYTON, OH 45458
937.535.0855
WWW.BALANDPROFESSIONALS.COM
INFO@BALANDPROFESSIONALS.COM

| PLAT OF SURVEY | |
|-----------------------------------|--------------------------------------|
| HSS REAL ESTATE, LLC | |
| 1707-1711 COMMERCE DRIVE PIQUA | PT. OUTLOT 313 MIAMI COUNTY, OHIO |
| SCALE: 1" = 100' | DATE: 12/22/2021 |
| DESIGN: N/A | JOB NO.: 21-0469 |
| DRAWN: BMJ | SHEET NO.: |
| CHECKED: JBA | 1 OF 1 |
| BA LAND PROFESSIONALS | |

FIELDSTONE PLACE, PHASE THREE

NE 1/4 28 SECTION 4 NORTH TOWN 6 EAST RANGE PT. 4117 INLOT TIPP CITY CITY MIAMI, OHIO COUNTY

BEING A RESIDENTIAL SUBDIVISION CONTAINING 6.487 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 20170R-08729 & 08730.

PLAT BOOK 29, PAGE 40
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE \$ 86.40

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2022P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/06/2022 09:38:47 AM
REFERENCES 0
RECORDING FEE
PAGES 2

LEGAL DESCRIPTION

BEING A PART OF INLOT 4117 IN THE CITY OF TIPP CITY, OHIO AS RECORDED IN RECORD PLAT BOOK 23, PAGES 79-79C AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHEAST CORNER OF INLOT NUMBER 4359 OF FIELDSTONE PLACE, PHASE TWO AS RECORDED IN RECORD PLAT BOOK 28, PAGES 12-12A;

THENCE, NORTH 89°33'50" WEST, 234.15 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 4359, INLOT NUMBER 4354, AND THE NORTH RIGHT OF WAY LINE OF PEBBLE PLACE OF SAID PHASE TWO, TO AN IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF PEBBLE PLACE;

THENCE, SOUTH 00°26'10" WEST, 8.86 FEET, ALONG THE WEST RIGHT OF WAY LINE OF PEBBLE PLACE, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF INLOT 4353 OF SAID PHASE TWO;

THENCE, NORTH 89°33'50" WEST, 435.32 FEET, ALONG THE NORTH LINE OF INLOT NUMBERS 4353, 4352, 4351, 4350, 4349, AND 4348 OF SAID PHASE TWO, TO AN IRON PIN FOUND;

THENCE, NORTH 89°33'50" WEST, 7.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°26'10" EAST, 64.18 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°33'50" EAST, 5.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°26'10" EAST, 185.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°33'50" EAST, 4.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°26'10" EAST, 176.90 FEET, TO AN IRON PIN SET ON THE SOUTH LINE OF A TRACT OF LAND OWNED BY TIPP CITY EXEMPTED VILLAGE BOARD OF EDUCATION AS RECORDED IN DEED BOOK 525 PAGE 470;

THENCE, SOUTH 89°48'16" EAST, 660.94 FEET, ALONG THE SOUTH LINE OF SAID EDUCATION TRACT, TO AN IRON PIN FOUND ON THE WEST LINE OF A TRACT OF LAND OWNED BY UP NORTH CONSTRUCTION, LTD. AS RECORDED IN DEED BOOK 756 PAGE 376;

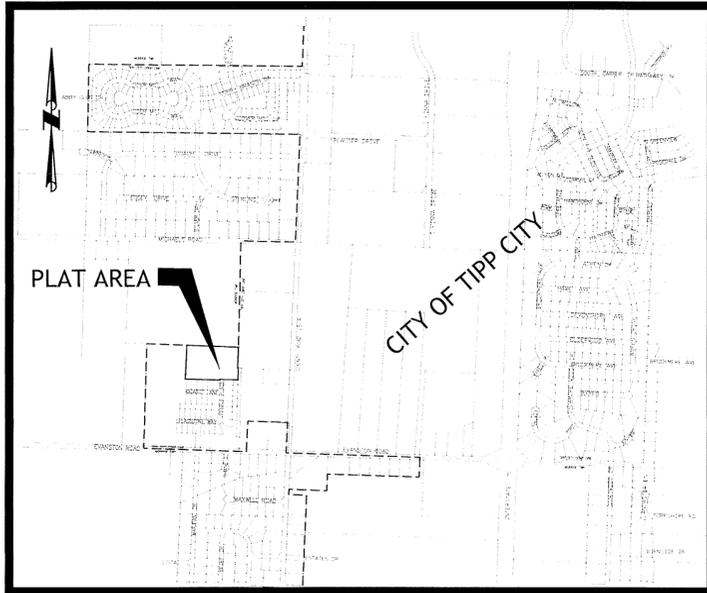
THENCE, SOUTH 00°50'01" WEST, 266.15 FEET, ALONG THE WEST LINE OF THE SAID UP NORTH TRACT, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SAID UP NORTH TRACT;

THENCE, SOUTH 89°03'36" EAST, 8.38 FEET, ALONG THE SOUTH LINE OF THE SAID UP NORTH TRACT, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT 4286 AS RECORDED IN RECORD PLAT BOOK 27 PAGE 54;

THENCE, SOUTH 00°26'10" WEST, 153.78 FEET, ALONG THE WEST LINE OF SAID INLOT 4286, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 6.487 ACRES MORE OR LESS, AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.



VICINITY MAP

Jessica Lopez
JESSICA LOPEZ, MIAMI COUNTY RECORDER
Ang Dillan
DEPUTY

TRANSFERRED THIS 6th DAY OF January, 2022

Matthew W. Gearhardt BY: *Mindy Joseph*
MATTHEW W. GEARHARDT DEPUTY AUDITOR

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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

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

OWNER: FIELDSTONE PARTNERS, LLC.

NAME: *James M. Wengert*

TITLE: PARTNER

DATE: 11-16-21

STATE OF Ohio
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11-16, 2021 BY *James M. Wengert* OF FIELDSTONE PARTNERS, LLC AND OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC *Dawn M. Gross*



LIEN HOLDER: GREENVILLE FEDERAL

NAME: *Annette Ryan Baker*

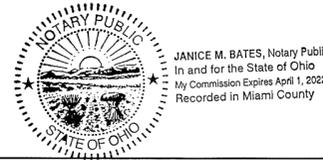
TITLE: Sr. Vice President

DATE: 10/15/2021

STATE OF Ohio
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Oct 15, 21 BY *Annette Ryan Baker* OF GREENVILLE FEDERAL, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC *Janice M. Bates*



STORM WATER DRAINAGE RESTRICTIONS

1. NO FIXED STRUCTURE, FILLING, OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERRECTED, INSTALLED, OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE OR DETENTION EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS, AND TREES.

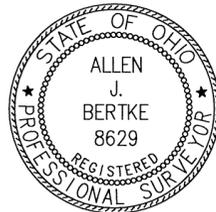
2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREAS, STORM WATER RETENTION POND AREAS, OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER OR THE ASSOCIATION TO TAKE CORRECTION ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER AND/OR THE ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE DEVELOPER OR THE ASSOCIATION OR, IF THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOTS IN ACCORDANCE WITH THE DECLARATION.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY.

COVENANTS AND RESTRICTIONS

THE COVENANTS & RESTRICTIONS AND THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN 20170R-15661.

Allen J. Bertke
ALLEN J. BERTKE PS #8629 10-13-2021 DATE



OWNER AND DEVELOPER

FIELDSTONE PARTNERS, LLC 3637
SUNSET BLUFF DRIVE BEAVERCREEK,
OHIO 45430 (937) 427-4788

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF October, 2021, THIS PLAT WAS REVIEWED AND APPROVED.

Andrzej Taly CHAIRMAN
Dawn M. Gross SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 10 DAY OF December, 2021.

David R. Bunn PRESIDENT OF COUNCIL
Janice M. Bates CLERK OF COUNCIL

| | |
|--|---------------------------|
| ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com | REV. DATE: 05-20-2021 |
| | DRAWN BY: MPL |
| | JOB NUMBER: MIATCI2014 |
| | SHEET NUMBER 1 OF 2 |

FIELDSTONE PLACE, PHASE THREE

NE 1/4 28 SECTION 4 NORTH TOWN 6 EAST RANGE PT. 4117 INLOT CITY MIAMI, OHIO COUNTY

PLAT BOOK 29, PAGE 40 - A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

BEING A RESIDENTIAL SUBDIVISION CONTAINING 6.487 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 20170R-08729 & 08730.

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------|-------------|
| CURVE | RADIUS | LENGTH | DELTA | CH DIST | CH BEARING |
| C1 | 95.00' | 74.61' | 45°00'00" | 72.71' | N22°03'50"W |
| C2 | 95.00' | 74.61' | 45°00'00" | 72.71' | N67°03'50"W |
| C3 | 70.00' | 109.96' | 90°00'00" | 98.99' | N44°33'50"W |
| C4 | 120.00' | 19.77' | 9°26'21" | 19.75' | N04°17'00"W |
| C5 | 120.00' | 2.54' | 1°12'54" | 2.54' | N09°36'37"W |
| C6 | 50.00' | 22.98' | 26°20'15" | 22.78' | N02°57'03"E |
| C7 | 60.00' | 3.02' | 2°52'55" | 3.02' | N14°40'43"E |
| C8 | 60.00' | 59.15' | 56°29'10" | 56.79' | N15°00'19"W |
| C9 | 60.00' | 53.12' | 50°43'23" | 51.40' | N68°36'36"W |
| C10 | 60.00' | 11.81' | 1°16'32" | 11.79' | S80°23'26"W |
| C11 | 50.00' | 22.98' | 26°20'15" | 22.78' | S87°55'18"W |
| C12 | 120.00' | 22.31' | 10°39'15" | 22.28' | N84°14'12"W |

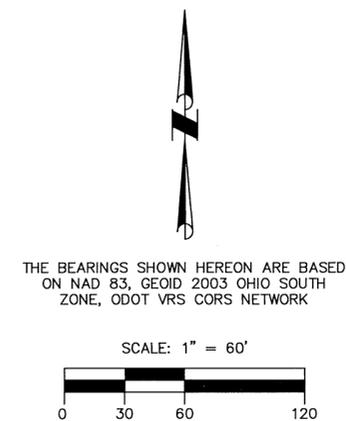
| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 8.50' | S45°26'10"W |

REFERENCES

20170R-08729, 08730
LOT SURV. 24, PG. 142
LND. SURV. 45, PG. 62
REC. P.B. 23, PG. 79-79C
REC. P.B. 26, PG. 82
REC. P.B. 27, PG. 54
REC. P.B. 28, PG. 12-12A

LEGEND

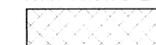
- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CX CURVE NUMBER
- BUILDING SETBACK LINE
- (XX) PRELIMINARY LOT NUMBER



THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT AND INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE, UNLESS OTHERWISE NOTED.
- 2.) ALL COMMON AREA LOTS ARE ALSO DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- 3.) ALL EXISTING UTILITY, DRAINAGE, SANITARY, STORM, WATER, AND TURN-AROUND EASEMENTS SHALL BE EXTINGUISHED AS SHOWN.



AREA SUMMARY

| | |
|----------------------|------------------|
| 16 BUILDING LOTS | 3.537 AC. |
| 2 COMMON AREA LOT | 2.168 AC. |
| DEDICATED STREET R/W | 0.782 AC. |
| TOTAL | 6.487 AC. |

| SETBACKS AND BUILDING REQUIREMENTS | | | | | |
|------------------------------------|------------|-----------|-----------|-------------|----------|
| LOTS | FRONT (FT) | REAR (FT) | SIDE (FT) | HEIGHT (FT) | MIN. SF. |
| 39-54 | 25 | 30 | 7.5 | 35 | 1650 |

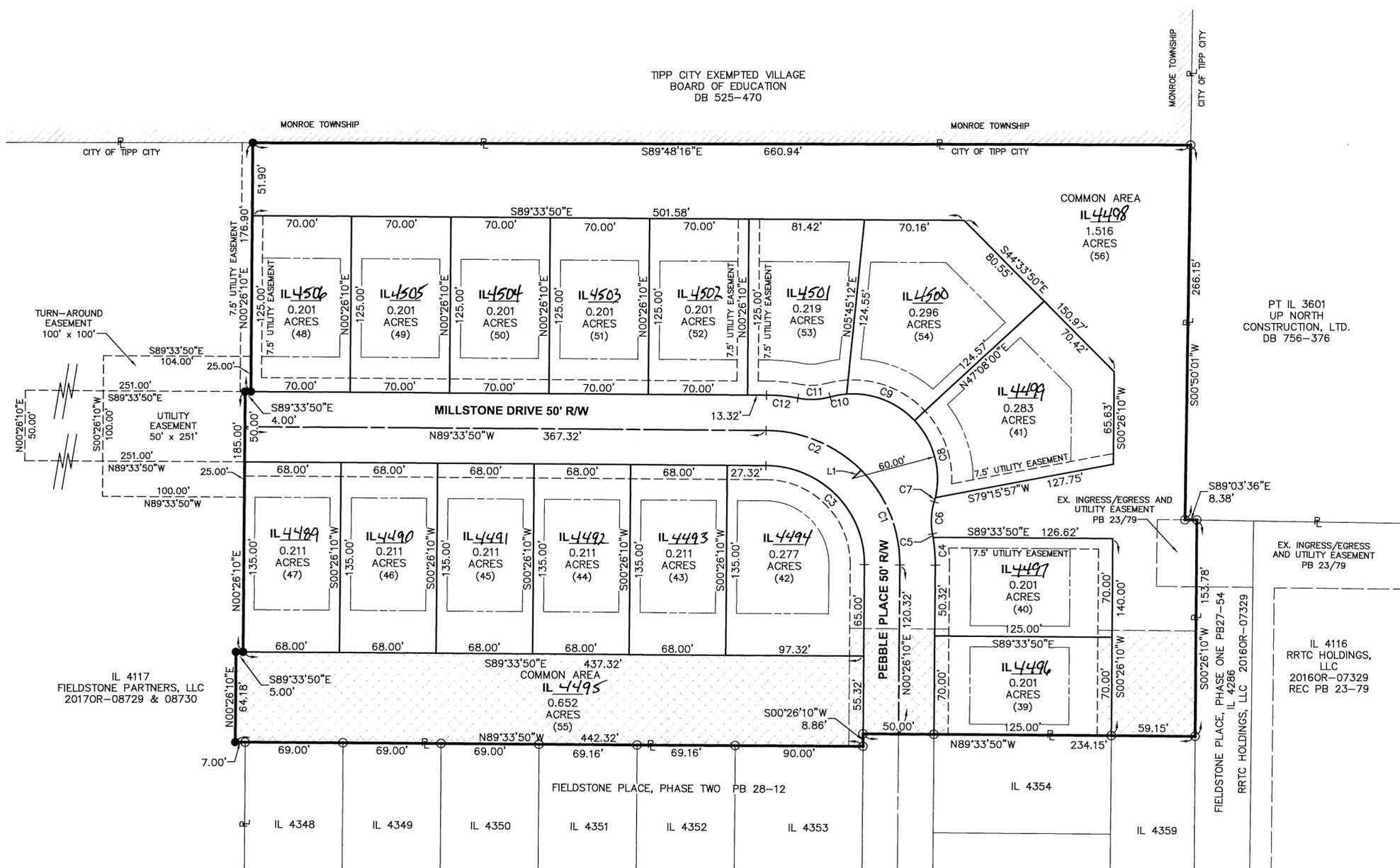
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 6.487 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 20170R-08729 & 08730.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629
10-13-2021
DATE

| | | |
|--|---|---------------------------|
| | <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p> | REV. DATE: 05-20-2021 |
| | | DRAWN BY: MPL |
| | | JOB NUMBER: MIATCI2014 |
| | | SHEET NUMBER 2 OF 2 |



Annexation to the City of Troy

5 TOWN 6 RANGE 30 SE 1/4 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2022P-00002
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/10/2022 03:00:41 PM
REFERENCES 0
RECORDING FEE
PAGES 1

LOT 2
Rodney B. Ayres, Jr.
& Laura J. Ayres
OR 444-119

LOT 1
Daniel J. Gheen
D.B. 714-749

Lots 1-6 Amity Acres,
P.B. 6, Pg. 4

0.6168 Ac.

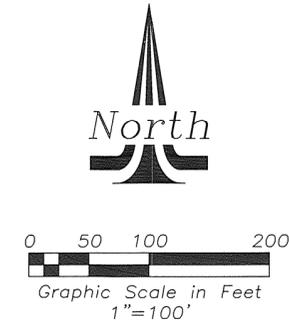
0.630 Ac.
Larry A. & Vanessa L. Heslep
D.B. 586-260
2021OR-08606 TOD

250.00'
LOT 1
Brenda L. Bodey
DB 710-161
2016OR-00749 TOD

LOT 2
Brandon E. & Stephanie L. Staton,
Trustees
2021OR-09971

LOT 3
Jeffrey P. Moorman & Jennifer Brundage-Moorman
2014OR-11060

LOT 4
Joyce E. Heisey, Trustee
DB 762-494



FEE **43.20**

Jessica Lopez BY: Amy Dillon
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 10th DAY OF January, 2022

Matthew W. Gearhardt BY: Mindy Dorock
MIAMI CO. AUDITOR DEPUTY

See Annexation Proceedings Recorded in Official Record 2022OR-00505

Doris Ann Blackmore
D.B. 736-176

39.341 Ac. Total
-10.002 Ac.
29.339 Ac. Total

Inlot 11465
10.002 Ac.
0.167 Ac. R/W
Exist. Residence

Doris Ann Blackmore
D.B. 736-176

Approval by the Miami County Commissioners
The annexation of the foregoing area to the City of Troy was reviewed and approved by the Miami County Commissioners this 14th day of September, 2021. By Resolution No. 21-09-1225

Gregory A. Simmons Ted S. Mercer Wade H. Westfall
Gregory A. Simmons Ted S. Mercer Wade H. Westfall

