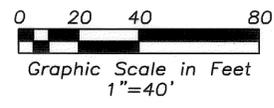


REPLAT LOTS 60, 61, & 62 Wiley Industrial Park Section 2

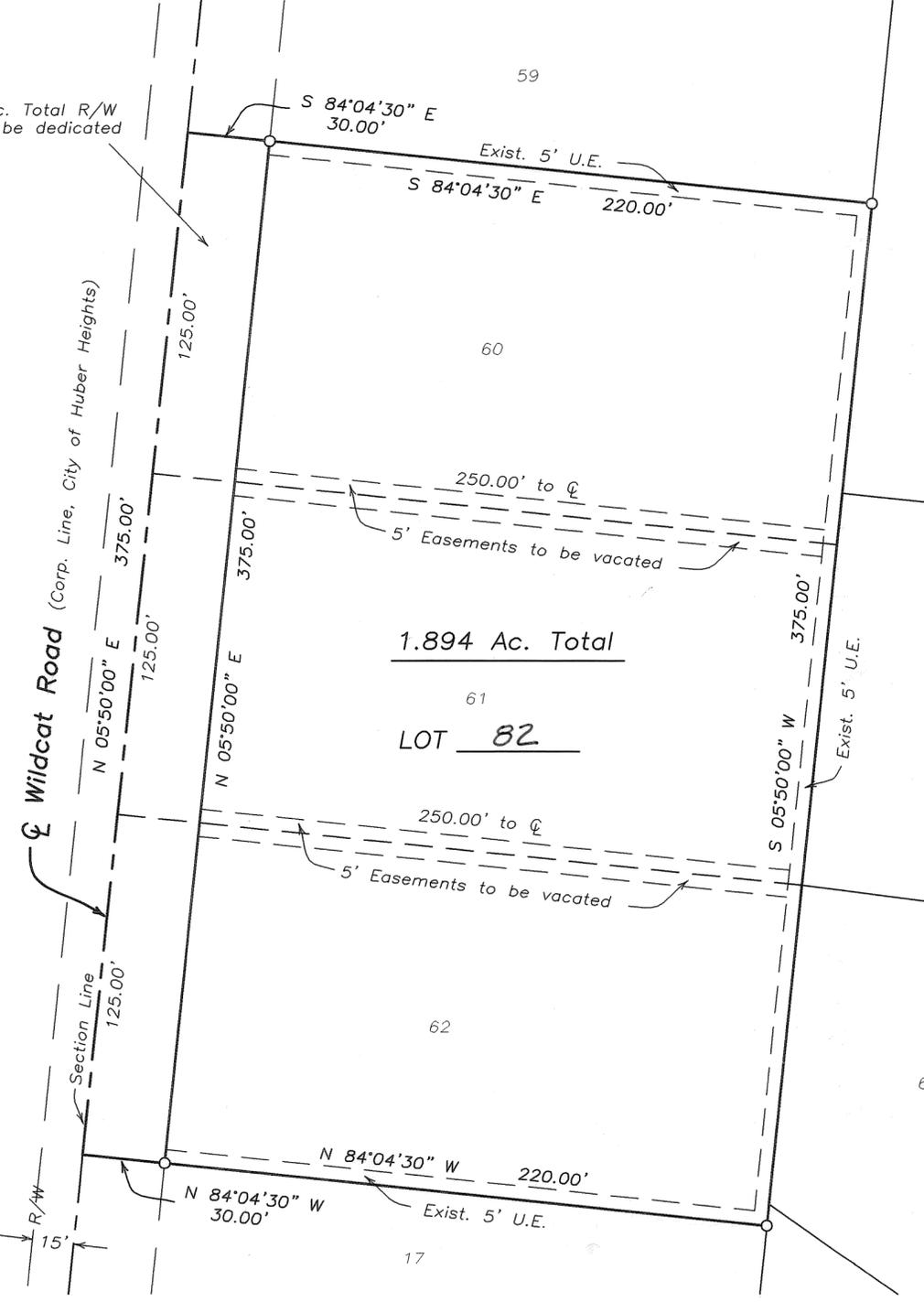
PLAT BOOK 24 PAGE 1
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED August 24, 2012 AT 1:51:22 P.M.
 FILE NO. 2012OR-11432 FEE 43.20

2
TOWN
9
RANGE
25
SECTION
BETHEL
TOWNSHIP
MIAMI
COUNTY
OHIO
STATE



John S. Alexander BY: Dona Swihart
 MIAMI CO. RECORDER DEPUTY
 APPROVED AND TRANSFERRED WITH LOT NOS.
 ASSIGNED THIS 24 DAY OF Aug., 2012
Matthew W. Hearsholt BY: Linda Linneman
 MIAMI CO. AUDITOR DEPUTY

0.258 Ac. Total R/W area to be dedicated



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 street as shown hereon, to the public use forever.

Mary L. Galovics
 Mary L. Galovics

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

Be it remembered that on this 24th day of Aug., 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared Mary L. Galovics, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his, her, and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Gary Hilli

Notary Public in and for State of Ohio
 My commission expires Jan 19, 2017



Description

Being a replat of Lots 60, 61, and 62 in Wiley Industrial Park Section 2, Bethel Township, Miami County, Ohio, as shown on Plat Volume 11, Page 118 of the Miami County Recorder's Plat Records, as acquired by Mary L. Galovics, by Official Record Book 25, Page 550 and 554 of the Miami County Recorder's Deed Records.

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
- △ Metal Fence Post
- ⊗ Survey Spike Found
- ▲ Wood Fence Post

Replat of Lot 60-62 for Mary Galovics

References

- Miami County Recorder's Plat Records
- Volume 11, Page 118 (Basis of Bearings)
- Volume 15, Page 11

Miami County Planning Commission

At a meeting of the Planning Commission of Miami County, Ohio, held this 21 day of August, 2012, this plat was reviewed and approved.

[Signature] Chairman [Signature] Secretary

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.

Approval by the Miami County Engineer

This replat was reviewed and approved by the Miami County Engineer this 9th day of July, 2012

Paul P. Neuchamp
 Miami County Engineer

Approval by the Miami County Commissioners

This replat was reviewed and approved by the Miami County Commissioners this 12 day of July, 2012

John W. O'Brien Richard L. Cultice John F. Evans



Michael W. Cozatt 6/26/12
 Michael W. Cozatt
 P.S. #6001

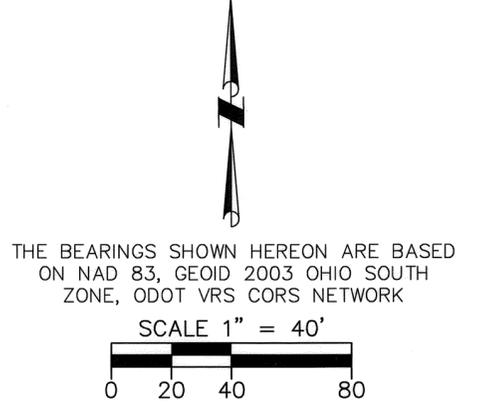
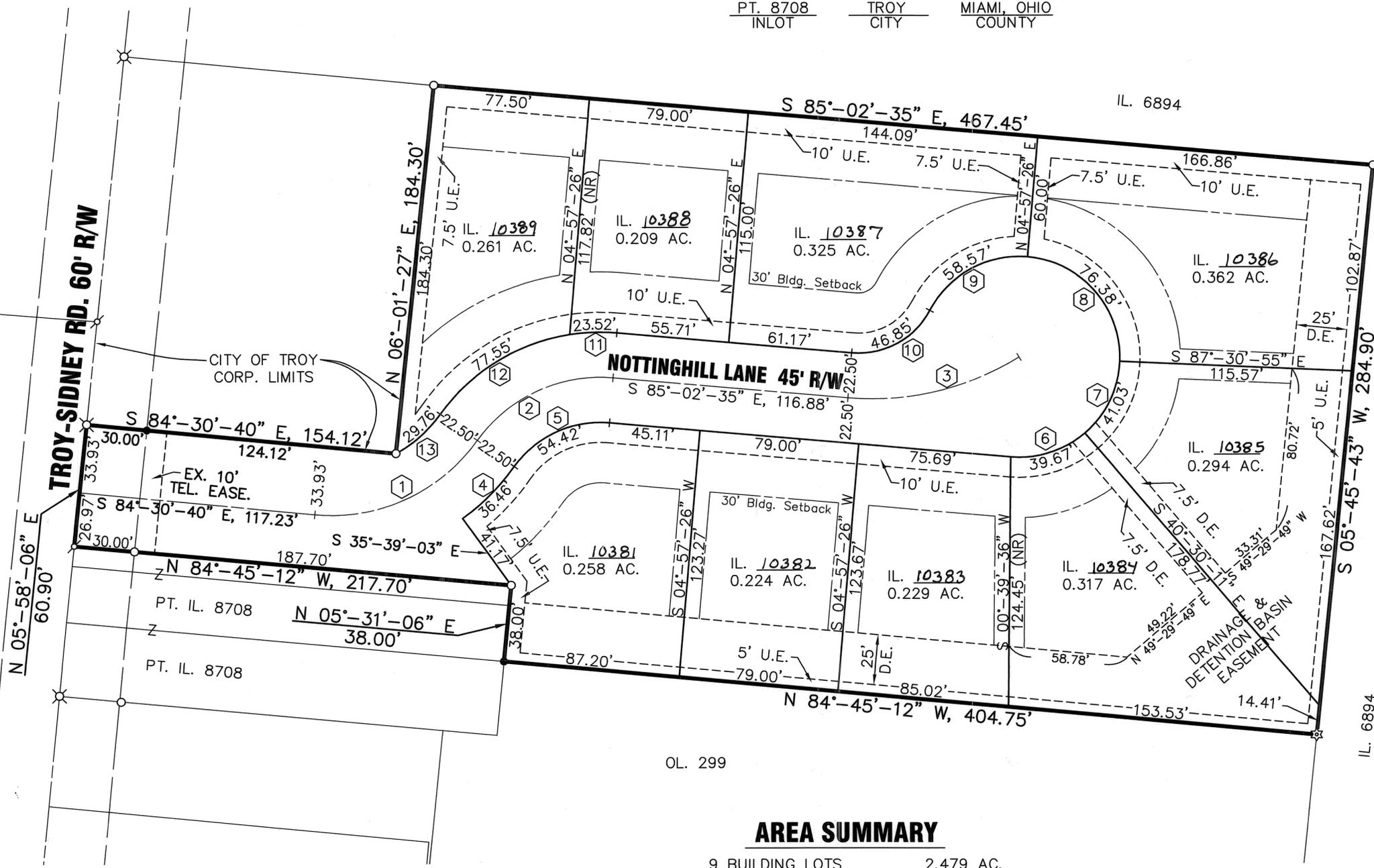
COZATT ENGINEERING COMPANY
 Civil Engineer Land Surveyor
 2784 S. Co. Rd. 25-A Troy, OH 45373
 Job No. 08612 (937) 339-2921
 File Name: C:\Surveys\2012\08612.dwg
 Drawn by: DMC ~ Checked by: MWC

NOTTINGHILL SUBDIVISION

PT. 8708 TROY MIAMI, OHIO
INLOT CITY COUNTY

PLAT BOOK 24, PAGE 2
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 7 DAY
OF September, 2012 AT 11:54 A.M.
FILE No 201208-10178 FEE: \$8640
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Deputy
DEPUTY

TRANSFERRED THIS 7th DAY
OF September, 2012
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: *Joyce Grilliot*
DEPUTY AUDITOR



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

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ☆ STONE FOUND
- (NR) NON RADIAL LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE

AREA SUMMARY

9 BUILDING LOTS	2.479 AC.
DEDICATED STREET R/W	0.728 AC.
TOTAL	3.207 AC.

NOTES:
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. EASEMENTS ALONG INTERIOR LOT LINES ARE AS SHOWN.
2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

SURVEY REFERENCES
LOT 22-198
LOT 24-91
LND. 4-198
LND. 14-66
LND. 27-27
REC. 18-89

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	88.70'	59°-55'-32"	92.77'	88.60'	N 65°-31'-34" E
2	75.00'	59°-23'-37"	77.75'	74.31'	N 65°-15'-37" E
3	138.75'	36°-41'-51"	88.87'	87.36'	N 76°-36'-30" E
4	111.20'	18°-47'-09"	36.46'	36.30'	N 44°-57'-23" E
5	52.50'	59°-23'-37"	54.42'	52.02'	N 65°-15'-37" E
6	50.00'	45°-27'-37"	39.67'	38.64'	N 72°-13'-37" E
7	50.00'	47°-00'-13"	41.03'	39.88'	N 25°-59'-27" E
8	50.00'	87°-31'-40"	76.38'	69.17'	N 41°-16'-44" W
9	50.00'	67°-06'-53"	58.57'	55.28'	S 61°-23'-59" W
10	40.00'	67°-06'-53"	46.85'	44.22'	S 61°-23'-59" W
11	97.50'	13°-49'-19"	23.52'	23.46'	S 88°-02'-46" W
12	97.50'	45°-34'-18"	77.55'	75.52'	S 58°-20'-58" W
13	66.20'	25°-45'-23"	29.76'	29.51'	S 48°-26'-30" W

DESCRIPTION:
BEING A RESIDENTIAL DEVELOPMENT CONTAINING 3.207 ACRES OUT OF PART OF INLOT NUMBER 8708 OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN OFFICIAL RECORD 261, PAGE 419.

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.
St. E. Bowersox 8/15/2012
STEVEN E. BOWERSOX, P.S. #7059 DATE

	CHOICE ONE ENGINEERING 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554 www.choiceoneengineering.com	DATE: 08-15-2012
		DRAWN BY: seb
JOB NUMBER: MiaTro1206fin		SHEET NUMBER 1 OF 2

NOTTINGHILL SUBDIVISION

City of Troy, Miami County, Ohio

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 AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
NOTTINGHAM DEVELOPMENT, INC.

Jessica Minesinger
JESSICA MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 27th DAY OF August, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NOTTINGHAM DEVELOPMENT, INC., BY JESSICA 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 M. Bane
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8 Sep 2014

Mortgagee: Minster Bank
Daniel F. Hetmyer
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31 DAY OF August, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Minster Bank, BY Dan Hetmyer, ITS COMMERCIAL LOAN OFFICER, 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.

Karen M. Bane
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8 Sep 2014

DATE: August 27, 2012
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica Minesinger
JESSICA MINESINGER

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

Karen M. Bane
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8 Sep 2014

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF JUNE, 2012, THIS PLAT WAS REVIEWED AND APPROVED.

Clayton K. Kopp CHAIRMAN Seal B. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF JULY, 2012, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-19-2012, EFFECTIVE 8-15, 2012

Michael L. Beaman MAYOR Martha Baker PRESIDENT OF COUNCIL Seal B. Knight CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 299, PAGE 652, OF THE MIAMI COUNTY RECORDER'S RECORDS.

CHOICE ONE ENGINEERING	DATE: 08-15-2012
	DRAWN BY: seb
	JOB NUMBER: MiaTro1206cov
	SHEET NUMBER: 2 OF 2
<small>440 E. HOEWISHER ROAD 203 W. LOVELAND AVENUE SIDNEY, OHIO 45365 LOVELAND, OHIO 45140 (937) 497-0200 (513) 239-8554 www.choiceoneengineering.com</small>	

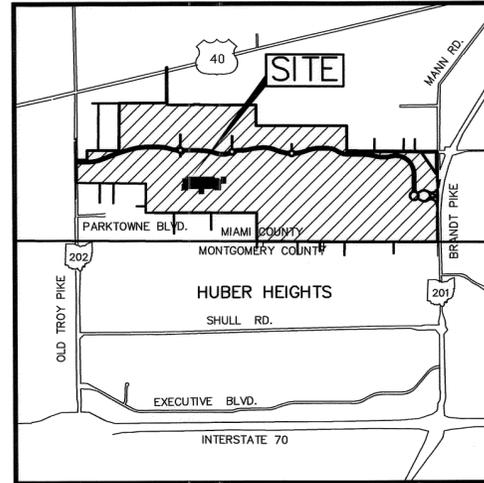
CARRIAGE TRAILS

SECTION 10 - PHASE I

PART INLOT 353 & PART OF INLOT 494

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

AUGUST 2012



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 10, Phase I are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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 595, 604 AND 613 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

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG.91 P.B. 22, PG.25
P.B. 22, PG.80 P.B. 23, PG.70
P.B. 23, PG.28 P.B. 23, PG.27
P.B. 23, PG.11 P.B. 23, PG.44
P.B. 23, PG.54

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AND PART OF INLOT 494 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED 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.

WITNESS

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

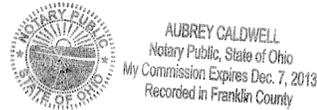
By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

[Signature]
[Signature]

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF August, 2012, 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 12.07.2013



[Signature]
NOTARY PUBLIC

CONSENT OF LIENHOLDER PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF AUGUST, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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.



Tina M. Stinard-Waters
NOTARY PUBLIC

MY COMMISSION EXPIRES:

VOLUME 24 PAGE 3
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 12TH
DAY OF SEPT, 2012 FOR
FILING AT 11:49 A.M.
FILE NO. 2012OR-12273
FEE \$129.60

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

AUDITOR

TRANSFERRED ON THE 12 DAY OF Sept., 2012

Matthew W. Yearhardt
MIAMI COUNTY AUDITOR
[Signature]
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 9/10, 2012

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN DEEDS TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219 AS RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

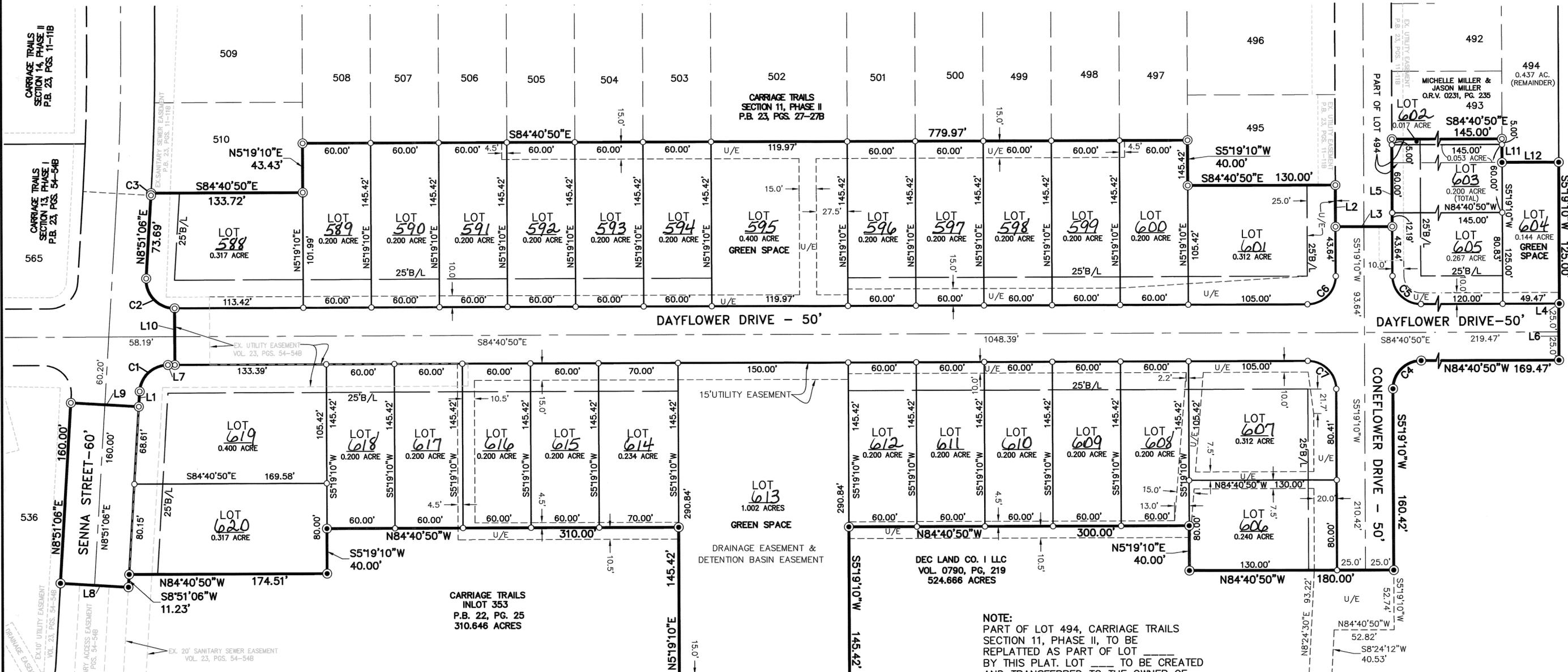


[Signature]
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



Curve #	Length	Radius	Delta	CHORD BEARING	CHORD
C1	37.73'	25.00'	86°28'04"	N52°05'08"E	34.25'
C2	40.81'	25.00'	93°31'56"	N37°54'52"W	36.43'
C3	1.90'	2030.10'	0°03'13"	N08°49'29"E	1.90'
C4	39.27'	25.00'	90°00'00"	S50°19'10"W	35.36'
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'
C7	39.27'	25.00'	90°00'00"	N39°40'50"W	35.36'

Line #	Length	Direction
L1	13.50'	N8°51'06"E
L2	36.77'	S5°19'10"W
L3	50.00'	S84°40'50"E
L4	0.53'	N84°40'50"W
L5	77.19'	N5°19'10"E
L6	50.00'	S5°19'10"W
L7	6.17'	S84°40'50"E
L8	60.00'	N81°08'54"W
L9	60.00'	S81°08'54"E
L10	50.00'	N5°19'10"E
L11	20.83'	S5°19'10"W
L12	50.00'	S84°40'50"E

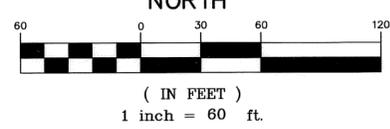
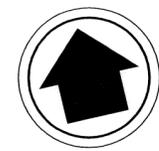
NOTE:
 PART OF LOT 494, CARRIAGE TRAILS SECTION 11, PHASE II, TO BE REPLATTED AS PART OF LOT _____ BY THIS PLAT. LOT _____ TO BE CREATED AND TRANSFERRED TO THE OWNER OF LOT 493 OF CARRIAGE TRAILS SECTION 11, PHASE II AT THE TIME OF RECORDING OF THIS PLAT.

NOTE: SEE AFFIDAVIT RECORDED IN O.R. 308-72 REGARDING REMAINING ACREAGE AS SHOWN.
 Swindel
 DEPUTY RECORDER
 10-23-2012

310.646 ACRES INLOT 353
 -9.218 ACRES (SECTION 14)
 -9.770 ACRES (SECTION 11)
 -10.677 ACRES (SECTION 14 PHASE 2)
 -10.775 ACRES (SECTION 11 PHASE 2)
 -12.700 ACRES (SECTION 16)
 - 4.255 ACRES (PART OF SECTION 13 PHASE 1)
 -10.141 ACRES SECTION 10-1
 -243.116 ACRES REMAINING

8.162 ACRES LOTS
 +1.979 ACRES RIGHT-OF-WAY
 10.141 ACRES TOTAL

INLOT 494 0.507 ACRE
 - 0.053 ACRE (LOT 603 SECTION 10 PHASE I)
 - 0.017 ACRE (LOT 602 SECTION 10 PHASE I)
 0.437 ACRE REMAINING



- LEGEND**
- IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
 - IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
 - U/E UTILITY EASEMENT
 - B/L BUILDING LINE

CARRIAGE TRAILS
 SECTION 10 - PHASE I



635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

J:\10-257\dwg\SURVEY\10257-PLAT.dwg By:jdchies on 08/14/2012 @ 02:24:42 pm -- © M-E Companies, Inc.

DEC LAND CO. I LLC
 VOL. 0790, PG. 219
 524.666 ACRES

CARRIAGE TRAILS
 INLOT 353
 P.B. 22, PG. 25
 310.646 ACRES

DEC LAND CO. I LLC
 VOL. 792, PG. 922
 100.042 ACRES
 INLOT 162

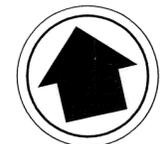
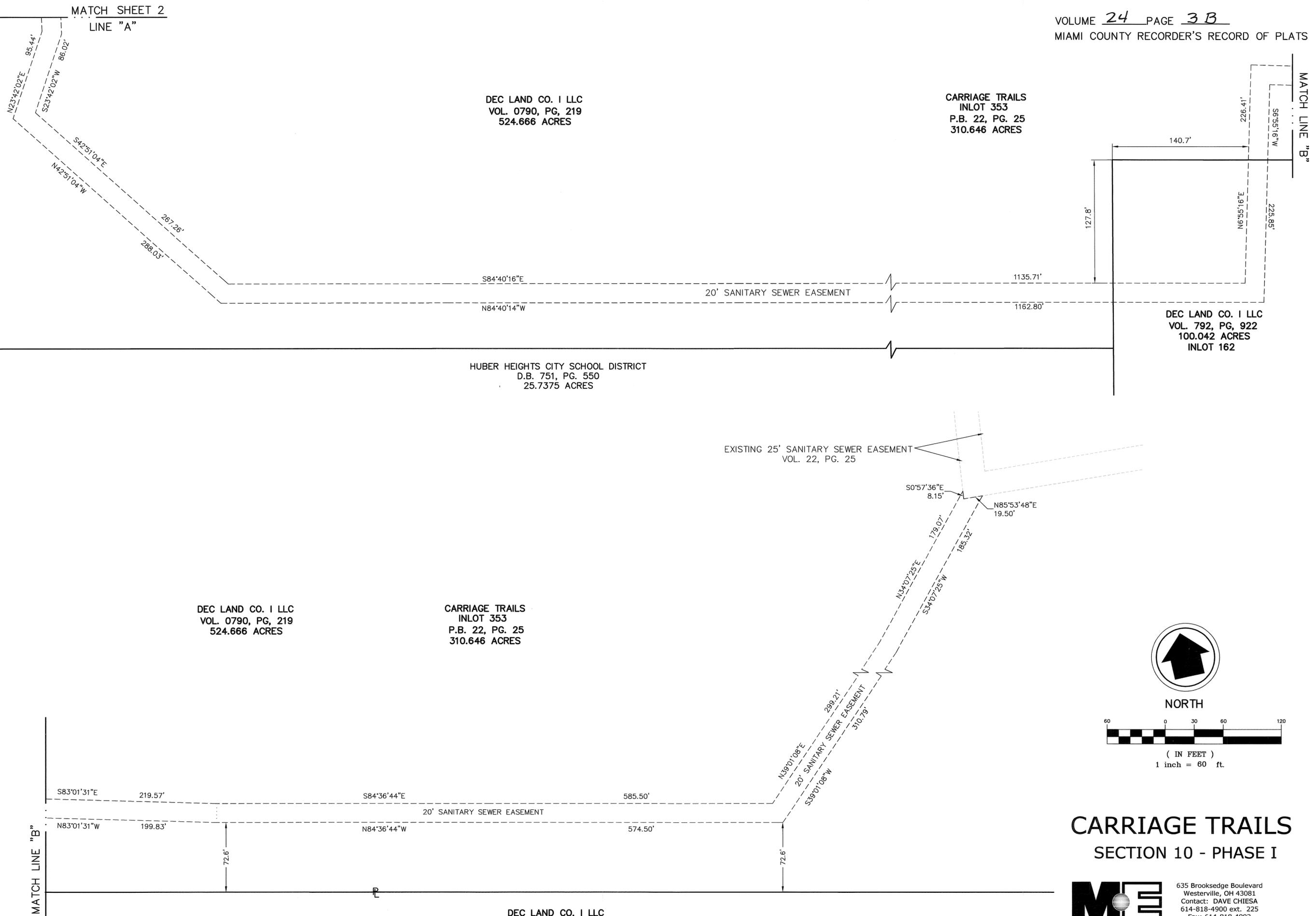
HUBER HEIGHTS CITY SCHOOL DISTRICT
 D.B. 751, PG. 550
 25.7375 ACRES

DEC LAND CO. I LLC
 VOL. 0790, PG. 219
 524.666 ACRES

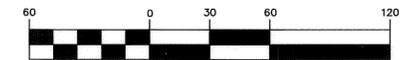
CARRIAGE TRAILS
 INLOT 353
 P.B. 22, PG. 25
 310.646 ACRES

DEC LAND CO. I LLC
 VOL. 792, PG. 922
 100.042 ACRES
 INLOT 162

EXISTING 25' SANITARY SEWER EASEMENT
 VOL. 22, PG. 25



NORTH



(IN FEET)
 1 inch = 60 ft.

CARRIAGE TRAILS
 SECTION 10 - PHASE I



635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com



MIAMI COUNTY RECORDER
 JOHN S ALEXANDER
20120R-13703
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/09/2012 09:21:20AM

REFERENCES 1
 RECORDING FEE 32.00
 PAGES: 1

RECORDER: Please cross reference to Plat Volume 24, Pages 3, 3A and 3B, Recorder's Office Miami County, Ohio, and to DEC Land Co, I LLC, subdivider of said subdivision.

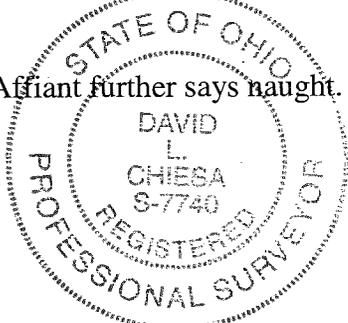
SURVEYOR'S AFFIDAVIT

STATE OF OHIO: SS

I, David L. Chiesa, Ohio Registered Surveyor No. 7740, being first duly cautioned and sworn, and as provided for Section 5301.252(B)(5) of the Ohio Revised Code, states as follows:

1. I am the surveyor of record for the recorded plat "Carriage Trails Section 10, Phase F", of record in Plat Volume 24, Pages 3, 3A and 3B, Recorder's Office, Miami County, Ohio.
2. On the second sheet (sheet 2 of 3), there is a table stating the amount of acreage subtracted from Inlot 353 with the platting of each Carriage Trails Section. Section 10-1 states an amount of 10.141 acres being platted as part of Inlot 353. Said Inlot 353 situate in the City of Huber Heights, Miami County, Ohio.
3. In fact, the correct amount being subtracted from Inlot 353 is 10.071 acres.
4. Therefore the table should read "10.071 acres Section 10-1" and the remaining acreage in Inlot 353 should read "243.180 acres remaining".

Affiant further says naught.



David L. Chiesa 10/08/12
 David L. Chiesa, Registered Surveyor No. 7740

Before me, a Notary Public in and for the State of Ohio, personally appeared David L. Chiesa, who acknowledged the signing of the foregoing Surveyor's Affidavit to be his free and voluntary act and deed.

Sworn before me this 8th day of October, 2012.

Robert S. Wynd
 Notary Public, State of Ohio



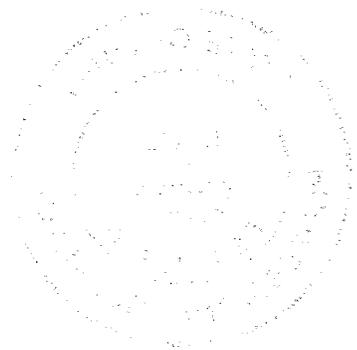
Robert S. Wynd
 Notary Public, State of Ohio
 My Commission Expires 05-06-2013

THIS INSTRUMENT PREPARED BY:
 M-E COMPANIES INC.
 635 BROOKSEGE BLVD.
 WESTERVILLE, OHIO 43081

Return to: Deb Stump AF/TAV map

OR VOL 0308 PAGE 072

Ref. made in Platt
Book 24 Page 3
John S. Alexander, Recorder
John Alexander Deputy
Date 10-18-12



Small, faint text at the bottom left, possibly a library or archival stamp.