- Legend
- Iron Pipe Found
 - Iron Pin Found
 - 5/8" Capped Iron Pin Set (Cozatt, S6001)
 - P.K. Nail Found
 - Mag Nail Set
 - Mag Nail Found
 - R.R. Spike Found
 - ⊗ Gin Spindle Set
 - ⊗ Gin Spindle Found
- ===== Proposed Corporation Line
~~~~~ Existing Corporation Line

Approval by the Miami County Engineer  
This annexation was reviewed and approved by the Miami County Engineer this 24<sup>th</sup> day of August, 2021.

Paul P. Thulshans  
Miami County Engineer

City of Troy Council  
This annexation was accepted and approved by the City Council of the City of Troy, Ohio this 6<sup>th</sup> day of Dec, 2021. By Ordinance No. 0-71-2021

Robin J. Oda Willie  
Mayor President of Council

Sue L. Kuyt  
Clerk of Council

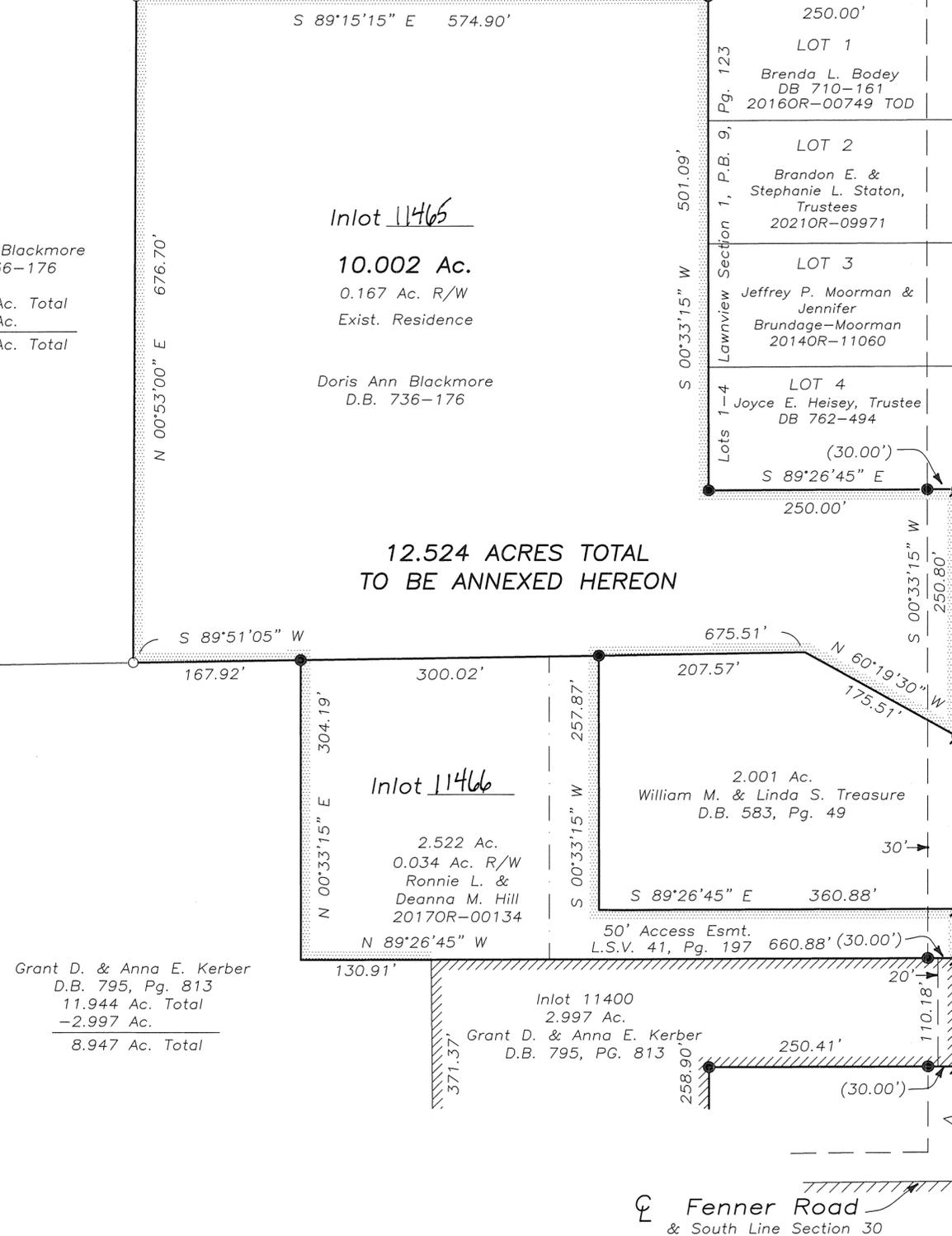
- References
- Miami County Engineer's Record of Land Surveys  
Volume 32, Page 71  
Volume 34, Page 23  
Volume 41, Page 197  
Volume 42, Page 109 (Basis of Bearings)
  - Miami County Recorder's Plat Records  
Volume 9, Page 123  
Volume 10, Page 60  
Volume 14, Page 68  
Volume 28, Page 92
- Annexation to City of Troy for Blackmore & Hill

SURVEYOR'S CERTIFICATION  
I hereby certify that this annexation plat to be a true and correct representation, as based on actual field survey and from existing survey records.

Michael W. Cozatt 8/13/21  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 21715 (937) 339-2921  
File Name: C:\JOBS\2015\21715.dwg



S.E. Corner  
S.E. Quarter  
Section 30

Fenner Road  
& South Line Section 30

Grant D. & Anna E. Kerber  
D.B. 795, Pg. 813  
11.944 Ac. Total  
-2.997 Ac.  
8.947 Ac. Total

Inlot 11400  
2.997 Ac.  
Grant D. & Anna E. Kerber  
D.B. 795, PG. 813

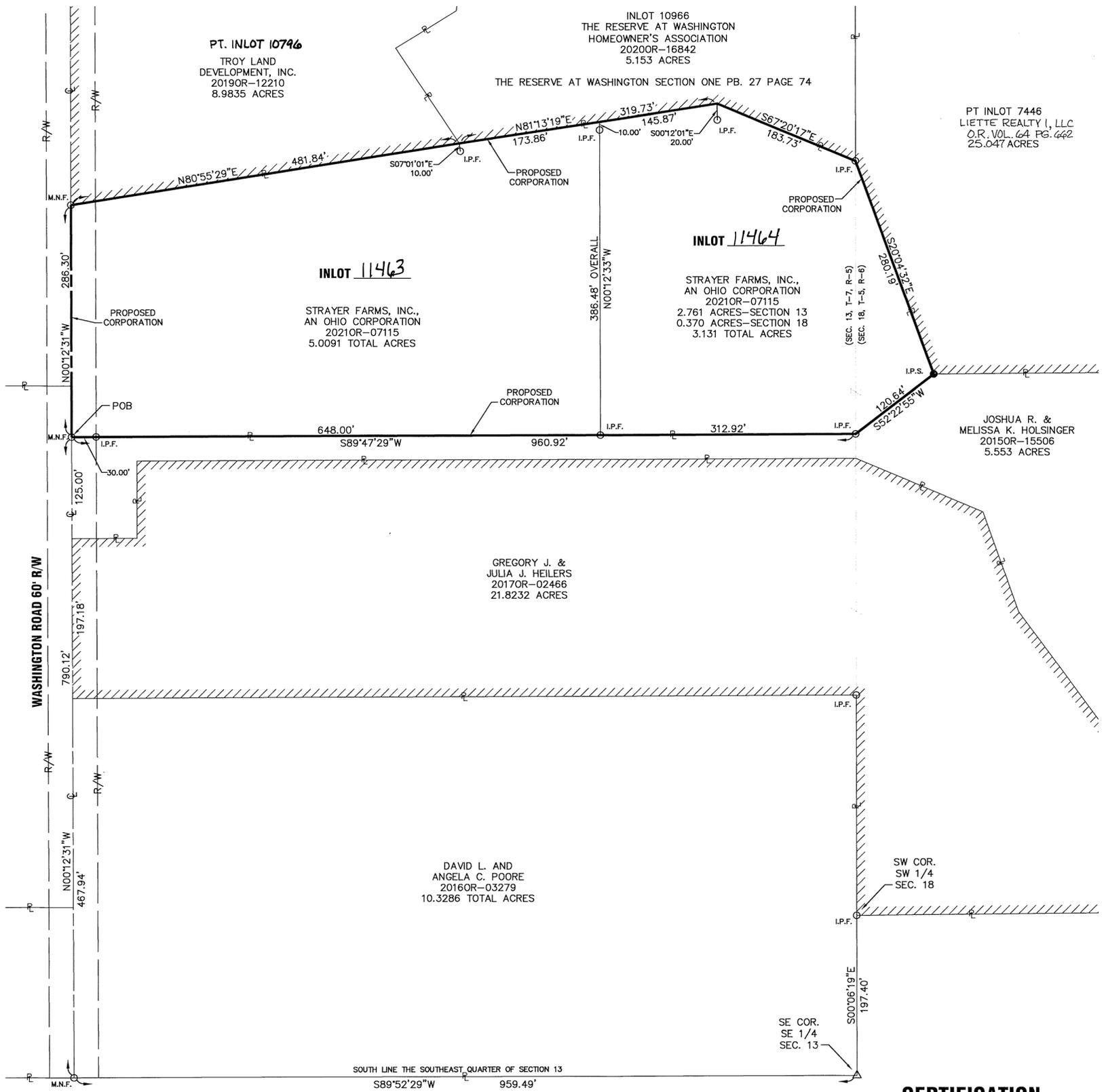
2.001 Ac.  
William M. & Linda S. Treasure  
D.B. 583, Pg. 49

Inlot 11466  
2.522 Ac.  
0.034 Ac. R/W  
Ronnie L. & Deanna M. Hill  
2017OR-00134

# ANNEXATION TO THE CITY OF TROY

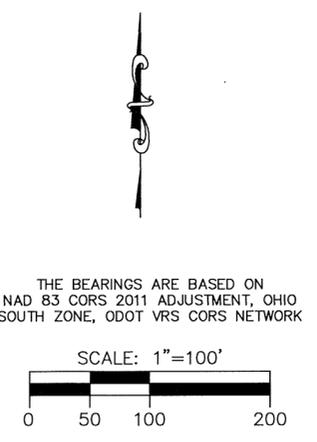
13 SECTION 7 TOWN 5 RANGE 6 MIAMI, OHIO  
CONCORD TOWNSHIP COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00003  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/10/2022 03:08:00 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1



- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - △ CONCRETE POST FOUND
  - ▨ EXISTING CORP. LIMITS

- SURVEY REFERENCE**
- LAND SURVEY 30, PAGE 105
  - LAND SURVEY 39, PAGE 185
  - LAND SURVEY 51, PAGE 106
  - LAND SURVEY 57, PAGE 1
  - LAND SURVEY 57, PAGE 24
  - LAND SURVEY 59, PAGE 2
  - REC. PB 27, PG. 1
  - REC. PB 27, PG. 74
  - REC. PB 28, PG. 46



**DESCRIPTION**  
BEING THE ANNEXATION OF 8.140 ACRES OF LAND TO THE CITY OF TROY, OHIO AND BEING OWNED BY STRAYER FARMS, INC., AN OHIO CORPORATION AS DESCRIBED IN 2021OR-07115. SAID AREA AS SHOWN, HAVING 7.770 ACRES IN SECTION 13 AND 0.370 ACRES IN SECTION 18.

**CERTIFICATION**  
I HEREBY CERTIFY THAT THE BOUNDARY LINES OF THIS ANNEXATION ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629

5-7-2021  
DATE

|  |                                                                                                                             |                           |
|--|-----------------------------------------------------------------------------------------------------------------------------|---------------------------|
|  | <p>ChoiceOne Engineering<br/>SIDNEY, OHIO 937.497.0200<br/>LOVELAND, OHIO 513.239.8554<br/>www.CHOICEONEENGINEERING.com</p> | DATE:<br>04-27-2021       |
|  |                                                                                                                             | DRAWN BY:<br>MPL          |
|  |                                                                                                                             | JOB NUMBER:<br>MIATRO2023 |
|  |                                                                                                                             | SHEET NUMBER:<br>1 OF 1   |

FEE \$43.20

Jessica Lopez MIAMI COUNTY RECORDER  
David Blascovich BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan. 10<sup>th</sup>, 2022

Matthew W. Gearhardt MIAMI COUNTY AUDITOR  
Mindy Doruch BY DEPUTY AUDITOR

**MIAMI COUNTY ENGINEER**  
THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 25<sup>th</sup> DAY OF May, 2021.

Paul P. Thibault  
MIAMI COUNTY ENGINEER

**MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THIS AREA WAS APPROVED BY US THIS 8<sup>th</sup> DAY OF June, 2021 BY RESOLUTION NUMBER 21-06-716.

Gregory A. Simmons MIAMI COUNTY COMMISSIONER  
John S. Menez MIAMI COUNTY COMMISSIONER  
Wade D. Wray MIAMI COUNTY COMMISSIONER

**CITY OF TROY**  
THIS ANNEXATION WAS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TROY THIS 1<sup>st</sup> DAY OF Nov, 2021, BY ORDINANCE NO. 0-56222.

Robin J. Oda MAYOR  
Sue D. Knight CLERK  
Will Ford PRESIDENT OF COUNCIL

NOTTINGHAM SUBDIVISION, SECTION 1 REPLAT

INLOTS 9806 & 11390  
CITY OF TROY, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00004  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/13/2022 10:01:08 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20

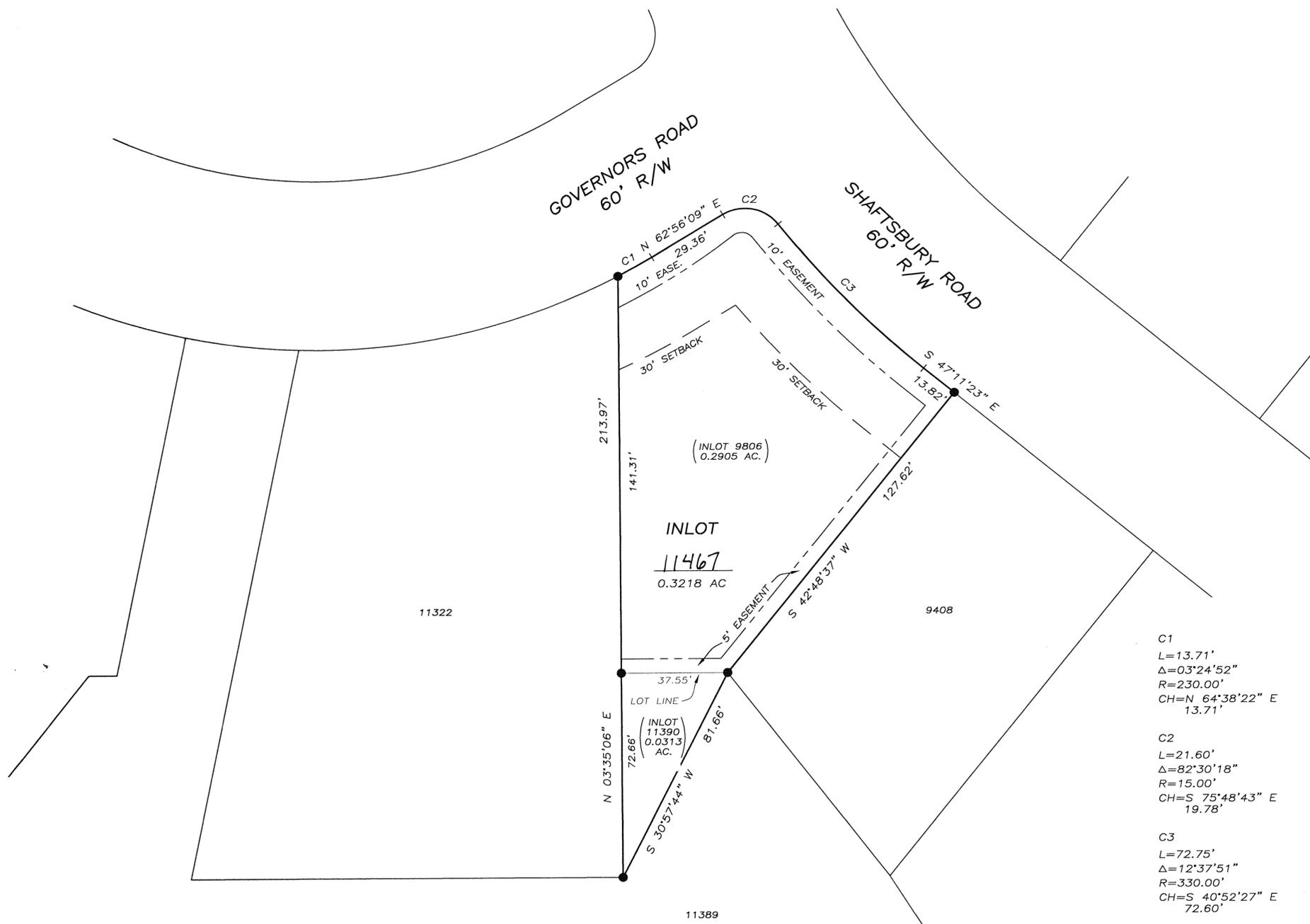
Jessica Lopez  
MIAMI COUNTY RECORDER

Ruthann George  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan. 13<sup>th</sup>, 2022.

Matthew W. Gearhardt  
MIAMI COUNTY AUDITOR

Mindy Dosek  
BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 9806 AND INLOT 11390 AS CONVEYED TO MATTHEW J. MCDONOUGH, TRUSTEE OR HIS SUCCESSOR TRUSTEE OF THE MCDONOUGH PRESERVATION TRUST DATED MARCH 28, 2019 BY DOCUMENT NUMBERS 2019OR-11279 AND 2021OR-20681 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN NOTTINGHAM SUBDIVISION, SECTION 1 AS RECORDED IN RECORD PLAT BOOK 20, PAGE 9, REPLATTED IN BOOK 20, PAGE 109 AND BOOK 28, PAGE 81.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

Matthew J. McDonough  
MATTHEW J. MCDONOUGH, TRUSTEE

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF January, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MATTHEW J. MCDONOUGH, TRUSTEE, 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.

Michael A. McGee  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/22/24



MICHAEL A. MCGEE  
Notary Public, State of Ohio  
My Commission Expires  
August 22, 2024

CITY OF TROY

THIS RECORD PLAT REVIEWED AND APPROVED  
THIS 13 DAY OF JANUARY, 2022

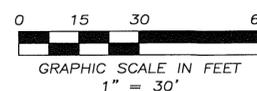
JILLIAM RHOADES, P.E.

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 20, PAGE 9  
VOLUME 20, PAGE 109  
VOLUME 27, PAGE 51  
VOLUME 28, PAGE 81



|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DECEMBER 19, 2021 | REPLAT FOR MATTHEW MCDONOUGH<br>IN MIAMI COUNTY, OHIO                                                                                                                    |
|                   | <p>Neil E. Teaford, P.S. #7724</p> <p><b>NEIL E. TEAFORD</b><br/>5260 TROY-URBANA ROAD<br/>CASSTOWN, OHIO 45312<br/>OHIO REGISTERED<br/>PROFESSIONAL SURVEYOR # 7724</p> |

REPLAT OF PART INLOT 90  
INLOT 91 AND INLOT 92  
THE CITY OF PIQUA,  
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00005  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/25/2022 03:03:15 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE: 43.20

Jessica Lopez BY: Amy Taylor  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED  
THIS 25<sup>th</sup> DAY OF Jan, 2022.

Matthew W Gearhart BY: Joyce Guillot  
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 90, 91 AND 92 IN THE ORIGINAL PLAT OF THE ORIGINAL PLAT OF PIQUA, OHIO AS FILED IN PLAT BOOK 1, PAGE 1 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND ACQUIRED BY THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN ASSOCIATION AT PIQUA, OHIO BY 2021OR-19402 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS,

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREON REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF THE SAID REPLAT SHOWN HEREON.

Jim McMAKEN  
JIM McMAKEN  
EXECUTIVE DIRECTOR  
THE MIAMI COUNTY YOUNG MEN'S  
CHRISTIAN ASSOCIATION AT PIQUA, OHIO

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

BE IT REMEMBERED THAT ON THIS 29 DAY OF November, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AND DEED.

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

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/20/25

APPROVAL BY THE CITY OF PIQUA

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA  
THIS 25<sup>th</sup> DAY OF January, 2022.

Kyrsten French  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

Surveyor's Certification

I hereby certify that this replat was prepared in accordance with the O.A.C. Chapter 4733-37 Standards for Boundary Surveys and O.R.C. Chapter 711 for Record Plans, and was performed under my direct supervision.

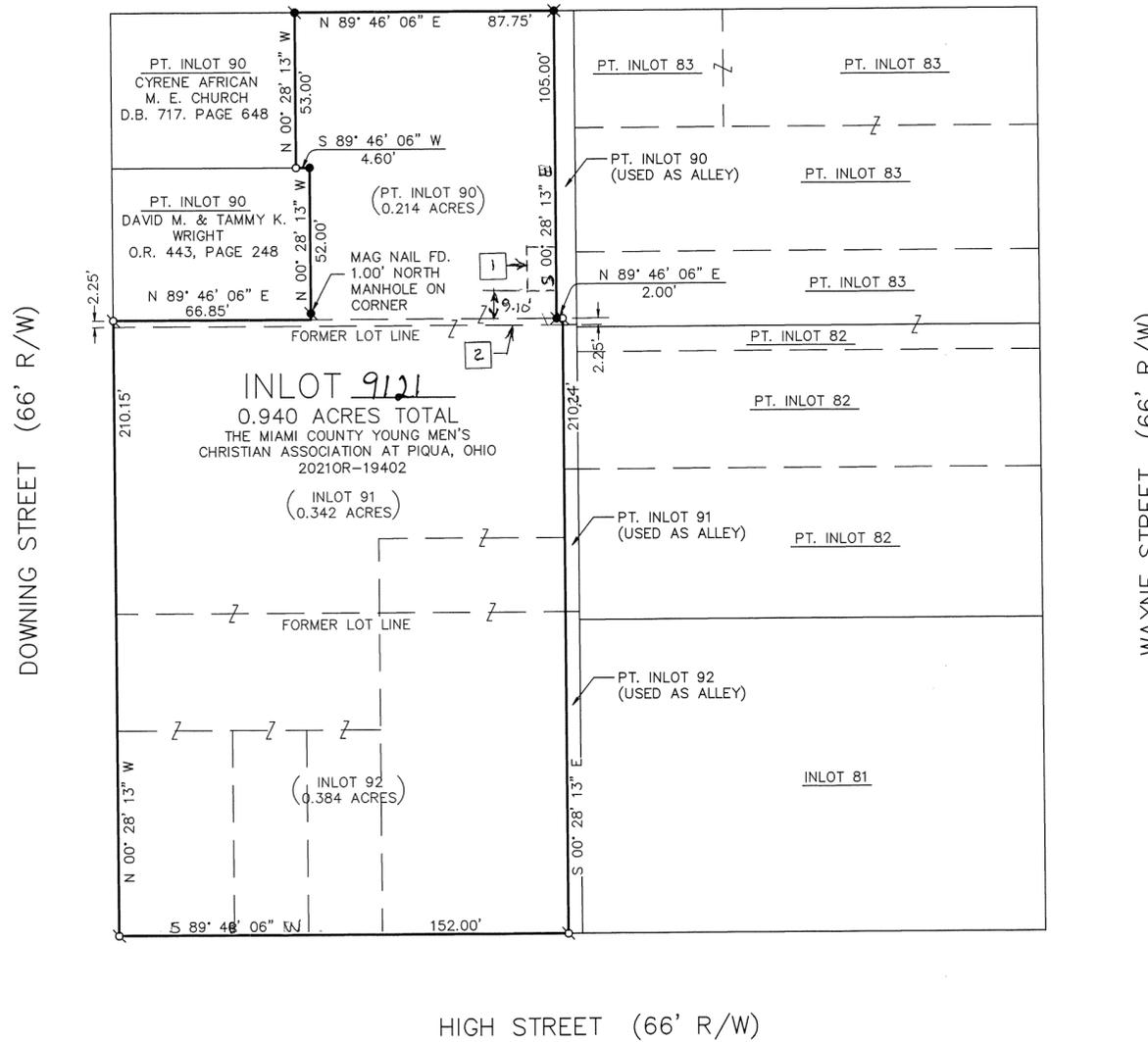


Michael W. Cozatt 11/23/21  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 05821 Ph. (937) 339-2921

EASEMENT NOTE:

- 1 9.46' X 15.0' UTILITY EASEMENT TO THE CITY OF PIQUA PER D.B. 457, PG. 313
- 2 SEWER EASEMENT OF UNKNOWN WIDTH PER D.B. 125, PAGE 618



Legend

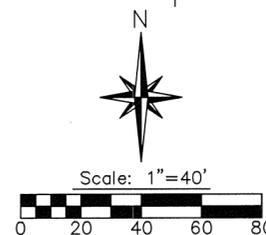
- Iron pin found
- ✱ mag spike found
- Mag nail found
- ⊘ Mag nail set

References

- Vol. 08, Pg. 61
  - Vol. 14, Pg. 24
  - Vol. 16, Pg. 67
  - Vol. 19, Pg. 79
  - Vol. 21, Pg. 46
  - Vol. 59, Pg. 115
- Miami County Engineer's Record of Lot Surveys
- Miami County Engineer's Record of Land Surveys

Basis of Bearings

Bearings are based on the east line of Downing Street, bearing N 00° 28' 13" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone O.D.O.T. ORTN/CORS Network.



REPLAT OF PART INLOT 93,  
PART INLOT 94 AND PART INLOT 95  
THE CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00006  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/25/2022 03:03:16 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE: 43.20

Jessica Lopez BY: Ang Dillon  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED  
THIS 25<sup>th</sup> DAY OF January, 2022.

Matthew W. Geachardt BY: Mindy Dorek  
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 93, 94 AND 95 IN THE ORIGINAL PLAT OF THE ORIGINAL PLAT OF PIQUA, OHIO AS FILED IN PLAT BOOK 1, PAGE 1 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND ACQUIRED BY THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN ASSOCIATION AT PIQUA, OHIO BY 2021OR-19402 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREON REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF THE SAID REPLAT SHOWN HEREON.

Jim McMAKEN  
JIM McMAKEN  
EXECUTIVE DIRECTOR  
THE MIAMI COUNTY YOUNG MEN'S  
CHRISTIAN ASSOCIATION AT PIQUA, OHIO

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

BE IT REMEMBERED THAT ON THIS 29 DAY OF November, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AND DEED.

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

[Signature] MY COMMISSION EXPIRES: 4/20/25  
NOTARY PUBLIC

APPROVAL BY THE CITY OF PIQUA

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA  
THIS 25<sup>th</sup> DAY OF January, 2022.

Kristen French  
KRISTEN FRENCH  
CITY OF PIQUA PLANNER

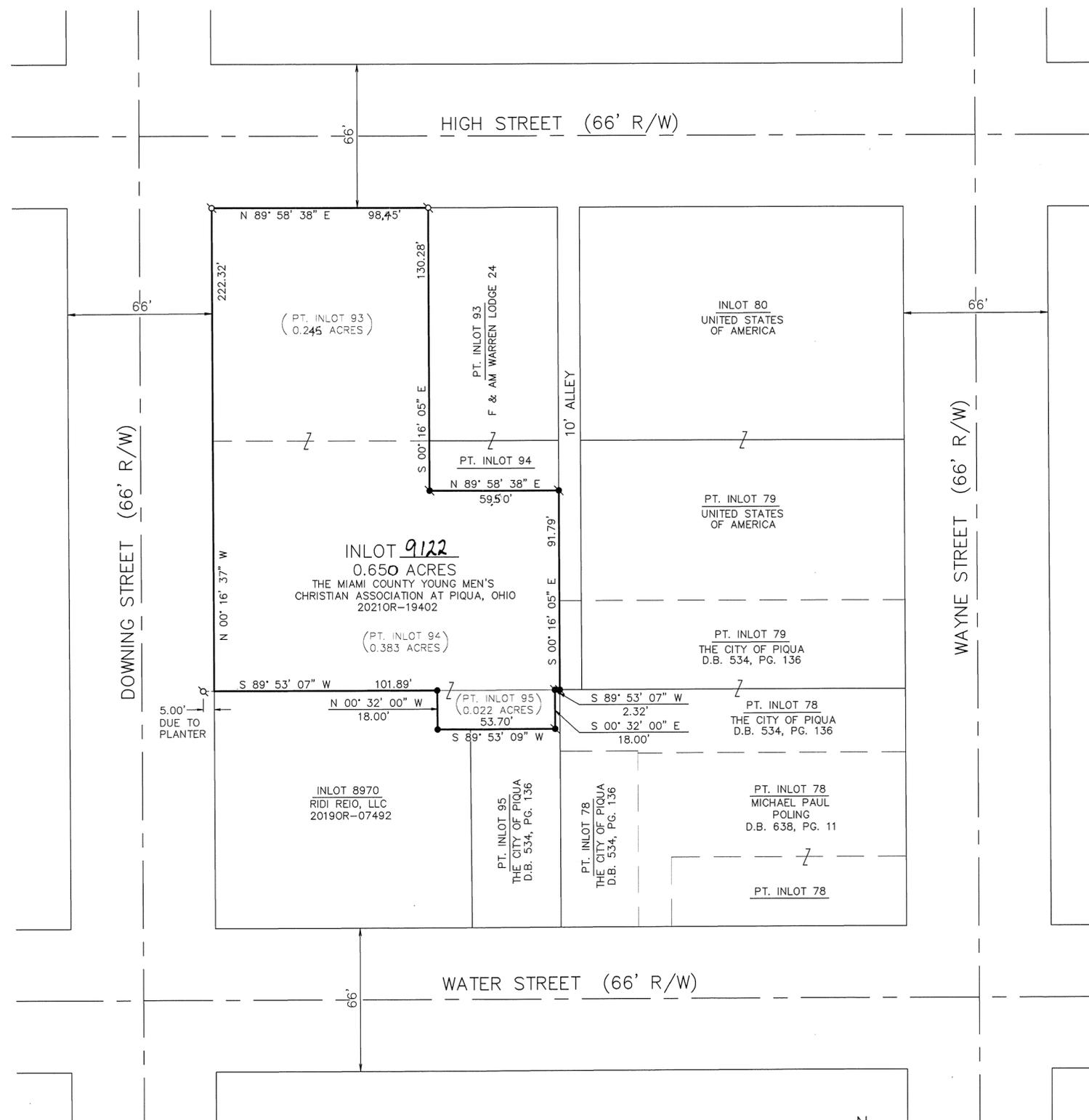
Surveyor's Certification

I hereby certify that this replat was prepared in accordance with the O.A.C. Chapter 4733-37 Standards for Boundary Surveys and O.R.C. Chapter 711 for Record Plans, and was performed under my direct supervision.



Michael W. Cozatt 11/23/21  
Michael W. Cozatt, P.S. #6001 Date

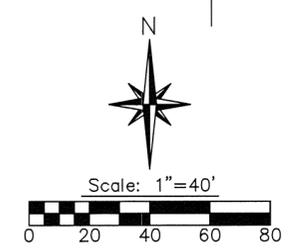
Cozatt Engineering Company  
Civil Engineer Land Surveyor  
1100 Wayne Street, Suite 1140 Troy, Ohio  
Job No. 05921 Ph. (937) 339-2921



- Legend
- Iron pin found
  - ✦ Mag nail found
  - ⊠ Mag nail set

- References
- Vol. 14, Pg. 94 - Miami County Engineer's Record of Lot Surveys
  - Vol. 14, Pg. 162 - Miami County Engineer's Record of Lot Surveys
  - Vol. 20, Pg. 73 - Miami County Engineer's Record of Lot Surveys
  - Vol. 51, Pg. 06 - Miami County Engineer's Record of Land Surveys
  - Vol. 53, Pg. 138 - Miami County Engineer's Record of Land Surveys
  - P.B. 23, Pg. 63 - Miami County Recorder's Plat Records

Basis of Bearings  
Bearings are based on the east line of Downing Street, bearing N 00° 16' 37" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone O.D.O.T. ORTN/CORS Network.



**PARK ADDITION REPLAT**  
**REPLAT OF INLOTS 1758, 1759 & 1760**  
**CITY OF PIQUA, MIAMI COUNTY, OHIO**

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00007  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 02/02/2022 02:51:22 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

FEE \$ 43.20

Jessica Lopez Amy Dillon  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Feb. 2, 2022

Matthew W. Gearhart Kinda Olson  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A REPLAT OF INLOTS 1758, 1759 AND 1760 AS CONVEYED TO ROBERT D. BROWN AND CRYSTAL S. SHARP BY DEED BOOK 672, PAGE 318 OF THE MIAMI COUNTY RECORDER'S RECORDS, AS PLATTED IN PLAT BOOK 2, PAGE 44, PLAT OF PARK ADDITION TO THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

**CONSENT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

**OWNERS**

Robert D. Brown Crystal S. Brown  
 ROBERT D. BROWN CRYSTAL S. BROWN,  
 FKA CRYSTAL S. SHARP

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

BE IT REMEMBERED THAT ON THIS 26 DAY OF January, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT D. BROWN AND CRYSTAL S. BROWN, FKA CRYSTAL S. SHARP, 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.

Rhonda Clemens  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/05/2023

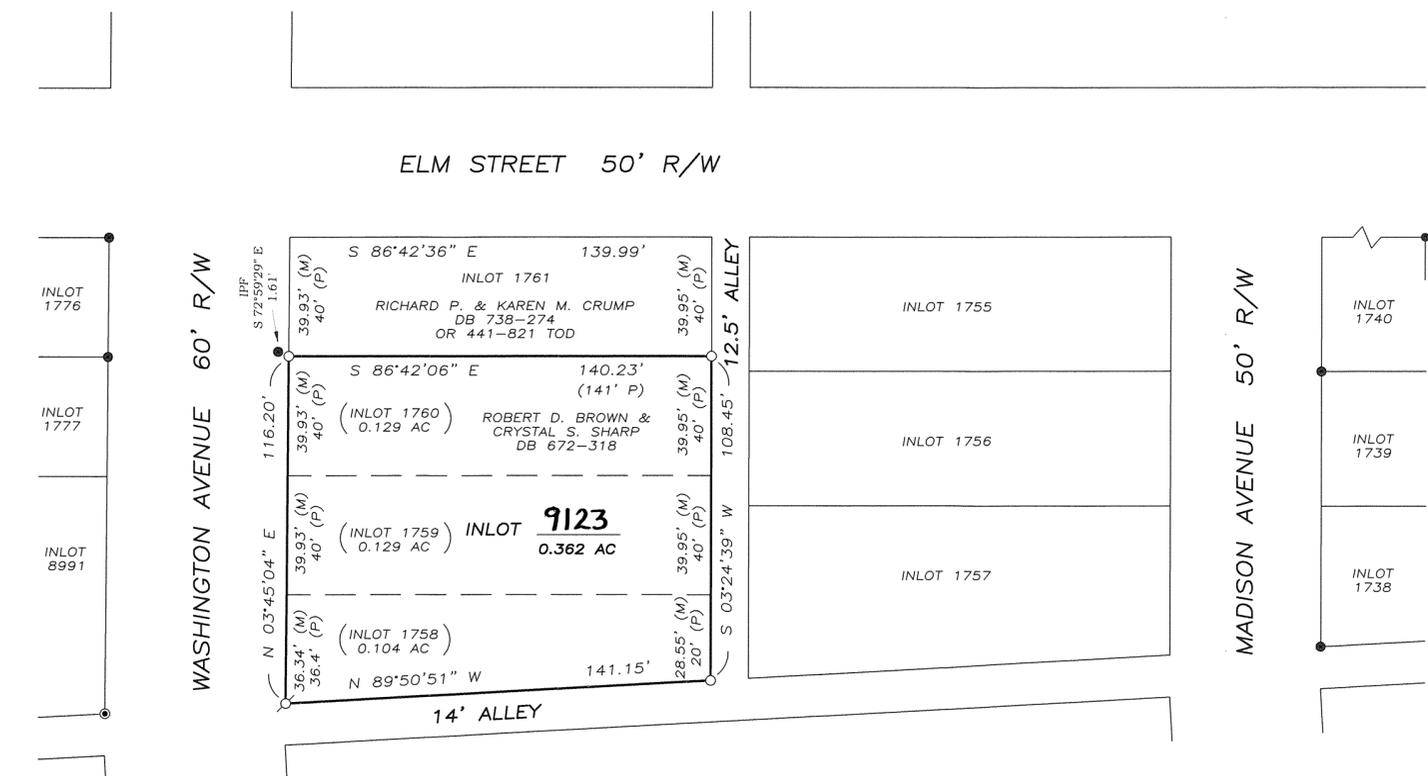


**RHONDA CLEMENS**  
 Notary Public  
 State of Ohio  
 Commission Expires 03/05/2023

**CITY OF PIQUA APPROVAL**

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 25th DAY OF January, 2022.

Kyrsten French  
 KYRSTEN FRENCH  
 CITY OF PIQUA PLANNER



**LEGEND**

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ PK NAIL SET
- PIPE FOUND
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE

**OCCUPATION STATEMENT**

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

**MONUMENTATION STATEMENT**

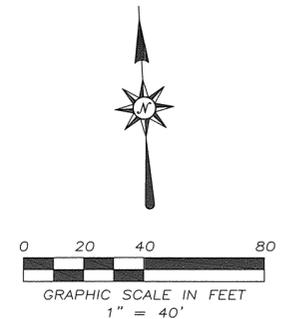
MONUMENTATION IS CORRECT AS SHOWN AND IN GOOD CONDITION UNLESS SHOWN OTHERWISE.

**REFERENCES**

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
 PLAT BOOK 2, PAGE 44  
 PLAT BOOK 24, PAGE 34  
 DEED BOOK 672, PAGE 318  
 DEEDS AS SHOWN HEREON

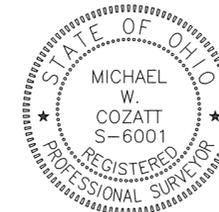
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:

LOT SURVEY 8, PAGE 12  
 LOT SURVEY 23, PAGE 180  
 LAND SURVEY 58, PAGE 8



REPLAT OF 3 LOTS FOR ROBERT & CRYSTAL BROWN IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

Michael W. Cozatt 1/21/22  
 MICHAEL W. COZATT, P.S. #6001 DATE



**COZATT ENGINEERING COMPANY**  
 CIVIL ENGINEER LAND SURVEYOR  
 1100 WAYNE ST., SUITE 1140 TROY, OH 45373  
 JOB NO. 24421 (937) 339-2921

COMMERCE DRIVE REPLAT  
 REPLAT OF PART OUTLOT 313  
 CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00008  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 02/02/2022 02:51:23 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

COMMERCE DRIVE 60' R/W



FEE \$ 43.20

Jessica Lopez Ang Tallo  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Feb. 2, 2022  
Matthew W. Gearhart Kinda Olijz  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

LEGEND

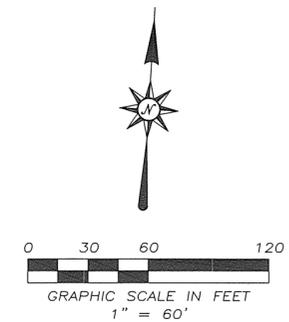
- CAPPED IRON PIN SET
- IRON PIN FOUND
- PK NAIL FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
 PLAT BOOK 6, PAGE 91  
 PLAT BOOK 18, PAGE 13  
 PLAT BOOK 22, PAGE 97  
 PLAT BOOK 23, PAGE 18  
 PLAT BOOK 25, PAGE 24  
 DEED BOOK 678, PAGE 834  
 DEEDS/DOCUMENTS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 10 PAGE 150  
 VOLUME 21 PAGE 74  
 VOLUME 21 PAGE 161



REPLAT OF PART OUTLOT 313 FOR DOUG KNOUFF  
 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

Michael W. Cozatt 1/25/22  
 MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER 1100 WAYNE ST., SUITE 1140 TROY, OH 45373  
 JOB NO. 24821 (937) 339-2921

DESCRIPTION

BEING A REPLAT OF PART OUTLOT 313 AS CONVEYED TO DOUGLAS L. KNOUFF AND CATHRYN A. KNOUFF BY DEED BOOK 678, PAGE 834 OF THE MIAMI COUNTY RECORDER'S RECORDS, AS ANNEXED IN PLAT BOOK 6, PAGE 91, TO THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNERS

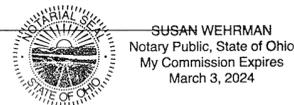
Douglas L. Knouff Cathryn A. Knouff  
 DOUGLAS L. KNOUFF CATHRYN A. KNOUFF

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF February, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUGLAS L. KNOUFF AND CATHRYN A. KNOUFF, 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.

Susan Wehrman  
 NOTARY PUBLIC

MY COMMISSION EXPIRES:



CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 25<sup>th</sup> DAY OF January, 2022.

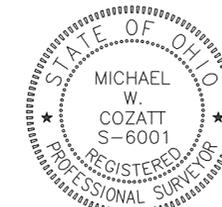
Kyrsten French  
 KYRSTEN FRENCH  
 CITY OF PIQUA PLANNER

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

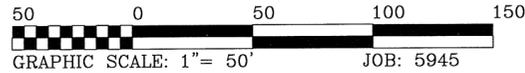
MONUMENTATION STATEMENT

MONUMENTATION IS CORRECT AS SHOWN AND IN GOOD CONDITION UNLESS SHOWN OTHERWISE.





BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE DRIVE  
(N 00°41'00"W) AS RECORDED LOT SURVEY VOLUME 16, PAGE 17 OF THE  
MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS.



SE SECTION PT. 11 & 12 6 M.R.S PIQUA CORPORATION MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00009  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/09/2022 12:21:47 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

**Monument Legend**

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- ⊗ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- × Indicates Scribe set

**REFERENCES:**

DEED: 3.331 ACRE PARCEL - WATERFOWL-WORKS LLC. DEED 2015OR-09075

LOT SURVEYS: VOL. 16, PAGE 17; VOL 4, PAGE 177 VOL 9, PAGE 79

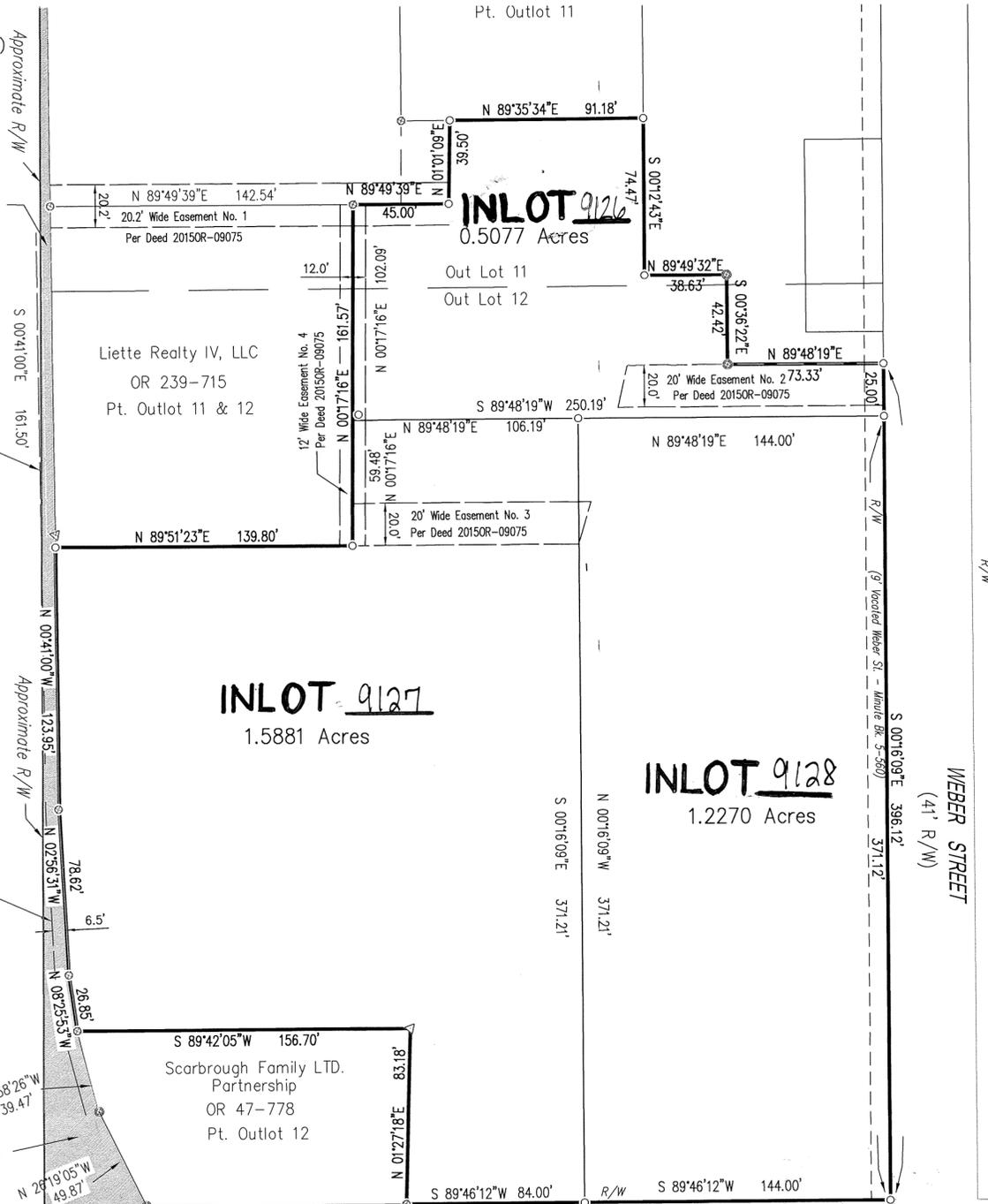
TAX MAP BOOKS - PLAT 84 & 85 - PIQUA

CH&D RR. Co.  
DB 102 Pg. 15 (1885)  
(No Metes & Bounds)  
"Hatch Area"

C/L abandoned  
Industrial RR Track Spur

C/L abandoned  
Industrial RR Track Spur

CH&D RR. Co.  
DB 102 Pg. 15 (1885)  
(No Metes & Bounds)  
"Hatch Area"



Prepared by:  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660 - Fax 937-847-2670  
www.mcdougallmarsh.com

**SURVEY NOTES:**

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

**DESCRIPTION:**

BEING A REPLAT OF PART OUTLOT 11 AND PART OUTLOT 12 OF THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS SHOWN ON LOT SURVEY VOLUME 16, PAGE 17 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND AS ACQUIRED BY WATERFOWL-WORKS, LLC BY DEED 2015OR-09075 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

McDougall - Marsh Land Surveyors

BY: Thomas K. Marsh  
THOMAS K. MARSH, P.S. No.7735

DATE: Jan 20, 2022



FEE \$ 43.20  
Jessica A. Lopez  
MIAMI COUNTY RECORDER

Jim P. Nee  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED ON THIS 9 DAY OF February, 2022.  
Annette Denman Matthew W. Gearhardt  
DEPUTY AUDITOR MIAMI COUNTY AUDITOR

CITY OF PIQUA APPROVAL  
This plat was reviewed and approved by this 8th day of February, 2022  
Krysten French  
Krysten French  
City Planner

**WATERFOWL-WORKS PLAT**

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

**SIGNED AND ACKNOWLEDGED:**

OWNERS OF PT. OUTLOT 11 AND PT. OUTLOT 12  
Nikki Hainish Amada J. Dahmer  
WITNESS Attorney-in-fact, for waterfowl-works  
Armi Welt WATERFOWL-WORKS, LLC., BY TONY HOMER  
WITNESS By Tony Homer

STATE OF OHIO 14 February 2022 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, WATERFOWL-WORKS, LLC. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Luca N. Ellis 11-15-2023  
NOTARY PUBLIC In and for the State of Ohio My Commission Expires Recorded in Miami County

**LIENHOLDER ACKNOWLEDGEMENT:** PT. OUTLOT 11 AND PT. OUTLOT 12 LIENHOLDER:

Scott R. Everett Scott R. Everett  
WITNESS SIGNATURE - WRIGHT-PATT CREDIT UNION  
Hainish Scott R. Everett  
WITNESS PRINTED NAME

STATE OF OHIO 2 DAY OF Feb 2022 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, Scott Everett WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

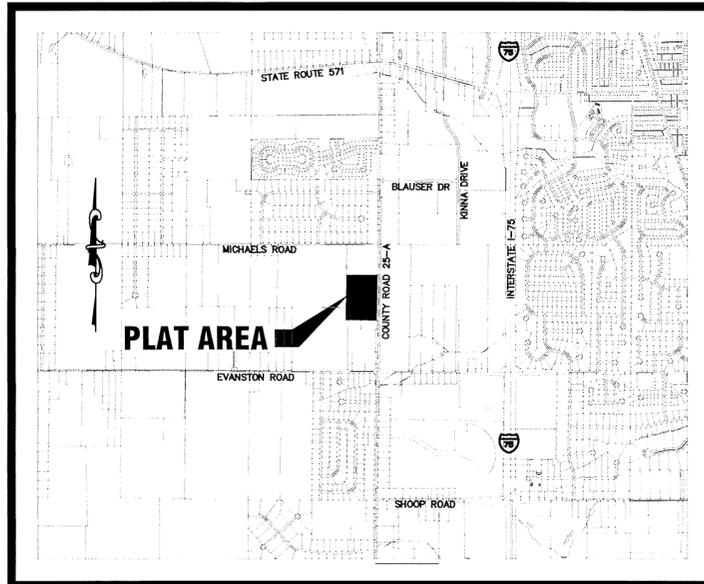
Katrina A. Adamson Katrina A. Adamson  
NOTARY PUBLIC Notary Public, State of Ohio My Commission Expires 04-05-2026

# THE BROOKS COTTAGES OF TIPPECANOE

Being 13.997 acres tract as part of Inlot 3601, in the Northeast Quarter of Section 28, Town 4 North, Range 6 East, Monroe Township, City of Tipp City, Miami County, Ohio

PLAT BOOK 29, PAGE 49  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00010  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/17/2022 03:09:56 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 3



VICINITY MAP

## 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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREET RIGHTS OF WAY, AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER: THE BROOKS DEVELOPMENT, LLC  
REPRESENTATIVE: Ben Mosier

TITLE: Member

SIGNATURE: [Signature]

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12<sup>th</sup> DAY OF November, 2021 BY THE BROOKS DEVELOPMENT, LLC BY Ben Mosier, AS REPRESENTATIVE.

Dawn M. Gross  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2023



DAWN M. GROSS, Notary Public  
in and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County

## LIEN HOLDER

MORTGAGOR: THE BROOKS DEVELOPMENT, LLC RECORD: 2022OR-00230

LENDER: NEW CARLSLE FEDERAL SAVINGS BANK

REPRESENTATIVE: Lori J. Willoughby

TITLE: VICE President

SIGNATURE: [Signature]

STATE OF OHIO, MIAMI COUNTY, SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF FEBRUARY, 2022 BY PT Grundish OF TIPP CITY, OHIO

NOTARY PUBLIC P.T. Grundish

MY COMMISSION EXPIRES: Sep 9 2024



PT GRUNDISH  
Notary Public - State of Ohio  
Commission Expires Sep 9, 2024

## DESCRIPTION

Being a 13.997 acres tract as part of Inlot 3601 as shown on Land Survey Volume 60 Page 181, situated in the Northeast Quarter of Section 28, Town 4 North, Range 6 East, City of Tipp City, Monroe Township, Miami County, Ohio, owned by The Brooks Development, LLC, as recorded in 2021OR-20023

## SUMMARY OF ACREAGE

|                       |            |
|-----------------------|------------|
| 74 RESIDENTIAL INLOTS | 6.412 AC.  |
| 2 GREEN SPACE INLOTS  | 5.293 AC.  |
| STREET RIGHT OF WAY   | 2.292 AC.  |
| TOTAL THIS PLAT       | 13.997 AC. |

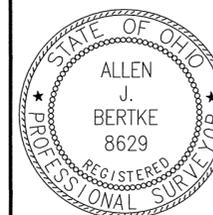
## OWNER AND DEVELOPER

THE BROOKS DEVELOPMENT, LLC  
5246 S. COUNTY ROAD 25A  
TIPP CITY, OH 45371  
937-667-2810

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629

10-25-2021  
DATE



**ChoiceOne**  
Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 09/07/2021  
DRAWN BY: MPL  
JOB NUMBER: MIATCI2001  
SHEET NUMBER: 1 OF 3

FEE \$ 129.00

[Signature]  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

[Signature]  
DEPUTY

TRANSFERRED THIS 17<sup>th</sup> DAY OF February, 2022

Matthew W. Gearhardt BY: Mindy Dorech  
MATTHEW W. GEARHARDT DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12<sup>th</sup> DAY OF October, 2021, THIS PLAT WAS REVIEWED AND APPROVED.

[Signature]  
CHAIRMAN

[Signature]  
SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 18 DAY OF January, 2022 BY ORDINANCE No. 1-22

[Signature]  
PRESIDENT OF COUNCIL

[Signature]  
CLERK OF COUNCIL

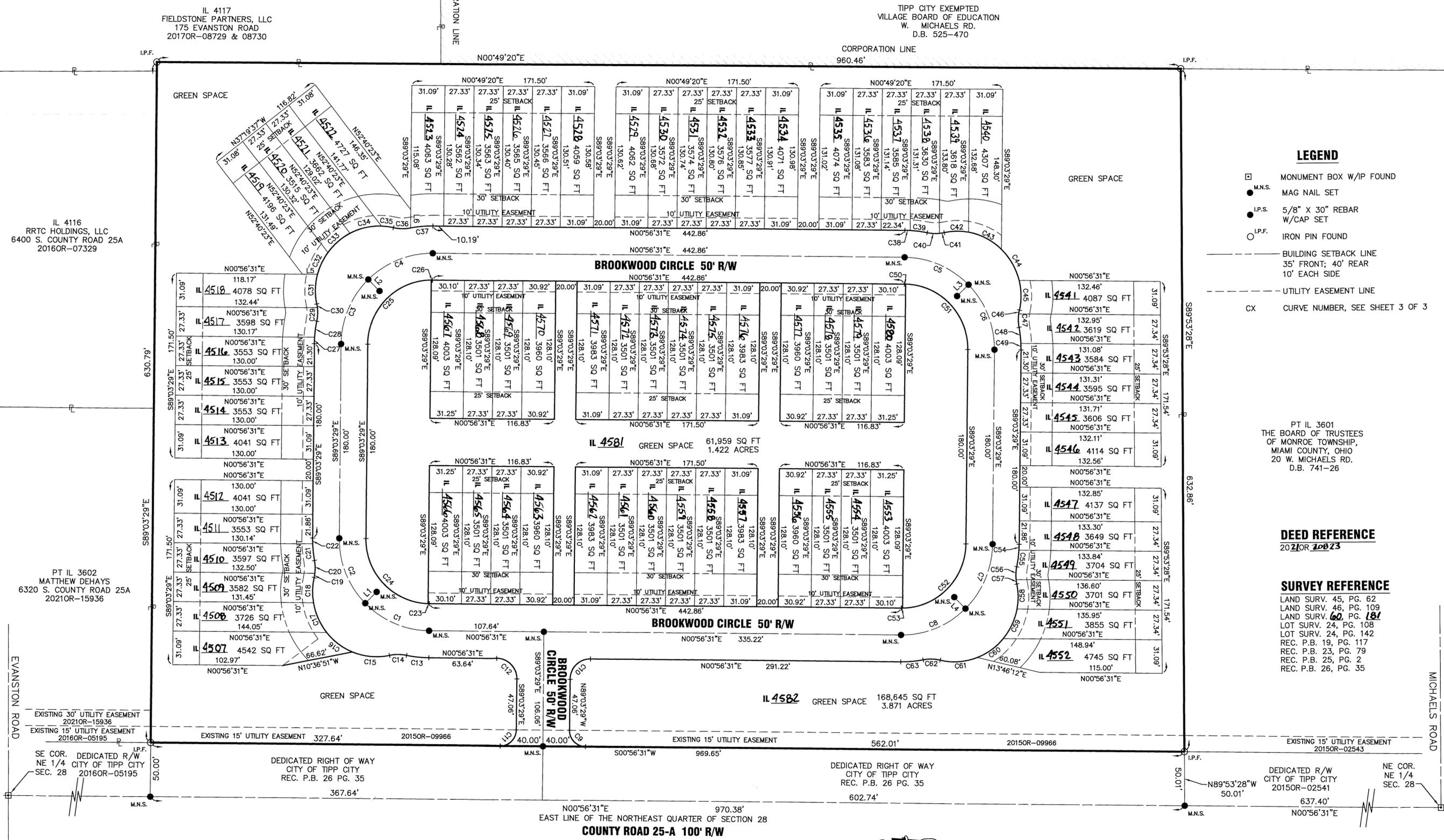
## COVENANTS, CONDITIONS, RESTRICTIONS AND HOME OWNER'S ASSOCIATION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BROOKS COTTAGES OF TIPPECANOE SUBDIVISION RECORDED IN 20OR

SEE SHEET 3 OF 3 FOR STORM WATER DRAINAGE RESTRICTIONS.

# THE BROOKS COTTAGES OF TIPPECANOE

Being 13.997 acres tract as part of Inlot 3601, in the Northeast Quarter of Section 28,  
Town 4 North, Range 6 East, Monroe Township, City of Tipp City, Miami County, Ohio



- ### LEGEND
- ☐ MONUMENT BOX W/IP FOUND
  - M.N.S. MAG NAIL SET
  - I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - BUILDING SETBACK LINE 35' FRONT; 40' REAR 10' EACH SIDE
  - UTILITY EASEMENT LINE
  - CX CURVE NUMBER, SEE SHEET 3 OF 3

PT IL 3601  
THE BOARD OF TRUSTEES  
OF MONROE TOWNSHIP,  
MIAMI COUNTY, OHIO  
20 W. MICHAELS RD.  
D.B. 741-26

**DEED REFERENCE**  
2021OR 10823

**SURVEY REFERENCE**  
LAND SURV. 45, PG. 62  
LAND SURV. 46, PG. 109  
LAND SURV. 60, PG. 181  
LOT SURV. 24, PG. 108  
LOT SURV. 24, PG. 142  
REC. P.B. 19, PG. 117  
REC. P.B. 23, PG. 79  
REC. P.B. 25, PG. 2  
REC. P.B. 26, PG. 35

**ZONING**  
R-3 MULTI-FAMILY RESIDENTIAL ZONING

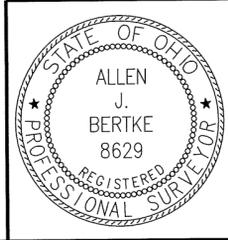
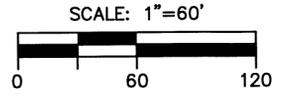
- UTILITY EASEMENTS**
- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT.
  - OTHER EASEMENTS ARE SHOWN AND DIMENSIONED.
  - GREEN SPACES ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

**BROOKWOOD CIRCLE**  
THE RIGHT OF WAY OF BROOKWOOD CIRCLE EQUALS 2.292 ACRES OF THE PARCEL TOTALS 13.997 ACRES, WHICH EQUATES TO 16% OF THE TOTAL PARCEL. PARKING SHALL BE PERMITTED ON 1 SIDE OF THE PROPOSED ROADWAY ONLY.

**LOTS**  
THERE ARE 74 LOTS WHICH EQUAL 6.412 ACRES OF THE PARCEL TOTALS 13.997 ACRES, WHICH EQUATES TO 46% OF THE TOTAL PARCEL.

**GREEN SPACE**  
THE GREEN SPACE EQUALS 5.293 ACRES, 1.422 ACRES--INNER AND 3.871 ACRES--OUTER. THE PARCEL TOTALS 13.997 ACRES, WHICH EQUATES TO 38% OF THE TOTAL PARCEL.

THE BEARINGS ARE BASED ON  
NAD 83, OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

|                           |
|---------------------------|
| DATE:<br>09/07/2021       |
| DRAWN BY:<br>MPL          |
| JOB NUMBER:<br>MIATCI2001 |
| SHEET NUMBER<br>2 OF 3    |

# THE BROOKS COTTAGES OF TIPPECANOE

PLAT BOOK 29, PAGE 49 -B  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Being 13.997 acres tract as part of Inlot 3601, in the Northeast Quarter of Section 28, Town 4 North, Range 6 East, Monroe Township, City of Tipp City, Miami County, Ohio

| CURVE TABLE |         |        |           |         |             |
|-------------|---------|--------|-----------|---------|-------------|
| CURVE       | RADIUS  | LENGTH | DELTA     | CH DIST | CH BEARING  |
| C1          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | N23°26'31"E |
| C2          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | N68°26'31"E |
| C3          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | S66°33'29"E |
| C4          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | S21°33'29"E |
| C5          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | S23°26'31"W |
| C6          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | S68°26'31"W |
| C7          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | N66°33'29"W |
| C8          | 85.00'  | 66.76' | 45°00'00" | 65.06'  | N21°33'29"W |
| C9          | 15.00'  | 23.56' | 90°00'00" | 21.21'  | N45°56'31"E |
| C10         | 19.00'  | 29.85' | 90°00'00" | 26.87'  | S44°03'29"E |
| C11         | 15.00'  | 23.56' | 90°00'00" | 21.21'  | N44°03'29"W |
| C12         | 19.00'  | 29.85' | 90°00'00" | 26.87'  | S45°56'31"W |
| C13         | 110.00' | 21.03' | 10°57'08" | 20.99'  | N06°25'05"E |
| C14         | 40.00'  | 16.11' | 23°04'26" | 16.00'  | S00°21'26"W |
| C15         | 60.00'  | 35.51' | 33°54'18" | 34.99'  | N05°46'22"E |
| C16         | 60.00'  | 30.32' | 28°57'18" | 30.00'  | N37°12'10"E |
| C17         | 60.00'  | 30.42' | 29°02'55" | 30.09'  | N66°12'17"E |
| C18         | 60.00'  | 23.39' | 22°20'05" | 23.24'  | S88°06'13"E |
| C19         | 40.00'  | 4.15'  | 5°56'41"  | 4.15'   | N79°54'32"W |
| C20         | 40.00'  | 11.96' | 17°07'45" | 11.91'  | S88°33'15"W |
| C21         | 110.00' | 15.55' | 8°06'08"  | 15.54'  | N84°02'27"E |
| C22         | 110.00' | 5.47'  | 2°51'00"  | 5.47'   | N89°31'01"E |
| C23         | 60.00'  | 1.15'  | 1°06'03"  | 1.15'   | N01°29'32"E |
| C24         | 60.00'  | 93.10' | 88°53'57" | 84.03'  | N46°29'32"E |
| C25         | 60.00'  | 93.10' | 88°53'57" | 84.03'  | S44°36'30"E |
| C26         | 60.00'  | 1.15'  | 1°06'03"  | 1.15'   | S00°23'30"W |
| C27         | 110.00' | 6.03'  | 3°08'35"  | 6.03'   | S87°29'11"E |
| C28         | 110.00' | 14.99' | 7°48'33"  | 14.98'  | S82°00'37"E |
| C29         | 40.00'  | 12.52' | 17°56'23" | 12.47'  | N87°04'32"W |
| C30         | 40.00'  | 3.58'  | 5°08'03"  | 3.58'   | S81°23'15"W |
| C31         | 60.00'  | 27.81' | 26°32'50" | 27.55'  | S87°54'22"E |
| C32         | 60.00'  | 22.41' | 21°23'45" | 22.28'  | S63°56'05"E |
| C33         | 60.00'  | 27.60' | 26°21'47" | 27.36'  | S40°03'19"E |
| C34         | 60.00'  | 30.49' | 29°06'52" | 30.16'  | S12°19'00"E |
| C35         | 60.00'  | 11.33' | 10°49'23" | 11.32'  | S07°39'08"W |
| C36         | 40.00'  | 16.11' | 23°04'26" | 16.00'  | N01°31'36"E |
| C37         | 110.00' | 21.03' | 10°57'08" | 20.99'  | S04°32'03"E |
| C38         | 110.00' | 4.99'  | 2°36'00"  | 4.99'   | S02°14'31"W |
| C39         | 110.00' | 16.03' | 8°21'09"  | 16.02'  | S07°43'05"W |
| C40         | 40.00'  | 11.48' | 16°26'19" | 11.44'  | N03°40'30"E |
| C41         | 40.00'  | 4.63'  | 6°38'07"  | 4.63'   | N07°51'43"W |

| CURVE TABLE |         |        |           |         |             |
|-------------|---------|--------|-----------|---------|-------------|
| CURVE       | RADIUS  | LENGTH | DELTA     | CH DIST | CH BEARING  |
| C42         | 60.00'  | 22.90' | 21°52'11" | 22.76'  | S00°14'42"E |
| C43         | 60.00'  | 35.27' | 33°40'28" | 34.76'  | S27°31'37"W |
| C44         | 60.00'  | 33.67' | 32°08'57" | 33.23'  | S60°26'20"W |
| C45         | 60.00'  | 27.80' | 26°33'00" | 27.56'  | S89°47'19"W |
| C46         | 40.00'  | 3.58'  | 5°08'05"  | 3.58'   | S79°30'14"E |
| C47         | 40.00'  | 12.52' | 17°56'21" | 12.47'  | N88°57'33"E |
| C48         | 110.00' | 14.99' | 7°48'33"  | 14.98'  | S83°53'39"W |
| C49         | 110.00' | 6.03'  | 3°08'35"  | 6.03'   | S89°22'14"W |
| C50         | 60.00'  | 1.15'  | 1°06'03"  | 1.15'   | S01°29'32"W |
| C51         | 60.00'  | 93.10' | 88°53'57" | 84.03'  | S46°29'32"W |
| C52         | 60.00'  | 93.10' | 88°53'57" | 84.03'  | N44°36'30"W |
| C53         | 60.00'  | 1.15'  | 1°06'03"  | 1.15'   | N00°23'30"E |
| C54         | 110.00' | 5.47'  | 2°50'59"  | 5.47'   | N87°37'59"W |
| C55         | 110.00' | 15.55' | 8°06'09"  | 15.54'  | N82°09'25"W |
| C56         | 40.00'  | 11.95' | 17°07'43" | 11.91'  | S86°40'12"E |
| C57         | 40.00'  | 4.15'  | 5°56'43"  | 4.15'   | N81°47'34"E |
| C58         | 60.00'  | 23.39' | 22°20'03" | 23.24'  | S89°59'15"W |
| C59         | 60.00'  | 30.41' | 29°02'55" | 30.09'  | N64°19'16"W |
| C60         | 60.00'  | 30.32' | 28°57'18" | 30.00'  | N35°19'09"W |
| C61         | 60.00'  | 35.51' | 33°54'19" | 34.99'  | N03°53'21"W |
| C62         | 40.00'  | 16.11' | 23°04'26" | 16.00'  | S01°31'36"W |
| C63         | 110.00' | 21.03' | 10°57'08" | 20.99'  | N04°32'03"W |

## STORM WATER DRAINAGE RESTRICTIONS

- No fixed structure, filling, or improvements of any kind, excluding grass or approved bank protection shall be erected, installed, or planted within any part of a storm water drainage easement area (flood plain line). This includes accessory buildings, fences, shrubs, and trees.
- \_\_\_\_\_ owners of Inlot\_\_\_\_\_ and
- Inlot\_\_\_\_\_, which contain storm water detention/retention ponds and swales, shall be responsible for maintaining these detention/retention ponds and swales below the normal water elevation and water courses in the operable manner to which they were designed.
- The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas, storm water retention pond areas, or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take correction action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.
- These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

## LEGAL DESCRIPTION

BEING A PART OF INLOT 3601 AS SHOWN ON LOT SURVEY VOLUME 24 PAGE 142, SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, TOWN 4 NORTH, RANGE 6 EAST, CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin in a monument box found in the northeast corner of the northeast quarter of section 28 and being the centerline intersection of County Road 25A and Michaels Road;

thence, South 00°56'31" West, 637.40 feet, along the east line of the northeast quarter of Section 28, the centerline of County Road 25A, and the east line of a tract of land owned by the City of Tipp City as recorded in 2015OR-02541 to a Mag nail set at the southeast corner of said Tipp City tract;

thence, North 89°53'28" West, 50.01 feet, along the south line of the said Tipp City tract, to an iron pin found at the southeast corner of a tract of land owned by The Board of Trustees of Monroe Township, Miami County, Ohio as recorded in Deed Book 741 Page 26 and being the principal place of beginning of the tract herein conveyed;

thence, South 00°56'31" West, 969.65 feet, along the west line of a tract of land owned by the City of Tipp City as recorded in 2015OR-9966, to an iron pin found at the southwest corner of said Tipp City tract and the northeast corner of Inlot 3602;

thence, North 89°03'29" West, 630.79 feet, along the north line of Inlot 3602, Inlot 4116, and the east line of Inlot 4117, to an iron pin found in the east line of Inlot 4117;

thence, North 00°49'20" East, 960.46 feet, along the east line of Inlot 4117 and the east line of a tract of land owned by the Tipp City Exempted Village Board of Education as recorded in Deed Book 525 Page 470, to an iron pin found at the southwest corner of said Monroe Township tract;

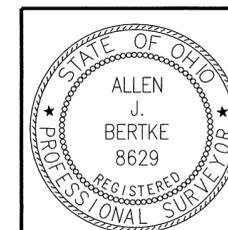
thence, South 89°53'28" East, 632.86 feet, along the south line of said Monroe Township tract, to the principal place of beginning.

Containing 13.997 acres more or less and being subject to all legal highways and easements of record.

Bearings based on NAD 83, Ohio South Zone, ODOT VRS CORS Network.

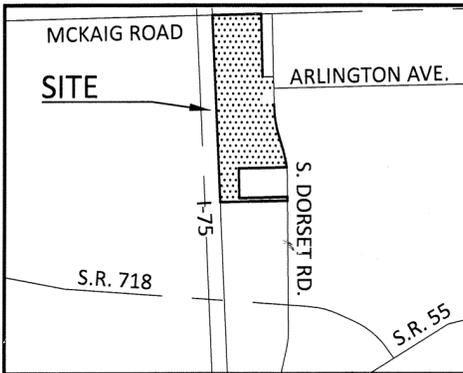
The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor number 8629, based on Land Survey Volume 60 Page 181.

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 15.00' | N44°03'29"W |
| L2         | 15.00' | N45°56'31"E |
| L3         | 15.00' | S44°03'29"E |
| L4         | 15.00' | S45°56'31"W |
| L5         | 14.22' | N00°56'31"E |
| L6         | 17.14' | S89°03'29"E |



**ChoiceOne** Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE: 09/07/2021  
 DRAWN BY: MPL  
 JOB NUMBER: MIATCI2001  
 SHEET NUMBER: 3 OF 3



# RECORD PLAN OF INLOT 11468

BEING A REPLAT OF INLOT 11393, INLOT 4955, INLOT 4956, AND PART VACATED ARLINGTON AVENUE SECTION 29, TOWN 5, RANGE 6E, MIAMI COUNTY, CITY OF TROY, OHIO

VOLUME 29, PAGE 50  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00011  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/18/2022 12:04:17 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 3

FEE ~~\$43.20~~ \$129.60 ACD

PROPERTY:

BEING A REPLAT OF THE TRACTS CONVEYED TO TROY CHRISTIAN SCHOOLS, INC. AS FOLLOWS:

ALL OF INLOT 4955 CONVEYED IN 20210R-05533 AND BEING 0.178 ACRES  
ALL OF INLOT 4956 CONVEYED IN 20200R-16262 AND BEING 0.201 ACRES  
PART VACATED ARLINGTON AVENUE SHOWN IN PLAT BOOK 29, PAGE 9 AND BEING 0.144 ACRES  
ALL OF INLOT 11393 CONVEYED IN 20200R-01108 AND BEING 24.862 ACRES BY SURVEY.

OWNERSHIP:

WE, THE UNDERSIGNED REPRESENTATIVES OF TROY CHRISTIAN SCHOOLS, INC. HEREBY APPROVE THIS REPLAT COMBINING OUR PARCELS INTO ONE NEW LOT,

Robert C. Lybarger III  
NAME

[Signature]  
SIGNATURE

Michael D. Tokes  
NAME

[Signature]  
SIGNATURE

NOTARY:

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 23rd DAY OF December, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME Robert C. Lybarger III AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN.

Jo Ann K. Shinnall  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES 4/26/25



1123.04 (b) Utility Easement.

"Easements on said plat, designated as utility easements, are provided for the construction, maintenance, and operation of poles, wires and conduits, and the necessary attachments in connection therewith, for the transmission of electric, telephone, cable television and other purposes, for the construction and maintenance of service and underground stormwater drains, pipelines for supplying gas, water, heat and other public or quasi-public utility functions together with the necessary lateral connections, and also the right to ingress to and egress from said easements, and to cut, trim or remove trees and undergrowth or overhanging branches within said easement or immediately adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce the clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facility; or (4) create a hazard." "The above easements are also provided for other public uses as designated and shall be used for the construction of stormwater drains, open channels, public and private sewers, pipelines for the supplying of water, cable television and for any public or quasi-public utility or function, conducted, maintained or performed by ordinary methods beneath or above the surface of the ground, together with the right of ingress and egress over and across lots to and from said easements."

1123.04(c) Drainage Notes.

"The City of Troy does not accept any private drainage easements shown on this plat. The City of Troy is not obligated to maintain or repair any channels or installations in said easements. The owner of the lot shall maintain the easement area of each lot and all improvements in it continuously. Maintenance of all improvements within the private drainage easements shall be the responsibility of the as provided for in the declaration and in accordance with the standards and specifications of the City of Troy on file with the City Engineer. Within the easement area, no structure, planting or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the water flow."

"The City of Troy shall have the permanent and irrevocable right and authority to inspect such interior streets, access easements, waterways, common spaces and improvements thereon as are developed in this subdivision."

"The City of Troy shall have the right, but not the responsibility, to enter upon any Lot in the subdivision to inspect and monitor any storm water detention basin area or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer, lot owner, or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basins areas and drainage facilities; provided, however, that the Developer, lot owner, and/or Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Troy for such maintenance may be assessed to the Association or, if there is no Association, or the association has ceased to exist, against individual lot owner. These restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Troy."

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO. HELD THIS 1st DAY OF Nov., 2021  
THIS PLAT WAS APPROVED BY ORD. 0-55-2021.

Robin L. Oda  
MAYOR

[Signature]  
PRESIDENT OF COUNCIL

Sue L. Knight  
CLERK OF COUNCIL

LIEN HOLDER:

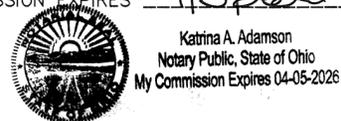
WE, THE UNDERSIGNED BEING THE LIEN HOLDER OF THE LAND INCLUDED IN THIS PLAT, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON.

Scott R. Everett  
WRIGHT-PATT CREDIT UNION, INC.  
PRINTED NAME OF AUTHORIZED REPRESENTATIVE

NOTARY:

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 17 DAY OF February, 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME Scott R. Everett, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN.

Katrina A. Adamson  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES 4/5/2026



Jessica Lopez  
MIAMI COUNTY RECORDER

Ang Dillon  
BY DEPUTY RECORDER

APPROVED AND TRANSFERRED:

Feb 18, 2022

Matthew W Gearhardt  
AUDITOR

Joyce Grilliot  
BY DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8th DAY OF Sept, 2021 THIS REPLAT AND THE COMBINING OF TWO PARCELS INTO ONE LOT WAS REVIEWED AND APPROVED.

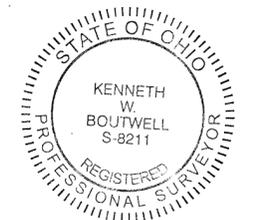
Frank McGonny  
VICE-CHAIRMAN

Sue L. Knight  
SECRETARY

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

Kenneth W. Boutwell  
KENNETH W. BOUTWELL  
PROFESSIONAL SURVEYOR S-8211



PREPARED BY:

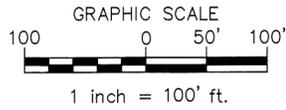
PRISM SURVEYS, LLC  
1584 FAIRGROUND ROAD  
XENIA, OH 45385  
937-431-4755  
INFO@OHIOSURVEYORS.COM

SHT. 1  
OF 3

# RECORD PLAN OF INLOT 11468

BEING A REPLAT OF INLOT 11393, INLOT 4955, INLOT 4956, AND  
PART VACATED ARLINGTON AVENUE  
SECTION 29, TOWN 5, RANGE 6E,  
MIAMI COUNTY, CITY OF TROY, OHIO

- REBAR FOUND
- △ MAGNETIC SURVEY NAIL SET
- FOUND 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- SET 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- FOUND CONCRETE MONUMENT



**BASIS OF BEARINGS:**

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM, A BEARING OF N01°13'15"W WAS MEASURED FOR THE CENTERLINE OF INTERSTATE 75 ACCORDING TO RECOVERED MONUMENTS FOUND.

**INTERSTATE 75 AND MCKAIG ROAD LOCATION NOTE:**

THE OHIO DEPARTMENT OF TRANSPORTATION PROVIDED FIELD NOTES, PLATS AND CENTERLINE REFERENCE MONUMENT REPORTS FOR INTERSTATE 75 AND MCKAIG ROAD. MONUMENTS WERE RECOVERED AND MEASURED. THE CENTERLINE OF EACH ROAD WAS SURVEYED INDEPENDENTLY. THE STATIONS, OFFSETS AND BEARINGS SHOWN HEREON ARE ACCORDING TO THE MEASUREMENTS OBSERVED DURING THIS SURVEY.

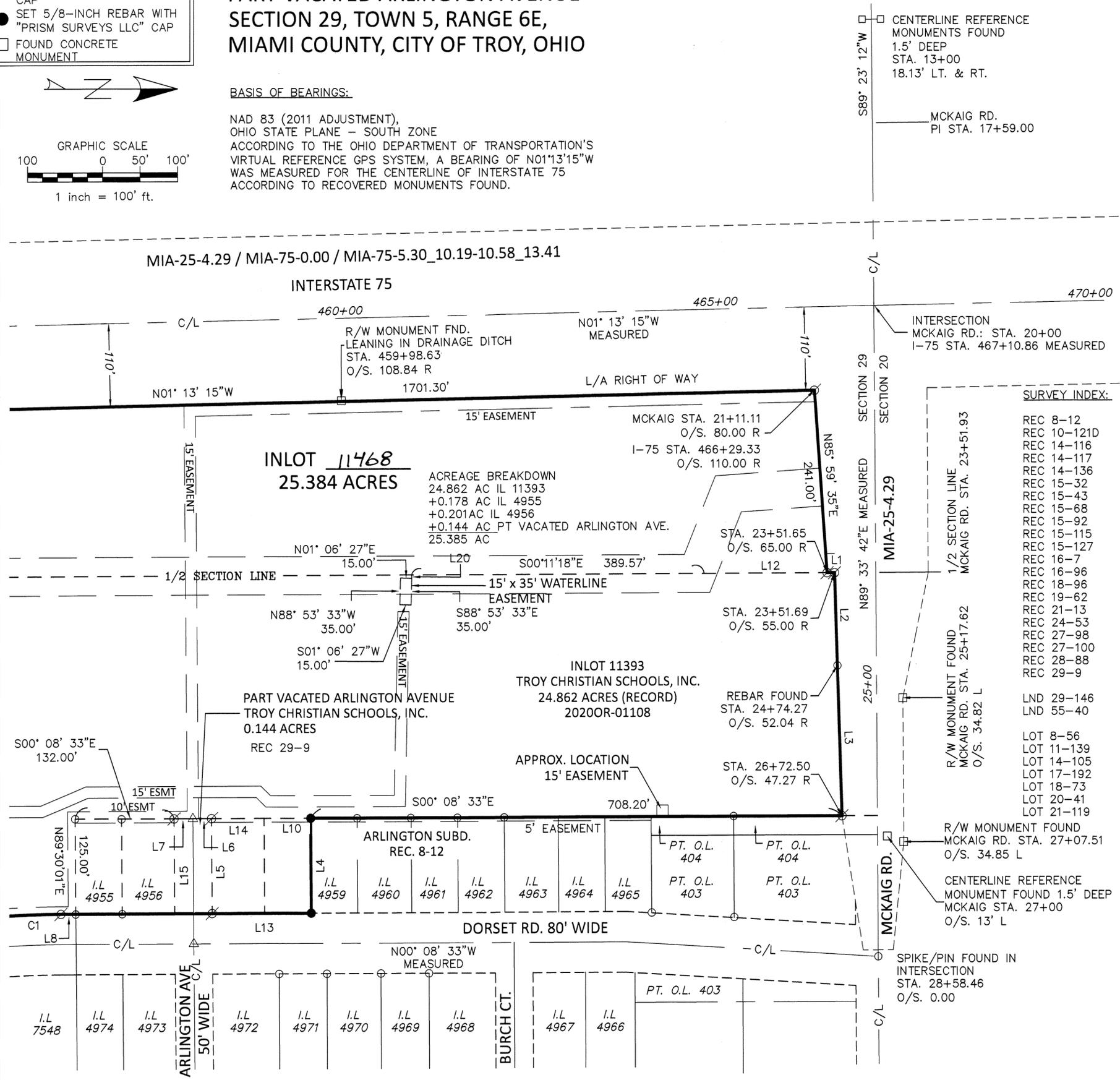
AN ODOT CENTERLINE BEARING OF NORTH 01°13'00" WEST IS SHOWN OF RECORD ON THE RIGHT OF WAY PLAN. A BEARING OF NORTH 01°13'15" WEST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

A BEARING OF NORTH 89°33'40" EAST IS SHOWN OF RECORD ON THE ODOT RIGHT OF WAY PLAN. A BEARING OF NORTH 89°33'42" EAST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

**DORSET ROAD RIGHT OF WAY ALIGNMENT:**

REBAR WERE SEARCHED FOR ALONG BOTH SIDES OF DORSET ROAD BETWEEN MCKAIG ROAD AND S.R. 718. REBAR FOUND AND MEASUREMENTS TO THE CENTERLINE ALIGNMENT OF DORSET ROAD ARE SHOWN. THESE MEASUREMENTS WERE CHECKED AGAINST CURB SPLIT MEASUREMENTS. THE FIELD ALIGNMENT OF DORSET ROAD DIFFERS FROM THE RECORD ALIGNMENT IN REC. 14-117.

MATCHLINE - SEE SHEET 3



**SURVEY INDEX:**

- REC 8-12
- REC 10-121D
- REC 14-116
- REC 14-117
- REC 14-136
- REC 15-32
- REC 15-43
- REC 15-68
- REC 15-92
- REC 15-115
- REC 15-127
- REC 16-7
- REC 18-96
- REC 18-96
- REC 19-62
- REC 21-13
- REC 24-53
- REC 27-98
- REC 27-100
- REC 28-88
- REC 29-9
- LND 29-146
- LND 55-40
- LOT 8-56
- LOT 11-139
- LOT 14-105
- LOT 17-192
- LOT 18-73
- LOT 20-41
- LOT 21-119

| Line Table |             |         |
|------------|-------------|---------|
| Line #     | Bearing     | Length  |
| L1         | N00°11'18"W | 10.00'  |
| L2         | N88°10'55"E | 122.61' |
| L3         | N88°10'55"E | 198.29' |
| L4         | N89°30'01"E | 125.00' |
| L5         | S89°30'01"W | 125.00' |
| L6         | S00°08'33"E | 25.00'  |
| L7         | S00°08'33"E | 25.00'  |
| L8         | S00°08'33"E | 19.78'  |
| L10        | S00°08'33"E | 62.00'  |
| L12        | N00°11'18"W | 164.00' |
| L13        | S00°08'33"E | 132.00' |
| L14        | S00°08'33"E | 70.00'  |
| L20        | N89°48'42"E | 4.30'   |

| Curve Table |               |
|-------------|---------------|
| CURVE 1     |               |
| RADIUS=     | 1240.00'      |
| DELTA=      | 14°56'33"     |
| L=          | 323.39'       |
| BEAR=       | S07° 36' 50"E |
| CHD=        | 322.47'       |

ALL EXISTING PARCEL / LOT LINES LOCATED WITHIN THE BOUNDARIES OF THIS REPLAT AS SHOWN, SHALL BE VACATED BY THE FILING OF THE REPLAT.

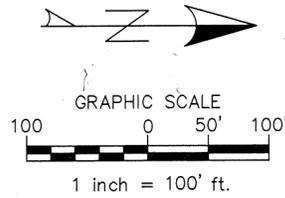
SHT. 2  
OF 3

PREPARED BY:  
PRISM SURVEYS, LLC  
1584 FAIRGROUND ROAD  
XENIA, OH 45385  
937-431-4755  
INFO@OHIOSURVEYORS.COM

# RECORD PLAN OF INLOT 11468

BEING A REPLAT OF INLOT 11393, INLOT 4955, INLOT 4956,  
AND PART VACATED ARLINGTON AVENUE  
SECTION 29, TOWN 5, RANGE 6E,  
MIAMI COUNTY, CITY OF TROY, OHIO

- REBAR FOUND
- △ MAGNETIC SURVEY NAIL SET
- ⊗ FOUND 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- SET 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- FOUND CONCRETE MONUMENT



**BASIS OF BEARINGS:**

NAD 83 (2011 ADJUSTMENT),  
OHIO STATE PLANE - SOUTH ZONE  
ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S  
VIRTUAL REFERENCE GPS SYSTEM, A BEARING OF N01°13'15"W  
WAS MEASURED FOR THE CENTERLINE OF INTERSTATE 75  
ACCORDING TO RECOVERED MONUMENTS FOUND.

**INTERSTATE 75 AND MCKAIG ROAD LOCATION NOTE:**

THE OHIO DEPARTMENT OF TRANSPORTATION PROVIDED FIELD NOTES, PLATS AND CENTERLINE REFERENCE MONUMENT REPORTS FOR INTERSTATE 75 AND MCKAIG ROAD. MONUMENTS WERE RECOVERED AND MEASURED. THE CENTERLINE OF EACH ROAD WAS SURVEYED INDEPENDENTLY. THE STATIONS, OFFSETS AND BEARINGS SHOWN HEREON ARE ACCORDING TO THE MEASUREMENTS OBSERVED DURING THIS SURVEY.

AN ODOT CENTERLINE BEARING OF NORTH 01°13'00" WEST IS SHOWN OF RECORD ON THE RIGHT OF WAY PLAN. A BEARING OF NORTH 01°13'15" WEST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

A BEARING OF NORTH 89°33'40" EAST IS SHOWN OF RECORD ON THE ODOT RIGHT OF WAY PLAN. A BEARING OF NORTH 89°33'42" EAST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

**DORSET ROAD RIGHT OF WAY ALIGNMENT:**

REBAR WERE SEARCHED FOR ALONG BOTH SIDES OF DORSET ROAD BETWEEN MCKAIG ROAD AND S.R. 718. REBAR FOUND AND MEASUREMENTS TO THE CENTERLINE ALIGNMENT OF DORSET ROAD ARE SHOWN. THESE MEASUREMENTS WERE CHECKED AGAINST CURB SPLIT MEASUREMENTS. THE FIELD ALIGNMENT OF DORSET ROAD DIFFERS FROM THE RECORD ALIGNMENT IN REC. 14-117.

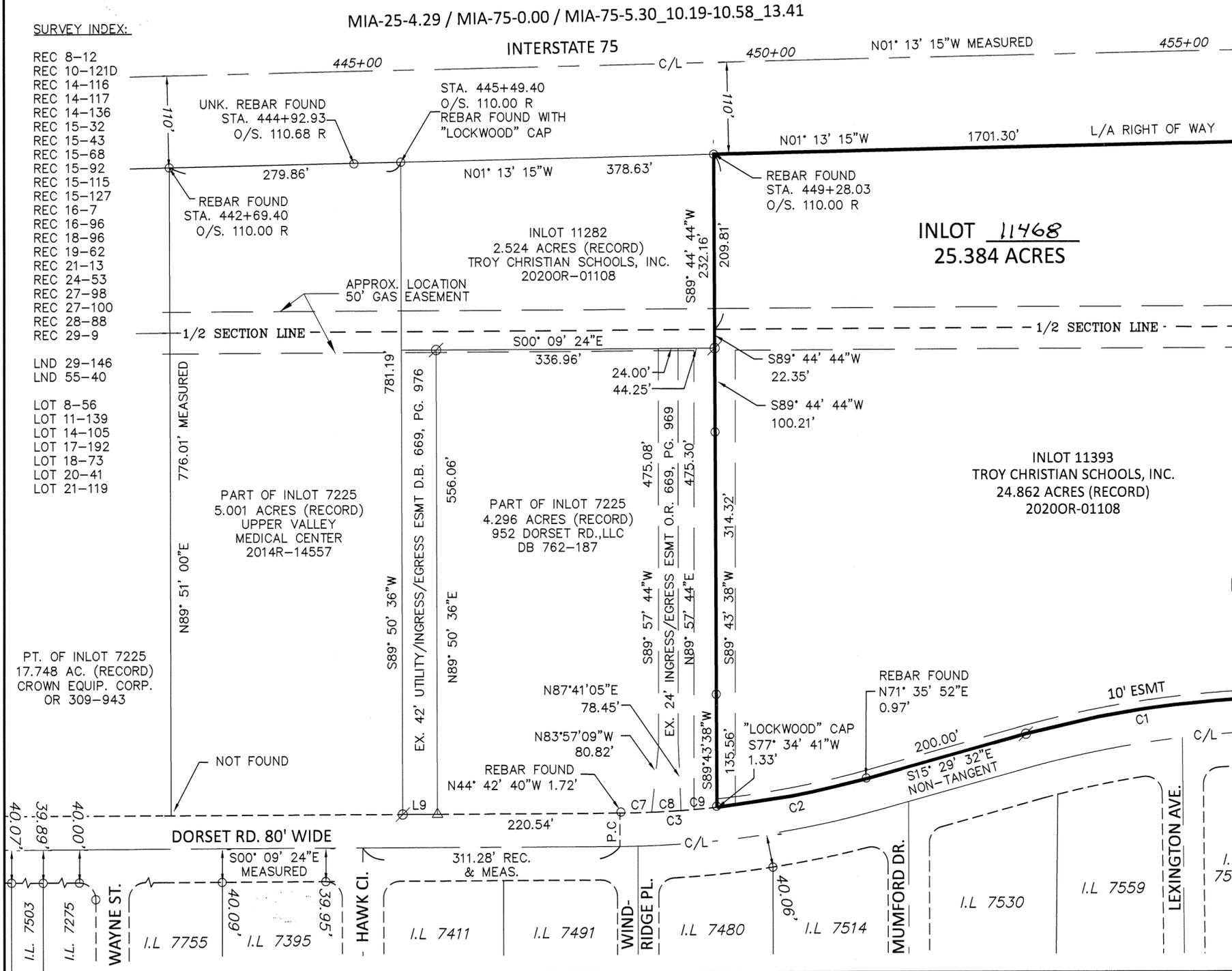
**SURVEY INDEX:**

- REC 8-12
- REC 10-121D
- REC 14-116
- REC 14-117
- REC 14-136
- REC 15-32
- REC 15-43
- REC 15-68
- REC 15-92
- REC 15-115
- REC 15-127
- REC 16-7
- REC 16-96
- REC 18-96
- REC 19-62
- REC 21-13
- REC 24-53
- REC 27-98
- REC 27-100
- REC 28-88
- REC 29-9

- LND 29-146
- LND 55-40

- LOT 8-56
- LOT 11-139
- LOT 14-105
- LOT 17-192
- LOT 18-73
- LOT 20-41
- LOT 21-119

PT. OF INLOT 7225  
17.748 AC. (RECORD)  
CROWN EQUIP. CORP.  
OR 309-943



MATCHLINE - SEE SHEET 2

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Bearing     | Length |
| L9         | S00°09'24"E | 42.00' |

| Curve Table    |                                                                                      | Curve Table    |                                                                                    |