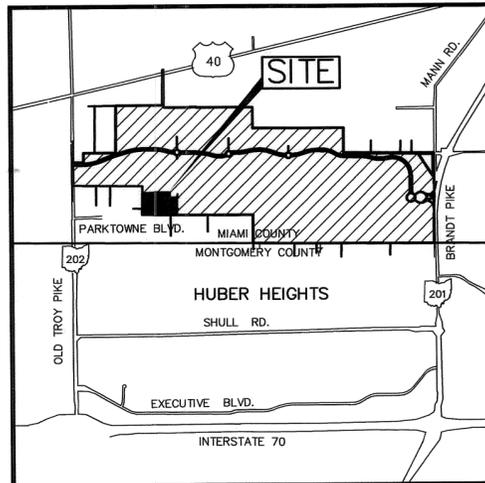
STANDARD MICROFILMS

CARRIAGE TRAILS

SECTION 13 - PHASE II

PART INLOTS 169 & 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2012



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 13, Phase 2 are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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 636 is non-buildable, Green Space lot 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 & VOL. 201, PG. 771
- MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80 P.B. 23, PG. 54
P.B. 23, PG. 27
P.B. 22, PG. 91
P.B. 23, PG. 11

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, AND PART OF INLOT 169 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD 201, PAGE 771 OF THE MIAMI COUNTY DEED 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.

WITNESS

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

Judith Imperico

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

Rebecca A. Sorem

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF August, 2012, 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



Rebecca A. Sorem
Notary Public, State of Ohio
My Commission Expires 11-25-2015

Rebecca A. Sorem
NOTARY PUBLIC

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION



CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission Expires 11-25-2015

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 28th DAY OF August, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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

No Expiration
MY COMMISSION EXPIRES:

VOLUME 24 PAGE 4
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 12TH
DAY OF SEPT., 2012 FOR
FILING AT 11:49 A.M.
FILE NO. 2012OR-12274
FEE \$129.60
[Signature]
MIAMI COUNTY RECORDER
[Signature]
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 12 DAY OF Sept., 2012

Matthew W. Heathardt
MIAMI COUNTY AUDITOR
Lida Timmerman
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 9/10, 2012

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN DEEDS TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219 AND 10.001 ACRES IN VOLUME 201, PAGE 771 AS RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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



M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

[Signature]
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



DEC LAND CO. I LLC
 O.R. 201, PG. 771
 10.001 ACRES

DEC LAND CO. I LLC
 VOL. 0790, PG. 219
 524.666 ACRES

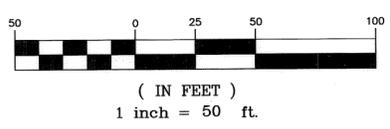
CARRIAGE TRAILS
 INLOT 353
 P.B. 22, PG. 25
 310.646 ACRES

310.646 ACRES (TOTAL INLOT 353)
 -9.218 ACRES (SECTION 14)
 -9.770 ACRES (SECTION 11)
 -10.677 ACRES (SECTION 14 PHASE 2)
 -10.775 ACRES (SECTION 11 PHASE 2)
 -12.700 ACRES (SECTION 16)
 - 4.255 ACRES (PART OF SECTION 13 PHASE 1)
 - 5.528 ACRES (PART OF SECTION 13 PHASE 2)
 247.723 ACRES REMAINING

INLOT 169 10.001 ACRES
 - 5.979 ACRES (PART OF SECTION 13 PHASE 1)
 - 1.873 ACRES (PART OF SECTION 13 PHASE 2)
 2.149 ACRES REMAINING

1.530 ACRES RIGHT-OF-WAY
 +5.871 ACRES LOTS
 7.401 ACRES TOTAL (SECTION 13-2)

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD
C1	40.81'	25.00'	93°31'56"	S37°54'52"E	36.43'
C2	38.62'	24.94'	88°42'55"	S51°05'07"W	34.88'
C3	39.90'	25.00'	91°26'58"	N38°57'21"W	35.80'
C4	37.73'	25.00'	86°28'04"	N52°05'08"E	34.25'
C5	51.36'	2030.00'	1°26'58"	S06°02'39"W	51.36'
C6	21.27'	2000.00'	0°36'33"	S08°32'49"W	21.27'
C7	51.43'	2000.00'	1°28'24"	S07°30'21"W	51.43'
C8	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C9	39.27'	25.00'	90°00'00"	S50°19'10"W	35.36'
C10	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'



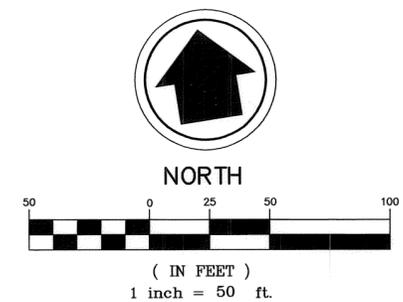
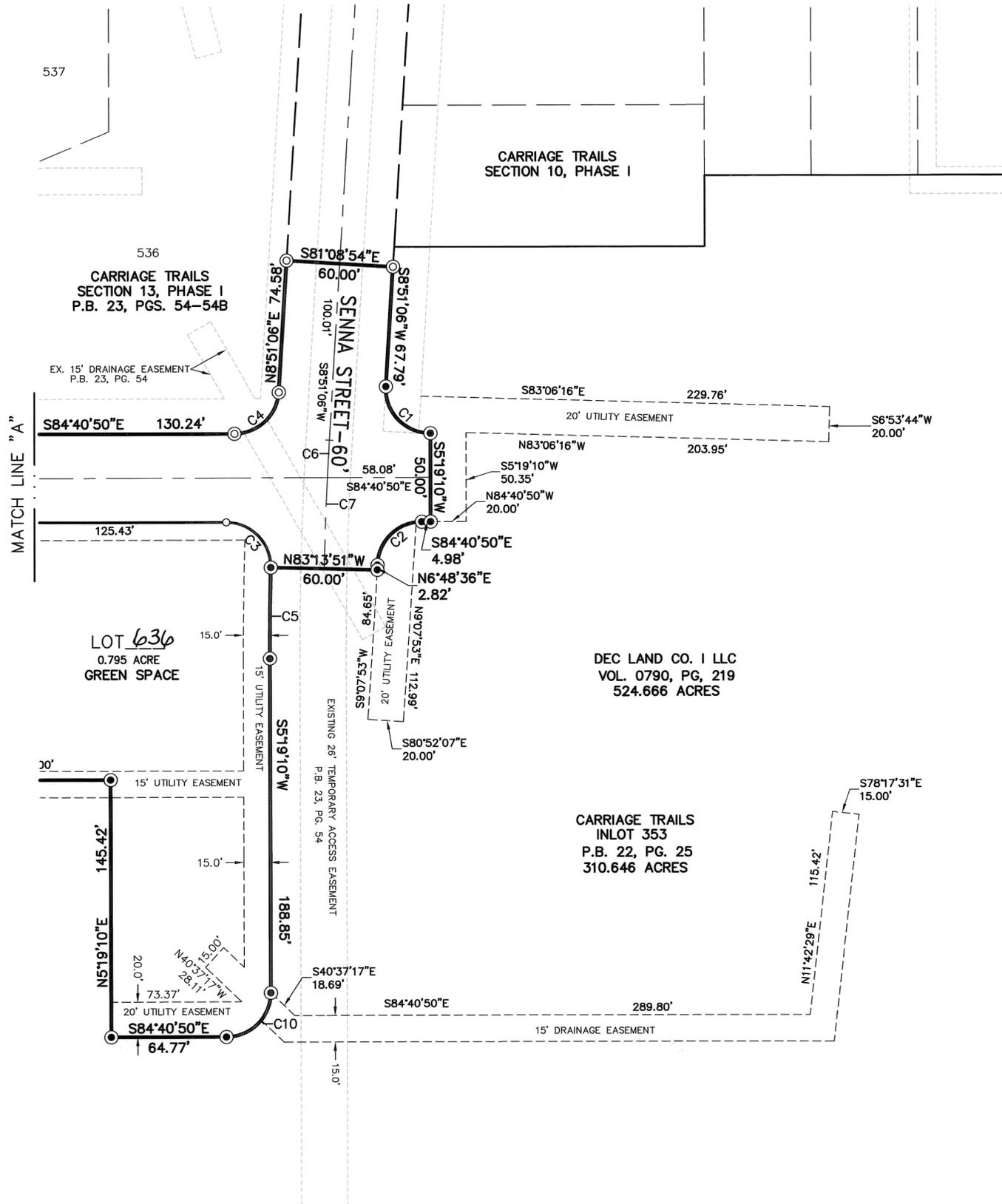
- LEGEND**
- 5/8" REBAR FOUND ("TURNER-4807")
 - IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
 - IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
 - MAG NAIL FOUND
 - B/L BUILDING LINE

CARRIAGE TRAILS

SECTION 13 - PHASE II

M-E COMPANIES
 635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

3:11111-180.dwg SURVEY\1180-PLAT-13-2.dwg By: chiesad on 08/23/2012 @ 07:30:40 am ~ © M-E Companies, Inc.



- LEGEND**
- ⊙ 5/8" REBAR FOUND ("TURNER-4807")
 - ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
 - ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
 - MAG NAIL FOUND
 - B/L BUILDING LINE

CARRIAGE TRAILS
 SECTION 13 - PHASE II

M-E COMPANIES
 635 Brooksedge Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

J:\1111-180\dwg\SURVEY\11180-PLAT-13-2.dwg by:dhess on 08/23/2012 @ 07:23:41 am - © M+E Companies, Inc.

ALLEY VACATION
ALLEY BETWEEN INLOTS 3084, 3085
AND INLOTS 3086, 3087, & 3088

MIAMI COUNTY RECORDER'S RECORD OF PLATS- RECEIVED FOR RECORDING THIS 24 DAY OF Sept, 2012 FILE NO. 201208-12928 FEE 43.20

John S. Alexander
JOHN ALEXANDER
MIAMI COUNTY RECORDER

BY: L. McCoy
DEPUTY

PIQUA CITY PLANNING COMMISSION

THE VACATION OF THE ALLEY SHOWN HEREON WAS REVIEWED AND RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.

Mark W. Spillan 8/29/12 [Signature] 8/30/12
CHAIRMAN DATE SECRETARY DATE

APPROVED AND TRANSFERRED THIS 24th DAY OF Sept, 2012.

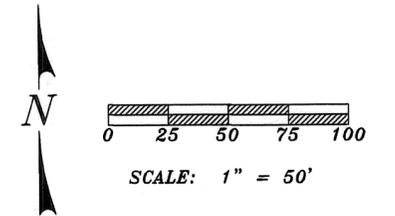
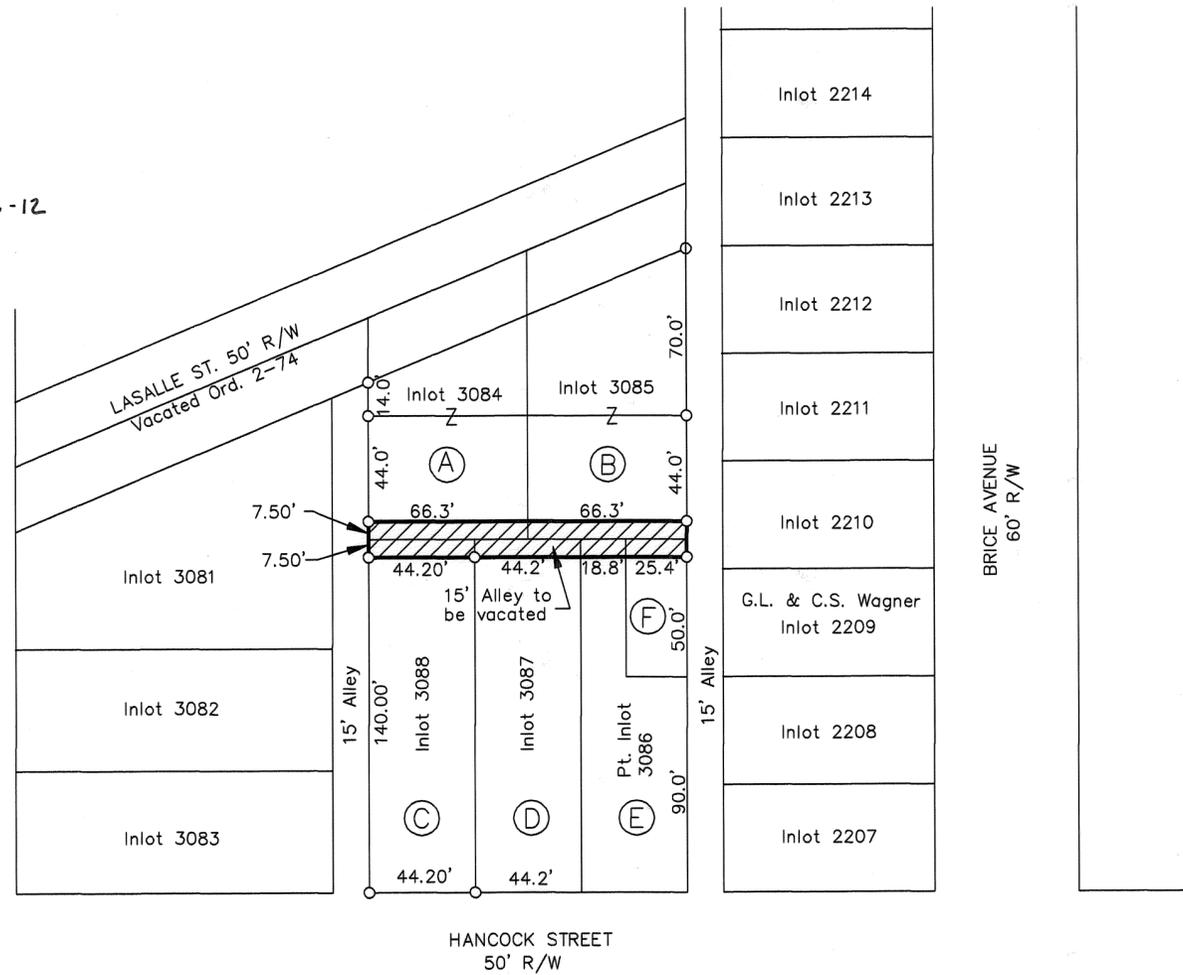
Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Shillit
BY DEPUTY AUDITOR

PIQUA CITY COMMISSION

THE ALLEY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NO. 16-12 ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.

Lucinda L. Jess 8/28/12 Rebecca J. Loof 8-28-12
MAYOR DATE CLERK DATE



BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

- STONE
- PK NAIL
- RAILROAD SPIKE
- REBAR OR PIN

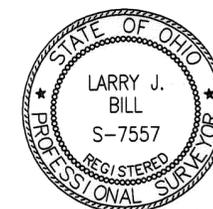
SURVEY REFERENCES

- Miami County Engineer's Record of Lot Surveys
 - Survey Volume 8 Page 39
 - Survey Volume 11 Page 19
 - Survey Volume 12 Page 46
- Miami County Engineer's Record of Land Surveys
 - Survey Volume 53 Page 3
- Miami County Recorder's Record Plat Book
 - Plat Book 2 Page 49
 - Plat Book 2 Page 103
 - Plat Book 3 Page 102

Parcel	Owner	Area in Alley
(A)	Debra J. Kenworthy et. al. D.B. 656 Pg 162	0.011 Ac.
(B)	Debra J. Kenworthy et. al. D.B. 656 Pg 162	0.011 Ac.
(C)	Viola I, Ault O.R.V. 109 Pg 823	0.008 Ac.
(D)	Brett A. & Chanda L. Victor D.B. 649 Pg 735	0.008 Ac.
(E)	Brett A. & Chanda L. Victor D.B. 649 Pg 735	0.003 Ac.
(F)	Gerald.L. & Constance S. Wagner D.B. 478 Pg 30	0.004 Ac.

This alley vacation plat was created from the above surveys and deeds and is NOT intended to represent a field survey.

Larry J. Bill
LARRY J. BILL, P.S. #7557
July 31, 2012
DATE



Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 10-3, 2012 AT 10:21 am
FILE NO. 2012OR-13451 FEE 43.20

John J. McManus BY Robt. Schwaninger
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS. ASSIGNED THIS 3 DAY OF Oct, 2012.

Matthew W. Gearhardt BY Linda Linsman
MIAMI CO. AUDITOR DEPUTY

APPROVED

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER.
ON OCT 3, A.D. 2012.

Deborah Swan
CITY OF TROY ENGINEER

ACKNOWLEDGEMENT

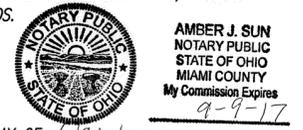
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

SIGNED: J. Waler
TITLE: SPS INC PRESIDENT

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 6053 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS SHOWN ON LAND SURVEY VOLUME 20, PAGE 95 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS, AS ACQUIRED BY SPS, INC., ALSO KNOWN AS AMD CHN SPS, INC., IN DEED BOOK 659, PAGE 283 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS, AND ALL OF INLOT 10352 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEY, AS ACQUIRED BY SPS, INC. IN OFFICIAL RECORD BOOK 281, PAGE 301 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

STATE OF Ohio
COUNTY OF Miami: SS



BE IT REMEMBERED THAT ON THIS 2nd DAY OF October, 2012, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Jayesh Patel, AUTHORIZED MEMBER OF SPS INC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THE SAME IS HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSE THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

Amber J. Sun
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 9-9-17

REPLAT PART INLOT 6053 & INLOT 10352

REVISIONS		PART OF INLOT 6053 & 10352 SECTION-20, TOWN-5, RANGE-6 CITY OF TROY, MIAMI COUNTY, OHIO			
REV. 9/21/12		 3377 Compton Road, Suite 120 • Cincinnati, Ohio 45251 513-385-5757 • www.abercrombie-associates.com			
SCALE 1" = 50'	DATE 8-20-12	JOB NO. 12-0117	DRAWN D.P.	1	
DWG.: DP-RECD					

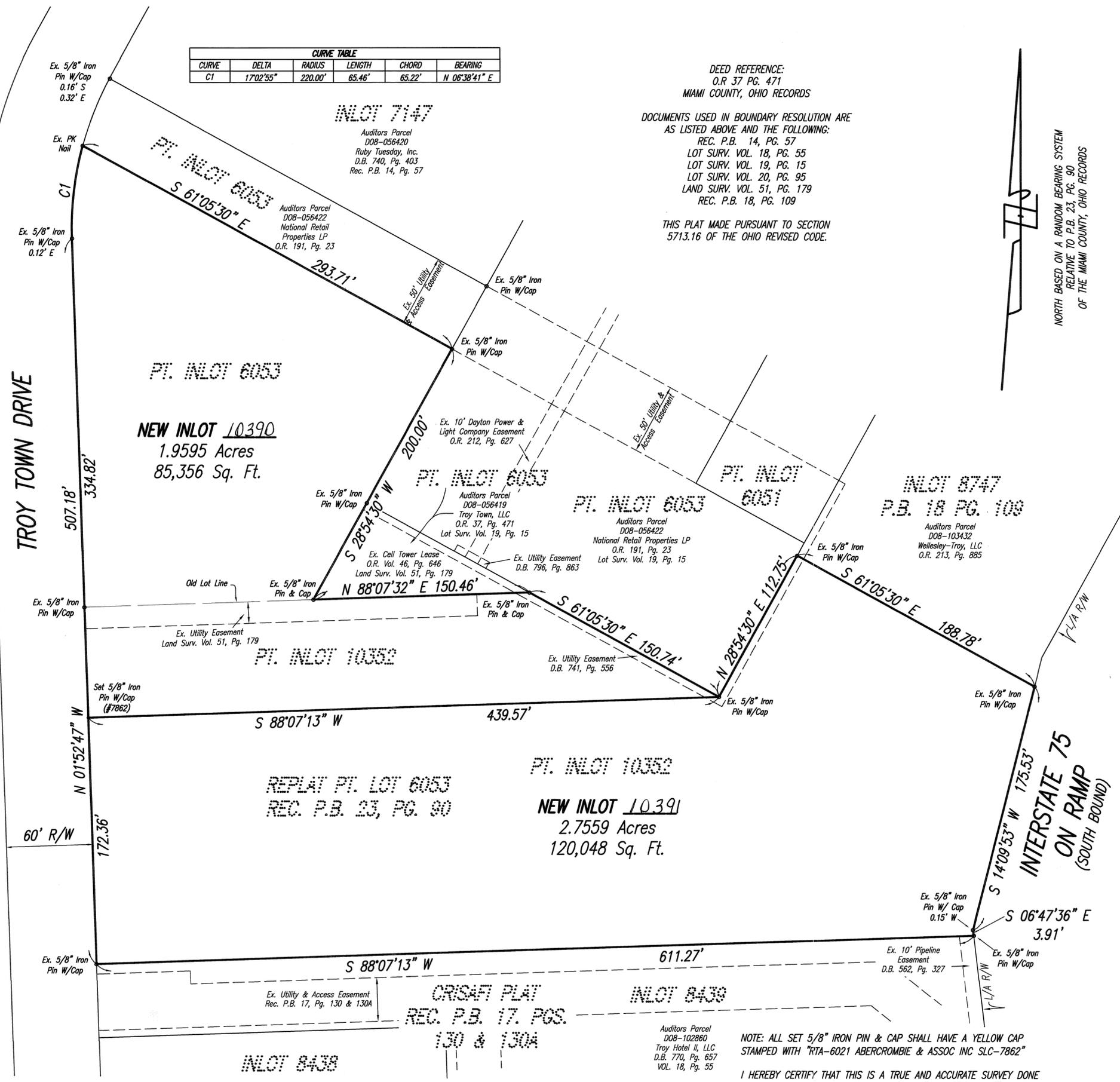
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	17°02'55"	220.00'	65.46'	65.22'	N 06°38'41" E

DEED REFERENCE:
O.R. 37 PG. 471
MIAMI COUNTY, OHIO RECORDS

DOCUMENTS USED IN BOUNDARY RESOLUTION ARE AS LISTED ABOVE AND THE FOLLOWING:
REC. P.B. 14, PG. 57
LOT SURV. VOL. 18, PG. 55
LOT SURV. VOL. 19, PG. 15
LOT SURV. VOL. 20, PG. 95
LAND SURV. VOL. 51, PG. 179
REC. P.B. 18, PG. 109

THIS PLAT MADE PURSUANT TO SECTION 5713.16 OF THE OHIO REVISED CODE.

NORTH BASED ON A RANDOM BEARING SYSTEM
RELATIVE TO P.B. 23, PG. 90
OF THE MIAMI COUNTY, OHIO RECORDS



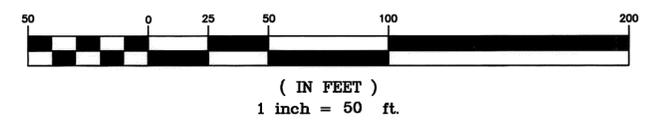
NOTE: ALL SET 5/8" IRON PIN & CAP SHALL HAVE A YELLOW CAP STAMPED WITH "RTA-6021 ABERCROMBIE & ASSOC INC SLC-7862"

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY DONE BY ME AND UNDER MY DIRECTION AND THAT ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN.

Stephen L. Cahill
STEPHEN L. CAHILL, PLS
OHIO REGISTERED SURVEYOR #7862
9-26-12



GRAPHIC SCALE

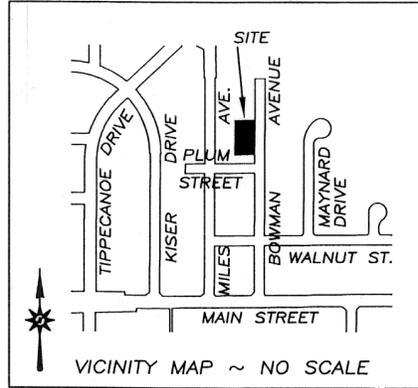
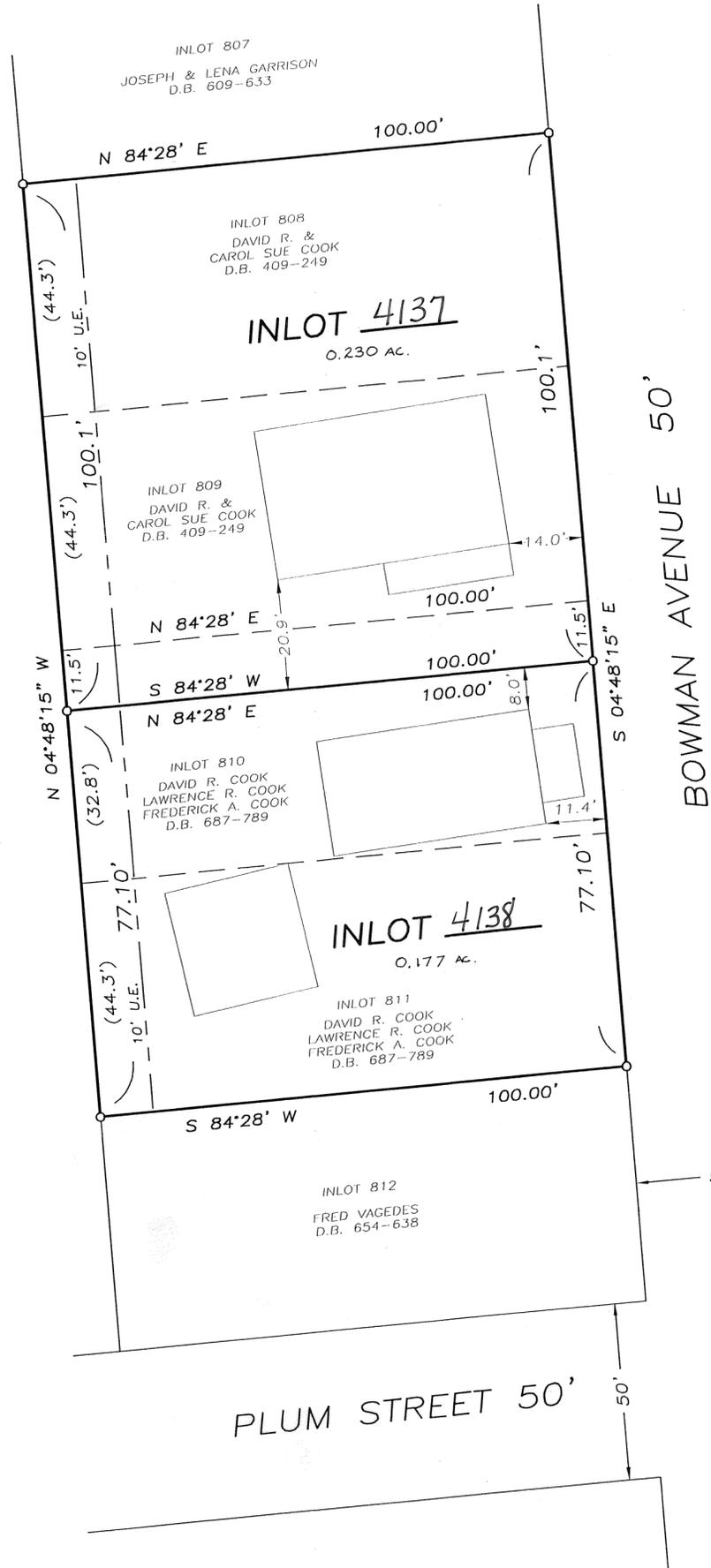


REPLAT OF INLOTS 808, 809, 810 & 811

• CITY OF TIPP CITY • MIAMI COUNTY • OHIO •

VOLUME 24 PAGE 7
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 16 DAY
 OF OCT, 2012, AT 12:48 PM
 FILE # 201208-14161 FEE \$ 43.20
John S. Alexander
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Oct. 16, 2012
Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR
Sandra Turner
 BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOTS 808, 809 & PART 810, AS CONVEYED TO DAVID R. & CAROL SUE COOK BY DEEDS RECORDED IN DEED BOOK 409, PAGE 249 AND OFFICIAL RECORD 310, PAGE 460, AND INLOTS 810 & 811 AS CONVEYED TO DAVID R. COOK, LAWRENCE R. COOK & FREDERICK A. COOK BY DEED BOOK 687, PAGE 789, OF THE MIAMI COUNTY RECORDER'S RECORDS.

OWNERS' CONSENT

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

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

<i>David R. Cook</i> DAVID R. COOK	<i>Carol Sue Cook</i> CAROL SUE COOK
<i>Lawrence R. Cook</i> LAWRENCE R. COOK	<i>Nancy E. Cook</i> NANCY E. COOK
<i>Frederick A. Cook</i> FREDERICK A. COOK	<i>Charlotte R. Cook</i> CHARLOTTE R. COOK

CITY OF TIPP CITY

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 14th DAY OF August, 2012, THIS PLAT WAS REVIEWED AND APPROVED.

Mary Ann CHAIRMAN
Marilyn A. Fennell SECRETARY

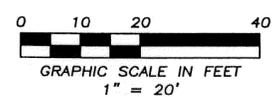
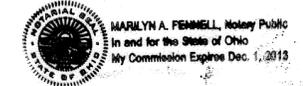
LEGEND

○ CAPPED IRON PIN SET
 BEARINGS AND DATA CORRESPOND TO MIAMI COUNTY RECORD PLAT VOL. 21, PG. 79

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 27th DAY OF May, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS LISTED ABOVE WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: December 1, 2013 DATE
Marilyn A. Fennell NOTARY PUBLIC



CERTIFICATION
 I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.
Daniel D. Turner
 REGISTERED SURVEYOR NO. 4807

REPLAT OF INLOTS 808, 809, 810 & 811 FOR DAVID & CAROL SUE COOK TIPP CITY, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: OCT. 2010	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.:
FILE NO.:	SCALE: 1"=20'	1 OF 1

THIS INSTRUMENT WAS PREPARED BY:
THOMAS WINEMILLER & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
 34 EAST NATIONAL ROAD
 VANDALIA, OH 45377
 (937)-898-5862 (937)-898-5716 FAX
 www.winemillerengineering.com

BIGELOW REPLAT

BEING ALL OF OUTLOT 405 AND ALL OF OUTLOT 406
 SECTION 29, TOWN 5, RANGE 6 EAST
 CITY OF TROY, MIAMI COUNTY, OHIO
2.1544 ACRES TOTAL
 (2.0304 ACRES ~ LOTS, 0.1240 ACRES - R/W)
 SEPTEMBER 24, 2012

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED THIS
 18 DAY OF Oct, 2012

PLAT BOOK 24, PAGE 8
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR
Sandra J. Jinnerson
 DEPUTY AUDITOR

RECEIVED FOR RECORD THIS 18TH DAY
 OF OCTOBER, 2012, AT 1:30 pm
 FILE No. 201202-14334 FEE: \$ 43.20
John S. Alexander
 JOHN S. ALEXANDER
 MIAMI COUNTY RECORDER
Debra J. ...
 DEPUTY

DESCRIPTION

THE WITHIN REPLAT, BEING ALL OF OUTLOT 405 AND ALL OF OUTLOT 406 AS RECORDED IN PLAT BOOK 7, PAGE 50, OF THE MIAMI COUNTY PLAT RECORDS

MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN IN ACCORDANCE WITH THE MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS, CURVE DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
 DAVID R. WINEMILLER
 OHIO REGISTERED LAND SURVEYOR No. 7197



DEDICATION

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

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER

THE MCKAIG AVENUE RIGHT-OF-WAY IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER.