|----------------|--------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------|
| <b>CURVE 1</b> | RADIUS=1240.00'<br>DELTA=14°56'33"<br>L=323.39'<br>BEAR=S07° 36' 50"E<br>CHD=322.47' | <b>CURVE 7</b> | RADIUS=1160.00'<br>DELTA=01°53'57"<br>L=38.45<br>BEAR=N01° 06' 23"W<br>CHD=38.45   |
| <b>CURVE 2</b> | RADIUS=1160.00'<br>DELTA=09°06'22"<br>L=184.36'<br>BEAR=S 10°31'24" E<br>CHD=184.17' | <b>CURVE 8</b> | RADIUS=1160.00'<br>DELTA=01°45'54"<br>L=35.73'<br>BEAR=N02° 56' 18"W<br>CHD=35.73' |
| <b>CURVE 3</b> | RADIUS=1160.00'<br>DELTA=05°48'49"<br>L=117.70'<br>BEAR=N03°03'49"W<br>CHD=117.65'   | <b>CURVE 9</b> | RADIUS=1160.00'<br>DELTA=02°08'58"<br>L=43.52'<br>BEAR=N04° 53' 44"W<br>CHD=43.52' |

PREPARED BY:

PRISM SURVEYS, LLC  
1584 FAIRGROUND ROAD  
XENIA, OH 45385  
937-431-4755  
INFO@OHIOSURVEYORS.COM

SHT. 3  
OF 3

**REPLAT OF PARTS INLOT 1362  
& PART VACATED WATER STREET  
CITY OF PIQUA, MIAMI COUNTY, OHIO**

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00012  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/03/2022 02:19:29 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20

Jessica Lopez BY Jmi Mexican  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED March 3, 2022  
Matthew W. Gearhardt BY Mindy Dorek  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**LEGEND**  
○ 5/8" DIA. CAPPED IRON PIN SET  
● IRON PIN FOUND

**REFERENCES**  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:  
VOLUME 4, PAGE 153  
VOLUME 8, PAGE 176  
VOLUME 18, PAGE 59  
VOLUME 23, PAGE 165

MIAMI COUNTY RECORDER'S  
RECORDS:  
PLAT BOOK 1, PAGES 127, 128  
PLAT BOOK 10, PAGE 111, 112  
PLAT BOOK 16, PAGE 120  
DEEDS AS SHOWN HEREON

**DESCRIPTION**

BEING A REPLAT OF PARTS INLOT 1362 AND PART VACATED WATER STREET, AS CONVEYED TO BERNARD L. & CAROL A. GROFF BY DEED RECORDED DEED BOOK 633, PAGE 148, RECORD PLAT 16, PAGE 120, AND IN DOCUMENT NUMBER 2022OR-\_\_\_\_\_ OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE CITY OF PIQUA, AS SHOWN IN RECORD PLAT BOOK 1, PAGES 127 & 128.

**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

**OWNERS**

Bernard L. Groff Carol A. Groff  
BERNARD L. GROFF CAROL A. GROFF

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

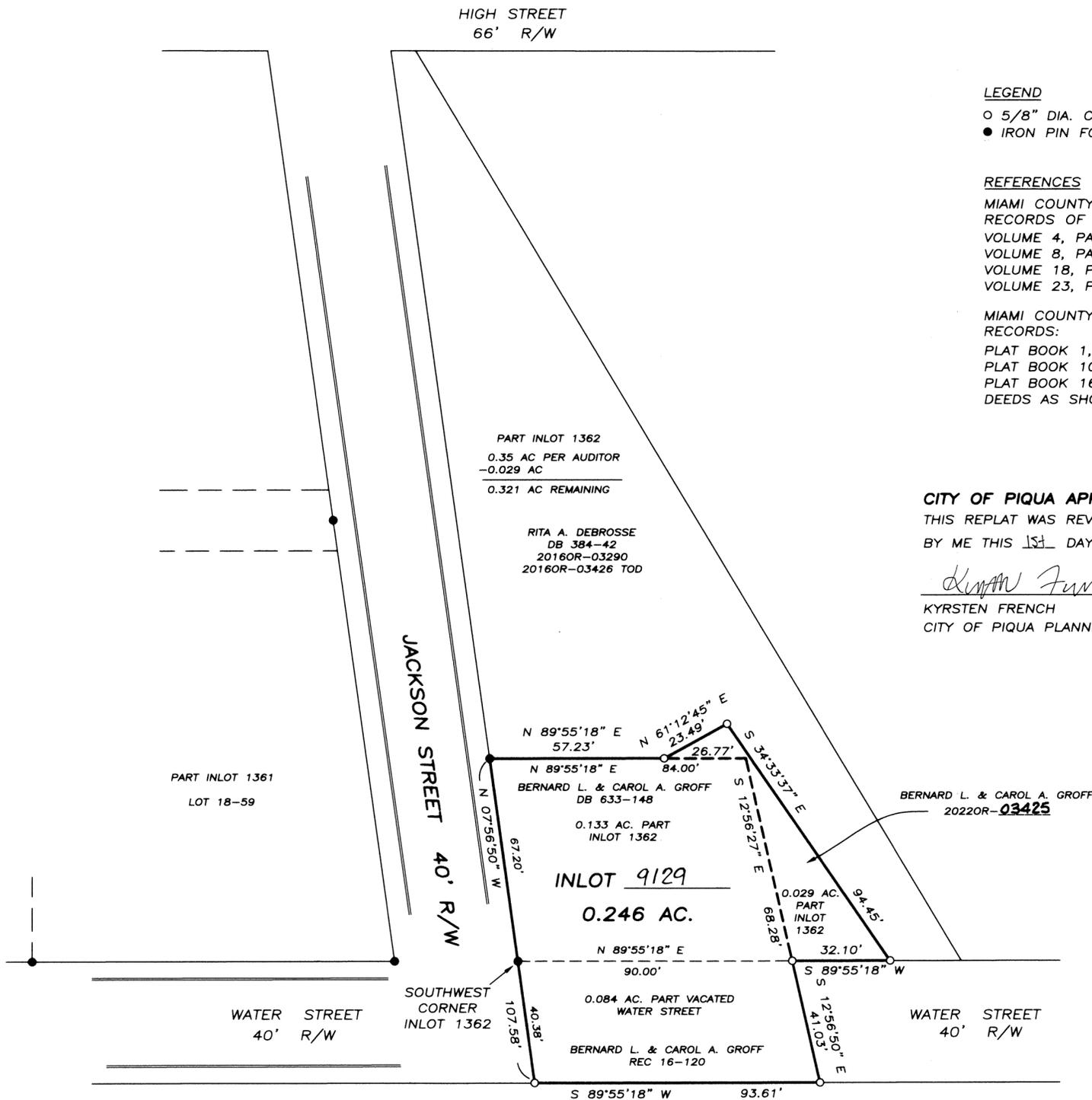
BE IT REMEMBERED THAT ON THIS 3 DAY OF March, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BERNARD L. GROFF AND CAROL A. GROFF, HUSBAND AND WIFE, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Julie M. Beougher  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7-18-23  
NOTARY PUBLIC  
JULIE M. BEOUGHER, Notary Public  
in and for the State of Ohio  
My Commission Expires July 18, 2023  
Recorded in Miami County

**Surveyor's Certification**

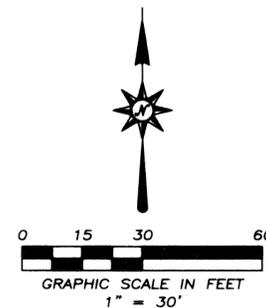
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

|                                                                                       |                                                                                                                                                                   |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FEBRUARY 19, 2022                                                                     | REPLAT FOR THE GROFF FAMILY<br>IN MIAMI COUNTY, OHIO                                                                                                              |
|  | <u>Neil E. Teaford, P.S. # 7724</u><br><b>NEIL E. TEAFORD</b><br>5260 TROY-URBANA ROAD<br>CASSTOWN, OHIO 45312<br>OHIO REGISTERED<br>PROFESSIONAL SURVEYOR # 7724 |



**CITY OF PIQUA APPROVAL**  
THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 1st DAY OF March, 2022.

Kyrsten French  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER



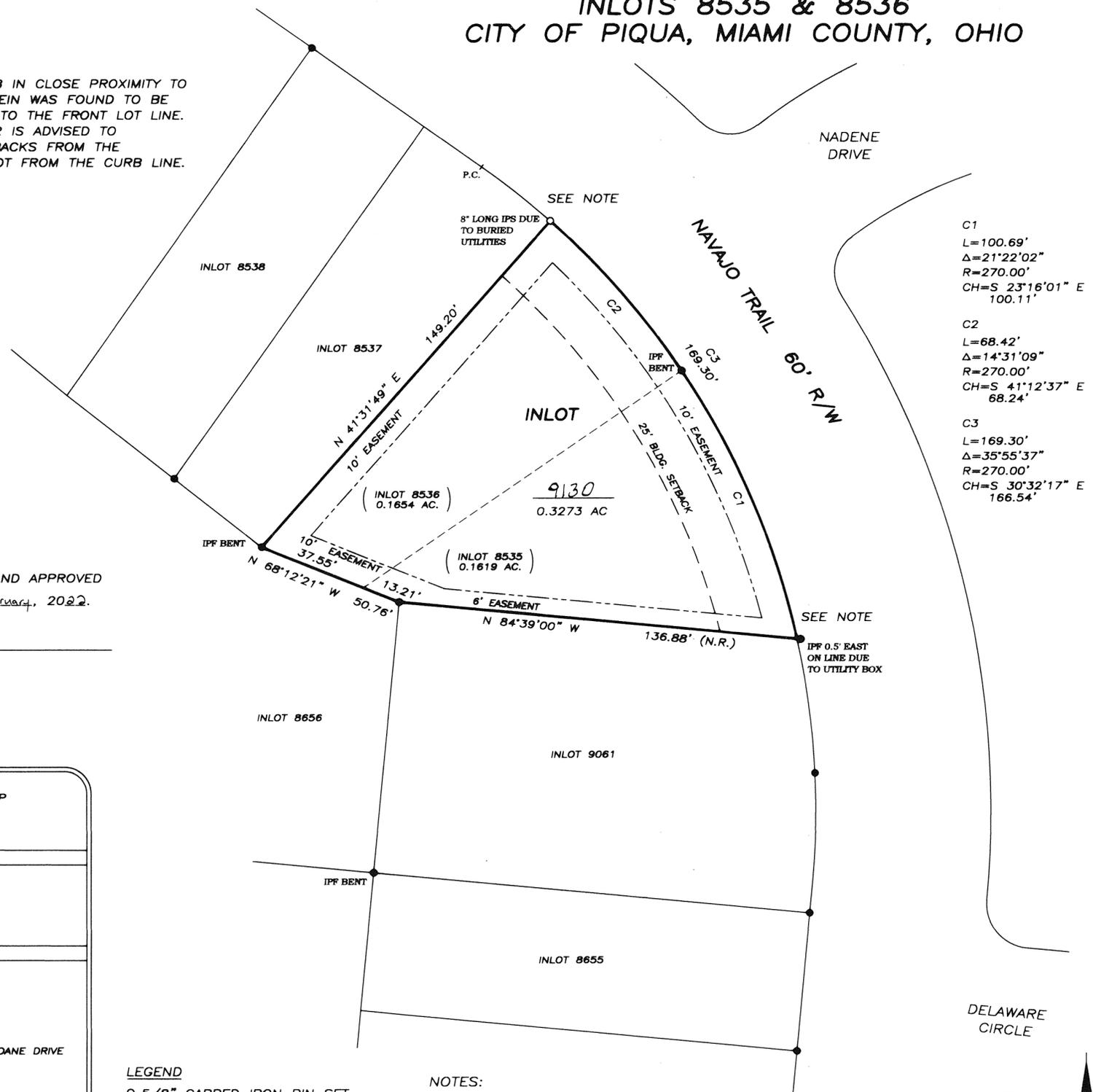
INDIAN RIDGE SUBDIVISION, SECTION 5 REPLAT

INLOTS 8535 & 8536  
 CITY OF PIQUA, MIAMI COUNTY, OHIO

NOTE: THE STREET CURB IN CLOSE PROXIMITY TO THE LOT SURVEYED HEREIN WAS FOUND TO BE NOT EXACTLY PARALLEL TO THE FRONT LOT LINE. THE HOUSE CONTRACTOR IS ADVISED TO MEASURE BUILDING SETBACKS FROM THE PROPERTY PINS, AND NOT FROM THE CURB LINE.

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00013  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 03/07/2022 11:38:16 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

FEE \$ 43.20  
Jessica Lopez Joni Maccari  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED March 7, 2022  
Matthew W. Gerhardt Joyce Guillett  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



C1  
 L=100.69'  
 $\Delta=21'22'02''$   
 R=270.00'  
 CH=S 23°16'01" E  
 100.11'

C2  
 L=68.42'  
 $\Delta=14'31'09''$   
 R=270.00'  
 CH=S 41°12'37" E  
 68.24'

C3  
 L=169.30'  
 $\Delta=35'55'37''$   
 R=270.00'  
 CH=S 30°32'17" E  
 166.54'

**DESCRIPTION**  
 BEING A REPLAT OF INLOT 8535 AND INLOT 8536 AS CONVEYED TO ALEXANDER TELECOM, INC. D.B.A. INDIAN RIDGE BUILDERS BY DEED RECORDED IN DOCUMENT NUMBER 2022OR-01317 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 5 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 101.

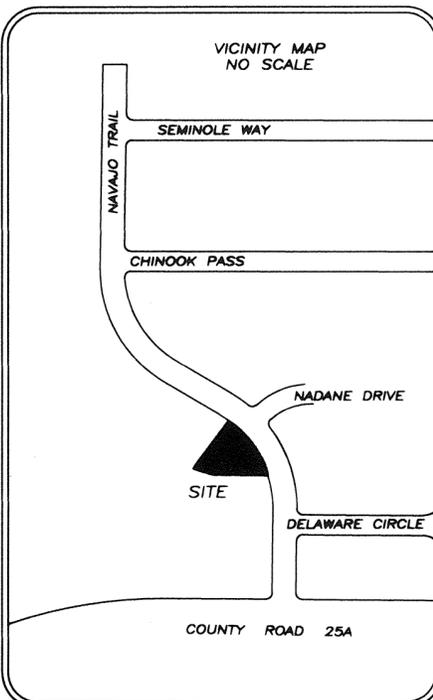
**CONSENT**  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

**OWNER**  
Julie A. Alexander, Vice President  
 ALEXANDER TELECOM, INC. D.B.A. INDIAN RIDGE BUILDERS  
 BY: JULIE A. ALEXANDER, VICE PRESIDENT

STATE OF OHIO, MIAMI COUNTY, SS:  
 BE IT REMEMBERED THAT ON THIS 4 DAY OF MARCH, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, VICE PRESIDENT, OF ALEXANDER TELECOM, INC., D.B.A. INDIAN RIDGE BUILDERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana L. Tamplin  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 10/17/2022  
 DIANA L. TAMPLIN  
 Notary Public, State of Ohio  
 My Commission Expires 10/17/2022

**CITY OF PIQUA APPROVAL**  
 THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 23<sup>rd</sup> DAY OF February, 2022.  
Kyrsten French  
 KYRSTEN FRENCH  
 CITY OF PIQUA PLANNER



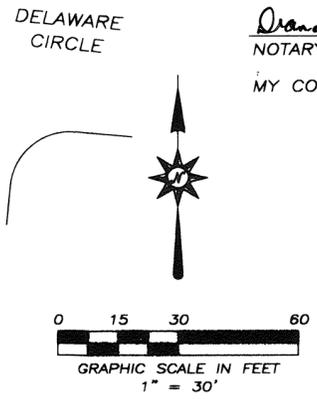
**LEGEND**  
 ○ 5/8" CAPPED IRON PIN SET  
 ● 5/8" IRON PIN FOUND

**REFERENCES**  
 MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
 VOLUME 19, PAGE 57, 57A  
 VOLUME 19, PAGE 101, 101A  
 VOLUME 27, PAGE 17

MIAMI COUNTY RECORDER'S RECORDS:  
 DOCUMENT NUMBER 2022OR-01317

**NOTES:**  
 PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 101A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION FIVE WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.



REPLAT OF INLOTS 8535 & 8536 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ FEBRUARY 4, 2022

Prepared By: Gregg S. Brookhart

**GREGG S. BROOKHART**  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #6348  
 1009 WESTVIEW DRIVE  
 PIQUA, OHIO 45356  
 (937) 778-3607

**SURVEYING PARAMETERS AND CONTROL**  
 PRIMARY PROJECT CONTROL MONUMENTS GOVERN ALL POSITIONING ON ODOT PROJECTS. SEE SHEET 2 FOR A TABLE CONTAINING PROJECT CONTROL INFORMATION AND SURVEY PARAMETERS USED FOR THIS PROJECT.

**BASIS FOR BEARINGS**  
 ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. ALL BEARINGS SHOWN ARE ESTABLISHED FROM GPS OBSERVATIONS OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 3402 AND WERE USED TO ESTABLISH A BASIS OF BEARING OF NORTH 85° 44' 10" EAST FOR THE CENTERLINE OF S.R. 571 (W. MAIN STREET).

STATIONING OF THESE PLANS IS BASED ON THE CENTERLINE OF EXISTING S.R. 571 AND C.R. 25A RIGHT OF WAY.

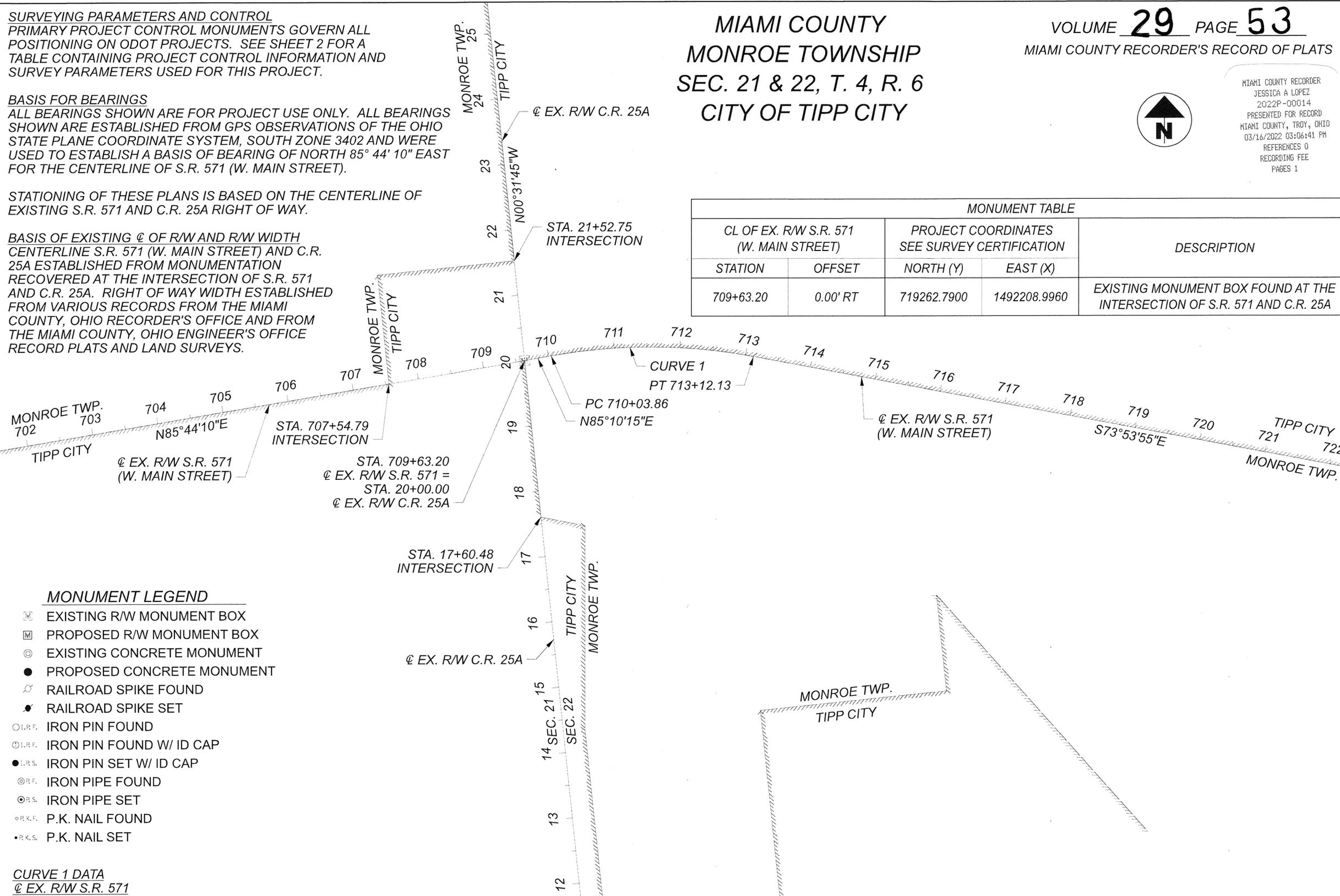
**BASIS OF EXISTING @ OF RW AND RW WIDTH**  
 CENTERLINE S.R. 571 (W. MAIN STREET) AND C.R. 25A ESTABLISHED FROM MONUMENTATION RECOVERED AT THE INTERSECTION OF S.R. 571 AND C.R. 25A. RIGHT OF WAY WIDTH ESTABLISHED FROM VARIOUS RECORDS FROM THE MIAMI COUNTY, OHIO RECORDER'S OFFICE AND FROM THE MIAMI COUNTY, OHIO ENGINEER'S OFFICE RECORD PLATS AND LAND SURVEYS.

MIAMI COUNTY  
 MONROE TOWNSHIP  
 SEC. 21 & 22, T. 4, R. 6  
 CITY OF TIPP CITY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00014  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 03/16/2022 03:06:41 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1



CENTERLINE PLAT



| MONUMENT TABLE                         |          |                                              |              | DESCRIPTION                                                              |
|----------------------------------------|----------|----------------------------------------------|--------------|--------------------------------------------------------------------------|
| CL OF EX. RW S.R. 571 (W. MAIN STREET) |          | PROJECT COORDINATES SEE SURVEY CERTIFICATION |              |                                                                          |
| STATION                                | OFFSET   | NORTH (Y)                                    | EAST (X)     |                                                                          |
| 709+63.20                              | 0.00' RT | 719262.7900                                  | 1492208.9960 | EXISTING MONUMENT BOX FOUND AT THE INTERSECTION OF S.R. 571 AND C.R. 25A |

**MONUMENT LEGEND**

- ☐ EXISTING R/W MONUMENT BOX
- ▣ PROPOSED R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ⚡ RAILROAD SPIKE FOUND
- ⚡ RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ P.F. IRON PIPE FOUND
- ⊙ P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET

**CURVE 1 DATA**  
 @ EX. RW S.R. 571  
 P.I. STA. = 711+59.71  
 Δ = 20°48'28" RT  
 Dc = 06°45'00"  
 R = 848.83'  
 T = 155.85'  
 L = 308.27'  
 E = 14.19'

I, DAVID L. CHIESA, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in April of 2021. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System, South Zone on NAD 83 (2011) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US Survey Feet) by a Project Adjustment Factor of 1.00000000. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 RECORDED 3-16, 2022  
 BOOK 29 PAGE 53

Jessica Lopez  
 COUNTY RECORDER

David L. Chiesa  
 DAVID L. CHIESA, Professional Land Surveyor 7740

3/07/22  
 Date:

SURVEYORS SEAL

DESIGNER: JMK  
 REVIEWER: DLC 03-11-22  
 PROJECT ID: 114530  
 SUBSET: 2 TOTAL: 5  
 SHEET: P.13 TOTAL: 16

DESIGN AGENCY

# REPLAT OF INLOT 11308 & INLOT 11309 OF HERITAGE VILLAGE AT TROY COUNTRY CLUB

VOLUME 29, PAGE 54  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

JOHN R. BUCHAN &  
DAVID H. BUCHAN  
D.B. 764/670  
D.B. 766/345

11308 & 11309 TROY MIAMI, OHIO  
INLOT CITY COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00015  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/17/2022 01:02:38 PM  
REFERENCES 0  
RECORDING FEE  
PAGE 1

HERITAGE VILLAGE AT  
TROY COUNTRY CLUB  
LOTS 11300-11321  
P.B. 28, PG. 3-3A

THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT,  
OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK  
SCALE: 1"=30'



FEE \$43.20

Jessica Lopez Amy Dillon  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED March 17, 2022

Matthew W Gearhardt Joyce Brilliot  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

## CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY  
US THIS 4<sup>th</sup> DAY OF MARCH, 2022

William A. Rhoades, P.E.  
WILLIAM A. RHOADES, P.E.

## CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND  
HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE  
THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT  
TO THE EXECUTION OF SAID REPLAT.

Lynn D. Crawford  
LYNN D. CRAWFORD, CO-TRUSTEE

24/Jan/2022  
DATE

Barbara A. Crawford  
BARBARA A. CRAWFORD, CO-TRUSTEE

Jan 24 2022  
DATE

## ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY  
APPEARED LYNN D. CRAWFORD AND BARBARA A. CRAWFORD, CO-TRUSTEES, WHO  
EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH  
INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY  
OFFICIAL SEAL AT Miami, OHIO, THIS 24<sup>th</sup> DAY OF January, 2022.

NOTARY PUBLIC Elise M. Franzen

MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
9-12-2023

## CITY OF TROY Council

THIS EASEMENT WAS REVIEWED AND  
THE VACATION WAS ACCEPTED BY THE  
CITY OF TROY COUNCIL THIS 22<sup>nd</sup> DAY  
OF March, 2022. THIS EASEMENT  
VACATION WAS REVIEWED AND ACCEPTED  
BY ORDINANCE NO. 0-7-2022

Robin J. Oda  
MAYOR

Willie  
PRESIDENT OF COUNCIL

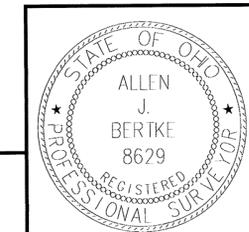
Steele D. Knight  
CLERK OF COUNCIL

## DESCRIPTION

BEING A REPLAT INLOTS 11308 AND 11309  
OWNED BY LYNN D. CRAWFORD AND BARBARA A.  
CRAWFORD, CO-TRUSTEES AS DESCRIBED IN  
20210R-19885 AND 20210R-19886.

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629

1-17-2022  
DATE



PREPARED BY:  
**ChoiceOne**  
Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
12-03-2021  
DRAWN BY:  
RMF  
JOB NUMBER:  
MIA-TRO-2122  
SHEET NUMBER  
1 OF 1



### CURVE DATA

| CURVE | RADIUS | Δ         | LENGTH | CHORD  |             |
|-------|--------|-----------|--------|--------|-------------|
|       |        |           |        | LENGTH | BEARING     |
| C1    | 40.00' | 43°45'42" | 30.55' | 29.81' | N69°19'43"W |
| C2    | 50.00' | 03°22'25" | 50.00' | 2.94'  | N49°08'05"W |

### LEGEND

○ I.P.F. IRON PIN FOUND

SURVEY REFERENCE  
REC. P.B. 28, PG. 3-3A

# Plat Of Lot Split & Consolidation

## 256 Looney Road

Lands Shown Are Known As Being Part Of Section No.30, Town 1 East, And Range 11 North, Now In The City Of Piqua, County Of Miami In The State Of Ohio.  
 Part Inlots 6928, 6929, and 6930

**ACCEPTANCE:**

SKY PIQUA, LLC, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED AND PLATTED. FURTHERMORE, SKY PIQUA, LLC, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

*[Signature]*  
 AUTHORIZED SIGNATURE

Manager  
 TITLE

STATE OF Texas  
 COUNTY OF Harris

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF February, 2022 BY Benjamin Ben Moschely ON BEHALF OF SKY PIQUA, LLC.

*[Signature]*  
 NOTARY PUBLIC



**LEINHOLDER:**

MORTGAGOR: SKY PIQUA, LLC

LENDER: United Texas Bank

REPRESENTATIVE: Daryl Bird

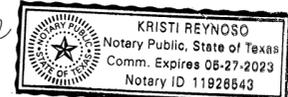
TITLE: SVP - Credit Admin

AUTHORIZED SIGNATURE: *[Signature]*

STATE OF Texas, Dallas COUNTY, SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF February, 2022, BY Daryl Bird ON BEHALF OF United Texas Bank

NOTARY PUBLIC *[Signature]*



**CITY OF PIQUA APPROVAL:**

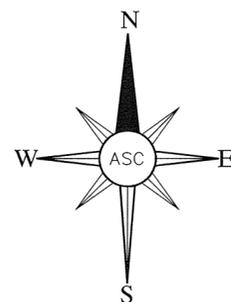
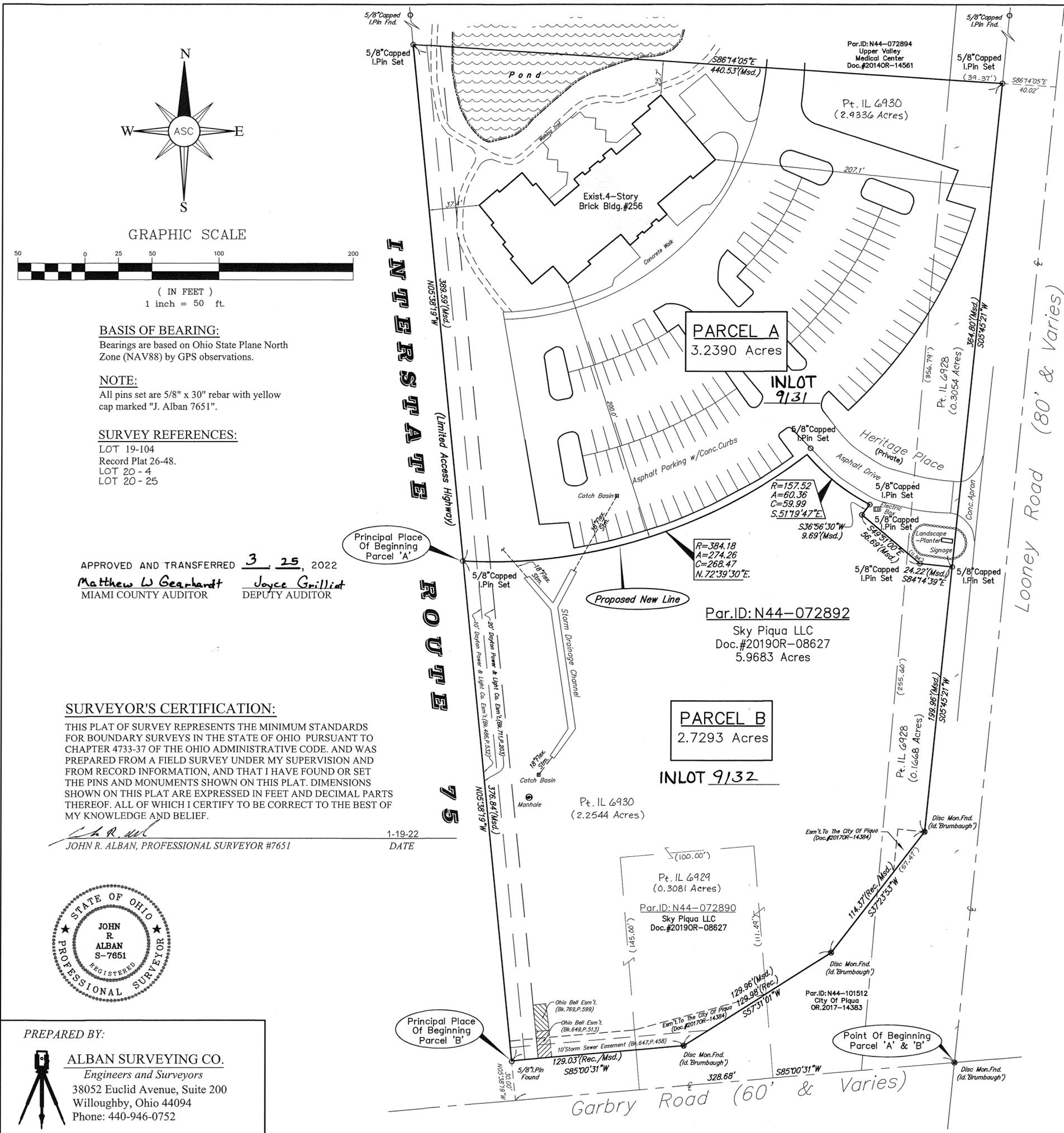
THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 10<sup>th</sup> DAY OF March, 2022.

*[Signature]*  
 KYRSTEN FRENCH  
 CITY OF PIQUA PLANNER

FEE \$ 43.20

*[Signature]* *[Signature]*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

|                     |
|---------------------|
| DATE: January, 2022 |
| SCALE: 1"=50'       |
| FIELD M.H.          |
| DRAWN BY: G.S.V.    |
| CHKD. BY: J.R.A.    |
| SHEET 1 of 1        |



GRAPHIC SCALE

( IN FEET )  
 1 inch = 50 ft.

**BASIS OF BEARING:**

Bearings are based on Ohio State Plane North Zone (NAV88) by GPS observations.

**NOTE:**

All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

**SURVEY REFERENCES:**

- LOT 19-104
- Record Plat 26-48.
- LOT 20 - 4
- LOT 20 - 25

APPROVED AND TRANSFERRED 3.25, 2022  
*[Signature]* *[Signature]*  
 MATTHEW W. GEARHART JOYCE GRILLIET  
 MIAMI COUNTY AUDITOR DEPUTY AUDITOR

**SURVEYOR'S CERTIFICATION:**

THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. AND WAS PREPARED FROM A FIELD SURVEY UNDER MY SUPERVISION AND FROM RECORD INFORMATION, AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
 JOHN R. ALBAN, PROFESSIONAL SURVEYOR #7651 DATE 1-19-22



**PREPARED BY:**

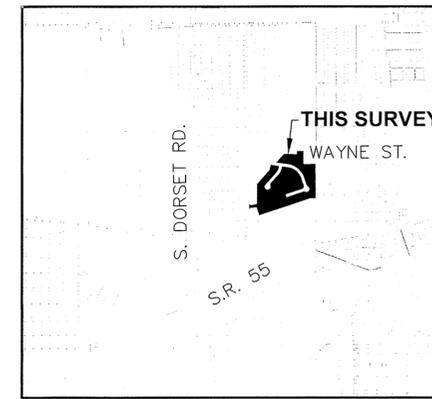
ALBAN SURVEYING CO.  
 Engineers and Surveyors  
 38052 Euclid Avenue, Suite 200  
 Willoughby, Ohio 44094  
 Phone: 440-946-0752



# THE VILLAGES OF CONCORD SINGLE FAMILY

VOLUME 29, PAGE 57  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00018  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/26/2022 02:57:58 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 3



VICINITY MAP

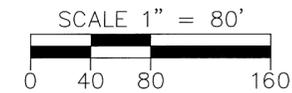
FEE \$4320

*Jessica Lopez*  
MIAMI COUNTY RECORDER  
*Dani Muscare*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED April 25<sup>th</sup>, 2022

*Matthew W. Gearhart* *Kindra Olinz*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

BEARINGS BASED ON RECORDER'S RECORD  
OF PLATS, PLAT BOOK 16, PAGE 96



## MINIMUM SETBACKS

R5  
FRONT 25'  
SIDE 5'  
REAR 30'

R6 & R7  
FRONT 25'  
SIDE 5'  
REAR 25'

## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- (NR) NON RADIAL LINE
- UTILITY EASEMENT LINE
- - - BUILDING SETBACK LINE
- (27) CONSTRUCTION LOT NUMBER

## AREA SUMMARY

|                    |                   |
|--------------------|-------------------|
| 35 BUILDING LOTS   | 6.727 AC.         |
| COMMON AREA LOT    | 2.565 AC.         |
| PRIVATE STREET R/W | 0.736 AC.         |
| <b>TOTAL</b>       | <b>10.028 AC.</b> |

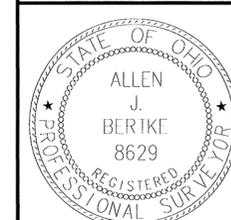
DESCRIPTION:  
BEING A REPLAT OF THE PARTS OF INLOT NUMBER 7189 NOT PLATTED AS THE VILLAGES OF CONCORD CONDOMINIUM OWNED BY TROY INVESTMENT GROUP, LLC., AS RECORDED IN OFFICIAL RECORD 472, PAGE 760 AND BY R.L. HAWK, LLC AS RECORDED IN 2018OR-14669, CONTAINING 10.028 ACRES.

DEED REFERENCE  
DEED BOOK 708, PAGE 48

| SURVEY REFERENCE |                  |
|------------------|------------------|
| CONDO 1, PG. 56  | CONDO 1, PG. 72  |
| CONDO 1, PG. 58  | CONDO 1, PG. 76  |
| CONDO 1, PG. 59  | CONDO 2, PG. 4   |
| CONDO 1, PG. 65  | REC. 14, PG. 97  |
| CONDO 1, PG. 61  | REC. 15, PG. 110 |
| CONDO 1, PG. 66  | REC. 16, PG. 96  |
| CONDO 1, PG. 67  | REC. 26, PG. 42  |
| CONDO 1, PG. 69  | LOT 17, PG. 165  |
| CONDO 1, PG. 70  | LOT 20, PG. 55   |
| CONDO 1, PG. 71  | LOT 23, PG. 97   |
|                  | LND 55, PG. 74   |

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
4-5-2022  
DATE



PREPARED BY:  
**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

DATE:  
04-04-2022  
DRAWN BY:  
AJB  
JOB NUMBER:  
MIATRO1705  
SHEET NUMBER  
1 OF 3

NOTE: See Judgment Entry filed 05/12/2023 in Common Pleas Case 20 CV 00322  
Andy Smith, Miami Co. Map Department 03/12/2024

**EASEMENT DETAILS**

**THE VILLAGES OF CONCORD**

**SINGLE FAMILY**

PT. 7189 TROY MIAMI, OHIO  
INLOT CITY COUNTY

**PLAT AUTHORIZATION AND DEDICATION**

THE TROY INVESTMENT GROUP, LLC, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS VILLAGES OF CONCORD SINGLE FAMILY. FURTHERMORE, THE TROY INVESTMENT GROUP, LLC, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

*Roger L. Hawk* & *Roger L. Hawk* for the member  
ROGER L. HAWK (MEMBER) TROY INVESTMENT GROUP, LLC

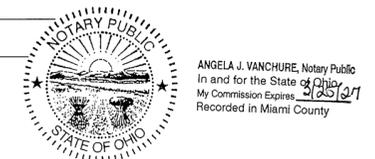
**ACKNOWLEDGMENT**

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROGER L. HAWK, ON BEHALF OF TROY INVESTMENT GROUP, LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 25 DAY OF April, 2022.

NOTARY PUBLIC *Angela J. Vanchure*

MY COMMISSION EXPIRES: 3/25/2027



**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. WE, THE UNDERSIGNED ALSO DEDICATE AN INGRESS AND EGRESS EASEMENT ACROSS THE 0.736 AC. PRIVATE STREET SHOWN TO THE CITY OF TROY FOR THE PURPOSE OF MAINTAINING UTILITIES.

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

OWNER:  
R.L. HAWK, LLC

*Roger L. Hawk*  
ROGER L. HAWK, MEMBER

STATE OF OHIO, COUNTY OF MIAMI, SS  
BE IT REMEMBERED THAT ON THIS 25 DAY OF April, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME R.L. HAWK, LLC., BY ROGER L. HAWK, ITS MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Angela J. Vanchure*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 3/25/27



**CITY OF TROY PLANNING COMMISSION**

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, THIS PLAT WAS REVIEWED AND APPROVED.

*Alan Kappers* CHAIRMAN *Sue J. Knight* SECRETARY

I, ALAN KAPPERS, PRESIDENT OF THE CITY OF TROY, OHIO PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT PLAN SUBMISSION HEREIN ON SEPTEMBER 17, 2019 IS HEREBY DEEMED APPROVED PURSUANT TO THE PASSAGE OF TIME AS SET FORTH IN OHIO REVISED CODE 711.09(C) AND AS ORDERED IN MIAMI COUNTY COMMON PLEAS COURT CASE NO. 2019 CV 00495.

**CITY OF TROY COUNCIL**

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-\_\_\_-20\_\_\_, EFFECTIVE \_\_\_, 20\_\_\_.

*Robin J. Dda* MAYOR *Sue J. Knight* CLERK OF COUNCIL

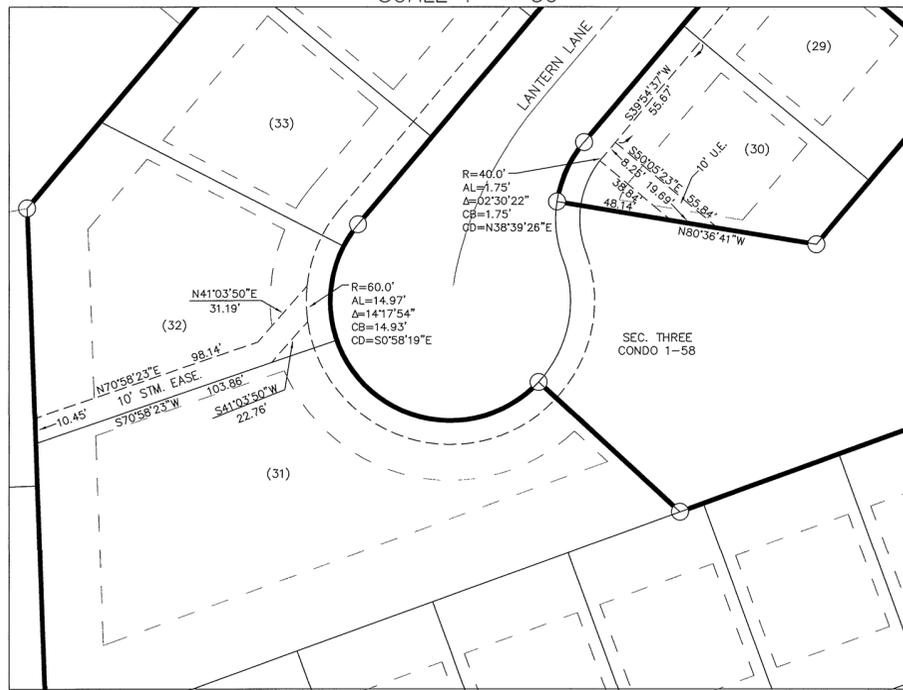
I, BILL LUTZ, PRESIDENT OF THE CITY OF TROY, OHIO COUNCIL DO HEREBY CERTIFY THAT THIS PLAT PLAN SUBMISSION HEREIN ON SEPTEMBER 17, 2019 IS HEREBY DEEMED APPROVED PURSUANT TO THE PASSAGE OF TIME AS SET FORTH IN OHIO REVISED CODE 711.09(C) AND AS ORDERED IN MIAMI COUNTY COMMON PLEAS COURT CASE NO. 2019 CV 00495.

**COVENANTS AND RESTRICTIONS**

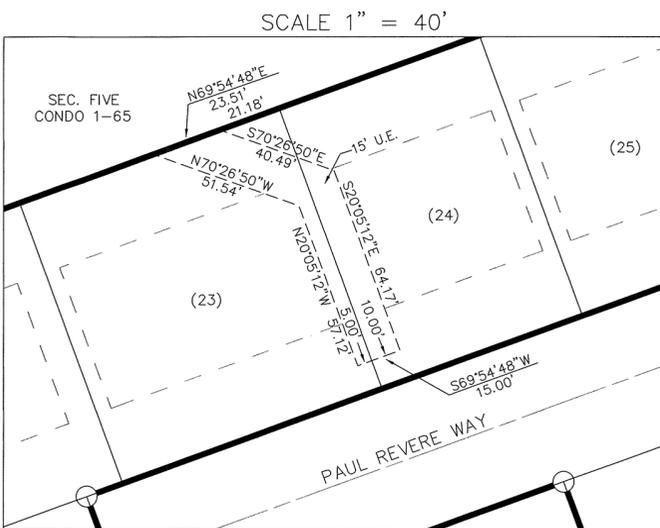
PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2021OR-16763, OF THE MIAMI COUNTY RECORDER'S RECORDS.

**ADDITIONAL COVENANTS**

- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATELY OWNED ROADS AND PUBLIC ACCESS EASEMENTS.
- ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS:
  - PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES. THIS GRANT SHALL RUN WITH THE LAND IN PERPETUITY.
  - TO ENSURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, PRIVATE DRIVES CONSTRUCTED WITHIN DESIGNATED PUBLIC UTILITY EASEMENTS SHALL BE OPEN AND ACCESSIBLE TO FIRE, POLICE, AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AT ALL TIMES. THE PAVEMENT, CURB, AND GUTTER OF PRIVATE DRIVES WITHIN PUBLIC UTILITY EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE AND SAFE MOVEMENT OF TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. IF REQUIRED BY THE CITY, THE OWNER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORD WITH THE APPROVED PLAN AND BY THE OWNER. THE CITY OF TROY SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORD WITH THE LAWS OF THE CITY AND STATE AS IT WOULD IN ANY OTHER PUBLIC RIGHT-OF-WAY.
  - NO PUBLIC UTILITY EASEMENT MAY BE BLOCKED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF TROY.
  - IN THE EVENT THAT THE OWNER OF ANY PUBLIC UTILITY EASEMENT FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN THESE COVENANTS, THE CITY OF TROY IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE OPPORTUNITY FOR NOTICE AND HEARING TO THE PROPERTY OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER FOR THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PAYMENT FOR MORE THAN THIRTY DAYS, TO COLLECT SUCH COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY WITHOUT FURTHER NOTICE TO OR APPROVAL BY THE OWNER.



NOTE:  
LOT 32 HAS DISTANCE ALONG THE SETBACK LINE OF 50.56 FEET.



**NOTES**

- EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENT" OR "WATER MAIN EASEMENT" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.
- ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWER AND WATER MAINS.
- ALL PRIVATELY OWNED STREETS ARE TO ALLOW ACCESS FOR INGRESS AND EGRESS TO ALL LOTS IN THIS DEVELOPMENT.
- ALL NEW HOMES BUILT IN VILLAGES OF CONCORD SINGLE FAMILY SHALL BE REQUIRED TO HAVE RESIDENTIAL SPRINKLER SYSTEMS PER 2017 OHIO FIRE CODE SECTION D107.1 UNTIL SUCH TIME THAT AN ACCESS EASEMENT IS GRANTED TO ALL LOTS IN THE VILLAGES OF CONCORD SINGLE FAMILY ON THE VACATED OAKMONT DRIVE SECTION THAT CONNECTS PAUL REVERE WAY TO WAYNE STREET. ONCE SUCH ACCESS EASEMENT IS GRANTED AND FILED WITH THE MIAMI COUNTY RECORDER'S OFFICE, THERE SHALL BE NO REQUIREMENT FOR NEW RESIDENCES CONSTRUCTED IN THE VILLAGES OF CONCORD SINGLE FAMILY TO HAVE RESIDENTIAL SPRINKLER SYSTEMS.

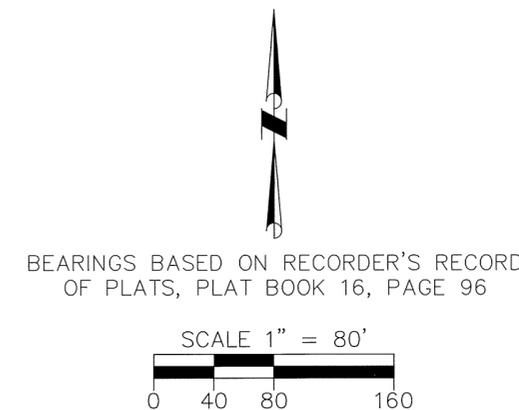
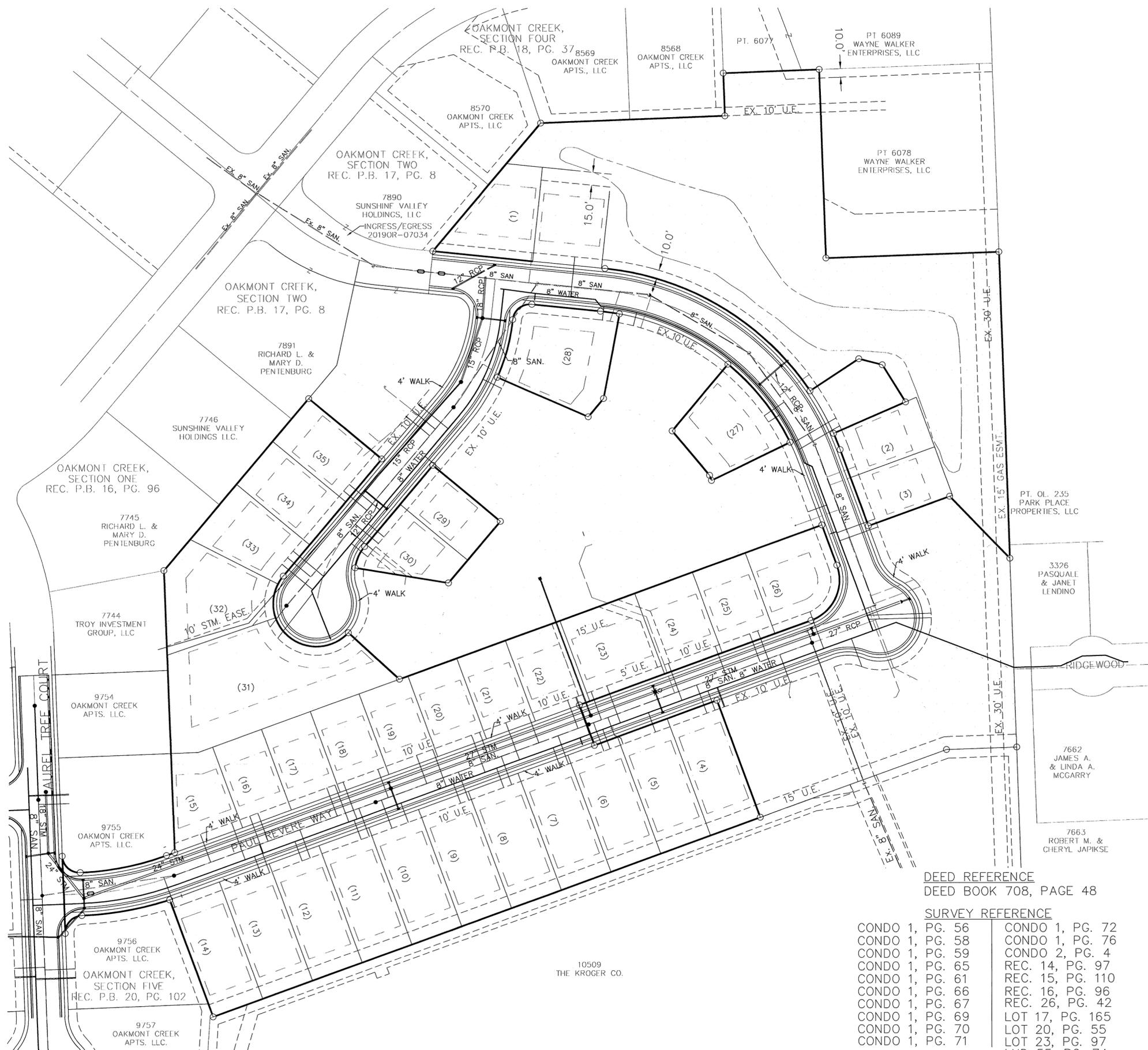
| CURVE TABLE  |         |              |            |              |                 |
|--------------|---------|--------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS  | Δ            | ARC LENGTH | CHORD LENGTH | CHORD BEARING   |
| 1            | 325.00' | 03°-35'-34"  | 20.38'     | 20.38'       | N 21°-52'-59" W |
| 2            | 325.00' | 09°-57'-51"  | 56.52'     | 56.45'       | N 28°-39'-41" W |
| 3            | 325.00' | 50°-22'-28"  | 285.74'    | 276.63'      | N 58°-49'-51" W |
| 4            | 50.00'  | 12°-40'-09"  | 11.06'     | 11.03'       | S 33°-34'-32" W |
| 5            | 50.00'  | 46°-16'-03"  | 40.38'     | 39.29'       | S 04°-06'-26" W |
| 6            | 50.00'  | 118°-18'-50" | 103.25'    | 85.86'       | S 78°-11'-00" E |
| 7            | 50.00'  | 62°-44'-58"  | 54.76'     | 52.06'       | N 11°-17'-06" E |
| 8            | 50.00'  | 28°-24'-09"  | 24.79'     | 24.53'       | N 05°-53'-18" W |
| 9            | 50.00'  | 31°-35'-51"  | 27.57'     | 27.23'       | N 24°-06'-42" E |
| 10           | 222.95' | 16°-01'-18"  | 62.34'     | 62.14'       | N 31°-53'-58" E |
| 11           | 222.95' | 17°-54'-15"  | 69.67'     | 69.39'       | N 14°-56'-12" E |
| 12           | 20.00'  | 89°-59'-51"  | 31.42'     | 28.28'       | N 50°-59'-00" E |
| 13           | 275.00' | 04°-37'-15"  | 22.18'     | 22.17'       | S 81°-42'-27" E |
| 14           | 275.00' | 29°-07'-26"  | 139.79'    | 138.29'      | S 64°-50'-06" E |
| 15           | 275.00' | 22°-53'-21"  | 116.86'    | 115.98'      | S 38°-05'-57" E |
| 16           | 275.00' | 05°-50'-20"  | 28.02'     | 28.01'       | S 23°-00'-22" E |
| 17           | 50.00'  | 90°-00'-00"  | 78.54'     | 70.71'       | S 24°-54'-48" W |
| 18           | 375.00' | 02°-11'-32"  | 14.35'     | 14.35'       | N 71°-00'-34" E |
| 19           | 375.00' | 15°-48'-41"  | 103.48'    | 103.16'      | S 80°-00'-40" W |
| 20           | 20.00'  | 90°-00'-24"  | 31.42'     | 28.29'       | S 42°-54'-49" W |
| 21           | 20.00'  | 89°-59'-29"  | 31.41'     | 28.28'       | S 47°-05'-08" E |
| 22           | 325.00' | 18°-00'-20"  | 102.13'    | 101.71'      | N 78°-54'-58" E |

**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

DATE: 04-04-2022  
DRAWN BY: AJB  
JOB NUMBER: MIATRO1705  
SHEET NUMBER: 2 OF 3

# THE VILLAGES OF CONCORD SINGLE FAMILY



BEARINGS BASED ON RECORDER'S RECORD OF PLATS, PLAT BOOK 16, PAGE 96

## LEGEND

- R-5 SINGLE FAMILY RESIDENTIAL
- R-6 TWO FAMILY RESIDENTIAL
- R-7 MULTIPLE FAMILY RESIDENTIAL

DEED REFERENCE  
DEED BOOK 708, PAGE 48

SURVEY REFERENCE

|                 |                  |
|-----------------|------------------|
| CONDO 1, PG. 56 | CONDO 1, PG. 72  |
| CONDO 1, PG. 58 | CONDO 1, PG. 76  |
| CONDO 1, PG. 59 | CONDO 2, PG. 4   |
| CONDO 1, PG. 65 | REC. 14, PG. 97  |
| CONDO 1, PG. 61 | REC. 15, PG. 110 |
| CONDO 1, PG. 66 | REC. 16, PG. 96  |
| CONDO 1, PG. 67 | REC. 26, PG. 42  |
| CONDO 1, PG. 69 | LOT 17, PG. 165  |
| CONDO 1, PG. 70 | LOT 20, PG. 55   |
| CONDO 1, PG. 71 | LOT 23, PG. 97   |
|                 | LND 55, PG. 74   |

**ChoiceOne**  
Engineering

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LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

|                           |
|---------------------------|
| DATE:<br>04-04-2022       |
| DRAWN BY:<br>AJB          |
| JOB NUMBER:<br>MIATRO1705 |
| SHEET NUMBER<br>3 OF 3    |

# ADDITIONAL RIGHT-OF-WAY OWENS ROAD NO. 76

SECTION 5, TOWN 7, RANGE 5E  
NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00019  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/28/2022 03:14:36 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 28<sup>th</sup> DAY OF March, 2022.

*Paul P. Huelskamp*  
PAUL P. HUELSKAMP, P.E., P.S.  
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 28<sup>th</sup> DAY OF April, 2022.

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

*Kindra Olujin*  
BY Kindra Olujin  
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 19 DAY OF April, 2022, BY RESOLUTION NO. 22-04-447

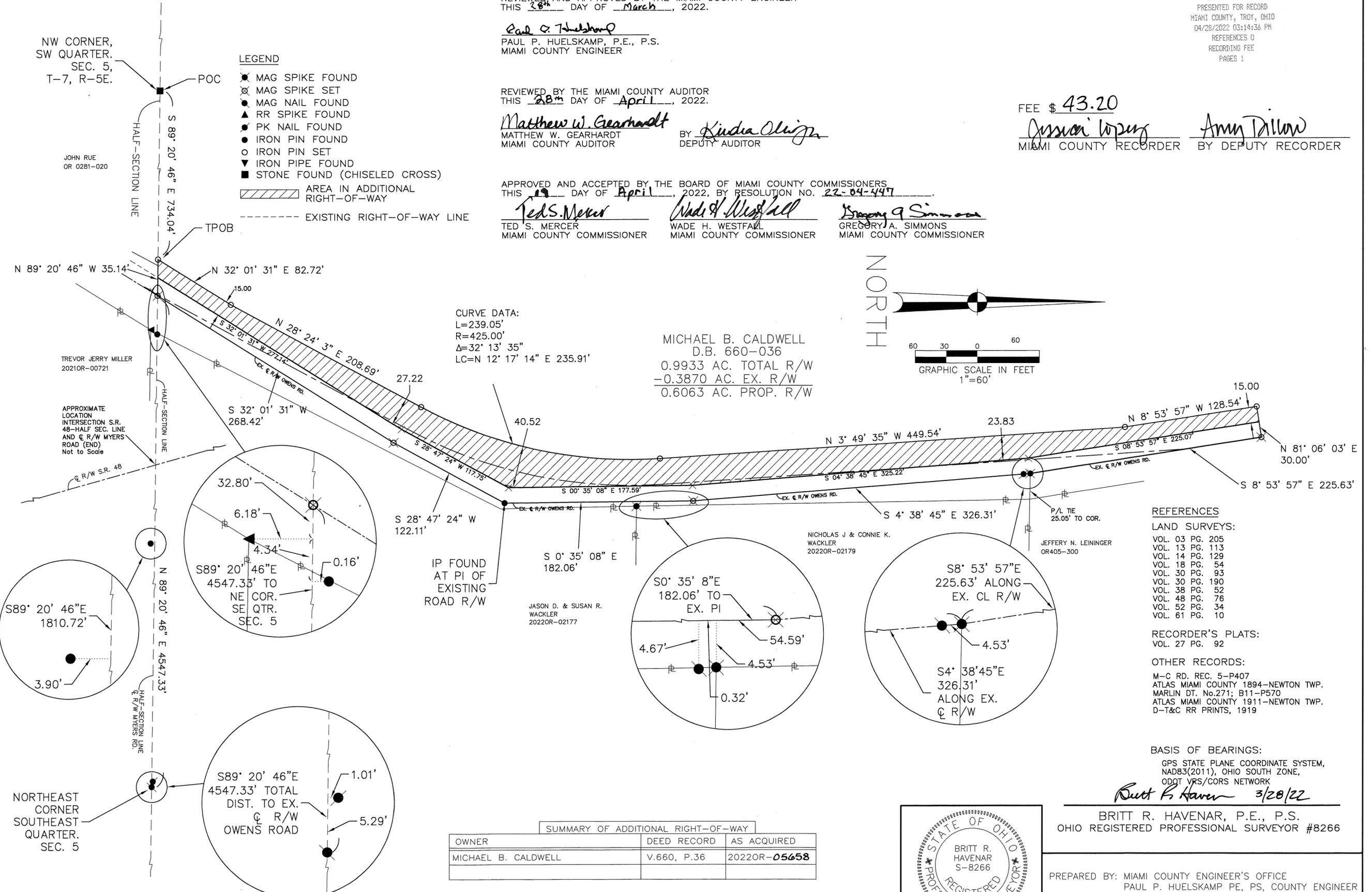
*Ted S. Mercer*      *Wade H. Westfall*      *Gregory A. Simmons*  
TED S. MERCER      WADE H. WESTFALL      GREGORY A. SIMMONS  
MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER

FEE \$ 43.20

*Jessica Lopez*      *Amy Dillon*  
MIAMI COUNTY RECORDER      BY DEPUTY RECORDER

**LEGEND**

- MAG SPIKE FOUND
- ⊗ MAG SPIKE SET
- MAG NAIL FOUND
- ▲ RR SPIKE FOUND
- PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET
- ▼ IRON PIPE FOUND
- STONE FOUND (CHISELED CROSS)
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE



**REFERENCES**

- LAND SURVEYS:**
- VOL. 03 PG. 205
  - VOL. 13 PG. 113
  - VOL. 14 PG. 129
  - VOL. 18 PG. 54
  - VOL. 30 PG. 93
  - VOL. 30 PG. 190
  - VOL. 38 PG. 52
  - VOL. 48 PG. 76
  - VOL. 52 PG. 34
  - VOL. 61 PG. 10

**RECORDER'S PLATS:**  
VOL. 27 PG. 92

**OTHER RECORDS:**

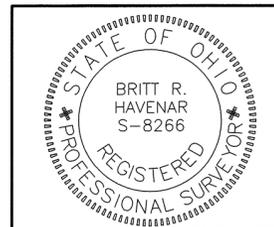
- M-C RD. REC. 5-P407
- ATLAS MIAMI COUNTY 1894-NEWTON TWP.
- MARLIN DT. No.271; B11-P570
- ATLAS MIAMI COUNTY 1911-NEWTON TWP.
- D-T&C RR PRINTS, 1919

**BASIS OF BEARINGS:**

GPS STATE PLANE COORDINATE SYSTEM,  
NAD83(2011), OHIO SOUTH ZONE,  
ODOT VRS/CORS NETWORK

*Britt R. Havenar* 3/28/22  
BRITT R. HAVENAR, P.E., P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

| SUMMARY OF ADDITIONAL RIGHT-OF-WAY |             |              |
|------------------------------------|-------------|--------------|
| OWNER                              | DEED RECORD | AS ACQUIRED  |
| MICHAEL B. CALDWELL                | V.660, P.36 | 2022OR-05658 |

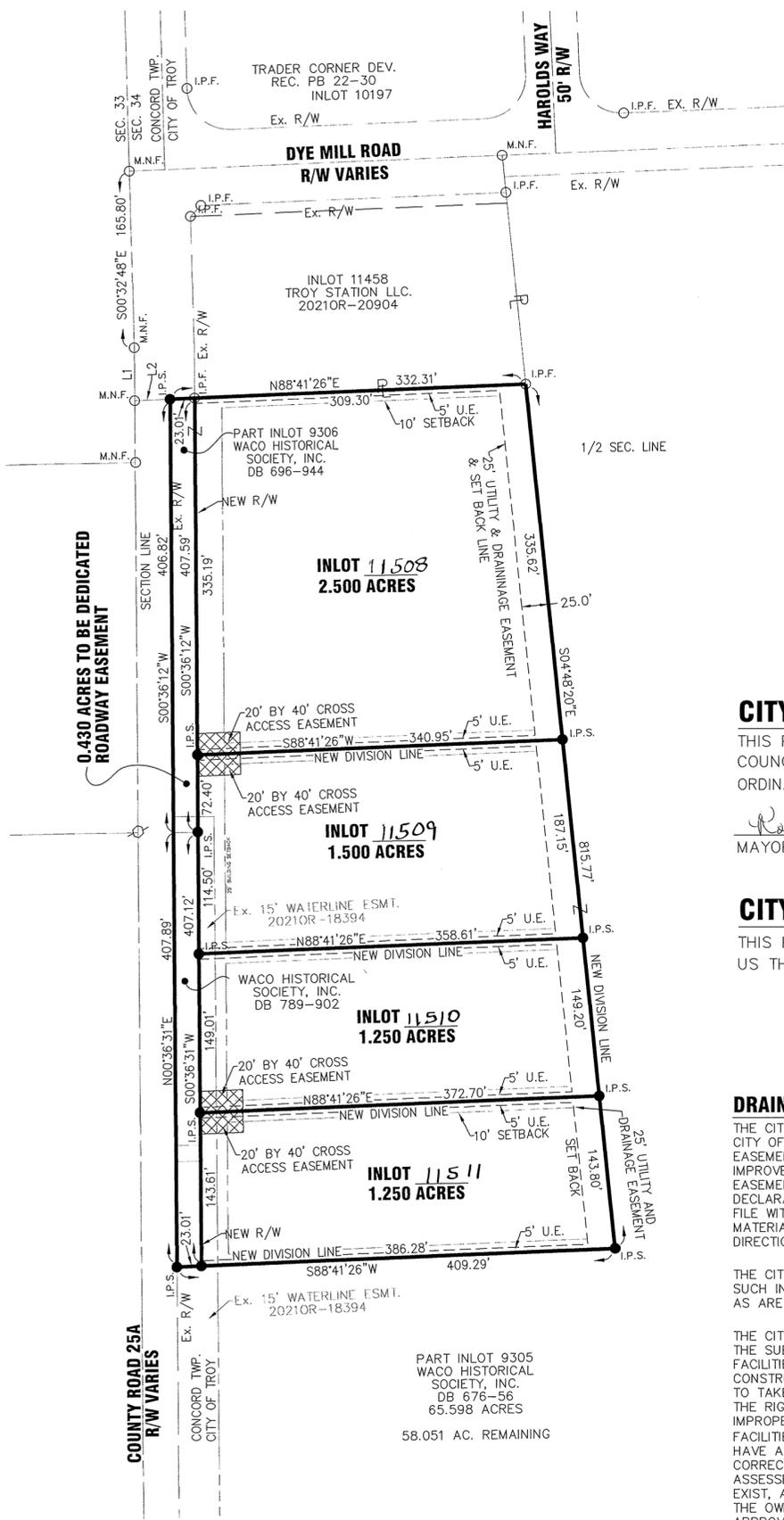


PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE  
PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER  
DATE: MARCH 1, 2022

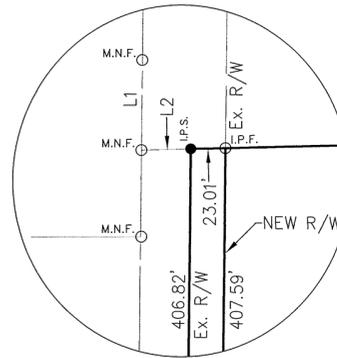
# WACO AIRFIELD PLAT

PT. 9305 & PT. 9306  
INLOT  
TROY  
CITY  
CONCORD  
TOWNSHIP  
MIAMI, OHIO  
COUNTY

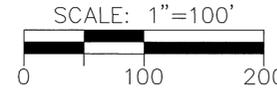
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00020  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/04/2022 11:50:03 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1



## DETAIL



THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT,  
OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK



## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- EXISTING CORP. LIMITS
- ▨ NEW CROSS ACCESS EASEMENT

FEE \$ 43.20

*Jessica A Lopez* MIAMI COUNTY RECORDER  
*Jim Muscare* BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 4, 2022

*Matthew W Gearhardt* *Joyce Grilliot*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

## PLAT AUTHORIZATION AND DEDICATION

WACO HISTORICAL SOCIETY, INC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS WACO AIRFIELD PLAT. FURTHERMORE, WACO HISTORICAL SOCIETY, INC., DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER. UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORMWATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

*James A. McGarry*  
AUTHORIZED SIGNATURE  
President WHS  
TITLE

STATE OF OHIO  
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 2022 BY James A. McGarry ON BEHALF OF WACO HISTORICAL SOCIETY, INC.

*Julie Lynn Morrison*  
NOTARY PUBLIC



JULIE LYNN MORRISON  
Notary Public  
State of Ohio  
My Comm. Expires  
December 19, 2026

## CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY COUNCIL THIS 2nd DAY OF MAY, 2022 BY ORDINANCE NO. 0-19-2022.

*Robyn W. Oda* MAYOR  
*[Signature]* PRESIDENT OF COUNCIL  
*Sue G. Knight* CLERK OF COUNCIL

## CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 2nd DAY OF MAY, 2022

*[Signature]*  
JILLIAN RHOADES, PE

## DRAINAGE

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

BEING A LOT SPLIT OF PART INLOT 9305, PART INLOT 9306 AND PART OF A 2.29-ACRE TRACT OF LAND OWNED BY WACO HISTORICAL SOCIETY, INC. IN DEED BOOK 676, PAGE 56, DEED BOOK 696, PAGE 944 AND DEED BOOK 789, PAGE 902.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629

4-29-2022  
DATE



PREPARED BY:  
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
12-27-2021  
DRAWN BY:  
RMF  
JOB NUMBER:  
MIATRO2003REPLAT  
SHEET NUMBER  
1 OF 1

| LINE | BEARING     | DIST.  |
|------|-------------|--------|
| L1   | S00°36'12"W | 49.87' |
| L2   | N88°41'26"E | 33.02' |

SURVEY REFERENCE  
LAND SURVEY 17, PAGE 131  
LOT SURVEY 24, PAGE 96  
REC. P.B. 19, PG. 26  
REC. P.B. 20, PG. 94  
REC. P.B. 22, PG. 30  
REC. P.B. 29, PG. 30

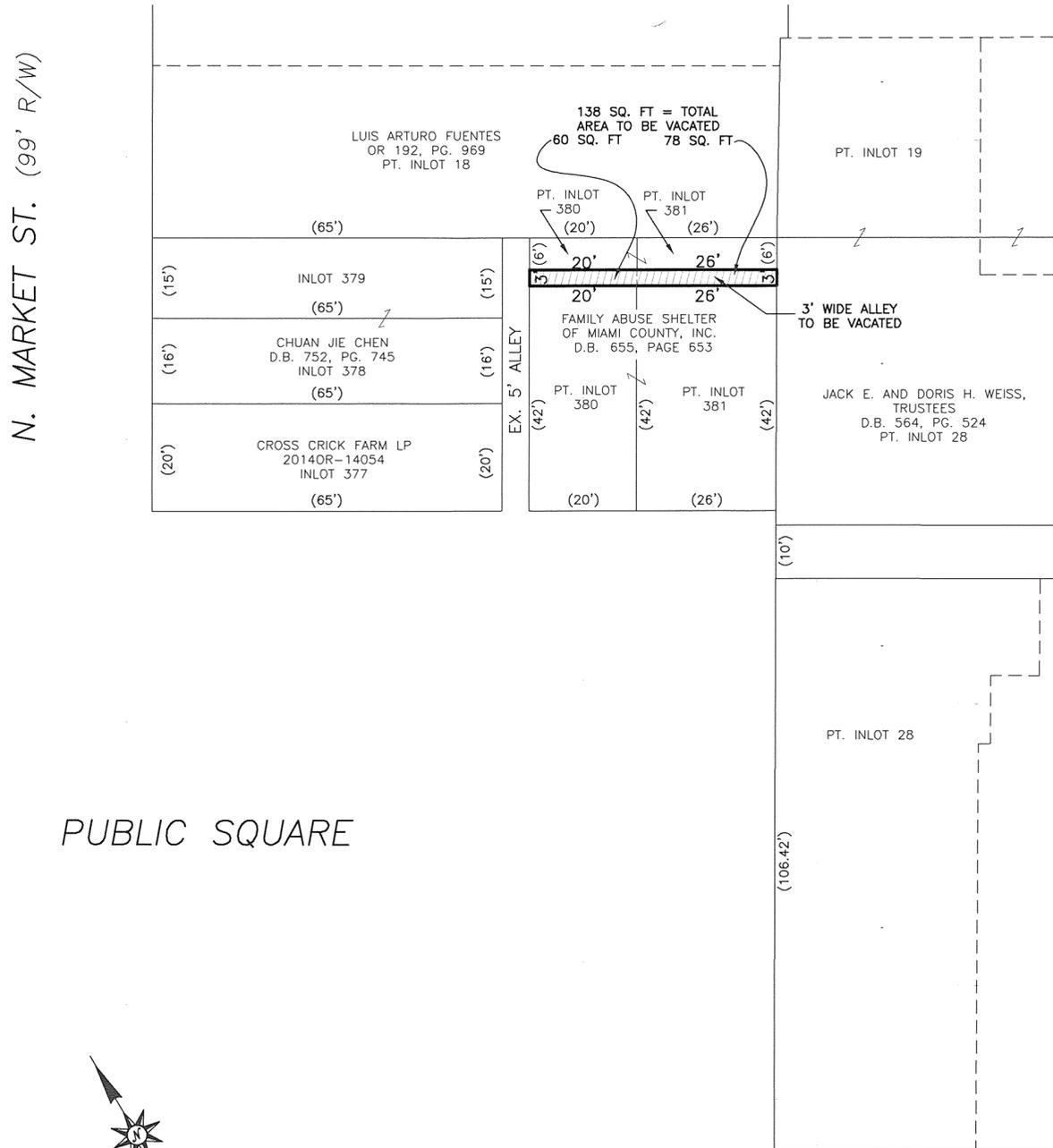
65.598 PARENT TRACT TOTAL ACRES  
-2.500 ACRES  
-1.500 ACRES  
-1.250 ACRES  
-1.250 ACRES  
59.098 ACRES REMAINING

58.051 AC. REMAINING

# CITY OF TROY, MIAMI COUNTY, OHIO ALLEY VACATION

PLAT BOOK VOLUME 29, PAGE 60  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00021  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/04/2022 03:15:11 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1



FEE \$43.20  
 \_\_\_\_\_  
 MIAMI COUNTY RECORDER  
 \_\_\_\_\_  
 DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED May 4th, 2022.  
 \_\_\_\_\_  
 MATTHEW W. GEARHAULT  
 MIAMI COUNTY AUDITOR  
 \_\_\_\_\_  
 KINDIA OLIGN  
 DEPUTY AUDITOR

**CITY OF TROY PLANNING COMMISSION:**

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF April, 2022. THIS PLAT OF THE ALLEY VACATION WAS REVIEWED AND APPROVED.

\_\_\_\_\_ Oliver M. Brown  
 CHAIRMAN  
 \_\_\_\_\_ Sue L. Knight  
 SECRETARY

**CITY OF TROY COUNCIL:**

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF May, 2022. THIS PLAT OF THE ALLEY VACATION WAS APPROVED BY ORDINANCE 0-21-2022, EFFECTIVE 5-2, 2022.

\_\_\_\_\_ Robert J. Oda  
 MAYOR  
 \_\_\_\_\_ John J. Brumbaugh  
 PRESIDENT OF COUNCIL  
 \_\_\_\_\_ Sue L. Knight  
 CLERK OF COUNCIL

**REFERENCES:**

- LAND SURVEYS:**  
 AS REFERENCED HEREON
- RECORD PLATS:**  
 VOLUME 1, PAGE 2  
 AND AS REFERENCED HEREON
- LOT SURVEYS:**  
 VOLUME 21, PAGE 60  
 VOLUME 20, PAGE 135  
 VOLUME 16, PAGE 122  
 VOLUME 14, PAGE 192  
 VOLUME 8, PAGE 47  
 VOLUME 3, PAGE 122  
 AND AS REFERENCED HEREON

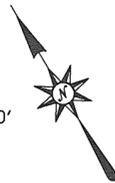
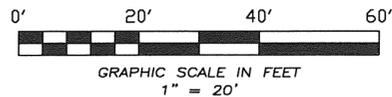
**CERTIFICATE OF SURVEYOR:**

I HEREBY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING CERTIFY THAT THIS PLAT TO BE CORRECT AS SHOWN HEREON.

**DEEDS:**

DEED BOOK 1, PAGE 9, 10, & 11  
 AND AS REFERENCED HEREON

PUBLIC SQUARE



| LEGEND: |                               |
|---------|-------------------------------|
|         | PROPOSED VACATION BOUNDARY    |
|         | INLOT LINE                    |
|         | SPLIT LOT LINE                |
|         | AREA TO BE VACATED            |
| ( )     | REFERENCED DISTANCE OF RECORD |

**DESCRIPTION**  
 BEING A VACATION OF A 3 FOOT ALLEY WITHIN  
 PT. INLOT 380 & PT. INLOT 381

E. MAIN ST. (99' R/W)

STATE OF OHIO  
 JOHN J. BRUMBAUGH  
 S-8218  
 REGISTERED  
 PROFESSIONAL SURVEYOR  
 \_\_\_\_\_  
 JOHN J. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

PREPARED BY:  
**BRUMBAUGH  
 ENGINEERING &  
 SURVEYING, LLC**  
 2270 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 PHONE (937) 698-3000  
 FAX (937) 698-3928  
 EMAIL: John@BES-Engineer.com

# FAMILY ABUSE SHELTER REPLAT

CITY OF TROY, MIAMI COUNTY, OHIO  
PT I.L. 380, PT I.L. 381 & VACATED ALLEY

## DESCRIPTION

BEING A REPLAT OF PT. INLOTS 380 AND 381 AS ACQUIRED BY FAMILY ABUSE SHELTER OF MIAMI COUNTY, INC. IN DEED BOOK 655, PAGE 653 AND A 3' WIDE VACATED ALLEY PER ORDINANCE # 0-21-2022 LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

PLAT BOOK VOLUME 29, PAGE 61  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

TRANSFERRED THIS 4<sup>th</sup> DAY OF May, 2022  
RECEIVED FOR RECORD THIS 4 DAY OF May, 2022 AT MIAMI COUNTY RECORDER'S OFFICE

Matthew W. Gearhardt  
MIAMI COUNTY AUDITOR

Kindia Olin  
DEPUTY AUDITOR

Jessica A Lopez  
MIAMI COUNTY RECORDER

Jessica A Lopez  
DEPUTY RECORDER

FILE NO. 2022P-00022 FEE 43.00

**CITY ENGINEER'S APPROVAL:**

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY CITY ENGINEER THIS 27<sup>th</sup> DAY OF April, 2022.

Jillian Rhoades  
CITY ENGINEER

**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS & LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 26 DAY OF April, 2022.

Lins Wolf  
WITNESS

Executive Director  
TITLE

**ACKNOWLEDGEMENT**

STATE OF OHIO - COUNTY OF MIAMI

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY CITY, OHIO, THIS 26 DAY OF April, 2022.

Bradley Wick  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/2024

**REFERENCES:**

**LAND SURVEYS:**  
AS REFERENCED HEREON

**RECORD PLATS:**  
VOLUME 1, PAGE 2  
AND AS REFERENCED HEREON

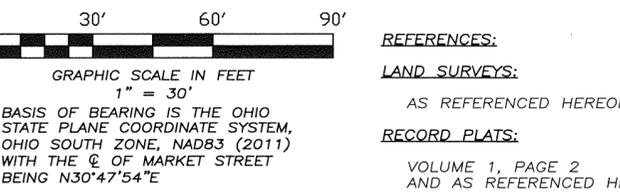
**LOT SURVEYS:**  
VOLUME 21, PAGE 60  
VOLUME 20, PAGE 135  
VOLUME 16, PAGE 122  
VOLUME 14, PAGE 192  
VOLUME 8, PAGE 47  
VOLUME 3, PAGE 122  
AND AS REFERENCED HEREON

**DEEDS:**  
DEED BOOK 1, PAGE 9, 10, & 11  
AND AS REFERENCED HEREON

**CERTIFICATE OF SURVEYOR:**

I HEREBY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN MARCH, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Bernard D. Kienow Jr.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #7456

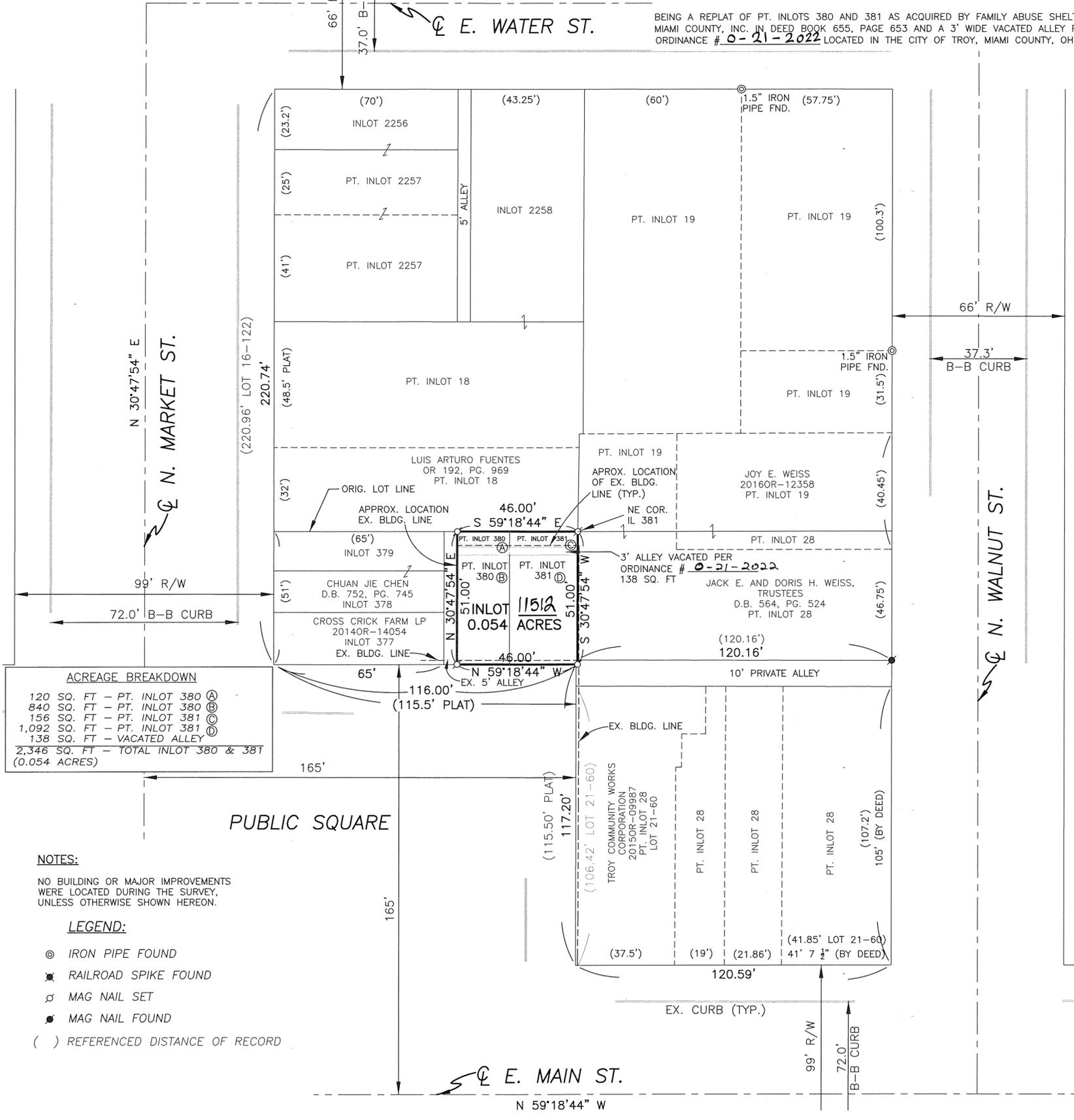


**NOTES:**

NO BUILDING OR MAJOR IMPROVEMENTS WERE LOCATED DURING THE SURVEY, UNLESS OTHERWISE SHOWN HEREON.

**LEGEND:**

- ⊙ IRON PIPE FOUND
- ✱ RAILROAD SPIKE FOUND
- ⊕ MAG NAIL SET
- MAG NAIL FOUND
- ( ) REFERENCED DISTANCE OF RECORD



PREPARED BY:  
**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

Bernard D. Kienow Jr.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #7456

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

# ANNEXATION TO THE CITY OF TROY

1 TOWN      10 RANGE      18 SECTION      STAUNTON TOWNSHIP      TROY CITY      MIAMI COUNTY      OHIO STATE

**0.652 ACRE**

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00023  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/06/2022 03:43:40 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

**MIAMI COUNTY ENGINEER**

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 16<sup>th</sup> DAY OF July, 2021.

Paul P. Thulshamp  
MIAMI COUNTY ENGINEER

**MIAMI COUNTY COMMISSIONERS**

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 16<sup>th</sup> DAY OF November, 2021.

Gregory A. Simmons  
GREGORY A. SIMMONS

Ted S. Mercer  
TED S. MERCER

Wade H. Westfall  
WADE H. WESTFALL

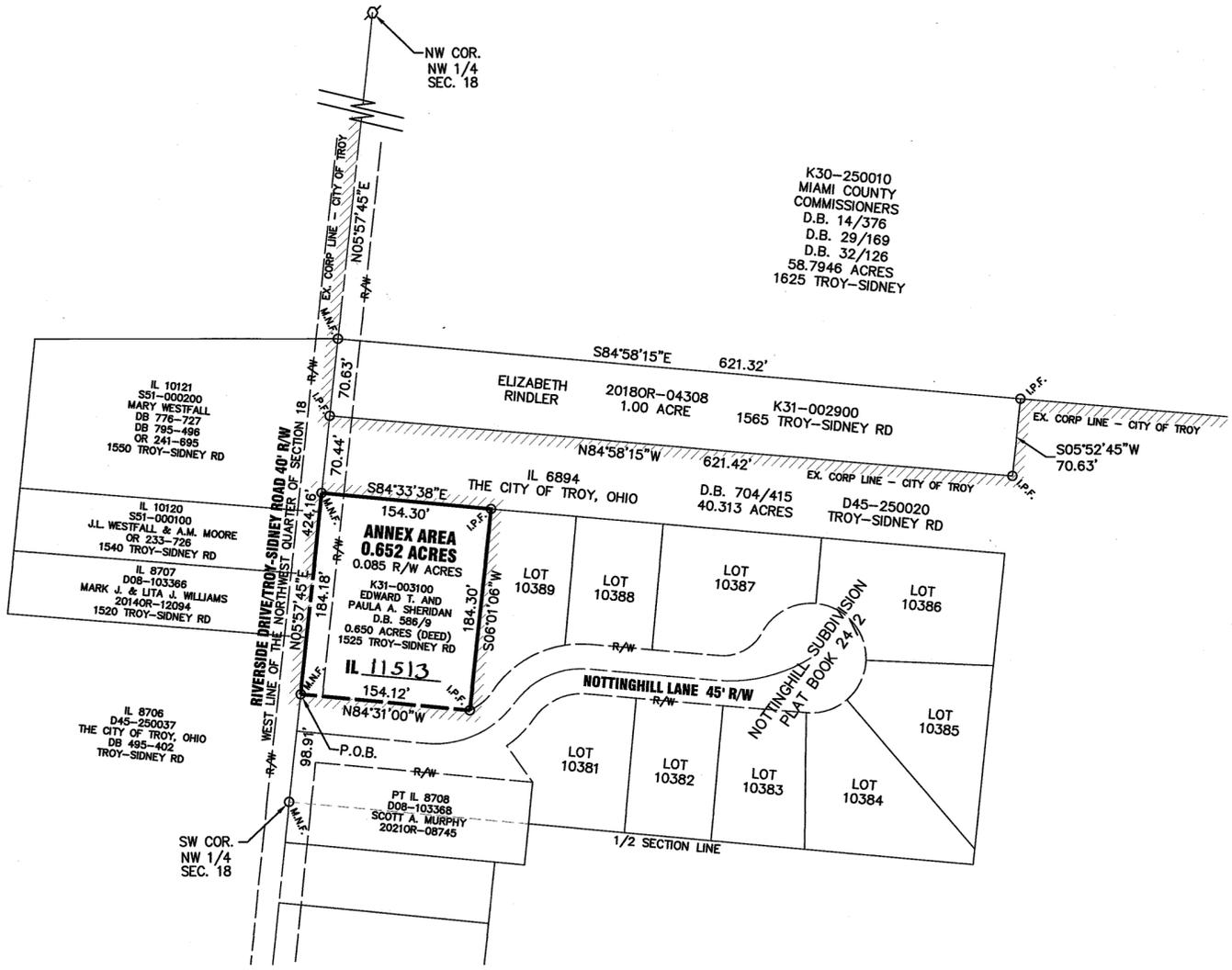
**CITY OF TROY COUNCIL**

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD  
THIS 22<sup>nd</sup> DAY OF Feb, 2022 THIS PLAT WAS  
APPROVED BY ORDINANCE NO. 0-5-2022 EFFECTIVE 3-24, 2022

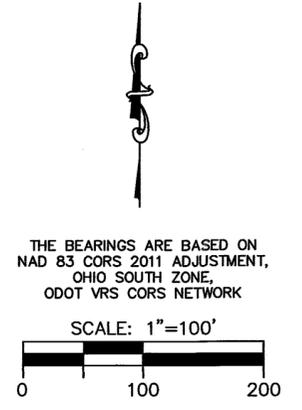
Robin J. Oda  
MAYOR

Will J. ...  
PRESIDENT OF COUNCIL

Sue L. Knight  
CLERK OF COUNCIL



FEE \$ 43.20  
Jessica A. Lopez MIAMI COUNTY RECORDER  
Matthew J. Gearhart BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 6, 2022  
Joyce Grillitt BY DEPUTY AUDITOR



THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT,  
OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK

**LEGEND**

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⚡ RAILROAD SPIKE FOUND
- EXISTING CORP. LIMITS

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN MARCH, 2021. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

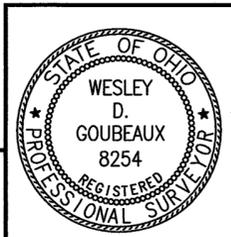
**OWNERS CHART**

|       |                                     |              |            |                 |
|-------|-------------------------------------|--------------|------------|-----------------|
| 10389 | JOHN R. & TAMARA K. SHELLHAAS       | 20140R-09916 | D08-106070 | 203 NOTTINGHILL |
| 10388 | ANDREW T. & TRISH K. RIESS          | 20190R-10399 | D08-106068 | 205 NOTTINGHILL |
| 10387 | MICHAEL S. SR. & MELINDA L. SCHULTZ | O.R. 443/993 | D08-106066 | 207 NOTTINGHILL |
| 10386 | JAMES R. & JULIANNE P. THOMPSON     | O.R. 435/409 | D08-106064 | 209 NOTTINGHILL |
| 10385 | JEFFREY S. & ANGELA L. SCHULTZ      | 20150R-12053 | D08-106062 | 212 NOTTINGHILL |
| 10384 | KEITH D. & JANEL HOWERY RANLY       | O.R. 440/93  | D08-106060 | 210 NOTTINGHILL |
| 10383 | JOHN A. & BARBARA E. WILSON         | 20150R-9202  | D08-106058 | 208 NOTTINGHILL |
| 10382 | JOSEPHINE CAROL SCOTT               | O.R. 503/125 | D08-106056 | 206 NOTTINGHILL |
| 10381 | ERIC J. & TERESA J. HERMAN          | O.R. 457/915 | D08-106054 | 202 NOTTINGHILL |

**SURVEY REFERENCES**

- LAND SURVEY 4 PG. 86
- LAND SURVEY 4 PG. 198
- LAND SURVEY 26 PG. 95
- REC. P.B. 5 PG. 1
- REC. P.B. 12 PG. 143
- REC. P.B. 18 PG. 89
- REC. P.B. 24 PG. 2

Wesley D. Goubeaux  
WESLEY D. GOUBEAUX, P.S. #8254      7/15/2021 DATE



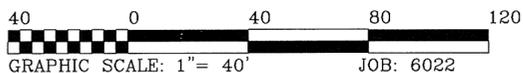
PREPARED BY:  
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

DATE: 03-19-2021  
DRAWN BY: MPL  
JOB NUMBER: MIATRO2001  
SHEET NUMBER: 1 OF 1

North



BEARINGS BASED ON THE WEST LINE OF 16' PUBLIC ALLEY (S 06°18'00"W) AS SHOWN ON RECORDED LOT SURVEY VOLUME 22, PAGE 86 OF THE MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS.



204, 205 & 206 6 M.R.S FLETCHER MIAMI OHIO  
INLOT RANGE CORPORATION COUNTY STATE

VOLUME 29 ,PAGE 43.  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Monument Legend

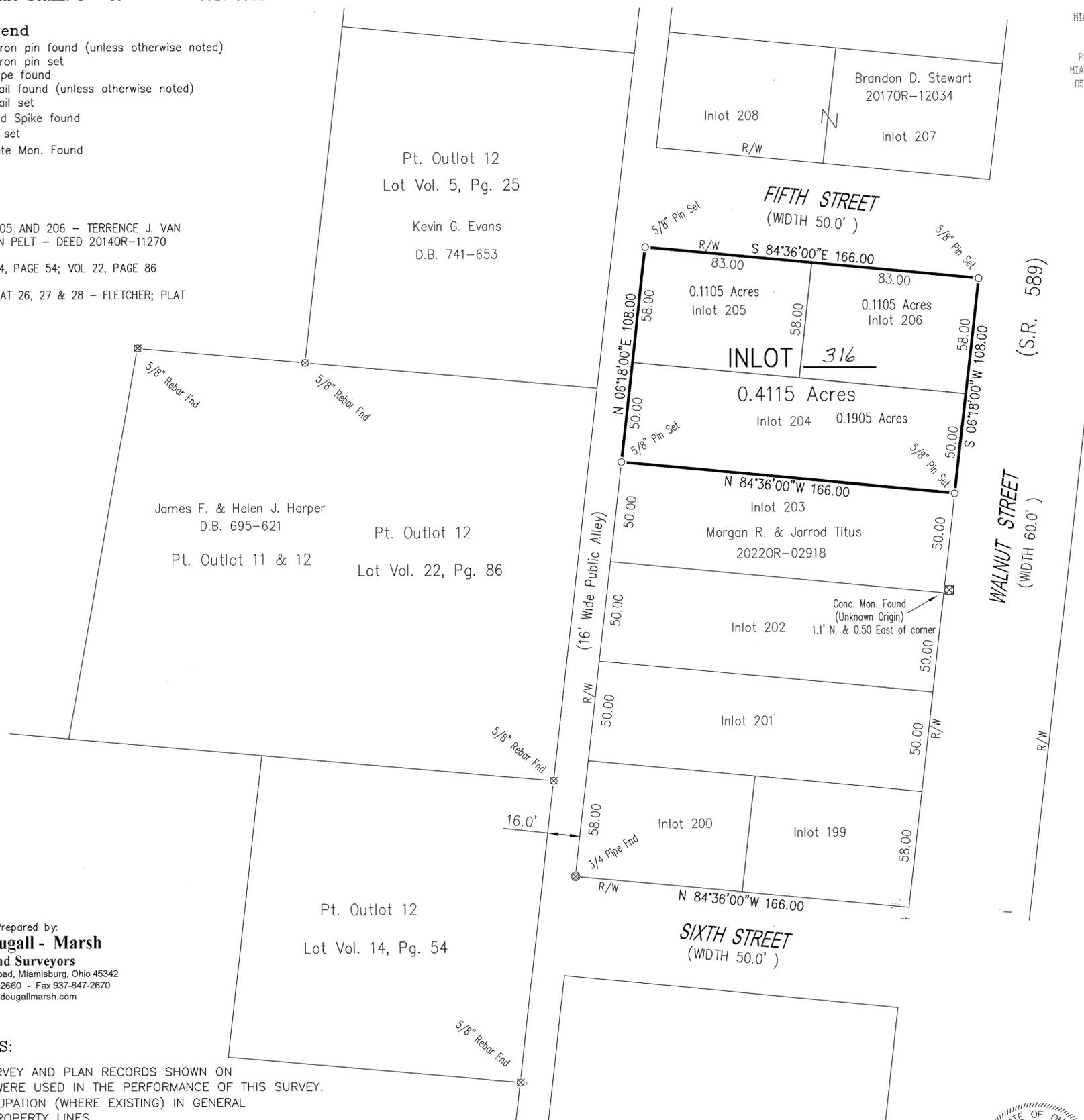
- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- × Indicates Scribe set
- ⊗ Indicates Concrete Mon. Found

REFERENCES:

DEED: INLOTS 204, 205 AND 206 - TERRENCE J. VAN PELT & CAROL A VAN PELT - DEED 20140R-11270

LOT SURVEYS: VOL. 14, PAGE 54; VOL 22, PAGE 86

TAX MAP BOOKS - PLAT 26, 27 & 28 - FLETCHER; PLAT 30 BROWN TWP.



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00024  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/10/2022 09:51:20 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20

Jessica Lopez  
MIAMI COUNTY RECORDER

Kelly Hegemier  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED ON THIS 10<sup>th</sup> DAY OF May, 2022.

Joyce Guillot  
DEPUTY AUDITOR

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

APPROVAL OF THE VILLAGE OF FLETCHER  
THIS REPLAT WAS ACCEPTED AND APPROVED BY THE VILLAGE OF FLETCHER, OHIO,  
THIS 9<sup>th</sup> day of May, 2022

[Signature]  
MAYOR

[Signature]  
PRESIDENT OF COUNCIL

VAN PELT PLAT

DESCRIPTION:

BEING A REPLAT OF INLOTS 204, 205 AND 206 AS CONVEYED TO TERRENCE J. VAN PELT AND CAROL A. VAN PELT BY DEED INSTRUMENT 20140R-11270 OF THE DEED RECORDS OF THE MIAMI COUNTY RECORDER'S OFFICE.

SIGNED AND ACKNOWLEDGED:

OWNERS OF INLOTS 204, 205 AND 206

Linda S. Good  
WITNESS

[Signature]  
TERRENCE J. VAN PELT

Destine Willy  
WITNESS

Carol A. Van Pelt  
CAROL A. VAN PELT

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 7<sup>th</sup> DAY OF May, 2022 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, Carol + Terrence Van Pelt WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

[Signature]  
NOTARY PUBLIC



JASON SUTHERLAND, Notary Public  
in and for the State of Ohio  
My Commission Expires March 1, 2023

COVINGTON SAVINGS & LOAN ASSOCIATION  
LIENHOLDER ACKNOWLEDGEMENT:

OUTLOT 204, 205 AND 206 LIENHOLDER:

Linda S. Good  
WITNESS

Darlene S. Angle  
SIGNATURE -

Destine Willy  
WITNESS

Darlene S. Angle  
PRINTED NAME

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 7<sup>th</sup> DAY OF May, 2022 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, Darlene Angle WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

[Signature]  
NOTARY PUBLIC



JASON SUTHERLAND, Notary Public  
in and for the State of Ohio  
My Commission Expires March 1, 2023

Prepared by:  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660 - Fax 937-847-2670  
www.mcdougallmarsh.com

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

McDougall - Marsh Land Surveyors

BY: Thomas K. Marsh  
THOMAS K. MARSH, P.S. No. 7735

DATE: April 25, 2022



# ANNEXATION OF TERRITORY TO THE CITY OF TROY

## CONCORD TOWNSHIP, MIAMI COUNTY, OHIO SECTION 13, TOWN 7, RANGE 5

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00025  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 05/23/2022 02:14:39 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

FEE \$ **43.20**

*Jessica Lopez*  
 MIAMI COUNTY RECORDER  
*Amy Dillon*  
 BY DEPUTY RECORDER

### MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED  
 THIS 23rd DAY OF May, 2022.

*Matthew W. Gearhardt*  
 MIAMI COUNTY AUDITOR  
*Kiudra Olson*  
 BY DEPUTY AUDITOR

### DESCRIPTION

BEING A TOTAL OF 2.000 ACRES, AS SHOWN  
 IN VOLUME 60, PAGE 72, MIAMI COUNTY  
 ENGINEER'S LAND SURVEY RECORDS, AS  
 ACQUIRED BY NICHOLAS N. CANFARELLI, IN  
 DOCUMENT 2021OR-03736, MIAMI COUNTY  
 RECORDER'S DEED RECORDS, LOCATED IN  
 SECTION 13, TOWN 7, RANGE 5 IN CONCORD  
 TOWNSHIP, MIAMI COUNTY, OHIO.

### REFERENCES

MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS:  
 VOLUME 60, PAGE 72

### LEGEND

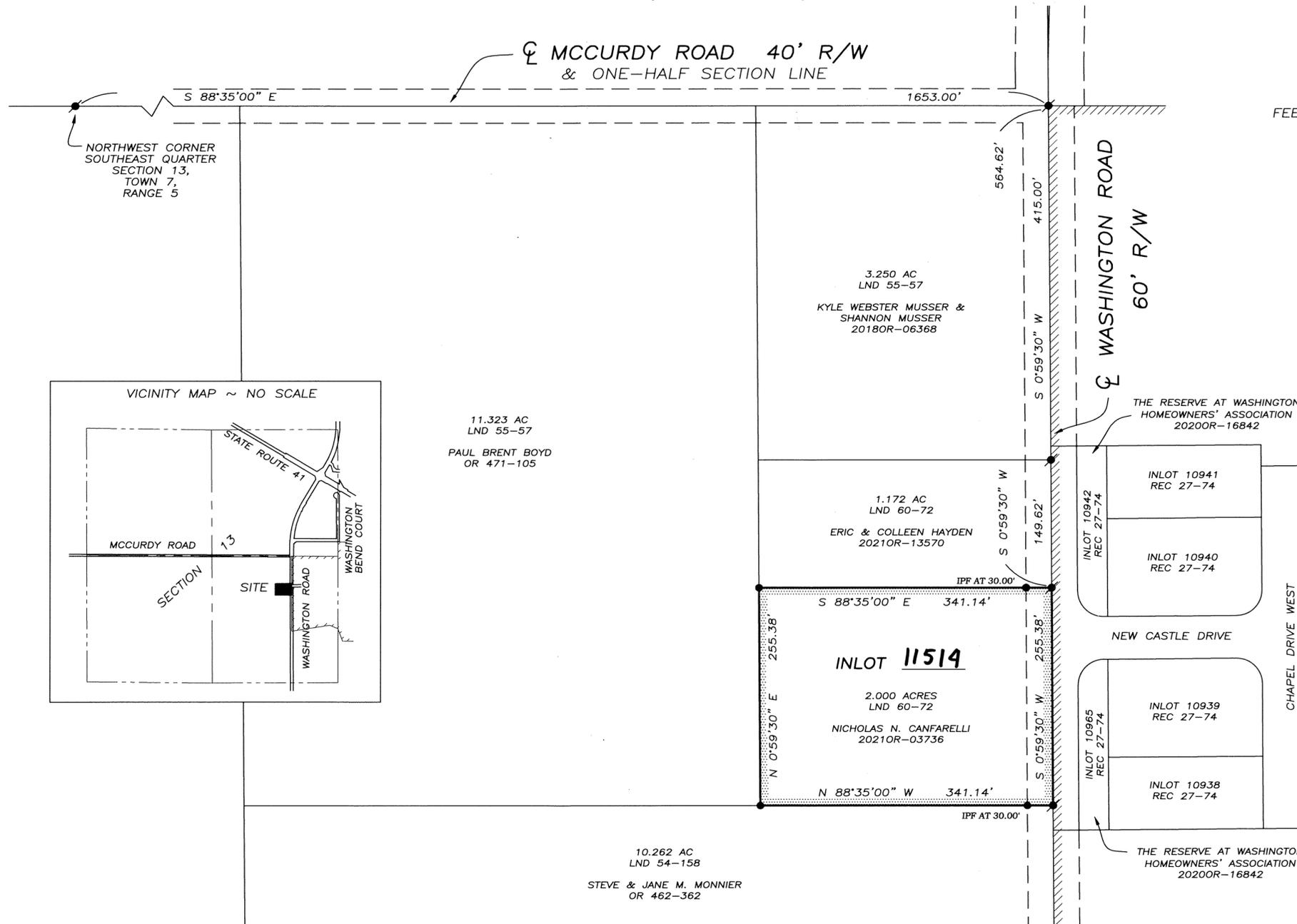
- IRON PIN FOUND
- ⊗ MAG NAIL / P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- STONE FOUND
- ▲ CONCRETE POST FOUND

/////// EXISTING CORPORATION LINE  
 - - - - - PROPOSED CORPORATION LINE

### CERTIFICATION

THIS ANNEXATION PLAT PREPARED  
 FROM MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS AND A  
 FIELD INSPECTION. I CERTIFY THIS  
 PLAT TO BE CORRECT AS SHOWN  
 HEREON.

*Neil E. Teaford, P.S.*  
 NEIL E. TEAFORD, P.S.



### MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED  
 THIS 1st DAY OF December 2021.

*Paul P. Huelskamp*  
 PAUL P. HUELSKAMP, PE, PS

### MIAMI COUNTY COMMISSIONERS

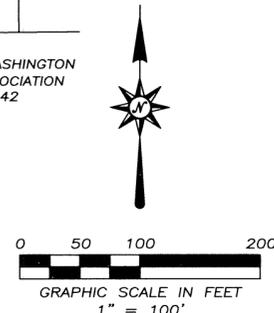
AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS  
 THE ANNEXATION OF THIS AREA WAS APPROVED THIS  
30th DAY OF November, 2021. BY RESOLUTION  
 NO. 21-11-1606

*Gregory A. Simmons (Absent)*  
 GREGORY A. SIMMONS  
*Ted S. Mercer*  
 TED S. MERCER  
*Waide H. Westfall*  
 WAIDE H. WESTFALL

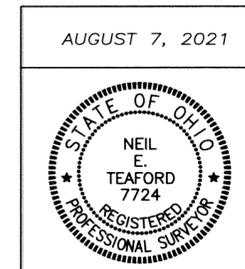
### CITY OF TROY

THIS ANNEXATION ACCEPTED AND APPROVED BY  
 THE COUNCIL OF THE CITY OF TROY THIS  
22nd DAY OF Feb., 2022. BY  
 ORDINANCE # 0-4-2022

*Robin J. Oda*  
 MAYOR  
*Bill [Signature]*  
 PRESIDENT  
*Sue J. Knight*  
 CLERK



ANNEXATION PROCEEDINGS RECORDED IN  
 DOCUMENT 2022OR-08115,  
 MIAMI COUNTY RECORDER'S RECORDS.



ANNEXATION PLAT FOR NICHOLAS CANFARELLI  
 IN MIAMI COUNTY, OHIO

Prepared By:  
**NEIL E. TEAFORD**  
 5260 TROY-URBANA ROAD  
 CASSTOWN, OHIO 45312  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR # 7724

# ANNEXATION TO THE CITY OF TROY, OHIO

Volume 29 Page 65  
Miami County Recorder's  
Plat Records

5 TOWN 6E RANGE 30 NW 1/4 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00026  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/01/2022 03:53:42 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

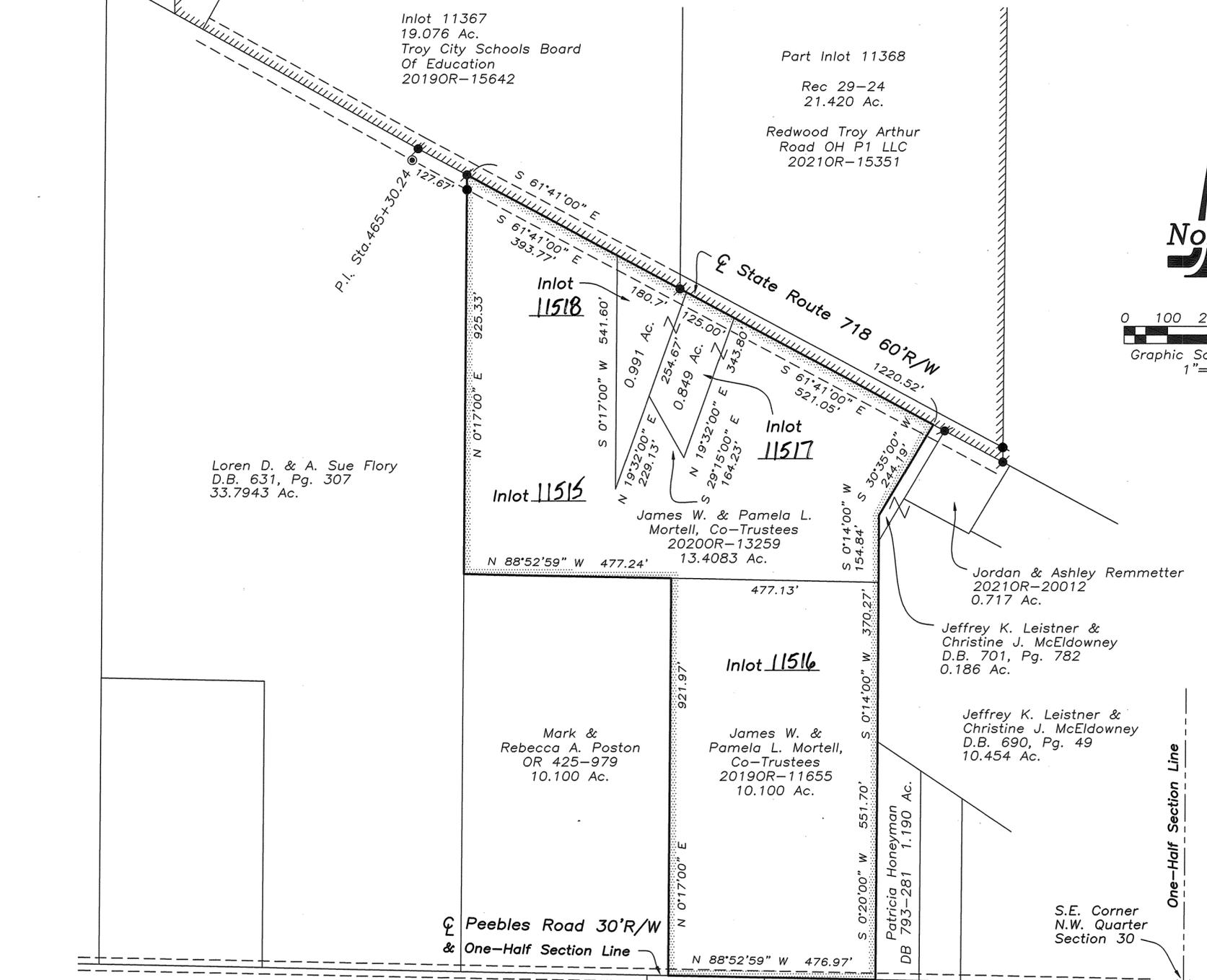
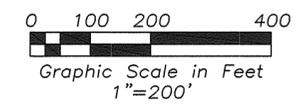