<i>REX E. Bigelow</i> REX E. BIGELOW, OWNER	<i>Mary K Lewis</i> WITNESS	<i>Suzanne ...</i> WITNESS
<i>Janice E. Bigelow</i> JANICE E. BIGELOW, OWNER	<i>Mary K Lewis</i> WITNESS	<i>Suzanne ...</i> WITNESS

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 5th DAY OF October, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS, REX E. BIGELOW & JANICE E. BIGELOW, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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 8/15/2016
 MARY K. LEWIS, Notary Public
 In and for the State of Ohio
 My Commission Expires Aug. 15, 2016
 Recorded in Miami County

S.S. COUNTY OF MIAMI, STATE OF OHIO

REX E. BIGELOW & JANICE E. BIGELOW, BEING DULY SWORN THIS 5th DAY OF October, 2012 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF THEIR KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

REX E. Bigelow
 REX E. BIGELOW
Janice E. Bigelow
 JANICE E. BIGELOW

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 8/15/2016
 MARY K. LEWIS, Notary Public
 In and for the State of Ohio
 My Commission Expires Aug. 15, 2016
 Recorded in Miami County

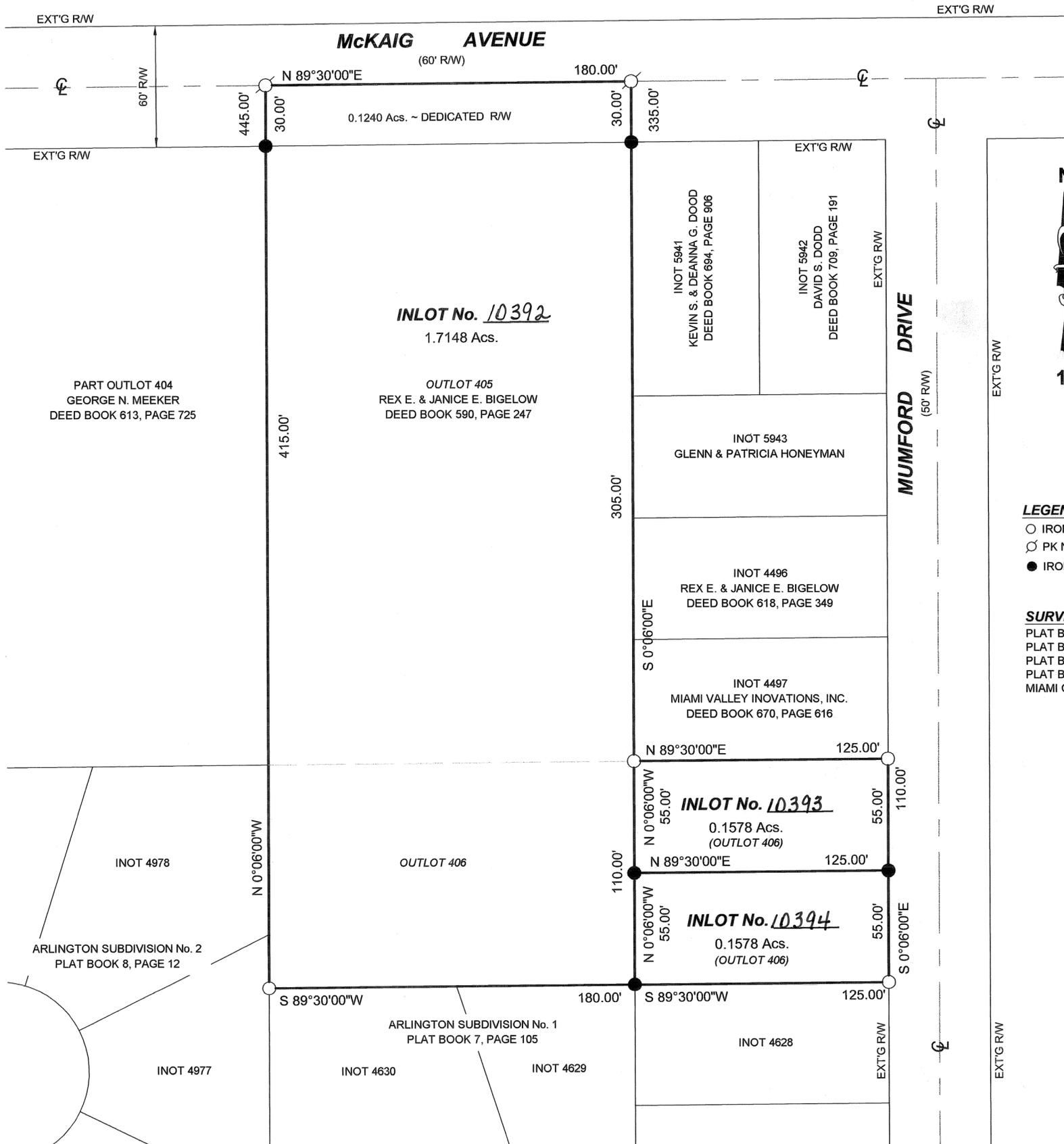
APPROVAL BY THE CITY OF TROY

THIS PLAT APPROVED ON THE 10TH DAY OF OCT, 2012

Deborah Swan
 DEBORAH SWAN, P.E.
 CITY ENGINEER

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD ON THE 15TH DAY OF OCTOBER, 2012, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-28-2012

Michael I. Beavil
 MAYOR
Martha A. Baker
 PRESIDENT OF COUNCIL
Suzanne Knight
 CLERK OF COUNCIL



MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED THIS
 18 DAY OF Oct., 2012

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR
 Linda Tranevman
 DEPUTY AUDITOR

REPLAT OF INLOT 10266 EDGEWATER SUBDIVISION

BEING ALL OF INLOT 10266 AND PART OF INLOT 7166
 SECTION 31, TOWN 5, RANGE 6 EAST
 CITY OF TROY, MIAMI COUNTY, OHIO
 0.2541 ACRES TOTAL
 OCTOBER 3, 2012

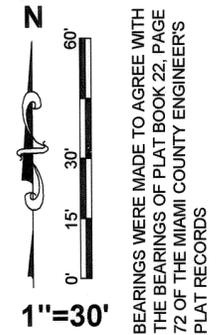
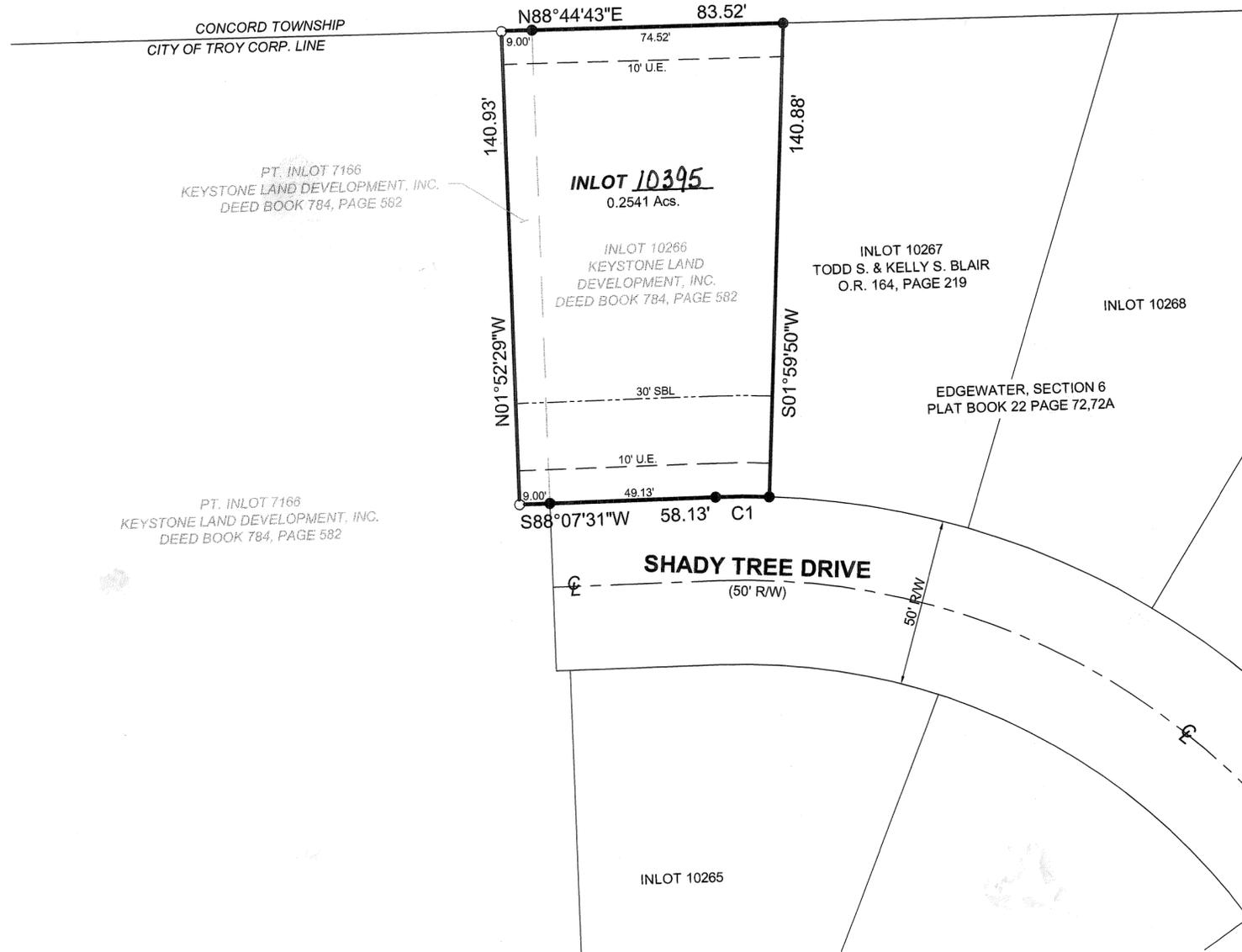
PLAT BOOK 24, PAGE 9
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 18 DAY
 OF OCTOBER 2012, AT 1:36:54 PM

FILE No. 201208-14337 FEE: \$ 43.20

John S. Alexander
 JOHN S. ALEXANDER
 MIAMI COUNTY RECORDER
 Deputy

MONTE W. SWANK
 DEED BOOK 711, PAGE 492
 10.0074 Acs.



LEGEND
 ● IRON PIN FOUND (5/8" DIA)
 ○ IRON PIN SET (5/8"x30")

SURVEY REFERENCES
 PLAT BOOK 14, PAGE 68
 PLAT BOOK 22, PAGE 72
 MIAMI COUNTY PLAT RECORDS

DESCRIPTION

THE WITHIN REPLAT, BEING ALL OF INLOT 10266 AS RECORDED IN PLAT BOOK 22, PAGE 72, BEING PART OF INLOT 7166 AS RECORDED IN PLAT BOOK 14, PAGE 68, OF THE MIAMI COUNTY PLAT RECORDS.

MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN IN ACCORDANCE WITH THE MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS, CURVE DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
 DAVID R. WINEMILLER
 OHIO REGISTERED LAND SURVEYOR No. 7197



DEDICATION

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

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER

OWNER:

Frank Harlow, President
 KEYSTONE LAND DEVELOPMENT INC.
 Witnesses: William S. Whitth, Danielle Null

LIENHOLDER:

Ed Westmeyer, Senior V.P.
 MAINSOURCE BANK
 Witnesses: William S. Whitth, Danielle Null

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 17 DAY OF October, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, KEYSTONE LAND DEVELOPMENT, INC., BY ITS PRESIDENT, FRANK HARLOW, AND THE LIENHOLDER, MAINSOURCE BANK, BY ITS SENIOR VICE PRESIDENT, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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.

Danielle Null
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES March 15, 2014
 DANIELLE R. NULL, Notary Public
 In and for the State of Ohio
 My Commission Expires March 15, 2014
 Recorded in Miami County

S.S. COUNTY OF MIAMI, STATE OF OHIO

FRANK HARLOW, PRESIDENT, KEYSTONE LAND DEVELOPMENT, INC., BEING DULY SWORN THIS 17 DAY OF October, 2012 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank Harlow, President
 KEYSTONE LAND DEVELOPMENT, INC.

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

Danielle Null
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES March 15, 2014
 DANIELLE R. NULL, Notary Public
 In and for the State of Ohio
 My Commission Expires March 15, 2014
 Recorded in Miami County

APPROVAL BY THE CITY OF TROY
 THIS PLAT APPROVED ON THE 17TH DAY OF OCTOBER, 2012

Deborah Swan
 DEBORAH SWAN, P.E.
 CITY ENGINEER

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHD. LENGTH
C1	235.00'	3°52'19"	15.88'	N 89°56'19" W	15.88'

ALLEY VACATION

VACATION OF A 10' WIDE ALLEY
BETWEEN P.F.O.L. 303 & P.T.I.L. 596

NW 23 TAX MAP TROY CORPORATION MIAMI COUNTY OHIO STATE

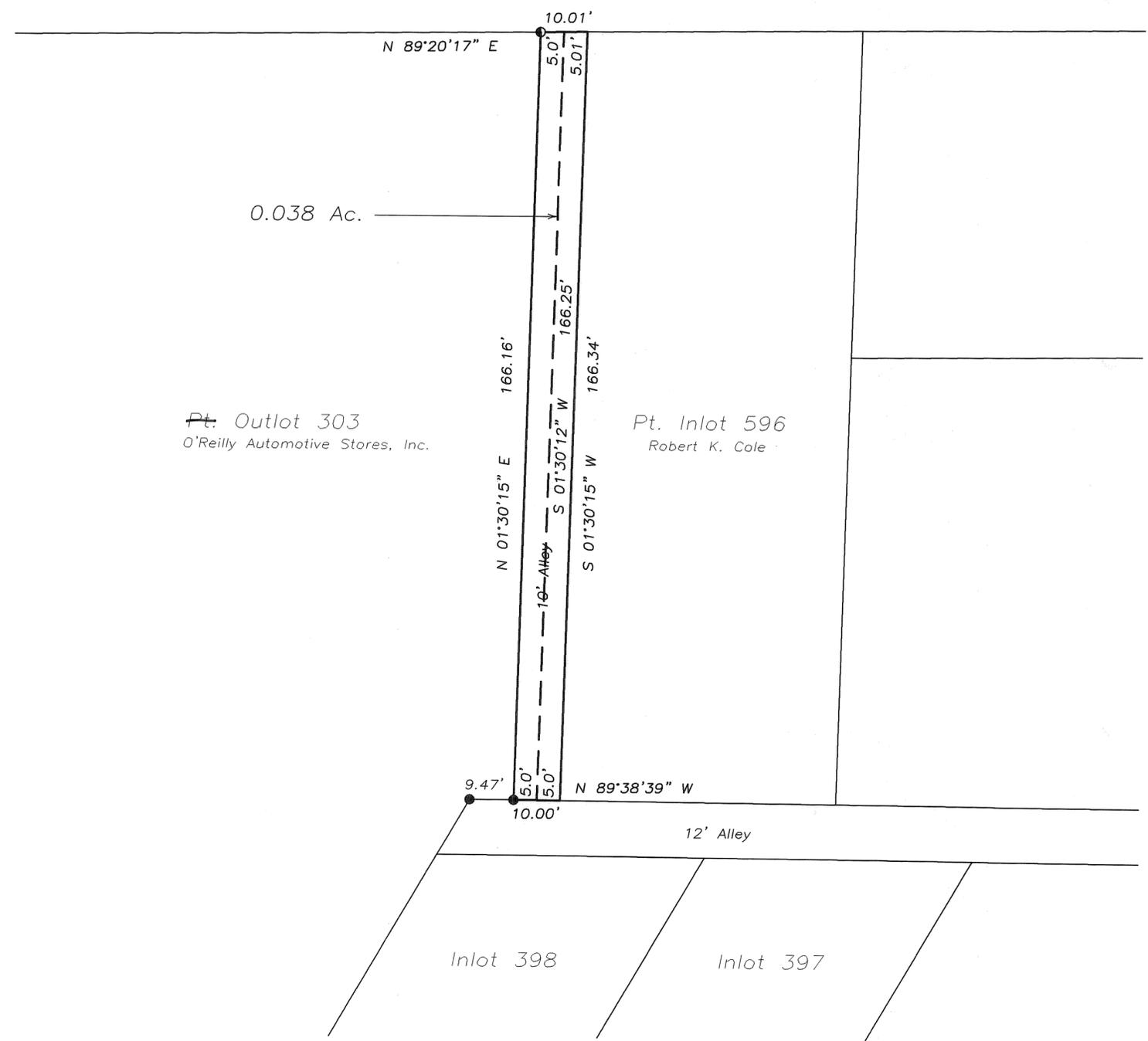
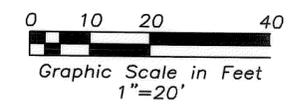
PLAT BOOK 24 PAGE 10
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 10-25, 2012 AT 11:51A
FILE NO. 201208-14-111 FEE 43.20

John S. Alexander MIAMI CO. RECORDER
J. McCoy DEPUTY

APPROVED AND TRANSFERRED
THIS 25th DAY OF Oct, 2012

Matthew W Gearhardt MIAMI CO. AUDITOR BY: Joyce Grillist DEPUTY

Washington Street 66'R/W



City of Troy Planning Commission

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 25th day of JULY, 2012, this plat was reviewed and approved.

Clayton Keppner Chairman
Sean D. Knight Secretary

City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this 6th day of AUGUST, 2012, this plat was approved by Ordinance No. 0-20-2012 effective Sept 6, 2012.

Michael L. Beaudin Mayor
Martha A. Baker President of Council
Sean D. Knight Clerk of Council

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
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box

References

Miami County Engineer's Record of Land Surveys
Volume 53, Page 197
(Basis of Bearings)

Alley vacation for Robert Cole



Michael W. Cozatt 7/20/12
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
2784 S. Co. Rd. 25-A Troy, OH 45373
Job No. 11812 (937) 339-2921
File Name: C:\Surveys\2012\11812.dwg
Drawn by: DMC ~ Checked by: MWC

BRADFORD-BLOOMER ROAD NO. 86
 NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
 SECTIONS 10 AND 11, TOWN 9, RANGE 4

VOLUME 24 PAGE 11
 MIAMI COUNTY RECORDERS
 RECORD OF PLATS
 RECEIVED THIS 30TH DAY OF
OCTOBER 30 2012 AT 1:54:08 P.M.
 FILE 201208-14947 FEE \$ 0

ENGINEER'S ROAD RECORD 9 PAGE 23

John S. Alexander
 JOHN S. ALEXANDER
 MIAMI COUNTY RECORDER

Dona Surhart
 DEPUTY RECORDER

MONUMENTS TO BE SET DURING CONSTRUCTION				
C.R. 86	DISTANCE FROM E of RIGHT OF WAY		ADJUSTABLE E MONUMENTS	ADJUSTABLE TO GRADE
	LEFT	RIGHT	ITEM 604E 38500	ITEM 604E 38500
P.C. STA. 116+29.64	ON E	ON E	1	
P.T. STA. 121+77.42	ON E	ON E	1	
TOTAL TO GENERAL SUMMARY			2	

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.

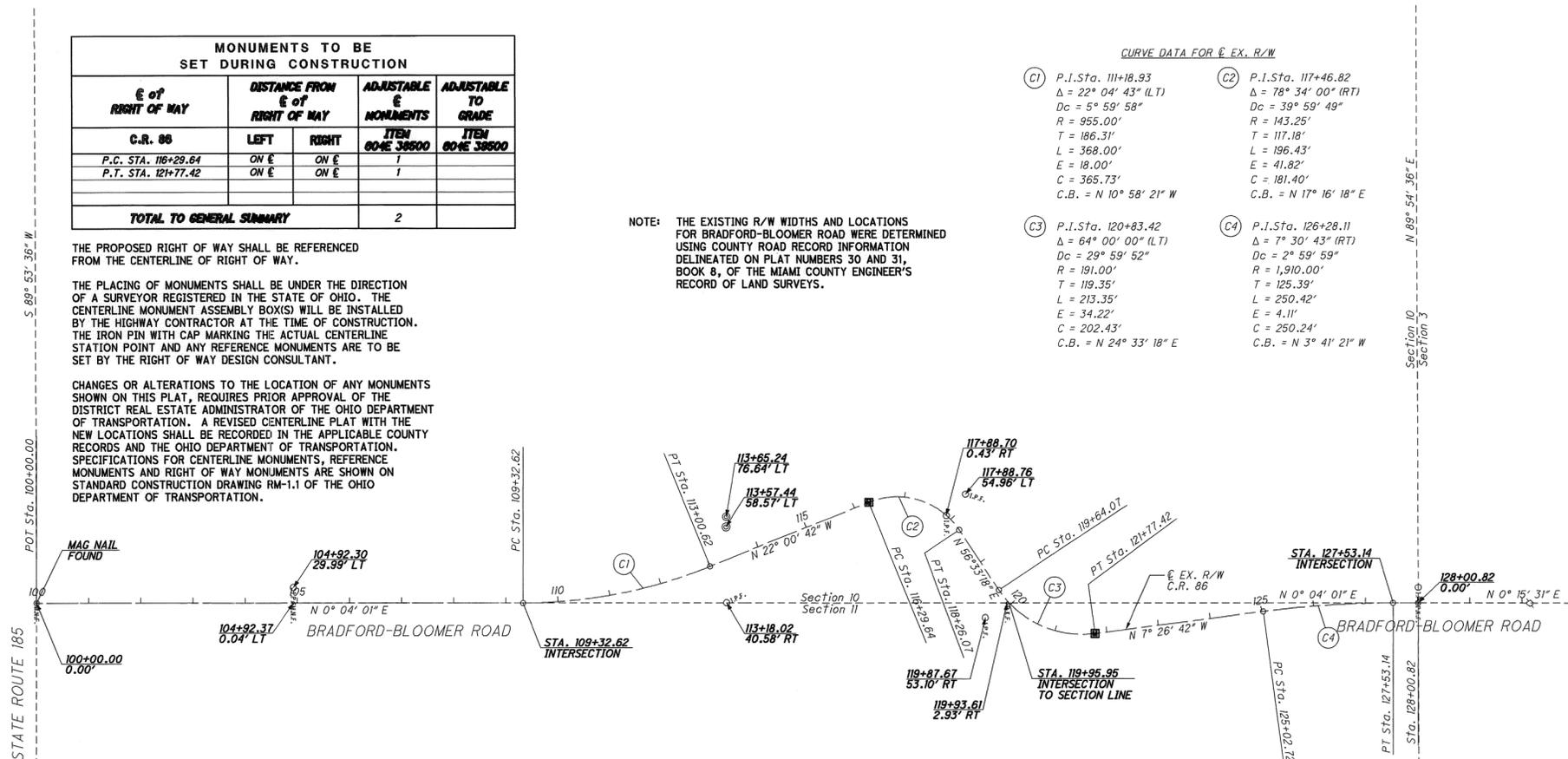
THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOX(S) WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT AND ANY REFERENCE MONUMENTS ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

NOTE: THE EXISTING R/W WIDTHS AND LOCATIONS FOR BRADFORD-BLOOMER ROAD WERE DETERMINED USING COUNTY ROAD RECORD INFORMATION DELINEATED ON PLAT NUMBERS 30 AND 31, BOOK 8, OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

CURVE DATA FOR E. EX. R/W

- (C1) P.I. Sta. 111+18.93
 $\Delta = 22^\circ 04' 43''$ (LT)
 $Dc = 5^\circ 59' 58''$
 $R = 955.00'$
 $T = 186.31'$
 $L = 368.00'$
 $E = 18.00'$
 $C = 365.73'$
 $C.B. = N 10^\circ 58' 21'' W$
- (C2) P.I. Sta. 117+46.82
 $\Delta = 78^\circ 34' 00''$ (RT)
 $Dc = 39^\circ 59' 49''$
 $R = 143.25'$
 $T = 117.18'$
 $L = 196.43'$
 $E = 41.82'$
 $C = 181.40'$
 $C.B. = N 17^\circ 16' 18'' E$
- (C3) P.I. Sta. 120+83.42
 $\Delta = 64^\circ 00' 00''$ (LT)
 $Dc = 29^\circ 59' 52''$
 $R = 191.00'$
 $T = 119.35'$
 $L = 213.35'$
 $E = 34.22'$
 $C = 202.43'$
 $C.B. = N 24^\circ 33' 18'' E$
- (C4) P.I. Sta. 126+28.11
 $\Delta = 7^\circ 30' 43''$ (RT)
 $Dc = 2^\circ 59' 59''$
 $R = 1,910.00'$
 $T = 125.39'$
 $L = 250.42'$
 $E = 4.11'$
 $C = 250.24'$
 $C.B. = N 3^\circ 41' 21'' W$



BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS RESOLVED BY GPS OBSERVATIONS TAKEN FROM A MAG NAIL FOUND AT THE INTERSECTION OF STATE ROUTE 185 AND BRADFORD-BLOOMER ROAD, ALSO BEING THE QUARTER CORNER OF SECTIONS 10 AND 11 AND A PK NAIL FOUND AT THE CORNERS OF SECTIONS 10, 11, 2, AND 3; WITH A BEARING OF NORTH $00^\circ 04' 01''$ EAST, BASED ON DATUM: OHIO STATE PLANE SOUTH ZONE, NAD83(CORS96) AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

I, J. Todd Henwood, P. S. have conducted a survey of the existing conditions for the Miami County Engineers Office on April 15, 2010. 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 COR96, by scaling around 0,0 using stations, L ODOT VRS. The Project Adjustment Factor used for this project is 1.000043907.

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 the monuments at the proposed Property corners, Section Corners and other points as shown herein. However, Item 604 Monument Assemblies, Item 604 Reference Monuments and Centerline Monuments shall be installed by the construction contractor as specified in the plans. All Centerline Monuments, and Right of Way Monuments set and/or reset by the contractor's surveyor will include a cap as per Standard Construction Drawing RM-1.1 and bear the surveyor's Ohio registration number and/or name or company name. This work will be done in accordance with OAC 4733-37 as cited below.

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.

J. Todd Henwood
 J. Todd Henwood, Professional Land Surveyor 7660

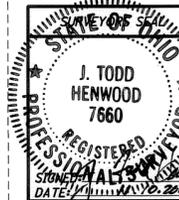
Date: 11.10.2011

MONUMENT LEGEND

- PROPOSED R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- ⚡ RAILROAD SPIKE FOUND
- ⊙ IRON PIN FOUND
- ⚡ P.K. NAIL FOUND
- ⚡ MAG NAIL FOUND

PLAT BOOK _____ PAGE _____
 MIAMI COUNTY RECORDERS
 RECORDS OF PLATS
 RECEIVED FOR RECORD THIS DAY _____
 OF _____ AT _____
 FILE NUMBER _____ FEE _____

MIAMI COUNTY RECORDER BY DEPUTY



APPROVED AND ADDITIONAL RIGHT-OF-WAY ACCEPTED
 BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 30th DAY OF OCTOBER, 2012, BY THE RESOLUTION # 12-1031468

John W. O'Brien
 JOHN W. O'BRIEN

Richard L. Cultice
 RICHARD L. CULTICE

John F. Evans
 JOHN F. EVANS

REVIEWED BY THE MIAMI COUNTY
 AUDITOR THIS 30 DAY OF
Oct., 2012

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT, AUDITOR

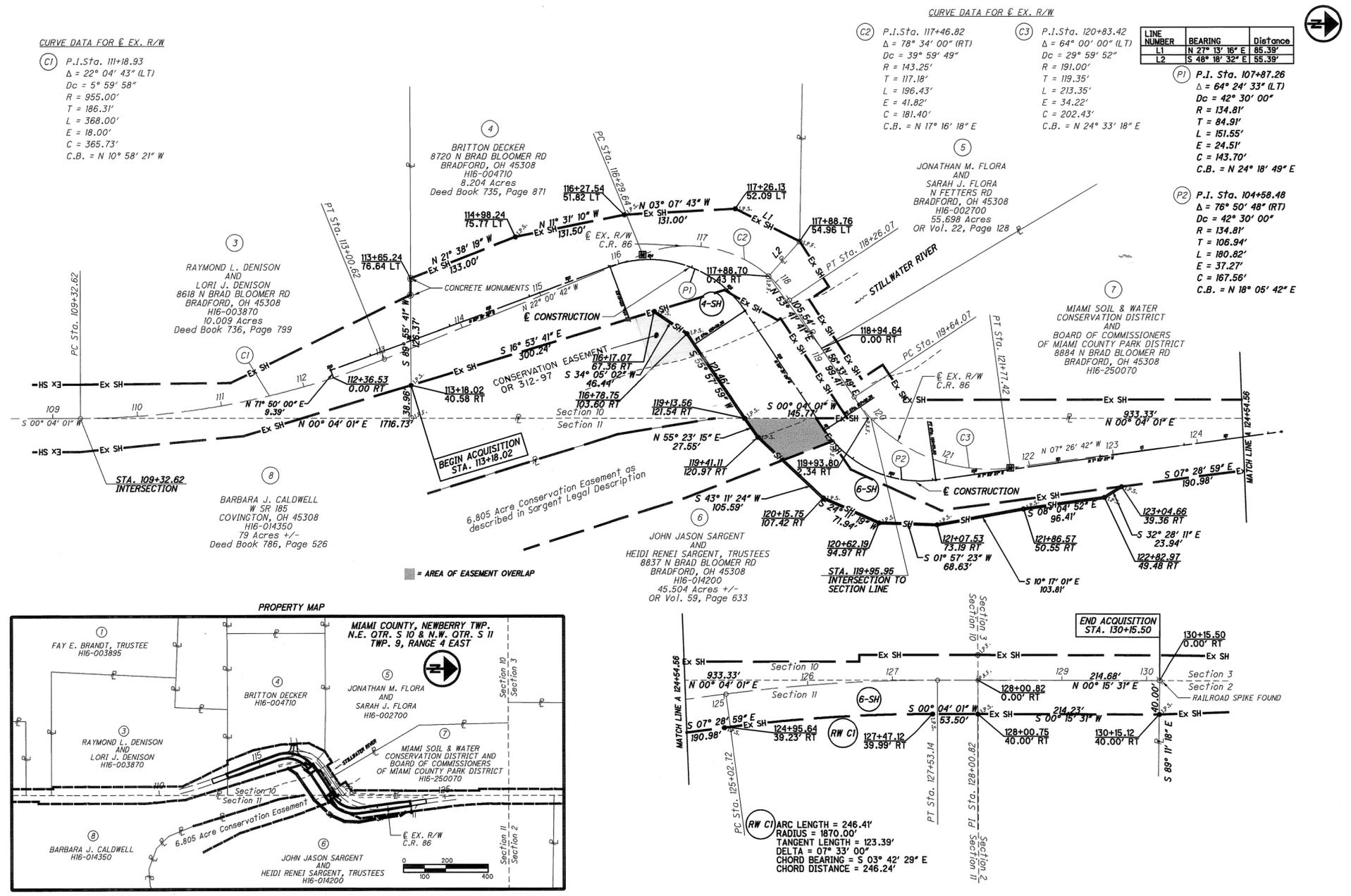
Linda Linneman
 DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE
 MIAMI COUNTY ENGINEER
 THIS 23 DAY OF October, 2012

Paul P. Huelskamp
 PAUL P. HUELSKAMP,
 COUNTY ENGINEER

ENGINEER'S ROAD RECORD 9 PAGE 23A

4-SH - OR 280-690
 6-SH - OR 280-681



ADDITIONAL HIGHWAY EASEMENT DAVIS ROAD NO. 59

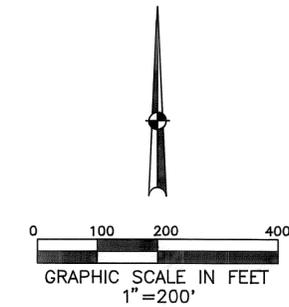
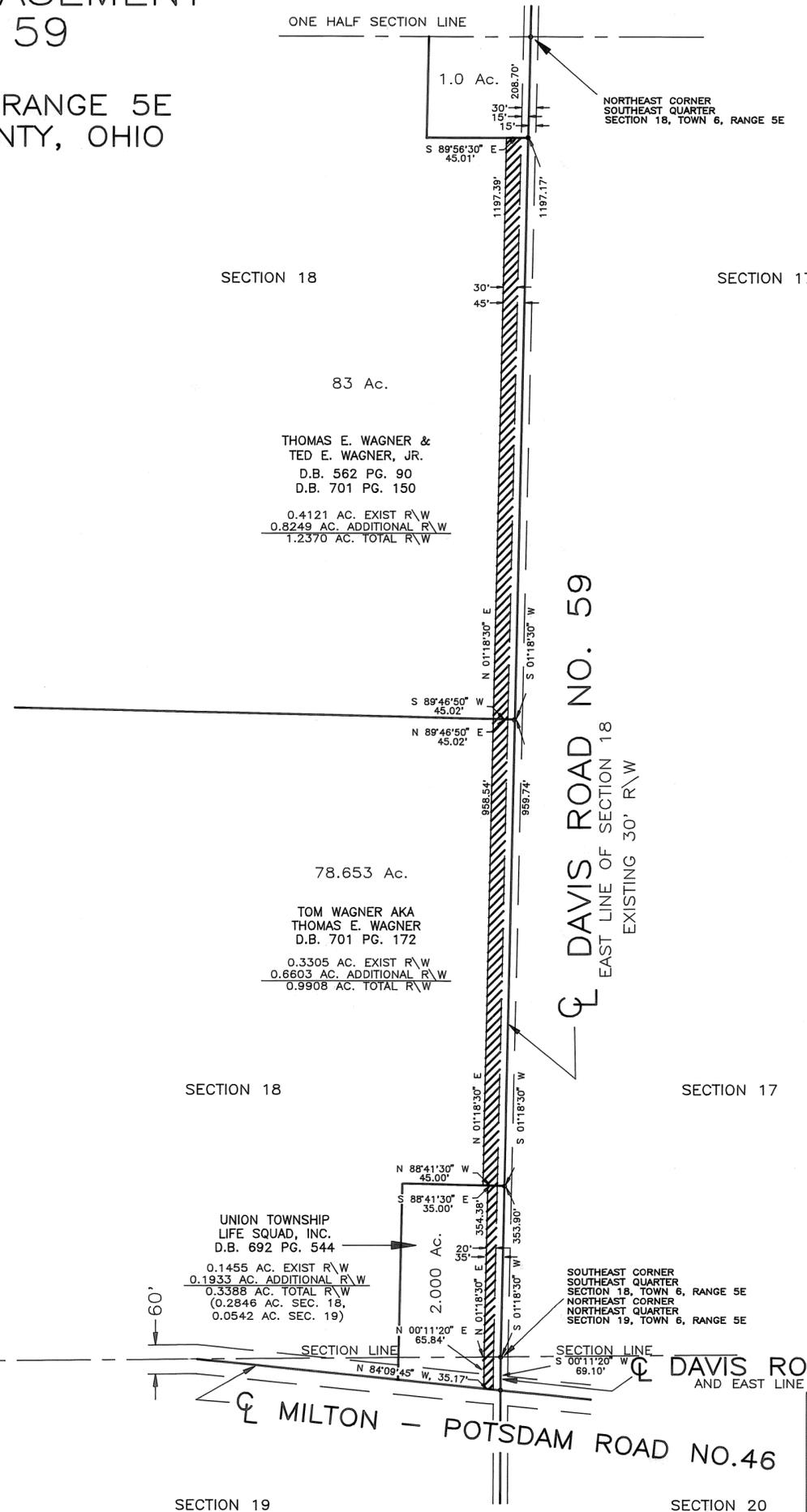
SECTION 18 & 19, TOWN 6, RANGE 5E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 12

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 1st DAY
OF November, 2012 AT 10:59 AM.
FILE NO. 201208-15051 FEE 0-

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY Dona Swihart
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 170



- LEGEND**
- AREA IN ADDITIONAL RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE
 - RAILROAD SPIKE

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
THOMAS E. WAGNER, ETAL	V.562, P.90 V.701, P.150	V. 706 , P. 170
TOM WAGNER	V.701, P.172	V. 706 , P. 175
UNION TWP. LIFE SQUAD	V.692, P.544	OR 277 , P.592

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 1st DAY OF August, 2012.