FEE: 43.20

Jessica Lopez BY: Jain Hansen  
MIAMI CO. RECORDER DEPUTY

See Annexation Proceedings Recorded in  
Official Record 2022OR-08600

APPROVED AND TRANSFERRED WITH LOT NUMBERS  
ASSIGNED THIS 12 DAY OF June, 2022

Matthew W. Gearhardt BY: Nindy Dorel  
MIAMI CO. AUDITOR DEPUTY



### Approval by the Miami County Commissioners

The annexation of the foregoing area to the City of Troy was reviewed and approved by the Miami County Commissioners this 17th day of February, 2022

Gregory A. Simmons Commissioner  
Ted S. Mercer Commissioner  
Wade H. Westfall Commissioner

### Approval by the Miami County Engineer

This annexation was reviewed and approved by the Miami County Engineer this 30th day of November, 2021

Paul P. Huelskamp  
Paul P. Huelskamp  
Miami County Engineer

### City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this 2nd day of MAY, 2022, this plat was approved by Ordinance No. 0-25-2022 effective June 1, 2022

Robin S. Oda Mayor  
Wade H. Westfall President of Council

Suz D. Knight  
Clerk of Council

Annexation map of Mortell property

### Legend

- Iron Pin Found
- Mag Nail Found
- Mag Nail Found
- ⊗ Mag Spike Found
- ⊙ Monument Found

===== Proposed Corporation Line  
----- Existing Corporation Line

### References

Miami County Engineer's Record of Land Surveys: Volume 45, Page 73  
Basis of Bearings Volume 49, Page 135  
Volume 59, Page 127  
Miami County Recorder's Records: Plat Book 28, Page 51  
Plat Book 29, Page 24

Area to be Annexed:  
13.4083 Ac.  
0.991 Ac.  
0.849 Ac.  
10.100 Ac.  
25.3483 Ac. Total

This Annexation Plat prepared from a field survey performed as filed in Land Survey Vol. 45, Pg. 73  
Surveyor Certification:  
I hereby certify this annexation plat to be a true and correct representation as compiled from existing records and a field survey.



Michael W. Cozatt 11/26/21  
MICHAEL W. COZATT  
P.S. #6001

PREPARED BY:  
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St., Suite 1100 Troy, OH 45373  
Job No. (937) 339-2921  
January 4, 2021, Rev. Oct. 19, 2021

# REPLAT OF LOT 8 AND LOT 13 OF MERRIMONT HILLS, PHASE ONE

VOLUME 29, PAGE 66  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

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

BEING A REPLAT OF LOT 8 AND LOT 13 OF MERRIMONT HILLS, PHASE ONE RECORDED IN PLAT BOOK 27, PAGE 48.

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00027  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/03/2022 12:27:50 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

## MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 2<sup>nd</sup> DAY OF June, 2022.

Ted S. Mercer  
TED S. MERCER  
Waide H. Westfall  
WAIDE H. WESTFALL  
Gregory A. Simmons  
GREGORY A. SIMMONS

FEE \$43.20

Jessica Lopez MIAMI COUNTY RECORDER  
Kelly Kaemler BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED June 3, 2022

Matthew W Gearhardt MIAMI COUNTY AUDITOR  
Joyce Grillo BY DEPUTY AUDITOR

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND

NEW STORM & SANITARY EASEMENT OVERTOP THE EXISTING GAS ESMT.

SURVEY REFERENCE  
REC. P.B. 21, PG. 106  
REC. P.B. 22, PG. 34  
REC. P.B. 27, PG. 48

ROBERT E. & KERRY H. CONARD  
OR 466-111

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK  
SCALE: 1"=60"  
0 30 60 120

## CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. FURTHERMORE, MICHAEL E. BURROWS AND AMANDA K.S. BURROWS, DEDICATE THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

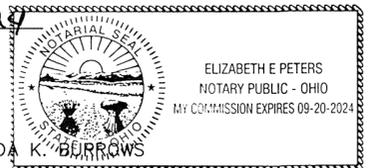
OWNER: MICHAEL E. BURROWS AMANDA K.S. BURROWS  
Michael E. Burrows SIGNATURE  
Amanda K.S. Burrows SIGNATURE

## ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MICHAEL E. BURROWS AND AMANDA K.S. BURROWS, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 24<sup>th</sup> DAY OF May, 2022.

NOTARY PUBLIC Elizabeth E. Peters  
MY COMMISSION EXPIRES: 9/20/2024

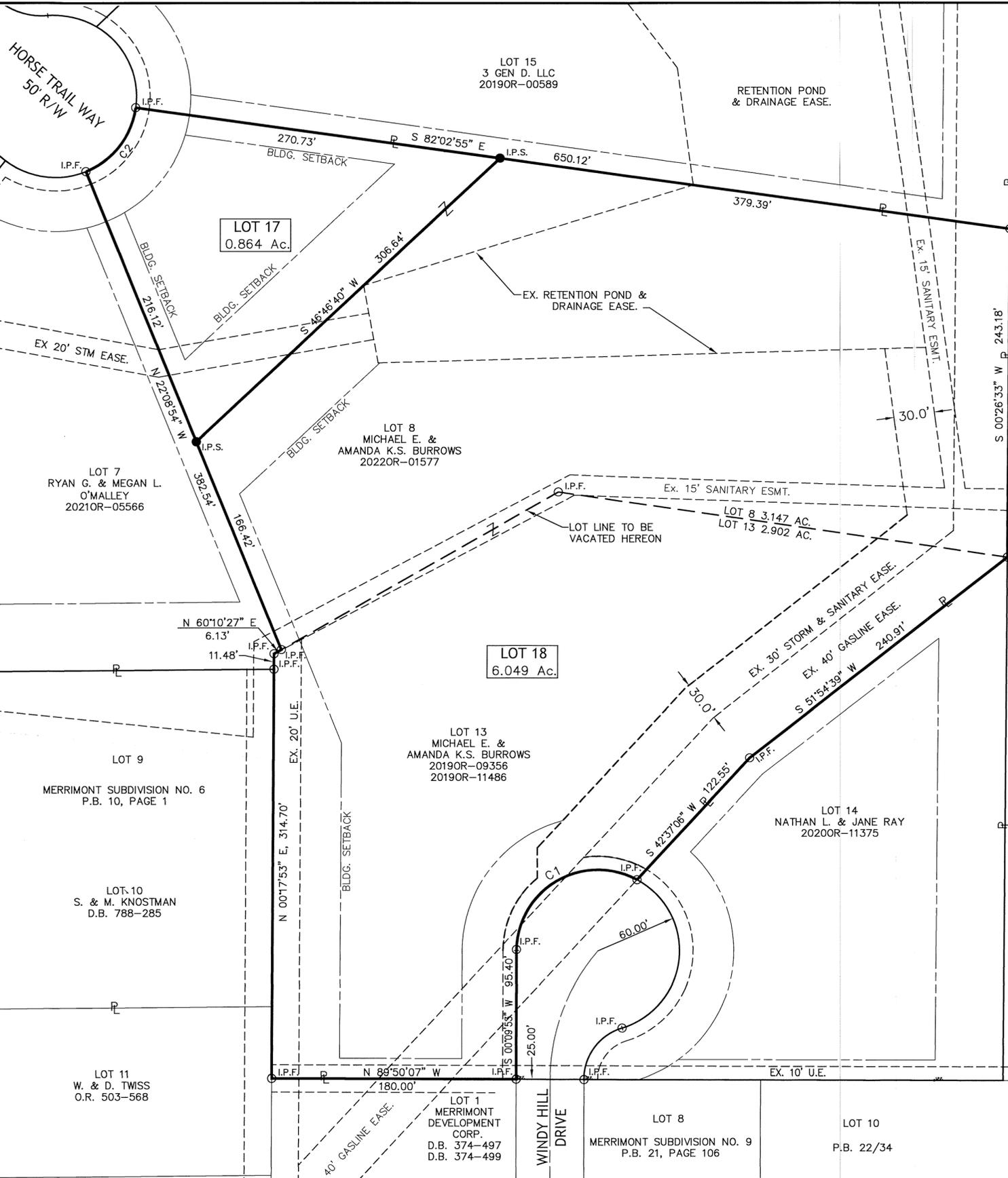
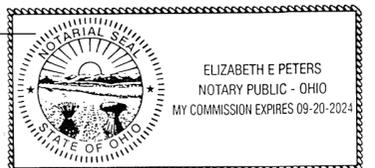


MORTGAGOR: MICHAEL E. BURROWS AND AMANDA K. BURROWS  
LENDER: MINSTER BANK RECORD: 2021OR-09291  
REPRESENTATIVE: Jerome A. Herbe

AUTHORIZED SIGNATURE Jerome A. Herbe

STATE OF OHIO, Miami COUNTY, SS  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF May, 2022, BY Elizabeth E. Peters OF MINSTER BANK.

NOTARY PUBLIC Elizabeth E. Peters



## MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 19<sup>th</sup> DAY OF April, 2022.

[Signature]  
CHAIRMAN  
[Signature]  
SECRETARY

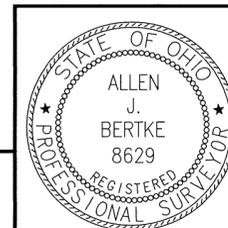
## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 22 DAY OF April, 2022.

[Signature]  
MIAMI COUNTY ENGINEER

| CURVE TABLE |        |         |            |         |             |
|-------------|--------|---------|------------|---------|-------------|
| CURVE       | RADIUS | LENGTH  | DELTA      | CH DIST | CH BEARING  |
| C1          | 60.00' | 123.95' | 118°22'02" | 103.06' | S59°20'54"W |
| C2          | 60.00' | 62.73'  | 59°54'00"  | 59.91'  | N37°54'06"E |

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629  
3-23-2022  
DATE



PREPARED BY:

**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 02-08-2022  
DRAWN BY: AJB  
JOB NUMBER: MIACON2110  
SHEET NUMBER: 1 OF 1

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 3.769 ACRES OF LAND, BEING INLOT NUMBERS 317 THROUGH 326 IN THE VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS CHERRY LANE, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENTS

UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: J AND A HOMES, LLC  
JASON A. LEVAN, MEMBER

WITNESS: JENNIFER LYN WYSONG-HEINBOKEL  
Notary Public, State of Ohio  
My Commission Expires: September 02, 2025

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 6 DAY OF June, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MEMBER, JASON LEVAN, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO Clark Co  
MY COMMISSION EXPIRES Sept 02 2025

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LIEN HOLDER  
EILEEN O'GRADY

WITNESS: JANE EILEY

COUNTY OF MACON, STATE OF NORTH CAROLINA

BE IT REMEMBERED THAT ON THIS 3 DAY OF June, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE LIEN HOLDER, EILEEN O'GRADY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO MACON COUNTY, NORTH CAROLINA  
MY COMMISSION EXPIRES 09/05/26

COUNTY OF MIAMI, STATE OF OHIO

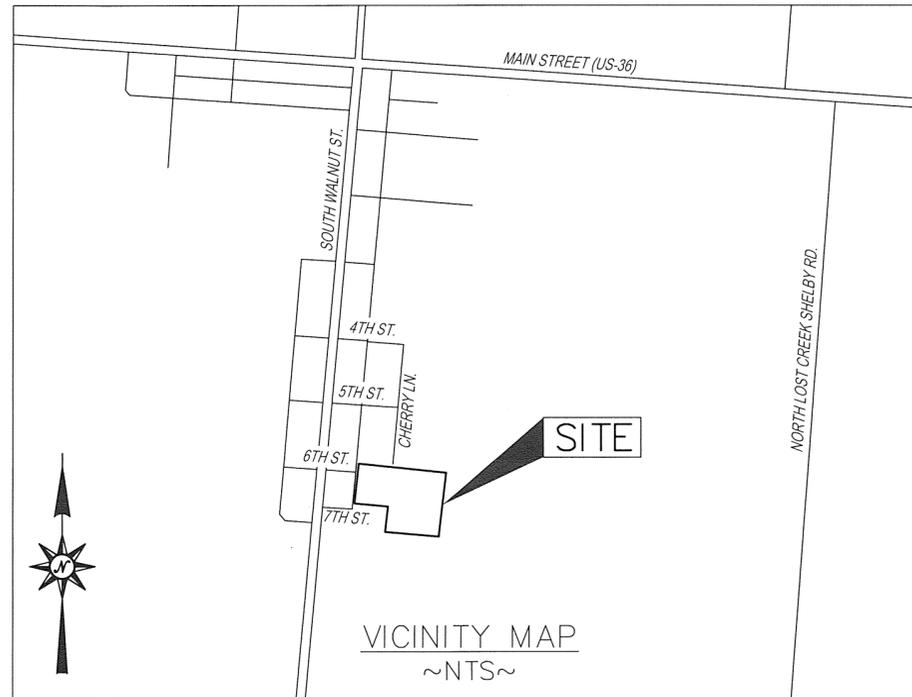
JASON LEVAN, MEMBER, J AND A HOMES LLC, BEING DULY SWORN THIS 6 DAY OF June, 2022 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

JASON LEVAN, MEMBER  
J AND A HOMES LLC

WITNESS: JENNIFER LYN WYSONG-HEINBOKEL  
Notary Public, State of Ohio  
My Commission Expires: September 02, 2025

CHERRY LANE SUBDIVISION

LOCATED IN  
OUTLOT 21 AND OUTLOT 22, VILLAGE OF FLETCHER  
MIAMI COUNTY, OHIO  
JUNE 1, 2022



DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 3.769 ACRES MORE OR LESS COMPRISED OF PART OUTLOT 21 & 22 ACQUIRED BY J&A HOMES LLC BY 2022OR-02126, THE MIAMI COUNTY RECORDER'S OFFICE, MIAMI COUNTY, OHIO.

ACREAGE SUMMARY  
3.228 ACRES IN LOTS  
0.541 ACRES IN RIGHT OF WAY

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 through C6.

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00028  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/13/2022 12:06:06 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 2

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Deputy: Matthew W. Gearhardt

TRANSFERRED ON THE 13 DAY OF June 2022

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
AUDITOR, MIAMI COUNTY, OHIO

Annette Duman  
BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE VILLAGE OF FLETCHER MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF CHERRY LANE SUBDIVISION, ON THE 6 DAY OF March 2022.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-2-2022

Mayor: Paul Reed  
President of Council: Julie M. Anderson  
Clerk of Council: Julie M. Anderson

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF FLETCHER, OHIO, HELD THE 21st DAY OF March 2022, THIS PLAT WAS REVIEWED AND APPROVED.

Chairperson: Paul Reed  
Secretary: Julie M. Anderson

CERTIFICATION: TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

John J. Brumbaugh  
JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218

DEVELOPER  
J&A HOMES LLC  
1400 TROY URBANA ROAD  
TROY, OHIO 45373

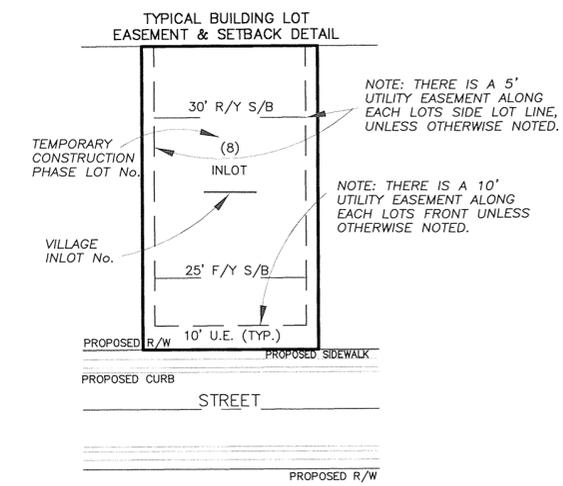
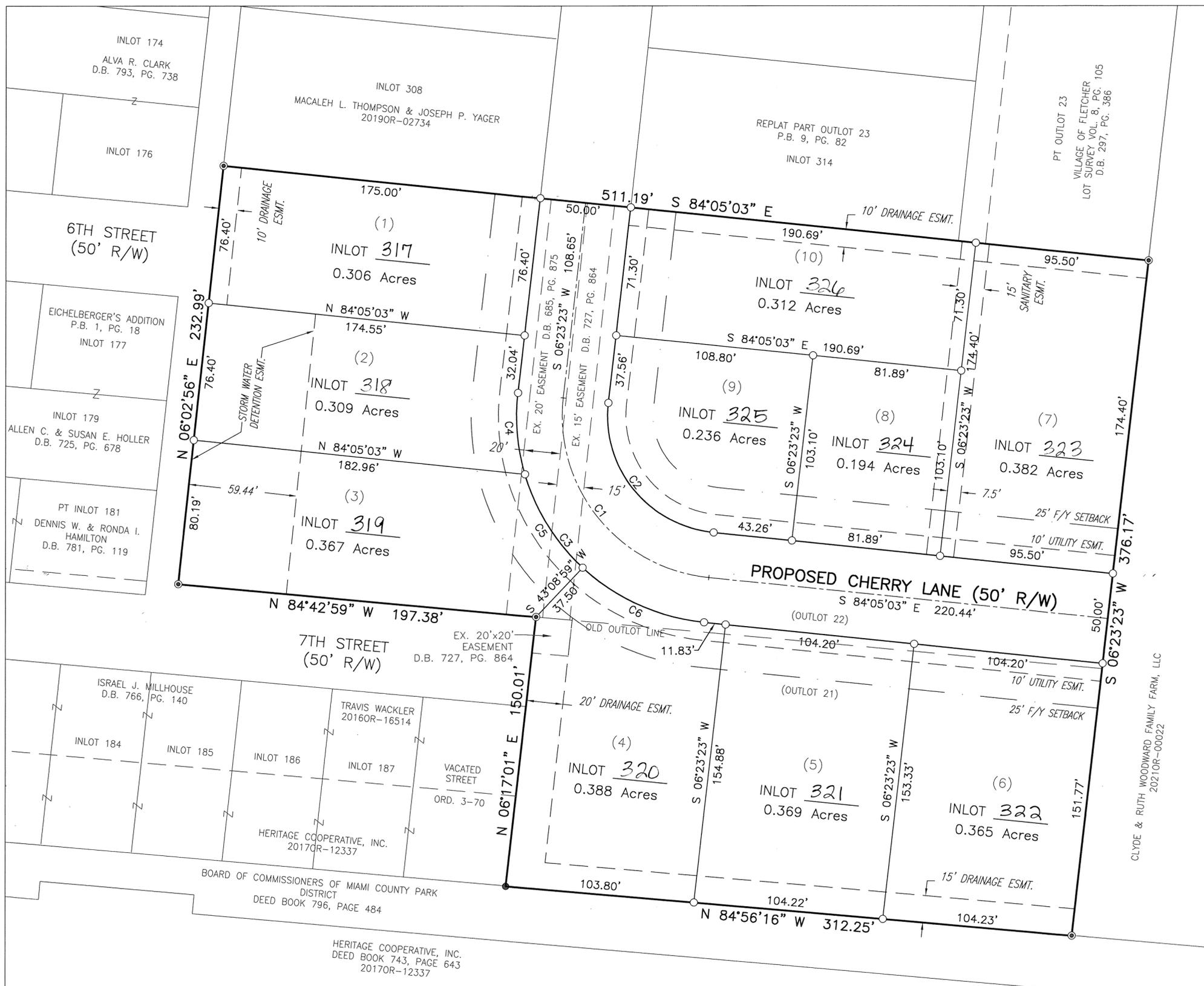
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

PREPARED BY:  
BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000  
PAGE 1 OF 2

# CHERRY LANE SUBDIVISION

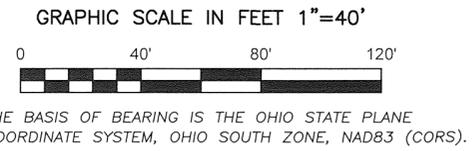
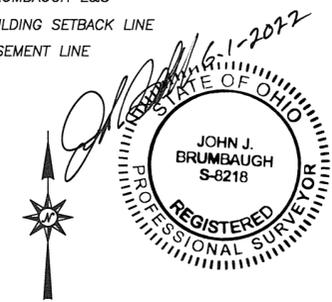
LOCATED IN  
 OUTLOT 21 AND OUTLOT 22, VILLAGE OF FLETCHER  
 MIAMI COUNTY, OHIO  
 3.769 ACRES  
 JUNE 1, 2022



FRONT YARD BUILDING SETBACK LINE: 25 FT.  
 REAR YARD BUILDING SETBACK LINE: 30 FT.  
 SIDE YARD BUILDING SETBACK LINE: 6 FT. WITH

SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED

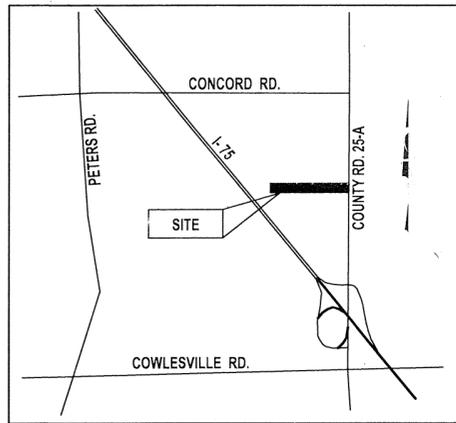
- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND
  - ⊙ 5/8" IRON PIN FOUND WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - BUILDING SETBACK LINE
  - - - EASEMENT LINE



2 WORKING DAYS  
 BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

PREPARED BY  
**BRUMBAUGH**  
**ENGINEERING &**  
**SURVEYING, LLC**

2270 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000  
 PAGE 2 OF 2



VICINITY MAP  
NOT TO SCALE

SURVEY REFERENCES

- RECORD PLAT VOLUME 19, PAGE 10
- RECORD PLAT VOLUME 20, PAGE 71-71A
- RECORD PLAT VOLUME 14, PAGE 28
- RECORD PLAT VOLUME 26, PAGE 93
- RECORD PLAT VOLUME 17, PAGE 73A
- LAND SURVEY VOLUME 45, PAGE 132
- DEED/COURT CASE REFERENCES
- 2018 OR - 15746
- 2018 OR - 15748
- 2019 OR - 14819
- 2014 OR - 07083
- 2014 OR - 11945
- 2012 OR - 16820
- 2014 OR - 11853

**ANNEXATION TO THE CITY OF TIPP CITY, OHIO  
2.2881 ACRES  
LOCATED IN  
MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 9, TOWN 4, RANGE 6 EAST  
JANUARY 11, 2022**

FEE # 43.70

VOLUME 29, PAGE 68  
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

**ANNEXATION PROCEEDINGS RECORDED  
AS INSTRUMENT 2022OR-04353**

MIAMI COUNTY RECORDER  
APPROVED AND TRANSFERRED June 15<sup>th</sup>  
2022.

*Jessica A Lopez*  
MIAMI COUNTY RECORDER

*Shirley Pence*  
BY DEPUTY RECORDER

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00029  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/15/2022 09:49:35 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED  
THIS 17 DAY OF February, 2022.

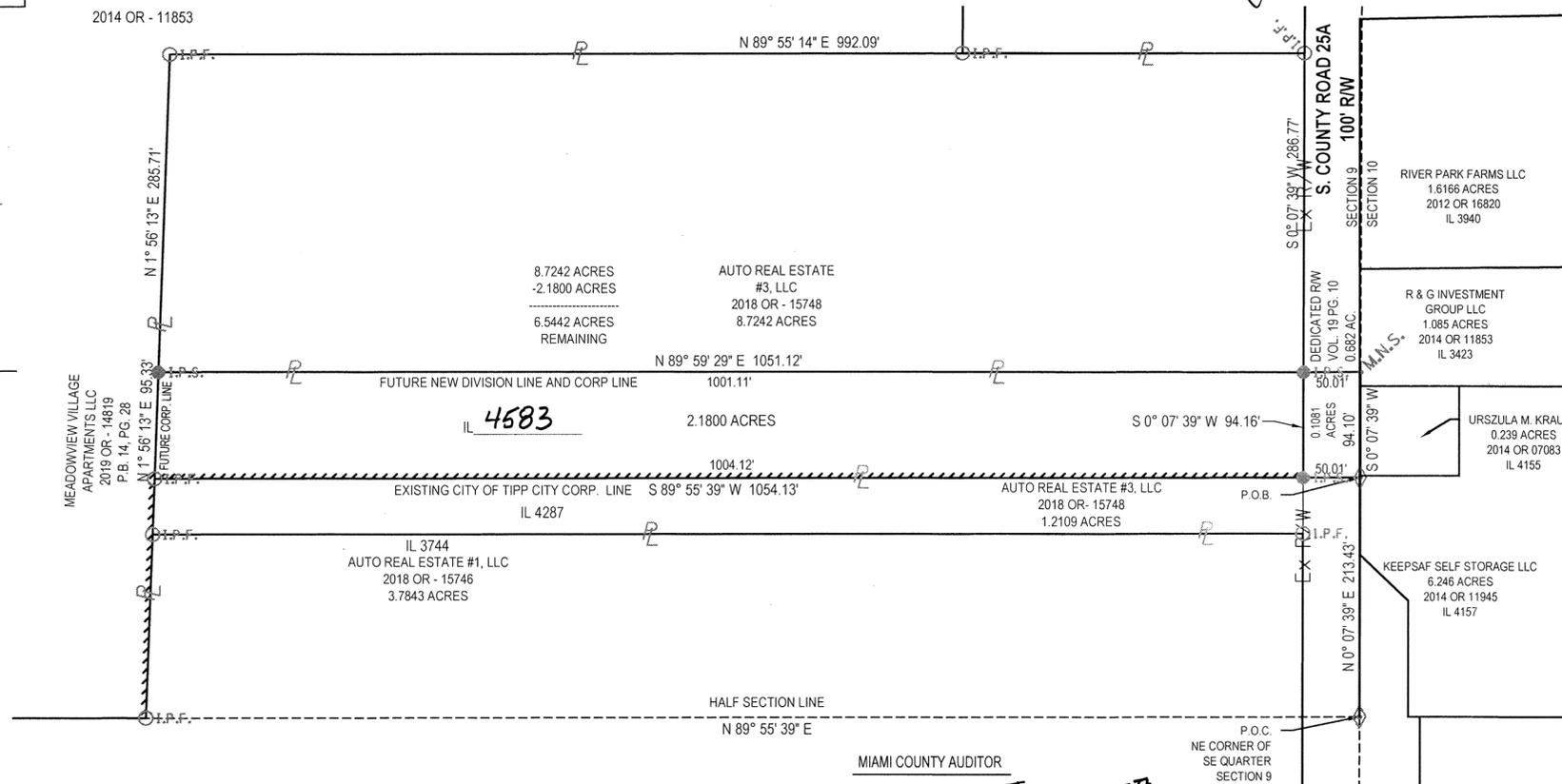
*Paul P. Hulsmeier*  
MIAMI COUNTY ENGINEER

APPROVAL BY THE CITY OF TIPP CITY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY,  
OHIO, HELD THIS 16 DAY OF May,  
2022, THIS ANNEXATION PLAT WAS APPROVED AND  
ACCEPTED.

*Paul P. Hulsmeier*  
MAYOR

*Daricorn Bates*  
CLERK OF COUNCIL



DESCRIPTION

Situated in the State of Ohio, County of Miami, Township of Monroe and being a part of the Northeast Quarter of Section 9, Town 4, Range 6 East, also being a 2.1800 acre portion of a 8.7242 acre tract of land as conveyed to Auto Real Estate #3, LLC, in 2018 OR - 15748, and a 0.1081 acre portion of street dedication as recorded in Plat Volume 19, Page 10 of the Miami County Deed Records and being more particularly describe as follows:

Commencing at a PK Nail found in the centerline of County Road 25A, as recorded in Plat Volume 19, Page 10, said PK Nail being the Northeast corner of the Southeast quarter of Section 9;

Thence with the centerline of County Road 25A and the East line of Section 9, North 0 degrees 07 minutes 39 seconds East a distance of 213.43 feet to a PK Nail found and being the true Point of Beginning;

Thence with the north line of a 1.2109 acre tract of land as annexed to the City of Tipp in 2018 O.R. 03438, and the existing corporation line of Tipp City, South 89 degrees 55 minutes 39 seconds West, passing a set Iron Pin at 50.01 feet, a total distance of 1054.13 feet to a found Iron Pin in the east line of Meadowview Village Section 7, the plat of which is recorded in Plat Book 14, Page 28;

Thence with the east line of Meadowview Village Section 7, North 1 degree 56 minutes 13 seconds East a distance of 95.33 feet to a set Iron Pin;

Thence along a new division line, North 89 degrees 59 minutes 29 seconds East, passing a set Iron Pin at 1001.11 feet, a distance of 1051.12 feet to a set Mag Nail in the centerline of County Road 25A;

Thence with said centerline South 0 degrees 07 minutes 39 seconds West a distance of 94.10 feet returning to the true Point of Beginning;

Containing 2.2881 acres, of which the present road occupies 0.1081 acres, and being subject to all easements of record.

Bearings based on the West right-of-way line of County Road 25A (South 0 degrees 07 minutes 39 seconds West) as recorded in Plat Volume 19, Page 10 of the Miami County Recorder's Plat Records.

CERTIFICATION

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

PREPARED BY: LJB INC.



*David Hulsmeyer* 1/14/2022  
DAVID HULSMEYER  
OHIO PROFESSIONAL SURVEYOR No. 8548

LEGEND

- I.P.F. IRON PIN FOUND
- ◇ PK NAIL FOUND
- M.N.S. MAG NAIL SET
- I.P.S. IRON PIN SET
- P — PROPERTY LINE
- Ex R/W — RIGHT OF WAY LINE
- - - SECTION LINE
- ▨ CORPORATION LINE



BASIS OF BEARING:

THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 25A, S 00°07'39" E AS RECORDED IN PLAT VOLUME 19, PAGE 10 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.



MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED June 15<sup>th</sup>  
2022.

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR

*Mindy Doruk*  
BY DEPUTY AUDITOR

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION OF THE FOREGOING AREA REVIEWED AND  
APPROVED THIS 17<sup>th</sup> DAY OF February, 2022.

*Ted S. Mercer (Absent)*  
TED S. MERCER

*Waide H. Westfall*  
WAIDE H. WESTFALL

*Gregory A. Simmons*  
GREGORY A. SIMMONS

DSGN:  
DRWN: CMM  
CHKD: DH  
DATE: 01/13/22



LJB Inc. • 2500 Newmark Drive  
Miamisburg, OH 45342  
(937) 259-5000 tel • (937) 259-5100 fax  
LJBinc.com

SCALE: 1" = 100'  
PROJECT: 0121868A  
SHEET NO: 1/1

1985-2020 LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made.

# CEDAR GROVE SUBDIVISION, PHASE 5

PLAT BOOK 29, PAGE 69  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36, containing in all 14.471 acres, in Section 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00030  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/06/2022 10:11:05 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 4

## 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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREET RIGHTS OF WAY, AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER: TALISMANIC PROPERTIES, LLC.

BY: John Matthew Tomb  
JOHN MATTHEW TOMB  
SOLE MEMBER

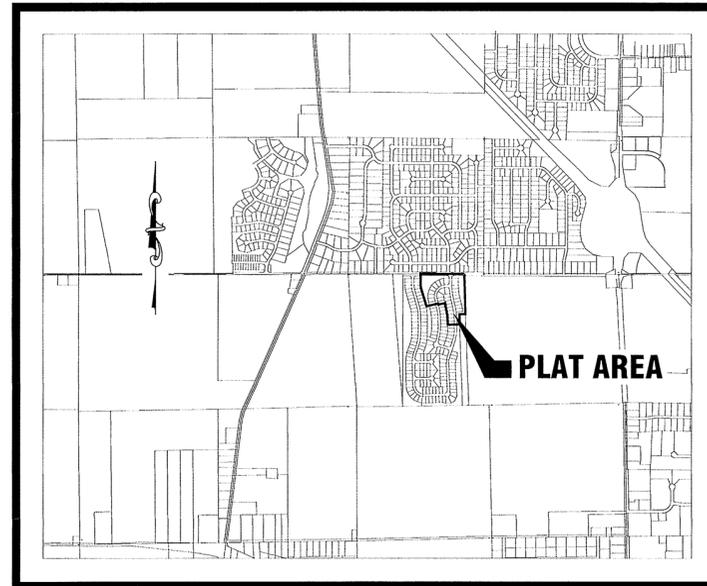
STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11<sup>th</sup> DAY OF May, 2022 BY TALISMANIC PROPERTIES, LLC.  
BY JOHN MATTHEW TOMB, SOLE MEMBER, AS OWNER.

Dawn M. Gross  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2023



DAWN M. GROSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County



VICINITY MAP

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION OF A PART OF INLOT 2392, REC. P.B. 15, PG. 36 CONTAINING IN ALL 14.471 ACRES, OWNED BY TALISMANIC PROPERTIES, LLC. AS RECORDED IN 2022OR-07132.

## SUMMARY OF ACREAGE

|                                                     |                     |
|-----------------------------------------------------|---------------------|
| 33 RESIDENTIAL INLOTS                               | 7.167 ACRES         |
| 2 COMMON AREA INLOTS                                | 4.843 ACRES         |
| STREET RIGHT OF WAY<br>(INCLUDING THE EXISTING R/W) | 2.461 ACRES         |
| <b>TOTAL THIS PLAT</b>                              | <b>14.471 ACRES</b> |

FEE \$172.80

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Rhonda M. Casner  
DEPUTY

TRANSFERRED THIS 6<sup>th</sup> DAY OF July, 2022  
Matthew W. Gearhardt BY: Kinda Olson  
MATTHEW W. GEARHARDT DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10<sup>th</sup> DAY OF May, 2022 THIS PLAT WAS REVIEWED AND APPROVED.

Paul Thibault CHAIRMAN  
Dawn M. Gross SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 6<sup>th</sup> DAY OF June, 2022.  
BY ORDINANCE No. 10-22

Yukkyuan PRESIDENT OF COUNCIL  
Janice M. Bates CLERK OF COUNCIL

## OWNER AND DEVELOPER

TALISMANIC PROPERTIES, LLC.  
7 SOUTH PLUM STREET  
TROY, OH 45373  
937-339-3939

## COVENANTS, CONDITIONS, RESTRICTIONS AND HOME OWNER'S ASSOCIATION

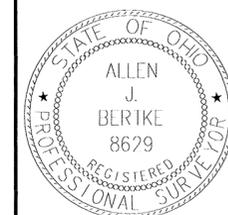
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDAR GROVE OF TIPP CITY HOMEOWNER'S ASSOCIATION RECORDED IN 2015OR-07931.  
FIRST AMENDMENT RECORDED IN 2015OR-15560.  
SECOND AMENDMENT RECORDED IN 2019OR-03151  
THIRD AMENDMENT RECORDED IN 2019OR-03152  
FOURTH AMENDMENT RECORDED IN 2020OR-09259  
FIFTH AMENDMENT RECORDED IN 2021OR-12469

SEE SHEET 4 OF 4 FOR STORM WATER DRAINAGE RESTRICTIONS.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629

5-10-2022  
DATE



PREPARED BY:

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:  
05/10/2022

DRAWN BY:  
MPL

JOB NUMBER:  
MIATCI2015

SHEET NUMBER

1 OF 4

# CEDAR GROVE SUBDIVISION, PHASE 5

PLAT BOOK 29, PAGE 69-A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36, containing in all 14.471 acres, in Section 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

| SETBACKS AND BUILDING REQUIREMENTS |            |           |              |             |          |
|------------------------------------|------------|-----------|--------------|-------------|----------|
| LOTS                               | FRONT (FT) | REAR (FT) | SIDE (FT)    | HEIGHT (FT) | MIN. SF. |
| 166-198                            | 30         | 25        | 7.5 Ea. Side | 35          | 1400     |



### DEED REFERENCE

20200R-08655

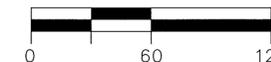
### SURVEY REFERENCE

REC. P.B. 15, PG. 36  
REC. P.B. 15, PG. 54  
REC. P.B. 16, PG. 34  
REC. P.B. 25, PG. 49  
REC. P.B. 27, PG. 19  
REC. P.B. 28, PG. 28  
REC. P.B. 28, PG. 99  
LOT SURV. 19, PG. 150  
LOT SURV. 21, PG. 178  
LAND SURV. 36, PG. 165  
LAND SURV. 54, PG. 125  
LAND SURV. 55, PG. 77  
LAND SURV. 56, PG. 80  
LAND SURV. 58, PG. 109  
LAND SURV. 59, PG. 87  
LAND SURV. 60, PG. 107

IL 3214  
MEUER  
DISTRIBUTION INC.  
DB. 663/765  
DB. 711/494

THE BEARINGS ARE BASED ON  
NAD 83, GEOID 2003 OHIO SOUTH  
ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=60'



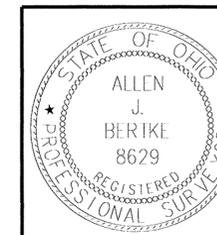
### EASEMENTS

- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
- ALL OTHER EASEMENTS ARE AS DIMENSIONED.
- ALL COMMON AREA LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- THE SHADED PORTION OF THE EXISTING DRAINAGE EASEMENT THAT RUNS THROUGH CONSTRUCTION LOTS 192-194 SHALL BE EXTINGUISHED.

### LEGEND

- MONUMENT BOX FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- BUILDING SETBACK LINE  
30' FRONT; 25' REAR  
7.5' EACH SIDE  
UNLESS OTHERWISE SHOWN
- UTILITY EASEMENT LINE
- CURVE NUMBER, SEE SHEET 4 OF 4
- CONSTRUCTION LOT NUMBERS
- EX. UTILITY EASEMENT LINE

SEE SHEET 3 OF 4



PREPARED BY:

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:  
05/10/2022

DRAWN BY:  
MPL

JOB NUMBER:  
MIATCI2015

SHEET NUMBER

2 OF 4

| SETBACKS AND BUILDING REQUIREMENTS |            |           |              |             |          |
|------------------------------------|------------|-----------|--------------|-------------|----------|
| LOTS                               | FRONT (FT) | REAR (FT) | SIDE (FT)    | HEIGHT (FT) | MIN. SF. |
| 166-198                            | 30         | 25        | 7.5 Ea. Side | 35          | 1400     |

# CEDAR GROVE SUBDIVISION, PHASE 5

PLAT BOOK 89, PAGE 69 -B  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36, containing in all 14.471 acres, in Section 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

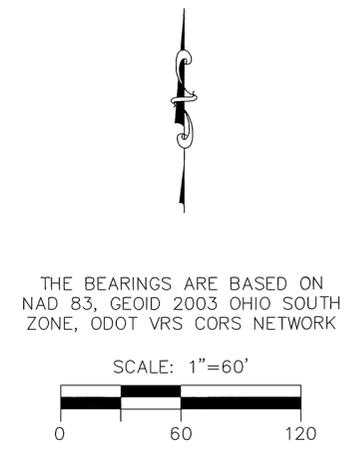
SEE SHEET 2 OF 4



IL 3214  
MEIJER  
DISTRIBUTION INC.  
DB. 663/765  
DB. 711/494

**DEED REFERENCE**  
20200R-08655

**SURVEY REFERENCE**  
REC. P.B. 15, PG. 36  
REC. P.B. 15, PG. 54  
REC. P.B. 16, PG. 34  
REC. P.B. 25, PG. 49  
REC. P.B. 27, PG. 19  
REC. P.B. 28, PG. 28  
REC. P.B. 28, PG. 99  
LOT SURV. 19, PG. 150  
LOT SURV. 21, PG. 178  
LAND SURV. 36, PG. 165  
LAND SURV. 54, PG. 125  
LAND SURV. 55, PG. 77  
LAND SURV. 56, PG. 80  
LAND SURV. 58, PG. 109  
LAND SURV. 59, PG. 87  
LAND SURV. 60, PG. 107

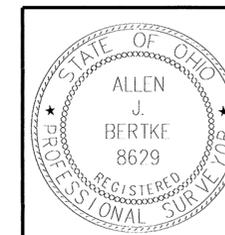


**EASEMENTS**

- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
- ALL OTHER EASEMENTS ARE AS DIMENSIONED.
- ALL COMMON AREA LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- THE PROPOSED UTILITY EASEMENT WITHIN THE PROPOSED CHEVINGTON CHASE AND SYDNEY DRIVE RIGHT OF WAY WILL BE EXTINGUISHED AS THE NEXT PHASES ARE DEVELOPED.
- THE SHADED PORTION OF THE EXISTING DRAINAGE EASEMENT THAT RUNS THROUGH CONSTRUCTION LOTS 192-194 SHALL BE EXTINGUISHED.

**LEGEND**

- ☐ MONUMENT BOX FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- BUILDING SETBACK LINE  
30' FRONT; 25' REAR  
7.5' EACH SIDE  
UNLESS OTHERWISE SHOWN
- UTILITY EASEMENT LINE
- CX CURVE NUMBER, SEE SHEET 4 OF 4
- (111) CONSTRUCTION LOT NUMBERS
- EX. UTILITY EASEMENT LINE



PREPARED BY:

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

|              |            |
|--------------|------------|
| DATE:        | 05/10/2022 |
| DRAWN BY:    | MPL        |
| JOB NUMBER:  | MIATCI2015 |
| SHEET NUMBER | 3 OF 4     |

# CEDAR GROVE SUBDIVISION, PHASE 5

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg.  
36, containing in all 14.471 acres, in Section 16, Town 4  
North, Range 6 East, City of Tipp City, Miami County, Ohio

| CURVE TABLE |          |         |            |         |             |
|-------------|----------|---------|------------|---------|-------------|
| CURVE       | RADIUS   | LENGTH  | DELTA      | CH DIST | CH BEARING  |
| C1          | 1500.00' | 304.89' | 11°38'46"  | 304.37' | N07°47'39"W |
| C2          | 1500.00' | 300.43' | 11°28'32"  | 299.93' | N07°52'45"W |
| C3          | 1500.00' | 59.59'  | 2°16'34"   | 59.59'  | N01°00'12"W |
| C4          | 200.00'  | 354.22' | 101°28'32" | 309.70' | N37°07'15"E |
| C5          | 1525.00' | 152.76' | 5°44'22"   | 152.70' | N04°50'27"W |
| C6          | 1475.00' | 42.76'  | 1°39'40"   | 42.76'  | N02°48'06"W |
| C7          | 1475.00' | 75.14'  | 2°55'07"   | 75.13'  | N05°05'30"W |
| C8          | 1475.00' | 75.24'  | 2°55'22"   | 75.23'  | N08°00'44"W |
| C9          | 1475.00' | 72.06'  | 2°47'57"   | 72.06'  | N10°52'24"W |
| C10         | 1475.00' | 34.60'  | 1°20'39"   | 34.60'  | N12°56'42"W |
| C11         | 1525.00' | 63.75'  | 2°23'42"   | 63.74'  | N08°54'28"W |
| C12         | 1525.00' | 63.75'  | 2°23'42"   | 63.74'  | N11°18'10"W |
| C13         | 1525.00' | 29.72'  | 1°07'00"   | 29.72'  | N13°03'31"W |
| C14         | 1475.00' | 25.14'  | 0°58'36"   | 25.14'  | N13°07'43"W |
| C15         | 1475.00' | 69.99'  | 2°43'08"   | 69.99'  | N11°16'51"W |
| C16         | 1475.00' | 69.98'  | 2°43'07"   | 69.98'  | N08°33'44"W |
| C17         | 1475.00' | 69.99'  | 2°43'07"   | 69.98'  | N05°50'37"W |
| C18         | 1475.00' | 69.99'  | 2°43'08"   | 69.98'  | N03°07'30"W |
| C19         | 1475.00' | 48.92'  | 1°54'01"   | 48.92'  | N00°48'55"W |
| C20         | 1525.00' | 23.13'  | 0°52'09"   | 23.13'  | N13°10'57"W |
| C21         | 1525.00' | 63.88'  | 2°24'00"   | 63.87'  | N11°32'53"W |
| C22         | 1525.00' | 64.25'  | 2°24'50"   | 64.24'  | N09°08'28"W |
| C23         | 1525.00' | 95.51'  | 3°35'18"   | 95.49'  | N06°08'24"W |
| C24         | 35.00'   | 53.63'  | 87°47'45"  | 48.54'  | S48°14'37"E |
| C25         | 35.00'   | 53.59'  | 87°43'26"  | 48.50'  | N43°59'48"E |
| C26         | 35.00'   | 54.98'  | 90°00'00"  | 49.50'  | N45°08'05"E |
| C27         | 35.00'   | 54.98'  | 90°00'00"  | 49.50'  | N44°51'55"W |
| C28         | 175.00'  | 22.24'  | 7°16'48"   | 22.22'  | N84°13'07"E |
| C29         | 175.00'  | 147.88' | 48°25'05"  | 143.52' | N56°22'11"E |
| C30         | 175.00'  | 139.82' | 45°46'40"  | 136.13' | N09°16'18"E |
| C31         | 225.00'  | 19.46'  | 4°57'18"   | 19.45'  | N85°22'51"E |
| C32         | 225.00'  | 59.12'  | 15°03'15"  | 58.95'  | N75°22'35"E |
| C33         | 225.00'  | 59.12'  | 15°03'15"  | 58.95'  | N60°19'20"E |
| C34         | 225.00'  | 59.12'  | 15°03'15"  | 58.95'  | N45°16'05"E |
| C35         | 225.00'  | 59.12'  | 15°03'15"  | 58.95'  | N30°12'50"E |
| C36         | 225.00'  | 59.12'  | 15°03'15"  | 58.95'  | N15°09'34"E |
| C37         | 225.00'  | 59.12'  | 15°03'15"  | 58.95'  | N00°06'19"E |
| C38         | 225.00'  | 24.33'  | 6°11'43"   | 24.32'  | N10°31'10"W |

## STORM WATER DRAINAGE RESTRICTIONS

- No fixed structure, filling, or improvements of any kind, excluding grass or approved bank protection shall be erected, installed, or planted within any part of a storm water drainage easement area (flood plain line). This includes accessory buildings, fences, shrubs, and trees.
- The Cedar Grove Subdivision Home Owner's Association, owners of lot 123 and lot 124, which contain storm water detention/retention ponds, shall be responsible for maintaining these detention/retention ponds below the normal water elevation and water courses in the operable manner to which they were designed.
- The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas, storm water retention pond areas, or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take correction action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.
- These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

## LEGAL DESCRIPTION

BEING A PART OF INLOT 2392, SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWN 4 NORTH, RANGE 6 EAST, CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin in a monument box found in the northeast corner of the northwest quarter of section 16 and being also the center of Kessler-Cowlesville Road;

thence, North 89°-51'-55" West, 441.54 feet, along the north line of the quarter and center of Kessler-Cowlesville Road, to a Mag Nail found and being the principal place of beginning of the tract herein conveyed;

thence, South 01°-58'-16" East, 800.39 feet, along the east line of inlot number 2392, to an iron pin found in the northeast corner of a 5.000 acre tract as shown on a survey filed in the Miami County Engineer's Record of Lot Surveys Volume 21, page 178;

thence, South 88°-01'-44" West, 120.00 feet, along the north line of the 5.000 acre tract, to an iron pin found in the northwest corner of same;

thence, South 01°-58'-16" East, 202.20 feet, along the west line of the 5.000 acre tract, to an iron pin set;

thence, South 88°-01'-44" West, 235.00 feet, to an iron pin set;

thence, North 01°-58'-16" East, 156.39 feet, to an iron pin set;

thence, North 07°-36'-54" West, 117.08 feet, to an iron pin set;

thence, North 11°-35'-38" West, 99.59 feet, to an iron pin set;

thence, North 13°-37'-01" West, 66.00 feet, to an iron pin set;

thence, South 76°-22'-59" West, 130.00 feet, to an iron pin set;

thence, North 13°-37'-01" West, 20.24 feet, to an iron pin set;

thence, South 76°-22'-59" West, 240.88 feet, to an iron pin set;

thence, North 12°-55'-40" West, 54.63 feet, along the east line of inlot number 4167 of the Cedar Grove Subdivision, Phase 1, as recorded in the Miami Recorder's Plat Volume 25, page 49, to an iron pin found;

thence, North 16°-02'-54" West, 333.27 feet, along the east line of inlot numbers 4166, 4165, 4164, 4163, and 4162 of said Phase 1, to an iron pin found;

thence, North 07°-29'-49" West, 59.13 feet, along the east line of inlot 4161, of said Phase 1, to an iron pin found;

thence, North 00°-08'-05" East, 217.66 feet, along the east line of inlot numbers 4160, 4159, and 4197 of said Phase 1 and the east line of said Phase 1, to a Mag nail found in the centerline of Kessler-Cowlesville Road and the north line of the northwest quarter of section 16, passing for reference an iron pin found at 182.66 feet;

thence, South 89°-51'-55" East, 853.54 feet, along the centerline of Kessler-Cowlesville Road and the north line of the northwest quarter of section 16, to the principal place of beginning.

Containing 14.471 acres more or less with 0.392 acres in existing road right of way and being subject to all legal highways and easements of record.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor number 8629, based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.

Plat of survey filed in Miami County Engineer's Record of Land Surveys Volume 60 Page 107

|                                                                                       |              |                                                                                                                                                                                                                   |                           |
|---------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|  | PREPARED BY: |  <p style="font-size: small;">SIDNEY, OHIO 937.497.0200<br/>LOVELAND, OHIO 513.239.8554<br/>www.CHOICEONEENGINEERING.com</p> | DATE:<br>05/10/2022       |
|                                                                                       |              |                                                                                                                                                                                                                   | DRAWN BY:<br>MPL          |
|                                                                                       |              |                                                                                                                                                                                                                   | JOB NUMBER:<br>MIATCI2015 |
|                                                                                       |              |                                                                                                                                                                                                                   | SHEET NUMBER<br>4 OF 4    |

# FENNER FARMS

SW  $\frac{1}{4}$  30 5 6 CONCORD MIAMI OHIO  
SECTION TOWN RANGE TOWNSHIP COUNTY STATE

PLAT BOOK 29 PAGE 70  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 51.389 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FENNER FARMS AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 20210R-11125.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:  
BOGLE INVESTMENTS L.L.C.

Douglas M. Ernst, Member  
DOUGLAS M. ERNST, MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 19<sup>th</sup> DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BOGLE INVESTMENTS L.L.C., BY DOUGLAS M. ERNST, MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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



ELISE M. FRANZEN  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
9-12-2023

Elise M. Franzen  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-12-2023

MORTGAGEE: MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION

Douglas E. Thompson  
REPRESENTATIVE: Douglas E. Thompson

Vice President  
TITLE:

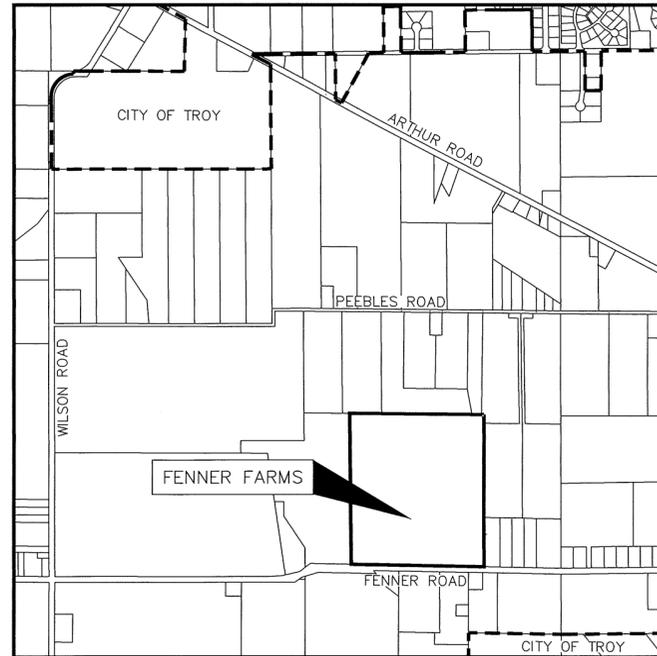
STATE OF OHIO, COUNTY OF Miami, S.S.  
BE IT REMEMBERED THAT ON THIS 19 DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Monroe Federal Savings + Loan by Douglas E. Thompson, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED.

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



KATHERINE M. FREIBERGER  
Notary Public  
State of Ohio  
My Comm. Expires  
February 2, 2027

Katherine M. Freiberger  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 2/2/2027



## VICINITY MAP

N.T.S.

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 51.389 ACRES OF THE SOUTHWEST QUARTER OF SECTION 30, TOWN 5, RANGE 6, AS SHOWN ON LND. SUR. 57/54 AND OWNED BY BOGLE INVESTMENTS L.L.C., AS RECORDED IN 20210R-11125.

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 20220R-\_\_\_\_\_ OF THE MIAMI COUNTY RECORDER'S RECORDS.

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2022P-00031  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/06/2022 10:17:27 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 3

**APPROVED**  
Subject to Zoning Approval  
By Jessica A. Lopez  
Date 06/06/2022  
Miami County Health District

FEE \$ 129.60

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Gloria M. Casner  
DEPUTY

TRANSFERRED THIS 6<sup>th</sup> DAY  
OF July, 2022  
Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR  
Kinder Olney  
BY: DEPUTY AUDITOR

## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 22 DAY  
OF JUNE, 2022.

Paul G. Amelung  
MIAMI COUNTY ENGINEER

## MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 21<sup>st</sup> DAY OF JUNE, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

J. C. Ch... CHAIRMAN LaCharr... SECRETARY

## MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 30<sup>th</sup> DAY OF June, 2022. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

Ted S. Mercer COMMISSIONER  
Waide H. Westfall COMMISSIONER  
Gregory A. Simmons COMMISSIONER  
TED S. MERCER WAIDE H. WESTFALL GREGORY A. SIMMONS



I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629

5-17-2022  
DATE

PREPARED BY:

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
05-17-2022  
DRAWN BY:  
MPL  
JOB NUMBER:  
MIACON2111  
SHEET NUMBER  
1 OF 3

# FENNER FARMS

SW 1/4 30 SECTION 5 TOWN 6 RANGE CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

PLAT BOOK 29 PAGE 70 - A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

JOHN A. &  
SUSAN C. BORCHERS  
D.B. 730-696  
10.001 ACRES

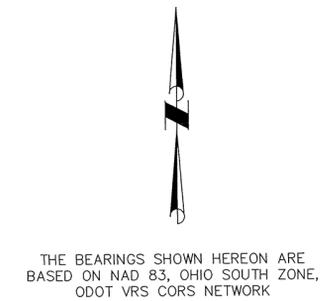
NEVIN D. &  
SUSAN F. HANSBARGER  
20180R-10076  
10.001 ACRES

HEATHER W. &  
MICHAEL R.  
SPADA  
20210R-  
07282  
3.61 ACRES

MICHAEL E. &  
CHRISTINA M.  
BARHORST  
20120R-09432  
10.001 ACRES

JERROD D.  
MILLER  
& KRISTA M.  
MILLER  
20130R-17953  
20160R-15749 TOD  
10.021 ACRES

MARK V.  
SILCOTT &  
MICHAEL W.  
SILCOTT &  
PEGGY G.  
SHAW  
20220R-  
00817  
2.062 ACRES



THE BEARINGS SHOWN HEREON ARE  
BASED ON NAD 83, OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK

### LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✱ MAG NAIL FOUND
- ✱ STONE FOUND
- UTILITY EASEMENT LINE  
(SEE NOTES)
- BUILDING SETBACK LINE  
(SEE NOTES)
- CX CURVE NUMBER

### SURVEY REFERENCE

LND. SUR. VOL. 43, PG. 150  
LND. SUR. VOL. 47, PG. 7  
LND. SUR. VOL. 57, PG. 54  
LND. SUR. VOL. 59, PG. 99

### DEED REFERENCE

BOGLE INVESTMENTS L.L.C.  
51.389 ACRES  
20210R-11125

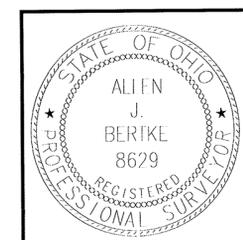
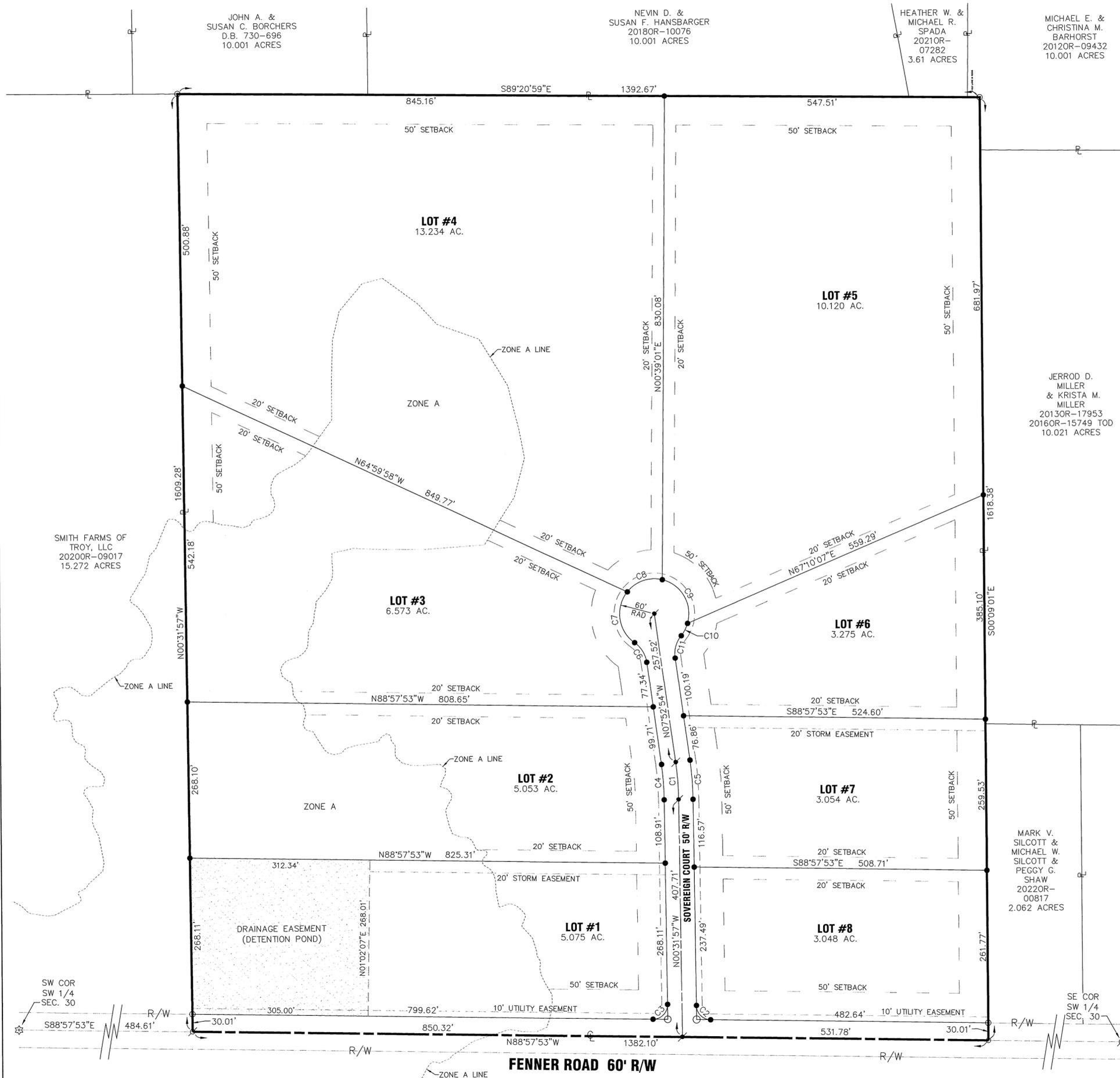
### AREA SUMMARY

|                          |                     |
|--------------------------|---------------------|
| 8 BUILDING LOTS          | 49.432 ACRES        |
| DEDICATED NEW STREET R/W | 1.957 ACRES         |
| <b>TOTAL</b>             | <b>51.389 ACRES</b> |

### NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED.
- 2.) ALL LOTS ARE SUBJECT TO A 50' FRONT SETBACK, 50' REAR SETBACK, AND 20' SIDE SETBACK.
- 3.) THERE IS NO CONNECTION TO COUNTY WATER SERVICE. EACH LOT SHALL HAVE ITS OWN WELL.
- 4.) THERE IS NO CONNECTION TO COUNTY SANITARY SERVICE. EACH LOT WILL HAVE A SELF CONTAINED SANITARY WASTE SYSTEM AS APPROVED BY THE COUNTY HEALTH DEPARTMENT.
- 5.) DETENTION AREA WILL BE SUBJECT TO A DRAINAGE EASEMENT.
- 6.) ALL CHANGES IN STORM SEWER MATERIAL SHALL OCCUR AT STRUCTURES.
- 7.) SPECIAL FLOOD HAZARD AREA "ZONE A" SHALL BE DESIGNATED AS PERMANENT OPEN SPACE EASEMENT PER REQUIREMENTS OF THE MIAMI COUNTY FLOOD DAMAGE REDUCTION RESOLUTION. NO STRUCTURES OR FILL ARE PERMITTED TO BE PLACED IN THIS AREA.

THE SPECIAL FLOOD HAZARD AREA "ZONE A"  
AS SHOWN IS DELINEATED PER FLOOD  
INSURANCE RATE MAP PANEL #39109C0144E.



|                                                                                                                                             |                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| PREPARED BY:<br><b>ChoiceOne</b><br>Engineering<br>SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554<br>www.CHOICEONEENGINEERING.com | DATE:<br>05-17-2022<br>DRAWN BY:<br>MPL<br>JOB NUMBER:<br>MIACON2111<br>SHEET NUMBER:<br>2 OF 3 |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|

# FENNER FARMS

SW  $\frac{1}{4}$  30    5    6    CONCORD    MIAMI    OHIO  
SECTION    TOWN    RANGE    TOWNSHIP    COUNTY    STATE

PLAT BOOK **29** PAGE **70** -B  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a stone found at the southwest corner of the southwest quarter of Section 30, being on the extension of the centerline of Fenner Road;

thence, South 88°57'53" East, 484.61 feet, along the south line of said Section 30 and the centerline of Fenner Road, to a Mag nail found at the southeast corner of a tract of land owned by Smith Farms of Troy, LLC as conveyed in 2020OR-09017, said point being the principal place of beginning of the tract herein described;

thence, North 00°31'57" West, 1609.28 feet, along the east line of said Smith Farms of Troy, LLC tract, to an iron pin found on the south line of a tract of land owned by John A. and Susan C. Borchers as conveyed in Deed Book 730, Page 696;

thence, South 89°20'59" East, 1392.67 feet, along the south line of said Borchers tract, along the south line of a tract of land owned by Nevin D. and Susan F. Hansbarger as conveyed in 2018OR-10076, along the south line of a tract of land owned by Heather W. and Michael R. Spada as conveyed in 2021OR-07282, and the along the west line of a tract of land owned by Michael E. and Christina M. Barhorst as conveyed in 2012OR-09432, to an iron pin found;

thence, South 00°09'01" East, 1618.38 feet, along the west line of said Barhorst tract, along the west line of a tract of land owned by Jerrod D. Miller and Krista M. Miller as conveyed in 2013OR-17953 AND 2016OR-15749 TOD, and along the west line of a tract of land owned by Mark V. Silcott and Michael W. Silcott and Peggy G. Shaw as conveyed in 2022OR-00817, to a Mag nail found on south line of said Section 30 and the centerline of Fenner Road;

thence, North 88°57'53" West, 1382.10 feet, along the south line of said Section 30 and the centerline of Fenner Road, to the principal place of beginning.

Containing 51.389 acres more or less and being subject to all easements and legal highways of record.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629 based on a survey performed under his direction with the bearings used for same being based on NAD 83, Ohio South Zone, ODOT VRS CORS Network.

| CURVE TABLE |         |        |           |         |             |
|-------------|---------|--------|-----------|---------|-------------|
| CURVE       | RADIUS  | LENGTH | DELTA     | CH DIST | CH BEARING  |
| C1          | 500.00' | 64.13' | 7°20'57"  | 64.09'  | N04°12'25"W |
| C2          | 25.00'  | 38.59' | 88°25'56" | 34.87'  | N44°44'55"W |
| C3          | 25.00'  | 39.95' | 91°34'04" | 35.84'  | N45°15'05"E |
| C4          | 475.00' | 60.93' | 7°20'57"  | 60.88'  | N04°12'25"W |
| C5          | 525.00' | 67.34' | 7°20'57"  | 67.29'  | N04°12'25"W |
| C6          | 50.00'  | 41.03' | 47°00'51" | 39.89'  | N31°23'19"W |
| C7          | 60.00'  | 98.49' | 94°02'47" | 87.80'  | N07°52'21"W |
| C8          | 60.00'  | 67.74' | 64°41'21" | 64.20'  | N71°29'43"E |
| C9          | 60.00'  | 96.91' | 92°32'23" | 86.71'  | S29°53'25"E |
| C10         | 60.00'  | 23.83' | 22°45'11" | 23.67'  | S27°45'22"W |
| C11         | 50.00'  | 41.03' | 47°00'51" | 39.89'  | S15°37'32"W |

## DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.

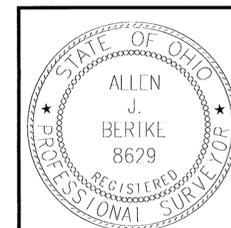
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.

3. IN THE EVENT THAT THE GRANTEE FAILS TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS JUDGMENT.

4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).

5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.

6. BOGLE INVESTMENTS L.L.C., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.



|              |  |              |
|--------------|--|--------------|
| PREPARED BY: |  | DATE:        |
|              |  | 05-17-2022   |
|              |  | DRAWN BY:    |
|              |  | MPL          |
|              |  | JOB NUMBER:  |
|              |  | MIACON2111   |
|              |  | SHEET NUMBER |
|              |  | 3 OF 3       |

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com



DocId:8224573

Tx:4122054

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022OR-13078  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/01/2022 11:43:27 AM  
REFERENCES 1  
RECORDING FEE 38.00  
PAGES 1

R-Choice one

**AFFIDAVIT**

STATE OF OHIO, SS  
MIAMI COUNTY

RECORDER: Please cross reference to Fenner Farms, Recorder's Plat Book 29, Pages 70 thru 70-B, Miami County Recorder's Office, Miami County, Ohio.

Allen J. Bertke, P.S. #8629, being first duly sworn, says that he is a Registered Surveyor in the State of Ohio, and is making this affidavit to correct a distance on a lot line on the recorded plat of Fenner Farms as referenced above.

The correction being that the east lot line of Lot #1 along Sovereign Court was presented to be two hundred and sixty-eight and eleven hundredths feet (268.11'). The actual distance of the said east line is **two hundred forty-two and forty-two hundredths feet (242.42')**, to the point of curvature.

This affidavit is made in compliance with the Revised Code of Ohio Section 5301.252 and particularly to show affidavit of a registered surveyor to reconcile conflicts and ambiguities in description of land in recorded instruments as stated in paragraph B (5) of Section 5301.252. Under Section 5301.252 (C), the County Recorder shall receive and cause affidavit to be recorded.

This instrument prepared by Allen J. Bertke

By: Allen J. Bertke  
Allen J. Bertke  
Ohio Professional Surveyor No. 8629



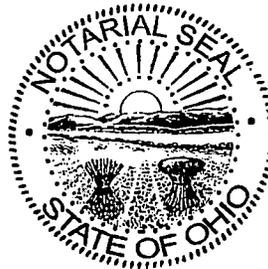
**ACKNOWLEDGMENT**

STATE OF OHIO, SHELBY COUNTY, SS

Be it remembered that on this 29 day of July, 2022, before me, a Notary Public in Shelby County, came the above named Surveyor who acknowledged the signing of this affidavit to be a voluntary act and deed for the purposes herein stated.

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

By: Holly J. Fannon  
Notary Public in and for the State of Ohio  
My Commission Expires: 3/24/2025



HOLLY J. FANNON  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
3/24/2025

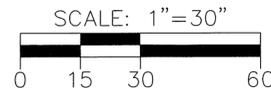
# WESTBROOK SUB-DIVISION NO. 1 VACATION OF A 30-FOOT PUBLIC WALK

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00032  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/06/2022 10:21:21 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

SECTION 21 TOWN 5 RANGE 6 CITY TROY COUNTY MIAMI, OHIO



THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,  
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



### LEGEND

- I.P.F. IRON PIN FOUND
- I.P.S. 5/8" X 30" REBAR W/CAP SET

| LINE CHART |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | DIST.  |
| L1         | S76°54'59"E | 16.50' |
| L2         | S76°54'59"E | 16.50' |

| CURVE TABLE |        |        |           |         |             |
|-------------|--------|--------|-----------|---------|-------------|
| CURVE       | RADIUS | LENGTH | DELTA     | CH DIST | CH BEARING  |
| C1          | 25.00' | 21.03' | 48°11'23" | 20.41'  | S29°59'18"E |
| C2          | 50.00' | 68.22' | 78°10'15" | 63.05'  | N44°58'44"W |
| C3          | 50.00' | 15.24' | 17°27'30" | 15.18'  | S87°12'24"W |
| C4          | 50.00' | 15.23' | 17°27'25" | 15.18'  | S69°44'56"W |

### PERTINENT INFORMATION

PLAT BOOK 5, PAGE 15  
PLAT BOOK 5, PAGE 46  
PLAT BOOK 6, PAGE 40  
PLAT BOOK 27, PAGE 70  
PLAT NW 31

### CITY OF TROY PLANNING COMMISSION

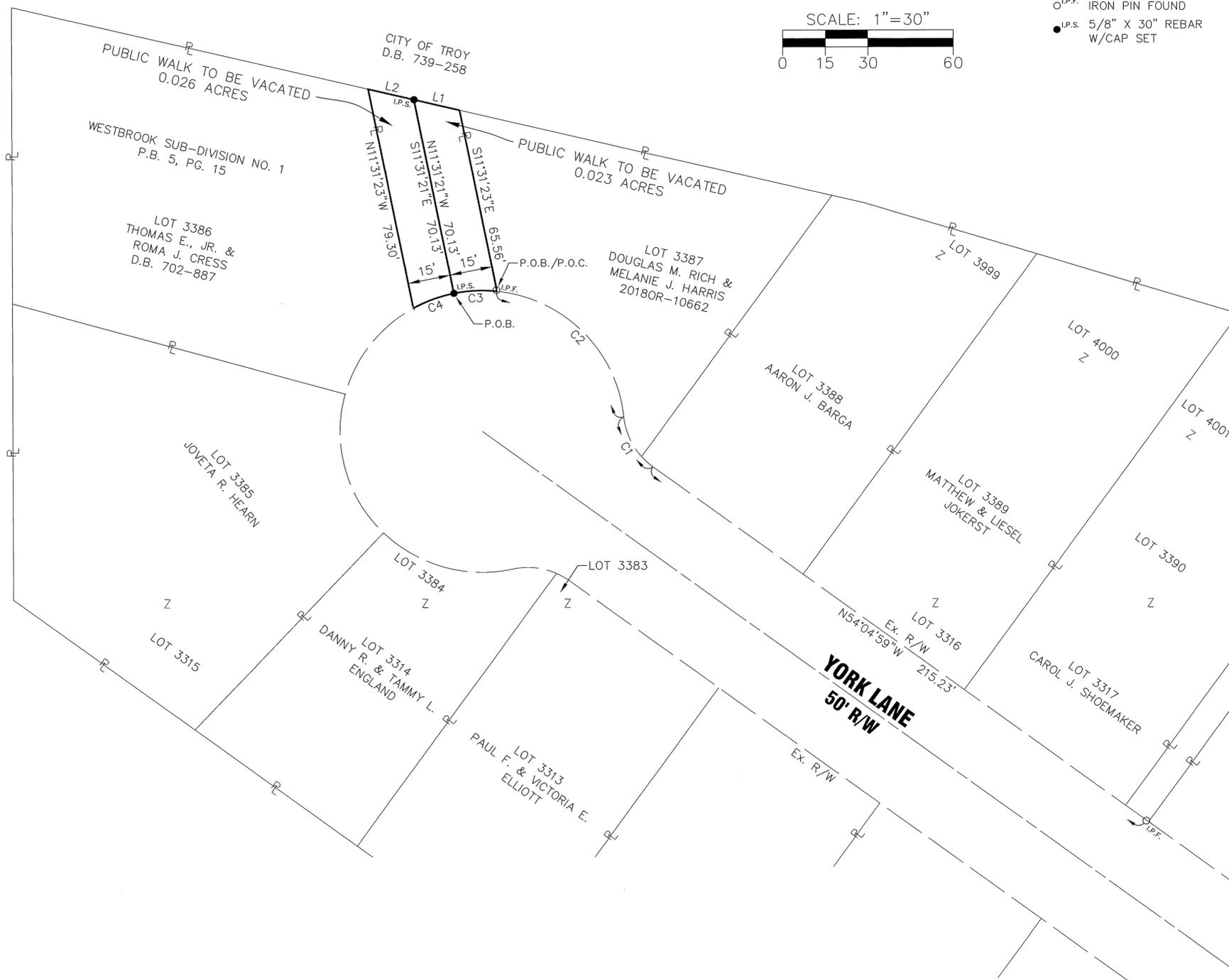
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF May, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

Alam Kojus  
CHAIRMAN
Sue D. Knight  
SECRETARY

### CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF May, 2022, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-22-2022, EFFECTIVE June 1, 2022

Robin V. Oda  
MAYOR
Will Leg  
PRESIDENT OF COUNCIL
Sue D. Knight  
CLERK OF COUNCIL



BEING THE VACATION OF A 30-FOOT PUBLIC WALK.  
EXISTING 30' PUBLIC UTILITY EASEMENT TO REMAIN

|              |                                                                                                                                            |             |            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|
|              | PREPARED BY:                                                                                                                               | DATE:       |            |
|              | <b>ChoiceOne</b><br>Engineering                                                                                                            | RDJ         | 03-09-2022 |
|              | SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554<br><a href="http://www.CHOICEONEENGINEERING.com">www.CHOICEONEENGINEERING.com</a> | JOB NUMBER: | DRAWN BY:  |
|              | MIATRO2202                                                                                                                                 | RDJ         | DATE:      |
| SHEET NUMBER |                                                                                                                                            | 1 OF 1      |            |

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629
3-15-2022  
DATE

# CARRIAGE TRAILS

VOLUME 29 PAGE 72  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

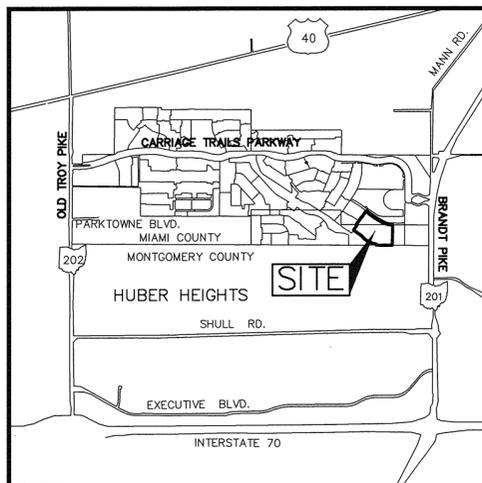
## DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

## SECTION 2 - PHASE V PART INLOTS 353 & 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,

JUNE 2022



LOCATION MAP  
NO SCALE

## PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

## WITNESS

DEC Land Co. I LLC  