Paul P. Huelskamp
PAUL P. HUELSKAMP, PE., PS.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 1 DAY OF Nov, 2012.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Linda J. Janssen
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 4th DAY OF August, 2012.

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

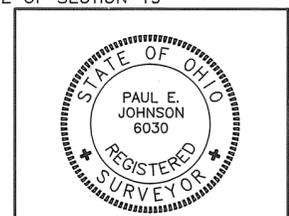
Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

(Absent)
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

NOTE:
DAVIS ROAD WAS ESTABLISHED AS A 30 FOOT RIGHT-OF-WAY BY
1903 UNION TOWNSHIP ROAD RECORD PAGES 36, 37, & 190 THRU 201.
ON FILE IN THE MIAMI COUNTY ENGINEER'S OFFICE.

THIS PLAT WAS PREPARED FROM THE FOLLOWING RECORDS.
NO FIELD SURVEY WAS PERFORMED.

- REFERENCES**
- LAND SURVEYS:**
- VOL. 9 PG. 79
 - VOL. 33 PG. 148
 - VOL. 33 PG. 149
 - VOL. 36 PG. 182
 - VOL. 43 PG. 156
 - VOL. 44 PG. 70



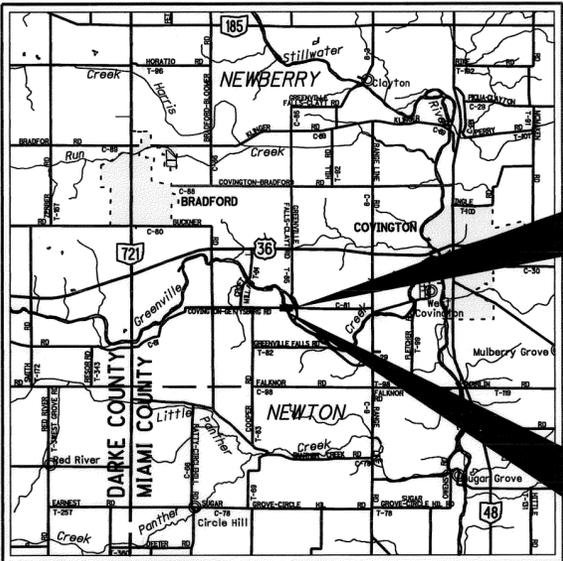
Paul E. Johnson
PAUL E. JOHNSON, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: MAY 5, 2000

PROJECT DESCRIPTION
IMPROVEMENT OF 0.11 MILES OF COUNTY ROAD 81 (COVINGTON-GETTYSBURG ROAD) BY REPLACEMENT OF THE EXISTING STRUCTURE OVER GREENVILLE CREEK, INCLUDING RECONSTRUCTION AND WIDENING OF APPROACH ROADWAY. THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.

BASIS FOR BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF COVINGTON-GETTYSBURG ROAD (C.R. 81) AS SHOWN ON SURVEY PLAT VOL. 42, PAGE 16 ON FILE AT THE MIAMI CO. ENGINEERS RECORD OF LAND SURVEYS. THIS DOCUMENT REFERENCES A PREDEFINED CENTERLINE. NO CENTERLINE PLAT PROVIDED PER THESE DOCUMENTS.

FEDERAL PROJECT NO. E080 (998)
PID NO. 83324
R/W DESIGNER JRB
R/W REVIEWER NWA
RIGHT OF WAY LEGEND SHEET AND SUMMARY OF ADDITIONAL RIGHT OF WAY
MIA - CR81 - 2.21



END ACQUISITION: STA. 19+82.00

BEGIN ACQUISITION: STA. 11+75.00

RIGHT OF WAY LEGEND SHEET

MIA - CR81 - 2.21

(COVINGTON-GETTYSBURG ROAD)

MIAMI COUNTY
CONGRESS LANDS WEST OF THE MIAMI RIVER
NEWBERRY TOWNSHIP
SECTION 25, 26, 35, 36
TOWN 9N, RANGE 4E

LOCATION MAP

LATITUDE: 40°06'35" LONGITUDE: 84°23'35"



UTILITIES OWNERS
ELECTRIC
DAYTON POWER AND LIGHT COMPANY
2385 CAMPBELL ROAD
SIDNEY, OHIO 45365
(937) 331-4860
CONTACT: CHERYL CRABTREE

CONVENTIONAL SYMBOLS

County Line	Ditch / Creek (Ex)
Township Line	Ditch / Creek (Pr)
Section Line	Tree Line (Ex)
Corporation Line	Ownership Hook Symbol Z, Example
Fence Line (Ex)	Property Line Symbol P, Example
Center Line	Break Line Symbol V, Example
Right of Way (Ex)	Tree (Pr) T, Tree (Ex) T, Shrub (Ex) S
Right of Way (Pr)	Tree (Remove) T, Shrub (Remove) S
Standard Highway Ease. (Ex)	Evergreen (Ex) E, Stump S
Temporary Right of Way	Evergreen (Remove) E, Stump (Remove) S
Channel Ease. (Pr)	Wetland (Pr) W, Grass (Pr) G, Aerial Target A
Utility Ease. (Ex)	Post (Ex) O, Mailbox (Ex) M, Mailbox (Pr) P
Railroad	Light (Ex) L, Telephone Marker (Ex) TEL
Guardrail (Ex)	Fire Hydrant (Ex) F, Water Meter (Ex) W
Construction Limits	Water Valve (Ex) V, Utility Valve Unknown (Ex) U
Edge of Pavement (Ex)	Telephone Pole (Ex) P, Power Pole (Ex) P
Edge of Pavement (Pr)	Light Pole (Ex) L
Edge of Shoulder (Ex)	
Edge of Shoulder (Pr)	

INDEX OF SHEETS:

LEGEND SHEET AND SUMMARY OF ADDITIONAL R/W	1
PROPERTY MAP	2
R/W DETAIL SHEETS +	3-4
+ CENTERLINE DETAILS INCLUDED IN R/W DETAIL SHEET	

MONUMENT LEGEND

- PROPOSED R/W MONUMENT BOX
- PROPOSED CONCRETE MONUMENT
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- P.K. NAIL FOUND
- P.K. NAIL SET

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

APPROVED AND ADDITIONAL RIGHT-OF-WAY ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 10th DAY OF Nov., 2012

BY THE RESOLUTION # 12-11-1501
JOHN W. O'BRIEN (Absent) RICHARD L. CULTICE JOHN F. EVANS

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 30 DAY OF October, 2012

PAUL P. HUELSKAMP, PE, PS
COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 6 DAY OF Nov., 2012

MATTHEW W. GEARHARDT
COUNTY AUDITOR
LINDA LINDENBAUM
DEPUTY AUDITOR

ENGINEER'S ROAD RECORD 9 PAGE 26

VOLUME 24 PAGE 13
MIAMI COUNTY RECORDERS
RECEIVED THIS 6th DAY OF NOVEMBER 2012 AT 10:27 AM
FILE 20120815348 FEE \$ 0
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER
K. MCCOY
DEPUTY RECORDER

RIGHT OF WAY PLAN CERTIFICATION
I, NATHAN W. ANDERSON, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR MIAMI COUNTY, OHIO IN MARCH OF 2010. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN; UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS AS MARKED ON THE GROUND BY THE UTILITY COMPANY AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON AN ASSUMED MERIDIAN. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED RIGHT OF WAY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

NATHAN W. ANDERSON, PROFESSIONAL LAND SURVEYOR #8322
DATE 03/22/2012

SURVEYORS SEAL
NATHAN W. ANDERSON 8322
SIGNED: Nathan W. Anderson
DATE: 03/22/2012

GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY

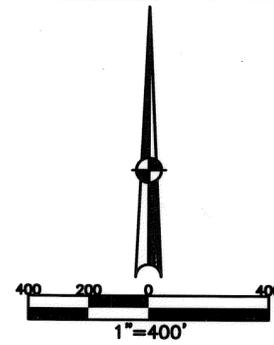
TOTAL NUMBER OF: 4 OWNERSHIPS, 4 PARCELS, 0 TOTAL TAKES, 0 OWNERSHIPS WITH STRUCTURES INVOLVED	LEGEND: SH = STANDARD HIGHWAY EASEMENT, EX/SH = EXISTING HIGHWAY EASEMENT, EX U = EXISTING UTILITY EASEMENT	*DENOTES RIGHT OF WAY ENCROACHMENT	SUMMARY OF ADDITIONAL R/W REQUIRED	NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.
--	---	------------------------------------	------------------------------------	---

PARCEL	OWNER	OWNERS RECORD		SHEET NO.	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	PRO IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED	
		BOOK	PAGE									LEFT	RIGHT			BOOK	PAGE
1SH	DALE EUGENE DERSHEM	517	416	3	H17-002450	19.563(A)	0.36(A)	0.2373	0.1727	0.0646	F	19.1384				OR 305	236
2SH	DON W. AND SANDRA K. ZELL	697	756	3-4	H17-002500	14.703(A)	4.703(A)	0.3385	0.1866	0.1519	N	9.8481			*FENCE AND POSTS ENCROACHMENT (TO REMAIN)	OR 305	241
				4	H17-033600	47.896(A)	4.461(A)	0.1865	0.1588	0.0277	N	43.4073					
							TOTAL	0.5250	0.3454	0.1796							
3SH	JEFFREY D. AND DEANNA K. HESS	674	320	3-4	H17-003900	22.072(A)	3.572(A)	0.4671	0.3036	0.1635	N	18.3365			*FENCE ENCROACHMENT (REMOVE)	OR 308	630
4SH	DAVID BURGESS	763	705	4	H17-003950	3.177(A)	0.142(A)	0.2356	0.1421	0.0935	N	2.9415				OR 305	245

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	NWA	DATE: 3/07/2012
OWNERSHIP VERIFIED BY	CLP	DATE: 3/22/2012
DATE COMPLETED		3/22/2012

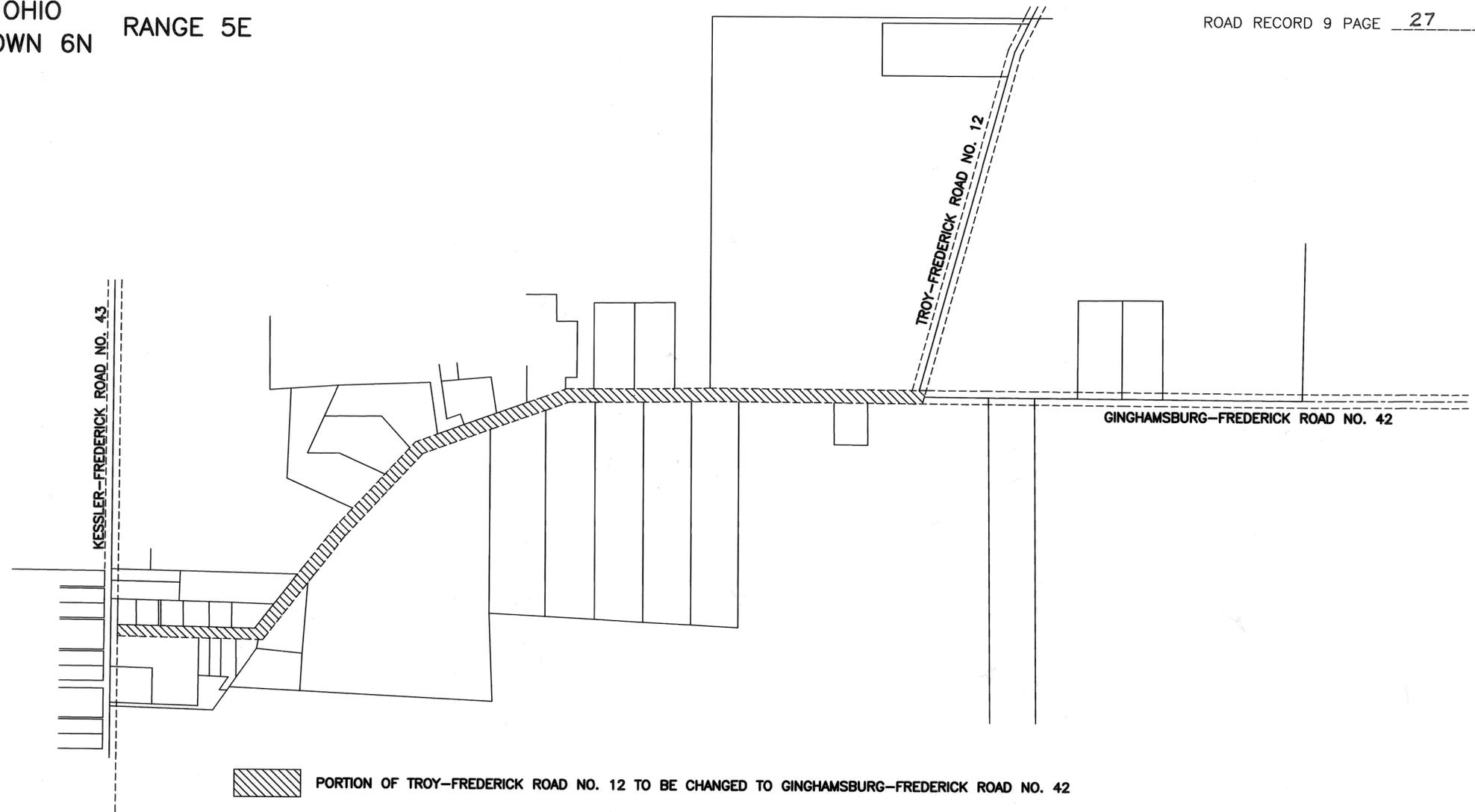
ROAD NAME CHANGE OF A PORTION OF
TROY-FREDERICK ROAD NO. 12 TO
GINGHAMSBURG-FREDERICK ROAD NO. 42

MONROE TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 36 TOWN 6N RANGE 5E



PLAT BOOK 24 PAGE 14
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF
NOVEMBER, 2012, AT 1:47:05 P. M.
FILE NO. 2012OR-16161 FEE 0
John S. Alexander
MIAMI COUNTY RECORDER
Spindel
BY DEPUTY

ROAD RECORD 9 PAGE 27



 PORTION OF TROY-FREDERICK ROAD NO. 12 TO BE CHANGED TO GINGHAMSBURG-FREDERICK ROAD NO. 42

APPROVED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 20th DAY OF
November, 2012, BY RESOLUTION NO. 12-11-1567

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER THIS 4th DAY
OF October, 2012

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 20th
DAY OF November, 2012

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Joyce Guillot
BY DEPUTY



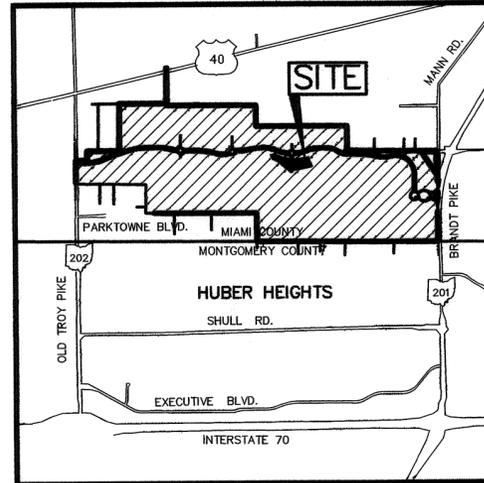
Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
OHIO REGISTERED PROFESSIONAL SURVEYOR #7814

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: OCTOBER 3, 2012 DV

CARRIAGE TRAILS

SECTION 4 - PHASE 1 PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
OCTOBER 2012



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 4, Phase I are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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 664 is non-buildable, Green Space lot 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 RECORD:
VOL. 790, PG. 219
- MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80 P.B. 23, PG. 54
P.B. 23, PG. 27 P.B. 24, PG. 3
P.B. 22, PG. 91 P.B. 24, PG. 4
P.B. 23, PG. 11

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, RECORDED IN THE MIAMI COUNTY DEED 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.

WITNESS
DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC
By: Diana K. Colyer,
Assistant Secretary
and Treasurer

Judith Dimpore

Rebecca A. Sorem

STATE OF OHIO, COUNTY OF Franklin SS:

BE IT REMEMBERED THAT ON THIS 29th DAY OF October, 2012, 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
Rebecca A. Sorem
Notary Public, State of Ohio
My Commission Expires 11-25-2013

Rebecca A. Sorem
NOTARY PUBLIC

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT



CHRISTOPHER M. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 147.03 R.C.

STATE OF ~~KENTUCKY~~ OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 31st DAY OF October, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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 HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Roger W. Reeves
NOTARY PUBLIC

No expiration
MY COMMISSION EXPIRES:

VOLUME 24 PAGE 15
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 30
DAY OF NOV, 2012 FOR
FILING AT 11:18 A.M.
FILE NO. 2012OR-16620
FEE \$86.40
John S. Alexander
MIAMI COUNTY RECORDER
Rebecca Schramm
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 30th DAY OF Nov, 2012

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grillo
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 11-5, 2012

Paul
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN DEEDS TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



BY: *David L. Chiesa* 10/29/12
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



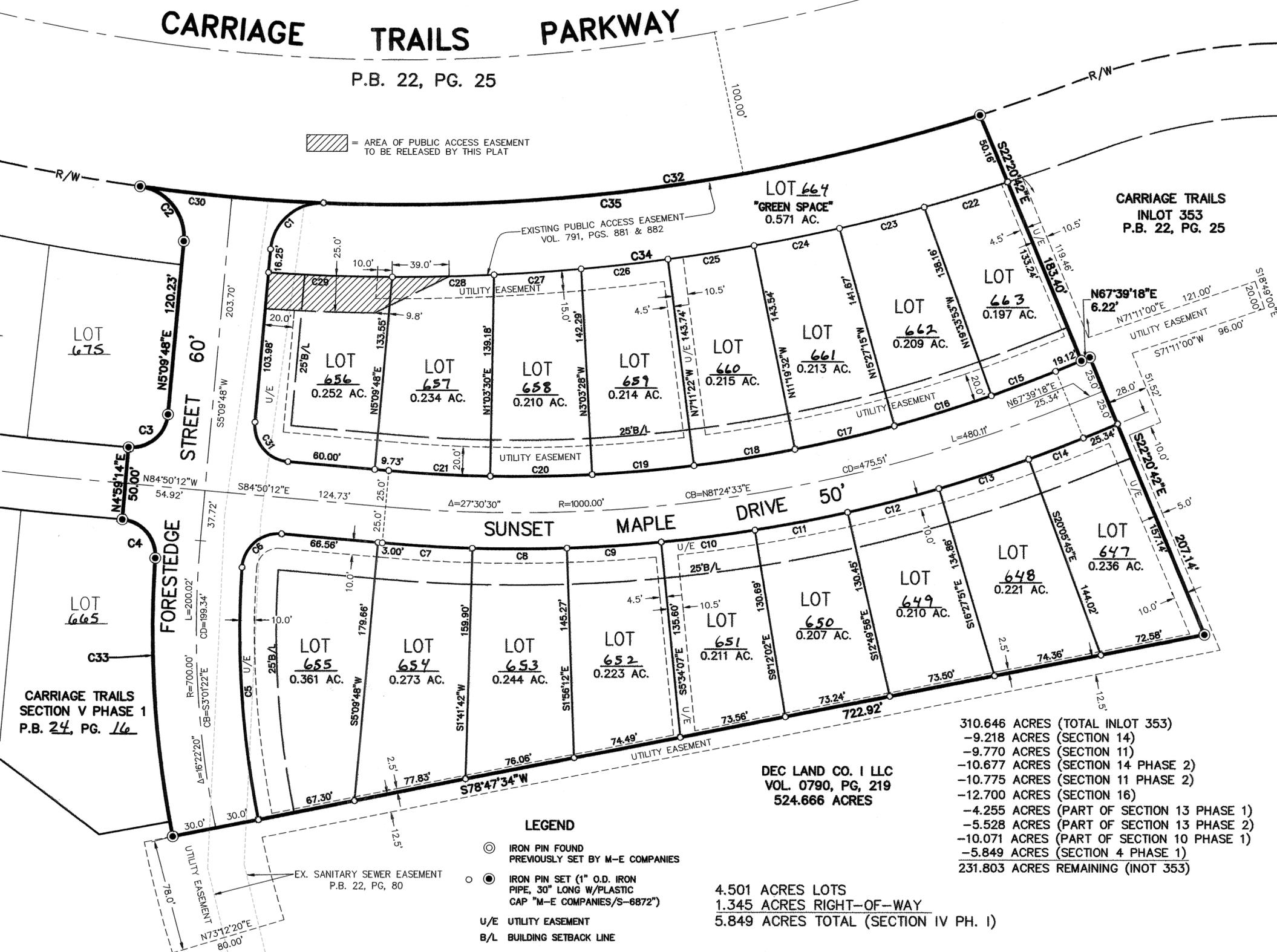
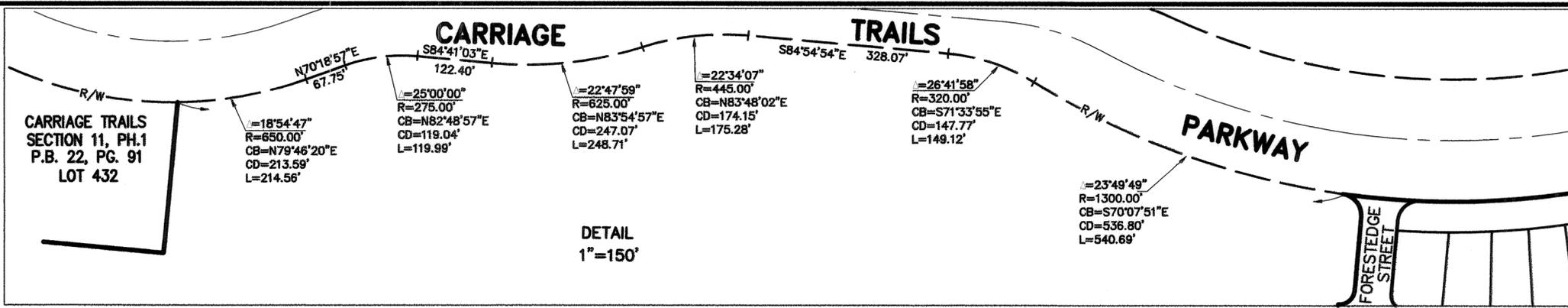
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



NORTH



(IN FEET)
1 inch = 50 ft.



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	53.27'	35.00'	87°12'33"	S48°46'04"W	48.28'
C2	53.27'	35.00'	87°12'33"	N38°26'29"W	48.28'
C3	39.27'	25.00'	90°00'00"	N50°09'48"E	35.36'
C4	38.77'	25.00'	88°50'40"	N40°24'52"W	35.00'
C5	175.63'	670.00'	15°01'10"	S03°41'57"E	175.13'
C6	39.86'	25.00'	91°21'09"	S49°29'13"W	35.77'
C7	62.05'	1025.00'	3°28'06"	S86°34'15"E	62.04'
C8	64.97'	1025.00'	3°37'55"	N89°52'45"E	64.96'
C9	64.97'	1025.00'	3°37'55"	N86°14'50"E	64.96'
C10	64.97'	1025.00'	3°37'55"	N82°36'56"E	64.96'
C11	64.97'	1025.00'	3°37'55"	N78°59'01"E	64.96'
C12	64.97'	1025.00'	3°37'55"	N75°21'06"E	64.96'
C13	64.97'	1025.00'	3°37'55"	N71°33'12"E	64.96'
C14	40.23'	1025.00'	2°14'56"	N68°46'46"E	40.23'
C15	47.31'	975.00'	2°46'49"	N69°02'42"E	47.31'
C16	69.95'	975.00'	4°06'38"	N72°29'26"E	69.93'
C17	70.26'	975.00'	4°07'44"	N76°36'36"E	70.25'
C18	70.38'	975.00'	4°08'09"	N80°44'33"E	70.37'
C19	70.31'	975.00'	4°07'54"	N84°52'35"E	70.29'
C20	70.04'	975.00'	4°06'58"	N89°00'01"E	70.03'
C21	69.86'	975.00'	4°06'18"	S86°53'21"E	69.84'
C22	60.00'	1350.00'	2°32'48"	N73°17'55"E	60.00'
C23	60.00'	1350.00'	2°32'48"	N75°50'43"E	60.00'
C24	60.00'	1350.00'	2°32'48"	N78°23'31"E	60.00'
C25	60.00'	1350.00'	2°32'48"	N80°56'19"E	60.00'
C26	60.00'	1350.00'	2°32'48"	N83°29'07"E	60.00'
C27	60.00'	1350.00'	2°32'48"	N86°01'55"E	60.00'
C28	70.01'	1350.00'	2°58'16"	N88°47'28"E	70.00'
C29	85.14'	1350.00'	3°36'48"	S87°55'00"E	85.12'
C30	63.32'	1300.00'	2°47'27"	S83°26'29"E	63.31'
C31	39.27'	25.00'	90°00'00"	S39°50'12"E	35.36'
C32	584.48'	1300.00'	25°45'37"	N85°04'26"E	579.57'
C33	193.87'	730.00'	15°12'59"	N03°36'02"W	193.30'
C34	515.17'	1350.00'	21°51'53"	N82°57'27"E	512.05'
C35	457.84'	1300.00'	20°10'44"	N82°16'59"E	455.48'

310.646 ACRES (TOTAL INLOT 353)
 -9.218 ACRES (SECTION 14)
 -9.770 ACRES (SECTION 11)
 -10.677 ACRES (SECTION 14 PHASE 2)
 -10.775 ACRES (SECTION 11 PHASE 2)
 -12.700 ACRES (SECTION 16)
 -4.255 ACRES (PART OF SECTION 13 PHASE 1)
 -5.528 ACRES (PART OF SECTION 13 PHASE 2)
 -10.071 ACRES (PART OF SECTION 10 PHASE 1)
 -5.849 ACRES (SECTION 4 PHASE 1)
 231.803 ACRES REMAINING (INOT 353)

DEC LAND CO. I LLC
 VOL. 0790, PG. 219
 524.666 ACRES

- LEGEND**
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
 - ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE

4.501 ACRES LOTS
 1.345 ACRES RIGHT-OF-WAY
 5.849 ACRES TOTAL (SECTION IV PH. I)

CARRIAGE TRAILS SECTION IV PHASE 1

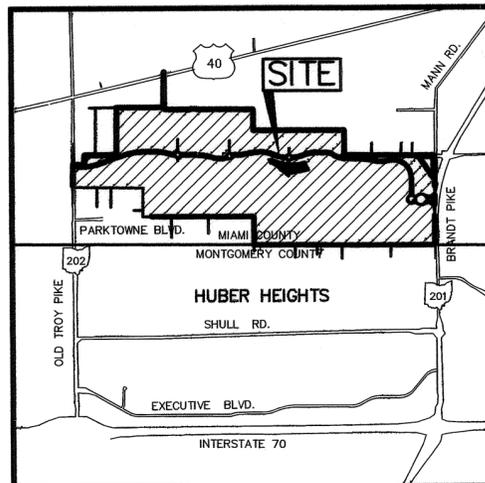


635 Brooksedge Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

CARRIAGE TRAILS

SECTION 5 - PHASE I PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
OCTOBER 2012



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 5, Phase 1 are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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 667 and 676 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

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80 P.B. 23, PG. 54
P.B. 23, PG. 27 P.B. 24, PG. 3
P.B. 22, PG. 91 P.B. 24, PG. 4
P.B. 23, PG. 11 P.B. 24, PG. 15

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, RECORDED IN THE MIAMI COUNTY DEED 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.

WITNESS

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

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

Rebecca A. Sorem

Rebecca A. Sorem

STATE OF OHIO, COUNTY OF Franklin, ss:

BE IT REMEMBERED THAT ON THIS 30th DAY OF October, 2012, 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



Rebecca A. Sorem
Notary Public, State of Ohio
My Commission Expires 11-25-2013

Rebecca A. Sorem
NOTARY PUBLIC

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT



CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission Expires 11-25-2013

STATE OF ~~KENTUCKY~~ OHIO, COUNTY OF Franklin, ss:

BE IT REMEMBERED THAT ON THIS 31st DAY OF October, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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 HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Christopher N. Swank
NOTARY PUBLIC

No expiration
MY COMMISSION EXPIRES:

VOLUME 24 PAGE 14
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 30
DAY OF Nov, 2012 FOR
FILING AT 11:18 A.M.
FILE NO. 2012OR-16621
FEE \$ 86.40

John S. Alexander
MIAMI COUNTY RECORDER
Robb Simon
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 30th DAY OF Nov, 2012

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grillet
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 11-5, 2012

Paula
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN DEEDS TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



BY: David L. Chiesa 10/29/12
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

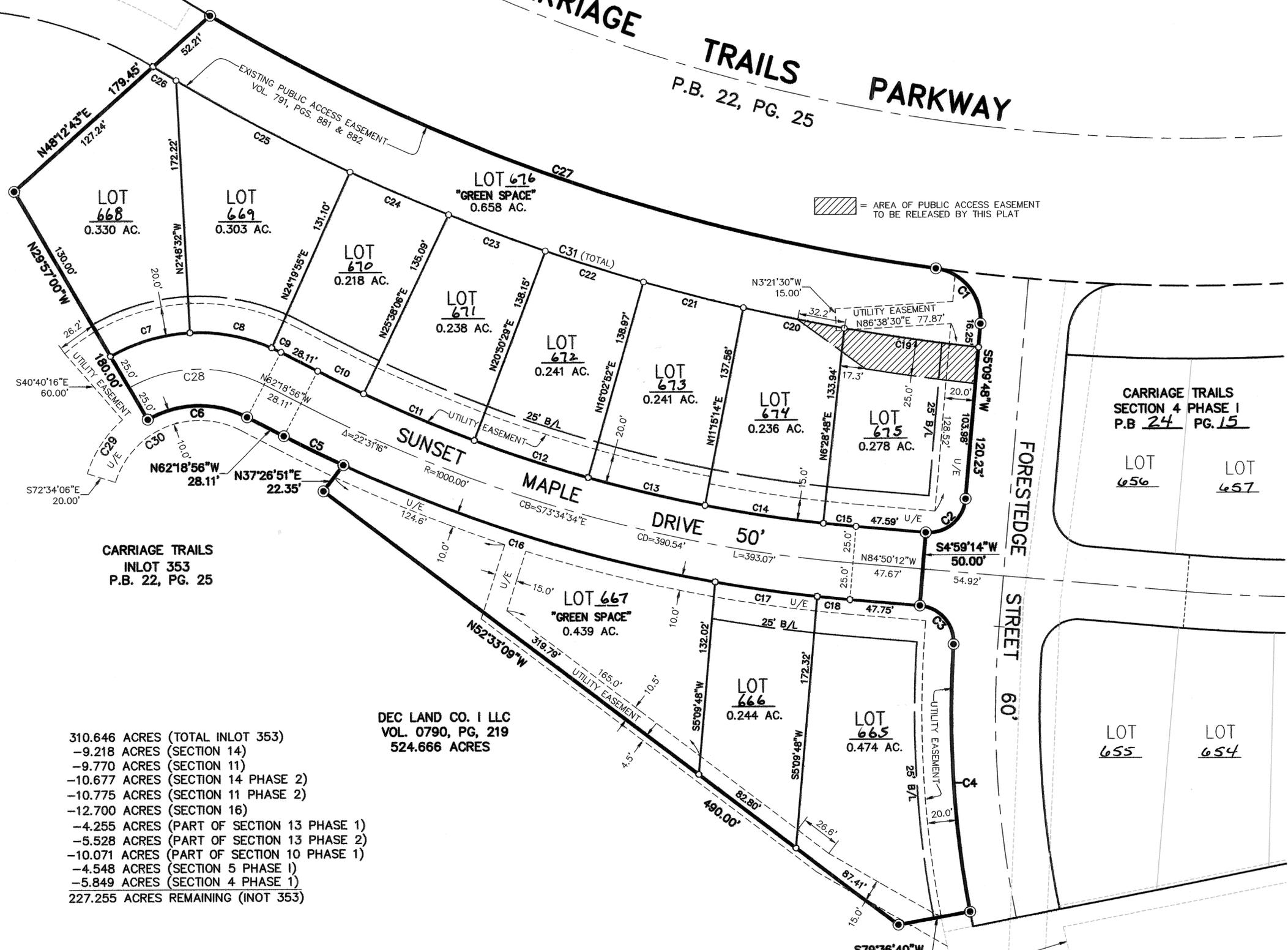


635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

CARRIAGE TRAILS PARKWAY

P.B. 22, PG. 25

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	53.27'	35.00'	87°12'33"	N38°26'29"W	48.28'
C2	39.27'	25.00'	90°00'00"	N50°09'48"E	35.36'
C3	38.77'	25.00'	88°50'40"	N40°24'52"W	35.00'
C4	183.42'	730.00'	14°23'47"	S03°11'26"E	182.94'
C5	45.00'	1025.00'	2°30'55"	S63°34'24"E	45.00'
C6	70.41'	70.00'	57°38'03"	S88°52'02"W	67.48'
C7	56.84'	120.00'	27°08'27"	S73°37'14"W	56.31'
C8	56.84'	120.00'	27°08'27"	N79°14'19"W	56.31'
C9	7.02'	120.00'	3°21'09"	N63°59'31"W	7.02'
C10	34.87'	975.00'	2°02'57"	S63°20'25"E	34.87'
C11	81.57'	975.00'	4°47'37"	S66°45'42"E	81.55'
C12	81.57'	975.00'	4°47'37"	S71°33'20"E	81.55'
C13	81.57'	975.00'	4°47'37"	S76°20'57"E	81.55'
C14	81.24'	975.00'	4°46'26"	S81°07'59"E	81.21'
C15	22.41'	975.00'	1°19'00"	S84°10'42"E	22.41'
C16	265.52'	1025.00'	14°50'31"	S72°15'07"E	264.78'
C17	70.12'	1025.00'	3°55'11"	S81°37'58"E	70.11'
C18	22.25'	1025.00'	1°14'38"	S84°12'53"E	22.25'
C19	92.09'	1350.00'	3°54'30"	S81°36'33"E	92.07'
C20	70.01'	1350.00'	2°58'16"	S78°10'10"E	70.00'
C21	70.01'	1350.00'	2°58'16"	S75°11'54"E	70.00'
C22	69.97'	1350.00'	2°58'11"	S72°13'40"E	69.97'
C23	70.20'	1350.00'	2°58'45"	S69°15'12"E	70.19'
C24	73.01'	1350.00'	3°05'55"	S66°12'52"E	73.00'
C25	133.66'	1350.00'	5°40'22"	S61°49'43"E	133.61'
C26	18.30'	1350.00'	0°46'36"	S58°36'14"E	18.30'
C27	525.92'	1300.00'	23°10'46"	S70°27'22"E	522.34'
C28	95.56'	95.00'	57°38'03"	S88°52'02"W	91.58'
C29	44.54'	80.00'	31°53'50"	S33°22'49"W	43.96'
C30	104.98'	60.00'	100°15'09"	S67°33'29"W	92.10'
C31	597.24'	1350.00'	25°20'52"	S70°53'22"E	592.28'



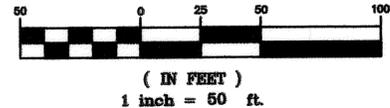
310.646 ACRES (TOTAL INLOT 353)
 -9.218 ACRES (SECTION 14)
 -9.770 ACRES (SECTION 11)
 -10.677 ACRES (SECTION 14 PHASE 2)
 -10.775 ACRES (SECTION 11 PHASE 2)
 -12.700 ACRES (SECTION 16)
 -4.255 ACRES (PART OF SECTION 13 PHASE 1)
 -5.528 ACRES (PART OF SECTION 13 PHASE 2)
 -10.071 ACRES (PART OF SECTION 10 PHASE 1)
 -4.548 ACRES (SECTION 5 PHASE 1)
 -5.849 ACRES (SECTION 4 PHASE 1)
 227.255 ACRES REMAINING (INOT 353)

DEC LAND CO. I LLC
 VOL. 0790, PG. 219
 524.666 ACRES

3.900 ACRES LOTS
 0.648 ACRE RIGHT-OF-WAY
 4.548 ACRES TOTAL (SECTION 5 PH. 1)



NORTH



LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-8872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS SECTION 5 PHASE 1



635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

SEE RS 150

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
Based on the Ohio South Zone, Grid North,
NAD 83 (CORS 96), Geoid 03. All coordinates are Grid.

All coordinates shown on this plot are State Plane Grid
Coordinates. The Project Coordinates are relative to the
State Plane Ground Coordinates by a Project Adjustment
Factor multiplier of 1.00001765

MIA-75-15.69

MIAMI COUNTY, OHIO
SPRINGCREEK TOWNSHIP
TOWN 1 RANGE 11 BTM
SECTION 23, 24, 29 & 30

LAND SURVEY VOLUME _____ PAGE _____

PLAT BOOK 24 PAGE 11
MIAMI COUNTY RECORDER'S
RECORDS OF PLATS
RECEIVED FOR RECORD THIS DAY
OF March 20, 2011 AT 3:19 PM
FILE NUMBER 2010-11-56-40
Robert J. Scott
MIAMI COUNTY RECORDER BY DEPUTY



VERTICAL
SCALE IN FEET

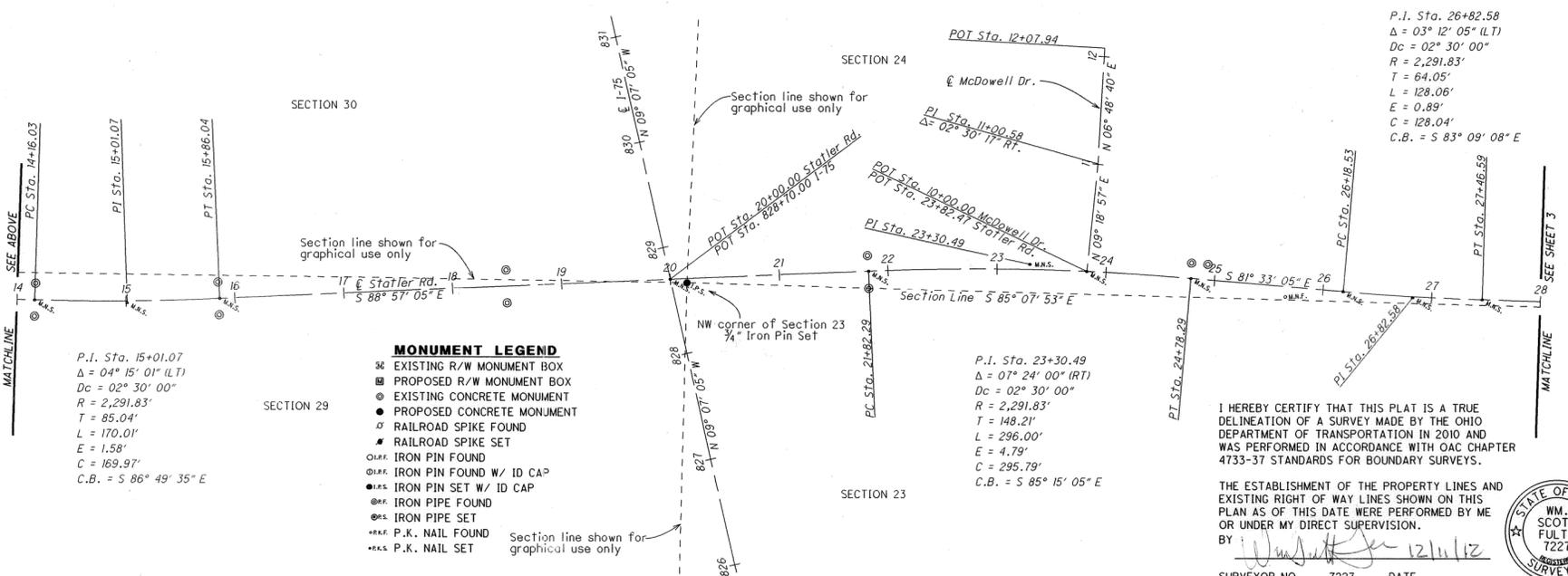
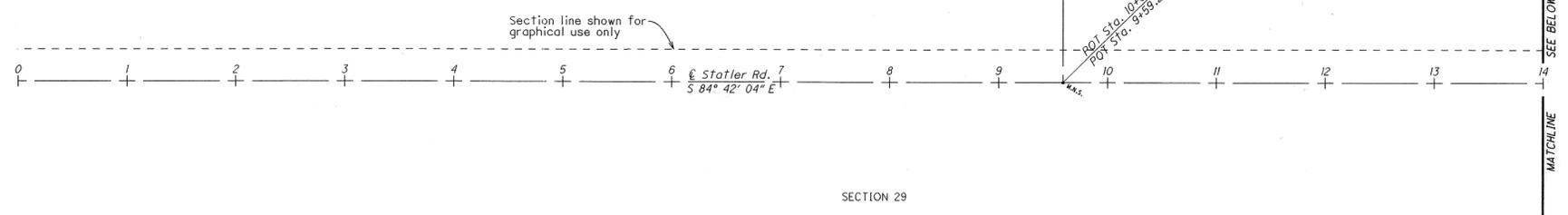
PID NO.
88371

R/W DESIGNER
R/W REVIEWER
RLK

CENTERLINE PLAT

MIA-75-15.69

1/2
2/9



MONUMENT LEGEND

- ☒ EXISTING R/W MONUMENT BOX
- ☒ PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ⊕ RAILROAD SPIKE FOUND
- ⊕ RAILROAD SPIKE SET
- ⊕ IRON PIN FOUND
- ⊕ IRON PIN FOUND W/ ID CAP
- ⊕ IRON PIN SET W/ ID CAP
- ⊕ IRON PIPE FOUND
- ⊕ IRON PIPE SET
- ⊕ P.K. NAIL FOUND
- ⊕ P.K. NAIL SET

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
DELIMITATION OF A SURVEY MADE BY THE OHIO
DEPARTMENT OF TRANSPORTATION IN 2010 AND
WAS PERFORMED IN ACCORDANCE WITH OAC CHAPTER
4733-37 STANDARDS FOR BOUNDARY SURVEYS.

THE ESTABLISHMENT OF THE PROPERTY LINES AND
EXISTING RIGHT OF WAY LINES SHOWN ON THIS
PLAN AS OF THIS DATE WERE PERFORMED BY ME
OR UNDER MY DIRECT SUPERVISION.

BY *Wm. Scott*
SURVEYOR NO. 7227 DATE 12/11/12



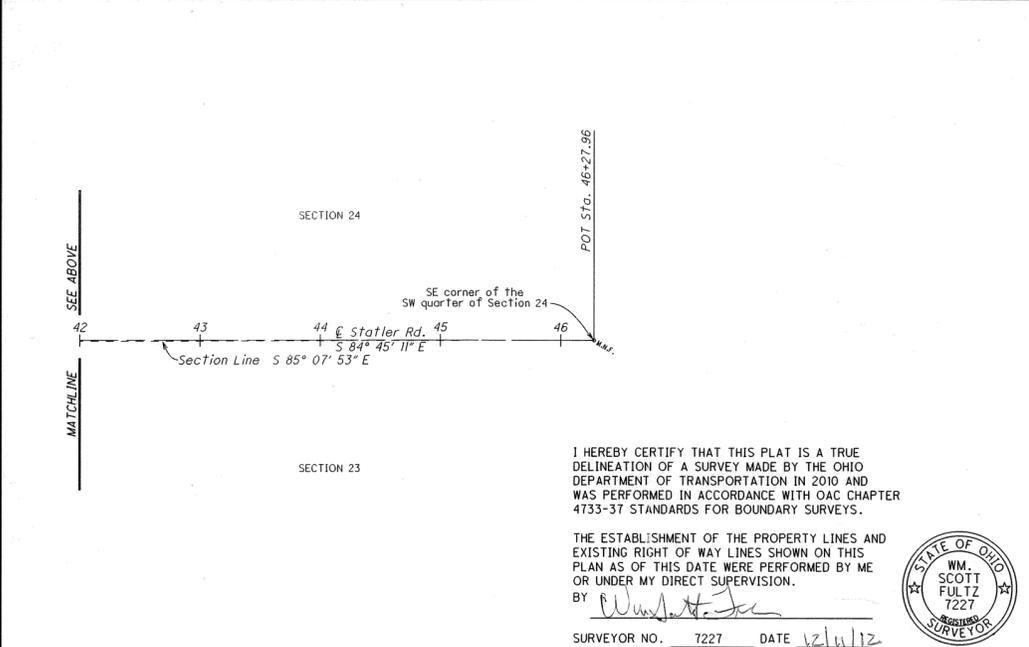
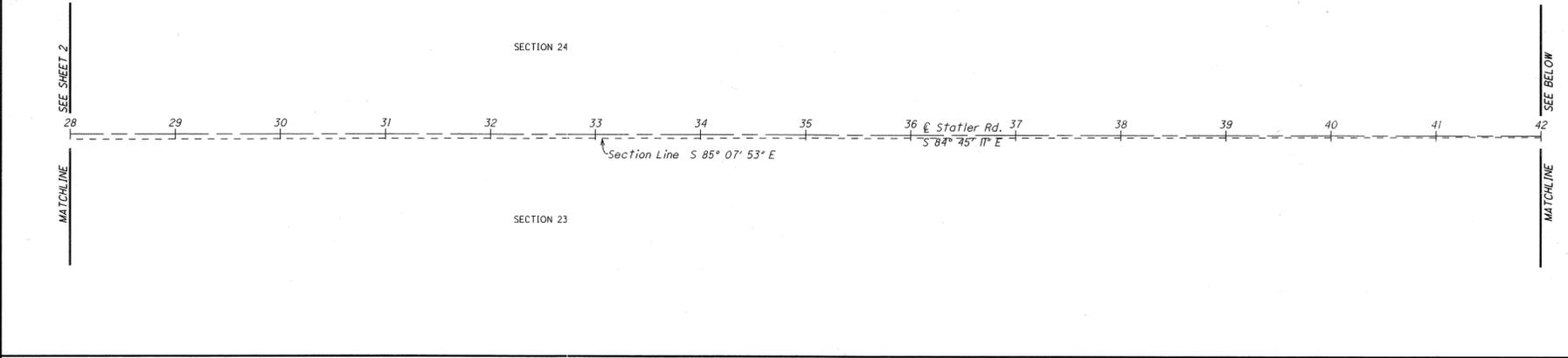
SEE RS 150

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.

MIA-75-15.69
 MIAMI COUNTY, OHIO
 SPRINGCREEK TOWNSHIP
 TOWN 1 R 11 BTM
 SECTION 23, 24, 29 & 30

LAND SURVEY VOLUME _____ PAGE _____
 PLAT BOOK 24 PAGE 17A
 MIAMI COUNTY RECORDER'S
 RECORDS OF PLATS
 RECEIVED FOR RECORD THIS DAY
 OF Dec 21 2011 PM 2:11
 FILE NUMBER 2011-11-11-40
 J. Scott Fultz
 MIAMI COUNTY RECORDER BY DEPUTY

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.



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 2010 AND WAS PERFORMED IN ACCORDANCE WITH OAC CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

BY Wm. Scott Fultz
 SURVEYOR

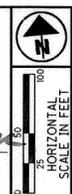
SURVEYOR NO. 7227 DATE 12/11/12



RIGHT OF WAY MONUMENTS SET INSIDE CONSTRUCTION LIMITS (I.e. RIGHT OF WAY MONUMENTS EXPECTED TO BE DISTURBED DURING CONSTRUCTION)

STATION	DIST. FROM € OF R/W		STATE PLANE GRID COORDINATES		R/W MONUMENTS
	LEFT	RIGHT	NORTHING (Y)	EASTING (X)	
STA. 14+16.03		15'	N=782,712.8267	E=1,487,997.2233	1
STA. 14+16.03	15'		N=782,742.6985	E=1,487,999.9938	1
STA. 15+86.04		15'	N=782,703.3554	E=1,488,168.0413	1
STA. 15+86.04	15'		N=782,733.3504	E=1,488,168.5903	1
STA. 18+50.00		15'	N=782,698.5251	E=1,488,168.0413	1
STA. 18+50.00	15'		N=782,728.5201	E=1,488,432.5092	1
STA. 21+82.29		15'	N=782,692.4445	E=1,488,764.1946	1
STA. 21+82.29	15'		N=782,722.4394	E=1,488,764.7435	1
STA. 24+78.29		15'	N=782,697.7926	E=1,489,061.4478	1
STA. 24+93.29		15'	N=782,695.8888	E=1,489,076.2851	1
STA. 26+18.53		15'	N=782,647.5134	E=1,489,195.7624	1
STA. 26+18.53	15'		N=782,677.1879	E=1,489,200.1700	1
STA. 27+46.59		15'	N=782,632.1462	E=1,489,323.7275	1
STA. 27+46.59	15'		N=782,662.0205	E=1,489,326.4710	1
TOTAL TO GENERAL SUMMARY					14

€ of Statler Rd.		PROJECT COORDINATES STATE PLANE GRID		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	DESCRIPTION
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	MAGNAIL	R/W MON.	
POT 9+59.28	€	782,769.9435	1,487,543.8114		1		Magnail set of the intersection of Statler Rd. and Cross Rd.
PC 14+16.03	€	782,727.7631	1,487,998.6036		1		Magnail set
PI 15+01.07	1.58° Rt.	782,719.9092	1,488,083.2851		1		Magnail set
PT 15+86.04	€	782,718.3529	1,488,168.3158		1		Magnail set
POT 20+00.00	€	782,710.7777	1,488,582.2116		1		Magnail set of the intersection of Statler Rd. and I-75
PC 21+82.29	€	782,707.4420	1,488,764.4650		1		Magnail set
PI 23+30.49	4.79° Lt.	782,704.7300	1,488,912.6462		1		Magnail set
PT 24+78.29	€	782,692.9554	1,489,059.2440		1		Magnail set
PC 26+18.53	€	782,662.3502	1,489,197.9694		1		Magnail set
PI 28+82.58	0.89° Rt.	782,652.9404	1,489,261.3210		1		Magnail set
PT 27+46.59	€	782,647.0833	1,489,325.0993		1		Magnail set
POC 23+82.47	€	782,695.0477	1,488,964.2019		1		Magnail set of the intersection of Statler Rd. and McDowell St.
POT 46+27.96	€	782,475.0324	1,491,198.5822		1		Magnail F.d. of SE corner of Section 24
STA. 20+15.05	3.84° Rt.	782,706.6639	1,488,597.1840		1		3/4" Iron pin set of the NW corner of Section 23
TOTAL CARRIED TO GENERAL SUMMARY SHEET					14		



FID NO. 88371
 R/W RECORDER TPW R/W RECORDER RLK

CENTERLINE PLAT

MIA-75-15.69

2/2
 3/9

STREET RIGHT-OF-WAY VACATION
LAKE STREET AND FOUNTAIN BOULEVARD
FOR INLOTS 4951, 4952, & 4953

MIAMI COUNTY RECORDER'S RECORD OF PLATS- RECEIVED FOR RECORDING THIS 13 DAY OF December, 2012 FILE NO. 2020R-17367 FEE 43.20

PIQUA CITY PLANNING COMMISSION

THE VACATION OF THE STREET RIGHT-OF WAY SHOWN HEREON WAS REVIEWED AND RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.

Mark Spiller 12/11/12 CHAIRMAN DATE
C.S. 12-12-12 SECRETARY DATE

PIQUA CITY COMMISSION

THE STREET RIGHT-OF-WAY SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NO. ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.

Lucinda L. Fee 11/15/12 MAYOR DATE
Rebecca J. Gool 11-15-12 CLERK DATE

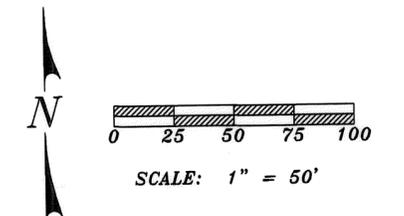
John Alexander
JOHN ALEXANDER
MIAMI COUNTY RECORDER

BY: *Jwendel*
DEPUTY

APPROVED AND TRANSFERRED THIS 13 DAY OF Dec., 2012.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Linda Linneman
BY DEPUTY AUDITOR



BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

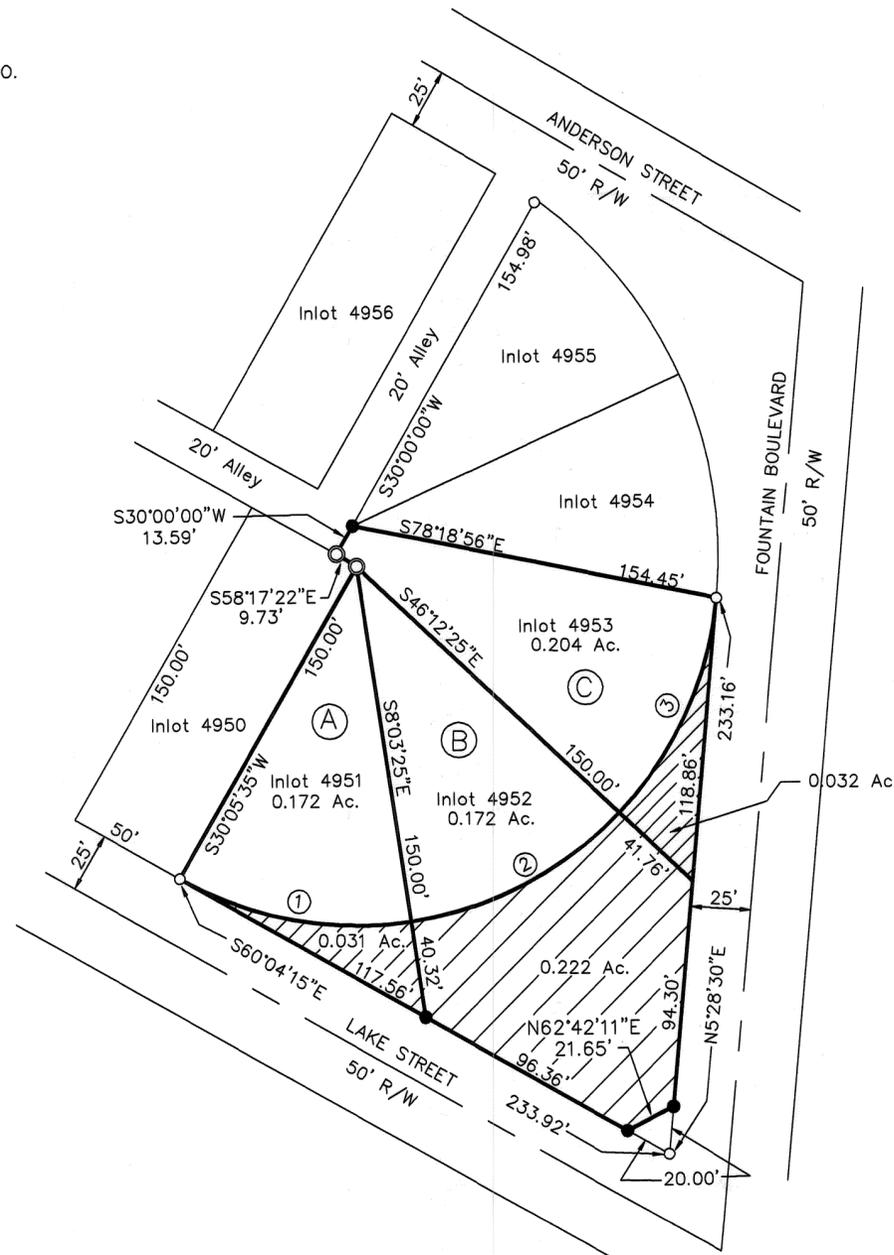
- ⊙ IRON PIPE FOUND
- ⊗ PK NAIL
- ⊗ RAILROAD SPIKE
- REBAR OR PIN
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LUBILL PLS 7557"

SURVEY REFERENCES

Miami County Engineer's Record of Lot Surveys
Survey Volume 7 Page 149

Miami County Recorder's Record Plat Book
Plat Book 3 Page 125

Parcel	Owner	Area Vacated
(A)	W. Joseph III & Lisa R. Anthony D.B. 744 Pg 328	0.031 Ac.
(B)	Sarah Ellzey Daniel Rank Aaron Rank O.R.V. 132 Pg 229	0.222 Ac.
(C)	Sarah Ellzey Daniel Rank Aaron Rank O.R.V. 132 Pg 229	0.032 Ac.