By: Carriage Trails  
at The Heights LLC

*Michelle Lynn Davis*

By: *Diana K. Colyer*  
Diana K. Colyer,  
Treasurer

*William R. Keethler*

William R. Keethler

STATE OF OHIO, COUNTY OF Franklin, ss:

BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF June, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Sept. 12, 2023



MICHELLE LYNN DAVIS  
Notary Public, State of Ohio  
My Comm Expires Sept. 12, 2023

*Michelle Lynn Davis*  
NOTARY PUBLIC

## CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: *David P. Duncan*  
PRINT: DAVID P. DUNCAN  
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED THAT ON THIS 17 DAY OF JUNE, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



ANDREW W. GRACE  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 17, 2027

Andrew W. Grace  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 2, Phase V, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 as amended of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

## NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

## BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

## EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

## GREEN SPACE

LOTS 1902 & 1923 ARE NON-BUILDABLE, GREEN SPACE LOTS AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 25, PG. 83 P.B. 27, PG. 71  
P.B. 25, PG. 100 P.B. 27, PG. 72  
P.B. 22, PG. 37 P.B. 26, PG. 23

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 56, PAGE 186 VOLUME 34, PAGE 9  
VOLUME 54, PAGE 36 VOLUME 22, PAGE 37

FEE \$ 129.60

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER

*Jessie M. Martin*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 7<sup>th</sup>, 2022.

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR

*Mindy Doseck*  
BY DEPUTY AUDITOR

## APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON JUNE 14, 2022

*[Signature]*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

Prepared By:  
IBI GROUP



BY: *David L. Chiesa* 06/15/22  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

DEVELOPER  
DEC LAND CO. I LLC  
5131 POST ROAD, SUITE 200  
DUBLIN, OHIO 43017



8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.IBIGroup.com

PT. INLOT 1080  
 P.B. 25, PG. 100

PT. INLOT 1080  
 P.B. 25, PG. 100

EX. 25' SANITARY SEWER EASEMENT  
 P.B. 22, PG. 80

**RED BUCKEYE DRIVE 60'**

P.B. 25, PG. 100

**CHERRY BIRCH DRIVE 50'**

**FORESTEDGE STREET 60'**

CARRIAGE TRAILS  
 P.B. 22, PG. 37  
 INLOT 356

DEC LAND CO. I LLC  
 O.R. 322, PG. 782

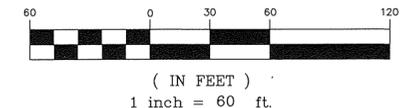
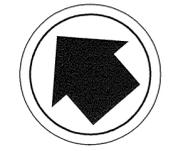
**LOT 1902**  
 1.101 AC.  
 GREEN SPACE  
 DETENTION POND &  
 DRAINAGE EASEMENT

WCT DAYTON, LLC &  
 WCT DAYTON II, LLC  
 DEED 2019OR-00703  
 25.0747 ACRES  
 INLOT 1079  
 P.B. 25, PG. 83

CHANNINGWAY  
 DEED-03-134198  
 10.959 ACRES

THE CITY OF HUBER HEIGHTS  
 DEED 90-0029 C05  
 10.637 ACRES

- LEGEND**
- ⊙ IRON PIN FOUND  
PREVIOUSLY SET BY IBI GROUP
  - IRON PIN SET-5/8" REBAR  
30" LONG W/PLASTIC CAP  
"IBI GROUP 6872/7740"
  - U/E UTILITY EASEMENT
  - B/L BUILDING SETBACK LINE
  - D/E DRAINAGE EASEMENT
  - \*N.V.A. NO VEHICULAR ACCESS  
TO ANY LOT ADJACENT  
TO RED BUCKEYE DRIVE.



**CARRIAGE TRAILS  
 SECTION 2 PHASE V**

1:\117634\_CT\_2-32-415\_9 Drawings\basemap\survey\CT PLAT 2-5.dwg by: david.chiesa on 06/15/2022 @ 01:14:49 pm ~ © M+E Companies, Inc.

| Curve Table |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| Curve #     | Length  | Radius  | Delta      | CB          | CHORD   |
| C1          | 30.52'  | 225.00' | 7°46'14"   | S47°10'10"E | 30.49'  |
| C2          | 20.25'  | 225.00' | 5°09'25"   | S53°37'49"E | 20.24'  |
| C3          | 161.48' | 325.00' | 28°28'05"  | S70°26'34"E | 159.82' |
| C4          | 27.65'  | 325.00' | 4°52'31"   | S82°14'21"E | 27.65'  |
| C5          | 108.25' | 325.00' | 19°05'03"  | S70°15'34"E | 107.75' |
| C6          | 25.57'  | 325.00' | 4°30'31"   | S58°27'47"E | 25.57'  |
| C7          | 34.90'  | 25.00'  | 79°58'54"  | S73°46'55"W | 32.13'  |
| C8          | 63.94'  | 270.00' | 13°34'08"  | S27°00'25"W | 63.79'  |
| C9          | 61.11'  | 270.00' | 12°58'08"  | S13°44'17"W | 60.98'  |
| C10         | 39.27'  | 25.00'  | 90°00'01"  | S37°44'47"E | 35.36'  |
| C11         | 25.23'  | 30.00'  | 48°11'23"  | N73°09'31"E | 24.49'  |
| C12         | 12.09'  | 60.00'  | 11°32'31"  | S54°50'05"W | 12.07'  |
| C13         | 67.11'  | 60.00'  | 64°05'12"  | N87°21'03"W | 63.67'  |
| C14         | 48.51'  | 60.00'  | 46°19'20"  | N32°08'47"W | 47.20'  |
| C15         | 38.44'  | 60.00'  | 36°42'43"  | N9°22'14"E  | 37.79'  |
| C16         | 39.53'  | 60.00'  | 37°45'11"  | N46°36'11"E | 38.82'  |
| C17         | 42.16'  | 60.00'  | 40°15'36"  | N85°36'34"E | 41.30'  |
| C18         | 41.58'  | 60.00'  | 39°42'13"  | S54°24'31"E | 40.75'  |
| C19         | 22.00'  | 30.00'  | 42°00'46"  | N55°33'48"W | 21.51'  |
| C20         | 3.23'   | 30.00'  | 6°10'37"   | N79°39'29"W | 3.23'   |
| C21         | 289.42' | 60.00'  | 276°22'46" | N7°15'12"E  | 80.00'  |
| C22         | 30.31'  | 430.00' | 4°02'17"   | S80°43'39"E | 30.30'  |
| C23         | 52.01'  | 430.00' | 6°55'48"   | S75°14'36"E | 51.98'  |
| C24         | 58.48'  | 430.00' | 7°47'34"   | S67°52'55"E | 58.44'  |
| C25         | 34.95'  | 430.00' | 4°39'23"   | S61°39'26"E | 34.94'  |
| C26         | 24.10'  | 220.00' | 6°16'37"   | S56°11'26"E | 24.09'  |
| C27         | 49.21'  | 220.00' | 12°48'57"  | S46°38'39"E | 49.11'  |
| C28         | 52.87'  | 220.00' | 13°46'11"  | S33°21'06"E | 52.74'  |

| Curve Table |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| Curve #     | Length  | Radius  | Delta     | CB          | CHORD   |
| C29         | 23.29'  | 170.00' | 7°50'58"  | N30°23'29"W | 23.27'  |
| C30         | 49.66'  | 170.00' | 16°44'13" | N42°41'05"W | 49.48'  |
| C31         | 13.26'  | 230.00' | 3°18'14"  | N49°24'05"W | 13.26'  |
| C32         | 48.40'  | 230.00' | 12°03'28" | N41°43'14"W | 48.31'  |
| C33         | 37.03'  | 230.00' | 9°13'29"  | N31°04'45"W | 36.99'  |
| C34         | 17.09'  | 160.00' | 6°07'11"  | S29°31'36"E | 17.08'  |
| C35         | 74.68'  | 160.00' | 26°44'33" | S45°57'28"E | 74.00'  |
| C36         | 27.95'  | 370.00' | 4°19'39"  | S61°29'34"E | 27.94'  |
| C37         | 123.28' | 370.00' | 19°05'24" | S73°12'05"E | 122.71' |
| C38         | 39.27'  | 25.00'  | 90°00'00" | N52°15'12"E | 35.36'  |
| C39         | 35.36'  | 330.00' | 6°08'23"  | S10°19'24"W | 35.35'  |
| C40         | 30.37'  | 25.00'  | 69°36'07" | N21°24'28"W | 28.54'  |
| C41         | 36.44'  | 405.00' | 5°09'20"  | S53°37'52"E | 36.43'  |
| C42         | 30.85'  | 355.00' | 4°58'46"  | S53°43'09"E | 30.84'  |
| C43         | 40.94'  | 25.00'  | 93°49'59" | N76°52'29"E | 36.52'  |
| C44         | 22.08'  | 330.00' | 3°49'59"  | S31°52'29"W | 22.07'  |
| C45         | 39.27'  | 25.00'  | 90°00'00" | N11°12'32"W | 35.36'  |
| C46         | 19.22'  | 225.00' | 4°53'37"  | S53°45'43"E | 19.21'  |
| C47         | 1.03'   | 225.00' | 0°15'43"  | S51°11'03"E | 1.03'   |
| C48         | 4.34'   | 225.00' | 1°06'20"  | S50°30'02"E | 4.34'   |
| C49         | 26.16'  | 225.00' | 6°39'44"  | S46°36'59"E | 26.15'  |
| C50         | 34.19'  | 380.00' | 5°09'20"  | S53°37'52"E | 34.18'  |
| C51         | 85.82'  | 200.00' | 24°35'11" | N38°45'36"W | 85.17'  |
| C52         | 108.98' | 190.00' | 32°51'44" | S42°53'52"E | 107.49' |
| C53         | 163.49' | 400.00' | 23°25'03" | S71°02'16"E | 162.35' |
| C54         | 138.95' | 300.00' | 26°32'16" | S20°31'20"W | 137.71' |
| C55         | 74.49'  | 300.00' | 14°13'38" | S26°40'39"W | 74.30'  |
| C56         | 1.09'   | 355.00' | 0°10'34"  | S51°08'29"E | 1.09'   |

**LEGEND**

- ⊙ IRON PIN FOUND  
PREVIOUSLY SET BY IBI GROUP
- ● IRON PIN SET-5/8" REBAR  
30" LONG W/PLASTIC CAP  
"IBI GROUP 6872/7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- \*N.V.A. NO VEHICULAR ACCESS  
TO ANY LOT ADJACENT  
TO RED BUCKEYE DRIVE.
-  DRAINAGE EASEMENT AREAS OF  
RECORD IN PLAT BOOK 27,  
PAGES 71 & 71A AND PLAT  
BOOK 27, PAGES 72 & 72A TO  
BE RELEASED BY THIS PLAT.

EAST PART INLOT 353B (P48-000424)  
3.583 ACRES

INLOT 356 (P48-000951)  
24.139 ACRES  
-12.746 ACRES (SECTION 2 PHASE V)  
11.393 ACRES REMAINING

CARRIAGE TRAILS  
SECTION 2 PHASE V  
13.407 ACRES LOTS  
+2.918 ACRES RIGHT-OF-WAY  
16.325 ACRES TOTAL

**CARRIAGE TRAILS  
SECTION 2 PHASE V**

J:\117634\_CT\_2-32-45-9 Drawings\basin\to\survey\CT PLAT 2-5.dwg By: david.chinea on 06/15/2022 @ 01:14:29 pm ~ © M+E Companies, Inc.

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

David W. Besecker, Emory D. Fairchild

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 7th DAY OF July, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAVID W. BESECKER, MARRIED AND EMORY D. FAIRCHILD, SPOUSE, 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.

Nathaniel Richter, Notary Public, State of Ohio



Nathaniel Richter, Notary Public, State of Ohio, My Commission Expires 04-26-2025

MY COMMISSION EXPIRES: 4-26-25

LIENHOLDER

Wright-Patt Credit Union, Inc.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 7th DAY OF July, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, AGENT FOR WRIGHT-PATT CREDIT UNION, INC., 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.

Nathaniel Richter, Notary Public, State of Ohio



Nathaniel Richter, Notary Public, State of Ohio, My Commission Expires 04-26-2025

MY COMMISSION EXPIRES: 4-26-25

VILLAGE OF COVINGTON APPROVAL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 7 DAY OF MARCH, 2022, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE 03-22

Edward J. Mc Gaid, Mayor

Rhonda Hill, Fiscal Officer

President of Council

THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 28 DAY OF FEBRUARY, 2022.

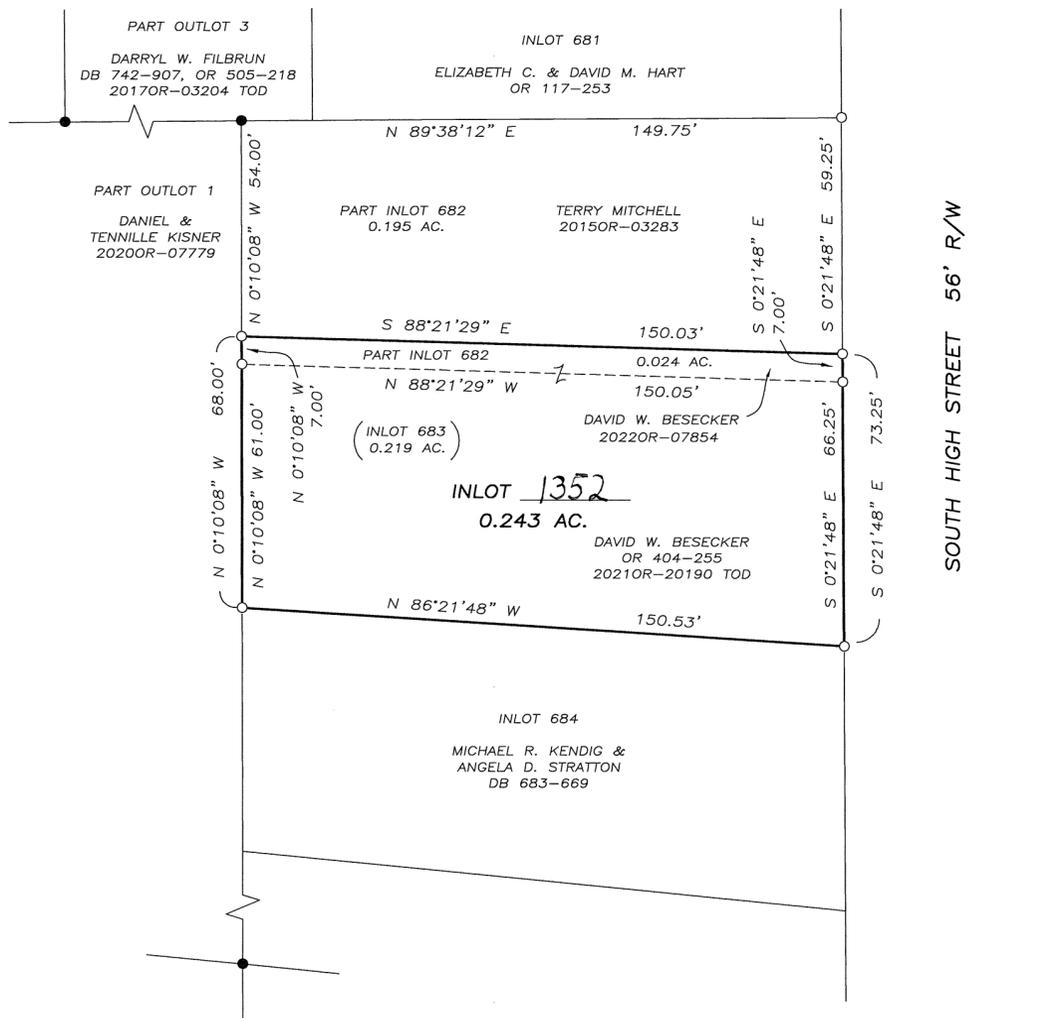
Edward J. Mc Gaid, Chairman

Secretary

REPLAT OF INLOT 683 & PART INLOT 682 VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF INLOT 683, AS CONVEYED TO DAVID W. BESECKER BY DEED RECORDED IN OFFICIAL RECORD 404, PAGE 255, AND PART INLOT 682 BY DEED RECORDED IN DOCUMENT 2022OR-07854, OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE VILLAGE OF COVINGTON, OHIO.



MIAMI COUNTY RECORDER JESSICA A LOPEZ 2022P-00034 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 07/07/2022 03:57:48 PM REFERENCES 0 RECORDING FEE PAGES 1

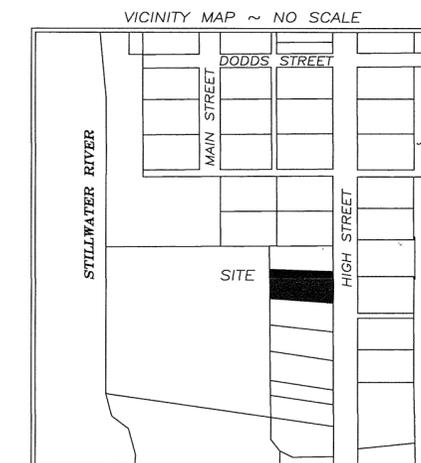
FEE \$ 43.20

Jessica Lopez, Amy Dillow, Miami County Recorder, By Deputy Recorder

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED July 7, 2022

Matthew W. Grahardt, Wendy Domb, Miami County Auditor, By Deputy Auditor



REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS: LOT SURVEY 2, PAGE 46 LOT SURVEY 12, PAGE 117 LAND SURVEY 59, PAGE 193 BASIS OF BEARING LAND SURVEY 61, PAGE 69

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 2, PAGE 209 PLAT BOOK 3, PAGE 93 OFFICIAL RECORD 404, PAGE 255 DOCUMENT 2015OR-03283 DOCUMENT 2022OR-07854

LEGEND

- 5/8" CAPPED IRON PIN SET IRON PIN FOUND PIPE FOUND

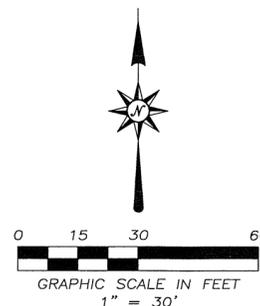


Table with recording date (June 1, 2022) and preparer information (Neil E. Teaford, P.S. # 7724, Registered Professional Surveyor # 7724)

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING

EXISTING ODOT ROW PLAN SETS: MIA-41-8.76 (1949), MIA-41-10.25 (1942), MIA-41-10.38 (1986), MIA-41-10.85 (2004), MIA-41-11.16 (1976), MIA-55-[11.53-11.78] (11.16), MIA-75-[9.17-9.35], MIA-41-[11.16-11.38].

RECORD PLATS: BK. 1 @ PG. 11, BK. 3 @ PG. 19, BK. 3 @ PG. 23, BK. 4 @ PG. 14, BK. 4 @ PG. 26, BK. 5 @ PG. 16, BK. 5 @ PG. 16A, BK. 5 @ PG. 50, BK. 7 @ PG. 17, BK. 7 @ PG. 60, BK. 17 @ PG. 25, BK. 19 @ PG. 55, BK. 19 @ PG. 55A, BK. 20 @ PG. 35, BK. 20 @ PG. 35A, BK. 21 @ PG. 55, BK. 26 @ PG. 89.

MIAMI COUNTY  
CONCORD TOWNSHIP  
CITY OF TROY  
SEC. 20 & 21, T. 5 N., R. 6 E.  
CONGRESS LANDS WEST OF THE MIAMI RIVER

| SURVEY CONTROL POINTS             |           |                                                           |             |           |      |                |
|-----------------------------------|-----------|-----------------------------------------------------------|-------------|-----------|------|----------------|
| € of R/W<br>S.R. 41 (W. MAIN ST.) |           | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |             |           |      |                |
| STATION                           | OFFSET    | NORTH (Y)                                                 | EAST (X)    | ELEVATION | NAME | DESCRIPTION    |
| 444+77.58                         | 57.51' LT | 751725.472                                                | 1484275.484 | 885.35    | CP-9 | REBAR WITH CAP |
| 449+91.41                         | 69.42' RT | 751354.484                                                | 1484652.976 | 881.00    | CP-8 | REBAR WITH CAP |

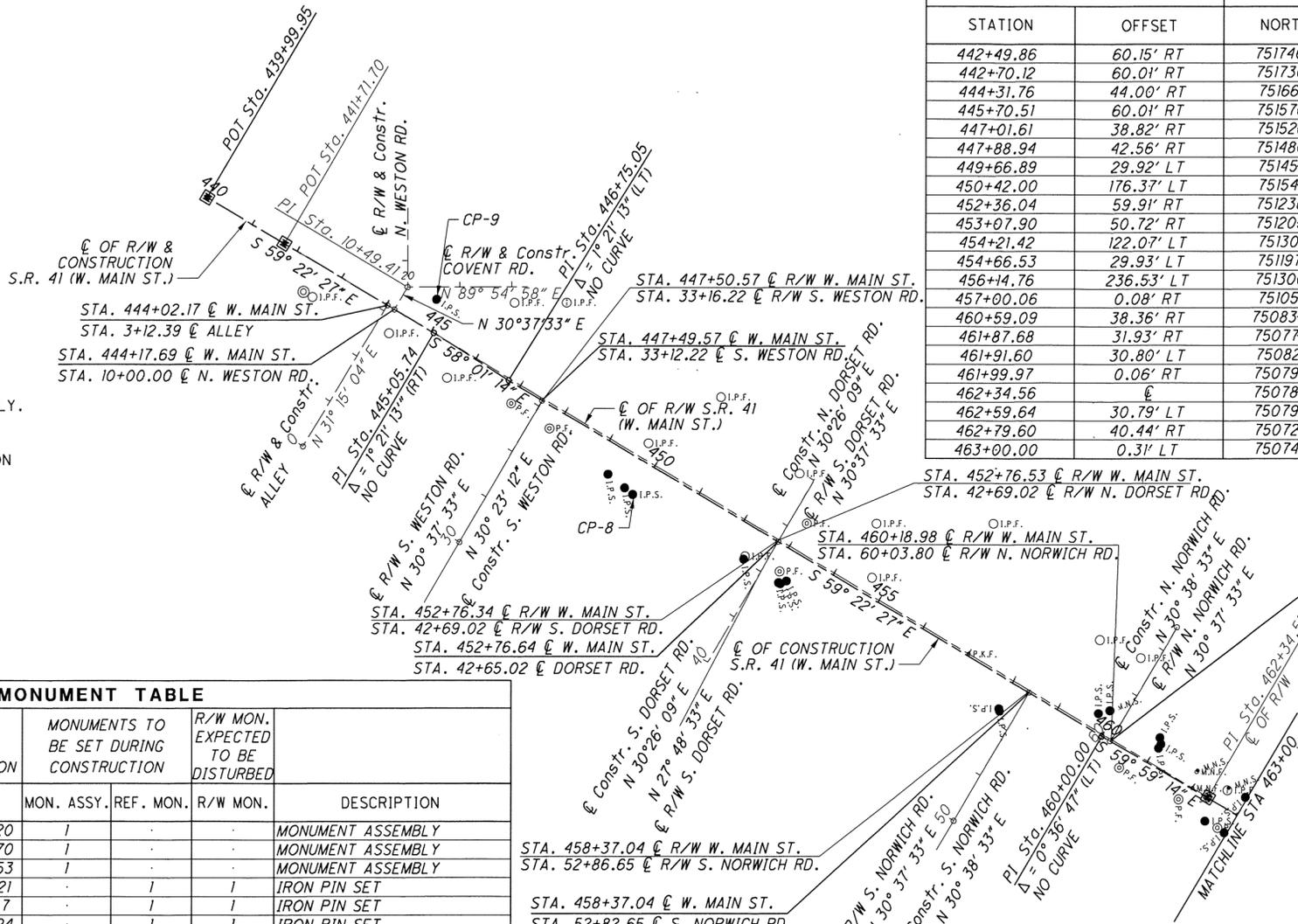
| EXISTING MONUMENT TABLE - SR 41   |            |                                                           |             |                         |  |
|-----------------------------------|------------|-----------------------------------------------------------|-------------|-------------------------|--|
| € of R/W<br>S.R. 41 (W. MAIN ST.) |            | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |             |                         |  |
| STATION                           | OFFSET     | NORTH (Y)                                                 | EAST (X)    | DESCRIPTION             |  |
| 442+49.86                         | 60.15' RT  | 751740.227                                                | 1484019.587 | CONCRETE MONUMENT       |  |
| 442+70.12                         | 60.01' RT  | 751730.028                                                | 1484037.086 | IRON PIN FOUND          |  |
| 444+31.76                         | 44.00' RT  | 751661.459                                                | 1484184.338 | IRON PIN FOUND          |  |
| 445+70.51                         | 60.01' RT  | 751576.999                                                | 1484295.583 | IRON PIN FOUND          |  |
| 447+01.61                         | 38.82' RT  | 751528.449                                                | 1484419.185 | IRON PIPE FOUND         |  |
| 447+88.94                         | 42.56' RT  | 751480.744                                                | 1484492.431 | IRON PIPE FOUND         |  |
| 449+66.89                         | 29.92' LT  | 751452.461                                                | 1484682.479 | IRON PIN FOUND          |  |
| 450+42.00                         | 176.37' LT | 751540.215                                                | 1484821.720 | IRON PIN FOUND          |  |
| 452+36.04                         | 59.91' RT  | 751238.044                                                | 1484868.327 | IRON PIN FOUND          |  |
| 453+07.90                         | 50.72' RT  | 751209.350                                                | 1484934.842 | IRON PIPE FOUND         |  |
| 454+21.42                         | 122.07' LT | 751300.212                                                | 1485120.553 | IRON PIN FOUND          |  |
| 454+66.53                         | 29.93' LT  | 751197.937                                                | 1485112.434 | IRON PIN FOUND          |  |
| 456+14.76                         | 236.53' RT | 751300.204                                                | 1485345.239 | IRON PIN FOUND          |  |
| 457+00.06                         | 0.08' RT   | 751053.154                                                | 1485298.100 | PK NAIL FOUND           |  |
| 460+59.09                         | 38.36' RT  | 750837.307                                                | 1485587.557 | IRON PIPE FOUND         |  |
| 461+87.68                         | 31.93' RT  | 750777.333                                                | 1485701.486 | IRON PIPE FOUND         |  |
| 461+91.60                         | 30.80' LT  | 750829.313                                                | 1485736.808 | MAG NAIL FOUND          |  |
| 461+99.97                         | 0.06' RT   | 750798.499                                                | 1485728.290 | MAG NAIL FOUND          |  |
| 462+34.56                         |            | 750780.929                                                | 1485758.087 | RAILROAD SPIKE FOUND    |  |
| 462+59.64                         | 30.79' LT  | 750794.565                                                | 1485795.388 | IRON PIN WITH CAP FOUND |  |
| 462+79.60                         | 40.44' RT  | 750723.137                                                | 1485776.118 | IRON PIPE FOUND         |  |
| 463+00.00                         | 0.31' LT   | 750747.732                                                | 1485814.486 | PK NAIL FOUND           |  |

**MONUMENT LEGEND**

- ☐ EXISTING R/W MONUMENT BOX
- ▣ PROPOSED R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ⚡ RAILROAD SPIKE FOUND
- ⚡ RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ I.P.S. IRON PIPE SET
- ⊙ P.K. NAIL FOUND
- ⊙ P.K. NAIL SET

**BASIS FOR BEARINGS:**

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. THE BASIS OF BEARINGS IS THE CENTERLINE OF WEST MAIN STREET FROM THE INTERSECTION WITH CEDAR STREET SOUTH TO THE INTERSECTION OF ELM STREET, BEING S59°17'17"E.



| MONUMENT TABLE                              |           |                                                           |             |                                               |           |                                            |
|---------------------------------------------|-----------|-----------------------------------------------------------|-------------|-----------------------------------------------|-----------|--------------------------------------------|
| € of R/W & Constr.<br>S.R. 41 (W. MAIN ST.) |           | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |             | MONUMENTS TO<br>BE SET DURING<br>CONSTRUCTION |           | R/W MON.<br>EXPECTED<br>TO BE<br>DISTURBED |
| STATION                                     | OFFSET    | NORTH (Y)                                                 | EAST (X)    | MON. ASSY.                                    | REF. MON. | R/W MON.                                   |
| 439+99.95                                   | €         | 751919.275                                                | 1483835.220 | 1                                             |           |                                            |
| 441+71.70                                   | €         | 751831.806                                                | 1483982.970 | 1                                             |           |                                            |
| 445+05.79                                   | €         | 751661.619                                                | 1484270.453 | 1                                             |           |                                            |
| 449+30.57                                   | 60.00' RT | 751393.586                                                | 1484605.421 |                                               | 1         | 1                                          |
| 449+71.00                                   | 66.00' RT | 751367.825                                                | 1484637.157 |                                               | 1         | 1                                          |
| 452+36.58                                   | 66.00' RT | 751232.530                                                | 1484865.694 |                                               | 1         | 1                                          |
| 453+16.88                                   | 70.00' RT | 751188.183                                                | 1484932.752 |                                               | 1         | 1                                          |
| 453+20.88                                   | 70.00' RT | 751186.146                                                | 1484936.194 |                                               | 1         | 1                                          |
| 453+28.39                                   | 60.00' RT | 751190.926                                                | 1484947.749 |                                               | 1         | 1                                          |
| 458+03.06                                   | 60.00' RT | 750949.115                                                | 1485356.209 |                                               | 1         | 1                                          |
| 458+06.06                                   | 63.00' RT | 750945.006                                                | 1485357.262 |                                               | 1         | 1                                          |
| 459+70.98                                   | 30.00' LT | 750941.020                                                | 1485546.553 |                                               | 1         | 1                                          |
| 459+88.98                                   | 48.00' LT | 750947.339                                                | 1485571.212 |                                               | 1         | 1                                          |
| 460+97.32                                   | 50.22' LT | 750894.056                                                | 1485665.570 |                                               | 1         | 1                                          |
| 461+05.01                                   | 40.97' LT | 750882.175                                                | 1485667.483 |                                               | 1         | 1                                          |
| 461+05.01                                   | 31.75' LT | 750874.241                                                | 1485662.783 |                                               | 1         | 1                                          |
| 461+91.63                                   | 33.98' LT | 750832.035                                                | 1485738.455 |                                               | 1         | 1                                          |
| 462+50.16                                   | 41.50' RT | 750737.287                                                | 1485750.271 |                                               | 1         | 1                                          |
| 462+59.59                                   | 35.79' LT | 750798.883                                                | 1485797.896 |                                               | 1         | 1                                          |
| 462+95.30                                   | 41.50' RT | 750714.205                                                | 1485789.065 |                                               | 1         | 1                                          |
| 462+96.14                                   | 36.81' LT | 750781.073                                                | 1485829.827 |                                               | 1         | 1                                          |

| EXISTING MONUMENT TABLE - SIDE STREETS |          |                                                           |            |             |                         |
|----------------------------------------|----------|-----------------------------------------------------------|------------|-------------|-------------------------|
| € of R/W & Constr.                     |          | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |            |             |                         |
| STREET                                 | STATION  | OFFSET                                                    | NORTH (Y)  | EAST (X)    | DESCRIPTION             |
| COVENT RD.                             | 22+05.63 | 30.32' RT                                                 | 751718.971 | 1484425.535 | IRON PIN FOUND          |
| COVENT RD.                             | 22+30.57 | 30.32' RT                                                 | 751719.113 | 1484525.433 | IRON PIN WITH CAP FOUND |
| N. DORSET RD.                          | 43+22.75 | 30.08' RT                                                 | 751300.016 | 1484986.924 | IRON PIPE FOUND         |
| N. DORSET RD.                          | 43+97.41 | 30.09' LT                                                 | 751394.869 | 1484972.872 | IRON PIN FOUND          |
| NORWICH RD.                            | 61+55.15 | 114.43' LT                                                | 751079.759 | 1485550.460 | IRON PIN FOUND          |
| NORWICH RD.                            | 61+65.68 | 30.00' LT                                                 | 751045.638 | 1485628.719 | IRON PIN FOUND          |



VOLUME 29 PAGE 74  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
FEE \$86.40  
JESSICA A LOPEZ  
MIAMI COUNTY RECORDER  
BY DEPUTY RECORDER

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00035  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/11/2022 11:39:45 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 2

I, JOSEPH F. CHARLSON, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation on JAN., FEB. & MAR. 2019. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System SOUTH Zone on NAD 83 2011 datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US Survey Feet) by a Project Adjustment Factor of 0.99996789. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

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RECEIVED 7.11.2022  
RECORDED 7.11.2022  
BOOK 29 PAGE 74  
JESSICA A LOPEZ  
COUNTY RECORDER

PREPARED BY:  
Joseph F. Charlson  
JOSEPH F. CHARLSON, Professional Land Surveyor 8003

Date: 6/13/2022

CENTERLINE PLAT

MIA-41-10.32

PID NO. 110253

R/W DESIGNER: BJO  
R/W REVIEWER: JCS

SCALE: HORIZONTAL 400  
VERTICAL 200  
SCALE IN FEET

1  
2

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING

EXISTING ODOT ROW PLAN SETS: MIA-41-8.76 (1949), MIA-41-10.25 (1942), MIA-41-10.38 (1986), MIA-41-10.85 (2004), MIA-41-11.16 (1976), MIA-55-[11.53-11.78] (11.16), MIA-75-[9.17-9.35], MIA-41-[11.16-11.38].

RECORD PLATS: BK. 1 @ PG. 11, BK. 3 @ PG. 19, BK. 3 @ PG. 23, BK. 4 @ PG. 14, BK. 4 @ PG. 26, BK. 5 @ PG. 16, BK. 5 @ PG. 16A, BK. 5 @ PG. 50, BK. 7 @ PG. 17, BK. 7 @ PG. 60, BK. 17 @ PG. 25, BK. 19 @ PG. 55, BK. 19 @ PG. 55A, BK. 20 @ PG. 35, BK. 20 @ PG. 35A, BK. 21 @ PG. 55, BK. 26 @ PG. 89.

MIAMI COUNTY  
CONCORD TOWNSHIP  
CITY OF TROY

SEC. 20 & 21, T. 5 N., R. 6 E.  
CONGRESS LANDS WEST OF THE MIAMI RIVER

MONUMENT LEGEND

- ☐ EXISTING R/W MONUMENT BOX
- ▣ PROPOSED R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ⚡ RAILROAD SPIKE FOUND
- ⚡ RAILROAD SPIKE SET
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- I.P.F. IRON PIN FOUND W/ ID CAP
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EXISTING MONUMENT TABLE - SR 41

| ☐ of R/W<br>S.R. 41 (W. MAIN ST.) |           | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |             |                 |
|-----------------------------------|-----------|-----------------------------------------------------------|-------------|-----------------|
| STATION                           | OFFSET    | NORTH (Y)                                                 | EAST (X)    | DESCRIPTION     |
| 463+55.36                         | 39.31' RT | 750685.378                                                | 1485841.800 | IRON PIN FOUND  |
| 464+15.76                         | 39.53' LT | 750722.243                                                | 1485934.022 | IRON PIPE FOUND |
| 464+65.99                         | 38.51' LT | 750695.680                                                | 1485976.669 | IRON PIPE FOUND |
| 464+85.54                         | 38.92' RT | 750619.147                                                | 1485953.877 | AXLE FOUND      |
| 465+85.37                         | 39.78' RT | 750567.358                                                | 1486039.226 | IRON PIN FOUND  |
| 466+07.46                         | 37.61' LT | 750520.102                                                | 1486097.782 | IRON PIPE FOUND |
| 466+85.40                         | 39.94' RT | 750516.076                                                | 1486125.106 | IRON PIN FOUND  |
| 466+89.46                         | 39.71' RT | 750514.202                                                | 1486128.715 | IRON PIN FOUND  |
| 467+38.08                         | 34.87' LT | 750553.433                                                | 1486208.634 | IRON PIPE FOUND |
| 467+85.45                         | 40.09' RT | 750464.787                                                | 1486211.016 | IRON PIN FOUND  |
| 468+70.03                         | 39.96' RT | 750421.651                                                | 1486283.769 | IRON PIN FOUND  |
| 468+79.09                         | 39.21' LT | 750485.056                                                | 1486332.038 | IRON PIPE FOUND |
| 469+60.03                         | 39.87' RT | 750375.711                                                | 1486361.159 | IRON PIN FOUND  |
| 469+73.48                         | 40.89' LT | 750438.232                                                | 1486414.011 | IRON PIPE FOUND |
| 470+24.01                         | 40.49' LT | 750412.050                                                | 1486457.235 | IRON PIPE FOUND |
| 470+72.04                         | 40.00' RT | 750318.248                                                | 1486457.476 | IRON PIPE FOUND |
| 470+75.10                         | 40.29' LT | 750386.539                                                | 1486499.885 | IRON PIPE FOUND |
| 471+25.34                         | 38.47' LT | 750360.755                                                | 1486543.041 | IRON PIPE FOUND |
| 471+75.11                         | 39.84' LT | 750337.997                                                | 1486587.327 | IRON PIN FOUND  |
| 471+84.22                         | 39.97' RT | 750263.657                                                | 1486556.890 | IRON PIN FOUND  |
| 472+55.54                         | 39.61' RT | 750228.244                                                | 1486617.226 | IRON PIN FOUND  |
| 473+79.50                         | 36.96' LT | 750230.746                                                | 1486762.913 | IRON PIN FOUND  |
| 473+79.58                         | 37.10' RT | 750167.038                                                | 1486725.145 | IRON PIPE FOUND |
| 475+67.95                         | 38.40' RT | 750069.695                                                | 1486886.414 | IRON PIN FOUND  |
| 476+37.33                         | 36.70' LT | 750098.811                                                | 1486984.423 | IRON PIPE FOUND |
| 476+94.66                         | 39.13' RT | 750004.329                                                | 1486994.975 | IRON PIPE FOUND |
| 477+09.48                         | 39.97' RT | 749996.045                                                | 1487007.283 | IRON PIPE FOUND |
| 477+93.97                         | 38.72' LT | 750020.529                                                | 1487120.113 | IRON PIN FOUND  |
| 478+67.48                         | 40.00' RT | 749915.125                                                | 1487143.400 | IRON PIPE FOUND |

EXISTING MONUMENT TABLE - SR 41 (CONTINUED)

| ☐ of R/W<br>S.R. 41 (W. MAIN ST.) |           | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |             |                 |
|-----------------------------------|-----------|-----------------------------------------------------------|-------------|-----------------|
| STATION                           | OFFSET    | NORTH (Y)                                                 | EAST (X)    | DESCRIPTION     |
| 479+01.31                         | 39.67' LT | 749966.949                                                | 1487212.730 | IRON PIN FOUND  |
| 481+29.55                         | 40.38' RT | 749782.898                                                | 1487369.671 | IRON PIPE FOUND |
| 481+42.74                         | 40.17' LT | 749845.871                                                | 1487421.602 | IRON PIN FOUND  |
| 482+92.77                         | 40.29' LT | 749770.466                                                | 1487551.315 | IRON PIN FOUND  |
| 483+93.47                         | 39.76' LT | 749719.324                                                | 1487638.058 | IRON PIPE FOUND |
| 484+53.97                         | 75.96' RT | 749588.876                                                | 1487632.103 | IRON PIPE FOUND |
| 484+79.02                         | 39.53' RT | 749607.753                                                | 1487672.083 | IRON PIPE FOUND |
| 485+28.21                         | 40.00' LT | 749651.722                                                | 1487754.613 | IRON PIN FOUND  |
| 485+57.83                         | 39.85' RT | 749567.805                                                | 1487739.965 | IRON PIPE FOUND |



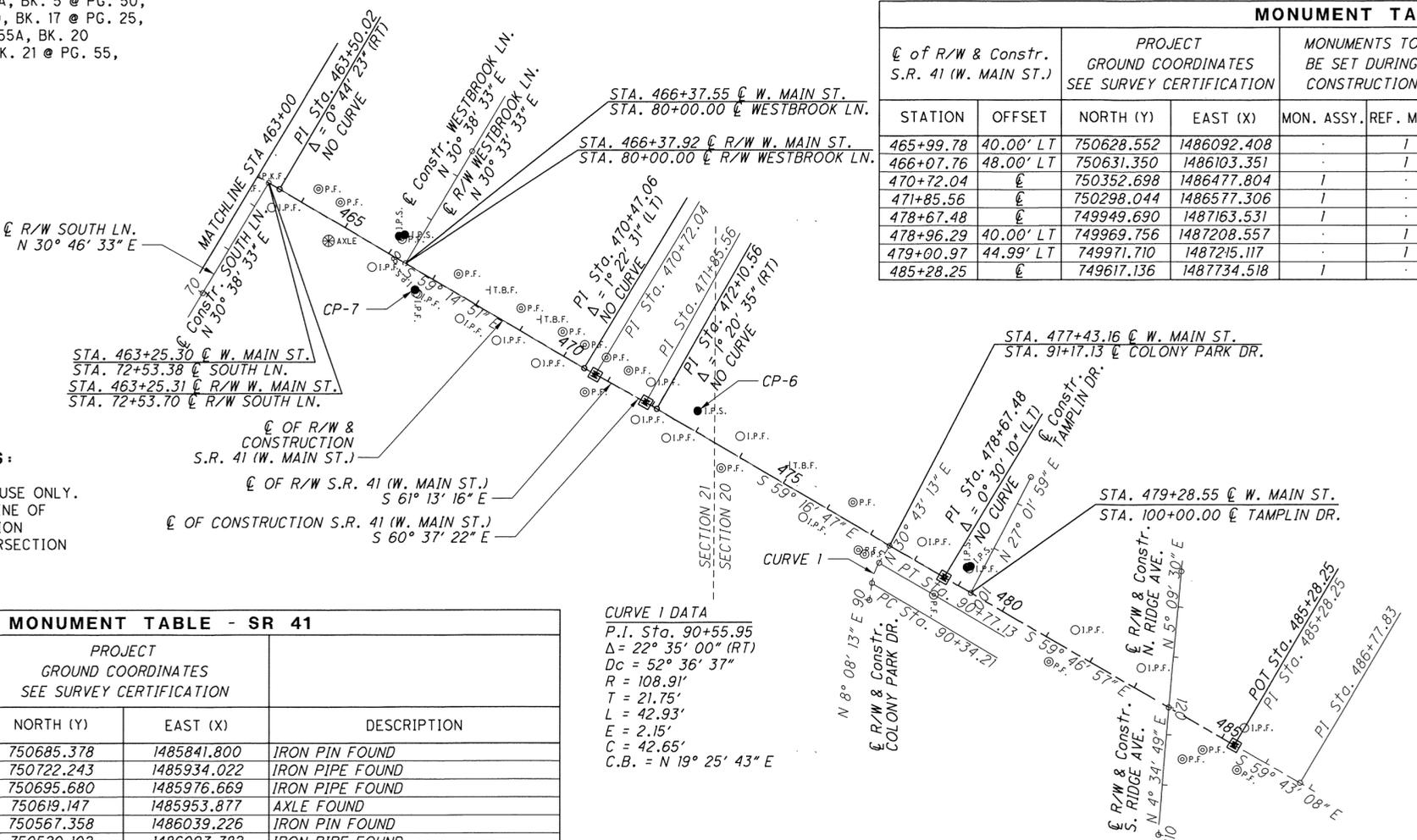
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CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

| SURVEY CONTROL POINTS                       |           |                                                           |             |           |      |                |
|---------------------------------------------|-----------|-----------------------------------------------------------|-------------|-----------|------|----------------|
| ☐ of R/W & Constr.<br>S.R. 41 (W. MAIN ST.) |           | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |             |           |      |                |
| STATION                                     | OFFSET    | NORTH (Y)                                                 | EAST (X)    | ELEVATION | NAME | DESCRIPTION    |
| 466+80.77                                   | 35.52' RT | 750522.236                                                | 1486123.391 | 863.14    | CP-7 | REBAR WITH CAP |
| 472+82.22                                   | 36.87' LT | 750280.363                                                | 1486679.231 | 855.97    | CP-6 | REBAR WITH CAP |

| MONUMENT TABLE                              |           |                                                           |             |                                               |           |                                            |                   |
|---------------------------------------------|-----------|-----------------------------------------------------------|-------------|-----------------------------------------------|-----------|--------------------------------------------|-------------------|
| ☐ of R/W & Constr.<br>S.R. 41 (W. MAIN ST.) |           | PROJECT<br>GROUND COORDINATES<br>SEE SURVEY CERTIFICATION |             | MONUMENTS TO<br>BE SET DURING<br>CONSTRUCTION |           | R/W MON.<br>EXPECTED<br>TO BE<br>DISTURBED |                   |
| STATION                                     | OFFSET    | NORTH (Y)                                                 | EAST (X)    | MON. ASSY.                                    | REF. MON. | R/W MON.                                   | DESCRIPTION       |
| 465+99.78                                   | 40.00' LT | 750628.552                                                | 1486092.408 | -                                             | 1         | 1                                          | IRON PIN SET      |
| 466+07.76                                   | 48.00' LT | 750631.350                                                | 1486103.351 | -                                             | 1         | 1                                          | IRON PIN SET      |
| 470+72.04                                   | ☐         | 750352.698                                                | 1486477.804 | 1                                             | -         | -                                          | MONUMENT ASSEMBLY |
| 471+85.56                                   | ☐         | 750298.044                                                | 1486577.306 | 1                                             | -         | -                                          | MONUMENT ASSEMBLY |
| 478+67.48                                   | ☐         | 749949.690                                                | 1487163.531 | 1                                             | -         | -                                          | MONUMENT ASSEMBLY |
| 478+96.29                                   | 40.00' LT | 749969.756                                                | 1487208.557 | -                                             | 1         | 1                                          | IRON PIN SET      |
| 479+00.97                                   | 44.99' LT | 749971.710                                                | 1487215.117 | -                                             | 1         | 1                                          | IRON PIN SET      |
| 485+28.25                                   | ☐         | 749617.136                                                | 1487734.518 | 1                                             | -         | -                                          | MONUMENT ASSEMBLY |



CURVE 1 DATA  
P.I. Sta. 90+55.95  
Δ = 22° 35' 00" (RT)  
Dc = 52' 36' 37"  
R = 108.91'  
T = 21.75'  
L = 42.93'  
E = 2.15'  
C = 42.65'  
C.B. = N 19° 25' 43" E

RECEIVED \_\_\_\_\_, 20\_\_\_\_  
RECORDED \_\_\_\_\_, 20\_\_\_\_  
BOOK 29 PAGE 74-A  
\_\_\_\_\_  
COUNTY RECORDER

JOSEPH F. CHARLSON, Professional Land Surveyor 8003

Date: 6/13/2022

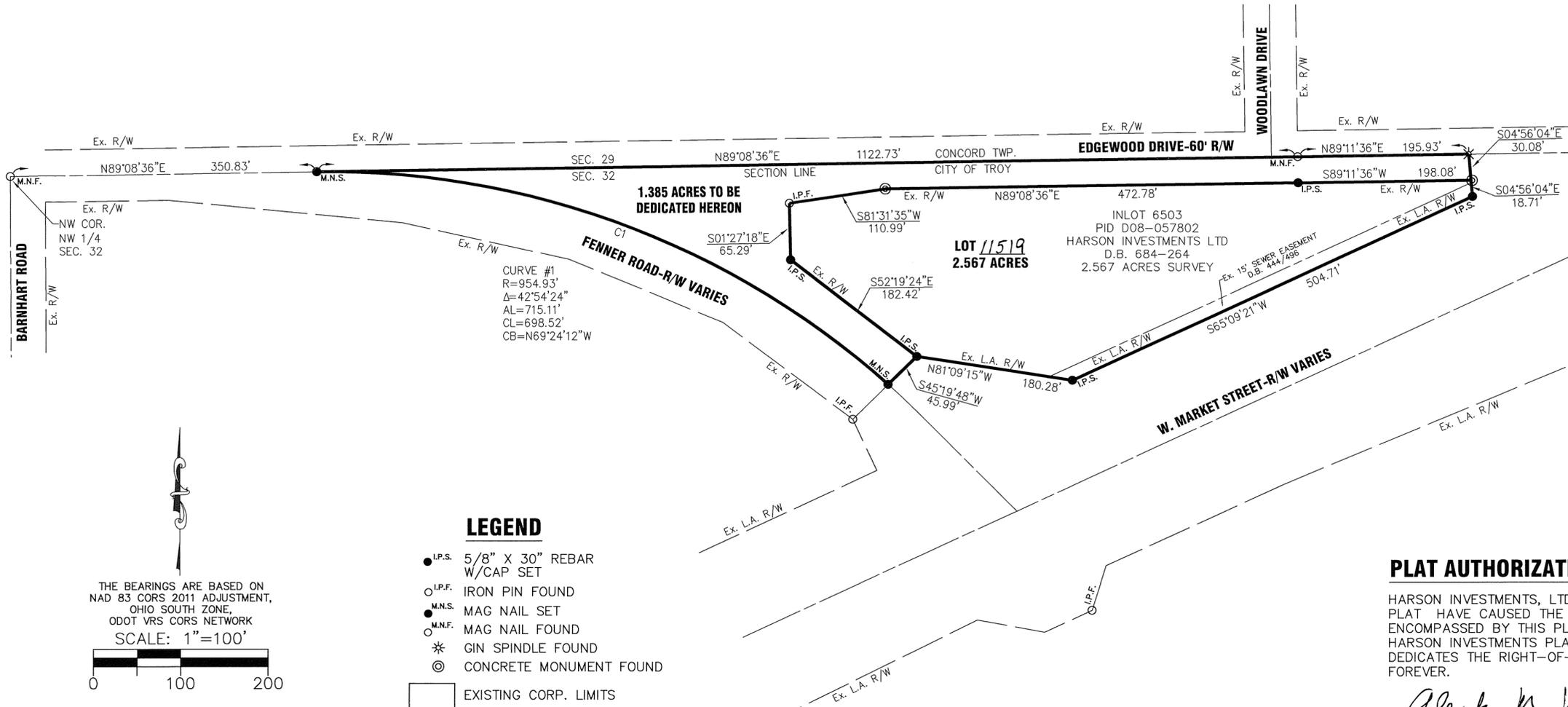
CENTERLINE PLAT  
 MIA-41-10.32  
 PID NO. 110253  
 R/W DESIGNER BJO  
 R/W REVIEWER JCS  
 SCALE: HORIZONTAL 1" = 100'  
 VERTICAL 1" = 40'  
 STATE OF OHIO  
 JOSEPH F. CHARLSON  
 8003  
 REGISTERED PROFESSIONAL SURVEYOR

# HARSON INVESTMENTS PLAT

VOLUME 29, PAGE 75  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

6503 INLOT TROY MIAMI, OHIO  
 CITY COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00036  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 07/15/2022 02:06:13 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

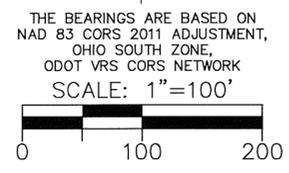


FEE \$43.20

Jessica Lopez  
 MIAMI COUNTY RECORDER  
 Maria M. Cooner  
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED July 15<sup>th</sup>, 2022.  
 Matthew W. Gearhardt  
 MIAMI COUNTY AUDITOR  
 Mindy Serec  
 BY DEPUTY AUDITOR

- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - \* GIN SPINDLE FOUND
  - ⊙ CONCRETE MONUMENT FOUND
  - EXISTING CORP. LIMITS



## PLAT AUTHORIZATION AND DEDICATION

HARSON INVESTMENTS, LTD., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS HARSON INVESTMENTS PLAT. FURTHERMORE, HARSON INVESTMENTS, LTD., DEDICATES THE RIGHT-OF-WAY AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Alexander M. Kolobkov  
 AUTHORIZED SIGNATURE  
 VICE PRESIDENT  
 TITLE

STATE OF OHIO  
 COUNTY OF Greene

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF July, 2022 BY Alexander M. Kolobkov ON BEHALF OF HARSON INVESTMENTS, LTD.

L. Swendling  
 NOTARY PUBLIC



LINDA S WENDLING  
 NOTARY PUBLIC - OHIO  
 MY COMMISSION EXPIRES  
 03-08-2023

**CITY OF TROY ENGINEER**  
 THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 10<sup>th</sup> DAY OF JUNE, 2022.  
 [Signature]  
 ALAN A. RHOADES, P.E.

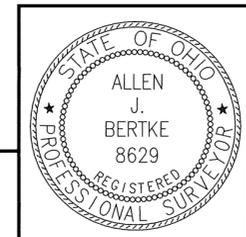
**CITY OF TROY PLANNING COMMISSION**  
 AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13<sup>th</sup> DAY OF April, 2022, THIS PLAT WAS REVIEWED AND APPROVED.  
 [Signature] DESIGNER  
 [Signature] SECRETARY

**CITY OF TROY COUNCIL**  
 AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2<sup>nd</sup> DAY OF May, 2022 THIS PLAT WAS APPROVED BY ORDINANCE NO. 4-20-2022 EFFECTIVE 6-1, 2022  
 [Signature] MAYOR  
 [Signature] PRESIDENT OF COUNCIL  
 [Signature] CLERK OF COUNCIL

SURVEY REFERENCE  
 LAND SURVEY 23, PAGE 139  
 REC. P.B. 11, PG. 136  
 REC. P.B. 27, PG. 49

BEING A REPLAT INLOT 6503 OWNED BY HARON INVESTMENTS, LTD. AS DESCRIBED IN DEED BOOK 684, PAGE 264.

[Signature]  
 ALLEN J. BERTKE, P.S. #8629  
 3-15-2022  
 DATE



PREPARED BY:  
**ChoiceOne** Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

|              |            |
|--------------|------------|
| DATE:        | 02-09-2022 |
| DRAWN BY:    | RMF        |
| JOB NUMBER:  | MIATRO2113 |
| SHEET NUMBER | 1 OF 1     |

# ALLEY VACATION

PART VACATION OF WASHINGTON ALLEY  
VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00037  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/15/2022 02:11:01 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20

Jessica Lopez Bloria M. Carner  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 15<sup>th</sup>, 2022.

Matthew W. Creamer Kidra Olin  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

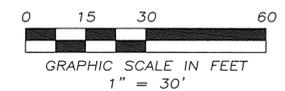
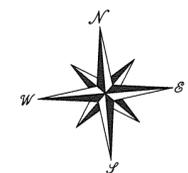
REFERENCES

MIAMI COUNTY RECORDER'S  
RECORDS OF PLATS:  
PLAT BOOK 1, PAGE 9  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:  
VOLUME 23, PAGE 20

 AREA TO BE VACATED

NOTE:

NO FIELD WORK PERFORMED FOR ALLEY VACATION. MAP  
PREPARED USING LOT SURVEY 23, PAGE 20, MIAMI  
COUNTY ENGINEER'S SURVEY RECORDS AND PLAT BOOK  
1, PAGE 9, MIAMI COUNTY RECORDER'S RECORDS.



SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS  
REPLAT WAS PREPARED IN  
ACCORDANCE WITH OHIO  
ADMINISTRATIVE CODE CHAPTER  
7433-37.

PART ALLEY VACATION FOR DAVE & VICKI PURK  
IN THE VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO

PREPARED BY:

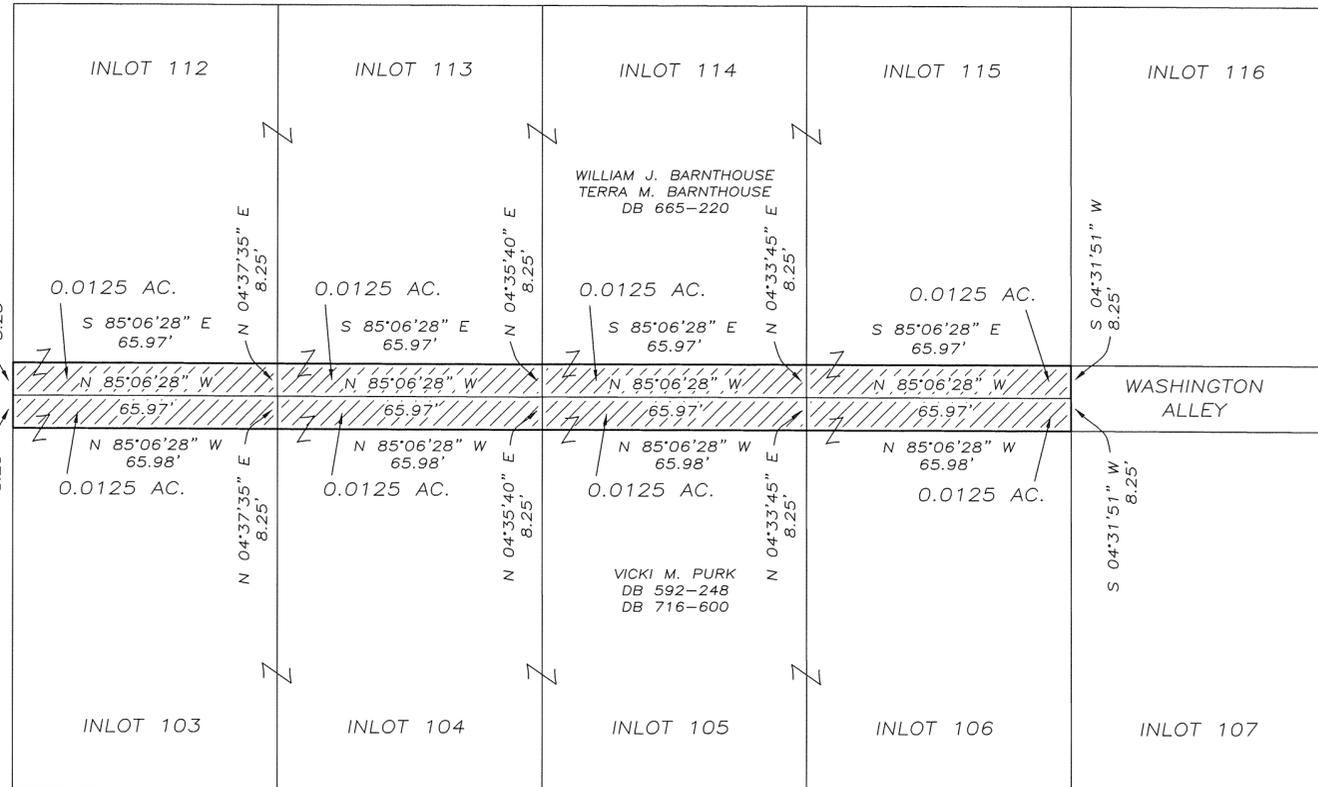
Michael W. Cozatt 7/11/22  
MICHAEL W. COZATT, P.S. #6001 DATE

MULBERRY STREET 33' R/W

WALNUT STREET 40' R/W

EAST STREET 33' R/W

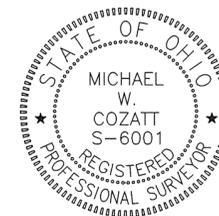
WATER STREET 33' R/W



APPROVAL OF THE VILLAGE OF FLETCHER

ACCEPTED AND APPROVED BY THE VILLAGE OF FLETCHER  
THIS 13<sup>th</sup> DAY OF July, 2022

[Signature] [Signature]  
MAYOR PRESIDENT OF COUNCIL



COZATT ENGINEERING COMPANY  
CIVIL ENGINEER 1100 WAYNE ST., SUITE 1140 TROY, OH 45373  
JOB NO. 10322  LAND SURVEYOR (937) 339-2921

Fee 43.20  
Jessica Lopez  
Miami County Recorder  
Dani Mascia  
By Deputy Recorder

Miami County Auditor  
Approved and Transferred July 21, 2022  
Matthew W. Gearhart  
Miami County Auditor  
Kendra Olson  
By Deputy Auditor

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00038  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/21/2022 10:16:21 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

Mote & Associates, Inc.  
ENGINEERING, LAND SURVEYING  
PHONE: (937) 548-7511  
FAX: (937) 548-7484  
E-MAIL: info@moteassociates.com  
WEBSITE: www.moteassociates.com  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331

CITY OF TROY COUNCIL

AT A MEETING OF THE CITY OF TROY, OHIO COUNCIL HELD THIS 20th DAY OF June, 2022, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-32-2022 EFFECTIVE 07-21-2022

Acting Mayor: [Signature]  
PRESIDENT OF COUNCIL: [Signature]  
CLERK OF COUNCIL: [Signature]

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 21st DAY OF July, 2022.

[Signature]  
JULIAN A. RHOADES, P.E.

DESCRIPTION

BEING A REPLAT OF INLOT 7392 IN THE CITY OF TROY, OHIO CONTAINING 2.482 ACRES AND BEING THE SAME LANDS CONVEYED TO GREENVILLE FEDERAL AS DESCRIBED IN MIAMI COUNTY OFFICIAL RECORDS 2019-10374.

DEDICATION

I THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND DEDICATE THE PROPOSED RIGHT-OF-WAY AND EASEMENTS TO THE PUBLIC USE FOREVER.

[Signature]  
JEFF KNISS, PRESIDENT AND CEO

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Jeff D. Kniss (THE ABOVE SIGNED)

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 BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Darvee, OHIO, THIS 31st DAY OF March, 2022

[Signature]  
NOTARY PUBLIC

November 3rd 2020  
MY COMMISSION EXPIRES

HILLARY RAIGE ERNST  
Notary Public  
State of Ohio  
My Comm. Expires  
November 3, 2026

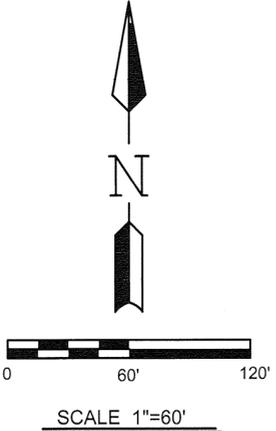
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.  
[Signature]  
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177  
BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).



OHIO  
SURVEY OF A 2.482 ACRE TRACT  
GREENVILLE FEDERAL  
REPLAT OF IL 7392 & DEDICATION  
OF RIGHT-OF-WAY  
TROY

PREPARED BY:  
LOUIS J. BERGMAN  
P.S. #7177

DATE: 5-2-22  
DRAWN: IJB  
CHECKED: LJB  
JOB NO.  
TY13012122  
DRAWING NO.  
1C2788

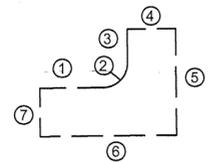


REFERENCES

- 1) SURVEY BY TERRAZANO REC. P.B. 15, PG. 32
- 2) SURVEY BY STUDEBAKER REC. P.B. 15, PG. 107
- 3) SURVEY BY KLOCKNER REC. P.B. 16, PG. 50

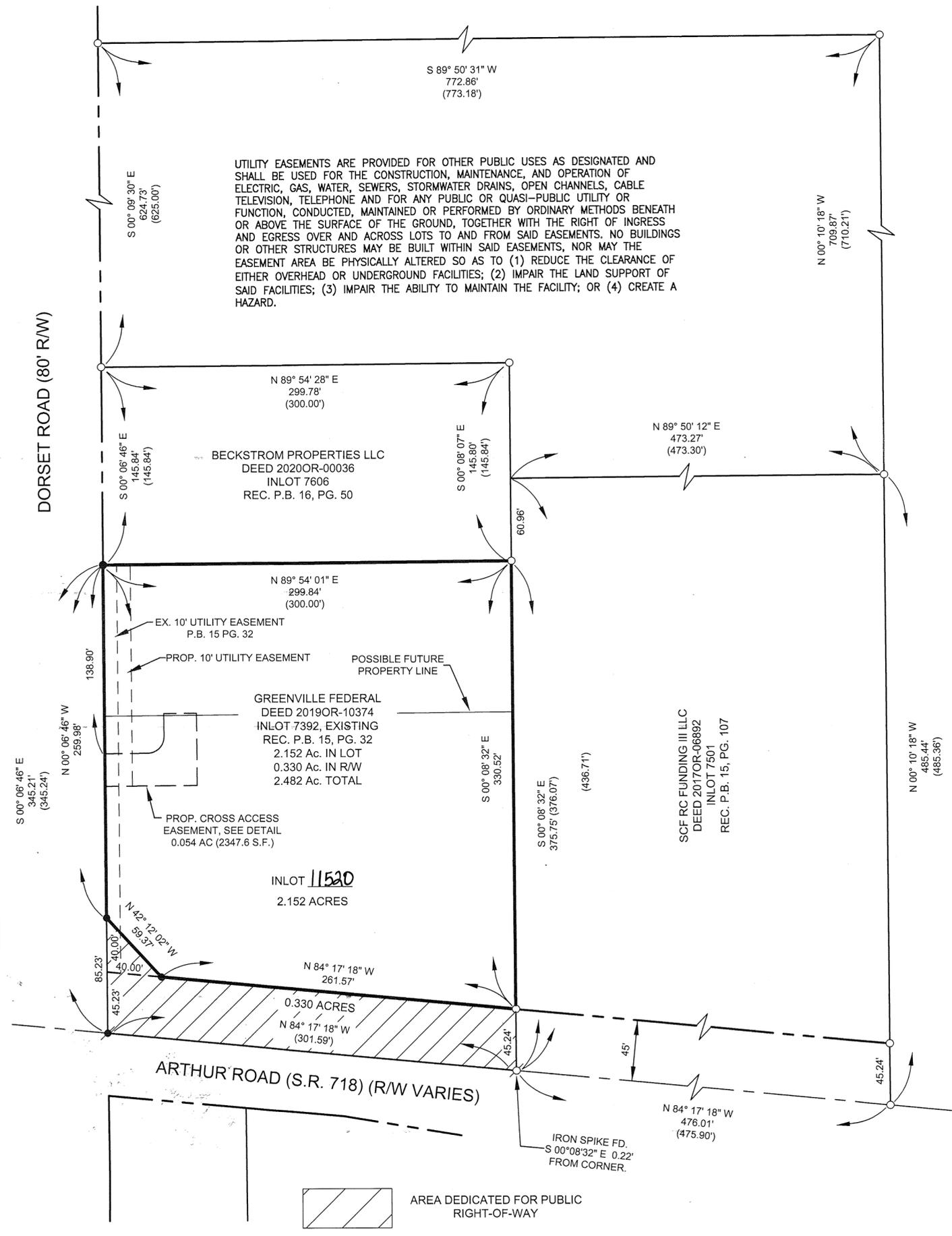
LEGEND

- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- ⦿ IRON SPIKE SET
- IRON PIN FOUND
- ⦿ IRON SPIKE FOUND
- ( ) CALLED DIMENSION



CROSS ACCESS EASEMENT

- 1) N 89° 53' 14" E 31.52'
- 2) RADIUS = 12.00'  
ARC = 48.85'  
CENTRAL ANGLE = 90° 00' 00"  
CHORD = N 44° 53' 14" E 16.97'
- 3) N 00° 06' 46" W 17.01'
- 4) N 89° 53' 14" E 24.00'
- 5) S 00° 06' 46" E 53.01'
- 6) S 89° 53' 14" W 67.52'
- 7) N 00° 06' 46" W 24.00'



UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORMWATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

BECKSTROM PROPERTIES LLC  
DEED 2020OR-00036  
INLOT 7606  
REC. P.B. 16, PG. 50

N 89° 54' 01" E  
299.84'  
(300.00')

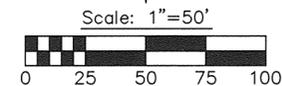
GREENVILLE FEDERAL  
DEED 2019OR-10374  
INLOT 7392, EXISTING  
REC. P.B. 15, PG. 32  
2.152 Ac. IN LOT  
0.330 Ac. IN R/W  
2.482 Ac. TOTAL

INLOT 11520  
2.152 ACRES

SCF RC FUNDING III LLC  
DEED 2017OR-06892  
INLOT 7501  
REC. P.B. 15, PG. 107

AREA DEDICATED FOR PUBLIC  
RIGHT-OF-WAY

**REPLAT OF PART OF INLOT 8205 AND  
INLOTS 10290 AND 10291  
CITY OF TROY, MIAMI COUNTY, OHIO**



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00039  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
08/02/2022 12:37:33 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE: 43.20

Jessica Lopez By: Amy Tailor  
(Miami County Recorder) (Deputy)

Approved and transferred with lot numbers assigned this 2<sup>nd</sup>  
day of Aug, 2022.

Matthew W Gearhardt By: Joyce Grubert  
(Miami County Auditor) (Deputy)

**Description**

Being a part of Inlot 8205 as acquired by Ann Davies Moyer by D.B. 740, Pg. 711 of the Miami County Recorder's Ded Records and Inlots 10290 and 10291 in Legacy Meadows Section 2 as filed in P.B. 22, Page 94 of the Miami County Recorder's Plat Records. Containing a total of 3.383 acres.

**Acknowledgement**

We, the undersigned, being all the owners of the land hereon replatted, do hereby voluntarily consent to the execution of said replat. Easements shown or noted on this replat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface water drainage, gas, sewer, water, telephone, cable T.V., or other utility lines or services, and for the express 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.

Tom S. Behm  
Owner's Authorized Agent

**State of Ohio, County of Miami, S.S.**

Before me, a notary public in and for the aforesaid State and County, personally appeared the above signed, who acknowledged that they did sign this instrument and that it is their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal this 13<sup>th</sup> day of July, 2022.

Jamie M. Ramsey  
Notary Public



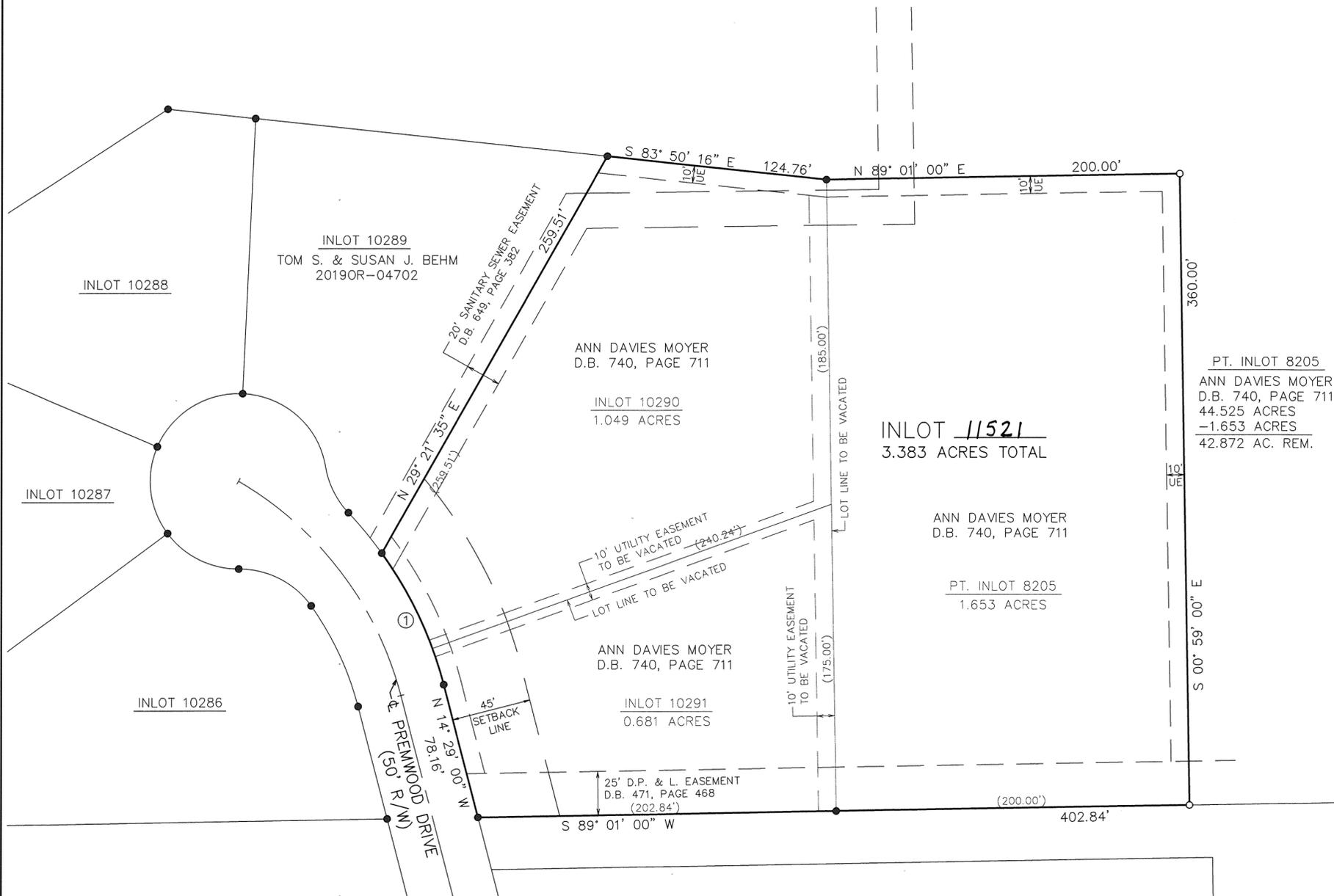
**Surveyor's Certification**

I hereby certify that the land replatted hereon is accurately represented based on a field survey completed under my direct supervision, in accordance with the State of Ohio Minimum Requirements for Boundary Surveys and the Ohio Administrative Code Chapter 4733-37. Monumentation is set or found as shown.



Michael W. Cozatt 6/30/22  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 06622 Ph. (937) 339-2921



| CURVE DATA |               |         |        |                        |
|------------|---------------|---------|--------|------------------------|
| NO.        | CENTRAL ANGLE | RADIUS  | LENGTH | LONG CHORD             |
| 1          | 21° 12' 02"   | 225.00' | 83.25' | 82.78, N 25° 05' 03" W |

- Legend**
- Iron pin found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
- References**
- Vol. 54, Pg. 135 } Miami County Engineer's Record of Land Surveys
  - P.B. 17, PG. 77 } Miami County Recorder's Plat Records
  - P.B. 22, PG. 94 }
- Basis of Bearings**
- The bearings are based on the south line of Legacy Meadow Section 2, bearing S 89° 01' 00" W, as found in P.B. 22, Page 94 of the Miami County Recorder's Plat Records.

**Approvals**

This replat was reviewed and approved by the City of Troy, Ohio Engineer this 20<sup>th</sup> day of July, 2022.

Jill Stubb  
City of Troy Engineer

At a meeting of the City Council of the City of Troy, Ohio held this 6<sup>th</sup> day of June, 2022, this replat was approved by Ordinance No. 0-29-2022, effective 7-6, 2022.

Robin J. Oda Mayor  
Sup D. Knight Clerk of Council  
Will King President of Council

INLOT 8206  
PREMWOOD OWNER ASSOCIATION  
D.B. 683, PG. 476

# WACO HISTORICAL SOCIETY PLAT

VOLUME 29, PAGE 79  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT. 9305 INLOT TROY CITY CONCORD TOWNSHIP MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00040  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
08/03/2022 12:12:43 PM  
REFERENCES 0

FEE \$ 43.20

Jessica Lopez MIAMI COUNTY RECORDER  
Ann Dalton BY DEPUTY RECORDER

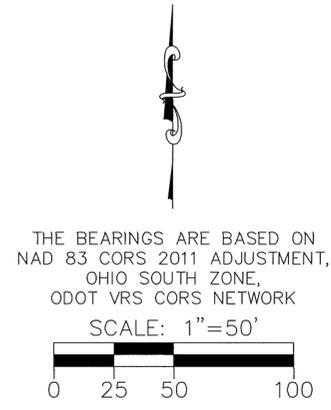
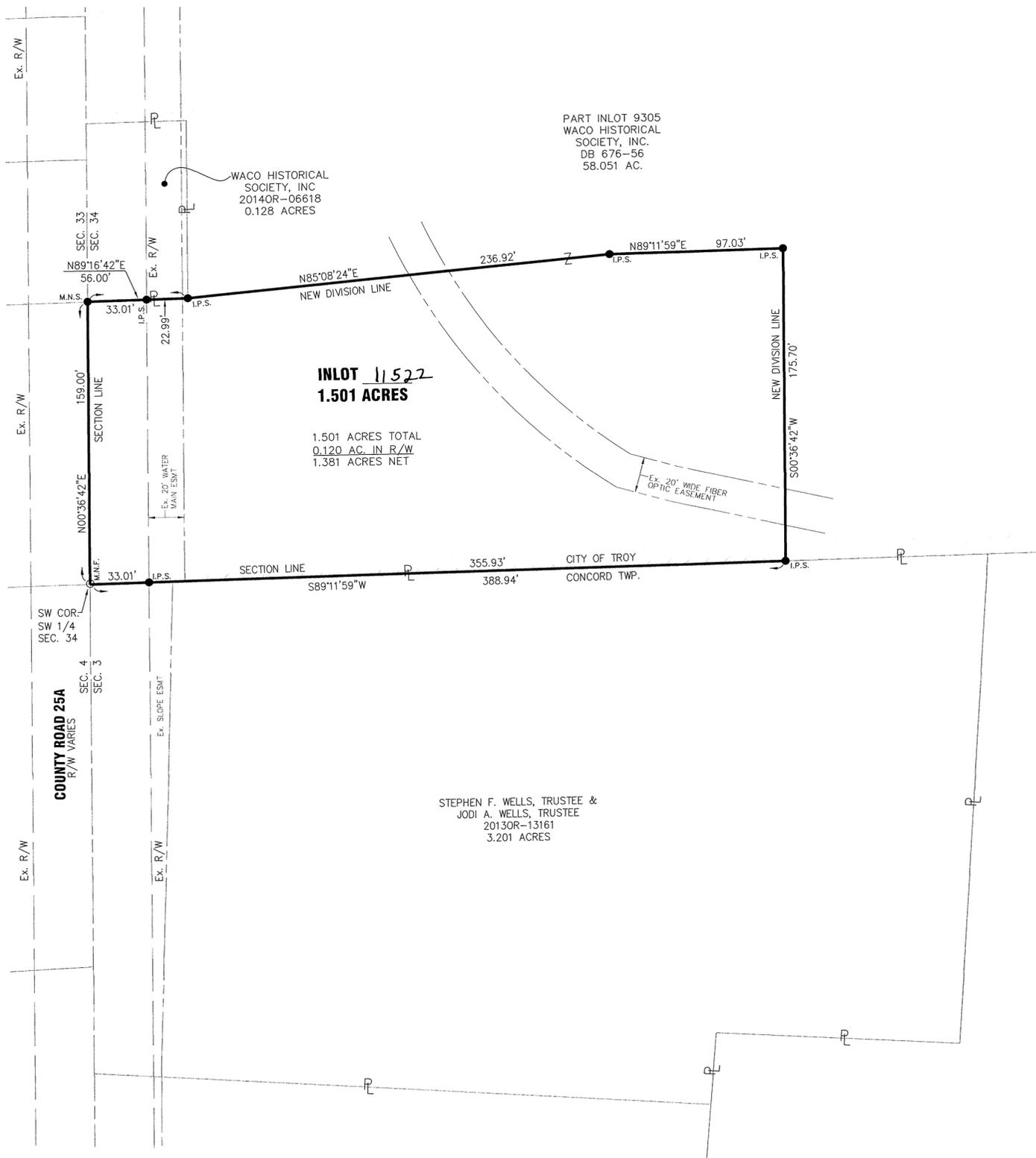
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Aug 3, 2022

Matthew W Gearhart MIAMI COUNTY AUDITOR  
Joyce Grilloit BY DEPUTY AUDITOR

## CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 2ND DAY OF AUGUST, 2022

Jill Rhoades  
JILLIAN RHOADES, PE



## CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: WACO HISTORICAL SOCIETY, INC.

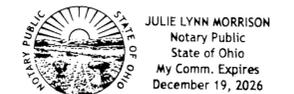
James A. McGarrey President  
AUTHORIZED SIGNATURE TITLE

## ACKNOWLEDGMENT

STATE OF OHIO, miami COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED James A. McGarrey, ON BEHALF OF WACO HISTORICAL SOCIETY, INC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 3rd DAY OF August, 2022.

NOTARY PUBLIC Julie Lynn Morrison  
MY COMMISSION EXPIRES: Dec. 19, 2026



## LEGEND

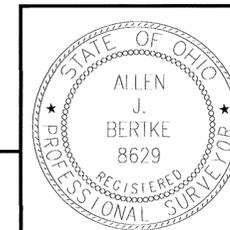
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- EXISTING CORP. LIMITS

SURVEY REFERENCE  
LAND SURVEY 17, PAGE 131  
LOT SURVEY 24, PAGE 96  
REC. P.B. 19, PG. 26  
REC. P.B. 19, PG. 132  
REC. P.B. 20, PG. 94  
REC. P.B. 22, PG. 30  
REC. P.B. 26, PG. 73

BEING A SUBDIVISION OF PART INLOT 9305 AND BEING OWNED BY WACO HISTORICAL SOCIETY, INC. IN DEED BOOK 676, PAGE 56.

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629

8-2-2022  
DATE



|                                                          |                                      |
|----------------------------------------------------------|--------------------------------------|
| PREPARED BY:                                             | DATE:                                |
| <b>ChoiceOne</b><br>Engineering                          | 06-22-2022                           |
| SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554 | DRAWN BY:<br>RMF                     |
| www.CHOICEONEENGINEERING.com                             | JOB NUMBER:<br>MIATRO2003SouthSurvey |
|                                                          | SHEET NUMBER<br>1 OF 1               |

# STILLWATER CROSSINGS, PHASE TWO

PT. 1459 WEST MILTON MIAMI, OHIO  
INLOT VILLAGE COUNTY

PLAT BOOK 29, PAGE 80  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2022P-00041  
PRESENTED FOR RECORD  
MIAMI COUNTY, OHIO  
09/01/2022 11:31:19 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 2

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 11.059 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STILLWATER CROSSINGS, PHASE TWO AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 20170R-12217.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

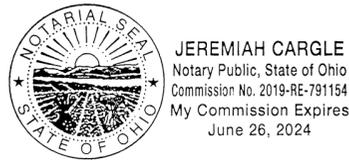
- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:  
STILLWATER CROSSINGS, LLC.  
*Ronald D. Coffman*  
RONALD D. COFFMAN, DEVELOPMENT MANAGER

STATE OF OHIO, COUNTY OF Butler, S.S.  
BE IT REMEMBERED THAT ON THIS 12 DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STILLWATER CROSSINGS, LLC., BY RONALD D. COFFMAN, ITS DEVELOPMENT MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

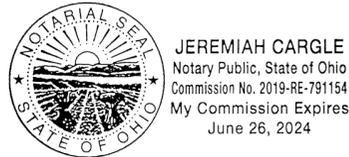
*Jeremiah Cargle*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: June 26, 2024



MORTGAGEE:  
CIVISTA BANK  
*Robert Ward*  
ROBERT WARD, VICE PRESIDENT

STATE OF OHIO, COUNTY OF Butler, S.S.  
BE IT REMEMBERED THAT ON THIS 12 DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CIVISTA BANK., ROBERT WARD, ITS VICE PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Jeremiah Cargle*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: June 26, 2024

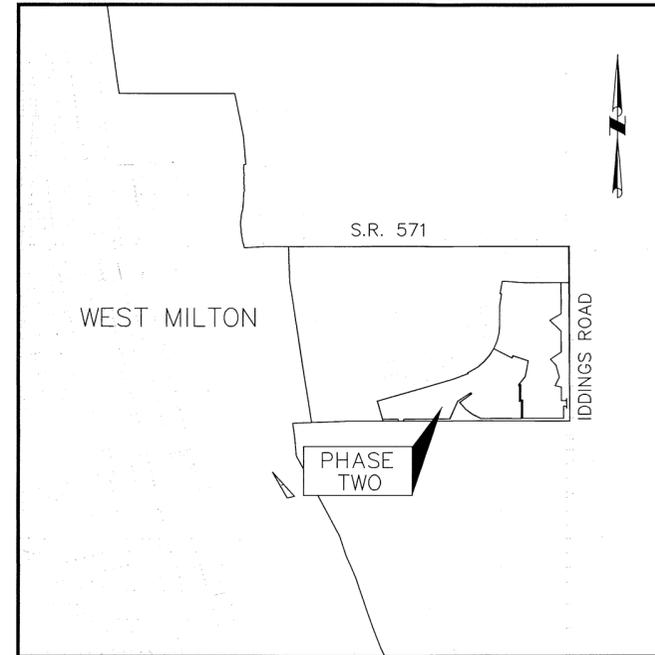
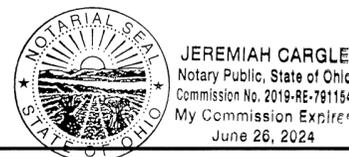


DATE: May 12, 2022  
STATE OF OHIO, COUNTY OF \_\_\_\_\_, S.S.  
RONALD D. COFFMAN BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

*Ronald D. Coffman*  
RONALD D. COFFMAN

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

*Jeremiah Cargle*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: June 26, 2024



VICINITY MAP  
N.T.S.

FEE \$86.40

*Jessica A. Lopez*  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
*Kelly L. Hegemier*  
DEPUTY

TRANSFERRED THIS 1<sup>st</sup> DAY  
OF Sept, 2022

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

*Joyce Grilliat*  
BY: DEPUTY AUDITOR

## VILLAGE OF WEST MILTON PLANNING BOARD

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 29<sup>th</sup> DAY OF JUNE, 2022 THIS PLAT WAS REVIEWED AND APPROVED.

*Katie Bion* CHAIRMAN *Scott Cole* SECRETARY

## VILLAGE OF WEST MILTON COUNCIL

WE, THE CITY COUNCIL FOR THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF STILLWATER CROSSINGS, PHASE TWO, THIS 9<sup>th</sup> DAY OF MARCH, 2021.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-CM 21-03-2021, EFFECTIVE MARCH 9, 2021

*Al Miller* MAYOR *Laura Wright* CLERK OF COUNCIL

## DESCRIPTION

BEING PHASE TWO OF A PLANNED DEVELOPMENT CONTAINING 11.059 ACRES AND BEING OUT OF INLOT 1459 OWNED BY STILLWATER CROSSINGS, LLC. AS RECORDED IN 20170R-12217.

## MASTER DECLARATION

MASTER DECLARATION FOR STILLWATER CROSSINGS RECORDED IN INSTRUMENT 20190R-12995, OF THE MIAMI COUNTY RECORDER'S RECORDS.

|                                                          |              |
|----------------------------------------------------------|--------------|
| PREPARED BY:                                             | DATE:        |
| <b>ChoiceOne</b><br>Engineering                          | 04-15-2021   |
| SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554 | DRAWN BY:    |
| www.CHOICEONEENGINEERING.com                             | LTH          |
|                                                          | JOB NUMBER:  |
|                                                          | MiaWm1901    |
|                                                          | SHEET NUMBER |
|                                                          | 1 OF 2       |

# STILLWATER CROSSINGS, PHASE TWO

PT. 1459 INLOT 11.059 ACREAGE WEST MILTON VILLAGE MIAMI, OHIO COUNTY

| CURVE TABLE  |         |             |            |              |                 |
|--------------|---------|-------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS  | △           | ARC LENGTH | CHORD LENGTH | CHORD BEARING   |
| 1            | 225.00' | 15°-38'-00" | 61.39'     | 61.20'       | S 08°-11'-27" E |
| 2            | 250.00' | 07°-32'-32" | 32.91'     | 32.89'       | S 24°-45'-31" E |
| 3            | 250.00' | 68°-57'-23" | 300.88'    | 283.05'      | S 55°-27'-56" E |
| 4            | 660.00' | 42°-00'-16" | 483.86'    | 473.09'      | N 41°-29'-22" E |
| 5            | 200.00' | 10°-50'-10" | 37.83'     | 37.77'       | S 10°-35'-22" E |
| 6            | 200.00' | 04°-47'-50" | 16.75'     | 16.74'       | N 02°-46'-22" W |
| 7            | 250.00' | 03°-50'-10" | 16.74'     | 16.74'       | S 02°-17'-32" E |
| 8            | 250.00' | 11°-47'-49" | 51.47'     | 51.38'       | S 10°-06'-32" E |
| 9            | 40.00'  | 40°-47'-44" | 28.48'     | 27.88'       | S 04°-23'-26" W |
| 10           | 40.00'  | 02°-57'-58" | 2.07'      | 2.07'        | S 26°-16'-17" W |
| 11           | 50.00'  | 62°-19'-55" | 54.40'     | 51.75'       | S 03°-24'-42" E |
| 12           | 50.00'  | 47°-37'-34" | 41.56'     | 40.38'       | S 58°-23'-26" E |
| 13           | 50.00'  | 47°-37'-00" | 41.55'     | 40.37'       | N 73°-59'-17" E |
| 14           | 50.00'  | 47°-37'-00" | 41.55'     | 40.37'       | N 26°-22'-17" E |
| 15           | 50.00'  | 62°-19'-56" | 54.40'     | 51.75'       | N 28°-36'-11" W |
| 16           | 40.00'  | 02°-57'-57" | 2.07'      | 2.07'        | N 58°-17'-10" W |
| 17           | 40.00'  | 40°-47'-45" | 28.48'     | 27.88'       | N 36°-24'-19" W |
| 18           | 275.00' | 11°-27'-12" | 54.97'     | 54.88'       | S 26°-46'-58" E |
| 19           | 275.00' | 02°-43'-27" | 13.08'     | 13.07'       | N 33°-52'-18" W |
| 20           | 275.00' | 11°-27'-33" | 55.00'     | 54.91'       | S 40°-57'-48" E |
| 21           | 275.00' | 11°-27'-33" | 55.00'     | 54.91'       | S 52°-25'-21" E |
| 22           | 275.00' | 11°-27'-33" | 55.00'     | 54.91'       | S 63°-52'-54" E |
| 23           | 275.00' | 11°-27'-33" | 55.00'     | 54.91'       | S 75°-20'-27" E |
| 24           | 275.00' | 08°-52'-24" | 42.59'     | 42.55'       | S 85°-30'-26" E |
| 25           | 225.00' | 11°-07'-32" | 43.69'     | 43.62'       | N 84°-22'-52" W |

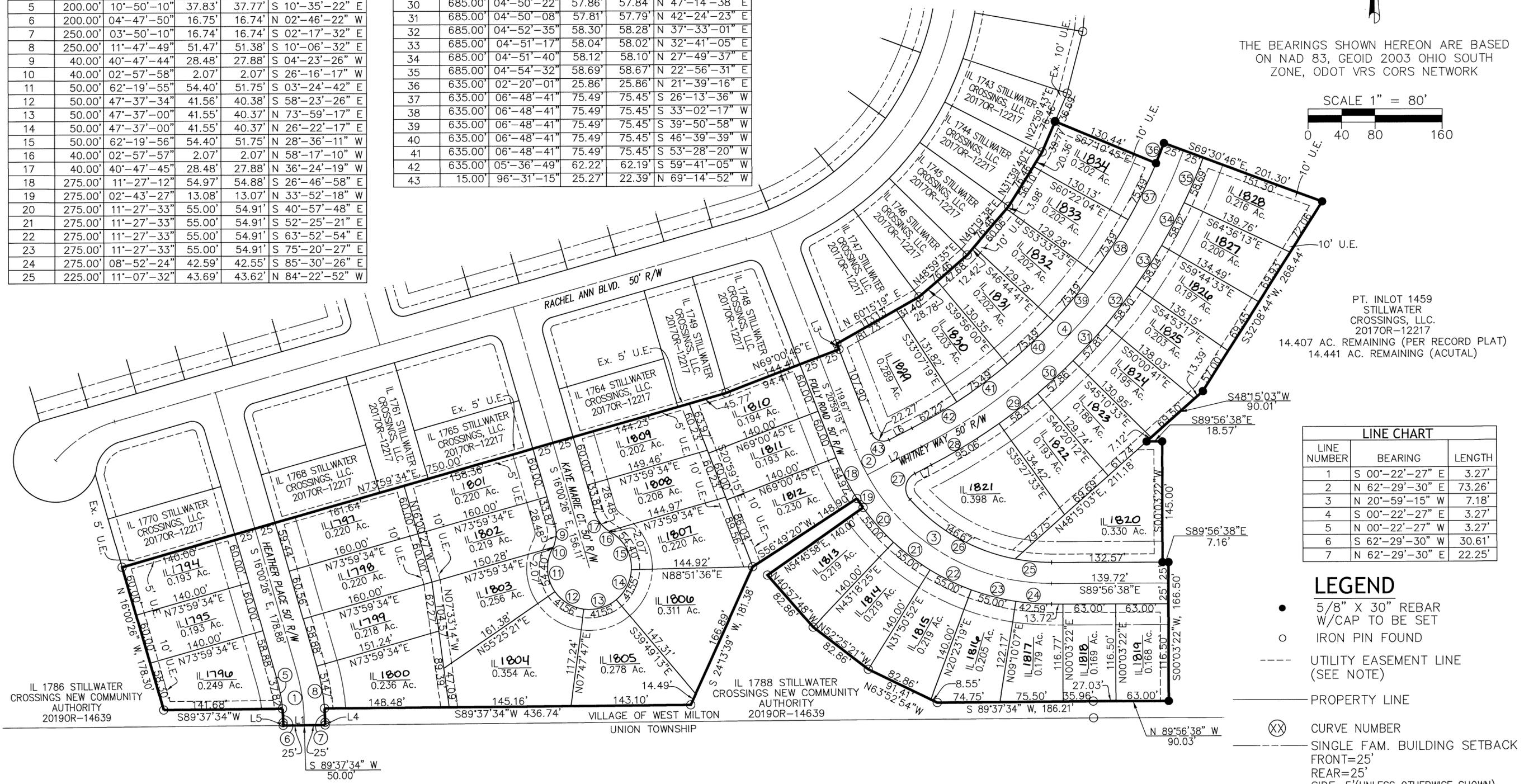
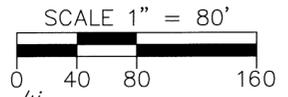
| CURVE TABLE  |         |              |            |              |                 |
|--------------|---------|--------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS  | △            | ARC LENGTH | CHORD LENGTH | CHORD BEARING   |
| 26           | 225.00' | 37°-20'-58"  | 146.67'    | 144.09'      | N 60°-08'-37" W |
| 27           | 20.00'  | 103°-57'-37" | 36.29'     | 31.51'       | N 10°-30'-41" E |
| 28           | 685.00' | 07°-57'-03"  | 95.06'     | 94.98'       | N 58°-30'-59" E |
| 29           | 685.00' | 04°-52'-39"  | 58.31'     | 58.29'       | N 52°-06'-08" E |
| 30           | 685.00' | 04°-50'-22"  | 57.86'     | 57.84'       | N 47°-14'-38" E |
| 31           | 685.00' | 04°-50'-08"  | 57.81'     | 57.79'       | N 42°-24'-23" E |
| 32           | 685.00' | 04°-52'-35"  | 58.30'     | 58.28'       | N 37°-33'-01" E |
| 33           | 685.00' | 04°-51'-17"  | 58.04'     | 58.02'       | N 32°-41'-05" E |
| 34           | 685.00' | 04°-51'-40"  | 58.12'     | 58.10'       | N 27°-49'-37" E |
| 35           | 685.00' | 04°-54'-32"  | 58.69'     | 58.67'       | N 22°-56'-31" E |
| 36           | 635.00' | 02°-20'-01"  | 25.86'     | 25.86'       | N 21°-39'-16" E |
| 37           | 635.00' | 06°-48'-41"  | 75.49'     | 75.45'       | S 26°-13'-36" W |
| 38           | 635.00' | 06°-48'-41"  | 75.49'     | 75.45'       | S 33°-02'-17" W |
| 39           | 635.00' | 06°-48'-41"  | 75.49'     | 75.45'       | S 39°-50'-58" W |
| 40           | 635.00' | 06°-48'-41"  | 75.49'     | 75.45'       | S 46°-39'-39" W |
| 41           | 635.00' | 06°-48'-41"  | 75.49'     | 75.45'       | S 53°-28'-20" W |
| 42           | 635.00' | 05°-36'-49"  | 62.22'     | 62.19'       | S 59°-41'-05" W |
| 43           | 15.00'  | 96°-31'-15"  | 25.27'     | 22.39'       | N 69°-14'-52" W |

## DESCRIPTION

BEING PHASE TWO OF A PLANNED DEVELOPMENT CONTAINING 11.059 ACRES AND BEING OUT OF INLOT 1459 OWNED BY STILLWATER CROSSINGS, LLC. AS RECORDED IN 20170R-12217.



THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



PT. INLOT 1459 STILLWATER CROSSINGS, LLC. 20170R-12217  
14.407 AC. REMAINING (PER RECORD PLAT)  
14.441 AC. REMAINING (ACUTAL)

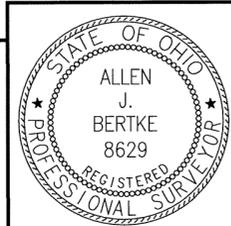
| LINE CHART  |                 |        |
|-------------|-----------------|--------|
| LINE NUMBER | BEARING         | LENGTH |
| 1           | S 00°-22'-27" E | 3.27'  |
| 2           | N 62°-29'-30" E | 73.26' |
| 3           | N 20°-59'-15" W | 7.18'  |
| 4           | S 00°-22'-27" E | 3.27'  |
| 5           | N 00°-22'-27" W | 3.27'  |
| 6           | S 62°-29'-30" W | 30.61' |
| 7           | N 62°-29'-30" E | 22.25' |

- ### LEGEND
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - UTILITY EASEMENT LINE (SEE NOTE)
  - PROPERTY LINE
  - ⊗ CURVE NUMBER
  - SINGLE FAM. BUILDING SETBACK FRONT=25' REAR=25' SIDE=5'(UNLESS OTHERWISE SHOWN)

NOTES:  
1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.  
2.) ALL OPEN SPACE LOTS PREVIOUSLY DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

REFERENCES  
20170R-12217  
20190R-12995  
REC. 16-37  
REC. 28-2  
LAND SUR. 27-199

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.  
*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
8-31-2022  
DATE



PREPARED BY:  
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 04-15-2021  
DRAWN BY: LTH  
JOB NUMBER: MiaWmi1901  
SHEET NUMBER: 2 OF 2

### AREA SUMMARY

|                       |            |
|-----------------------|------------|
| 41 SINGLE FAMILY LOTS | 9.213 AC.  |
| DEDICATED STREET R/W  | 1.846 AC.  |
| TOTAL                 | 11.059 AC. |

# STILLWATER CROSSINGS, PHASE THREE

PT. 1459 INLOT 14.443 ACREAGE WEST MILTON VILLAGE MIAMI, OHIO COUNTY

PLAT BOOK 29, PAGE 81  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DEDICATION

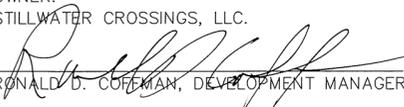
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 14.443 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STILLWATER CROSSINGS, PHASE TWO AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2017OR-12217.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:  
STILLWATER CROSSINGS, LLC.

  
RONALD D. COFFMAN, DEVELOPMENT MANAGER

STATE OF OHIO, COUNTY OF Montgomery, S.S.  
BE IT REMEMBERED THAT ON THIS 13 DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STILLWATER CROSSINGS, LLC., BY RONALD D. COFFMAN, ITS DEVELOPMENT MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Jun 26, 2024



JEREMIAH CARGLE  
Notary Public, State of Ohio  
Commission No. 2019-RE-791154  
My Commission Expires  
June 26, 2024

MORTGAGEE:  
CIVISTA BANK  
  
ROBERT WARD, VICE PRESIDENT

STATE OF OHIO, COUNTY OF Montgomery, S.S.  
BE IT REMEMBERED THAT ON THIS 12 DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CIVISTA BANK., ROBERT WARD, ITS VICE PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Jun 26, 2024

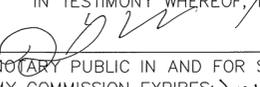


JEREMIAH CARGLE  
Notary Public, State of Ohio  
Commission No. 2019-RE-791154  
My Commission Expires  
June 26, 2024

DATE: May 12, 2022  
STATE OF OHIO, COUNTY OF Montgomery, S.S.  
RONALD D. COFFMAN 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.

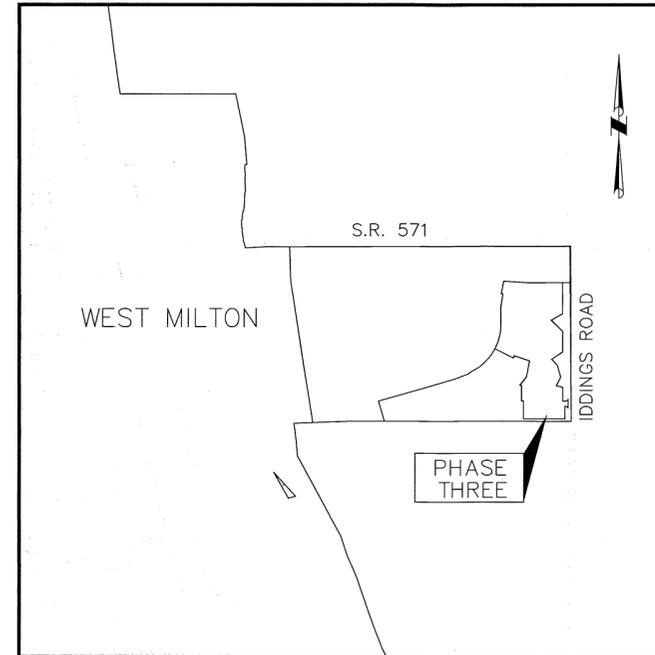
  
RONALD D. COFFMAN

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

  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Jun 26, 2024



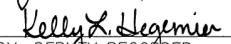
JEREMIAH CARGLE  
Notary Public, State of Ohio  
Commission No. 2019-RE-791154  
My Commission Expires  
June 26, 2024



VICINITY MAP  
N.T.S.

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2022P-00042  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/01/2022 11:31:20 AM  
REFERENCES 0  
RECORDING FEE  
PAGE 2

FEE \$86.40

  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
  
BY: DEPUTY RECORDER

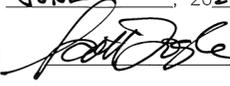
TRANSFERRED THIS 1<sup>st</sup> DAY  
OF Sept, 20  

  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

  
BY: DEPUTY AUDITOR

## VILLAGE OF WEST MILTON PLANNING BOARD

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 29<sup>th</sup> DAY OF JUNE, 2022 THIS PLAT WAS REVIEWED AND APPROVED.

 CHAIRMAN  SECRETARY

## VILLAGE OF WEST MILTON COUNCIL

WE, THE CITY COUNCIL FOR THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF STILLWATER CROSSINGS, PHASE THREE, THIS 9<sup>th</sup> DAY OF MARCH, 2021.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-CM-21-03-20  , EFFECTIVE MARCH 9, 2021

 MAYOR  CLERK OF COUNCIL

## DESCRIPTION

BEING PHASE THREE OF A PLANNED DEVELOPMENT CONTAINING 14.443 ACRES AND BEING OUT OF INLOT 1459 OWNED BY STILLWATER CROSSINGS, LLC. AS RECORDED IN 2017OR-12217.

## MASTER DECLARATION

MASTER DECLARATION FOR STILLWATER CROSSINGS RECORDED IN INSTRUMENT 2019OR-12995, OF THE MIAMI COUNTY RECORDER'S RECORDS.

|                                                          |                           |
|----------------------------------------------------------|---------------------------|
| PREPARED BY:                                             | DATE:<br>04-15-2021       |
| <b>ChoiceOne</b><br>Engineering                          | DRAWN BY:<br>LTH          |
| SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554 | JOB NUMBER:<br>MiaWmi1901 |
| www.CHOICEONEENGINEERING.com                             | SHEET NUMBER<br>1 OF 2    |

# STILLWATER CROSSINGS, PHASE THREE

## DESCRIPTION

BEING PHASE THREE OF A PLANNED DEVELOPMENT CONTAINING 14.443 ACRES AND BEING OUT OF INLOT 1459 OWNED BY STILLWATER CROSSINGS, LLC. AS RECORDED IN 2017OR-12217.

PT. 1459 14.443 WEST MILTON MIAMI, OHIO  
INLOT ACREAGE VILLAGE COUNTY

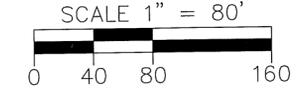
## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- PROPERTY LINE
- - - UTILITY EASEMENT LINE (SEE NOTE)
- (XX) CURVE NUMBER
- SINGLE FAM. BUILDING SETBACK FRONT=25' REAR=25' SIDE=5'(UNLESS OTHERWISE SHOWN)

NOTES:  
1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.

2.) ALL OPEN SPACE LOTS PREVIOUSLY DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



| CURVE TABLE  |         |             |            |              |                 |
|--------------|---------|-------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS  | Δ           | ARC LENGTH | CHORD LENGTH | CHORD BEARING   |
| 1            | 660.00' | 11'-44'-13" | 135.20'    | 134.96'      | N 14'-37'-08" E |
| 2            | 660.00' | 05'-32'-40" | 63.87'     | 63.84'       | N 05'-58'-42" E |
| 3            | 750.00' | 05'-01'-29" | 65.77'     | 65.75'       | S 83'-24'-25" E |
| 4            | 15.00'  | 90'-00'-00" | 23.56'     | 21.21'       | N 45'-03'-22" E |
| 5            | 40.00'  | 43'-45'-42" | 30.55'     | 29.81'       | N 21'-49'-29" W |
| 6            | 50.00'  | 04'-41'-18" | 4.09'      | 4.09'        | S 41'-21'-41" E |
| 7            | 50.00'  | 60'-16'-55" | 52.61'     | 50.21'       | S 08'-52'-34" E |
| 8            | 50.00'  | 45'-37'-01" | 39.81'     | 38.77'       | S 44'-04'-23" W |
| 9            | 50.00'  | 45'-50'-12" | 40.00'     | 38.94'       | S 89'-48'-00" W |
| 10           | 50.00'  | 45'-50'-12" | 40.00'     | 38.94'       | N 44'-21'-49" W |
| 11           | 50.00'  | 60'-34'-29" | 52.86'     | 50.43'       | N 08'-50'-32" E |
| 12           | 50.00'  | 04'-41'-19" | 4.09'      | 4.09'        | N 41'-28'-25" E |
| 13           | 40.00'  | 43'-45'-42" | 30.55'     | 29.81'       | S 21'-56'-13" W |
| 14           | 15.00'  | 90'-00'-00" | 23.56'     | 21.21'       | N 44'-56'-38" E |
| 15           | 20.00'  | 90'-18'-28" | 31.52'     | 28.36'       | N 44'-54'-08" E |
| 16           | 20.00'  | 89'-41'-32" | 31.31'     | 28.21'       | N 45'-05'-52" W |
| 17           | 635.00' | 02'-20'-01" | 25.86'     | 25.86'       | N 18'-39'-15" E |
| 18           | 635.00' | 04'-28'-40" | 49.63'     | 49.62'       | N 18'-14'-54" E |
| 19           | 635.00' | 06'-58'-56" | 77.38'     | 77.33'       | N 12'-31'-06" E |
| 20           | 635.00' | 05'-49'-16" | 64.52'     | 64.49'       | N 06'-07'-00" E |
| 21           | 15.00'  | 89'-07'-32" | 23.33'     | 21.05'       | N 41'-21'-24" W |
| 22           | 775.00' | 05'-01'-29" | 67.97'     | 67.94'       | S 83'-24'-25" E |
| 23           | 600.00' | 01'-18'-38" | 13.72'     | 13.72'       | S 79'-55'-05" E |
| 24           | 600.00' | 01'-51'-51" | 19.52'     | 19.52'       | S 81'-30'-19" E |
| 25           | 725.00' | 02'-53'-03" | 36.50'     | 36.49'       | S 83'-52'-46" E |
| 26           | 725.00' | 00'-35'-52" | 7.57'      | 7.56'        | S 85'-37'-13" E |
| 27           | 40.00'  | 43'-45'-42" | 30.55'     | 29.81'       | N 72'-11'-59" E |
| 28           | 50.00'  | 19'-51'-23" | 17.33'     | 17.24'       | S 60'-14'-50" W |
| 29           | 50.00'  | 54'-04'-07" | 47.18'     | 45.45'       | N 47'-14'-38" W |
| 30           | 50.00'  | 45'-50'-12" | 40.00'     | 38.94'       | N 32'-50'-16" W |
| 31           | 50.00'  | 45'-50'-12" | 40.00'     | 38.94'       | N 12'-59'-56" E |
| 32           | 50.00'  | 53'-27'-50" | 46.66'     | 44.98'       | N 62'-38'-57" E |
| 33           | 50.00'  | 48'-27'-40" | 42.29'     | 41.04'       | S 66'-23'-17" E |
| 34           | 40.00'  | 43'-45'-42" | 30.55'     | 29.81'       | N 64'-02'-18" W |
| 35           | 15.00'  | 90'-52'-28" | 23.79'     | 21.37'       | S 48'-38'-36" W |
| 36           | 685.00' | 02'-16'-07" | 27.12'     | 27.12'       | N 04'-20'-25" E |
| 37           | 15.00'  | 86'-43'-27" | 22.70'     | 20.60'       | S 37'-53'-15" E |
| 38           | 40.00'  | 36'-30'-58" | 25.49'     | 25.06'       | N 80'-29'-33" E |
| 39           | 40.00'  | 07'-14'-44" | 5.06'      | 5.06'        | N 58'-36'-42" E |
| 40           | 50.00'  | 56'-09'-18" | 49.00'     | 47.07'       | S 83'-03'-58" W |
| 41           | 50.00'  | 45'-50'-12" | 40.00'     | 38.94'       | N 45'-56'-17" W |
| 42           | 50.00'  | 45'-50'-12" | 40.00'     | 38.94'       | N 00'-06'-05" W |
| 43           | 50.00'  | 45'-50'-12" | 40.00'     | 38.94'       | N 45'-44'-07" E |
| 44           | 50.00'  | 57'-37'-02" | 50.28'     | 48.19'       | S 82'-32'-16" E |
| 45           | 50.00'  | 16'-14'-30" | 14.17'     | 14.13'       | S 45'-36'-31" E |
| 46           | 40.00'  | 43'-45'-42" | 30.55'     | 29.81'       | N 59'-22'-07" W |
| 47           | 15.00'  | 86'-43'-27" | 22.70'     | 20.60'       | S 55'-23'-18" W |
| 48           | 685.00' | 08'-27'-40" | 101.16'    | 101.06'      | N 16'-15'-25" E |

| LINE CHART  |                 |        |
|-------------|-----------------|--------|
| LINE NUMBER | BEARING         | LENGTH |
| 1           | N 09'-06'-19" E | 25.00' |
| 2           | N 09'-06'-19" E | 25.05' |



# MOMENTUM CENTER PARK-SECTION ONE

10853 TROY MIAMI OHIO  
INLOT CITY COUNTY STATE

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2022P-00043  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/01/2022 11:35:43 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 2

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 14.365 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE MOMENTUM CENTER PARK-SECTION ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2020OR-18850.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:  
BOARD OF MIAMI COUNTY COMMISSIONERS

Ted S. Mercer  
TED S. MERCER, PRESIDENT

Waide H. Westfall  
WAIDE H. WESTFALL, VICE PRESIDENT

Gregory A. Simmons  
GREGORY A. SIMMONS, MEMBER

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

BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF August, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE BOARD OF MIAMI COUNTY COMMISSIONERS, TED S. MERCER, WAIDE H. WESTFALL, AND GREGORY A. SIMMONS, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Janelle S. Barga  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

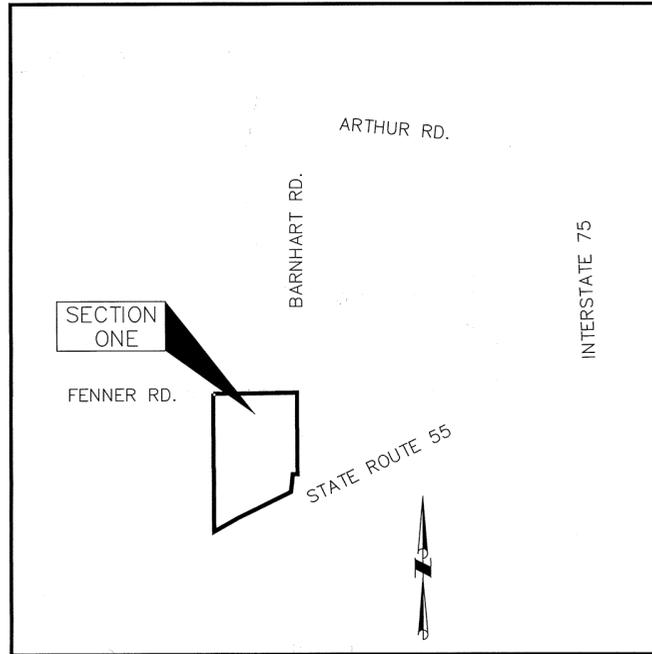
JANELLE S. BARGA, Notary Public  
In and for the State of Ohio  
My Commission Expires November 16, 2026

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 20\_\_OR-\_\_\_\_, OF THE MIAMI COUNTY RECORDER'S RECORDS.

## DESCRIPTION

BEING A COMMERCIAL SUBDIVISION CONTAINING 14.365 ACRES OUT OF PART OF INLOT NUMBER 10853, AND OWNED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS AS RECORDED IN 2020OR-18850.



## VICINITY MAP

N.T.S.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF June, 2024 THIS PLAT WAS APPROVED.

Robyn D. Dala CHAIRMAN Sue J. Knight SECRETARY

## CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF THE MOMENTUM CENTER PARK-SECTION ONE.

SECTION \_\_\_\_, BOOK \_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

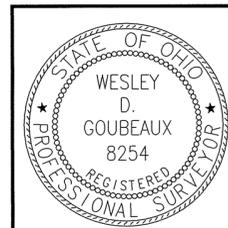
THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- 40 -2024 EFFECTIVE Aug 1, 2024

Robyn D. Dala MAYOR Sue J. Knight CLERK OF COUNCIL

## CITY OF TROY CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 5th DAY OF August, 2022

Jillian A. Rhoades  
JILLIAN A. RHOADES, P.E.



I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Wesley D. Goubeaux  
WESLEY D. GOUBEAUX, P.S. #8254

## AREA SUMMARY

|                          |                     |
|--------------------------|---------------------|
| 2 BUILDING LOTS          | 12.580 ACRES        |
| EXISTING STREET R/W      | 0.764 ACRES         |
| DEDICATED NEW STREET R/W | 1.021 ACRES         |
| <b>TOTAL</b>             | <b>14.365 ACRES</b> |

## DRAINAGE

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

FEE \$ 86.40

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

Kelly Z. Hegemin  
DEPUTY

TRANSFERRED THIS 1<sup>st</sup> DAY OF Sept, 2022

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

Joyce Grilliat  
BY: DEPUTY AUDITOR

PREPARED BY:

**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 06-20-2022  
DRAWN BY: MPL  
JOB NUMBER: MIA TRO2106  
SHEET NUMBER: 1 OF 2

# MOMENTUM CENTER PARK SECTION ONE

10853 INLOT TROY MIAMI OHIO  
 COUNTY COUNTY STATE

### DEED REFERENCE

INLOT 10853  
 BOARD OF MIAMI COUNTY  
 COMMISSIONERS  
 2020OR-18850  
 14.365 ACRES

### SURVEY REFERENCE

LAND SURVEY 8, PG. 34  
 LAND SURVEY 21, PG. 63  
 LAND SURVEY 22, PG. 7  
 REC. P.B. 22, PG. 52  
 REC. P.B. 27, PG. 30  
 REC. P.B. 27, PG. 49

### NOTES

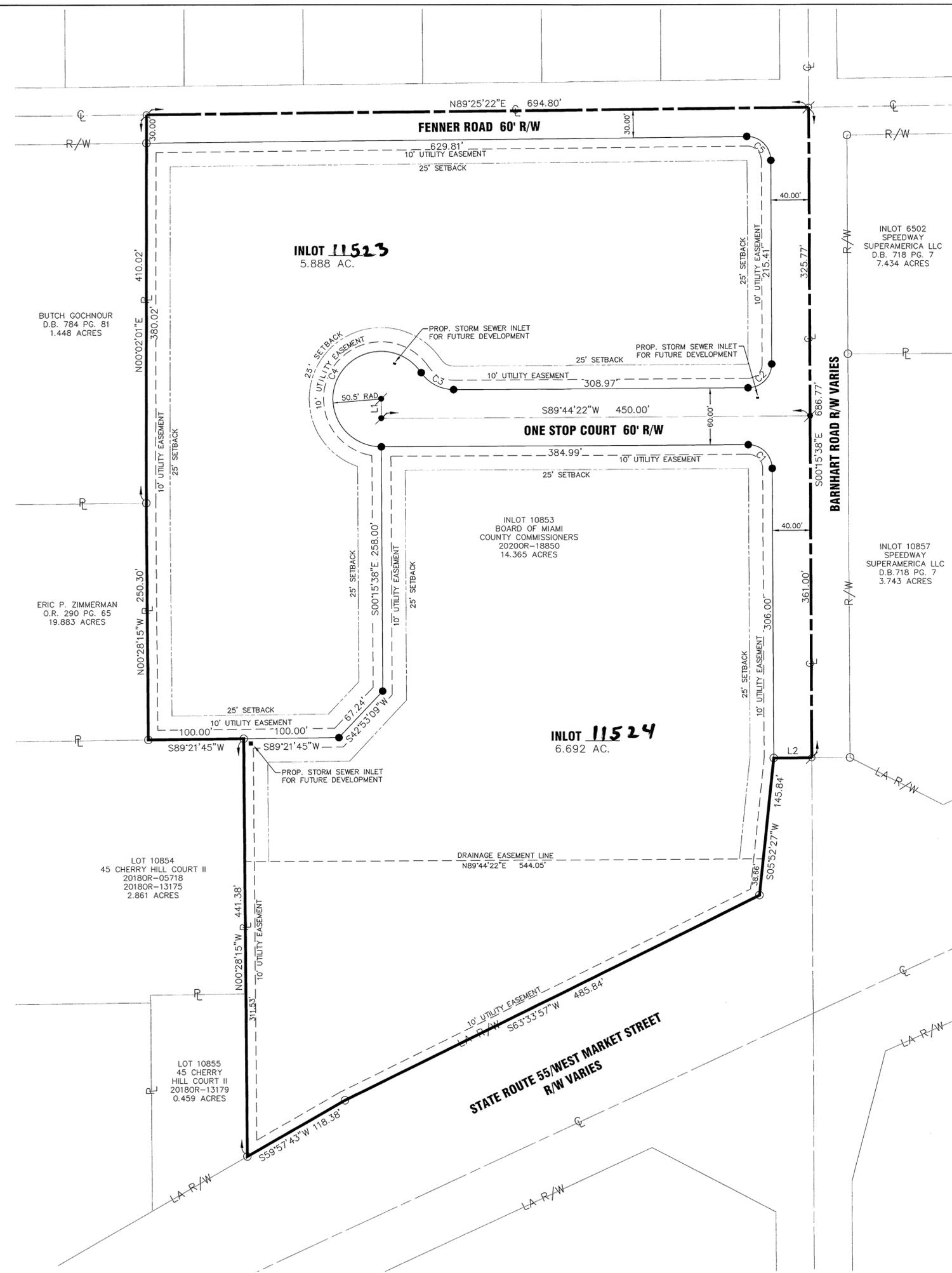
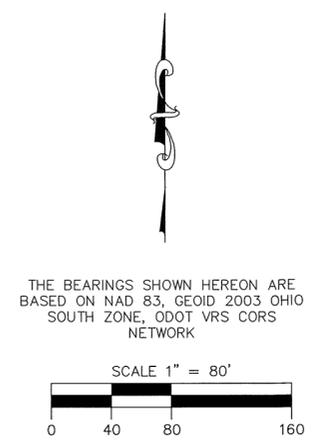
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 10' UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED. ALL UTILITY EASEMENTS ARE PER SUBDIVISION ORDINANCE SECTION 1119.04 (e).
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) ALL DRIVEWAYS SHALL BE INSTALLED OFF OF ONE STOP COURT.
- 4.) STREET IMPROVEMENTS SHALL BE DONE UPON DEVELOPMENT OF THE REMAINING 5.88 ACRE LOT OR ANY PORTION THEREOF THAT ABUTS FENNER ROAD AND BARNHARDT ROAD RIGHT OF WAYS.
- 5.) DRAINAGE EASEMENT IS DEDICATED AS A REGIONAL STORMWATER RETENTION BASIN FOR ALL LOTS ADJACENT TO ONE STOP COURT.

| CURVE TABLE |        |         |            |         |             |
|-------------|--------|---------|------------|---------|-------------|
| CURVE       | RADIUS | LENGTH  | DELTA      | CH DIST | CH BEARING  |
| C1          | 25.00' | 39.27'  | 90°00'00"  | 35.36'  | N45°15'38"W |
| C2          | 25.00' | 39.27'  | 90°00'00"  | 35.36'  | S44°44'22"W |
| C3          | 40.50' | 40.06'  | 56°40'14"  | 38.45'  | N61°55'31"W |
| C4          | 50.50' | 208.61' | 236°41'00" | 88.89'  | S28°04'07"W |
| C5          | 25.00' | 39.41'  | 90°19'00"  | 35.45'  | S45°25'08"E |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 20.50' | N00°16'23"W |
| L2         | 40.00' | S89°44'22"W |

### LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- - - UTILITY EASEMENT LINE (SEE NOTE 1)
- BUILDING SETBACK LINE  
FRONT=25'  
REAR=25'  
SIDE=10'  
AS SHOWN ON THIS PLAT
- ▭ EXISTING CORPORATION LINE



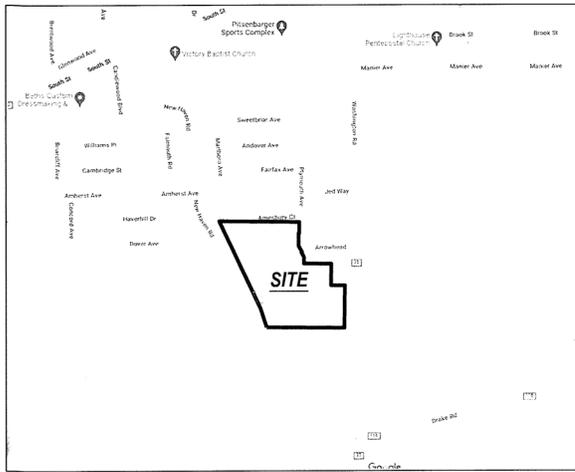
|  |                                                                                          |                                                     |
|--|------------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | PREPARED BY:                                                                             | DATE:                                               |
|  | <b>ChoiceOne</b><br>Engineering                                                          | 06-20-2022                                          |
|  | SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554<br>www.CHOICEONEENGINEERING.com | DRAWN BY:<br>MPL                                    |
|  |                                                                                          | JOB NUMBER:<br>MIATRO2106<br>SHEET NUMBER<br>2 OF 2 |

# RECORD PLAT ARROWHEAD ESTATES SECTION TWO

A SUBDIVISION OF PART OF INLOT 8650  
SECTION 24, TOWN 8, RANGE 5 EAST  
CITY OF PIQUA, MIAMI COUNTY, STATE OF OHIO  
CONTAINING 19.017 ACRES

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00044  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/02/2022 02:08:38 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 4

VOLUME **29**, PAGE **83**  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS



**VICINITY MAP:**  
NOT TO SCALE

FEE \$ 172.80

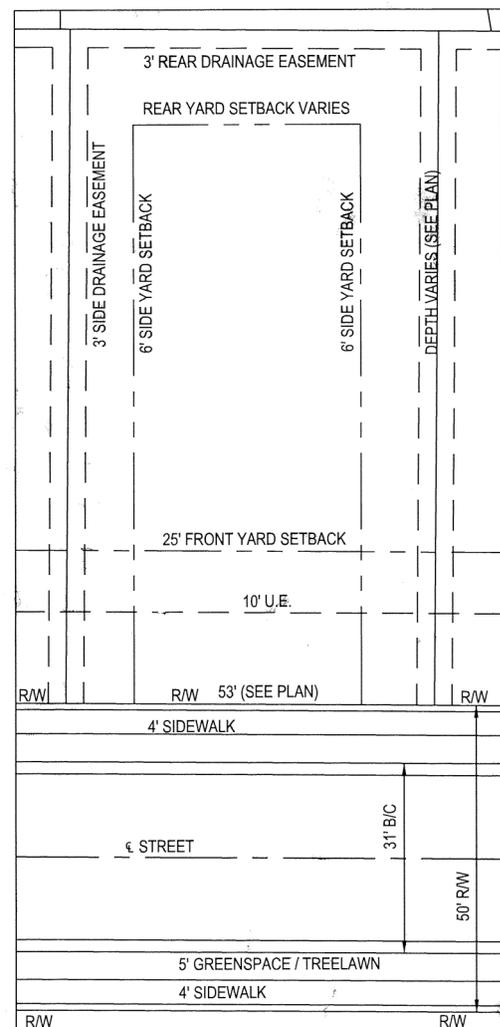
*Jessica Lopez*  
MIAMI COUNTY RECORDER

*Dani Marcan*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Sept 2nd, 2022.

*Matthew W Gearhardt*  
MIAMI COUNTY AUDITOR

*Loyce Drulliot*  
BY DEPUTY AUDITOR



**TYPICAL LOT DATA**  
NOT TO SCALE

**LOT DATA**

LOT WIDTHS 53'  
MIN. FRONT YARD SETBACK 25'  
MIN. REAR YARD SETBACK LESS OF 30' OR 20% LOT DEPTH  
MIN. SIDE YARD SETBACK 6', 12' TOTAL  
MIN. LOT SIZE 6,000 SF

**AREA CALCULATIONS**

LOT AREA - 13.264 ACRES  
OPEN SPACE - 2.330  
R/W AREA - 3.423 ACRES  
TOTAL ACREAGE = 19.017



**DEDICATION:**

THE UNDERSIGNED, BEING THE OWNERS OF 19.017 ACRES OF LAND, BEING A PART OF INLOT NUMBER 8650 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS ARROWHEAD ESTATES SECTION TWO AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY 2022OR-10727.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS INSTRUMENT.

**ARROWHEAD PROJECT I, LLC,**  
AN OHIO LIMITED LIABILITY COMPANY

BY: EBS RESIDENTIAL DEVELOPMENT FUND IV, LLC,  
AN OHIO LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

BY: EUBEL BRADY & SUTTMAN ASSET MANAGEMENT, INC.,  
A DELAWARE CORPORATION,  
ITS MANAGER

BY: *Mark E. Brady*  
NAME: Mark E. Brady  
ITS: Co-CIO

*Aaron Jenkins*  
WITNESS  
PRINTED NAME: Aaron Jenkins  
*Lindsey Murray*  
WITNESS  
PRINTED NAME: Lindsey Murray

STATE OF OHIO  
COUNTY OF MONTGOMERY

I, Lori Brown, A NOTARY PUBLIC FOR Montgomery COUNTY, STATE OF Ohio, DO HEREBY CERTIFY THAT Mark E. Brady (SIGNATORY) Co-CIO OF EUBEL BRADY & SUTTMAN ASSET MANAGEMENT, INC., A DELAWARE CORPORATION, MANAGER OF EBS RESIDENTIAL DEVELOPMENT FUND IV, LLC, AN OHIO LIMITED LIABILITY COMPANY, SOLE MEMBER OF **ARROWHEAD PROJECT I, LLC**, AN OHIO LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME THIS DAY AND BY AUTHORITY DULY GIVEN, ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF July, 2022.

*Lori Brown*



**DESCRIPTION**

SITUATE IN SECTION 24, TOWN 8, RANGE 5E, IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, BEING A SUBDIVISION OF 19.017 ACRES AND ALL THAT REMAINS OF INLOT 8650 CONVEYED TO ARROWHEAD PROJECT I, LLC, AS RECORDED IN 2022OR-10727, ALSO KNOWN AS CITY OF PIQUA INLOT 8650 AS SHOWN ON LND 61-94.

**SURVEYOR'S CERTIFICATION:**

THIS RECORD PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. 711.01-40, AND IN ACCORDANCE WITH THE CITY OF PIQUA SUBDIVISION REGULATIONS. I CERTIFY THAT THIS RECORD PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED UPON ACTUAL FIELD LOCATIONS AND THAT ALL MONUMENTS INDICATED ON THE FINAL SUBDIVISION PLAT THEREON SHALL BE SET AS SHOWN.

*Sean Brooks*  
SEAN T. BROOKS, P.S.  
STATE PROFESSIONAL SURVEYOR #8828

7-21-22  
DATE

**SURVEYOR:**

CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OHIO 45342  
(937) 435-8584

**DEVELOPER:**

DDC MANAGEMENT  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OHIO 45342  
(937) 610-1500

**CITY OF PIQUA PLANNING COMMISSION APPROVAL**

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 14th DAY OF June, 2022, THIS PLAT WAS APPROVED.

*Gary Koenig*  
CHAIR  
PRINTED NAME: Gary Koenig  
*Bethany Harp*  
CLERK  
PRINTED NAME: Bethany Harp

**CITY OF PIQUA CITY COMMISSION APPROVAL**

AT A MEETING OF THE COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 21st DAY OF June, 2022, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-80-22

*Cindy Pearson*  
MAYOR  
PRINTED NAME: Cindy Pearson  
*Jessica Stein*  
CLERK  
PRINTED NAME: Jessica Stein

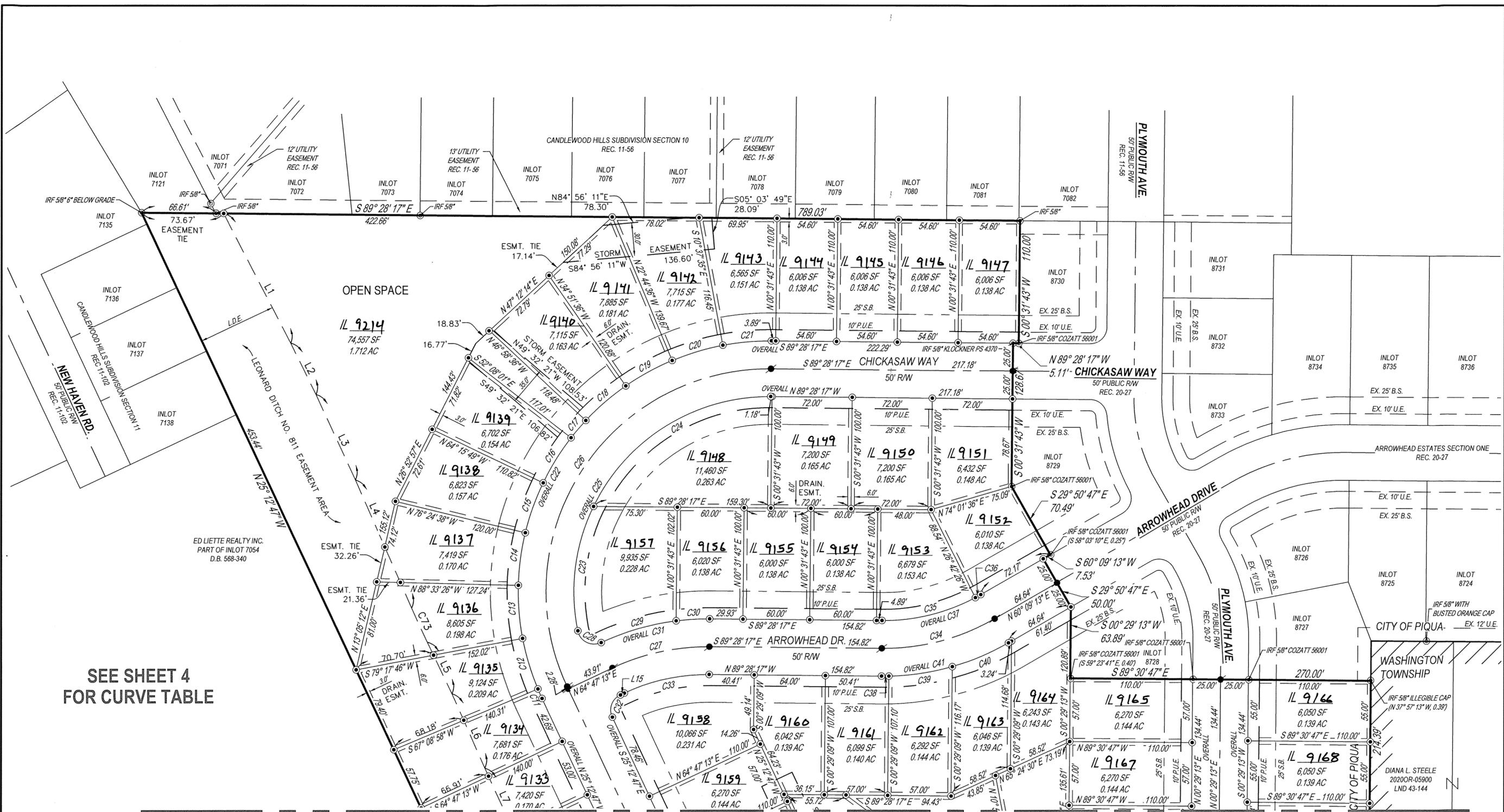
**DRAINAGE STATEMENT:**

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A THREE(3) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A THREE (3) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE MIAMI COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT FOR THE LEONARD DITCH NO. 811 EASEMENT AREA, ORC 6137.

|                                                   |                                                |                                      |                       |
|---------------------------------------------------|------------------------------------------------|--------------------------------------|-----------------------|
| <b>RECORD PLAT</b>                                |                                                |                                      |                       |
| <b>ARROWHEAD ESTATES SECTION TWO</b>              |                                                |                                      |                       |
| ARROWHEAD DRIVE AND PLYMOUTH AVE<br>CITY OF PIQUA |                                                | SEC.24, T8, R5<br>MIAMI COUNTY, OHIO |                       |
| SCALE: 1" = 60'                                   |                                                | DATE: 7-15-2022                      |                       |
| DESIGN:<br>N/A                                    | PREPARED BY:<br><b>CESO</b><br>WWW.CESOINC.COM |                                      | JOB NO.:<br>760384-01 |
| DRAWN:<br>CTT                                     |                                                |                                      | SHEET NO.:<br>1 OF 4  |
| CHECKED:<br>JKH                                   |                                                |                                      |                       |



SEE SHEET 4  
FOR CURVE TABLE

MATCHLINE SEE SHEET 3

**NOTE:**  
THE REGULAR LEONARD DITCH MAINTENANCE EASEMENT IS 20' FROM TOP OF THE DITCH BANK MEASURED AT RIGHT ANGLES. THIS MAINTENANCE AREA IS TRAVERSED MULTIPLE TIMES A YEAR BY MOWERS, SPRAY APPLICATORS, COUNTY PERSONNEL, ETC. FOR DITCH MAINTENANCE PURPOSES. NO STRUCTURES, FENCES, UTILITY POLES, PLANTINGS, ENCROACHMENTS, ETC. WILL BE PERMITTED WITHIN THE REGULAR LEONARD DITCH EASEMENT AREA.

- MONUMENT LEGEND:**
- 5/8" x 30" IRON PIN WITH "CESO" CAP SET
  - SET MAG NAIL
  - ⊙ MONUMENT FOUND AS NOTED
  - ⊙ RAILROAD SPIKE FOUND
  - POST FOUND
  - IPF = IRON PIPE FOUND
  - IRF = IRON PIN FOUND
  - S.B. = SETBACK
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - L.D.E. = LEONARD DITCH NO. 811 EASEMENT
  - PROPERTY BOUNDARY
  - ADJOINER PROPERTY LINE
  - EASEMENT LINE
  - CORPORATION LINE



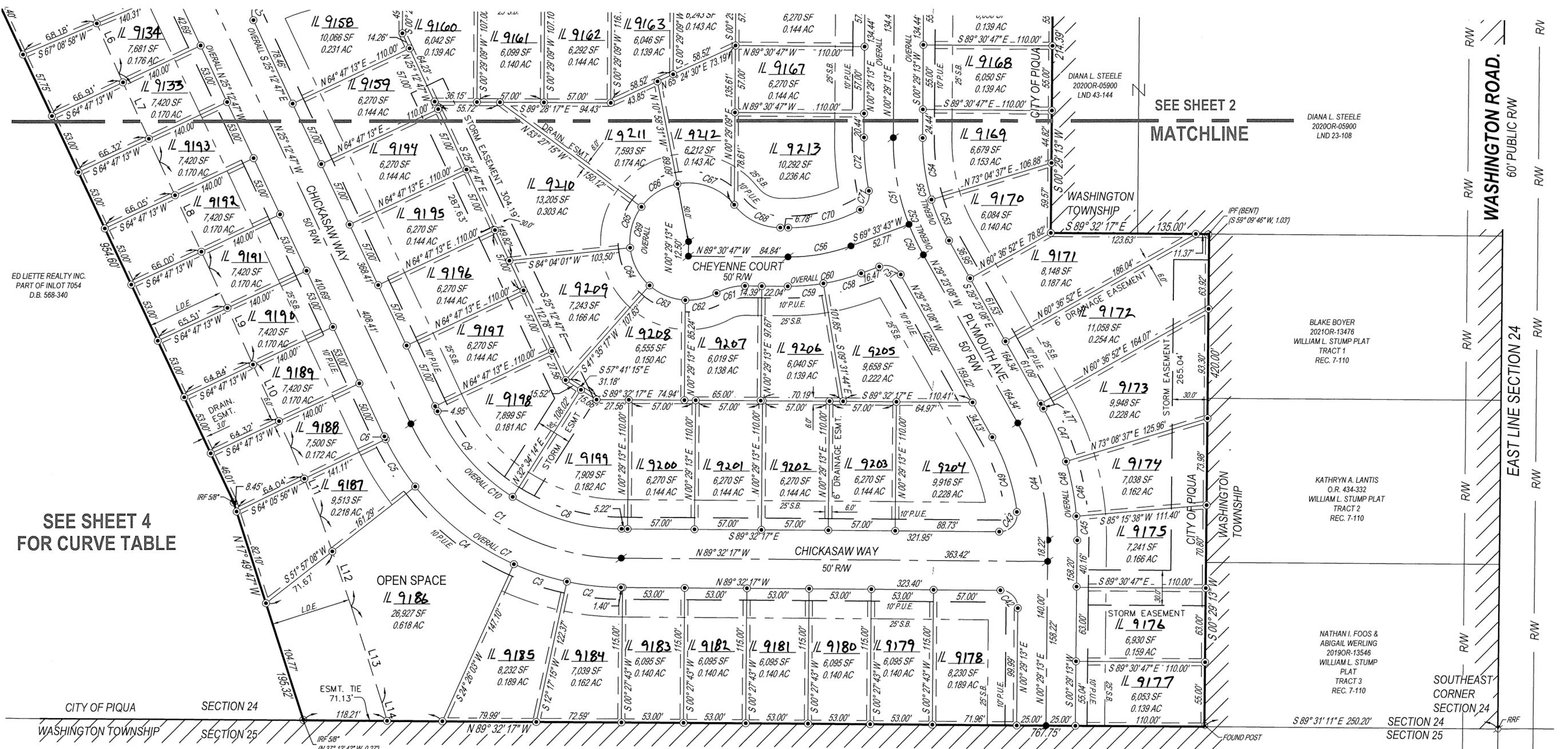
**AREA CALCULATIONS**  
LOT AREA - 13.264 ACRES  
OPEN SPACE - 2.330  
R/W AREA - 3.423 ACRES  
TOTAL ACREAGE = 19.017

**TYPICAL LOT SETBACKS:**  
FRONT = 25'  
REAR = 30'  
SIDE = 6', 12' TOTAL

**SURVEYOR:**  
CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OHIO 45342  
(937) 435-8584

**DEVELOPER:**  
DDC MANAGEMENT.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OHIO 45342  
(937) 610-1500

|                                                   |                                       |
|---------------------------------------------------|---------------------------------------|
| <b>RECORD PLAT</b>                                |                                       |
| <b>ARROWHEAD ESTATES SECTION TWO</b>              |                                       |
| ARROWHEAD DRIVE AND PLYMOUTH AVE<br>CITY OF PIQUA | SEC. 24, T8, R5<br>MIAMI COUNTY, OHIO |
| SCALE: 1" = 60'                                   | DATE: 7-15-2022                       |
| DESIGN: N/A                                       | JOB NO.: 760384-01                    |
| DRAWN: CTT                                        | SHEET NO.: 2 OF 4                     |
| CHECKED: JKH                                      |                                       |
| <br>WWW.CESOINC.COM                               |                                       |



ED LIETTE REALTY INC.  
PART OF INLOT 7054  
D.B. 568-340

SEE SHEET 4  
FOR CURVE TABLE

SEE SHEET 2  
MATCHLINE

DIANA L. STEELE  
2020OR-05900  
LND 23-108

BLAKE BOYER  
2021OR-13476  
WILLIAM L. STUMP PLAT  
TRACT 1  
REC. 7-110

KATHRYN A. LANTIS  
O.R. 434-332  
WILLIAM L. STUMP PLAT  
TRACT 2  
REC. 7-110

NATHAN I. FOOS &  
ABIGAIL WERLING  
2019OR-13546  
WILLIAM L. STUMP  
PLAT  
TRACT 3  
REC. 7-110

LIETTE REALTY III, LLC.  
O.R. 80-238

**NOTE:**  
THE REGULAR LEONARD DITCH MAINTENANCE EASEMENT IS 20' FROM TOP OF THE DITCH BANK MEASURED AT RIGHT ANGLES. THIS MAINTENANCE AREA IS TRAVERSED MULTIPLE TIMES A YEAR BY MOWERS, SPRAY APPLICATORS, COUNTY PERSONNEL, ETC. FOR DITCH MAINTENANCE PURPOSES. NO STRUCTURES, FENCES, UTILITY POLES, PLANTINGS, ENCROACHMENTS, ETC. WILL BE PERMITTED WITHIN THE REGULAR LEONARD DITCH EASEMENT AREA.

**MONUMENT LEGEND:**

- 5/8" x 30" IRON PIN WITH "CESO" CAP SET
- SET MAG NAIL
- ⊙ MONUMENT FOUND AS NOTED
- ⊙ RAILROAD SPIKE FOUND
- POST FOUND
- IPF = IRON PIPE FOUND
- IRF = IRON PIN FOUND
- S.B. = SETBACK
- P.U.E. = PUBLIC UTILITY EASEMENT
- L.D.E. = LEONARD DITCH NO. 811 EASEMENT
- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CORPORATION LINE



**AREA CALCULATIONS**  
LOT AREA - 13.264 ACRES  
OPEN SPACE - 2.330  
R/W AREA - 3.423 ACRES  
TOTAL ACREAGE = 19.017

**TYPICAL LOT SETBACKS:**  
FRONT = 25'  
REAR = 30'  
SIDE = 6', 12' TOTAL

**SURVEYOR:**  
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3601 RIGBY ROAD, SUITE 300  
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**DEVELOPER:**  
DDC MANAGEMENT  
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MIAMISBURG, OHIO 45342  
(937) 610-1500

|                                                                                                          |                                      |
|----------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>RECORD PLAT</b>                                                                                       |                                      |
| <b>ARROWHEAD ESTATES SECTION TWO</b>                                                                     |                                      |
| ARROWHEAD DRIVE AND PLYMOUTH AVE<br>CITY OF PIQUA                                                        | SEC.24, T8, R5<br>MIAMI COUNTY, OHIO |
| SCALE: 1" = 60'                                                                                          | DATE: 7-15-2022                      |
| DESIGN: N/A                                                                                              | JOB NO.: 760384-01                   |
| DRAWN: CTT                                                                                               | SHEET NO.: 3 OF 4                    |
| CHECKED: JKH                                                                                             |                                      |
| <br>WWW.CESOINC.COM |                                      |

| CURVE TABLE |          |            |                        |              |         |
|-------------|----------|------------|------------------------|--------------|---------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD                  | DELTA ANGLE  | TANGENT |
| C1          | 200.00'  | 224.54'    | N57° 22' 32"W, 212.93' | 064° 19' 30" | 125.76' |
| C2          | 225.00'  | 46.44'     | N83° 37' 31"W, 46.36'  | 011° 49' 32" | 23.30'  |
| C3          | 225.00'  | 47.70'     | N71° 38' 21"W, 47.61'  | 012° 08' 48" | 23.94'  |
| C4          | 225.00'  | 108.06'    | N51° 48' 25"W, 107.03' | 027° 31' 04" | 55.09'  |
| C5          | 225.00'  | 47.70'     | N31° 58' 28"W, 47.61'  | 012° 08' 48" | 23.94'  |
| C6          | 225.00'  | 2.70'      | N25° 33' 26"W, 2.70'   | 000° 41' 17" | 1.35'   |
| C7          | 225.00'  | 252.60'    | N57° 22' 32"W, 239.55' | 064° 19' 30" | 141.48' |
| C8          | 175.00'  | 98.07'     | S73° 29' 01"E, 96.79'  | 032° 06' 31" | 50.36'  |
| C9          | 175.00'  | 98.40'     | S41° 19' 16"E, 97.11'  | 032° 12' 59" | 50.54'  |
| C10         | 175.00'  | 196.47'    | S57° 22' 32"E, 186.31' | 064° 19' 30" | 110.04' |
| C11         | 225.00'  | 9.28'      | N24° 01' 54"W, 9.28'   | 002° 21' 45" | 4.64'   |
| C12         | 225.00'  | 47.70'     | N16° 46' 38"W, 47.61'  | 012° 08' 48" | 23.94'  |
| C13         | 225.00'  | 47.70'     | N4° 37' 50"W, 47.61'   | 012° 08' 48" | 23.94'  |
| C14         | 225.00'  | 47.70'     | N7° 30' 58"E, 47.61'   | 012° 08' 48" | 23.94'  |
| C15         | 225.00'  | 47.70'     | N19° 39' 46"E, 47.61'  | 012° 08' 48" | 23.94'  |
| C16         | 225.00'  | 47.58'     | N31° 47' 38"E, 47.49'  | 012° 06' 55" | 23.88'  |
| C17         | 225.00'  | 20.31'     | S40° 27' 10"W, 20.30'  | 005° 10' 18" | 10.16'  |
| C18         | 225.00'  | 47.58'     | S49° 05' 48"W, 47.49'  | 012° 06' 58" | 23.88'  |
| C19         | 225.00'  | 47.58'     | S61° 12' 45"W, 47.49'  | 012° 06' 56" | 23.88'  |
| C20         | 225.00'  | 47.58'     | N73° 18' 55"E, 47.49'  | 012° 07' 00" | 23.88'  |
| C21         | 225.00'  | 43.81'     | N84° 57' 04"E, 43.74'  | 011° 09' 18" | 21.97'  |
| C22         | 225.00'  | 454.52'    | N32° 39' 28"E, 381.08' | 115° 44' 30" | 358.28' |
| C23         | 175.00'  | 114.49'    | S7° 09' 49"W, 112.46'  | 037° 29' 02" | 59.38'  |
| C24         | 175.00'  | 197.38'    | S58° 13' 02"W, 187.08' | 064° 37' 23" | 110.68' |
| C25         | 175.00'  | 311.87'    | S39° 28' 31"W, 272.21' | 102° 06' 24" | 216.52' |
| C26         | 200.00'  | 404.01'    | N32° 39' 28"E, 338.74' | 115° 44' 30" | 318.47' |
| C27         | 200.00'  | 89.86'     | N77° 39' 28"E, 89.10'  | 025° 44' 30" | 45.70'  |
| C28         | 15.00'   | 27.09'     | S63° 19' 28"E, 23.56'  | 103° 29' 31" | 19.02'  |
| C29         | 225.00'  | 70.36'     | N73° 53' 19"E, 70.08'  | 017° 55' 05" | 35.47'  |
| C30         | 225.00'  | 30.16'     | N86° 41' 17"E, 30.14'  | 007° 40' 52" | 15.10'  |
| C31         | 225.00'  | 100.53'    | N77° 43' 45"E, 99.69'  | 025° 35' 56" | 51.12'  |
| C32         | 15.00'   | 23.56'     | S19° 47' 13"W, 21.21'  | 090° 00' 00" | 15.00'  |
| C33         | 175.00'  | 78.62'     | S77° 39' 28"W, 77.96'  | 025° 44' 30" | 39.99'  |
| C34         | 200.00'  | 106.03'    | N75° 20' 28"E, 104.79' | 030° 22' 30" | 54.29'  |
| C35         | 175.00'  | 87.20'     | N76° 15' 16"E, 86.30'  | 028° 32' 53" | 44.52'  |
| C36         | 1336.78' | 5.58'      | N61° 04' 01"E, 5.58'   | 000° 14' 21" | 2.79'   |

| CURVE TABLE |         |            |                        |              |         |
|-------------|---------|------------|------------------------|--------------|---------|
| CURVE       | RADIUS  | ARC LENGTH | CHORD                  | DELTA ANGLE  | TANGENT |
| C37         | 175.00' | 92.78'     | N75° 20' 28"E, 91.69'  | 030° 22' 30" | 47.51'  |
| C38         | 225.00' | 6.59'      | S89° 41' 22"W, 6.59'   | 001° 40' 41" | 3.30'   |
| C39         | 225.00' | 57.87'     | S81° 28' 56"W, 57.71'  | 014° 44' 12" | 29.10'  |
| C40         | 225.00' | 54.82'     | S67° 08' 02"W, 54.69'  | 013° 57' 37" | 27.55'  |
| C41         | 225.00' | 119.28'    | S75° 20' 28"W, 117.89' | 030° 22' 30" | 61.08'  |
| C42         | 15.00'  | 23.57'     | N44° 31' 32"W, 21.22'  | 090° 01' 30" | 15.01'  |
| C43         | 15.00'  | 25.60'     | N41° 33' 54"E, 22.61'  | 097° 47' 38" | 17.19'  |