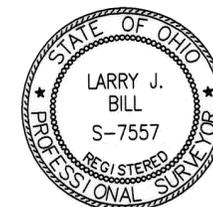
Curve Data ①
Δ = 38°09'00"
R=150.00'
T=51.87'
LC=98.04'
LC BRNG=S78°58'55"E
L=99.88'

Curve Data ②
Δ = 38°09'00"
R=150.00'
T=51.87'
LC=98.04'
LC BRNG=N62°52'05"E
L=99.88'

Curve Data ③
Δ = 38°21'49"
R=150.00'
T=52.18'
LC=98.57'
LC BRNG=N24°53'29"E
L=100.44'

Note: The curve is a broken back between Curve 2 & Curve 3

Larry J. Bill
LARRY J. BILL, P.S. #7557
11/7/2012
DATE



Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

NOTE:

Due to inconsistencies and vague references on the original subdivision plat it is impossible to recreate with certainty the lots as platted in 1926. Furthermore, the sum of the 1926 originally platted lot frontages does not match the total frontage measured and monumented per the 1992 annexation plat. Thus the lot replatted herein was established using occupation lines, and measuring 101.00 feet from an Iron Pin found on the right-of-way line as if the pin marks the northwest corner of Inlot 8188. This pin matches the occupation line though there is no document that represents that this pin was intended to be at a lot corner. The frontage was then established along the right-of-way line at the originally platted distance of two 50.5' lots. The west side lot line was established through the intermediate pin found per Land Survey 26-16 to the alley line 16' from the former railroad boundary line. The east side lot line was established from the front pin through a line clearing the rear existing building by 3.00 feet to the alley line 16' from the former railroad boundary line. When the property lines are established in this way, the east line is approximately the sum of the originally platted frontages from the monuments found at the original subdivision. The east property line is consistent with testimony from property owners on both sides of the line and is documented by a property line agreement filed in the Miami County Recorder's office in

REPLAT OF INLOTS 8184, 8185, & 8186

CITY OF PIQUA

MIAMI COUNTY, OHIO

VOLUME 24 PAGE 19
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 Received for Record this 18 Day of Dec. 2012
 At 10:50 AM
 File # 201202-17592 Fee 43.00

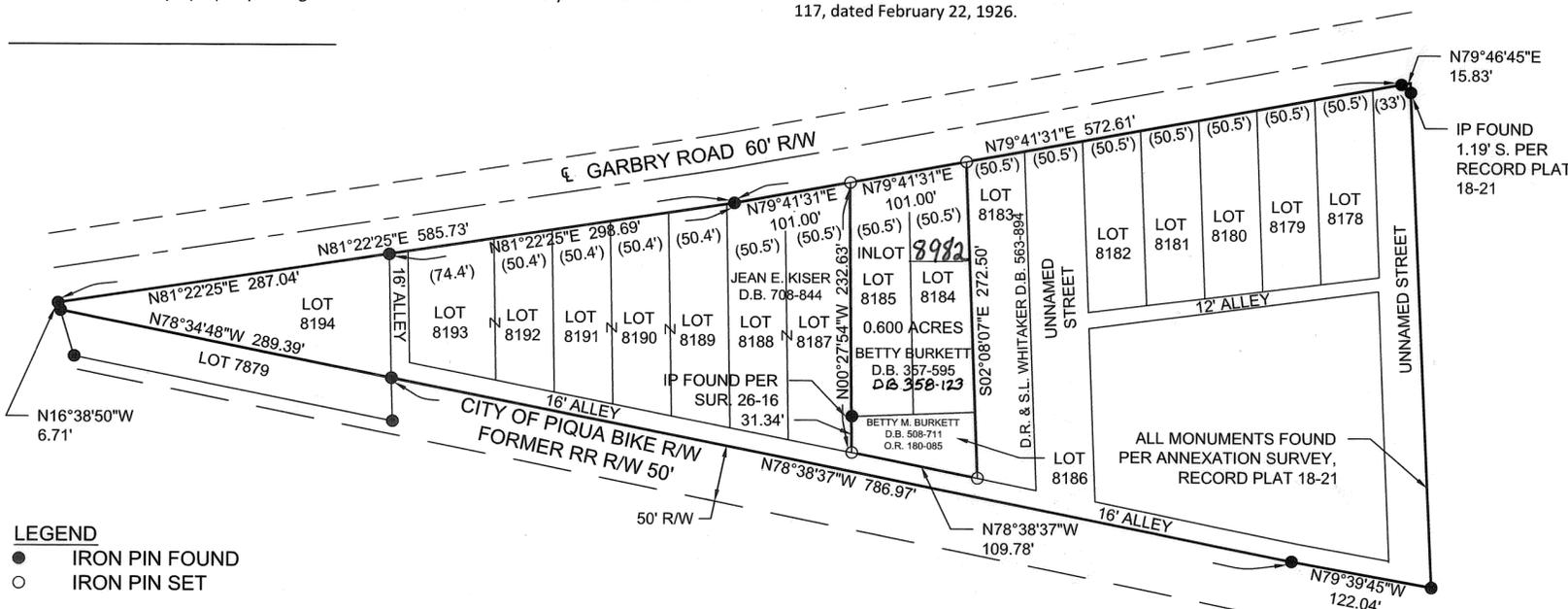
John S. Alexander *Jwendel*
 Miami County Recorder by Deputy Recorder

Miami County Auditor
 Lot Number Assigned this 18 day of Dec.

Matthew W. Plankhardt *Sinda Tinneman*
 Miami County Auditor by Deputy Auditor

NOTE:

Dimensions in parentheses represent apparent lot frontages on Garbry Road per original subdivision survey in Record Plat Volume 3 Page 117, dated February 22, 1926.



Legal Description

Situate in the City of Piqua, Miami County, Ohio and being all of Inlots 8184, 8185 and 8186, formerly platted as Lots number 118 and 119 Harley B. Farree's Subdivision as per Miami County Recorder's Record Plat Volume 3 Plat 117, said property deeded to ~~Charles T. Burkett and Betty M. Burkett~~ by Deed Book 508 Page 711, DEED BOOK 358 PAGE 123, 4 OR BOOK 180 PAGE 85 357 595, Consent * A.K.A. BETTY BURKETT

The undersigned, being all the owners and lien holder of the parcel herein replatted, do hereby consent to the execution of said replat as shown hereon, and do hereby acknowledge the signing of thereof to be a voluntary act and deed.

Charles S. Burkett *Jane A. Henderson*
 Signature Co-Executor Co-Executor

December 6, 2012

Date

Notary Public

Be it remembered that on this 6th day of December before me the undersigned, a notary public in and for the County of Miami, in the State of Ohio, personally appeared Charles S. Burkett and Jane A. Henderson, Co-Executors who executed the foregoing plat, 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 set my hand and notarial seal the day and date above written.

Michael E. Gutmann
 Notary Public



City of Piqua

This Record plat reviewed and approved this 14th day of DECEMBER 2012

Thomas R. Zechman

Surveyor's Certification

I hereby certify that this re-plat is based on a field survey conducted by me and is accurately represented hereon.

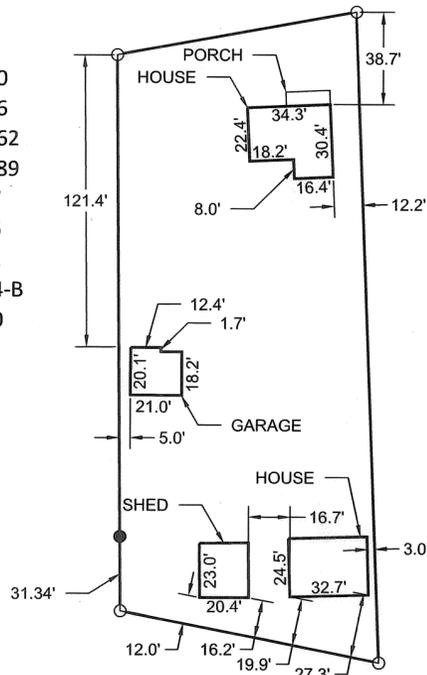
Thomas R. Zechman 12-7-12
 Thomas R. Zechman, Ohio Registered Surveyor No. 7077 Date

LEGEND

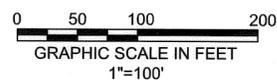
- IRON PIN FOUND
- IRON PIN SET

REFERENCES

- Land Survey Volume 4 Page 330
- Land Survey Volume 26 Page 16
- Land Survey Volume 36 Page 162
- Land Survey Volume 36 Page 189
- Record Plat Volume 3 Page 117
- Record Plat Volume 15 Page 46
- Record Plat Volume 18 Page 21
- Lot Survey Volume 17 Page 144-B
- Lot Survey Volume 23 Page 140
- Deed Book 357-595
- Deed Book 508-711
- O.R. 180-085



BLOWUP OF BUILDING LOCATIONS



SURVEY FOR BETTY M. BURKETT IN MIAMI COUNTY, OHIO
 - NOVEMBER 24, 2012

THOMAS R. ZECHMAN
 7077

THOMAS R. ZECHMAN
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #7077
 1025 LAURA DRIVE
 PIQUA, OHIO 45356
 (937) 773-9479

CARRIAGE TRAILS

SECTION 15 PHASE IV PART INLOT 352

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
DECEMBER 2012

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 322, PAGE 782, OF 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.

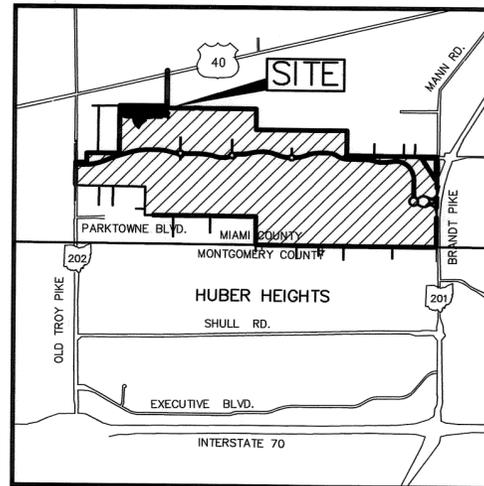
EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER 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.

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

[Signature]

By: *[Signature]*
Diana K. Colyer,
Assistant Secretary
and Treasurer

[Signature]



LOCATION MAP
NO SCALE

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 13th DAY OF December, 2012, 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 02/02/2017

[Signature]
NOTARY PUBLIC



ERIN O'ROURKE
Notary Public, State of Ohio
My Commission Expires 02/02/2017

CONSENT OF LIENHOLDER PEOPLES BANK NATIONAL ASSOCIATION

BY: *[Signature]*
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF December, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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 HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

[Signature]
NOTARY PUBLIC



CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission Expires 12/31/12

No expiration
MY COMMISSION EXPIRES:

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 15, Phase IV are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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.

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 & VOL. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG.91 P.B. 23, PG.87
P.B. 22, PG.80 P.B. 23, PG.11
P.B. 22, PG.89 P.B. 22, PG.25
P.B. 23, PG.28 P.B. 23, PG.70

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOL. 54, PG. 136

VOLUME 24 PAGE 20
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 21ST
DAY OF DEC., 2012 FOR
FILING AT 3:14P M.
FILE NO. 201202-17846
FEE 86.40

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

AUDITOR

TRANSFERRED ON THE 21 DAY OF Dec., 2012

[Signature]
MIAMI COUNTY AUDITOR
[Signature]
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 12/19, 2012

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 121.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN 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.

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

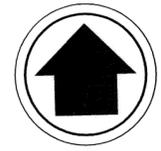


[Signature]
BY: *[Signature]* 12/13/12
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



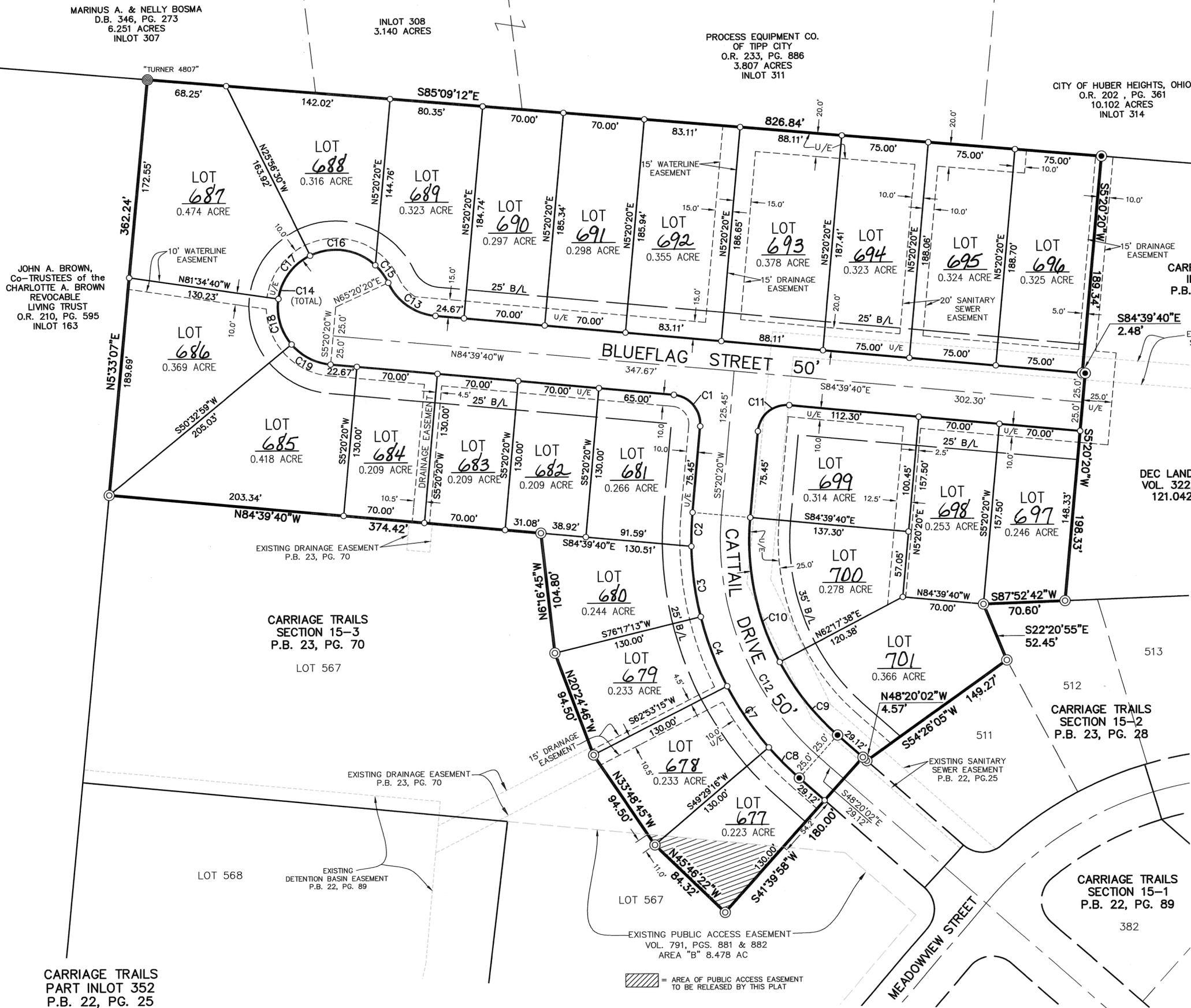
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



(IN FEET)
 1 inch = 60 ft.

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	N39°39'39"W	35.36'
C2	29.61'	275.00'	6°10'06"	S2°15'17"W	29.59'
C3	61.84'	275.00'	12°53'02"	S7°16'16"E	61.71'
C4	64.31'	275.00'	13°23'58"	S20°24'46"E	64.17'
C7	64.31'	275.00'	13°23'58"	S33°48'45"E	64.17'
C8	37.54'	275.00'	7°49'18"	S44°25'23"E	37.51'
C9	81.01'	225.00'	20°37'40"	S38°01'12"E	80.57'
C10	129.77'	225.00'	33°02'42"	S11°11'01"E	127.98'
C11	39.27'	25.00'	90°00'00"	S50°20'20"W	35.36'
C12	234.19'	250.00'	53°40'22"	S21°29'51"E	225.72'
C13	52.36'	50.00'	60°00'00"	S54°39'40"E	50.00'
C14	209.44'	50.00'	240°00'01"	S35°20'20"W	86.60'
C15	19.01'	50.00'	21°47'10"	N35°33'15"W	18.90'
C16	60.65'	50.00'	69°29'40"	N81°11'40"W	57.00'
C17	48.55'	50.00'	55°38'11"	S36°14'25"W	46.67'
C18	42.24'	50.00'	48°24'16"	S15°46'49"E	41.00'
C19	38.99'	50.00'	44°40'43"	S62°19'18"E	38.01'

**CARRIAGE TRAILS
 PART INLOT 352
 P.B. 22, PG. 25
 158.958 ACRES**
 -9.294 ACRES SECTION 15
 -7.772 ACRES SECTION 12 PHASE I
 -6.767 ACRES SECTION 15 PHASE II
 -11.098 ACRES SECTION 15 PHASE III
 -8.793 ACRES SECTION 15 PHASE IV
 115.234 ACRES (REMAINING)

**CARRIAGE TRAILS
 SECTION 15 PHASE IV
 1.310 ACRES RIGHT-OF-WAY
 7.483 ACRES LOTS
 8.793 ACRES TOTAL**

**CARRIAGE TRAILS
 SECTION 15 PHASE IV**



635 Brooksedge Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

MUTUAL FEDERAL SAVINGS BANK REPLAT OF LOT 8983 AND LOT 8984

TRANSFERRED THIS 11TH DAY
OF FEBRUARY, 2013

PLAT BOOK 24, PAGE 22
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 11TH DAY
OF FEB., 2013, AT 3:44:00 PM.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

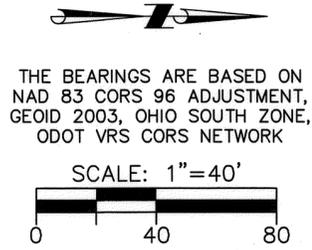
FILE No. 2013DR-02198 FEE 43.20
Jessica A. Lopez
JESSICA A. LOPEZ, RECORDER
Janet
DEPUTY

BY: Joyce Mailhot
DEPUTY AUDITOR

DEED REFERENCE
DEED BOOK 649, PAGE 567
DEED BOOK 666, PAGE 753
DEED BOOK 699, PAGE 955
OFFICIAL RECORD 110, PAGE 373

SURVEY REFERENCE
LOT SURVEY 9, PAGE 69
LOT SURVEY 10, PAGE 13
LOT SURVEY 11, PAGE 59
LOT SURVEY 11, PAGE 179
LOT SURVEY 12, PAGE 69
LOT SURVEY 12, PAGE 106
LOT SURVEY 15, PAGE 88
LOT SURVEY 16, PAGE 42
LOT SURVEY 23, PAGE 71
REC. PLAT BOOK 24, PAGE 21

2.747 8983 & 8984 PIQUA MIAMI, OHIO
ACREAGE LOT CITY COUNTY



THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT,
GEOID 2003, OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK

PT. OL 313
JAMES A. PRINTZ II
DB 670/173

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: MUTUAL FEDERAL SAVINGS BANK

[Signature] CEO & PRESIDENT
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

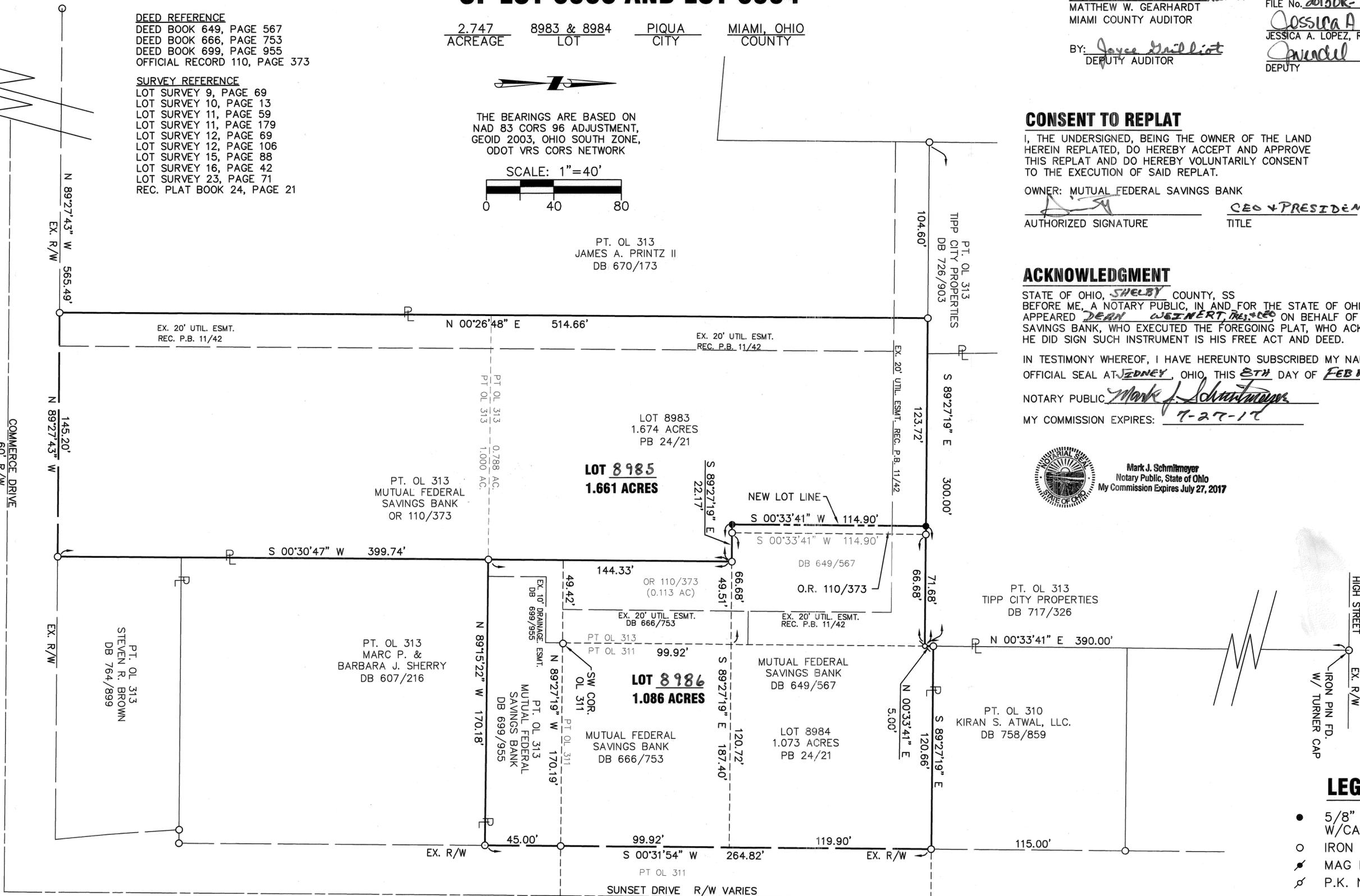
STATE OF OHIO, SHELBY COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED DEAN WEINERT, RES. CEO ON BEHALF OF MUTUAL FEDERAL
SAVINGS BANK, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT
HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT JEDNEY, OHIO, THIS 8TH DAY OF FEBRUARY, 2013.

NOTARY PUBLIC Mark J. Schmitmeyer
MY COMMISSION EXPIRES: 7-27-17



Mark J. Schmitmeyer
Notary Public, State of Ohio
My Commission Expires July 27, 2017



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✱ P.K. NAIL FOUND

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED
BY ME THIS 11TH DAY OF FEBRUARY, 2013.

Christopher W. Schmesing
CHRISTOPHER W. SCHMESING
CITY OF PIQUA PLANNER

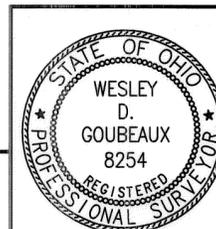
DESCRIPTION

BEING A REPLAT OF LOT 8983 AND LOT 8984 AS SHOWN ON
PLAT BOOK 24, PAGE 21, AND OWNED BY MUTUAL FEDERAL
SAVINGS BANK AS DESCRIBED IN DEED BOOK 649, PG 567,
DEED BOOK 666, PAGE 753, DEED BOOK 699, PAGE 955, AND
OFFICIAL RECORD 110, PAGE 373.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

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

02-07-2013
DATE



CHOICE **ONE** ENGINEERING
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

DATE:	02-7-2013
DRAWN BY:	WDG
JOB NUMBER:	MIAPIQ1303PLAT
SHEET NUMBER	1 OF 1

REPLAT OF INLOT 3237

SECTION 22, TOWN 4, RANGE 6 EAST
 CITY OF TIPP CITY, MIAMI COUNTY, OHIO
2.287 ACRES TOTAL
 NOVEMBER 27, 2012

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED THIS
20 DAY OF Feb., 2013

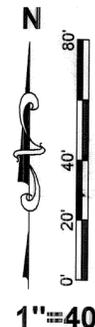
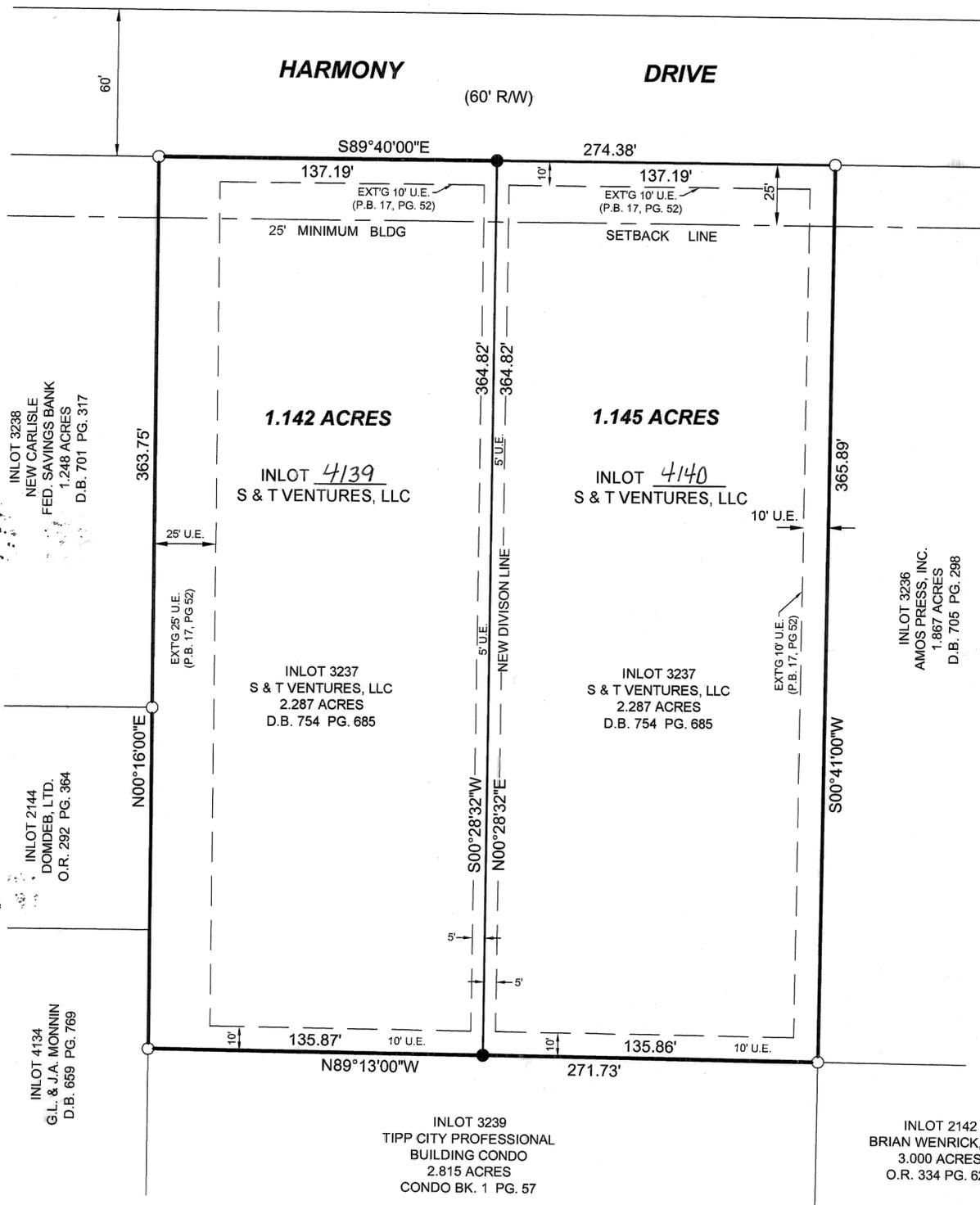
PLAT BOOK 24, PAGE 23
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 20th DAY OF FEBRUARY 2013

Matthew W. Bearhardt
 MIAMI COUNTY AUDITOR
Linda J. Jumper
 DEPUTY AUDITOR

FILE No. 201302-02419 FEE: \$ 43.20
Jessica A. Lopez
 MIAMI COUNTY RECORDER

Orinell
 DEPUTY

INLOT 3233
 G & A ALLEN REAL ESTATE
 11.633 ACRES
 D.B. 799 PG. 680



BEARINGS WERE MADE TO AGREE WITH
 THE BEARINGS SHOWN IN PLAT BOOK 17,
 PAGE 52 OF THE MIAMI COUNTY
 ENGINEER'S PLAT RECORDS

- LEGEND**
- IRON PIN FOUND (5/8" DIA)
 - IRON PIN SET (5/8"x30")

SURVEY REFERENCES
 PLAT BOOK 17, PAGE 52
 MIAMI COUNTY PLAT RECORDS

DESCRIPTION

THE WITHIN REPLAT, BEING ALL OF INLOT 3237, TIPP COMMERCE PARK AS RECORDED IN PLAT BOOK 17, PAGE 52, OF THE MIAMI COUNTY PLAT RECORDS.

MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN IN ACCORDANCE WITH THE MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS.

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
 DAVID R. WINEMILLER
 OHIO REGISTERED LAND SURVEYOR No. 7197



DEDICATION

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

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

Timothy W. Priddy *Shary Priddy* *Jack Vogel*
 TIMOTHY W. PRIDDY, PRESIDENT WITNESS WITNESS
 S & T VENTURES, LLC., OWNER

LIENHOLDER: NONE

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 14 DAY OF February, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, S & T VENTURES, LLC., BY ITS PRESIDENT TIMOTHY W. PRIDDY, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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.

Janice M. Bates
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES April 1, 2017



S.S. COUNTY OF MIAMI, STATE OF OHIO

TIMOTHY W. PRIDDY, BEING DULY SWORN THIS 14 DAY OF February, 2013 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS REPLAT HAVE UNITED IN ITS EXECUTION.

Timothy W. Priddy
 TIMOTHY W. PRIDDY, PRESIDENT
 S & T VENTURES, LLC.

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

Janice M. Bates
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES April 1, 2017



CITY OF TIPP CITY PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO
 AT A MEETING HELD ON THIS 12th DAY OF February, 2013

Stacy M. Wall
 CHAIRPERSON

Marilyn A. Frances
 SECRETARY

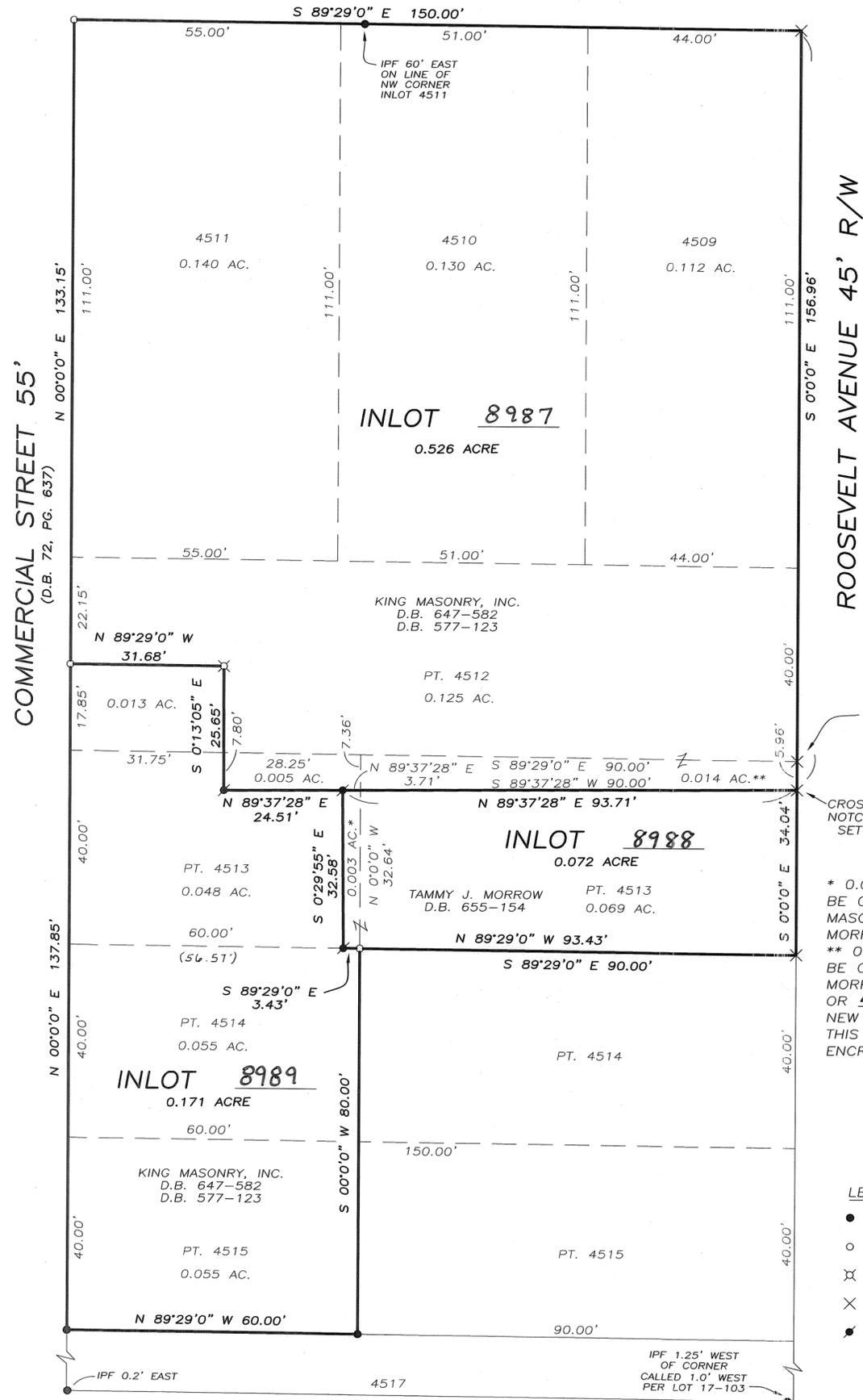
INLOT 2142
 BRIAN WENRICK, LLC
 3.000 ACRES
 O.R. 334 PG. 620

INLOT 3239
 TIPP CITY PROFESSIONAL
 BUILDING CONDO
 2.815 ACRES
 CONDO BK. 1 PG. 57

KING MASONRY, INC. REPLAT
CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF INLOTS 4509, 4510, 4511, 4512, PARTS INLOTS 4513, 4514, 4515

YOUNG STREET 46.5' R/W



SURVEY NOTES:

1. THE EXTERIOR BOUNDARIES FOR THIS REPLAT WERE HONORED FROM MONUMENTATION FOUND AS ORIGINALLY SET IN LOT SURVEY 15-118 AND 15-124. THE INTERIOR ANGLE AT THE SOUTHWEST CORNER OF THE YOUNG STREET / ROOSEVELT AVENUE INTERSECTION WAS SHOWN AS 90°-16' ON LOT SURVEY 15-118 BUT WAS FIELD MEASURED TO BE 90°-31' WHICH CLOSELY MATCHES THE INTERSECTION ANGLE SHOWN ON LOT SURVEY 17-103.

2. YOUNG STREET WAS ORIGINALLY ESTABLISHED AT A WIDTH OF 36.5 FEET, BY PLAT RECORDED IN DEED VOL. 15, PG. 488. THE CITY OF PIQUA WIDENED YOUNG STREET TO A WIDTH OF 46.5 FEET, AS EVIDENCED BY ORDINANCES A-841-V3 (FEB. 4, 1889) AND A-847-V3 (APRIL 3, 1889), BY APPROPRIATING 5 FEET FROM THE PROPERTIES ON EITHER SIDE OF THE STREET. LOT SURVEY VOL. 15, PG. 118 ESTABLISHES THE SOUTH LINE OF YOUNG STREET AS BEING 7.33 FEET SOUTH OF THE CURB FACE, BUT INDICATES A R/W WIDTH OF 43 FEET. THIS WIDTH IS MATCHED BY SURVEYS FILED IN LOT SURVEY VOL. 15, PG. 124 AND VOL. 17, PG. 103. THE MONUMENTS FOUND ALONG THIS LINE ARE BEING HONORED FOR THE PURPOSE OF THIS REPLAT, ALTHOUGH THEY APPEAR TO BE APPROXIMATELY 0.5 FOOT NORTH OF A LINE PARALLEL TO AND 23.25 FEET SOUTH OF THE CENTER OF THE PHYSICAL PAVEMENT. ADDITIONALLY, THESE EXISTING MONUMENTS ALONG THE SOUTH LINE OF YOUNG STREET ARE APPROXIMATELY 0.3 FOOT NORTH OF AN EXISTING OLDER CHAIN LINK SECURITY FENCE AND ARE APPROXIMATELY 0.4 FOOT BEHIND THE BACK OF A 4 FOOT SIDEWALK, THUS MATCHING WHAT BOTH THE CITY AND PROPERTY OWNERS ARE OCCUPYING.

* 0.003 AC. PART INLOT 4513 TO BE CONVEYED FROM KING MASONRY, INC. TO TAMMY J. MORROW OR 406, PG. 317

** 0.014 AC. PART INLOT 4513 TO BE CONVEYED FROM TAMMY J. MORROW TO KING MASONRY, INC. OR 406, PG. 315

NEW PROPERTY LINES CREATED BY THIS REPLAT TO CORRECT BUILDING ENCROACHMENT.

- LEGEND**
- IRON PIN FOUND
 - 5/8" DIA. CAPPED IRON PIN SET
 - ⊗ R.R. SPIKE SET
 - ⊗ CROSS NOTCH IN CONCRETE FOUND
 - MAG NAIL SET IN CONCRETE

PLAT BOOK 24 PAGE 24

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 25TH DAY

OF FEBRUARY 2013, AT 10:30 AM.

FILE # 2013 OK-02813

FEE \$ 86.40

Jessica A. Lopez Jwendel
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Feb 25, 2013

Matthew W Gearhardt Joyce Gridditt
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOTS 4509, 4510, 4511, 4512, PARTS INLOTS 4513, 4514, 4515 AS ACQUIRED BY KING MASONRY, INC. (DEED BOOK 647, PG. 582) BY DEED BOOK 577, PAGE 123 AND OFFICIAL RECORD 406, PAGE 315 (0.014 AC. PT. 4513) AND BY TAMMY J. MORROW BY DEED BOOK 655, PAGE 154 AND OFFICIAL RECORD 406, PAGE 317 (0.003 AC. PT. 4513).

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 5TH DAY OF DECEMBER 2012.

Chris

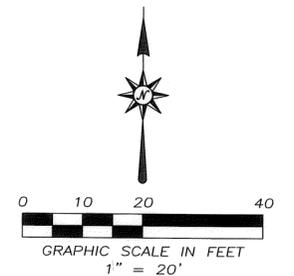
BZA RESOLUTION # 15-12

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 15, PAGE 118
VOLUME 15, PAGE 124
VOLUME 17, PAGE 103

MIAMI COUNTY RECORDER'S PLAT RECORDS:
VOLUME 3, PAGE 37

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOLUME 647, PAGE 582
VOLUME 655, PAGE 154



SURVEY FOR KING MASONRY, INC. IN MIAMI COUNTY, OHIO ~ NOVEMBER 13, 2012

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

KING MASONRY, INC. REPLAT
CITY OF PIQUA, MIAMI COUNTY, OHIO

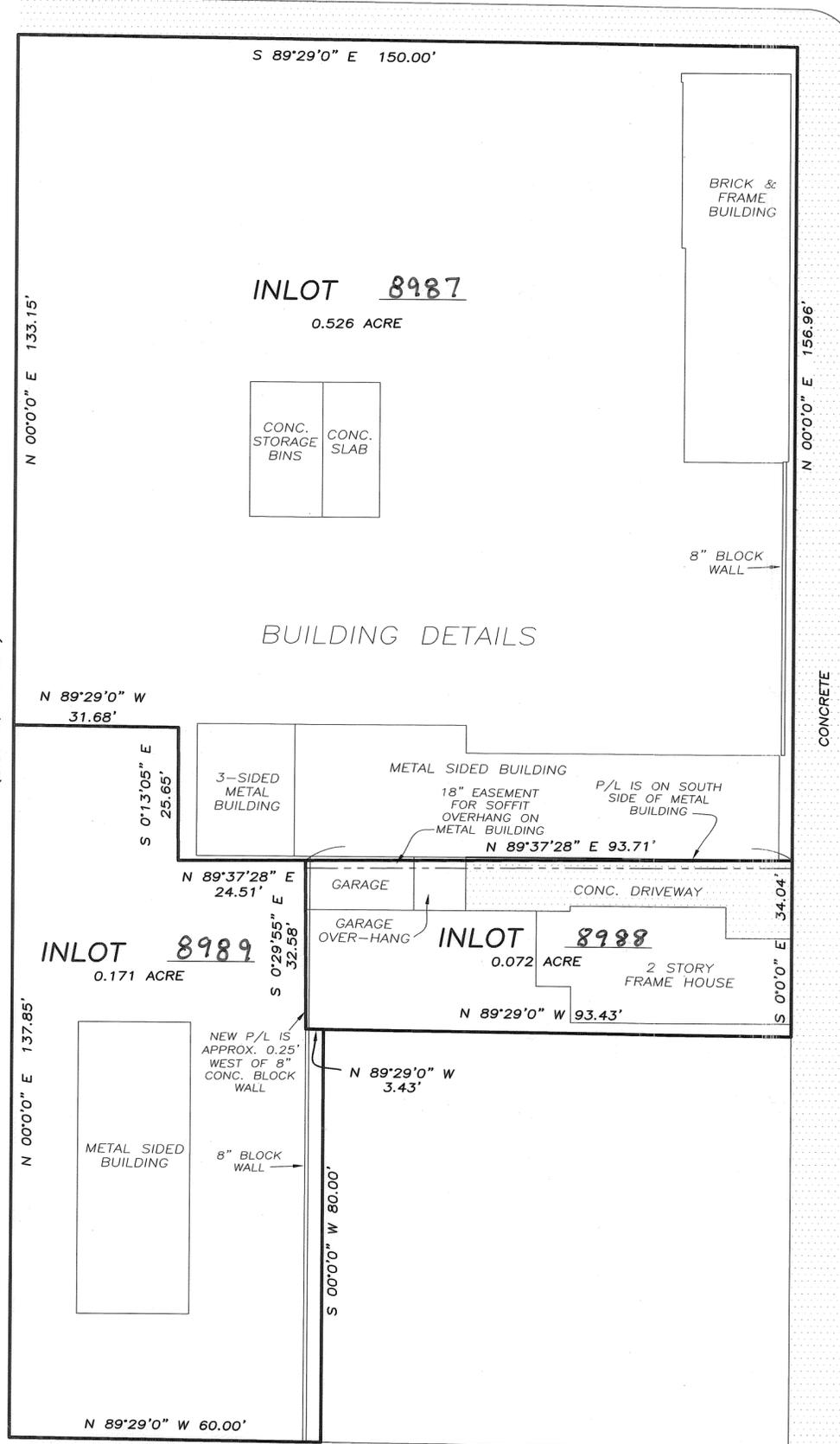
BEING A REPLAT OF INLOTS 4509, 4510, 4511, 4512, PARTS INLOTS 4513, 4514, 4515

YOUNG STREET 46.5' R/W

PLAT BOOK 24 PAGE 24A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

COMMERCIAL STREET 55'
(D.B. 72, PG. 637)



ROOSEVELT AVENUE 45' R/W

CONSENT

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

OWNERS & LIENHOLDERS

Stephen D. King Owner
KING MASONRY, INC.
STEPHEN D. KING, OWNER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 10th DAY OF December, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE NAMED WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Bobbie A. Woods
NOTARY PUBLIC

BOBBIE A. WOODS
Notary Public, State of Ohio
MY COMMISSION EXPIRES: June 15, 2014

Tammy J. Morrow
TAMMY J. MORROW

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 10th DAY OF December, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE NAMED WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Bobbie A. Woods
NOTARY PUBLIC

BOBBIE A. WOODS
Notary Public, State of Ohio
MY COMMISSION EXPIRES: June 15, 2014

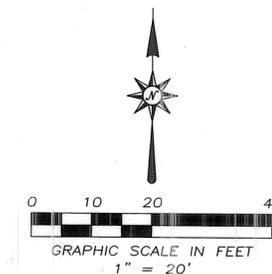
Steven Barnes
AGENT FOR U.S. BANK N.A. STEVEN BARNES, V.P.

WISCONSIN, WINNEBAGO
STATE OF ~~OHIO~~, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 11 DAY OF February, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE NAMED WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Christine S. Roehl
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/2017



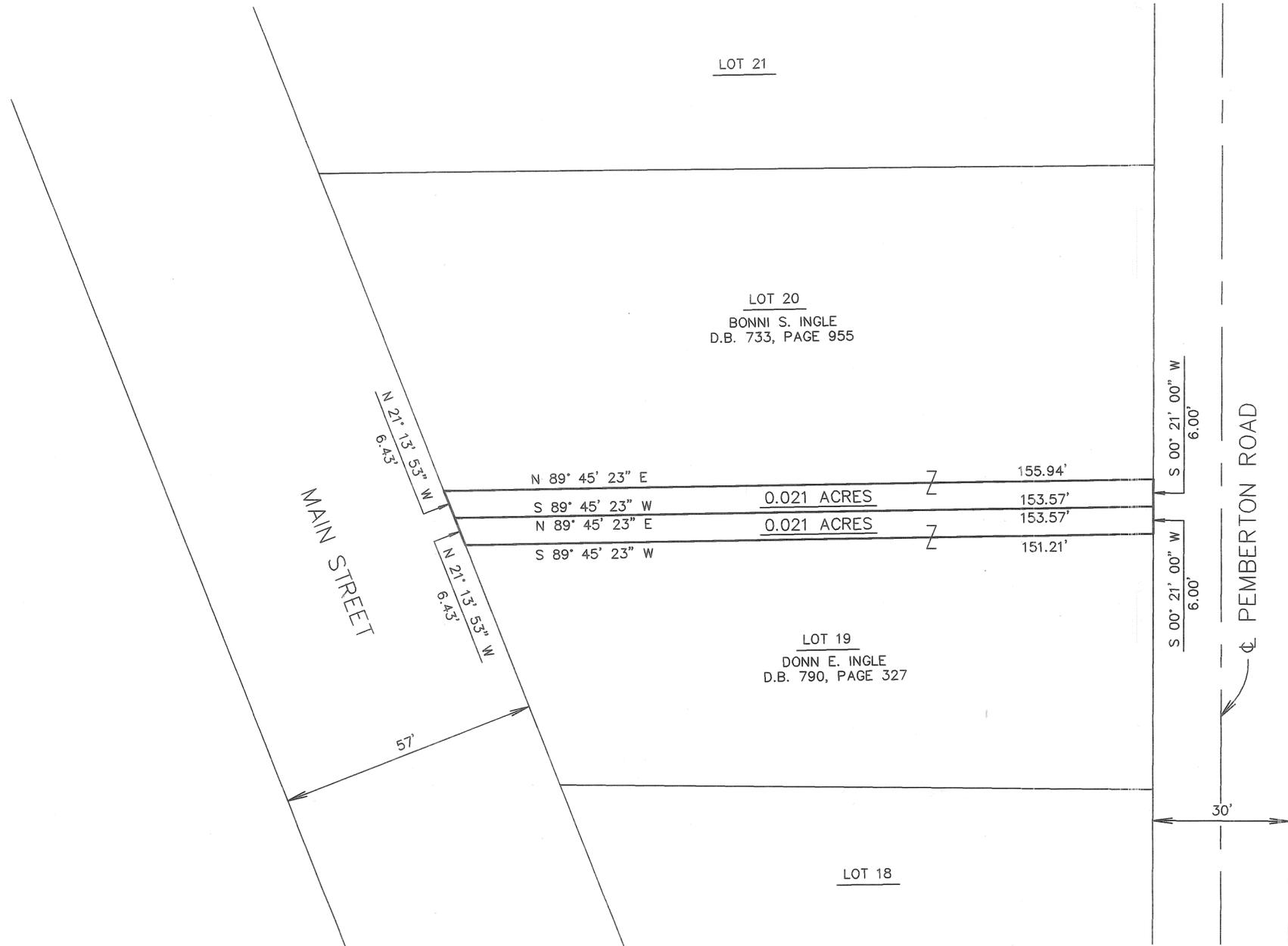
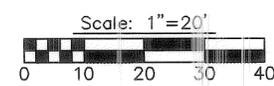
ALLEY VACATION PLAT
OF 7th ALLEY, SITUATED
BETWEEN LOTS 19 AND 20
PLAT BOOK 01, PAGE 13
IN THE VILLAGE OF LAURA,
MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 25
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 2/25/13, 2013 AT 2:15 P
FILE NO. 201302-02870 FEE 43.20

Jessica A. Lopez BY: L. McCoy
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 25
DAY OF Feb., 2013.

Matthew W. Heath BY: Linda Jirassaman
MIAMI COUNTY AUDITOR DEPUTY



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE PROPERTY OWNERS ADJOINING THE ALLEY HEREON SHOWN FOR VACATION, DO HEREBY CONSENT TO SAID VACATION.

<u>Arlene Barton</u> DONN E. INGLE ESTATE ARLENE BARTON	<u>Marcia L. Smith</u> WITNESS
<u>Bonni S. Ingle</u> BONNI S. INGLE	<u>Dawn M. Moore</u> WITNESS
	<u>Kristin</u> WITNESS
	<u>Dawn M. Moore</u> WITNESS

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 AND EXECUTION OF THE ALLEY VACATION SHOWN HEREON TO BE THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THIS 15th DAY OF FEB, 2013.

Kenneth D. Saunders
NOTARY PUBLIC
MY COMMISSION EXPIRES January 2015

APPROVAL

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF LAURA, OHIO, HELD THIS 11 DAY OF FEBRUARY, 2013. THIS VACATION WAS APPROVED.

Paul PRESIDENT
Stitch Slagle CLERK

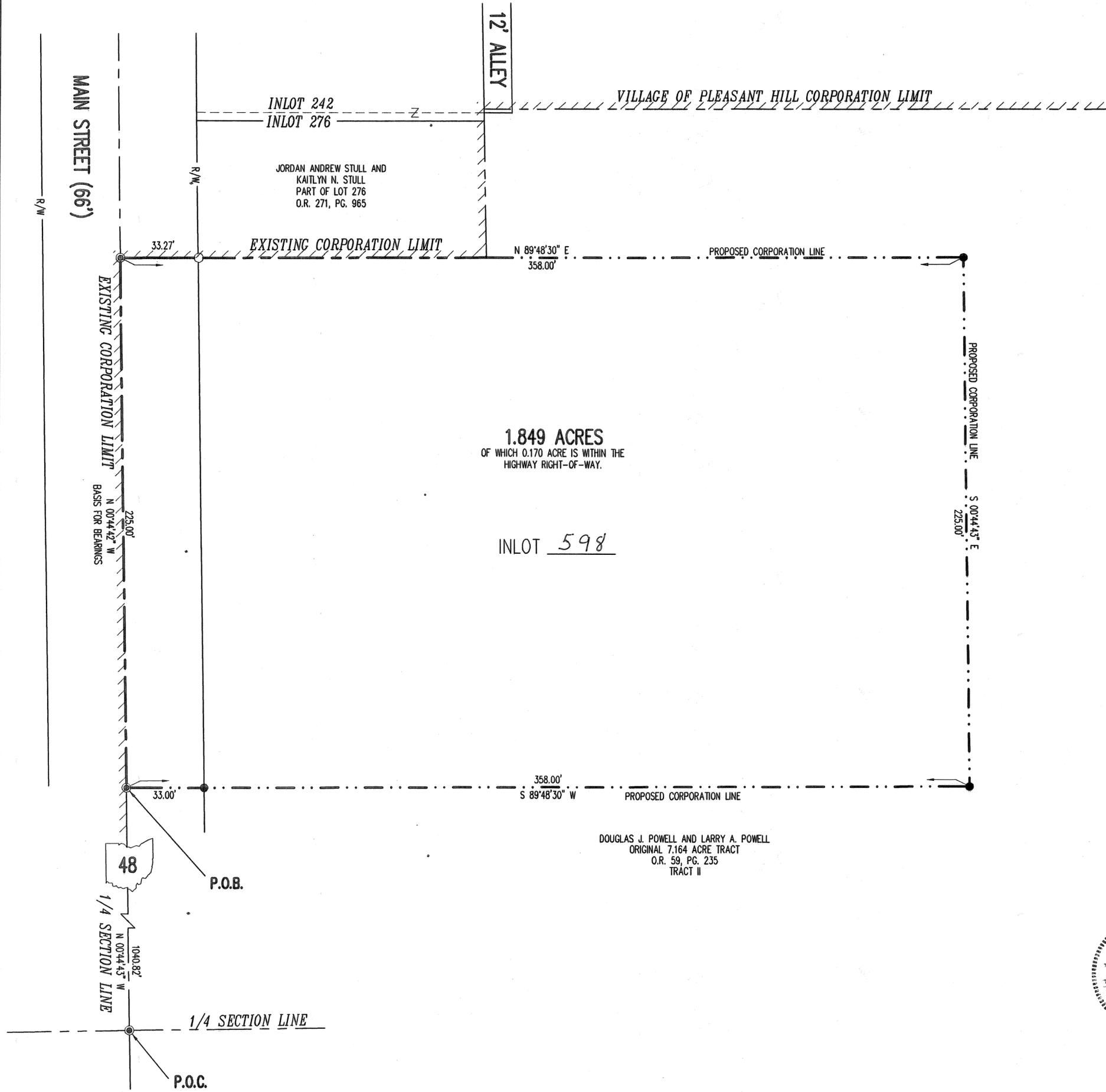


Michael W. Cozatt 2/11/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 16412VAC Ph. (937) 339-2921

VACATION NOTE:
THE ALLEY BEING VACATED IS SHOWN AS FIELD LOCATED ACCORDING TO USAGE. SUBSTANTIAL ERRORS IN THE NORTH-SOUTH DIMENSIONING OF THE ORIGINAL PLAT DO NOT ALLOW EXACT DETERMINATION OF THE ALLEY LOCATION.

ANNEXATION TO THE VILLAGE OF PLEASANT HILL CONTAINING 1.849 ACRES LOCATED IN SECTION 20, TOWN 7, RANGE 5, NEWTON TOWNSHIP, MIAMI COUNTY, OHIO



PLAT BOOK 24 PAGE 24
 MIAMI COUNTY RECORDER'S PLAT RECORDS RECEIVED 3-29-13 AT 11:13 AM
 FILE NO. 2013AR-01750 43.20
 BY: Rebecca Simpson
 MIAMI COUNTY RECORDER DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN DEED BOOK _____, PAGE _____
 APPROVED AND TRANSFERRED WITH LOT NUMBER ASSIGNED THIS 29 DAY
 OF March 2013.

Matthew W. Gearhardt Srida Viswanath
 MATTHEW W. GEARHARDT DEPUTY
 MIAMI COUNTY AUDITOR

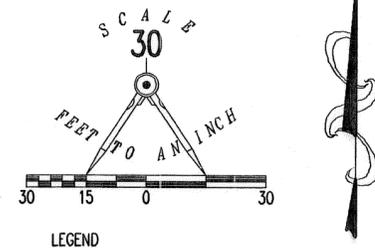
APPROVAL BY THE MIAMI COUNTY ENGINEER
 THIS PLAT WAS REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER
 THIS 19 DAY OF Sept., 2012.
Paul P. Huelskamp
 PAUL P. HUELSKAMP
 MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
 THE ANNEXATION OF THE FOREGOING AREA TO THE VILLAGE OF PLEASANT
 HILL, OHIO WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS
 THIS 20 DAY OF March, 2013

(Absent)
 JOHN W. O'BRIEN
 MIAMI COUNTY COMMISSIONER
John F. Evens
 JOHN F. EVENS
 MIAMI COUNTY COMMISSIONER
Richard L. Cultice
 RICHARD L. CULTICE
 MIAMI COUNTY COMMISSIONER

APPROVAL BY THE VILLAGE OF PLEASANT HILL, OHIO
 AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO,
 HELD THIS 29 DAY OF March, 2013 THIS PLAT WAS APPROVED AND
 ACCEPTED BY RESOLUTION NUMBER 2013
Gary B. Johnston
 GARY B. JOHNSTON
 MAYOR PRESIDENT OF COUNCIL

FISCAL OFFICER _____



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED
 ON EXISTING RECORDS AS REFERENCED HEREON.

William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 SEPTEMBER 7, 2012

COPYRIGHT 2012 BY:
LEE SURVEYING & MAPPING CO., INC.
 117 North Modriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LSMINC.US
 surveys@lsminc.us
 ADW D0612 5349ANNEX L-5349-2

**ADDITIONAL RIGHT-OF-WAY
GEARHART ROAD NO. T-169
SECTIONS 14, 20, TOWN 2, RANGE 10
ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO**

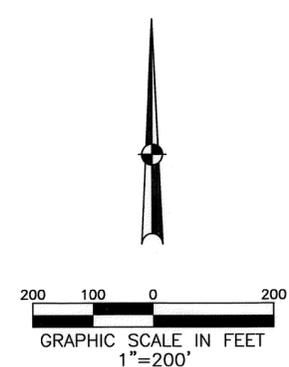
PLAT BOOK 24 PAGE 27

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 16TH DAY
OF April, 2013 AT 9:53:58 A.M.
FILE NO. 201308-05669 FEE 0

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

BY *Robb Schmalzer*
DEPUTY RECORDER

ROAD RECORD
VOLUME 9 PAGE 28



REFERENCES

LAND SURVEYS:

- VOL. 14 PG. 38
- VOL. 24 PG. 35
- VOL. 26 PG. 198
- VOL. 29 PG. 141
- VOL. 34 PG. 43
- VOL. 46 PG. 121
- VOL. 46 PG. 167
- VOL. 49 PG. 79
- VOL. 50 PG. 88
- VOL. 51 PG. 22
- VOL. 53 PG. 98

BASIS OF BEARINGS:

LND. SUR. VOL. 46 PG. 121

LEGEND

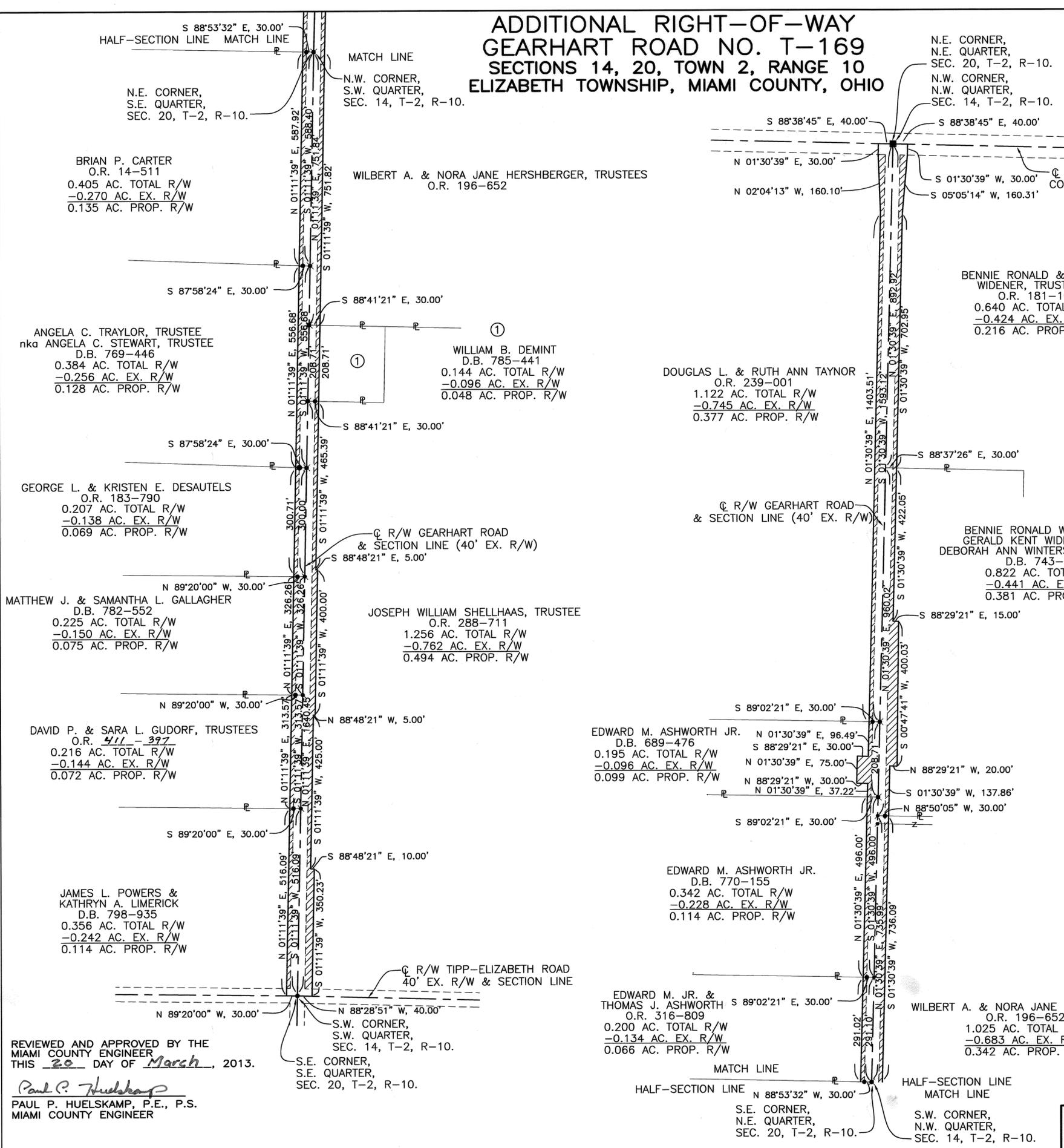
- GIN SPINDLE FOUND
- MAG NAIL FOUND
- RR SPIKE FOUND
- IRON PIN FOUND
- MAG SPIKE FOUND

▨ AREA IN ADDITIONAL RIGHT-OF-WAY

----- EXISTING R/W LINE

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
JAMES L. POWERS & KATHRYN A. LIMERICK	V.798, P.935	O.R. 413, P. 126
DAVID P. & SARA L. GUDORF, TRUSTEES	O.R. 411, P. 397	O.R. 413, P. 102
MATTHEW J. & SAMANTHA L. GALLAGHER	V.782, P.552	O.R. 413, P. 123
GEORGE L. & KRISTEN E. DESAUTELS	O.R.183, P.790	O.R. 413, P. 135
ANGELA C. TRAYLOR, TRUSTEE, nka ANGELA C. STEWART, TRUSTEE	V.769, P.446	O.R. 413, P. 132
BRIAN P. CARTER	O.R. 14, P.511	O.R. 413, P. 129
WILBERT A. & NORA JANE HERSHBERGER, TRUSTEES	O.R.196, P.652	O.R. 413, P. 099
WILLIAM B. DEMINT	V.785, P.441	O.R. 413, P. 138
JOSEPH WILLIAM SHELLHAAS, TRUSTEE	O.R. 288, P.711	O.R. 413, P. 114
EDWARD M. JR. & THOMAS J. ASHWORTH	O.R.316, P.809	O.R. 413, P. 111
EDWARD M. ASHWORTH JR.	V.689, P.476	O.R. 413, P. 105
EDWARD M. ASHWORTH JR.	V.770, P.155	O.R. 413, P. 108
DOUGLAS L. & RUTH ANN TAYNOR	O.R.239, P.001	O.R. 413, P. 096
BENNIE RONALD & SHARON K. WIDENER, TRUSTEES	O.R.181, P.109	O.R. 416, P. 274
BENNIE RONALD WIDENER, GERALD KENT WIDENER, & DEBORAH ANN WINTERS, CO-TRUSTEES	V.743, P.852	O.R. 416, P. 271
		O.R. —, P. —



REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 20 DAY OF March, 2013.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

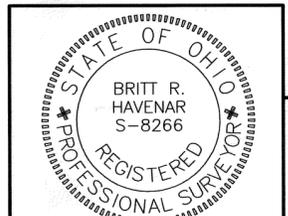
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 16 DAY OF April, 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY *Linda Inauner*
LINDA INAUNER
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 16th DAY OF April, 2013.