| C44         | 200.00' | 104.27'    | N14° 26' 57"W, 103.10' | 029° 52' 21" | 53.35'  |
| C45         | 225.00' | 20.52'     | S2° 07' 35"E, 20.52'   | 005° 13' 35" | 10.27'  |
| C46         | 225.00' | 47.58'     | S10° 47' 53"E, 47.49'  | 012° 07' 00" | 23.88'  |
| C47         | 225.00' | 49.20'     | S23° 07' 15"E, 49.10'  | 012° 31' 45" | 24.70'  |
| C48         | 225.00' | 117.31'    | S14° 26' 57"E, 115.99' | 029° 52' 21" | 60.02'  |
| C49         | 175.00' | 67.36'     | N18° 21' 31"W, 66.94'  | 022° 03' 14" | 34.10'  |
| C50         | 200.00' | 28.85'     | N25° 15' 14"W, 28.82'  | 008° 15' 49" | 14.45'  |
| C51         | 200.00' | 75.43'     | N10° 19' 03"W, 74.98'  | 021° 36' 32" | 38.17'  |
| C52         | 200.00' | 104.27'    | N14° 26' 57"W, 103.10' | 029° 52' 21" | 53.35'  |
| C53         | 175.00' | 38.06'     | S23° 09' 16"E, 37.99'  | 012° 27' 45" | 19.11'  |
| C54         | 175.00' | 53.18'     | S8° 13' 05"E, 52.97'   | 017° 24' 36" | 26.79'  |
| C55         | 175.00' | 91.24'     | S14° 26' 57"E, 90.21'  | 029° 52' 21" | 46.68'  |
| C56         | 150.00' | 54.78'     | S80° 01' 28"W, 54.48'  | 020° 55' 30" | 27.70'  |
| C57         | 15.00'  | 21.22'     | N69° 54' 43"W, 19.49'  | 081° 03' 09" | 12.82'  |
| C58         | 175.00' | 33.32'     | S75° 00' 59"W, 33.27'  | 010° 54' 33" | 16.71'  |
| C59         | 175.00' | 30.59'     | S85° 28' 44"W, 30.55'  | 010° 00' 57" | 15.34'  |
| C60         | 175.00' | 63.91'     | S80° 01' 28"W, 63.56'  | 020° 55' 30" | 32.32'  |
| C61         | 50.00'  | 25.27'     | S76° 00' 34"W, 25.00'  | 028° 57' 18" | 12.91'  |
| C62         | 50.00'  | 27.47'     | S77° 16' 07"W, 27.12'  | 031° 28' 23" | 14.09'  |
| C63         | 50.00'  | 33.67'     | N67° 42' 12"W, 33.04'  | 038° 34' 59" | 17.50'  |
| C64         | 50.00'  | 37.07'     | N27° 10' 21"W, 36.23'  | 042° 28' 44" | 19.43'  |
| C65         | 50.00'  | 37.07'     | N15° 18' 23"E, 36.23'  | 042° 28' 44" | 19.43'  |
| C66         | 50.00'  | 37.07'     | N57° 47' 07"E, 36.23'  | 042° 28' 44" | 19.43'  |
| C67         | 50.00'  | 54.17'     | S69° 56' 07"E, 51.56'  | 062° 04' 48" | 30.09'  |
| C68         | 49.99'  | 45.40'     | S63° 30' 46"E, 43.85'  | 052° 01' 44" | 24.40'  |
| C69         | 50.00'  | 226.52'    | N11° 19' 06"E, 76.84'  | 259° 34' 22" | 60.04'  |
| C70         | 125.00' | 63.79'     | N75° 52' 01"E, 63.10'  | 029° 14' 24" | 32.61'  |
| C71         | 15.00'  | 18.95'     | N25° 03' 09"E, 17.72'  | 072° 23' 20" | 10.98'  |
| C72         | 225.00' | 45.67'     | N5° 19' 39"W, 45.59'   | 011° 37' 44" | 22.91'  |

LEONARD DITCH EASEMENT

| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| L1         | S27° 24' 05"E | 131.16 |
| L2         | S26° 21' 14"E | 51.29  |
| L3         | S24° 52' 38"E | 84.67  |
| L4         | S23° 43' 54"E | 125.55 |
| L5         | S25° 40' 00"E | 51.26  |
| L6         | S23° 50' 22"E | 72.94  |
| L7         | S24° 34' 23"E | 82.84  |
| L8         | S25° 09' 49"E | 99.53  |
| L9         | S24° 29' 06"E | 87.78  |
| L10        | S24° 38' 36"E | 80.22  |
| L11        | S23° 01' 09"E | 63.69  |
| L12        | S19° 09' 34"E | 81.85  |
| L13        | S17° 40' 09"E | 86.27  |
| L14        | S15° 34' 00"E | 15.98  |
| L15        | S64° 47' 13"W | 3.91   |

LEONARD DITCH EASEMENT

| CURVE TABLE |          |            |                       |              |         |
|-------------|----------|------------|-----------------------|--------------|---------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD                 | DELTA ANGLE  | TANGENT |
| C73         | 1000.00' | 33.78'     | S24° 41' 57"E, 33.77' | 001° 56' 07" | 16.89'  |

REFERENCE DOCUMENTS USED

**SURVEYS**  
LND 61-94  
LND 43-144  
LND 23-108

**RECORD PLATS**  
REC 7-110  
REC 20-27  
REC 11-56  
REC 11-102

**SURVEYOR:**  
CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OHIO 45342  
(937) 435-8584

**DEVELOPER:**  
DDC MANAGEMENT  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OHIO 45342  
(937) 610-1500

|                                                                                                                         |                                      |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>RECORD PLAT</b>                                                                                                      |                                      |
| <b>ARROWHEAD ESTATES SECTION TWO</b>                                                                                    |                                      |
| ARROWHEAD DRIVE AND PLYMOUTH AVE<br>CITY OF PIQUA                                                                       | SEC.24, T8, R5<br>MIAMI COUNTY, OHIO |
| SCALE: 1" = 60'                                                                                                         | DATE: 7-15-2022                      |
| DESIGN: N/A                                                                                                             | JOB NO.: 760384-01                   |
| DRAWN: CTT                                                                                                              | SHEET NO.: 4 OF 4                    |
| CHECKED: JKH                                                                                                            |                                      |
| <br><b>CESO</b><br>WWW.CESOINC.COM |                                      |

**DESCRIPTION**

Situated in the State of Ohio, County of Miami, City of Troy, being located in Section 28, Township 5, Range 6 East, Congress Lands West of the Miami River, being part of Inlot 934, being all of Inlot 935, being part of Outlot 5, and all of those parts of the Miami and Erie Canal, all being described as a 0.941 acre tract and a 8,232 square foot tract conveyed to **City of Troy**, of record in **Instrument Number 2019OR-14157** and **Instrument Number 2019OR-15837**, all records referenced hereon are on file at the Office of the Recorder for Miami County, Ohio.

**PLAT AUTHORIZATION**

The City of Troy, Ohio, the owner of the land included within this plat have caused the area located in the City of Troy, Ohio encompassed by this plat, to be surveyed, platted, and known as Replat of Part of Inlot 934, All of Inlot 935 & Part of Outlot 5.

*Patrick E. J. Titterington*  
 Authorized Signature  
 Director

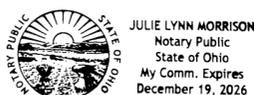
**Director of Public Service & Safety**  
 Title

State of Ohio, County of Miami, S.S.

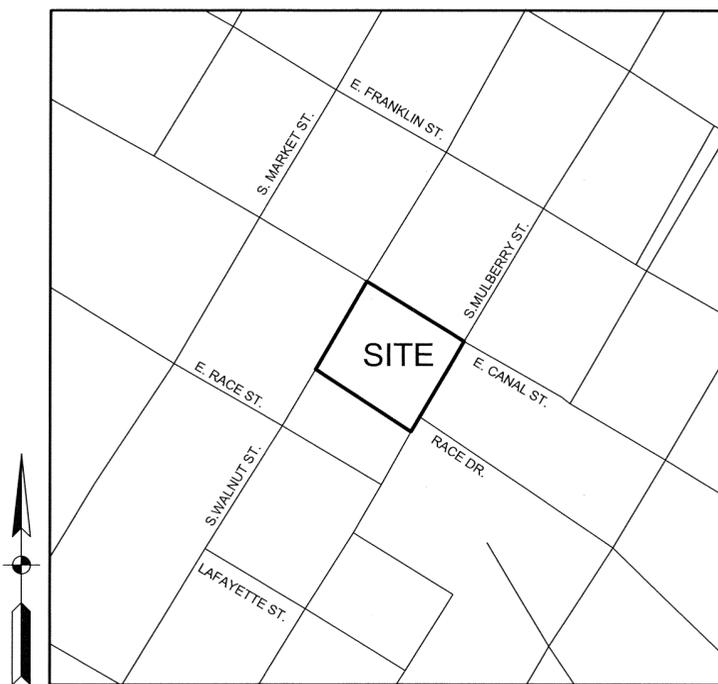
The foregoing statement was acknowledged before me this 12<sup>th</sup> day of

September, 2022 by Patrick E. J. Titterington on behalf of the City of Troy, Ohio.

*Julie Lynn Morrison*  
 Notary Public in and for State of Ohio  
 My commission expires: 12/19/2026



**REPLAT OF PART OF INLOT 934,  
 ALL OF INLOT 935 & PART OF OUTLOT 5**  
 STATE OF OHIO, COUNTY OF MIAMI, CITY OF TROY  
 SECTION 28, TOWNSHIP 5, RANGE 6 EAST  
 CONGRESS LANDS WEST OF THE MIAMI RIVER  
 PART INLOT 934, ALL INLOT 935, PART OUTLOT 5



VICINITY MAP  
 NO SCALE

MIAMI COUNTY RECORDER  
 JESSICA A. LOPEZ  
 2022P-00045  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 09/26/2022 11:30:04 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 2

By: *Jessica Lopez*  
 Miami Co. Recorder

By: *Joni Muscarelli*  
 Deputy

Fee \$ 86.40

Approved and transferred with lot numbers assigned this 26<sup>th</sup> day of September, 2022

By: *Matthew W. Gearhardt*  
 Miami Co. Auditor

By: *Mindy Orzech*  
 Deputy

**CITY OF TROY COUNCIL**

At a meeting of the Council of the City of Troy, Ohio, held this 6<sup>th</sup> day of Sept., 2022, this plat was approved by Ordinance No. 0-47-2022.  
 Effective 10-6-, 2022, vacating a 12-foot wide driveway reservation over and across Part of Outlot 5 (Miami County Engineer's Record of Lot Surveys Book 11, Page 10 & Book 13, Page 114).

*Robyn L. Oda*  
 Mayor

*Willie Lee*  
 President of Council

*Sue D. Knight*  
 Clerk of Council

**CITY OF TROY ENGINEER**

This replat was reviewed and approved by the City of Troy Engineer on this 9<sup>th</sup> day of SEP., 2022.

*Willie Lee*  
 City of Troy, Engineer

**BASIS FOR BEARINGS**

Bearings described hereon are based on South 59 degrees 15 minutes 14 seconds East for the southwest right-of-way line for Canal Street, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

**ACREAGE BREAKDOWN**

The Replat of Part of Inlot 934, All of Inlot 935 and Part of Outlot 5 is comprised of the following Miami County Parcel Numbers and Acreages:

|                                   |                    |
|-----------------------------------|--------------------|
| Parcel Number D08-12060           | 0.944 Acres        |
| Parcel Number D08-250517          | 0.190 Acres        |
| Acreage in Lots                   | 1.134 Acres        |
| Acreage in Reserves               | 0.000 Acres        |
| Acreage in Dedicated Right-of-Way | 0.000 Acres        |
| <b>Total Plat Acreage</b>         | <b>1.134 Acres</b> |

Owner:  
 City of Troy, Ohio  
 100 S. Market Street  
 Troy, Ohio 45373



We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and that all necessary survey monuments are correctly shown hereon. All dimensions are in feet and decimal parts thereof.

By: *Brian P. Bingham* Date: 8/26/2022  
 Brian P. Bingham  
 Registered Professional Surveyor No. 8438

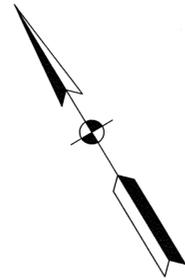
Surveyed and Platted By:  
 PREPARED By:



REPLAT OF PART OF INLOT 934, ALL OF INLOT 935 & PART OF OUTLOT 5

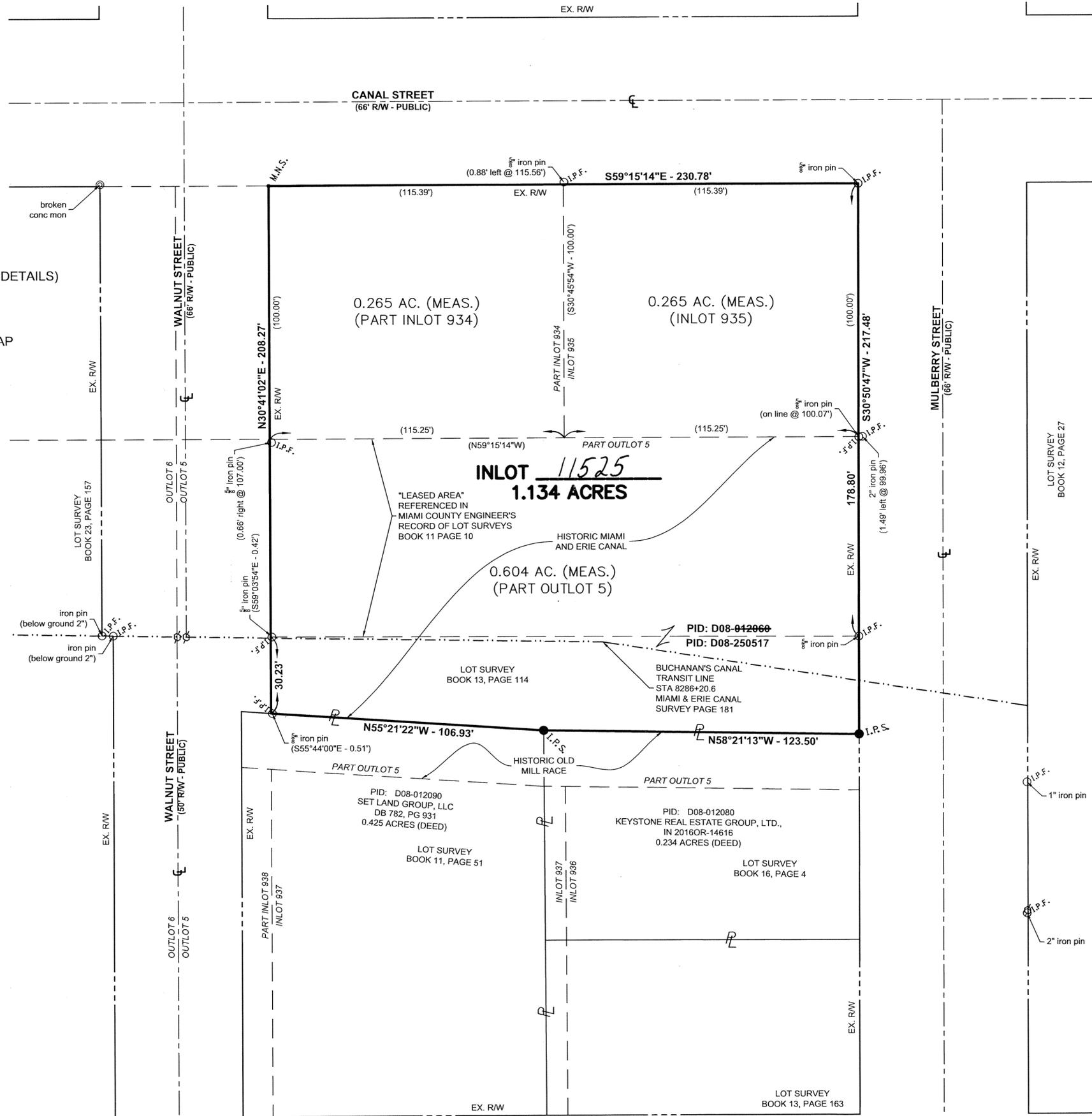
**REPLAT OF PART OF INLOT 934,  
ALL OF INLOT 935 & PART OF OUTLOT 5**

STATE OF OHIO, COUNTY OF MIAMI, CITY OF TROY  
SECTION 28, TOWNSHIP 5, RANGE 6 EAST  
CONGRESS LANDS WEST OF THE MIAMI RIVER  
PART INLOT 934, ALL INLOT 935, PART OUTLOT 5



**LEGEND**

- ⊙ CONCRETE MONUMENT FOUND
- I.P.F. IRON PIN FOUND (SEE SURVEY FOR DETAILS)
- ⚡ RAILROAD SPIKE FOUND
- I.P.S. 5/8" IRON PIN SET W/ "ASI - PS 8438" CAP
- M.N.S. MAG NAIL SET



REPLAT OF PART OF INLOT  
934, ALL OF INLOT 935 &  
PART OF OUTLOT 5

# REPLAT OF LOT 14 OF MERRIMONT HILLS, PHASE ONE

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

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00046  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/30/2022 02:01:31 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

## MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 29<sup>th</sup> DAY OF September, 2022.

Ted S. Mercer  
TED S. MERCER  
Waide H. Westfall  
WAIDE H. WESTFALL  
Gregory A. Simmons  
GREGORY A. SIMMONS

FEE \$43.20

Jessica A. Lopez    Kelly Hegamin  
MIAMI COUNTY RECORDER    BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Sept 30, 2022

Matthew W Gearhardt    Joyce Brilliot  
MIAMI COUNTY AUDITOR    BY DEPUTY AUDITOR

## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 14 DAY OF Sept, 2022.

Paul P. Hulsbom  
MIAMI COUNTY ENGINEER

## CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: NATHAN L. RAY  
Nathan L. Ray  
SIGNATURE

OWNER: JANE RAY  
Jane E. Ray  
SIGNATURE

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED NATHAN L. AND JANE RAY, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT MIAMI, OHIO, THIS 9<sup>th</sup> DAY OF September, 2022.

NOTARY PUBLIC Jessica Moffitt  
MY COMMISSION EXPIRES: 4/15/2022

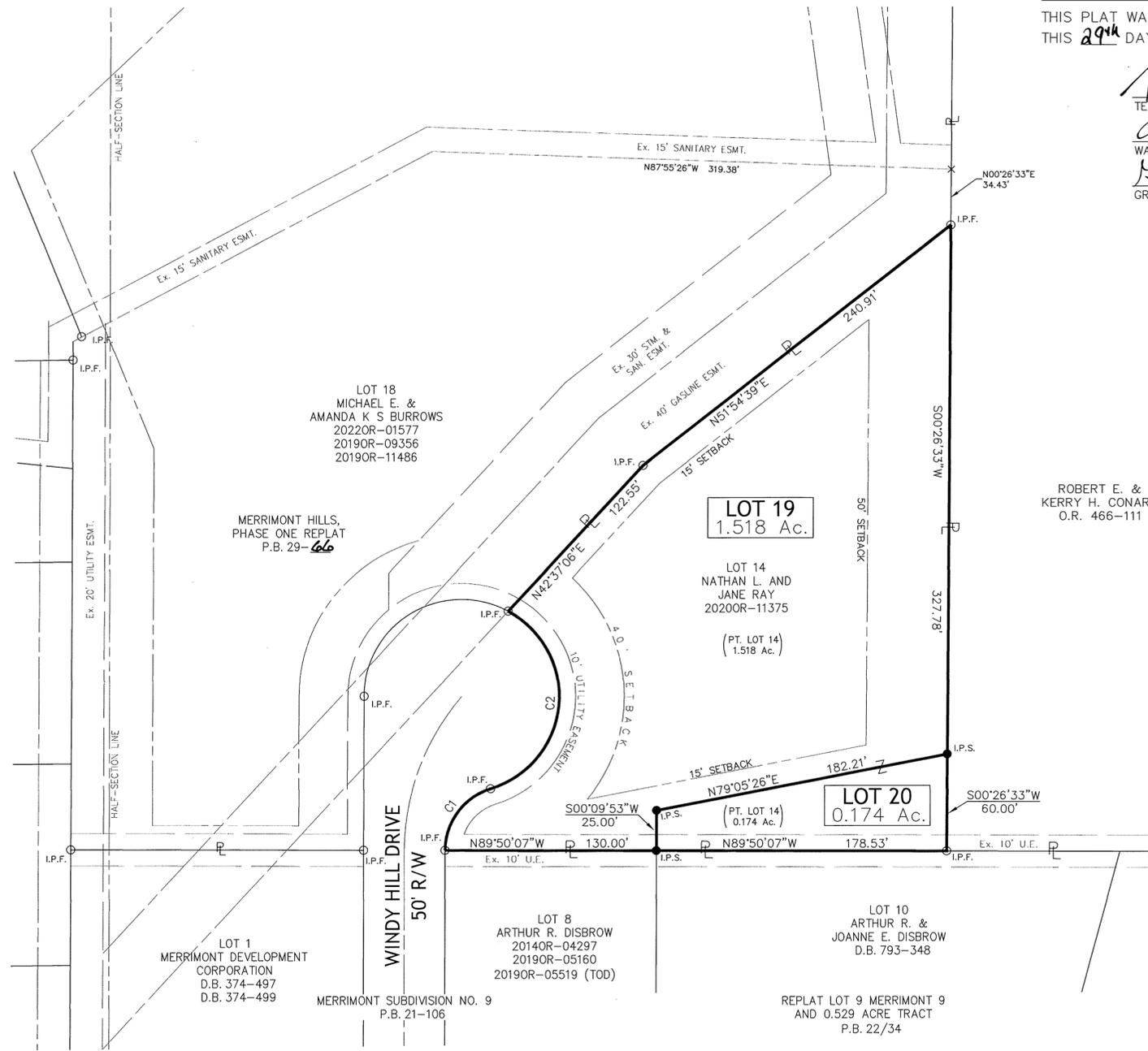
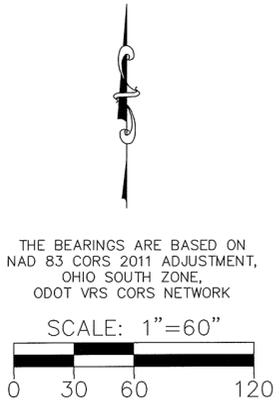


MORTGAGOR: NATHAN L. AND JANE RAY    RECORD: 2022OR-07798

MORTGAGEE: MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION  
REPRESENTATIVE: Christina Hassink  
TITLE: VP of Business Development  
AUTHORIZED SIGNATURE: Christina Hassink

STATE OF OHIO, MIAMI COUNTY, SS  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME MIAMI COUNTY, OHIO, THIS 9<sup>th</sup> DAY OF September, 2022.

NOTARY PUBLIC Jessica Moffitt  
My Commission Expires 04-15-2024



### LEGEND

- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- I.P.S. IRON PIN SET

**SURVEY REFERENCE**  
REC. P.B. 27, PG. 48  
REC P.B. 21, PG. 106  
REC. P.B. 22, PG. 34  
REC. P.B. 29, PG. 66

**SURVEY NOTES**  
-LOT 20 IS TO BE A NON-BUILDABLE LOT AND IS TO BE AN ADD-ON TO AN ADJACENT PARCEL.

- ALL EASEMENTS ARE TO REMAIN IN PLACE.

## MIAMI COUNTY PLANNING COMMISSION

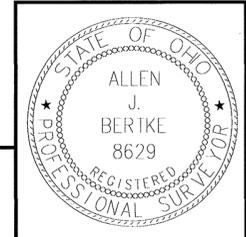
AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 19<sup>th</sup> DAY OF July, 2022.

Allen J. Bertke  
CHAIRMAN  
Dianna Sulik  
SECRETARY

BEING A REPLAT LOT 14 OF MERRIMONT HILLS, PHASE ONE AND BEING OWNED BY NATHAN L. AND JANE RAY 2020OR-11375.

| CURVE | RADIUS | Δ          | LENGTH  | CHORD   |             |
|-------|--------|------------|---------|---------|-------------|
|       |        |            |         | LENGTH  | BEARING     |
| C1    | 40.00' | 72°32'33"  | 50.64'  | 47.33'  | N36°26'09"E |
| C2    | 60.00' | 134°10'31" | 140.51' | 110.53' | N05°37'10"E |

Allen J. Bertke    8-17-2022  
ALLEN J. BERTKE, P.S. #8629    DATE

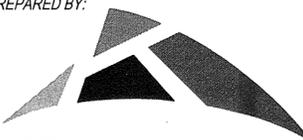


PREPARED BY:  
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
06-16-2022  
DRAWN BY:  
RMF  
JOB NUMBER:  
MIACON2009  
SHEET NUMBER  
1 OF 1

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES

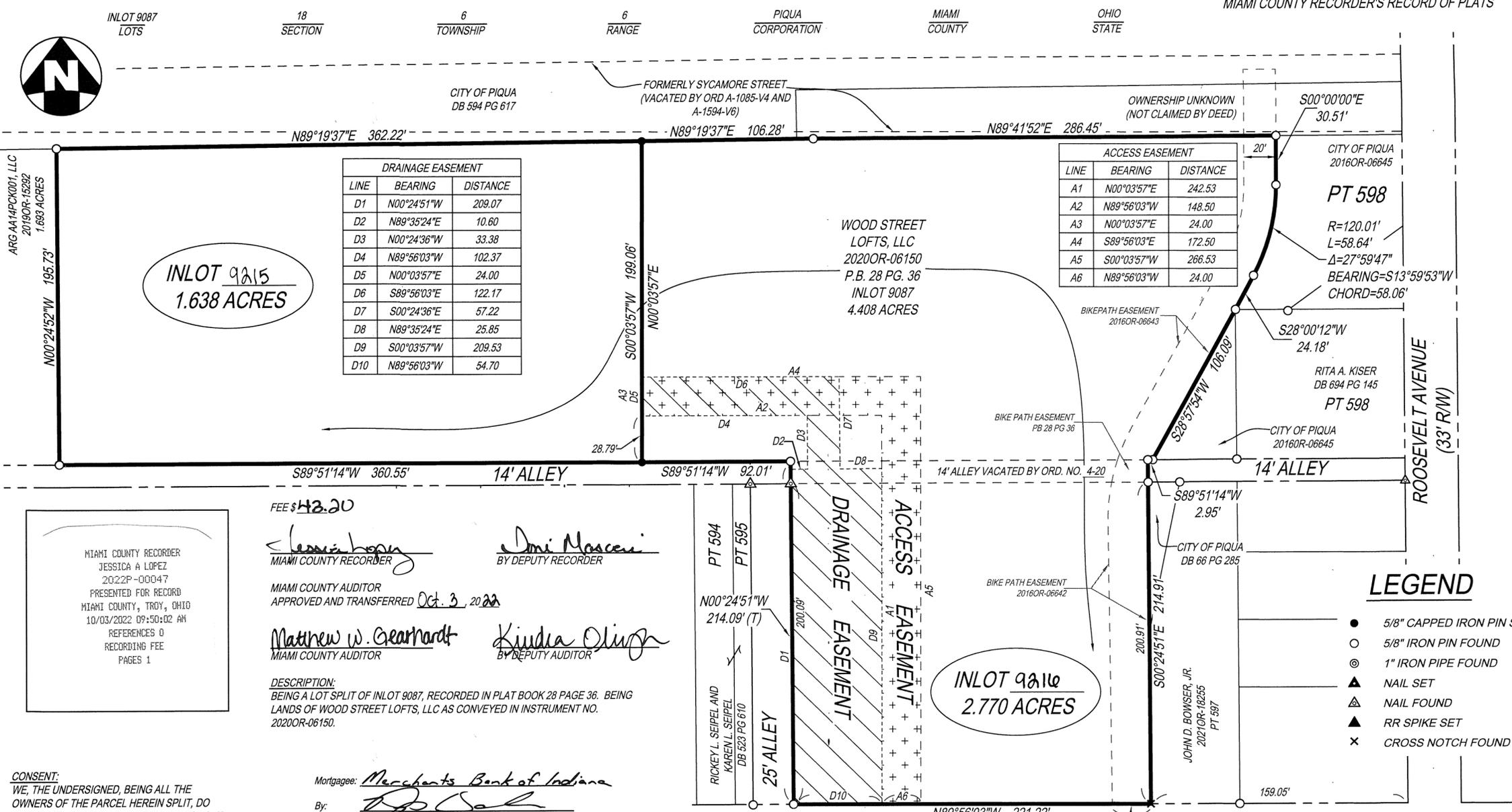
PREPARED BY:



**THE KLEINGERS GROUP**

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com  
350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00047  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/03/2022 09:50:02 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$42.20

*Jessica Lopez*  
MIAMI COUNTY RECORDER

*Imi Mascei*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Oct. 3, 2022

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR

*Kiudia Olinz*  
BY DEPUTY AUDITOR

DESCRIPTION:  
BEING A LOT SPLIT OF INLOT 9087, RECORDED IN PLAT BOOK 28 PAGE 36. BEING LANDS OF WOOD STREET LOFTS, LLC AS CONVEYED IN INSTRUMENT NO. 2020OR-06150.

CONSENT:  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PARCEL HEREIN SPLIT, DO HEREBY CONSENT TO THE EXECUTION OF SAID LOT SPLIT.

WOOD STREET LOFTS, LLC  
an Ohio nonprofit corporation

By: *Wesley R. Young*

Name: Wesley R. Young

Title: VP Wood Street Lofts Montgomery, Inc.

By: *Victoria Romero*

Name: Victoria Romero

Title: VP Wood Street Lofts Montgomery, Inc.

State of: Ohio

County of: Montgomery

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> of Sept., 2022

by Wesley R. Young of Wood Street Lofts, LLC, an Ohio corporation, on behalf of the corporation.

Notary Public  
My commission expires: 9/31/2025



Mortgagee: Merchants Bank of Indiana

By: *[Signature]*

Name: Philip Daubermire

Title: Vice President

State of: Indiana

County of: Hamilton

The foregoing instrument was acknowledged before me this 23 of Sept., 2022

by Philip Daubermire of Merchants Bank of Indiana on behalf of the corporation.

*Heather R. Walton*  
Notary Public  
My commission expires: 3/6/2030



CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 21<sup>st</sup> DAY OF September, 2022.

*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

- NOTES
- OCCUPATION IN GENERAL FITS SURVEY.
  - SOURCE DOCUMENTS AS NOTED.
  - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011). AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "SIDN". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000122237 APPLIED AT BASE POINT N 786,300.00 E 1,480,500.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
  - THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN MARCH, 2022.



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

*Michael L. Keller*  
MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978

9/14/2022  
DATE

- LEGEND
- 5/8" CAPPED IRON PIN SET
  - 5/8" IRON PIN FOUND
  - ⊙ 1" IRON PIPE FOUND
  - ▲ NAIL SET
  - △ NAIL FOUND
  - ▲ RR SPIKE SET
  - × CROSS NOTCH FOUND

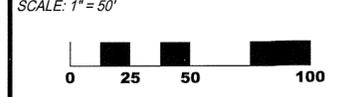


NO. DATE DESCRIPTION

**WOOD STREET LOFTS RECORD PLAT**

SEC. 18, TWP. 6, R. 6  
INLOT 9087  
CITY OF PIQUA  
MIAMI COUNTY, OHIO

PROJECT NO: 190462.002  
DATE: 9/14/2022



SHEET NAME:

**REPLAT**

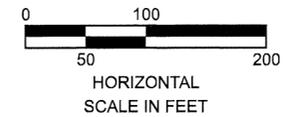
SHEET NO.  
**1 OF 1**

REVIEWED BY THE MIAMI COUNTY AUDITOR  
 THIS 13<sup>th</sup> DAY OF October, 2022

*Matthew W. Gearhardt Kinda Oliva*  
 MIAMI COUNTY AUDITOR BY DEPUTY

FEE \$ 43.20  
*Jessica A Lopez*  
 MIAMI COUNTY RECORDER  
*By Depute*  
 BY DEPUTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00048  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, OHIO  
 10/13/2022 02:04:33 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1



| MONUMENT TABLE                         |                                              |            |                                         |                                   |          |                       |
|----------------------------------------|----------------------------------------------|------------|-----------------------------------------|-----------------------------------|----------|-----------------------|
| PR. & CONSTR. & R/W CR 16A             | PROJECT COORDINATES SEE SURVEY CERTIFICATION |            | MONUMENTS TO BE SET DURING CONSTRUCTION | R/W MON. EXPECTED TO BE DISTURBED | R/W MON. | DESCRIPTION           |
| STATION                                | OFFSET                                       | NORTH (Y)  | EAST (X)                                | MON. ASSY. REF. MON.              | R/W MON. |                       |
| 0+76.85                                | 3.94'LT                                      | 772385.780 | 1484105.718                             | 1                                 |          | MONUMENT BOX ASSEMBLY |
| 5+32.08                                | 0.00                                         | 772475.339 | 1484552.675                             | 1                                 |          | MONUMENT BOX ASSEMBLY |
| 7+25.99                                | 0.00                                         | 772464.588 | 1484744.209                             | 1                                 |          | MONUMENT BOX ASSEMBLY |
| 8+33.61                                | 0.00                                         | 772431.767 | 1484846.702                             | 1                                 |          | MONUMENT BOX ASSEMBLY |
| 10+14.78                               | 0.00                                         | 772397.397 | 1485024.142                             | 1                                 |          | MONUMENT BOX ASSEMBLY |
| 11+25.00                               | 0.00                                         | 772389.414 | 1485134.080                             | 1                                 |          | MONUMENT BOX ASSEMBLY |
| TOTAL CARRIED TO GENERAL SUMMARY SHEET |                                              |            |                                         | 6                                 |          |                       |

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

STA. 22+00.00 BK @ CONSTR.  
 CR 31 (FARRINGTON ROAD) =  
 STA. 0+00.00 AH @ CONSTR.  
 CR 16A (PETERSON ROAD) =  
 STA. 102+13.43 @ CONSTR. CR 25 A =

CURVE A  
 P.I. = Sta. 0+66.05  
 $\Delta = 12^{\circ}11'38''$  RT  
 $D_c = 12^{\circ}30'00''$   
 $R = 459.37'$   
 $T = 48.96'$   
 $L = 97.55'$   
 $E = 2.61'$   
 CH BRG =  $N66^{\circ}49'18''$  E  
 CH DIST = 97.37'

STA 21+35.09  
 OFF 67.3' LT

STA 20+87.97  
 OFF 35.38' LT

STA 21+43.68  
 OFF 107.65' RT

POT 20+00.00

CURVE 1 DATA  
 P.I. = Sta. 0+77.06  
 $\Delta = 17^{\circ}58'41''$  RT  
 $D_c = 18^{\circ}30'00''$   
 $R = 318.31'$   
 $T = 60.26'$   
 $L = 99.69'$   
 $E = 3.94'$   
 CH BRG =  $N69^{\circ}41'50''$  E  
 CH DIST = 99.29'

**BASIS FOR BEARINGS:**

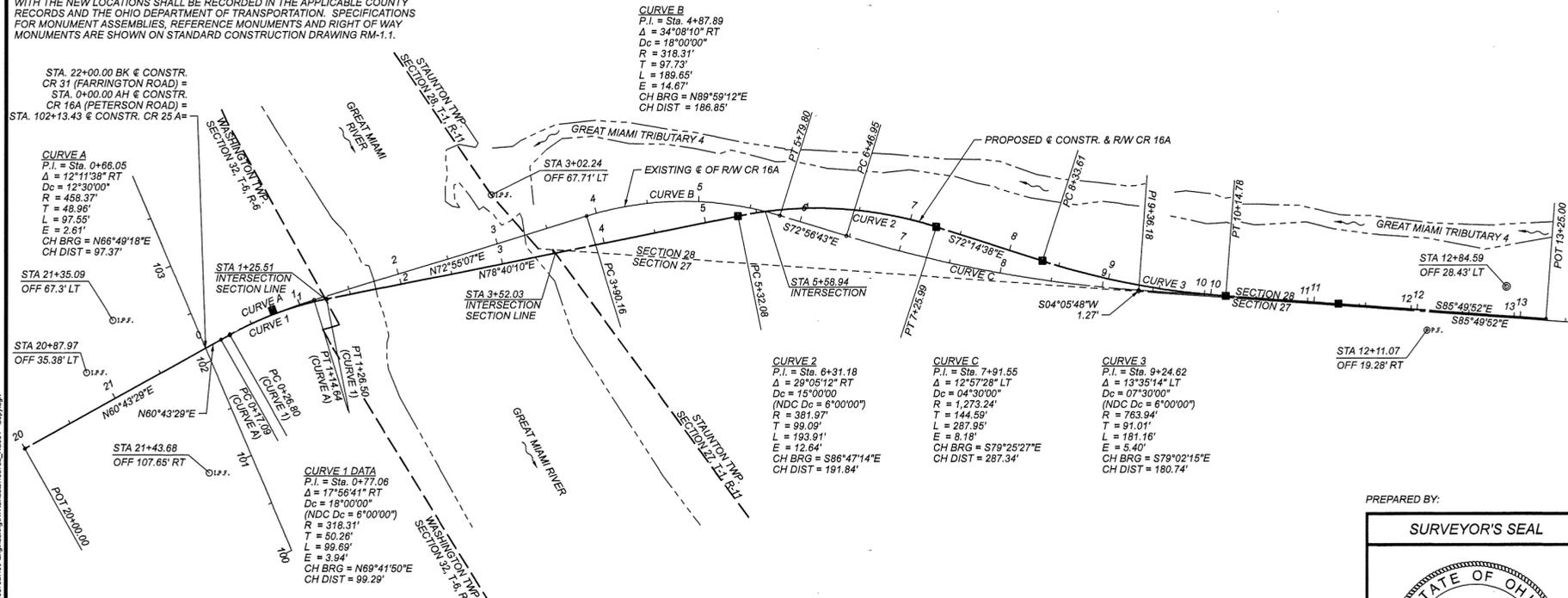
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.  
 The project (ground level) coordinate values are relative to the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) (2010.00 Epoch) by a Project Adjustment Factor (PAF) = 1.00001971 and is based on a mean project latitude of  $40^{\circ}06'29''$  North and an elevation of 846.81 feet. Coordinate values are from an actual Static GPS survey made in 2020 by Korda/Nemeth Engineering, Inc. Elevations are NAVD 1988 computed using Geoid18. To obtain grid coordinates, divide the project distance or coordinates by the (PAF).

MIA-CR16A-0.00  
 T-1, R-11, FRAC. SECT. 27 & 28, BETWEEN THE MIAMIS SURVEY  
 T-6-N, R-6-E, FRAC. SECT. 32, MIAMI RIVER SURVEY  
 WASHINGTON TWP. & STAUNTON TWP.

**MONUMENT LEGEND**

- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIPE FOUND

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING MIAMI COUNTY ROAD RECORD 8, PAGE 34 AND PLAT BOOK 13, PAGE 64.

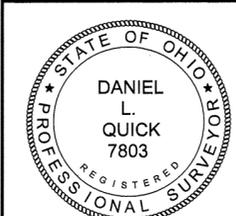


I, Daniel L. Quick, P.S. have conducted a survey of the existing conditions for MIA-CR16A in August 2020. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates system NAD 83, South Zone using 2011 adjustment, by ties to the ODOT CORS network using stations AJ184 & DI1882. The Project Adjustment Factor used for this project is 1.00001971. As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

*Daniel L. Quick*  
 Daniel L. Quick, Professional Land Surveyor No. 7803, Date: 4/19/22

PREPARED BY:

SURVEYOR'S SEAL



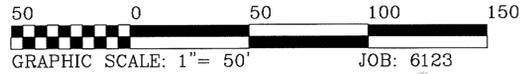
|                                                     |          |
|-----------------------------------------------------|----------|
| DESIGN AGENCY                                       |          |
| KORDA                                               |          |
| KORDA / NEMETH ENGINEERING, INC                     |          |
| 1650 Watermark Drive, Suite 200, Columbus, OH 43215 |          |
| DESIGNER                                            | JRB      |
| REVIEWER                                            | DLQ      |
| DATE                                                | 04/19/22 |
| PROJECT ID                                          | 108792   |
| SUBSET                                              | TOTAL    |
| 2                                                   | 7        |
| SHEET                                               | TOTAL    |
| 63                                                  | 68       |

MIA-CR16A-0.00

CENTERLINE PLAT



BEARINGS BASED ON THE SOUTH LINE OF GRANT STREET  
(S 89°38'53"E) AS RECORDED LOT SURVEY VOLUME 20, PAGE 82  
OF THE MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS.



SE SECTION 1281, 1282 & PT. 1279, 1280  
Inlot

PIQUA CORPORATION MIAMI COUNTY OHIO STATE

VOLUME 29, PAGE 88  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

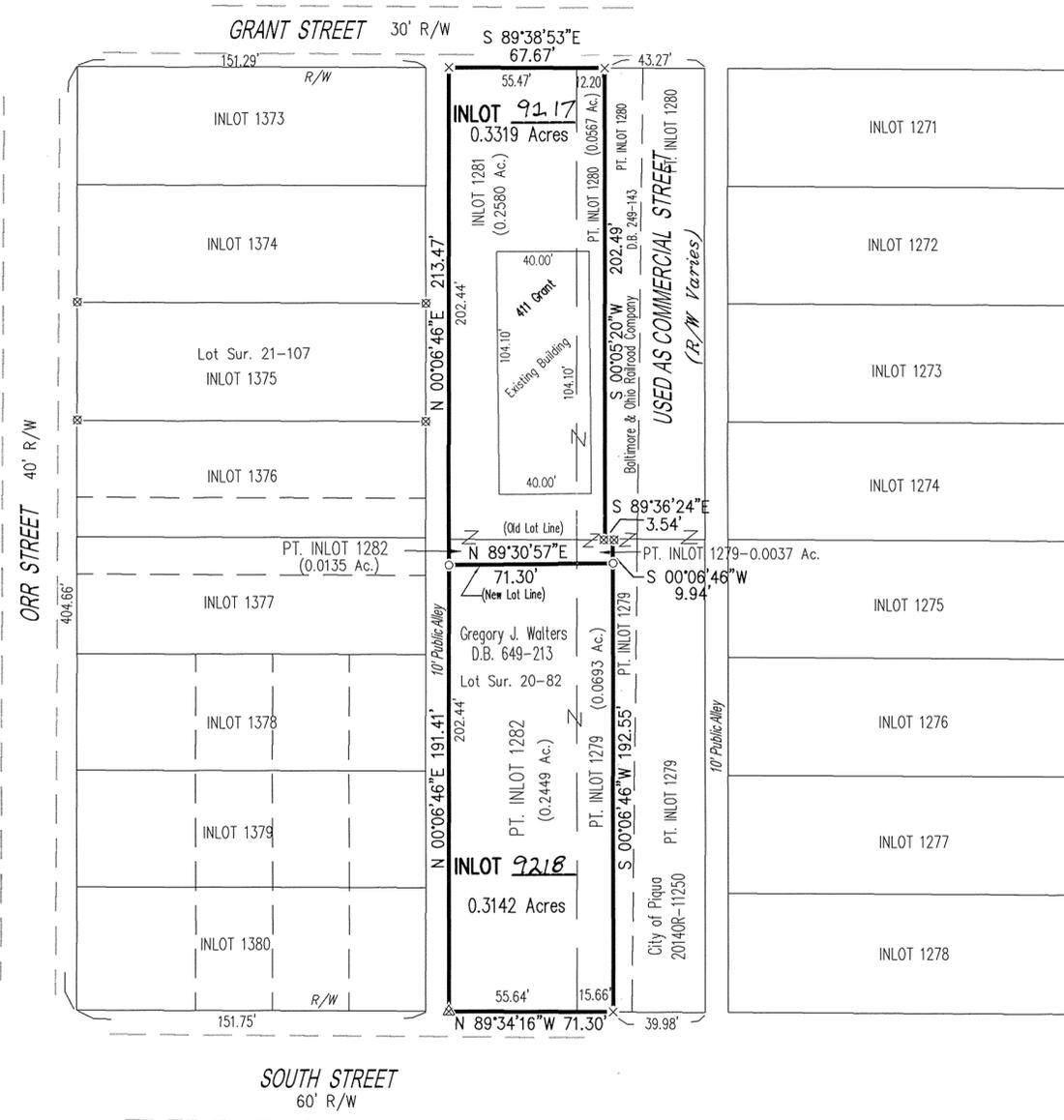
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00049  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/14/2022 11:01:42 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

**Monument Legend**

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- × Indicates Scribed "X" set

**REFERENCES:**

- DEED: GREGORY JACKSON WALTERS - D.B. 649, PG.213
- LOT SURVEYS: VOL. 20, PAGE 82; VOL 21, PAGE 107
- TAX MAP BOOKS - PLAT SE 75



FEE \$ 43,20

Jessica Lopez  
MIAMI COUNTY RECORDER

Kelly Hegemin  
DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED ON THIS 14<sup>th</sup> DAY OF Oct, 2022.

Matthew W. Gearhardt  
MIAMI COUNTY AUDITOR

Joyce G. O'Brien  
DEPUTY AUDITOR

CITY OF PIQUA APPROVAL  
This plat was reviewed and approved by this 14<sup>th</sup> day of October, 2022  
Kyrsten French  
City Planner

**411 GRANT STREET PLAT**

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED: OWNERS OF INLOT 1281, 1282 & PT. INLOTS 1279, 1280  
[Signatures]  
WITNESS [Signature]

STATE OF OHIO  
BE IT REMEMBERED THAT ON THIS 14<sup>th</sup> DAY OF October, 2022 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, Constance S. Mann, Executor WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

[Signature]  
NOTARY PUBLIC  
TONI D. MERS, Notary Public  
In and for the State of Ohio  
My Commission Expires: 2/20/2026

LIENHOLDER ACKNOWLEDGEMENT BY MORTGAGOR: GREGORY JACKSON WALTERS

PARK NATIONAL BANK  
LENDER [Signature]  
TITLE SVP  
AUTHORIZED SIGNATURE  
REPRESENTATIVE

STATE OF OHIO  
BE IT REMEMBERED THAT ON THIS 6<sup>th</sup> DAY OF OCT, 2022 BEFORE ME A NOTARY PUBLIC, IN AND OR SAID STATE PERSONALLY CAME, Scott E. Raport WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

[Signature]  
NOTARY PUBLIC  
MICHAEL F. GUTMANN  
Attorney at Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has No Exp. Date  
Section 147.03 O.R.C.

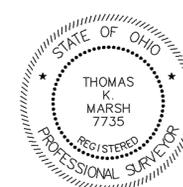
**DESCRIPTION:**

BEING A REPLAT OF INLOTS 1281 & 1282 AND PART INLOTS 1279 & 1280 OF THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS SHOWN ON LOT SURVEY VOLUME 20, PAGE 82 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND AS ACQUIRED BY GREGORY JACKSON WALTERS BY D.B. 649, PG. 213 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

McDougall - Marsh Land Surveyors

BY: Thomas K. Marsh  
THOMAS K. MARSH, P.S. No. 7735

DATE: Oct 5, 2022



Prepared by:  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660 - Fax 937-847-2670  
www.mcdougallmarsh.com

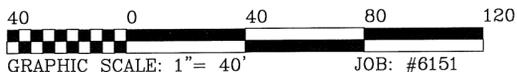
**SURVEY NOTES:**

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

S:\Jobs\6000\6123\Grant\Replat.dwg RECORD PLAN SH1.2 Oct 05, 2022 - 9:29:39am Tom



DUE TO THE LACK OF BEARING INFORMATION THE BEARINGS WERE ASSUMED FOR THE BASIS OF THIS REPLAT.



17 SECTION 1 TOWN 10 M.R.S RANGE TROY CORPORATION MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00050  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/17/2022 09:42:29 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

**Monument Legend**

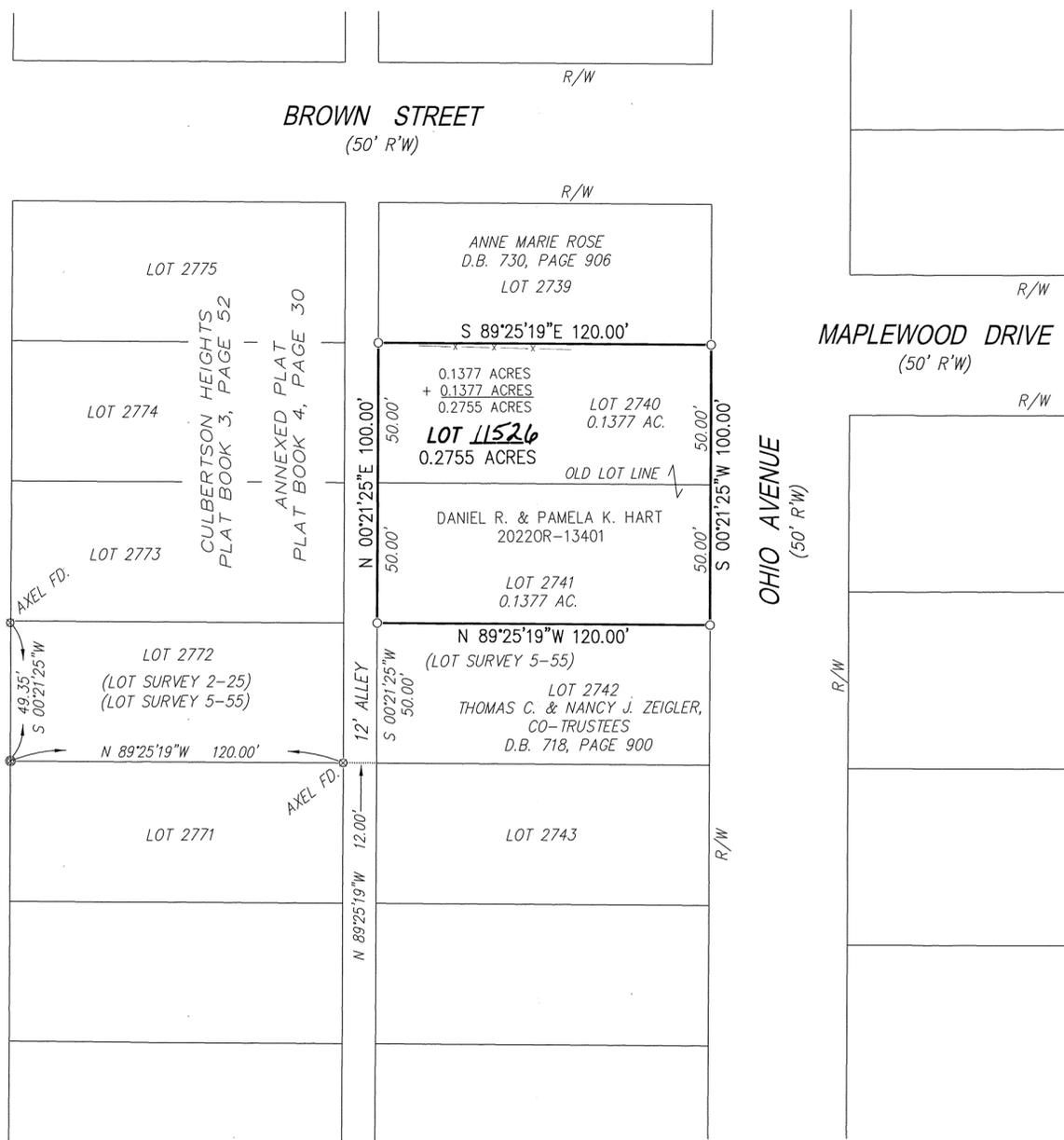
- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- × Indicates Scribe set

REFERENCES:  
DEED: LOT 2740 - DANIEL R. & PAMELA K. HART - 2022OR-13401  
LOT 2741 - DANIEL R. & PAMELA K. HART - 2022OR-13401  
LOT SURVEYS: VOL. 5, PAGE 55; VOL 2, PAGE 25  
PLAT RECORDS: PLAT BOOK 4, PAGE 30, PLAT BOOK 3, PAGE 52

Prepared by:  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660 - Fax 937-847-2670  
www.mcdougallmarsh.com

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED ON THIS 17<sup>th</sup> DAY OF October, 2022  
Mindy Dorsch DEPUTY AUDITOR  
Matthew W. Gearhardt MIAMI COUNTY AUDITOR

CITY OF TROY ENGINEER  
THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER ON THIS 14<sup>th</sup> DAY OF October, 2022  
[Signature] CITY OF TROY ENGINEER



FEE \$ 43.20  
Jessica A Lopez  
MIAMI COUNTY RECORDER

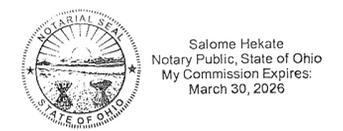
[Signature]  
BY DEPUTY RECORDER

**DEDICATION**  
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

**SIGNED AND ACKNOWLEDGED:**  
WITNESS: [Signature]  
OWNERS OF LOT 2740 & LOT 2741:  
Daniel R. Hart DANIEL R. HART  
Pamela K. Hart PAMELA K. HART

**STATE OF OHIO**  
BE IT REMEMBERED THAT ON THIS 14<sup>th</sup> DAY OF October, 2022 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, Daniel and Pamela K. Hart WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

S. Henate  
NOTARY PUBLIC



**DANIEL R. & PAMELA K. HART PLAT**

**DESCRIPTION:**  
BEING A REPLAT OF LOT 2740 AND 2741 OF THE CITY OF TROY, MIAMI COUNTY, OHIO, AS SHOWN ON CULBERTSON HEIGHTS RECORDED IN PLAT BOOK 3, PAGE 52 AND ANNEXED PLAT, PLAT BOOK 4, PAGE 30 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS AND AS ACQUIRED BY DANIEL R. & PAMELA K. HART - 2022OR-13401 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

McDougall - Marsh Land Surveyors  
BY: Thomas K. Marsh  
THOMAS K. MARSH, P.S. No. 7735  
DATE: 10-13-22



- SURVEY NOTES:**
- ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
  - LINE OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
  - ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
  - IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
  - SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

**LIENHOLDER ACKNOWLEDGEMENT:** MORTGAGOR: \_\_\_\_\_  
LENDER: \_\_\_\_\_ AUTHORIZED SIGNATURE: \_\_\_\_\_  
TITLE: \_\_\_\_\_ REPRESENTATIVE: \_\_\_\_\_  
**STATE OF OHIO**  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME A NOTARY PUBLIC, IN AND OR SAID STATE PERSONALLY CAME, \_\_\_\_\_ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.  
NOTARY PUBLIC

# ANNEXATION TO THE CITY OF PIQUA

## 662.035 Ac. AND 1.605 Ac.

PART OF FRAC. SECTION 29  
 PART OF SE & SW QUARTERS OF SECTION 30  
 PART OF NE, NW & SE QUARTERS OF SECTION 31  
 PART OF FRAC. SECTION 32  
 TOWN 6 N, RANGE 6 E  
 WASHINGTON TOWNSHIP  
 COUNTY OF MIAMI, STATE OF OHIO

VOLUME 29 PLAT NO. 90  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS

FEE 172.80  
 MIAMI COUNTY RECORDER  
 BY DEPUTY RECORDER

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00051  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 10/27/2022 03:45:07 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 4

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF SECTION 5, TOWN 5N, RANGE 6E (N 88°47'50" E) AS FOUND IN SURVEY RECORD No. 86, PLAT 86.

THIS PLAT IS BASED UPON CURRENT DEED AND SURVEY RECORDS AND A FIELD SURVEY PERFORMED BY CHRISTOPHER S. HARMON IN JUNE, 2003, A FIELD SURVEY PERFORMED BY STEVEN D. WEBB IN APRIL 2015, A SURVEY PERFORMED BY WILBUR KLOCKNER IN JUNE, 1973.



**APPROVAL BY THE MIAMI COUNTY ENGINEER**

THIS ANNEXATION PLAT MEETS THE REQUIREMENTS OF THE MIAMI COUNTY ENGINEER.

Paul E. Holaband 13 Apr. 2022  
 MIAMI COUNTY ENGINEER DATE

**APPROVAL BY THE MIAMI COUNTY COMMISSIONERS**

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 14th DAY OF April, 2022 BY RESOLUTION No. 22-04-445.

Ted S. Mercer  
 TED S. MERCER

Waide H. Westfall  
 WAIDE H. WESTFALL

Gregory A. Simmons  
 GREGORY A. SIMMONS

**APPROVAL BY THE CITY OF PIQUA COMMISSION**

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE CITY OF PIQUA COMMISSIONERS THIS 29th DAY OF September, 2022 BY RESOLUTION No. 22-32.

Cindy J. Brown  
 MAYOR

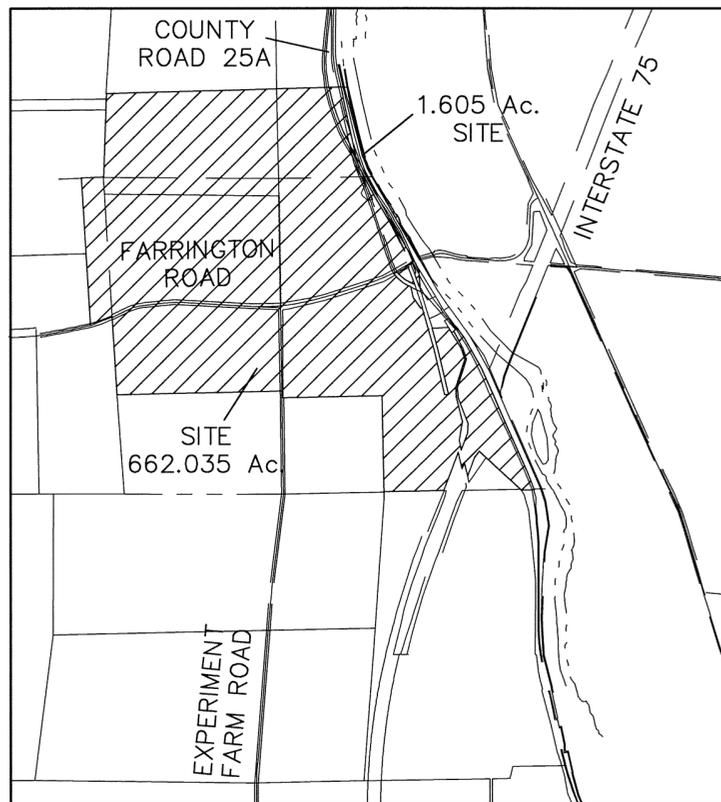
[Signature]  
 CITY MANAGER

Diana Tomplin  
 CLERK

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 27th DAY OF October, 2022

Matthew W. Gearhardt  
 MIAMI COUNTY AUDITOR

Mindy Doreck  
 BY DEPUTY/AUDITOR



VICINITY MAP

SCALE 1"=2000'



I HEREBY CERTIFY THIS TO BE A PLAT OF CURRENT DEEDS, SURVEY RECORDS AND FIELD SURVEYS MADE BY CHRISTOPHER S. HARMON IN JUNE, 2003, RICHARD WILBUR KLOCKNER IN JUNE, 1973, A FIELD SURVEY PERFORMED BY STEVEN D. WEBB IN APRIL 2015 AND UNDER MY DIRECTION IN JUNE, 2021.

Thomas E. Purtell  
 THOMAS E. PURTELL, P.S. 6519



| DEED REFERENCES:                                        |                                                                                                |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------|
| PIQUA MATERIALS, INC.<br>DOC. No. 20200R-15606          | KENNETH R. SCHAUERER<br>AND<br>KATHY S. SCHAUERER<br>DOC. No. 20200R-01264                     |
| TRACT I<br>161.466 Ac.<br>P.N. M40-042600               | D.B. 642, PAGE 568<br>D.B. 669, PAGE 421<br>142.667 Ac.<br>(142.643 CALC.)<br>S.R. 25, PLAT 28 |
| TRACT II<br>0.760 Ac.<br>P.N. M40-042610                |                                                                                                |
| TRACT III<br>179.289 Ac.<br>P.N. M40-012700             | J3 DEVELOPMENT, LLC<br>DOC. No. 20150R-06718                                                   |
| TRACT IV<br>7.707 Ac.<br>P.N. M40-012810                | 93.107 Ac.<br>(93.105 Ac. CALC.)<br>S.R. 56, PLAT 98                                           |
| TRACT V<br>6.831 Ac.<br>P.N. M40-012820                 |                                                                                                |
| TRACT VI<br>0.845 Ac.<br>P.N. M40-012710                |                                                                                                |
| TRACT VII<br>45.710 Ac.<br>P.N. M40-012800              |                                                                                                |
| TRACT VIII<br>2.436 Ac.<br>P.N. M40-012830              |                                                                                                |
| TRACT IX<br>22.848 Ac.<br>P.N. M40-012840<br>S.R. 48-46 |                                                                                                |

| REVISIONS |
|-----------|
| 2/22/22   |
| 3/7/22    |
| 3/9/22    |
| 3/11/22   |
| 3/14/22   |

ANNEXATION TO  
**CITY OF PIQUA**  
 WASHINGTON TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SECTIONS 30 & 31, FRAC. SECTION 32 & FRAC. SECTION 29,  
 TOWN 6 N, RANGE 6 E

PREPARED BY:  
**McCARTY ASSOCIATES, LLC**  
 ARCHITECTS—ENGINEERS—SURVEYORS  
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480  
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500  
 www.mccartyassociates.com

| DATE              | SCALE    | PROJECT NO. |
|-------------------|----------|-------------|
| NOVEMBER 29, 2021 | 1"=2000' | S21-176     |

L:\Current Projects\2021\21-176 Piqua Materials, Inc.\CAD\AutoCAD Project\dwg\21176 Annexation Plat (Per Ardy Smith).dwg, ANNEX 01, 4/12/2022 1:46:11 PM, Designer: 750C.pcs

VOLUME 29 PLAT NO. 90A  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS

BEARINGS ARE BASED UPON THE  
 NORTHERLY LINE OF SECTION 5, TOWN  
 5N, RANGE 6E (N 88°47'50" E) AS  
 FOUND IN SURVEY RECORD No. 48,  
 PLAT 86.

STATE OF OHIO  
 D.B. 551, PAGE 402  
 1.353 Ac.

BARNEY PELLMAN  
 AND  
 CAROL PELLMAN  
 D.B. 574, PAGE 13  
 0.670 Ac.

DAYTON POWER &  
 LIGHT CO.  
 D.B. 676, PAGE 32

CITY OF PIQUA  
 20180R-06284  
 0.089 Ac. (NET)

GW UTILITY EQUIPMENT, LLC  
 DOC. No. 20200R-05890  
 1.858 Ac.  
 1.851 Ac.

JOHN E. STEWART,  
 SETTLOR AND INITIAL TRUSTEE  
 D.B. 786, PAGE 955  
 0.506 Ac.  
 D.B. 786, PAGE 958  
 0.774 Ac.

STATE OF OHIO  
 D.B. 542, PAGE 129  
 0.287 Ac.

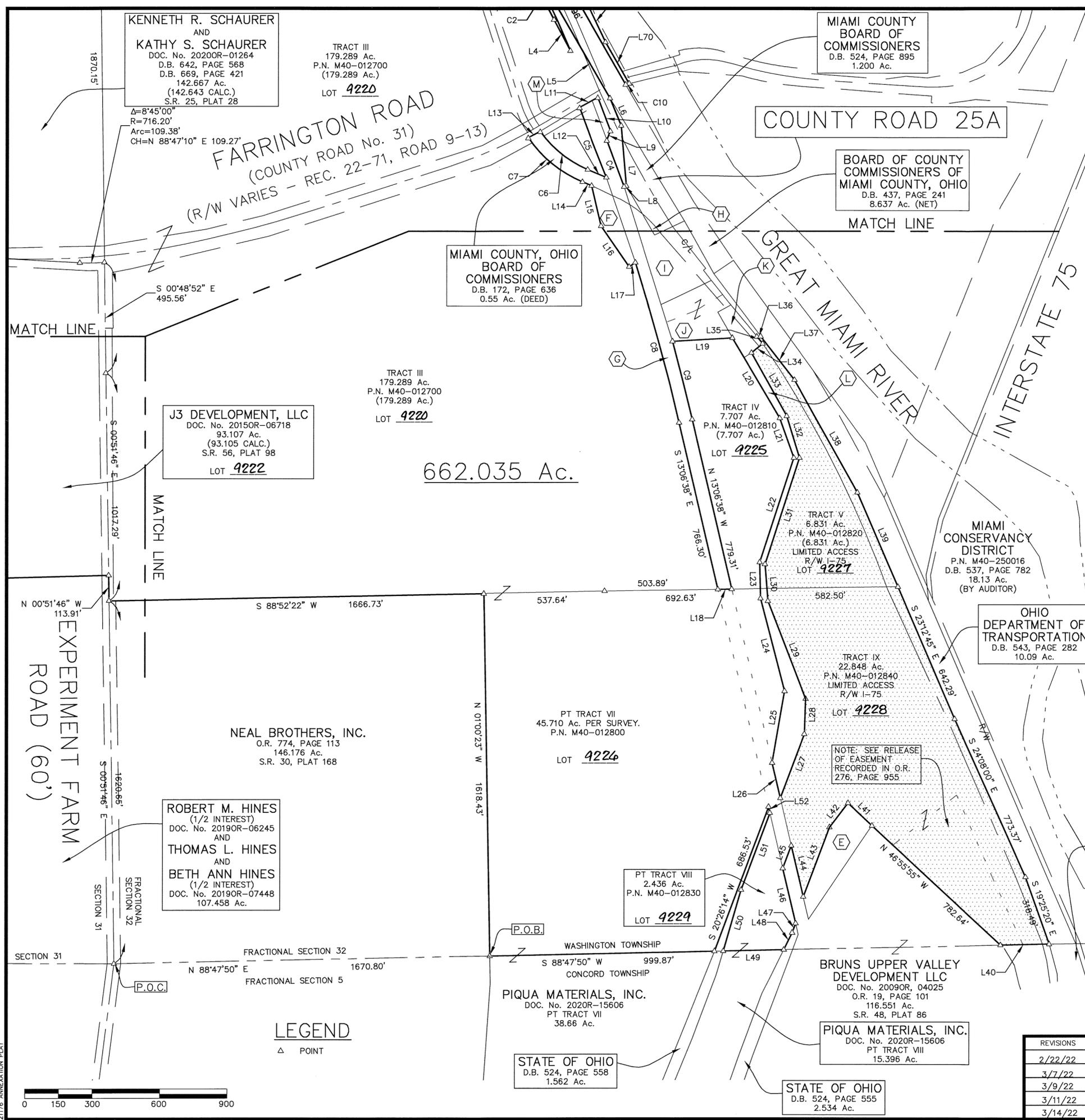
STATE OF OHIO  
 D.B. 551, PAGE 402  
 2.399 Ac.

COUNTY OF  
 MIAMI  
 D.B. 549, PAGE 860  
 0.12 Ac. (DEED)

MIAMI CONSERVANCY  
 DISTRICT  
 P.N. C06-250024  
 D.B. 537, PAGE 782  
 6.18 Ac.  
 (BY AUDITOR)

DEED REFERENCES:

|                                                                                                                                                                                  |                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| PIQUA MATERIALS, INC.<br>DOC. No. 20200R-15606                                                                                                                                   | TRACT I<br>161.466 Ac.<br>P.N. M40-042600               |
|                                                                                                                                                                                  | TRACT II<br>0.760 Ac.<br>P.N. M40-042610                |
|                                                                                                                                                                                  | TRACT III<br>179.289 Ac.<br>P.N. M40-012700             |
|                                                                                                                                                                                  | TRACT IV<br>7.707 Ac.<br>P.N. M40-012810                |
|                                                                                                                                                                                  | TRACT V<br>6.831 Ac.<br>P.N. M40-012820                 |
|                                                                                                                                                                                  | TRACT VI<br>0.845 Ac.<br>P.N. M40-012710                |
|                                                                                                                                                                                  | TRACT VII<br>45.710 Ac.<br>P.N. M40-012800              |
|                                                                                                                                                                                  | TRACT VIII<br>2.436 Ac.<br>P.N. M40-012830              |
|                                                                                                                                                                                  | TRACT IX<br>22.848 Ac.<br>P.N. M40-012840<br>S.R. 48-46 |
| KENNETH R. SCHAUERER<br>AND<br>KATHY S. SCHAUERER<br>DOC. No. 20200R-01264<br>D.B. 642, PAGE 568<br>D.B. 669, PAGE 421<br>142.667 Ac.<br>(142.643 Ac. CALC.)<br>S.R. 25, PLAT 28 |                                                         |
| J3 DEVELOPMENT, LLC<br>DOC. No. 20150R-06718<br>93.107 Ac.<br>(93.105 Ac. CALC.)<br>S.R. 56, PLAT 98                                                                             |                                                         |



662.035 Ac.

NOTE: SEE RELEASE  
 OF EASEMENT  
 RECORDED IN O.R.  
 276, PAGE 955

LEGEND  
 Δ POINT



ANNEXATION TO  
**CITY OF PIQUA**  
 WASHINGTON TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SECTIONS 30 & 31, FRAC. SECTION 32 & FRAC. SECTION 29,  
 TOWN 6 N, RANGE 6 E

**McCarty Associates, LLC**  
 ARCHITECTS—ENGINEERS—SURVEYORS  
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480  
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500  
 www.mccartyassociates.com

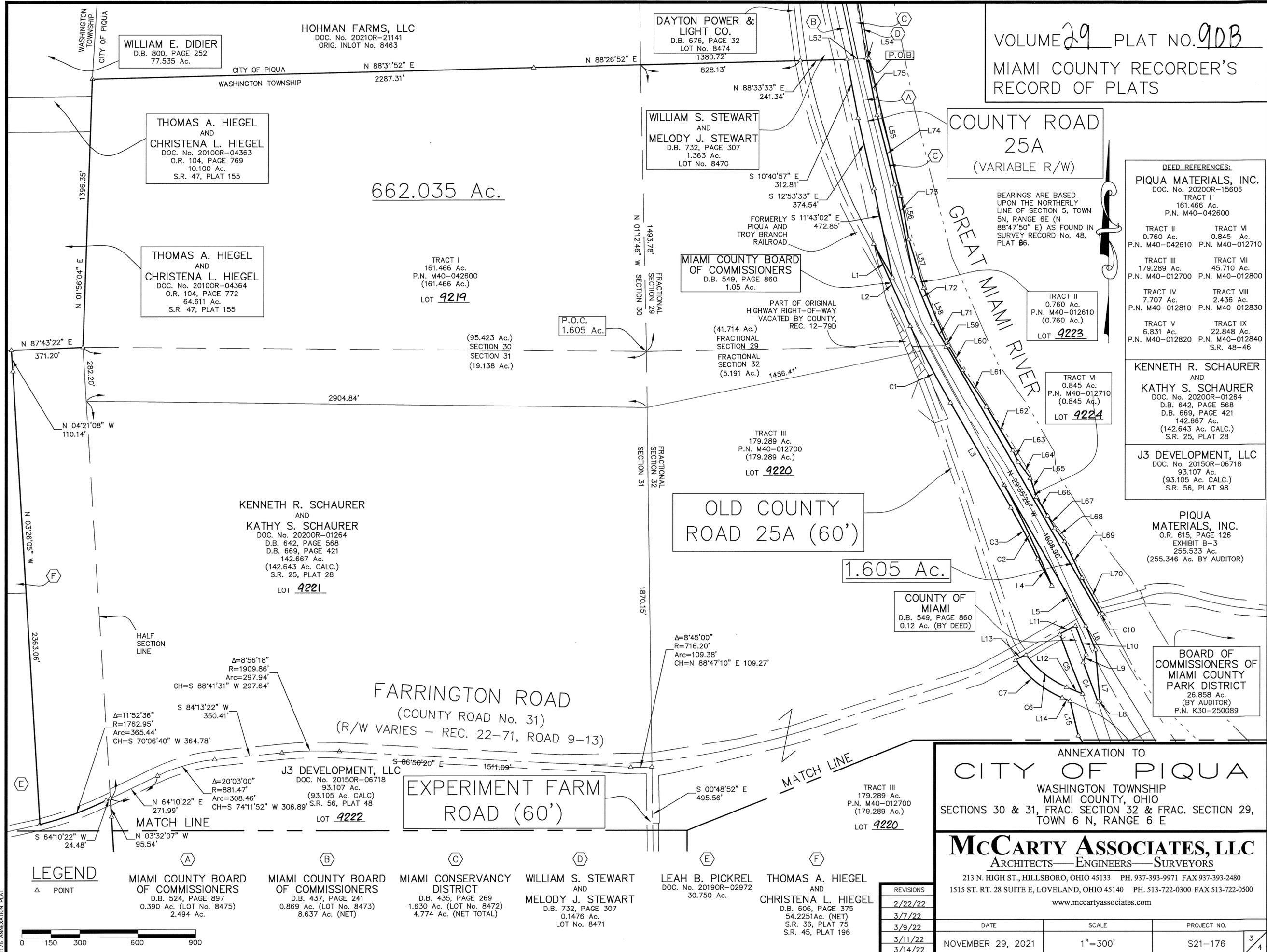
| REVISIONS |
|-----------|
| 2/22/22   |
| 3/7/22    |
| 3/9/22    |
| 3/11/22   |
| 3/14/22   |

| DATE              | SCALE   | PROJECT NO. |
|-------------------|---------|-------------|
| NOVEMBER 29, 2021 | 1"=300' | S21-176     |

L:\Current Projects\2021\21-176 Piqua Materials, Inc.\CAD\AutoCAD Project\ewg\21176 Annexation Plat (Per Ardy Smith).dwg, ANNEX 02, 4/12/2022 1:46:17 PM, Designer: TSCC.pcs

21176 ANNEXATION PLAT

VOLUME 29 PLAT NO. 90B  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS



**DEED REFERENCES:**

|                                                                                             |                                                         |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------|
| PIQUA MATERIALS, INC.<br>DOC. No. 2020OR-15606<br>TRACT I<br>161.466 Ac.<br>P.N. M40-042600 |                                                         |
| TRACT II<br>0.760 Ac.<br>P.N. M40-042610                                                    | TRACT VI<br>0.845 Ac.<br>P.N. M40-012710                |
| TRACT III<br>179.289 Ac.<br>P.N. M40-012700                                                 | TRACT VII<br>45.710 Ac.<br>P.N. M40-012800              |
| TRACT IV<br>7.707 Ac.<br>P.N. M40-012810                                                    | TRACT VIII<br>2.436 Ac.<br>P.N. M40-012830              |
| TRACT V<br>6.831 Ac.<br>P.N. M40-012820                                                     | TRACT IX<br>22.848 Ac.<br>P.N. M40-012840<br>S.R. 48-46 |

KENNETH R. SCHAUERER  
 AND  
 KATHY S. SCHAUERER  
 DOC. No. 2020OR-01264  
 D.B. 642, PAGE 568  
 D.B. 669, PAGE 421  
 142.667 Ac.  
 (142.643 Ac. CALC.)  
 S.R. 25, PLAT 28

J3 DEVELOPMENT, LLC  
 DOC. No. 2015OR-06718  
 93.107 Ac.  
 (93.105 Ac. CALC.)  
 S.R. 56, PLAT 98

PIQUA MATERIALS, INC.  
 O.R. 615, PAGE 126  
 EXHIBIT B-3  
 255.533 Ac.  
 (255.346 Ac. BY AUDITOR)

BOARD OF COMMISSIONERS OF MIAMI COUNTY PARK DISTRICT  
 26.858 Ac.  
 (BY AUDITOR)  
 P.N. K30-250089

ANNEXATION TO  
**CITY OF PIQUA**  
 WASHINGTON TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SECTIONS 30 & 31, FRAC. SECTION 32 & FRAC. SECTION 29,  
 TOWN 6 N, RANGE 6 E

**McCARTY ASSOCIATES, LLC**  
 ARCHITECTS—ENGINEERS—SURVEYORS  
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480  
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500  
 www.mccartyassociates.com

| REVISIONS |
|-----------|
| 2/22/22   |
| 3/7/22    |
| 3/9/22    |
| 3/11/22   |
| 3/14/22   |

| DATE              | SCALE   | PROJECT NO. |
|-------------------|---------|-------------|
| NOVEMBER 29, 2021 | 1"=300' | S21-176     |

L:\Current Projects\2021\21-176 Piqua Materials, Inc.\CAD\AutoCAD Project\dwg\21176 Annexation Plat (Per Ardy Smith).dwg, ANNEX 03, 4/12/2022 1:50:13 PM, Designer: 750C.pcs

**LEGEND**

△ POINT

|                                                                                                                                         |                                                                                                                                               |                                                                                                                                            |                                                                                                                                   |                                                                                   |                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>MIAMI COUNTY BOARD OF COMMISSIONERS<br/>         D.B. 524, PAGE 897<br/>         0.390 Ac. (LOT No. 8475)<br/>         2.494 Ac.</p> | <p>MIAMI COUNTY BOARD OF COMMISSIONERS<br/>         D.B. 437, PAGE 241<br/>         0.869 Ac. (LOT No. 8473)<br/>         8.637 Ac. (NET)</p> | <p>MIAMI CONSERVANCY DISTRICT<br/>         D.B. 435, PAGE 269<br/>         1.630 Ac. (LOT No. 8472)<br/>         4.774 Ac. (NET TOTAL)</p> | <p>WILLIAM S. STEWART AND MELODY J. STEWART<br/>         D.B. 732, PAGE 307<br/>         0.1476 Ac.<br/>         LOT No. 8471</p> | <p>LEAH B. PICKREL<br/>         DOC. No. 2019OR-02972<br/>         30.750 Ac.</p> | <p>THOMAS A. HIEGEL AND CHRISTENA L. HIEGEL<br/>         D.B. 606, PAGE 375<br/>         54.2251 Ac. (NET)<br/>         S.R. 36, PLAT 75<br/>         S.R. 45, PLAT 196</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



21176 ANNEXATION PLAT

VOLUME 29 PLAT NO. 90C  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS

KENNETH R. SCHAUERER  
 AND  
 KATHY S. SCHAUERER  
 DOC. No. 20200R-01264  
 D.B. 642, PAGE 568  
 D.B. 669, PAGE 421  
 142.667 Ac.  
 (142.643 Ac. CALC.)  
 S.R. 25, PLAT 28  
 LOT 9221

FARRINGTON ROAD  
 (COUNTY ROAD No. 31)  
 (R/W VARIES - REC. 22-71, ROAD 9-13)

662.035 Ac.

J3 DEVELOPMENT, LLC  
 DOC. No. 20150R-06718  
 93.107 Ac.  
 (93.105 Ac. CALC.)  
 S.R. 56, PLAT 48  
 LOT 9222

DOYLE S. HOLFINGER  
 AND  
 CONSTANCE L. HOLFINGER  
 D.B. 535, PAGE 383  
 85.338 Ac.  
 S.R. 28, PLAT 178

ROBERT M. HINES  
 (1/2 INTEREST)  
 DOC. No. 20190R-06245  
 AND  
 THOMAS L. HINES  
 AND  
 BETH ANN HINES  
 (1/2 INTEREST)  
 DOC. No. 20190R-07448  
 107.458 Ac.  
 S.R. 59, PLAT 73

| CURVE TABLE |         |          |           |              |               |
|-------------|---------|----------|-----------|--------------|---------------|
| CURVE No.   | LENGTH  | RADIUS   | DELTA     | CHORD LENGTH | CHORD BEARING |
| C1          | 450.28  | 5704.65' | 4°31'21"  | 450.16'      | S 27°35'43" E |
| C2          | 578.80' | 9579.30' | 3°27'43"  | 578.71'      | N 25°13'03" W |
| C3          | 300.89  | 3844.83' | 4°29'02"  | 300.81'      | S 27°36'46" E |
| C4          | 222.46' | 9579.30' | 1°19'50"  | 222.45'      | N 20°15'14" W |
| C5          | 333.77' | 9519.30' | 2°00'32"  | 333.75'      | S 20°59'18" E |
| C6          | 275.31  | 488.12'  | 32°19'00" | 271.68'      | N 50°59'09" W |
| C7          | 316.96  | 548.12'  | 33°07'55" | 312.56'      | S 50°34'40" E |
| C8          | 740.31  | 9519.30' | 4°27'21"  | 740.12'      | S 15°20'19" E |
| C9          | 359.55  | 9579.30' | 2°09'02"  | 359.53'      | N 14°11'09" W |
| C10         | 16.35   | 428.37'  | 2°11'12"  | 16.35'       | S 72°31'59" W |

BEARINGS ARE BASED UPON THE  
 NORTHERLY LINE OF SECTION 5, TOWN  
 5N, RANGE 6E (N 88°47'50" E) AS  
 FOUND IN SURVEY RECORD No. 48,  
 PLAT 86.

DEED REFERENCES:  
**PIQUA MATERIALS, INC.**  
 DOC. No. 20200R-15606  
 TRACT I  
 161.466 Ac.  
 P.N. M40-042600  
 TRACT II  
 0.760 Ac.  
 P.N. M40-042610  
 TRACT III  
 179.289 Ac.  
 P.N. M40-012700  
 TRACT IV  
 7.707 Ac.  
 P.N. M40-012810  
 TRACT V  
 6.831 Ac.  
 P.N. M40-012820  
 TRACT VI  
 0.845 Ac.  
 P.N. M40-012710  
 TRACT VII  
 45.710 Ac.  
 P.N. M40-012800  
 TRACT VIII  
 2.436 Ac.  
 P.N. M40-012830  
 TRACT IX  
 22.848 Ac.  
 P.N. M40-012840  
 S.R. 48-46  
**KENNETH R. SCHAUERER**  
 AND  
**KATHY S. SCHAUERER**  
 DOC. No. 20200R-01264  
 D.B. 642, PAGE 568  
 D.B. 669, PAGE 421  
 142.667 Ac.  
 (142.643 Ac. CALC.)  
 S.R. 25, PLAT 28  
**J3 DEVELOPMENT, LLC**  
 DOC. No. 20150R-06718  
 93.107 Ac.  
 (93.105 Ac. CALC.)  
 S.R. 56, PLAT 98

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE No.   | BEARING       | LENGTH  |
| L1         | N 29°07'59" W | 200.30' |
| L2         | S 23°51'42" E | 468.59' |
| L3         | S 29°50'55" E | 629.57' |
| L4         | S 27°41'14" E | 157.48' |
| L5         | S 29°54'11" E | 848.22' |
| L6         | S 22°19'50" E | 131.78' |
| L7         | S 4°46'00" E  | 270.00' |
| L8         | S 70°35'37" W | 10.18'  |
| L9         | N 20°44'19" E | 44.85'  |
| L10        | N 20°34'43" W | 158.35' |
| L11        | S 60°46'22" W | 93.40'  |
| L12        | N 67°08'38" W | 90.06'  |
| L13        | S 62°35'22" W | 60.45'  |
| L14        | S 67°08'38" E | 44.07'  |
| L15        | S 13°23'30" E | 185.09' |
| L16        | S 34°32'00" E | 220.29' |
| L17        | N 55°26'03" E | 33.03'  |
| L18        | N 89°08'26" E | 61.39'  |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE No.   | BEARING       | LENGTH  |
| L19        | N 86°45'56" E | 266.72' |
| L20        | S 30°35'06" E | 415.24' |
| L21        | S 19°27'05" E | 188.89' |
| L22        | S 17°57'38" W | 489.99' |
| L23        | S 1°21'51" E  | 161.56' |
| L24        | S 14°33'18" E | 427.23' |
| L25        | S 9°42'40" W  | 326.30' |
| L26        | S 13°06'38" E | 161.54' |
| L27        | N 20°26'14" E | 305.23' |
| L28        | N 2°00'08" E  | 158.11' |
| L29        | N 21°05'41" W | 467.55' |
| L30        | N 4°34'47" W  | 165.52' |
| L31        | N 17°50'12" E | 499.31' |
| L32        | N 17°03'08" W | 195.91' |
| L33        | N 29°09'47" W | 322.32' |
| L34        | N 50°37'33" E | 64.61'  |
| L35        | N 39°35'35" W | 40.88'  |
| L36        | N 86°45'56" E | 16.82'  |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE No.   | BEARING       | LENGTH  |
| L37        | S 37°47'16" E | 246.05' |
| L38        | S 29°10'39" E | 575.85' |
| L39        | S 23°12'45" E | 458.26' |
| L40        | S 88°47'50" W | 217.40' |
| L41        | N 46°34'18" W | 146.65' |
| L42        | S 37°32'24" W | 136.01' |
| L43        | S 20°26'14" W | 332.24' |
| L44        | N 13°06'38" W | 235.24' |
| L45        | S 20°26'14" W | 108.57' |
| L46        | S 13°06'38" E | 253.33' |
| L47        | S 20°26'14" W | 44.09'  |
| L48        | S 26°08'48" W | 84.26'  |
| L49        | S 88°47'50" W | 269.36' |
| L50        | N 16°09'01" E | 283.73' |
| L51        | N 20°26'14" E | 366.55' |
| L52        | N 13°06'38" W | 27.20'  |
| L53        | N 88°33'33" E | 100.69' |
| L54        | N 88°33'33" E | 13.43'  |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE No.   | BEARING       | LENGTH  |
| L55        | S 13°03'59" E | 735.15' |
| L56        | S 10°25'55" E | 229.11' |
| L57        | S 17°05'46" E | 265.86' |
| L58        | S 22°40'45" E | 300.81' |
| L59        | S 29°18'18" E | 23.61'  |
| L60        | S 29°18'18" E | 147.85' |
| L61        | S 33°32'37" E | 223.81' |
| L62        | S 30°50'08" E | 269.87' |
| L63        | S 25°17'44" E | 65.54'  |
| L64        | S 36°56'40" E | 102.29' |
| L65        | S 17°50'02" E | 106.55' |
| L66        | S 31°08'50" E | 113.39' |
| L67        | S 28°41'58" E | 74.69'  |
| L68        | S 37°23'41" E | 85.17'  |
| L69        | S 25°13'22" E | 211.30' |
| L70        | S 29°33'59" E | 213.48' |
| L71        | N 29°35'26" W | 141.66' |
| L72        | N 22°35'07" W | 263.97' |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE No.   | BEARING       | LENGTH  |
| L73        | N 11°25'10" W | 482.95' |
| L74        | N 14°15'45" W | 377.03' |
| L75        | N 10°43'50" W | 295.29' |

LEGEND  
 Δ POINT



| REVISIONS |
|-----------|
| 2/22/22   |
| 3/7/22    |
| 3/9/22    |
| 3/11/22   |
| 3/14/22   |

ANNEXATION TO  
**CITY OF PIQUA**  
 WASHINGTON TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SECTIONS 30 & 31, FRAC. SECTION 32 & FRAC. SECTION 29,  
 TOWN 6 N, RANGE 6 E

**McCARTY ASSOCIATES, LLC**  
 ARCHITECTS—ENGINEERS—SURVEYORS  
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480  
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500  
 www.mccartyassociates.com

| DATE              | SCALE   | PROJECT NO. |
|-------------------|---------|-------------|
| NOVEMBER 29, 2021 | 1"=300' | S21-176     |

2178 ANNEXATION PLAT

# CARRIAGE TRAILS

VOLUME 29 PAGE 91  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352, IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

## SECTION 7 PHASE V PART INLOT 352

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
SEPTEMBER 2022

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00052  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/28/2022 11:01:22 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 4

## PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

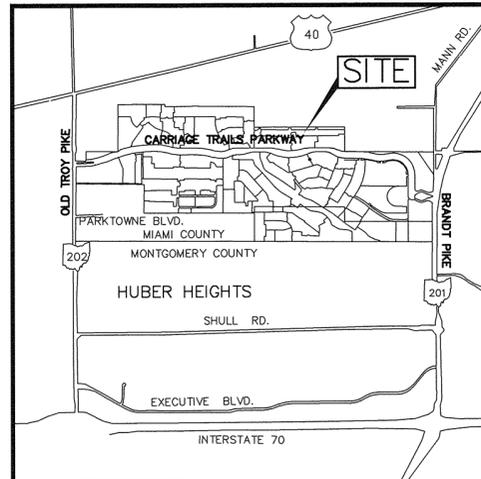
## WITNESS

DEC Land Co. I LLC  
By: Carriage Trails  
at The Heights LLC

*[Signature]*

By: *[Signature]*  
Diana K. Colyer,  
Treasurer

*[Signature]*



LOCATION MAP  
NO SCALE

FEE \$ 172.80

*[Signature]*  
MIAMI COUNTY RECORDER

*[Signature]*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED October 28<sup>th</sup>, 2022.

*[Signature]*  
MIAMI COUNTY AUDITOR

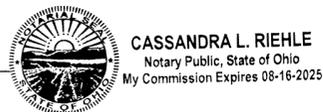
*[Signature]*  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 20<sup>th</sup> DAY OF SEPTEMBER 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/14/2025

*[Signature]*  
NOTARY PUBLIC



## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 7, Phase V are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

## NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

## BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

## EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

## GREEN SPACE

Inlots 1953 and 1967 are non-buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
O.R. 322, PG. 782  
MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 26, PG.8 P.B. 25, PG.53  
P.B. 24, PG.93 P.B. 26, PG.21  
P.B. 22, PG.25

## APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON 9/13/22, 2022

*[Signature]*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



IBI GROUP  
BY: *[Signature]* 09/14/22  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

## CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

BY: *[Signature]*  
PRINT: DAVID P. DUNCAN  
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF September 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

*[Signature]*  
NOTARY PUBLIC



DEVELOPER  
DEC LAND CO. I LLC  
5131 POST ROAD, SUITE 200  
DUBLIN, OHIO 43017



8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.IBIGroup.com

INLOT 352 EAST PART A (P48-002857)  
 15.1674 ACRES  
 -10.5378 ACRES (SECTION 7 PHASE V)  
 4.6412 ACRES REMAINING

**CARRIAGE TRAILS  
 SECTION 7 PHASE V**

6.9319 ACRES LOTS  
 +3.6059 ACRES RIGHT-OF-WAY  
 10.5378 ACRES TOTAL

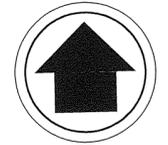
GLJ HOLDING COMPANY, LLC  
 DOC. No. 2022OR-09378  
 59.240 ACRES TOTAL  
 32.961 ACRES- SECTION 19

DEC LAND CO. I LLC  
 O.R. VOL. 322, PG. 782  
 P48-002857

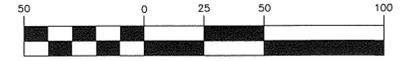
CARRIAGE TRAILS  
 PT. INLOT 352  
 P.B. 22, PG. 25  
 1.4757 ACRES  
 (REMAINDER)

**LEGEND**

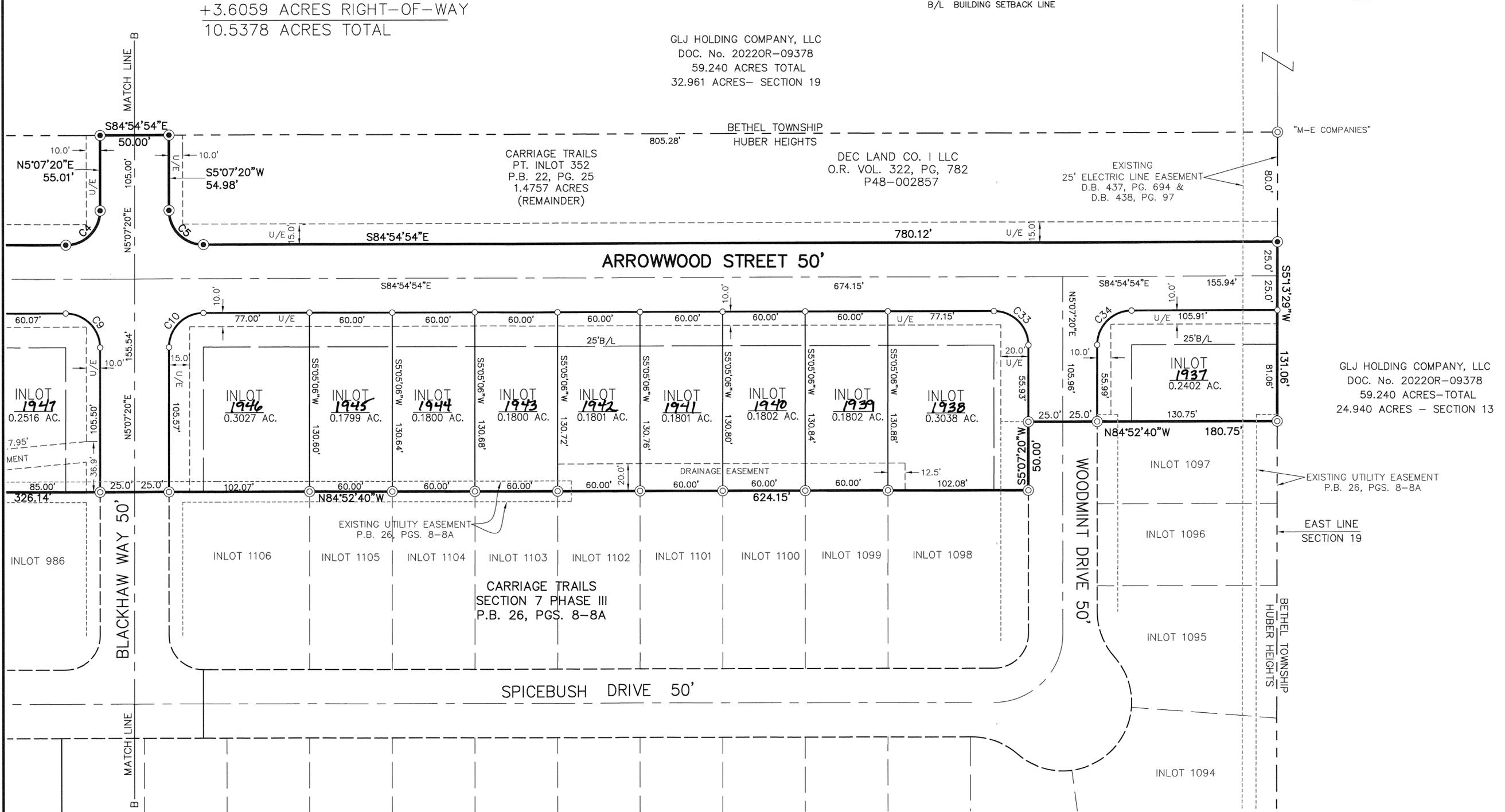
- ⊙ IRON PIN FOUND  
PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (5/8" REBAR 30" LONG)  
W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
- ⊗ STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



NORTH



( IN FEET )  
 1 inch = 50 ft.



GLJ HOLDING COMPANY, LLC  
 DOC. No. 2022OR-09378  
 59.240 ACRES-TOTAL  
 24.940 ACRES - SECTION 13

EXISTING UTILITY EASEMENT  
 P.B. 26, PGS. 8-8A

EAST LINE  
 SECTION 19

BETHEL TOWNSHIP  
 HUBER HEIGHTS

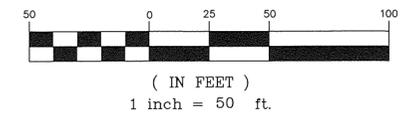
**CARRIAGE TRAILS  
 SECTION 7 PHASE V** (2/4)

**IBI GROUP**  
 8101 N. High Street  
 Columbus, OH 43235  
 Contact: DAVE CHIESA  
 614-818-4900 ext. 2039  
 Fax: 614-818-4902  
 www.ibigroup.com

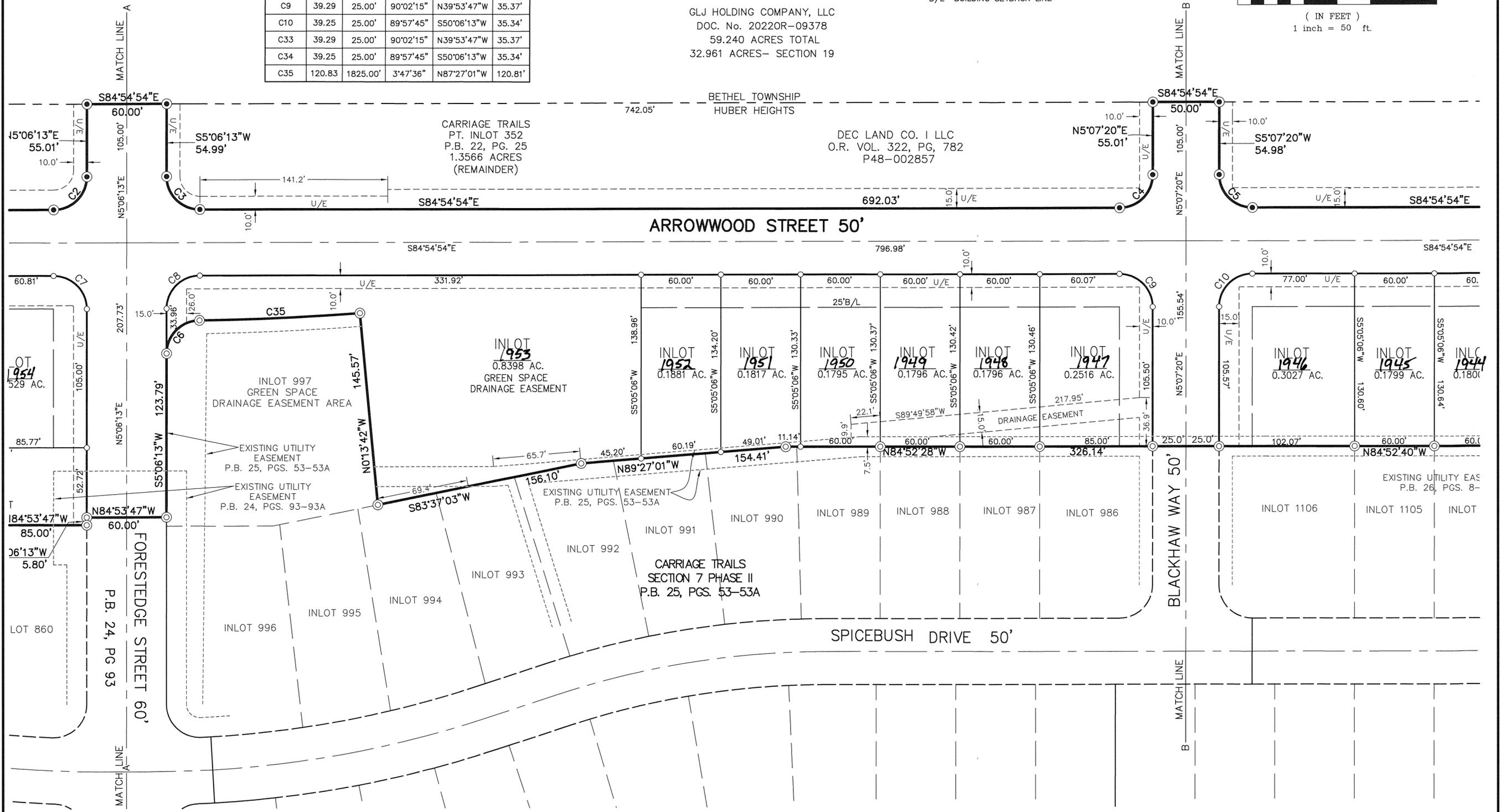
J:\pre-int\1415\CT 7-5\CT 7-5 PLAT.dwg by:david.chiesa on 09/14/2022 @ 11:25:40 am ~ © M+E Companies, Inc.

| Curve Table |        |          |           |             |         |
|-------------|--------|----------|-----------|-------------|---------|
| Curve #     | Length | Radius   | Delta     | C.B.        | CHORD   |
| C1          | 39.26  | 25.00'   | 89°59'01" | S50°05'35"W | 35.35'  |
| C2          | 39.26  | 25.00'   | 89°58'53" | N50°05'39"E | 35.35'  |
| C3          | 39.28  | 25.00'   | 90°01'07" | S39°54'21"E | 35.36'  |
| C4          | 39.25  | 25.00'   | 89°57'45" | N50°06'13"E | 35.34'  |
| C5          | 39.29  | 25.00'   | 90°02'15" | S39°53'47"E | 35.37'  |
| C6          | 38.98  | 25.00'   | 89°20'35" | S49°46'30"W | 35.15'  |
| C7          | 39.28  | 25.00'   | 90°01'07" | N39°54'21"W | 35.36'  |
| C8          | 39.26  | 25.00'   | 89°58'53" | S50°05'39"W | 35.35'  |
| C9          | 39.29  | 25.00'   | 90°02'15" | N39°53'47"W | 35.37'  |
| C10         | 39.25  | 25.00'   | 89°57'45" | S50°06'13"W | 35.34'  |
| C33         | 39.29  | 25.00'   | 90°02'15" | N39°53'47"W | 35.37'  |
| C34         | 39.25  | 25.00'   | 89°57'45" | S50°06'13"W | 35.34'  |
| C35         | 120.83 | 1825.00' | 3°47'36"  | N87°27'01"W | 120.81' |

- LEGEND**
- ⊙ IRON PIN FOUND  
PREVIOUSLY SET BY M-E COMPANIES
  - ⊙ IRON PIN SET (5/8" REBAR 30" LONG)  
W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
  - ⊘ STONE FOUND
  - U/E UTILITY EASEMENT
  - B/L BUILDING SETBACK LINE



GLJ HOLDING COMPANY, LLC  
 DOC. No. 20220R-09378  
 59.240 ACRES TOTAL  
 32.961 ACRES- SECTION 19



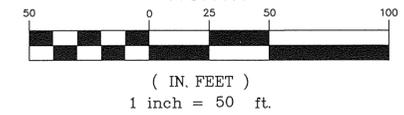
**IBI GROUP**  
 8101 N. High Street  
 Columbus, OH 43235  
 Contact: DAVE CHIESA  
 614-818-4900 ext. 2039  
 Fax: 614-818-4902  
 www.ibigroup.com

**CARRIAGE TRAILS**  
 SECTION 7 PHASE V **3/4**

J:\p\14114151\CT 7-5\CT 7-5 PLAT.dwg by:david.chiesa on 09/14/2022 @ 11:29:43 am ~ © M-E Companies, Inc.

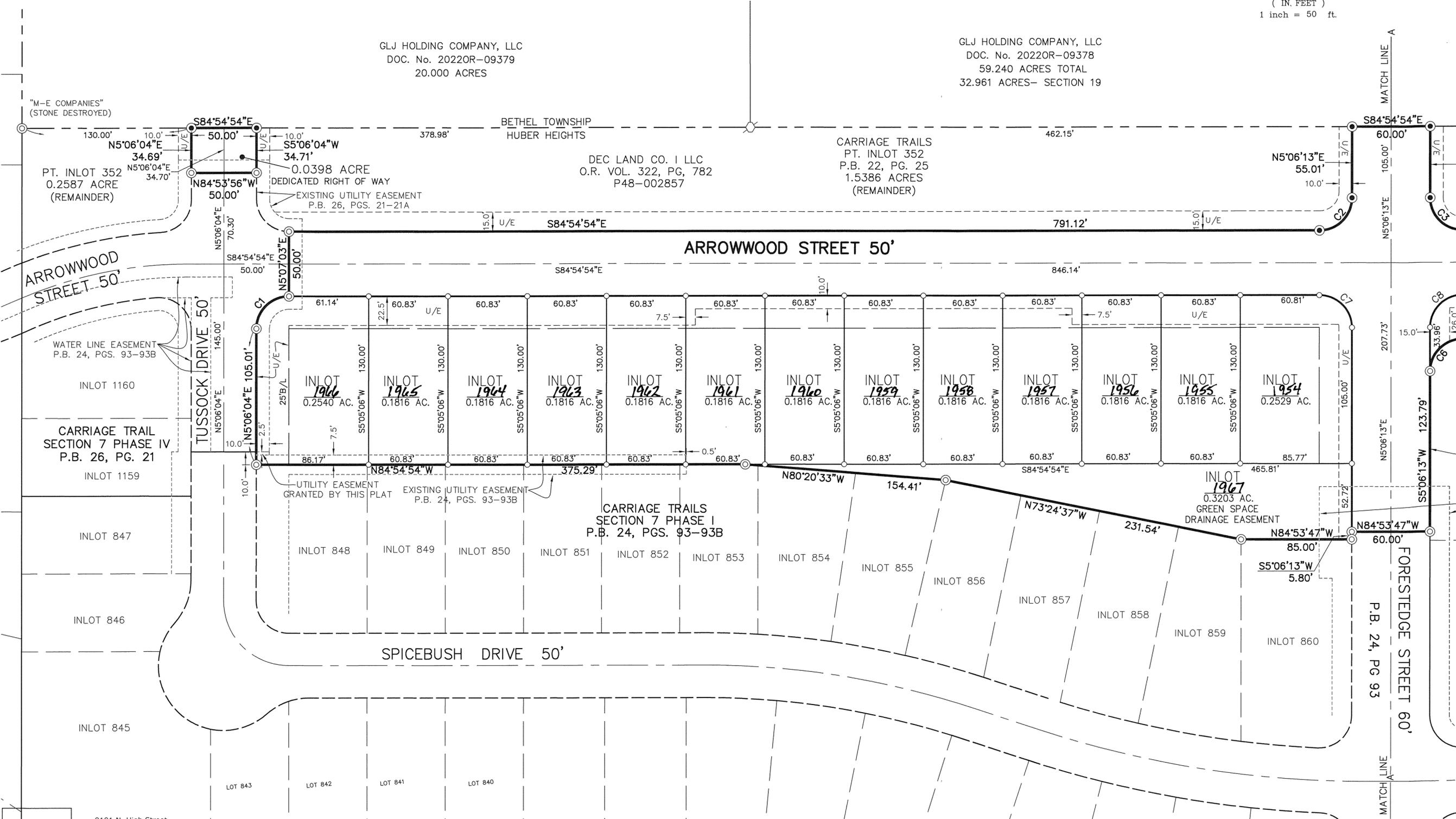
LEGEND

- ⊙ IRON PIN FOUND  
PREVIOUSLY SET BY M-E COMPANIES
- ● IRON PIN SET (5/8" REBAR 30" LONG)  
W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740"
- STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



GLJ HOLDING COMPANY, LLC  
 DOC. No. 2022OR-09379  
 20.000 ACRES

GLJ HOLDING COMPANY, LLC  
 DOC. No. 2022OR-09378  
 59.240 ACRES TOTAL  
 32.961 ACRES- SECTION 19



**IBI GROUP**  
 8101 N. High Street  
 Columbus, OH 43235  
 Contact: DAVE CHIESA  
 614-818-4900 ext. 2039  
 Fax: 614-818-4902  
 www.ibigroup.com

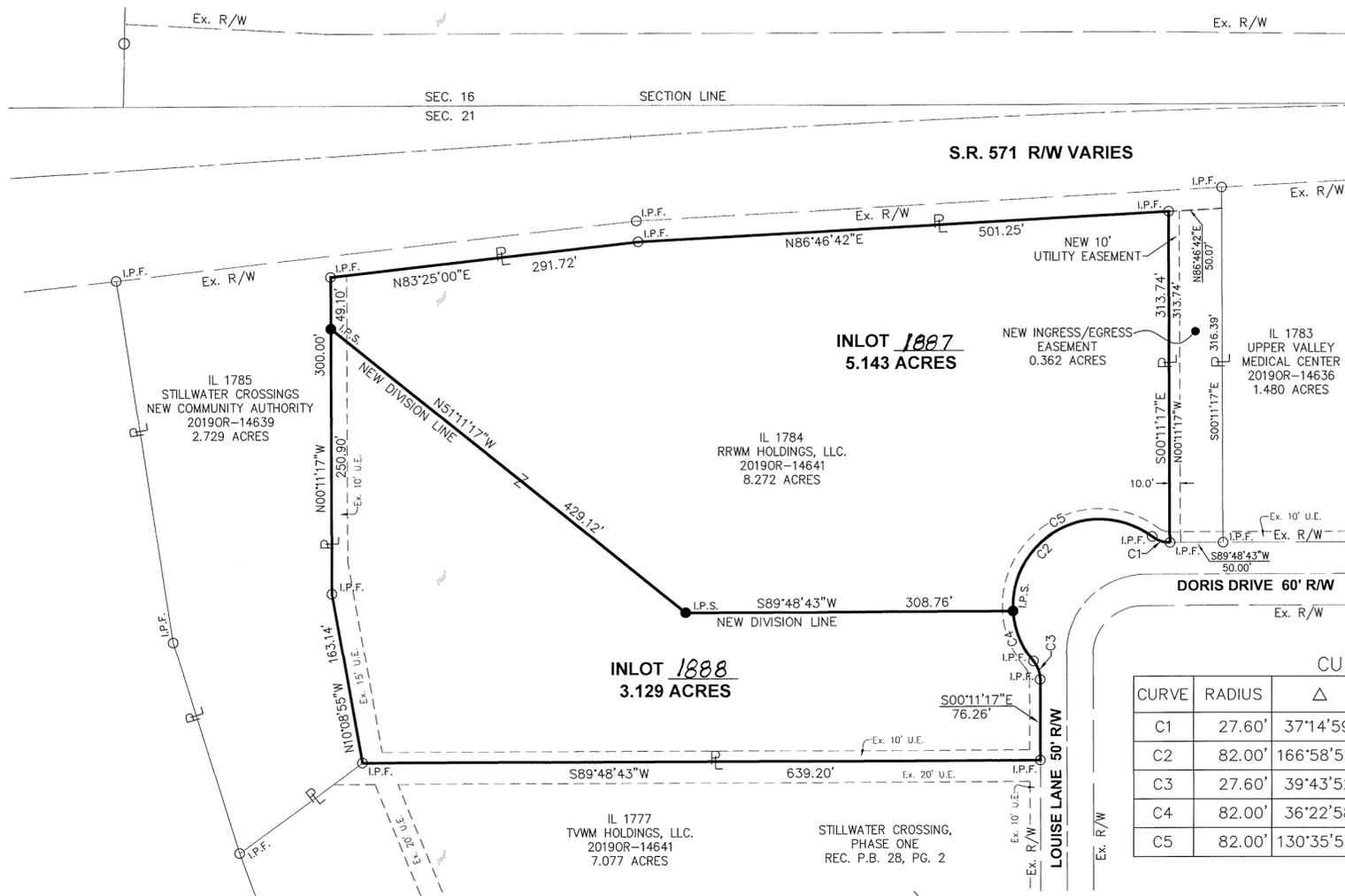
**CARRIAGE TRAILS**  
 SECTION 7 PHASE V **4/4**

D:\pcc-141\15151\CT 7-5\PLAT.dwg by: david.chiesa on 09/14/2022 @ 11:34:57 am ~ © M-E Companies, Inc.

# REPLAT OF INLOT 1784 OF STILLWATER CROSSING, PHASE ONE

1784 WEST MILTON MIAMI, OHIO  
INLOT VILLAGE COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00053  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/02/2022 03:45:13 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1



THE BEARINGS ARE BASED ON  
NAD 83, OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK

SCALE: 1"=100'

SURVEY REFERENCE  
REC. P.B. 28, PG. 2

FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov. 2<sup>nd</sup>, 2022

*Matthew W. Gearhardt* *Mindy Doud*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

| CURVE | RADIUS | Δ          | LENGTH  | CHORD   |             |
|-------|--------|------------|---------|---------|-------------|
|       |        |            |         | LENGTH  | BEARING     |
| C1    | 27.60' | 37°14'59"  | 17.94'  | 17.63'  | N71°33'47"W |
| C2    | 82.00' | 166°58'51" | 238.98' | 162.94' | S43°34'17"W |
| C3    | 27.60' | 39°43'52"  | 19.14'  | 18.76'  | S20°03'13"E |
| C4    | 82.00' | 36°22'58"  | 52.07'  | 51.20'  | S21°43'40"E |
| C5    | 82.00' | 130°35'53" | 186.91' | 148.99' | S61°45'46"W |

## PLAT AUTHORIZATION AND DEDICATION

STILLWATER CROSSINGS NEW COMMUNITY AUTHORITY, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE VILLAGE OF WEST MILTON, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF INLOT 1784 OF STILLWATER CROSSINGS, PHASE ONE. FURTHERMORE, STILLWATER CROSSINGS NEW COMMUNITY AUTHORITY, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

*Ronald D. Coffman*  
AUTHORIZED SIGNATURE

*Development Mgr.*  
TITLE

STATE OF OHIO  
COUNTY OF Shelby

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF November, 2022 BY Ronald D. Coffman, ON BEHALF OF STILLWATER CROSSINGS NEW COMMUNITY AUTHORITY.

*Kaye M. Borchers*  
NOTARY PUBLIC



KAYE M. BORCHERS  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
3/10/2025

## CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: RRWM HOLDINGS, LLC.

*Michael S. P. [Signature]*  
AUTHORIZED SIGNATURE

*Manager*  
TITLE

## VILLAGE OF WEST MILTON PLANNING BOARD

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 29<sup>th</sup> DAY OF June, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

*Laura Biser* *Rott [Signature]*  
CHAIRMAN SECRETARY

## VILLAGE OF WEST MILTON COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 12<sup>th</sup> DAY OF July, 2022, THIS PLAT WAS APPROVED AND ACCEPTED.

*Stills [Signature]* *Laura J. Wright*  
MAYOR CLERK OF COUNCIL

## ACKNOWLEDGMENT

STATE OF ~~OHIO~~ <sup>MICHIGAN</sup> Van Buren COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Chris Randall, ON BEHALF OF RRWM HOLDINGS, LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE OR SHE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Lorton, ~~OHIO~~ <sup>MICHIGAN</sup>, THIS 26<sup>th</sup> DAY OF October, 2022

NOTARY PUBLIC *John Dalrymple*  
MY COMMISSION EXPIRES: April 27, 2027

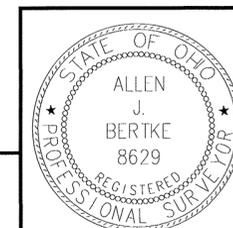
JOHN DALY III  
NOTARY PUBLIC - MICHIGAN  
VAN BUREN COUNTY  
ACTING IN THE COUNTY OF Van Buren  
MY COMMISSION EXPIRES APRIL 27, 2027

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- NEW INGRESS/EGRESS EASEMENT

BEING A REPLAT INLOT 1784 OF STILLWATER CROSSINGS, PHASE ONE AND BEING OWNED BY RRWM HOLDINGS, LLC. AS DESCRIBED IN 20190R-14641.

*Allen J. Bertke* 9-15-2022  
ALLEN J. BERTKE, P.S. #8629 DATE



|                                                                                          |                           |
|------------------------------------------------------------------------------------------|---------------------------|
| PREPARED BY:<br><b>ChoiceOne</b><br>Engineering                                          | DATE:<br>09-15-2022       |
| SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554<br>www.CHOICEONEENGINEERING.com | DRAWN BY:<br>RMF          |
|                                                                                          | JOB NUMBER:<br>MIAWMI2204 |
|                                                                                          | SHEET NUMBER<br>1 OF 1    |

# ALLEY VACATION

VOLUME 29, PLAT NO. 93  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SW 49 TAX MAP TROY CITY MIAMI, OHIO COUNTY

FEE \$ 43.70

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00054  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/03/2022 02:57:54 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

*Jessica Lopez*  
MIAMI COUNTY RECORDER

*Yvonne Pence*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov 3, 2022.

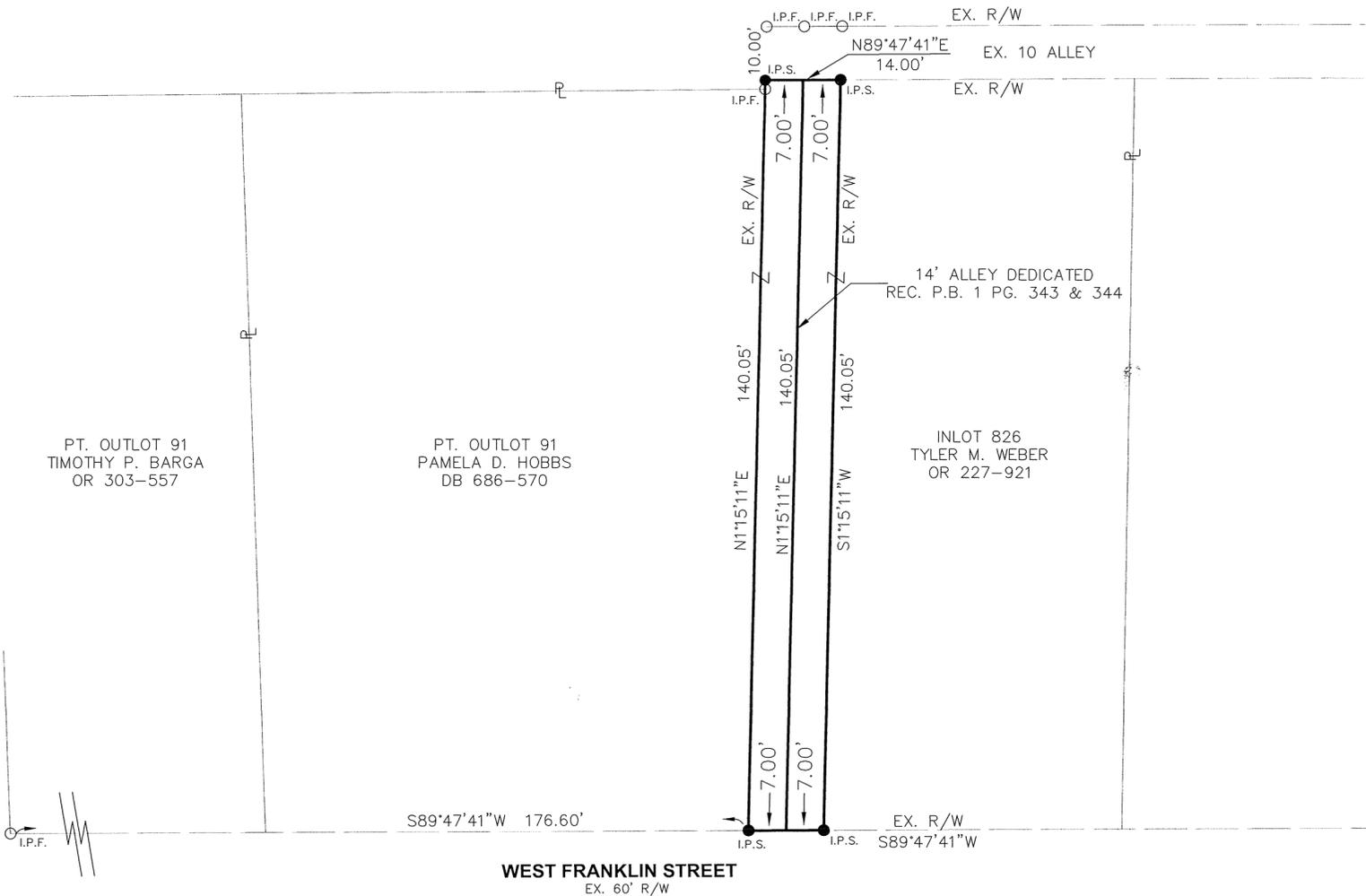
*Matthew W Gearhardt*  
MIAMI COUNTY AUDITOR

*Joyce Grillo*  
BY DEPUTY AUDITOR

THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT,  
OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK  
SCALE: 1"=20'



INLOT 11470  
CITY OF TROY  
2018 OR-09379  
2020 OR-07485  
P.B. 29-56



## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 24th DAY OF Aug, 2022 THIS PLAT WAS REVIEWED AND APPROVED.

*Robert M. Kozma*  
CHAIRMAN

*Sean J. Knight*  
SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 19th DAY OF September, 2022 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-49-2022 EFFECTIVE Oct. 19, 2022

*Robin J. Oda*  
MAYOR

*Allen Bertke*  
PRESIDENT OF COUNCIL

*Sean J. Knight*  
CLERK OF COUNCIL

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET

## SURVEY REFERENCES

PLAT BOOK 28-69  
PLAT BOOK 29-56  
RECORD BOOK 1-343  
SURVEY VOLUME 61-22

BEING THE VACATION OF A 14-FOOT ALLEY DEDICATED BY REC. P.B. 1, PG. 343 & 344 AND LOCATED NORTH OF WEST FRANKLIN STREET. ALLEY WILL BE TRANSFERRED TO THE ADJACENT LOTS.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629

6-9-2022  
DATE



PREPARED BY: ALLEN BERTKE

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 06-08-2022  
DRAWN BY: AJB  
JOB NUMBER: MIATRO2141  
SHEET NUMBER: 1 OF 1

FEE \$ 43.70  
*Jessica Lopez*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00055  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 11/09/2022 03:42:57 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

MIA-CR14-1.20 (TROY - SIDNEY ROAD)  
 SECTION 19, T-1, R-11  
 STAUNTON TOWNSHIP  
 MIAMI COUNTY

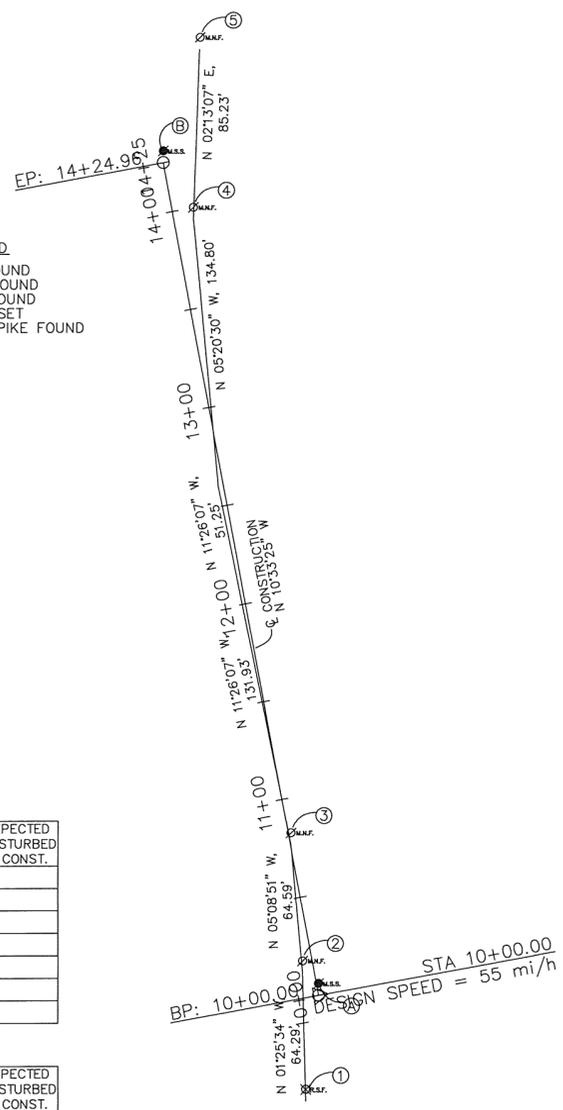
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE MIAMI COUNTY ENGINEER'S OFFICE IN 2020.

THE ESTABLISHMENT OF PROPERTY LINES AND EXISTING RIGHT-OF-WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

*Britt R. Havenar* 10/26/22  
 BRITT R. HAVENAR, PE, PS No. 8266 DATE

**MONUMENT LEGEND**  
 ○ IRON PIN FOUND  
 ⊙ IRON PIPE FOUND  
 ⊛ MAG NAIL FOUND  
 ⊞ MAG SPIKE SET  
 ⊠ RAILROAD SPIKE FOUND

**BASIS OF BEARINGS:**  
 BEARINGS BASED ON STATE PLANE COORDINATES, NAD83, OHIO SOUTH ZONE, ODOT CORS NETWORK.



EXISTING MONUMENTS FOUND

| EXISTING MONUMENT | FOUND          | C. OF CONST. |          | PROJECT COORDINATES |            | MON. EXPECTED TO BE DISTURBED DURING CONST. |
|-------------------|----------------|--------------|----------|---------------------|------------|---------------------------------------------|
|                   |                | STATION      | OFFSET   | NORTHING            | EASTING    |                                             |
| ①                 | RAILROAD SPIKE |              |          | 758427.56           | 1491642.71 |                                             |
| ②                 | MAG NAIL       | 10+12.58     | 5.81' LT | 758491.84           | 1491641.82 |                                             |
| ③                 | MAG NAIL       | 10+76.88     | 0.28' RT | 758556.17           | 1491635.32 |                                             |
| ④                 | MAG NAIL       | 13+94.29     | 9.73' RT | 758869.93           | 1491586.45 |                                             |
| ⑤                 | MAG NAIL       |              |          | 758955.10           | 1491589.75 | 1                                           |

MONUMENTS TO BE SET PRIOR TO CONSTRUCTION

| MONUMENT | DESCRIPTION | C. OF CONST. |        | PROJECT COORDINATES |            | MON. EXPECTED TO BE DISTURBED DURING CONST. |
|----------|-------------|--------------|--------|---------------------|------------|---------------------------------------------|
|          |             | STATION      | OFFSET | NORTHING            | EASTING    |                                             |
| Ⓐ        | MAG SPIKE   | 10+00.00     | 0.00'  | 758480.54           | 1491649.13 |                                             |
| Ⓑ        | MAG SPIKE   | 14+24.96     | 0.00'  | 758898.31           | 1491571.27 |                                             |

PREPARED BY:

SURVEYOR'S SEAL

STATE OF OHIO  
 BRITT R. HAVENAR  
 S 8266  
 REGISTERED PROFESSIONAL SURVEYOR

Signed *Britt R. Havenar*  
 Date: 10/26/22

MIA-C.R.-14-1.20  
 2/4  
 17  
 19

REVIEWED BY THE MIAMI COUNTY AUDITOR  
 THIS 9th DAY OF November, 2022.

*Matthew Gearhardt*  
 MATTHEW W. GEARHARDT  
 MIAMI COUNTY AUDITOR

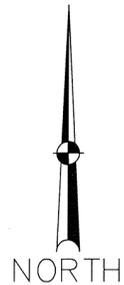
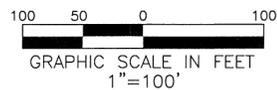
BY *Mindy Dorsch*  
 DEPUTY AUDITOR

ADDITIONAL RIGHT-OF-WAY  
 PETERS ROAD NO. 149  
 MICHAELS ROAD NO. 151  
 SECTION 20, TOWN 4, RANGE 6  
 MONROE TOWNSHIP, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2022P-00056  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 11/15/2022 02:21:45 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

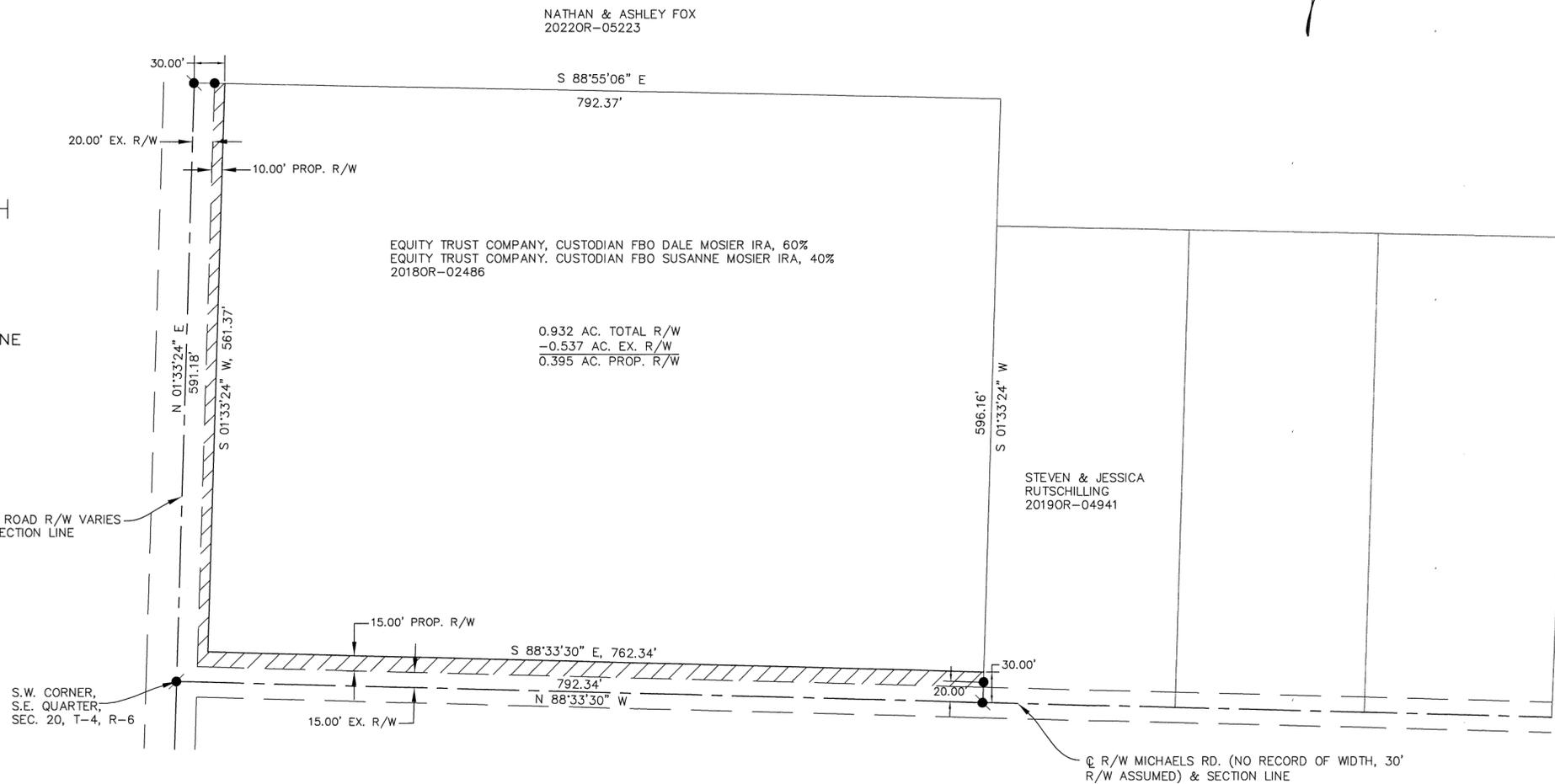
SUMMARY OF ADDITIONAL RIGHT-OF-WAY

| OWNER                                                       | DEED RECORD  | AS ACQUIRED  |
|-------------------------------------------------------------|--------------|--------------|
| EQUITY TRUST COMPANY, CUSTODIAN FBO DALE MOSIER IRA, 60%    | 2018OR-02486 | 2022OR-16200 |
| EQUITY TRUST COMPANY, CUSTODIAN FBO SUSANNE MOSIER IRA, 40% | 2018OR-02486 | 2022OR-16200 |
|                                                             |              |              |
|                                                             |              |              |
|                                                             |              |              |



LEGEND

- MAG SPIKE FOUND
- ⊗ MAG SPIKE SET
- MAG NAIL FOUND
- ▲ RR SPIKE FOUND
- PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET
- ▼ IRON PIPE FOUND
- STONE FOUND
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE



FEE \$ 43.20  
*Jessica Lopez*  
 MIAMI COUNTY RECORDER  
*Britt Havenar*  
 BY DEPUTY RECORDER

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
 THIS 9<sup>th</sup> DAY OF Oct., 2022.

*Paul P. Huelskamp*  
 PAUL P. HUELSKAMP, P.E., P.S.  
 MIAMI COUNTY ENGINEER

NOTE: PLAT BASED ON LAND SURVEY  
 VOL. 58, PG. 171. NO FIELD SURVEY PERFORMED.

REFERENCES

LAND SURVEYS:  
 VOL. 58 PG. 89  
 VOL. 58 PG. 171

BASIS OF BEARINGS:  
 BEARINGS BASED ON LAND SURVEY  
 VOL. 58, PG. 171.

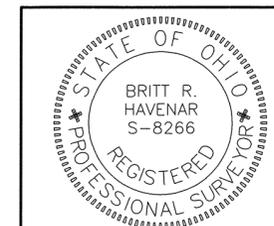
REVIEWED BY THE MIAMI COUNTY AUDITOR  
 THIS 15<sup>th</sup> DAY OF November, 2022.

*Matthew W. Gearhardt*  
 MATTHEW W. GEARHARDT  
 MIAMI COUNTY AUDITOR  
 BY *Joyce Grilliot*  
 JOYCE GRILLIOT  
 DEPUTY AUDITOR

*Britt R. Havenar*  
 BRITT R. HAVENAR, P.E., P.S.  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
 THIS 15<sup>th</sup> DAY OF November, 2022, BY RESOLUTION NO. 22-11-1377

*Ted S. Mercer*  
 TED S. MERCER  
 MIAMI COUNTY COMMISSIONER  
*Waide H. Westfall*  
 WAIDE H. WESTFALL  
 MIAMI COUNTY COMMISSIONER  
*Gregory A. Simmons*  
 GREGORY A. SIMMONS  
 MIAMI COUNTY COMMISSIONER



PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE  
 PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER  
 DATE: SEPTEMBER 21, 2022

**DEDICATION**

THE UNDERSIGNED, BEING THE OWNERS OF 5.901 ACRES OF LAND, BEING INLOT NUMBERS \_\_\_\_\_ THROUGH \_\_\_\_\_ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 9, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

**UTILITY EASEMENT**

UTILITY EASEMENT ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

**DRAINAGE NOTES**

THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

**FOX HARBOR SECTION 9**  
 LOCATED IN  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 PART INLOT 7446  
 5.901 ACRES  
 AUGUST 18, 2022



VICINITY MAP  
 ~NTS~

**DESCRIPTION**

BEING A SUBDIVISION CONTAINING A TOTAL OF 5.901 ACRES COMPRISED OF PART INLOT 7446 ACQUIRED BY HARBOR WEST LAND CO., LLC BY 20180R-01012 AND RECORDED IN VOLUME 58, PAGE 72 OF THE MIAMI COUNTY RECORDER'S OFFICE AND THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

**HOME OWNERS ASSOCIATION RESTRICTIONS**

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNERS ASSOCIATION, AS RECORDED IN 20180R-10028 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

**SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:**

Frank D. Harlow Jr. MEMBER  
 HARBOR WEST LAND CO., LLC  
 FRANK D. HARLOW JR.  
 MANAGING MEMBER

LIEN HOLDER:  
Annette Baker  
 ANNETTE BAKER  
 GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF Aug, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jon Bredeson  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES \_\_\_\_\_



COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS 1<sup>st</sup> DAY OF December, 2022 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow Jr. MEMBER  
 FRANK D. HARLOW JR., MANAGING MEMBER  
 HARBOR WEST LAND CO., LLC.

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

Mary K Lewis  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES 8/24/2026

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 175.00' | 35.76'     | 35.70'       | S 74°34'26" E | 11°42'36"   |
| C2    | 175.00' | 68.09'     | 67.67'       | S 78°48'31" W | 22°17'39"   |
| C3    | 200.01' | 73.86'     | 73.44'       | S 79°14'07" E | 21°09'32"   |
| C4    | 200.00' | 77.54'     | 77.06'       | N 78°51'58" E | 22°12'54"   |
| C5    | 200.00' | 120.88'    | 119.05'      | N 17°34'17" W | 34°37'51"   |
| C6    | 225.00' | 58.07'     | 57.91'       | N 76°00'23" W | 14°47'13"   |
| C7    | 225.00' | 25.31'     | 25.30'       | S 86°37'23" E | 6°26'46"    |
| C8    | 175.00' | 28.58'     | 28.55'       | S 85°05'25" E | 9°21'28"    |
| C9    | 225.00' | 58.01'     | 57.85'       | S 75°09'58" W | 14°46'17"   |
| C10   | 225.00' | 29.20'     | 29.18'       | N 86°16'44" E | 7°26'13"    |
| C11   | 30.00'  | 47.12'     | 42.43'       | S 45°08'07" W | 90°00'00"   |
| C12   | 175.00' | 104.69'    | 103.13'      | S 17°25'15" E | 34°16'32"   |
| C13   | 225.00' | 60.59'     | 60.41'       | S 27°25'39" E | 15°25'45"   |
| C14   | 225.00' | 55.19'     | 55.05'       | N 12°41'08" W | 14°03'17"   |
| C15   | 225.00' | 21.30'     | 21.29'       | S 02°56'45" E | 5°25'29"    |
| C16   | 30.00'  | 47.12'     | 42.43'       | N 44°51'53" W | 90°00'00"   |

Jessica A Lopez  
 JESSICA A LOPEZ, MIAMI COUNTY RECORDER

Matthew Gearhardt  
 DEPUTY  
 MATTHEW W. GEARHARDT  
 AUDITOR, MIAMI COUNTY, OHIO

TRANSFERRED ON THE 1<sup>st</sup> DAY OF December, 2022.

Matthew Gearhardt  
 MATTHEW W. GEARHARDT  
 AUDITOR, MIAMI COUNTY, OHIO

Mindy Roseck  
 BY: DEPUTY AUDITOR

**APPROVALS**

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 9, ON THE 3<sup>rd</sup> DAY OF Oct, 2022.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-53-2022

Robin J. Oda  
 MAYOR

Will Lutz  
 PRESIDENT OF COUNCIL

Sue J. Knight  
 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 29<sup>th</sup> DAY OF Aug, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

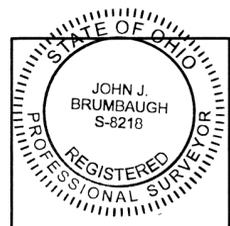
John J. Brumbaugh  
 CHAIRPERSON

Sue J. Knight  
 SECRETARY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

John J. Brumbaugh 8-18-2022  
 JOHN J. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

**DEVELOPER**  
 HARBOR WEST LAND CO., LLC.  
 701 NORTH MARKET STREET  
 TROY, OHIO 45373



**PREPARED BY**  
**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
 2270 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000  
 PAGE 1 OF 2

# FOX HARBOR SECTION 9

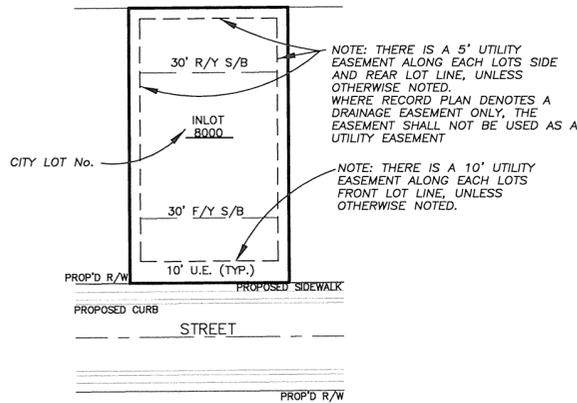
LOCATED IN  
CITY OF TROY, MIAMI COUNTY, OHIO

PT. INLOT 7446  
5.901 ACRES  
AUGUST 18, 2022

### ACREAGE SUMMARY

4.780 ACRES IN LOTS  
1.121 ACRES IN RIGHT OF WAY

#### TYPICAL BUILDING LOT EASEMENT & SETBACK DETAIL



FRONT YARD BUILDING SETBACK LINE: 30 FT.  
REAR YARD BUILDING SETBACK LINE: 30 FT.  
SIDE YARD BUILDING SETBACK LINE: 7 FT. WITH A TOTAL MINIMUM COMBINED SIDE YARD DISTANCE OF 15 FEET. SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

MAXIMUM BUILDING COVERAGE: 40%

\*NOTE:  
THIS INLOT IS TO BE TRANSFERRED TO AN ADJACENT LOT OWNER ONCE THE FUTURE SECTION IS COMPLETED.

LIETTE REALTY 1, LLC  
OR 64-662  
PT. 7446  
25.047 ACRES

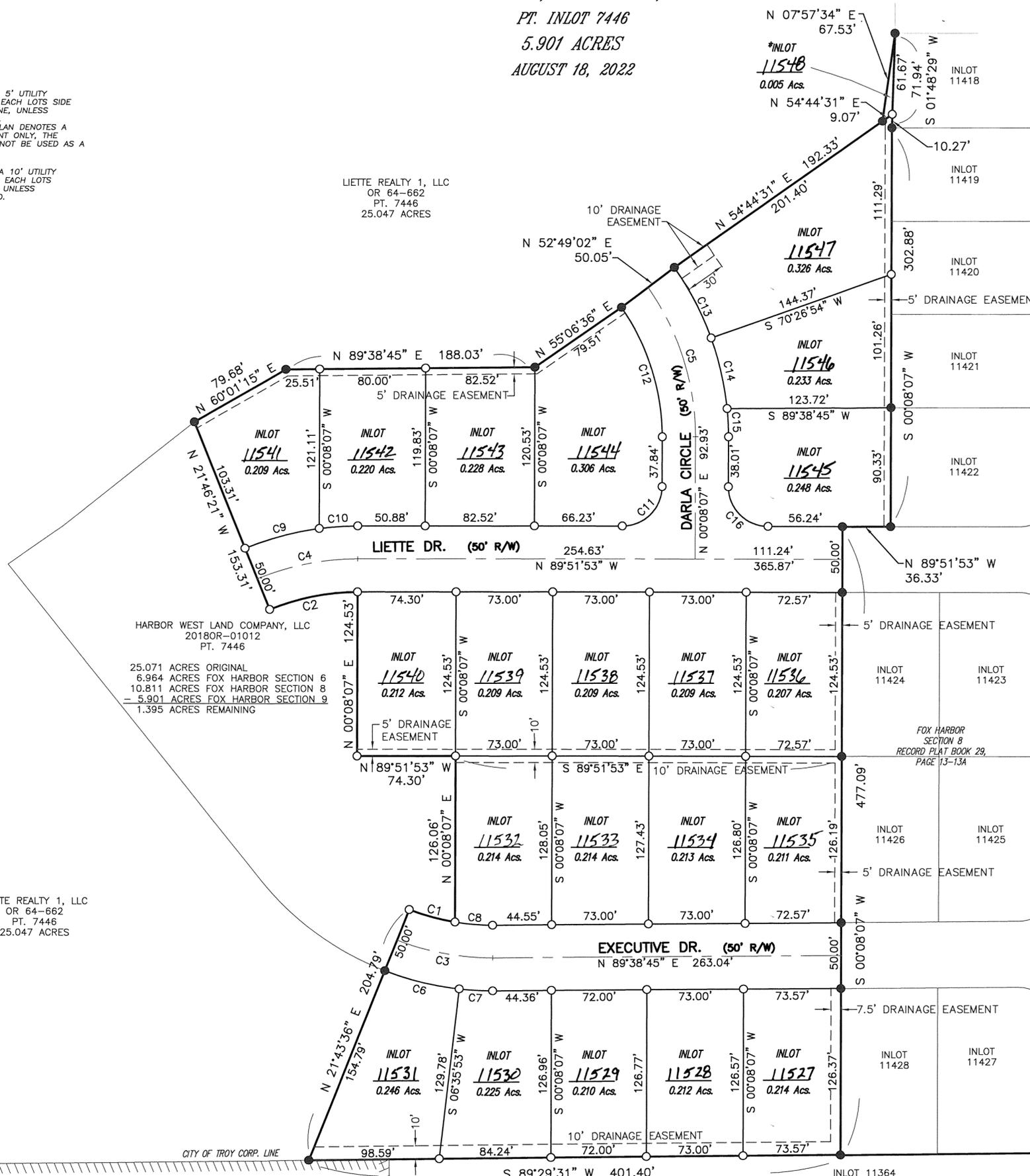
HARBOR WEST LAND COMPANY, LLC  
2018OR-01012  
PT. 7446

25.071 ACRES ORIGINAL  
6.964 ACRES FOX HARBOR SECTION 6  
10.811 ACRES FOX HARBOR SECTION 8  
= 5.901 ACRES FOX HARBOR SECTION 9  
1.395 ACRES REMAINING

LIETTE REALTY 1, LLC  
OR 64-662  
PT. 7446  
25.047 ACRES

JOSHUA R. HOLSINGER  
2022OR-05829  
5.553 ACRES

GREGORY & JULIA HEILERS  
2017OR-02466  
21.8232 ACRES



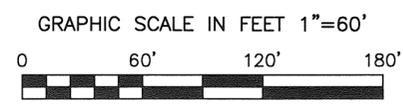
**LEGEND**

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND

**REFERENCES**

LAND SURVEY VOL. 58, PAGE 37  
LAND SURVEY VOL. 58, PAGE 72

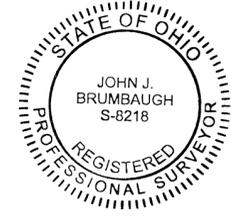
RECORD PLAT BOOK 12, PAGE 115  
RECORD PLAT BOOK 13, PAGE 20  
RECORD PLAT BOOK 17, PAGE 57  
RECORD PLAT BOOK 27, PAGE 97-97A  
RECORD PLAT BOOK 29, PAGE 13-13A



THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

*John J. Brumbaugh*  
8-18-2022  
JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218



PREPARED BY  
**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

**DEVELOPER**  
HARBOR WEST LAND CO., LLC  
701 NORTH MARKET STREET  
TROY, OHIO 45373

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



SCALE 1 INCH = 20 FEET

BASIS OF BEARINGS:

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (2011) WITH THE CENTERLINE OF WOOD STREET BEING S 89°55'07" W.

SURVEY REFERENCES

PLAT BK. 1 PG. 512  
LOT SURVEY VOL. 24 PG. 146  
LAND SURVEY VOL. 51 PG. 111  
LOT SURVEY VOL. 53 PG. 27

MONUMENT LEGEND

- I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED "EAM GEODATA 7984")
- I.P.F. IRON PIN FOUND (SIZE NOTED)
- Ⓢ I.P.F. IRON PIN FOUND W/ID CAP (SIZE NOTED)
- Ⓢ I.P.F. IRON PIPE FOUND (SIZE NOTED)

SURVEY NOTES

1. THE PURPOSE OF THIS REPLAT IS TO CLEAR UP THE AMBIGUITY OF THE NORTH HALF/ SOUTH HALF OF INLOT 1562, WHICH IS AN IRREGULAR SHAPED LOT.
2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
3. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.
4. THE NORTH RIGHT OF WAY LINE OF WOOD STREET WAS DETERMINED BY HOLDING ORIGINAL DISTANCES FROM PLAT RECORD BK. 1 PAGE 512.

# REPLAT OF INLOT 1562

Being All of Inlot 1562 of the  
"CA and CL Woods' Addition", Rec. Plat Book 1 Page 512  
City of Piqua,  
Miami County, Ohio  
0.153 Acre

PLAT BOOK 29 PAGE 01  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED December 15, 2022

Matthew W. Gearhardt Annette Denman  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2022P-00058  
PRESENTED FOR RECORD  
MIAMI COUNTY, OHIO  
12/15/2022 12:14:30 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20  
Jessica A Lopez  
MIAMI COUNTY RECORDER

Jim Pence  
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOT 1562 AS RECORDED IN PLAT BOOK 1 PAGE 512, THE SOUTH HALF BEING CONVEYED TO CHRISTINA P. FRIES BY DEED RECORDED IN VOL. 541 PG. 542 DEED RECORDS, AND THE NORTH HALF BEING CONVEYED TO JOEL MARKS BY INSTRUMENT No. 2019OR-13783

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED THIS 8th DAY OF December, 2022.

Kyrsten French  
KYRSTEN FRENCH, CITY PLANNER

CONSENT TO REPLAT:

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

OWNER: OWNER'S NAME (SOUTH HALF INLOT 1562)

BY: Christina P. Fries

ACKNOWLEDGEMENT:

STATE OF Ohio, Miami COUNTY, SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st OF October, 2022 BY Christina P. Fries, OWNER

W.B.  
NOTARY PUBLIC LAURA B. BATES  
MY COMMISSION EXPIRES: April 8, 2023

CONSENT TO REPLAT:

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

OWNER: OWNER'S NAME (NORTH HALF INLOT 1562)

BY: Joel Marks

ACKNOWLEDGEMENT:

STATE OF ARIZONA, MOHAVE COUNTY, SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 OF NOVEMBER, 2022 BY JOEL MARKS, OWNER

Jennifer Hughes  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/26/2024



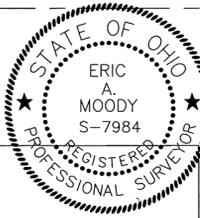
## WOOD STREET

(R/W VARIES; NO DEFINITIVE RECORD)

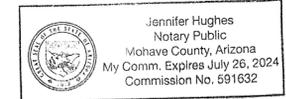
SOUTH R/W LINE OF WOOD STREET ESTABLISHED BY MONUMENTATION AS SHOWN ON LAND SURVEY VOL. 51 PG. 111

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND ALSO CONFORMS TO OHIO REVISED CODE 711 FOR RECORD PLANS AND WAS PERFORMED UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2022 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.



ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
DATE: 10/10/2022



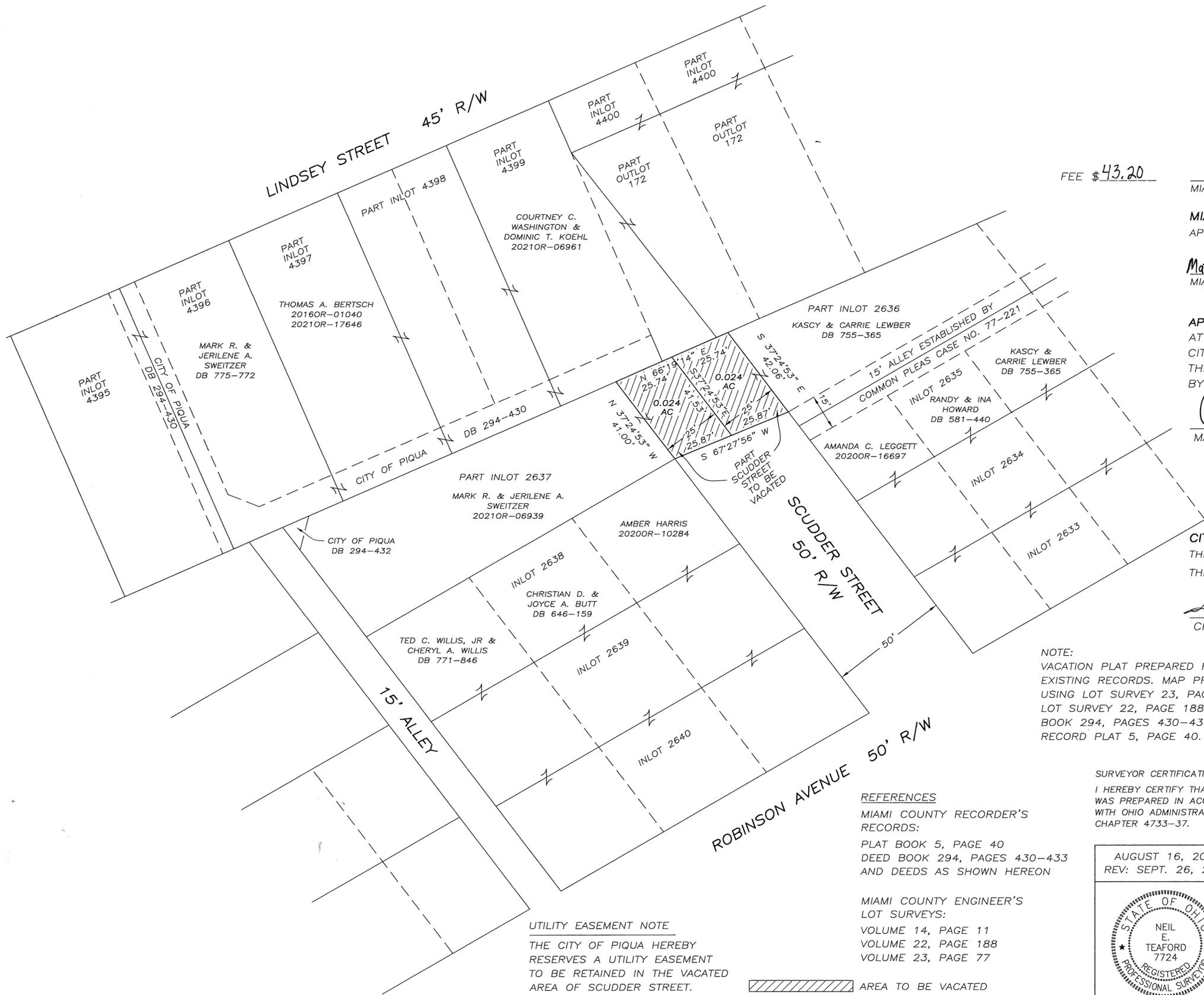
PREPARED BY:



CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART STREET VACATION

BEING A VACATION OF PART OF SCUDDER STREET BETWEEN PART LOTS  
2636 AND 2637 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2022P-00059  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/29/2022 02:04:17 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1



FEE \$43.20

Jessica A. Lopez Kelly Hagemier  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Dec 29, 2022

Matthew W. Gearhardt Mindy Dorek  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE  
CITY OF PIQUA, OHIO, THIS PLAT WAS APPROVED  
THIS 15th DAY OF November, 2022,  
BY ORDINANCE NUMBER 0-17-22

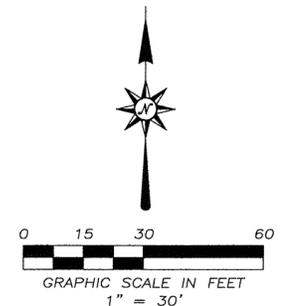
Cindy Pearson Melissa Kinney  
MAYOR CLERK

CITY OF PIQUA PLANNING COMMISSION  
THIS RECORD PLAT WAS REVIEWED AND APPROVED  
THIS 14th DAY OF December, 2021

Gary M. Koenig Bethany Hays  
CHAIR CLERK

NOTE:  
VACATION PLAT PREPARED FROM  
EXISTING RECORDS. MAP PREPARED  
USING LOT SURVEY 23, PAGE 77,  
LOT SURVEY 22, PAGE 188, DEED  
BOOK 294, PAGES 430-433 AND  
RECORD PLAT 5, PAGE 40.

SURVEYOR CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAT  
WAS PREPARED IN ACCORDANCE  
WITH OHIO ADMINISTRATIVE CODE  
CHAPTER 4733-37.



REFERENCES  
MIAMI COUNTY RECORDER'S  
RECORDS:  
PLAT BOOK 5, PAGE 40  
DEED BOOK 294, PAGES 430-433  
AND DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S  
LOT SURVEYS:  
VOLUME 14, PAGE 11  
VOLUME 22, PAGE 188  
VOLUME 23, PAGE 77

UTILITY EASEMENT NOTE  
THE CITY OF PIQUA HEREBY  
RESERVES A UTILITY EASEMENT  
TO BE RETAINED IN THE VACATED  
AREA OF SCUDDER STREET.

AREA TO BE VACATED

|                                        |                                                                                                                                                                           |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AUGUST 16, 2022<br>REV: SEPT. 26, 2022 | PART STREET VACATION FOR JERI & MARK SWEITZER<br>IN MIAMI COUNTY, OHIO                                                                                                    |
|                                        | PREPARED BY:<br><u>Neil E. Teaford, P.S. #7724</u><br>NEIL E. TEAFORD<br>5260 TROY-URBANA ROAD<br>CASSTOWN, OHIO 45312<br>OHIO REGISTERED<br>PROFESSIONAL SURVEYOR # 7724 |

# REPLAT OF OUTLOT 276

VOLUME 29, PAGE 99  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SE SECTION PIQUA CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2023P-00001  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/03/2023 08:55:59 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

## CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 19th DAY OF December, 2022.

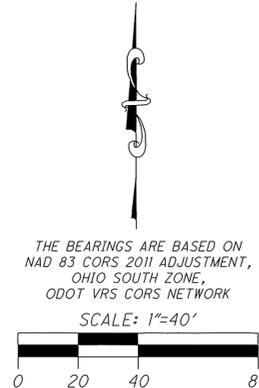
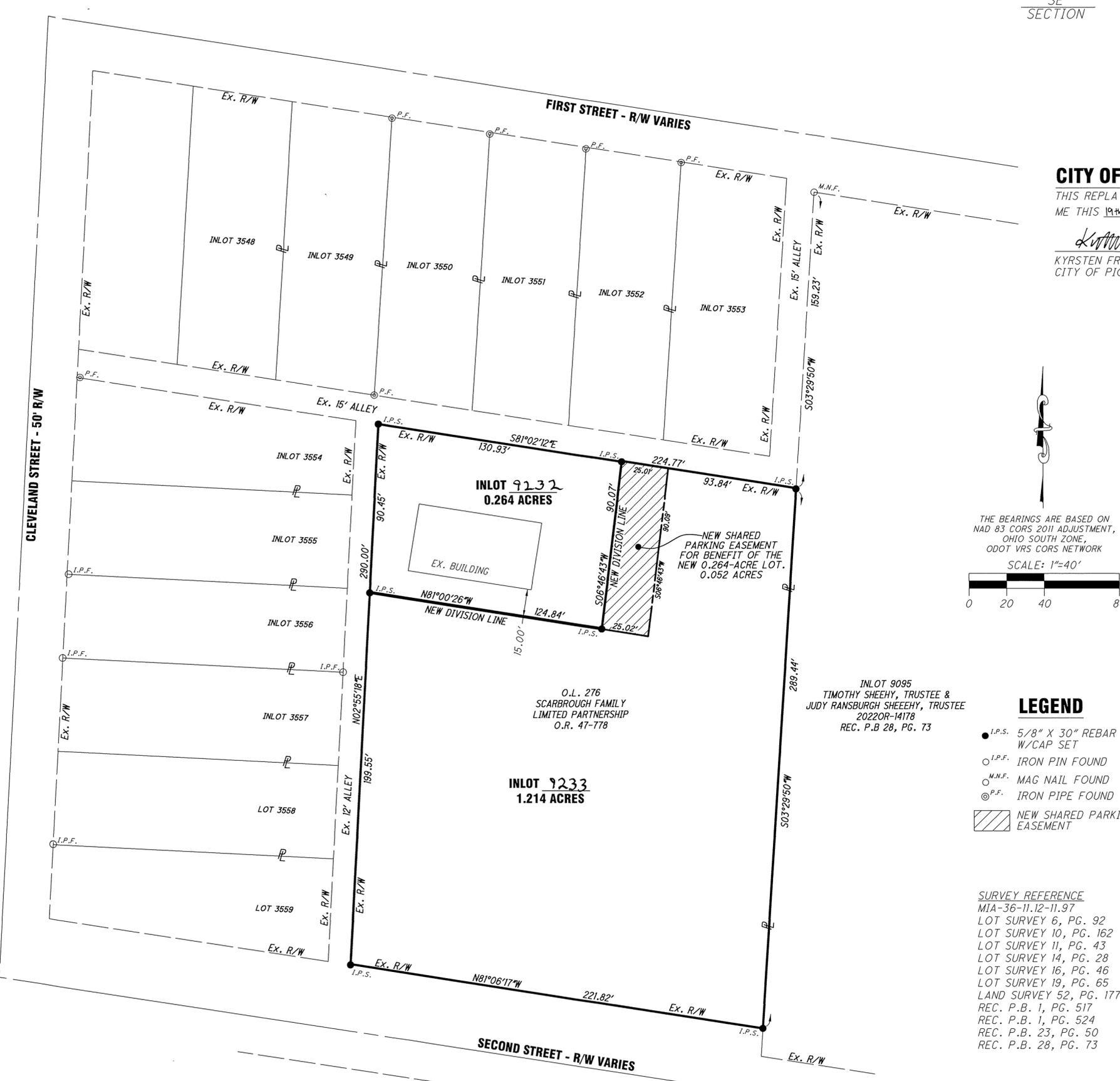
*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

FEE \$13.70

*Jessica Lopez*  
MIAMI COUNTY RECORDER  
*Jessica Lopez*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 3, 2023

*Matthew W Gearhart*  
MIAMI COUNTY AUDITOR  
*Joyce Grillett*  
BY DEPUTY AUDITOR



INLOT 9095  
TIMOTHY SHEEHY, TRUSTEE &  
JUDY RANSBURGH SHEEHY, TRUSTEE  
2022OR-14178  
REC. P.B 28, PG. 73

### LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- ⊙ P.F. IRON PIPE FOUND
- ▨ NEW SHARED PARKING EASEMENT

**SURVEY REFERENCE**  
MIA-36-11.12-11.97  
LOT SURVEY 6, PG. 92  
LOT SURVEY 10, PG. 162  
LOT SURVEY 11, PG. 43  
LOT SURVEY 14, PG. 28  
LOT SURVEY 16, PG. 46  
LOT SURVEY 19, PG. 65  
LAND SURVEY 52, PG. 177  
REC. P.B. 1, PG. 517  
REC. P.B. 1, PG. 524  
REC. P.B. 23, PG. 50  
REC. P.B. 28, PG. 73

## PLAT AUTHORIZATION AND DEDICATION

SCARBROUGH FAMILY LIMITED PARTNERSHIP, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF OUTLOT 276. FURTHERMORE, SCARBROUGH FAMILY LIMITED PARTNERSHIP, DEDICATES THE EASEMENT AS SHOWN ON THIS PLAT FOR THE BENEFIT OF THE NEW 0.264-ACRE LOT.

*[Signature]*  
AUTHORIZED SIGNATURE

MANAGING MEMBER  
TITLE

STATE OF ~~Ohio~~ Colorado  
COUNTY OF ~~Columbiana~~ Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17, DAY OF December, 2022 BY John Dale Scarbrough III ON BEHALF OF THE SCARBROUGH FAMILY LIMITED PARTNERSHIP.

*[Signature]*  
NOTARY PUBLIC

**CONNOR KELLEHER**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214023782  
MY COMMISSION EXPIRES JUNE 18, 2025

BEING A REPLAT OF OUTLOT 276 AND BEING OWNED BY SCARBROUGH FAMILY LIMITED PARTNERSHIP AS DESCRIBED IN OFFICIAL RECORD 47, PAGE 778.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
11/28/2022  
DATE

|  |                                                          |                           |
|--|----------------------------------------------------------|---------------------------|
|  | PREPARED BY:                                             | DATE:                     |
|  | <b>ChoiceOne</b> Engineering                             | 10-20-2022                |
|  | SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554 | DRAWN BY:<br>RMF          |
|  | www.CHOICEONEENGINEERING.com                             | JOB NUMBER:<br>MIAPIQ2216 |
|  |                                                          | SHEET NUMBER<br>1 OF 1    |

# SCARBROUGH REPLAT

VOLUME 29, PAGE 100  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

N.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2023P-00002  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/03/2023 08:56:00 AM  
REFERENCES 0  
RECORDING FEE  
PAGE 1

FEE \$ 43.70

*Jessica Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

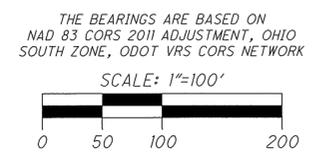
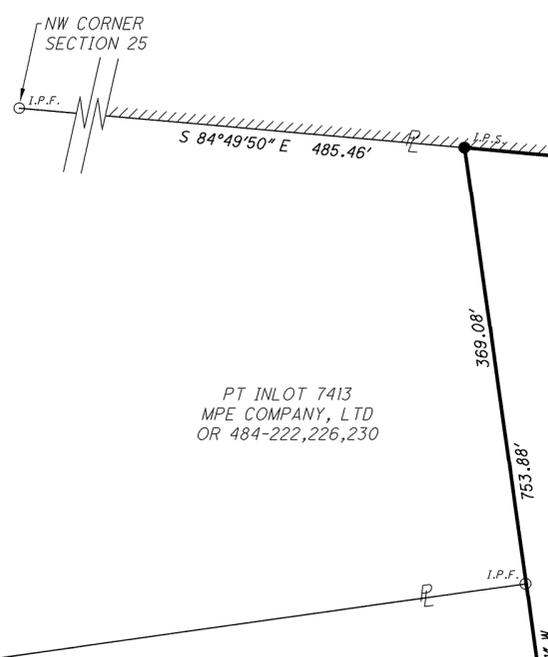
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 3, 2023

*Matthew W Gearhart* *Joyce Grillist*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**CURVE DATA**

| CURVE | RADIUS   | Δ         | LENGTH  | CHORD   |             |
|-------|----------|-----------|---------|---------|-------------|
|       |          |           |         | LENGTH  | BEARING     |
| C1    | 1432.40' | 15°27'00" | 386.25' | 385.08' | S67°00'03"W |
| C2    | 1432.40' | 01°04'54" | 27.04'  | 27.04'  | S74°11'06"W |
| C3    | 1432.40' | 10°39'35" | 266.49' | 266.11' | S68°18'52"W |
| C4    | 1432.40' | 03°42'31" | 92.72'  | 92.70'  | S61°07'49"W |
| C5    | 1391.40' | 02°28'56" | 60.28'  | 60.28'  | S72°16'52"W |
| C6    | 1391.40' | 08°38'17" | 209.77' | 209.57' | S66°43'16"W |
| C7    | 1391.40' | 00°14'33" | 5.89'   | 5.89'   | S62°31'24"W |
| C8    | 1391.40' | 00°49'25" | 20.00'  | 20.00'  | S63°03'23"W |

| LOT BREAKDOWN  |        | LOT BREAKDOWN  |       |
|----------------|--------|----------------|-------|
| OLD LOT NUMBER | ACRES  | OLD LOT NUMBER | ACRES |
| 7418           | 0.171  | 7418           | 0.042 |
| 7420           | 0.278  | 7420           | 0.016 |
| 7421           | 0.004  | 7421           | 0.301 |
| 7428           | 0.279  | 7422           | 0.319 |
| 7429           | 14.365 | 7423           | 0.888 |
| TOTAL          | 15.097 | 7429           | 0.532 |
|                |        | TOTAL          | 2.098 |



**LINE CHART**

| LINE | BEARING     | DIST.   | LINE | BEARING     | DIST.   |
|------|-------------|---------|------|-------------|---------|
| L1   | N00°44'41"W | 63.27'  | L5   | S70°15'49"W | 35.88'  |
| L2   | N17°41'06"W | 283.96' | L6   | S18°32'26"W | 53.29'  |
| L3   | N70°15'49"E | 65.55'  | L7   | S15°20'17"W | 185.85' |
| L4   | S08°00'42"E | 25.53'  | L8   | S05°14'48"W | 80.07'  |

- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - P.F. IRON PIPE FOUND
  - R.S. RAILROAD SPIKE FOUND
  - Δ POST FOUND
  - ⊞ MONUMENT BOX W/IP FD.
  - × CUT CROSS FOUND

- SURVEY REFERENCES**
- MIA-CR25A-16.85
  - LOT SURVEY 18, PG. 45A
  - LOT SURVEY 18, PG. 45
  - LOT SURVEY 23, PG. 60
  - LOT SURVEY 23, PG. 119
  - LAND SURVEY 14, PAGE 34
  - LAND SURVEY 18, PAGE 93
  - LAND SURVEY 20, PAGE 16
  - LAND SURVEY 27, PAGE 2
  - LAND SURVEY 50, PAGE 89
  - REC. P.B. 20, PG. 121
  - REC. P.B. 22, PG. 36

IF NEW DRIVE/ROADWAY CONSTRUCTED ACROSS 60' STRIP FOR NEW 15.097-ACRE LOT, THE EXISTING WEST DRIVE ENTRANCE FOR NEW 2.098-ACRE LOT WILL BE REMOVED AND HATCHED AREA IS INGRESS/EGRESS EASEMENT FOR NEW 2.098-ACRE LOT

\*NEW 0.409-ACRE LOT, NOT TO BE INDIVIDUAL BUILDING LOT AND CAN ONLY BE TRANSFERRED TO ADJACENT LOT OWNER

0.141 ACRES WITHIN EX. R/W TO BE DEDICATED HEREON

0.289 ACRES WITHIN EX. R/W TO BE DEDICATED HEREON

**PLAT AUTHORIZATION AND DEDICATION**

SCARBROUGH FAMILY LIMITED PARTNERSHIP, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS SCARBROUGH REPLAT. FURTHERMORE, SCARBROUGH FAMILY LIMITED PARTNERSHIP, DEDICATES THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

AUTHORIZED SIGNATURE \_\_\_\_\_ MANAGING MEMBER TITLE

STATE OF ~~Ohio~~ Colorado  
COUNTY OF ~~Boulder~~

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7, DAY OF December, 2022 BY John Dale Scarbrough III, ON BEHALF OF SCARBROUGH FAMILY LIMITED PARTNERSHIP.

*Connor Kelleher*  
NOTARY PUBLIC

CONNOR KELLEHER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214023782  
MY COMMISSION EXPIRES JUNE 18, 2025

**THE CITY COMMISSION OF THE CITY OF PIQUA**

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 15th DAY OF November, 2022, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-127-22.

*Cindy Heaton* *Melissa Kinney*  
MAYOR CLERK

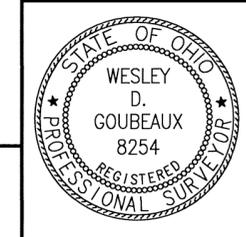
BEING A REPLAT OF INLOTS 7418, 7420, 7421, 7422, 7423, 7428, 7429 AND BEING OWNED BY THE SCARBROUGH FAMILY LIMITED PARTNERSHIP IN OFFICIAL RECORD 47, PAGE 778.

*Wesley D. Goubeaux* 9/27/2022  
WESLEY D. GOUBEAUX, P.S. #8254 DATE

**CITY OF PIQUA PLANNING COMMISSION**

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 8th DAY OF November, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

*Sary M. Koenig* *Bethany Hap*  
CHAIR CLERK



PREPARED BY:

**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 09-27-2022  
DRAWN BY: WDG  
JOB NUMBER: MIAPIQ2213  
SHEET NUMBER: 1 OF 1

# REPLAT OF OUTLOT 276

VOLUME 29, PAGE 99  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SE SECTION PIQUA CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2023P-00001  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/03/2023 08:55:59 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

## CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 19th DAY OF December, 2022.

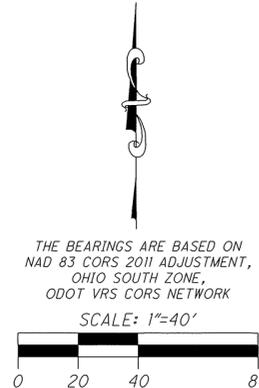
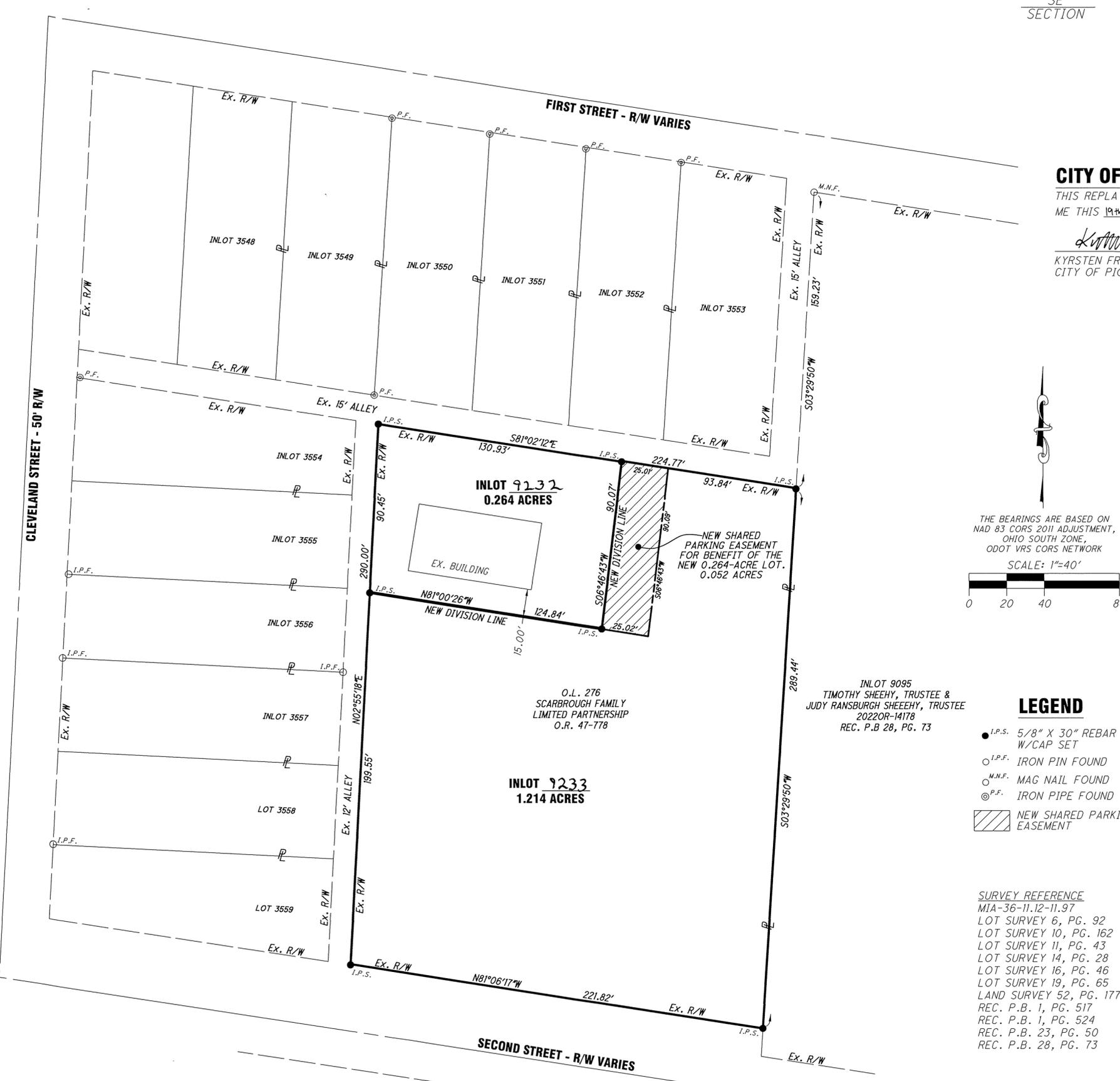
*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

FEE \$13.70

*Jessica Lopez*  
MIAMI COUNTY RECORDER  
*Yvonne Demme*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 3, 2023

*Matthew W Gearhart*  
MIAMI COUNTY AUDITOR  
*Joyce Grulliot*  
BY DEPUTY AUDITOR



## PLAT AUTHORIZATION AND DEDICATION

SCARBROUGH FAMILY LIMITED PARTNERSHIP, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF OUTLOT 276. FURTHERMORE, SCARBROUGH FAMILY LIMITED PARTNERSHIP, DEDICATES THE EASEMENT AS SHOWN ON THIS PLAT FOR THE BENEFIT OF THE NEW 0.264-ACRE LOT.

*[Signature]*  
AUTHORIZED SIGNATURE

MANAGING MEMBER  
TITLE

STATE OF ~~OHIO~~ Colorado  
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7, DAY OF December, 2022 BY John Dale Scarbrough III ON BEHALF OF THE SCARBROUGH FAMILY LIMITED PARTNERSHIP.

*[Signature]*  
NOTARY PUBLIC

**CONNOR KELLEHER**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214023782  
MY COMMISSION EXPIRES JUNE 18, 2025

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- P.F. IRON PIPE FOUND
- ▨ NEW SHARED PARKING EASEMENT

**SURVEY REFERENCE**  
MIA-36-11.12-11.97  
LOT SURVEY 6, PG. 92  
LOT SURVEY 10, PG. 162  
LOT SURVEY 11, PG. 43  
LOT SURVEY 14, PG. 28  
LOT SURVEY 16, PG. 46  
LOT SURVEY 19, PG. 65  
LAND SURVEY 52, PG. 177  
REC. P.B. 1, PG. 517  
REC. P.B. 1, PG. 524  
REC. P.B. 23, PG. 50  
REC. P.B. 28, PG. 73

INLOT 9095  
TIMOTHY SHEEHY, TRUSTEE &  
JUDY RANSBURGH SHEEHY, TRUSTEE  
2022OR-14178  
REC. P.B 28, PG. 73

BEING A REPLAT OF OUTLOT 276 AND BEING OWNED BY SCARBROUGH FAMILY LIMITED PARTNERSHIP AS DESCRIBED IN OFFICIAL RECORD 47, PAGE 778.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254

11/28/2022  
DATE

|  |                                                                                          |                           |
|--|------------------------------------------------------------------------------------------|---------------------------|
|  | PREPARED BY:                                                                             | DATE:                     |
|  | <b>ChoiceOne</b><br>Engineering                                                          | 10-20-2022                |
|  | SIDNEY, OHIO 937.497.0200<br>LOVELAND, OHIO 513.239.8554<br>www.CHOICEONEENGINEERING.com | DRAWN BY:<br>RMF          |
|  |                                                                                          | JOB NUMBER:<br>MIAPIQ2216 |
|  | SHEET NUMBER                                                                             | 1 OF 1                    |

# SCARBROUGH REPLAT

N.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2023P-00002  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/03/2023 08:56:00 AM  
REFERENCES 0  
RECORDING FEE  
PAGE 1

FEE \$43.70

*Jessica Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

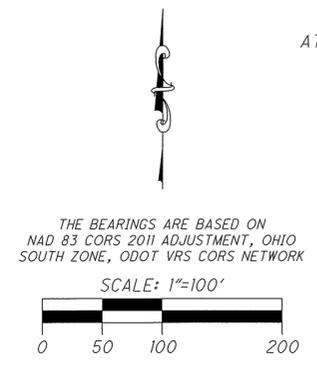
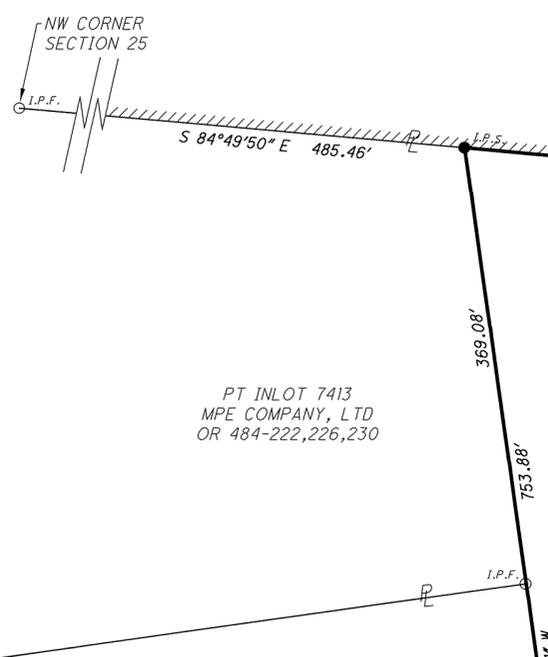
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 3, 2023

*Matthew W Gearhart* *Joyce Grillist*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CURVE DATA

| CURVE | RADIUS   | Δ         | LENGTH  | CHORD   |             |
|-------|----------|-----------|---------|---------|-------------|
|       |          |           |         | LENGTH  | BEARING     |
| C1    | 1432.40' | 15°27'00" | 386.25' | 385.08' | S67°00'03"W |
| C2    | 1432.40' | 01°04'54" | 27.04'  | 27.04'  | S74°11'06"W |
| C3    | 1432.40' | 10°39'35" | 266.49' | 266.11' | S68°18'52"W |
| C4    | 1432.40' | 03°42'31" | 92.72'  | 92.70'  | S61°07'49"W |
| C5    | 1391.40' | 02°28'56" | 60.28'  | 60.28'  | S72°16'52"W |
| C6    | 1391.40' | 08°38'17" | 209.77' | 209.57' | S66°43'16"W |
| C7    | 1391.40' | 00°14'33" | 5.89'   | 5.89'   | S62°31'24"W |
| C8    | 1391.40' | 00°49'25" | 20.00'  | 20.00'  | S63°03'23"W |

| LOT BREAKDOWN  |        | LOT BREAKDOWN  |       |
|----------------|--------|----------------|-------|
| OLD LOT NUMBER | ACRES  | OLD LOT NUMBER | ACRES |
| 7418           | 0.171  | 7418           | 0.042 |
| 7420           | 0.278  | 7420           | 0.016 |
| 7421           | 0.004  | 7421           | 0.301 |
| 7428           | 0.279  | 7422           | 0.319 |
| 7429           | 14.365 | 7423           | 0.888 |
| TOTAL          | 15.097 | 7429           | 0.532 |
|                |        | TOTAL          | 2.098 |



LINE CHART

| LINE | BEARING     | DIST.   | LINE | BEARING     | DIST.   |
|------|-------------|---------|------|-------------|---------|
| L1   | N00°44'41"W | 63.27'  | L5   | S70°15'49"W | 35.88'  |
| L2   | N17°41'06"W | 283.96' | L6   | S18°32'26"W | 53.29'  |
| L3   | N70°15'49"E | 65.55'  | L7   | S15°20'17"W | 185.85' |
| L4   | S08°00'42"E | 25.53'  | L8   | S05°14'48"W | 80.07'  |

- LEGEND**
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  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - P.F. IRON PIPE FOUND
  - R.S. RAILROAD SPIKE FOUND
  - Δ POST FOUND
  - ⊞ MONUMENT BOX W/IP FD.
  - × CUT CROSS FOUND

- SURVEY REFERENCES**
- MIA-CR25A-16.85
  - LOT SURVEY 18, PG. 45A
  - LOT SURVEY 18, PG. 45
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*Connor Kelleher*  
NOTARY PUBLIC

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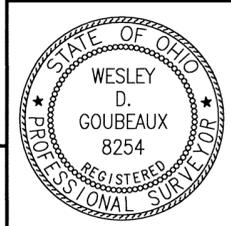
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WESLEY D. GOUBEAUX, P.S. #8254 DATE

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*Sary M. Koenig* *Bethany Hap*  
CHAIR CLERK



PREPARED BY:

**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 09-27-2022  
DRAWN BY: WDG  
JOB NUMBER: MIAPIQ2213  
SHEET NUMBER: 1 OF 1