John W. O'Brien JOHN W. O'BRIEN MIAMI COUNTY COMMISSIONER
Richard L. Cultice RICHARD L. CULTICE MIAMI COUNTY COMMISSIONER
John F. Evans JOHN F. EVANS MIAMI COUNTY COMMISSIONER
(Absent)



Britt R. Havenar 3/20/13
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: NOVEMBER 26, 2012.

DOWNING STREET VACATION PLAT

PT. OL. 322 & 323 INLOT PIQUA CITY MIAMI, OHIO COUNTY

PLAT BOOK 24, PAGE 28
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 19 DAY OF April, 2013 AT 10:10 M.
 FILE No. 2013R-05932 FEE: \$43.20
Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Ross Schramm
 DEPUTY

TRANSFERRED THIS 19th DAY OF April, 2013

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

BY: *Joyce Mullett*
 DEPUTY AUDITOR

CITY OF PIQUA PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY OF December, 2012.

Mark W. Galt
 CHAIRPERSON

PIQUA CITY COMMISSION

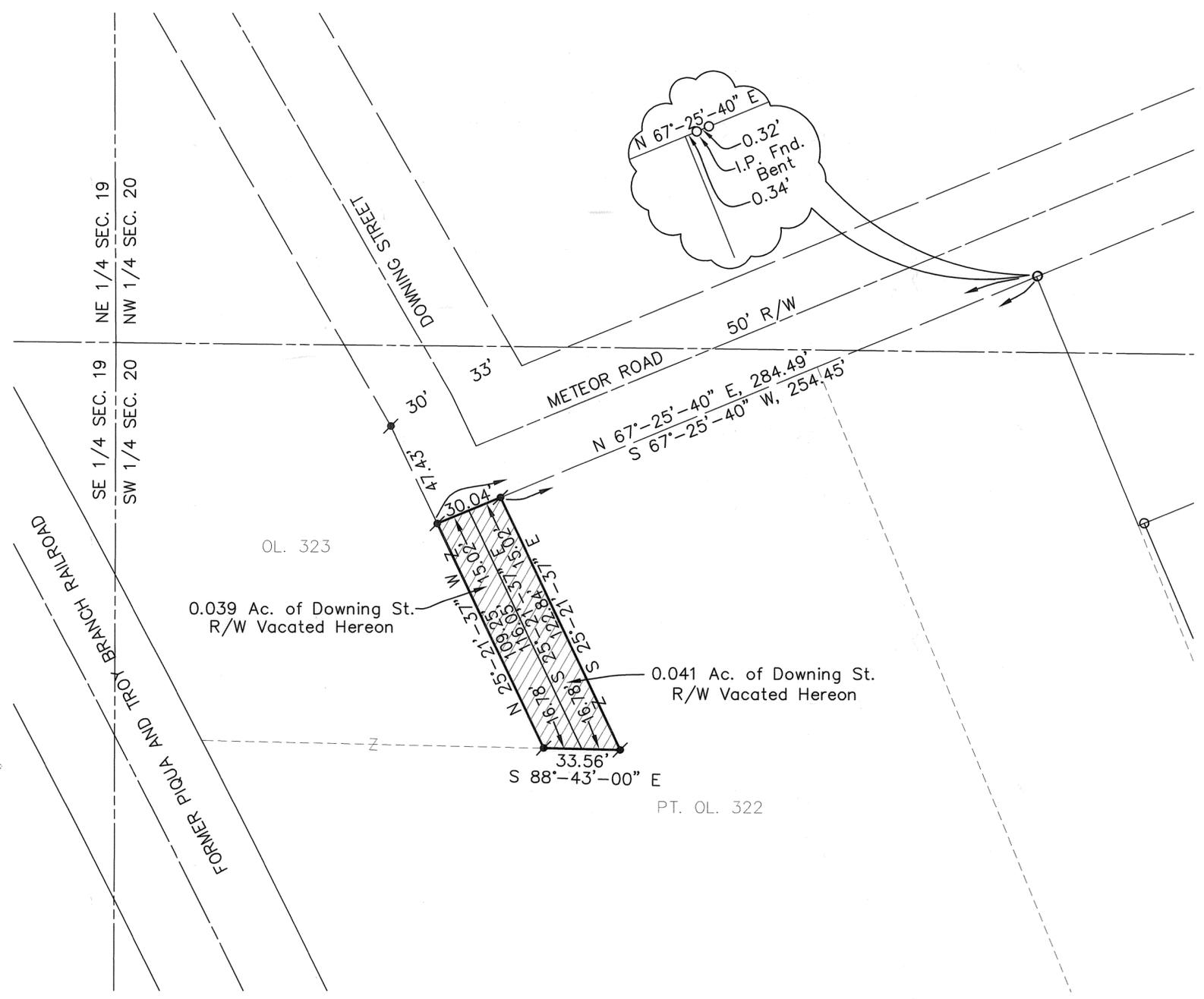
THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 5th DAY OF January, 2013 ORD. # 30-12

Debra J. Lool
 CLERK

William D. Coff
 MAYOR

DEED REFERENCE
 DEED BOOK 566, PAGE 939

SURVEY REFERENCE
 REC. VOL. 3, PAGE 106
 REC. VOL. 9, PAGE 71
 REC. VOL. 11, PAGE 130
 REC. VOL. 12, PAGE 79-C
 REC. VOL. 13, PAGE 148
 REC. VOL. 14, PAGE 13
 LOT SURV. 9, PAGE 35
 LOT SURV. 9, PAGE 64
 LOT SURV. 9, PAGE 175
 LOT SURV. 10, PAGE 199
 LOT SURV. 12, PAGE 159
 LOT SURV. 13, PAGE 64
 LOT SURV. 19, PAGE 136
 LOT SURV. 22, PAGE 168
 LAND SURV. 8, PAGE 193
 LAND SURV. 9, PAGE 19
 LAND SURV. 14, PAGE 18
 LAND SURV. 16, PAGE 167
 LAND SURV. 17, PAGE 133
 LAND SURV. 49, PAGE 161
 LAND SURV. 54, PAGE 71
 FILE S-54
 RIGHT OF WAY PLANS C.R. 25A
 PIQUA & TROY BRANCH RAILROAD PROPERTY MAP



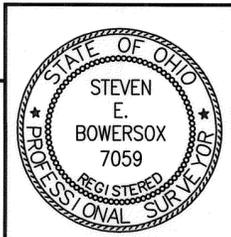
THE BEARINGS ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



- LEGEND**
- 5/8" X 30" REBAR W/CAP SET
 - IRON PIN FOUND
 - ✕ MAG NAIL SET
 - ✕ P.K. NAIL FOUND
 - ⊙ IRON PIPE FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - △ POST FOUND
 - ⊙ CONCRETE MONUMENT FOUND

DESCRIPTION:
 BEING THE VACATION OF THAT PART OF DOWNING STREET RIGHT OF WAY LOCATED ADJACENT TO OUTLOTS 322 AND 323, AS SHOWN ABOVE, IN THE CITY OF PIQUA OWNED BY HARTZELL FAN, INC. AS RECORDED IN DEED BOOK 566, PAGE 939.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.
Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059 DATE 11/02/2012



CHOICE ONE ENGINEERING
 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
 www.choiceoneengineering.com

DATE: 11-02-2012
 DRAWN BY: seb
 JOB NUMBER: MIAP1201XREF
 SHEET NUMBER: 1 OF 1

HARTZELL REPLAT

PT. OL. 94, 95 322 & 323
 6400, 6401 & PT. 7244 INLOT PIQUA MIAMI, OHIO
 CITY COUNTY

PLAT BOOK 24, PAGE 29
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS
 RECEIVED FOR RECORD THIS 19 DAY
 OF April, 2013, AT 10:10 M.
 FILE No. 201302-05933 FEE: \$56.40

Jessica A. Lopez
 JESSICA A. LOPEZ MIAMI COUNTY RECORDER
Robt. Schwarze
 DEPUTY

TRANSFERRED THIS 19th DAY
 OF April, 2013

Matthew W Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

BY: Joyce Maillet
 DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

Hartzell Fan, Inc., 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 Hartzell Replat. Furthermore, Hartzell Fan, Inc. dedicates the right of way for Hemm Road as shown on this plat to the public use forever.

By: Sean Steimle
 Sean Steimle, President

State of Ohio
 County of MIAMI

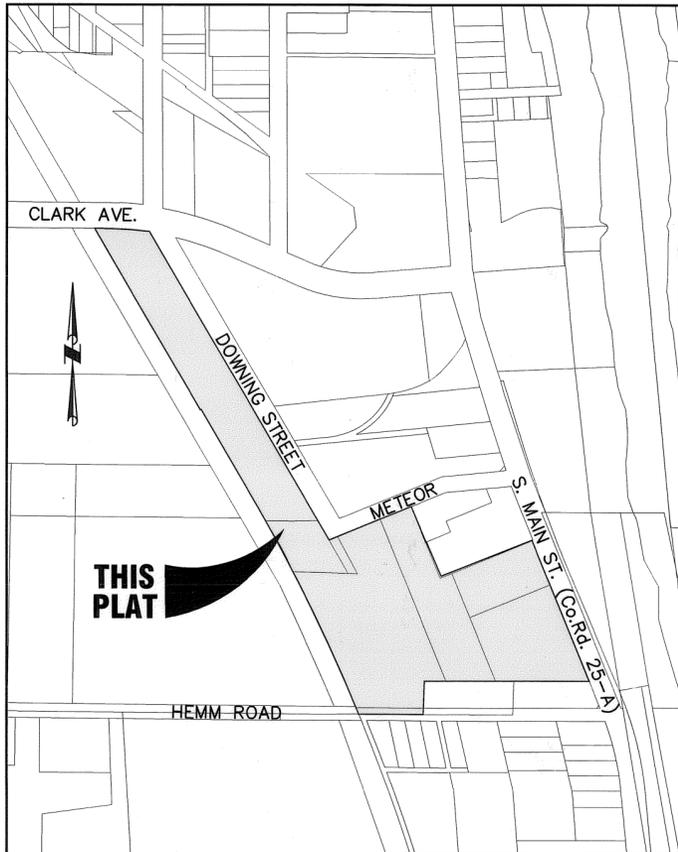
The forgoing instrument was acknowledged before me this 27th day of MARCH, 2013, by Sean Steimle, President, of Hartzell Fan, Inc., on behalf of Hartzell Fan, Inc.

Shaun R. Lyons
 Notary Public

My commission expires



SHAUN R. LYONS, Notary Public
 In and For the State of Ohio
 My Commission Expires 3-3-14



CITY OF PIQUA PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY
 OF December, 2012

Mark W. Speltman
 CHAIRPERSON

PIQUA CITY COMMISSION

THIS PLAT WAS REVIEWED AND APPROVED, AND RIGHT OF WAY DEDICATED
 AS SHOWN HEREON ACCEPTED BY US THIS 5th DAY OF February, 2013

Rebecca J. Loel
 CLERK

William D. C. [Signature]
 MAYOR

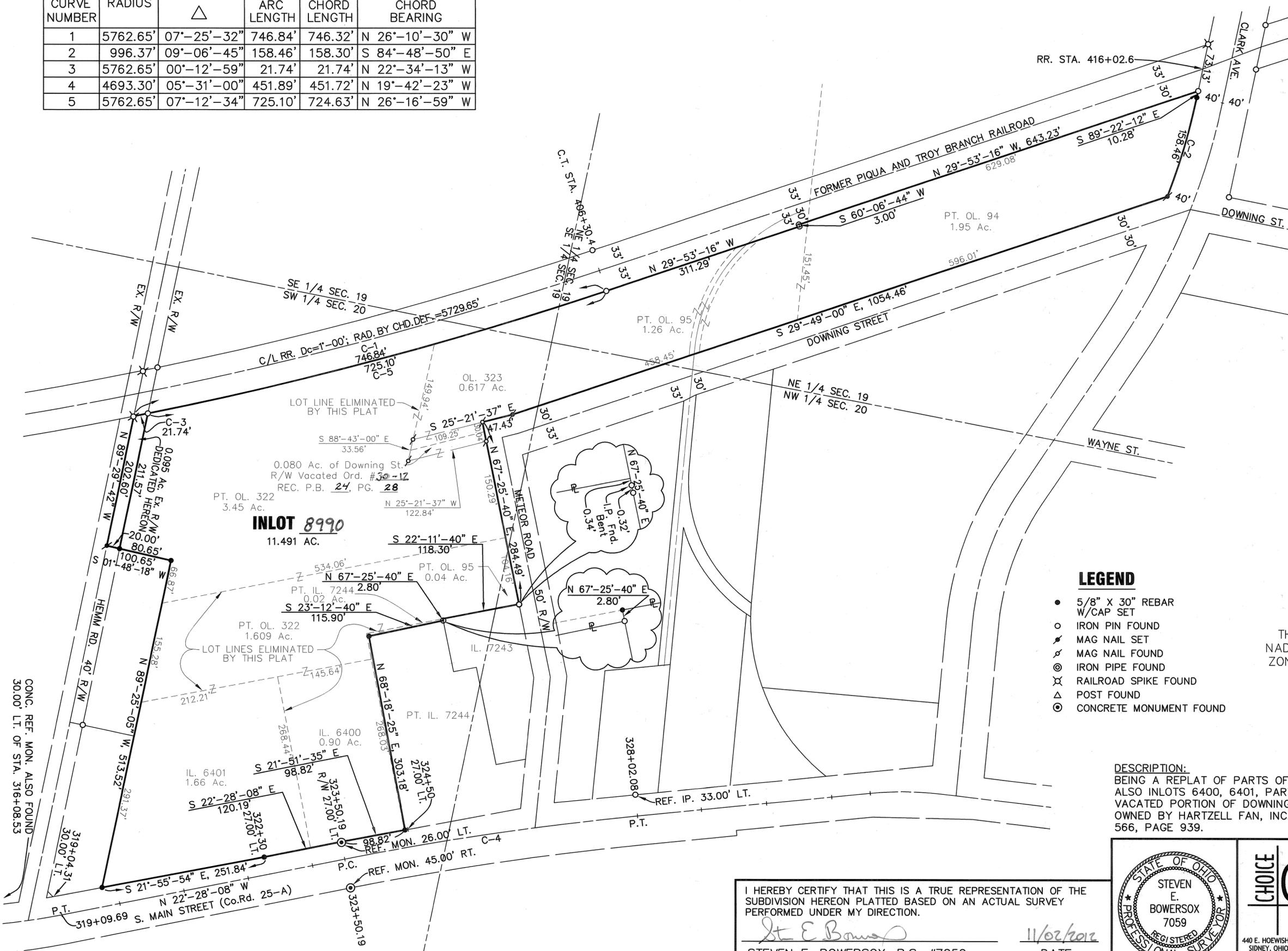
DESCRIPTION:
 BEING A REPLAT OF PARTS OF OUTLOTS 94, 95, 322 AND 323,
 ALSO INLOTS 6400, 6401, PART OF INLOT 7244 AND THE
 VACATED PORTION OF DOWNING STREET IN THE CITY OF PIQUA
 OWNED BY HARTZELL FAN, INC. AS RECORDED IN DEED BOOK
 566, PAGE 939.

CHOICE ONE ENGINEERING	DATE: 11-02-2012
	DRAWN BY: seb
	JOB NUMBER: MIAPIQ1201sur_sign
	SHEET NUMBER 1 OF 2
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554 www.choiceoneengineering.com	

HARTZELL REPLAT

PT. OL. 94, 95, 322 & 323
6400, 6401 & PT. 7244
INLOT PIQUA MIAMI, OHIO
CITY COUNTY

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	5762.65'	07°-25'-32"	746.84'	746.32'	N 26°-10'-30" W
2	996.37'	09°-06'-45"	158.46'	158.30'	S 84°-48'-50" E
3	5762.65'	00°-12'-59"	21.74'	21.74'	N 22°-34'-13" W
4	4693.30'	05°-31'-00"	451.89'	451.72'	N 19°-42'-23" W
5	5762.65'	07°-12'-34"	725.10'	724.63'	N 26°-16'-59" W



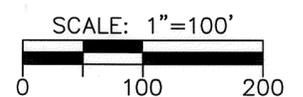
DEED REFERENCE
DEED BOOK 566, PAGE 939

SURVEY REFERENCE
REC. VOL. 3, PAGE 106
REC. VOL. 9, PAGE 71
REC. VOL. 11, PAGE 130
REC. VOL. 12, PAGE 79-C
REC. VOL. 13, PAGE 148
REC. VOL. 14, PAGE 13
LOT SURV. 9, PAGE 35
LOT SURV. 9, PAGE 64
LOT SURV. 9, PAGE 175
LOT SURV. 10, PAGE 199
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LAND SURV. 9, PAGE 19
LAND SURV. 14, PAGE 18
LAND SURV. 16, PAGE 167
LAND SURV. 17, PAGE 133
LAND SURV. 49, PAGE 161
LAND SURV. 54, PAGE 71
FILE S-54
RIGHT OF WAY PLANS C.R. 25A
PIQUA & TROY BRANCH
RAILROAD PROPERTY MAP

LEGEND

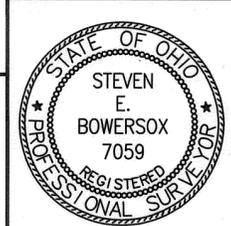
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ✕ MAG NAIL SET
- ✕ MAG NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND

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



DESCRIPTION:
BEING A REPLAT OF PARTS OF OUTLOTS 94, 95, 322 AND 323,
ALSO INLOTS 6400, 6401, PART OF INLOT 7244 AND THE
VACATED PORTION OF DOWNING STREET IN THE CITY OF PIQUA
OWNED BY HARTZELL FAN, INC. AS RECORDED IN DEED BOOK
566, PAGE 939.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE
SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY
PERFORMED UNDER MY DIRECTION.
St. E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059 DATE 11/02/2012



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

DATE: 11-02-2012
DRAWN BY: seb
JOB NUMBER: MIAPIQ1201XREF
SHEET NUMBER: 2 OF 2

PLAT OF ADDITIONAL HIGHWAY EASEMENT GEARHART ROAD, T-169

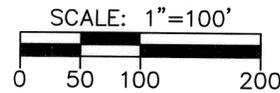
PLAT BOOK 24, PAGE 30A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

ROAD RECORD VOLUME 9, PAGE 20-A

LEGEND

- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▨ ADDITIONAL HIGHWAY EASEMENT
- ⚡ MAG NAIL TO BE SET
- 5/8" X 30" REBAR W/CAP SET

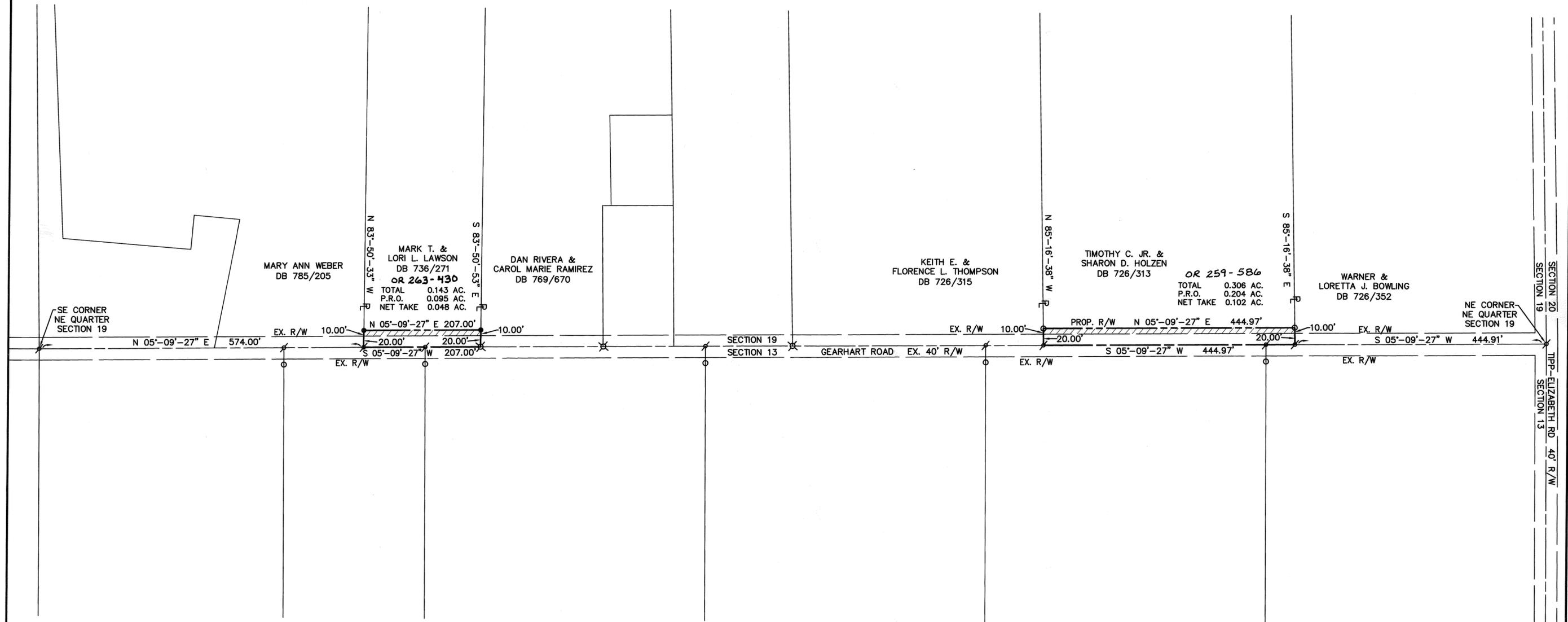
THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT,
GEOID 2003, OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK



13,19 SECTION 2 TOWNSHIP 10 RANGE
ELIZABETH TOWNSHIP MIAMI, OHIO COUNTY

SURVEY REFERENCE

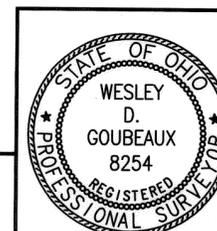
- LAND SURV. VOL. 23, PAGE 48
- LAND SURV. VOL. 23, PAGE 182
- LAND SURV. VOL. 45, PAGE 181
- LAND SURV. VOL. 46, PAGE 142
- LAND SURV. VOL. 47, PAGE 101
- LAND SURV. VOL. 48, PAGE 66
- LAND SURV. VOL. 48, PAGE 112
- LAND SURV. VOL. 48, PAGE 146
- LAND SURV. VOL. 48, PAGE 159
- LAND SURV. VOL. 48, PAGE 176
- LAND SURV. VOL. 49, PAGE 19
- LAND SURV. VOL. 49, PAGE 182



BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY
FOR GEARHART ROAD, T-169.

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

1/10/2012
DATE



CHOICE ONE
ENGINEERING

440 E. HOEWISHER ROAD 203 W. LOVELAND AVENUE
SIDNEY, OHIO 45365 LOVELAND, OHIO 45150
(937) 497-0200 (513) 239-8554
www.choiceoneengineering.com

DATE: 12-05-2011
DRAWN BY: WDG
JOB NUMBER: MIAEL1102ROW2
SHEET NUMBER: 2 OF 2

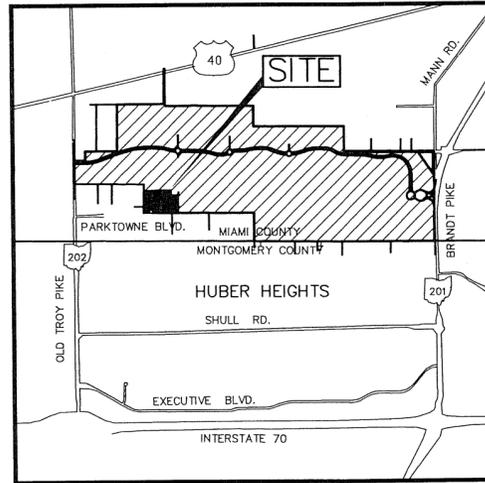
CARRIAGE TRAILS

SECTION 13 - PHASE III

PART INLOTS 169 & 353

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

APRIL 2013



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 13, Phase III are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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.

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. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80 P.B. 23, PG. 54
P.B. 23, PG. 27 P.B. 24, PG. 3
P.B. 22, PG. 91 P.B. 24, PG. 4
P.B. 23, PG. 11 P.B. 24, PG. 15
P.B. 24, PG. 16

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AND INLOT 169 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 322, PAGE 782 AND VOLUME 201, PAGE 771, THE MIAMI COUNTY DEED 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.

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC
By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

Bridget M. Sullivan
Notary Public

VOLUME 24 PAGE 31
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 25TH
DAY OF APRIL, 2013 FOR
FILING AT 1:51 P.M.
FILE NO. 2013 OR-06340
FEE 129.60
Jessia A. Lopez
MIAMI COUNTY RECORDER
Quendel
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 25th DAY OF April, 2013

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Cheryl Beaver
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 4/23, 2013

[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 VOLUME 322, PAGE 782 AS RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

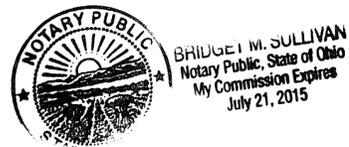


[Signature]
David L. Chiesa P.S.
Registered Surveyor No. 7740

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF April, 2013, 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 7-21-15
[Signature]
NOTARY PUBLIC



CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF ~~KENTUCKY~~ Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF April, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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.

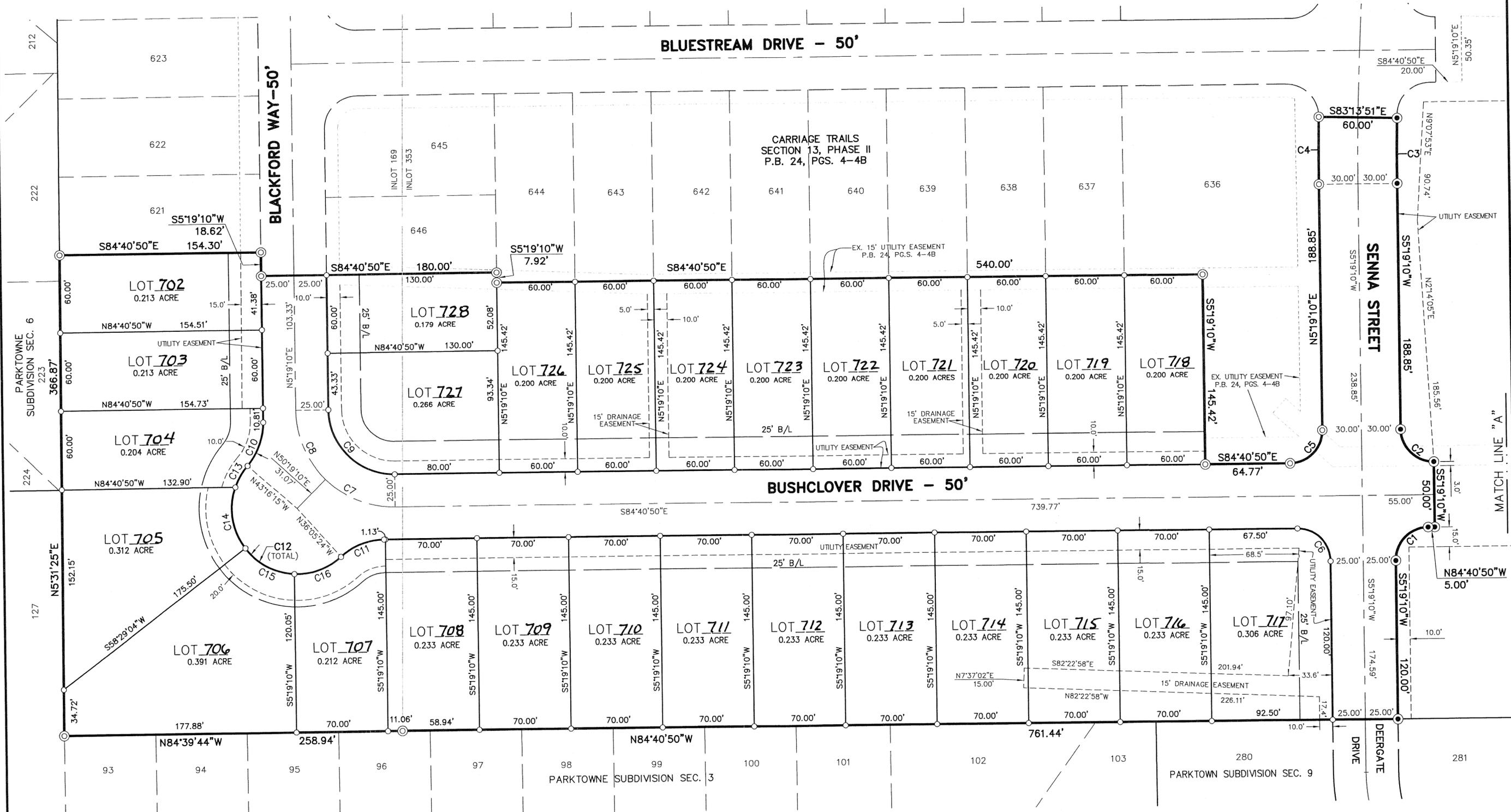
[Signature]
NOTARY PUBLIC



DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



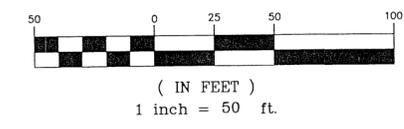
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



310.646 ACRES (TOTAL INLOT 353)
 -9.218 ACRES (SECTION 14)
 -9.770 ACRES (SECTION 11)
 -10.677 ACRES (SECTION 14 PHASE 2)
 -10.775 ACRES (SECTION 11 PHASE 2)
 -12.700 ACRES (SECTION 16)
 -4.255 ACRES (PART OF SECTION 13 PHASE 1)
 -5.528 ACRES (PART OF SECTION 13 PHASE 2)
 -10.071 ACRES (PART OF SECTION 10 PHASE 1)
 -60.000 ACRES (PART OF INLOT 353)
 -4.548 ACRES (SECTION 5 PHASE I)
 -5.849 ACRES (SECTION 4 PHASE 1)
 -5.871 ACRES (PART OF SECTION 13 PHASE 3)
 161.384 ACRES REMAINING (INOT 353)

INLOT 169 10.001 ACRES
 - 5.979 ACRES (PART OF SECTION 13 PHASE 1)
 - 1.873 ACRES (PART OF SECTION 13 PHASE 2)
 - 2.149 ACRES (PART OF SECTION 13 PHASE 3)
 1.827 ACRES RIGHT-OF-WAY
 +6.193 ACRES LOTS
 8.020 ACRES TOTAL (SECTION 13-3)

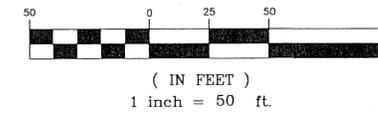
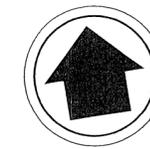
- LEGEND**
- ⊙ 5/8" REBAR FOUND ("TURNER-4807")
 - ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
 - ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
 - MAG NAIL FOUND
 - B/L BUILDING LINE



CARRIAGE TRAILS
 SECTION 13 - PHASE III

M-E COMPANIES
 635 Brooksedge Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

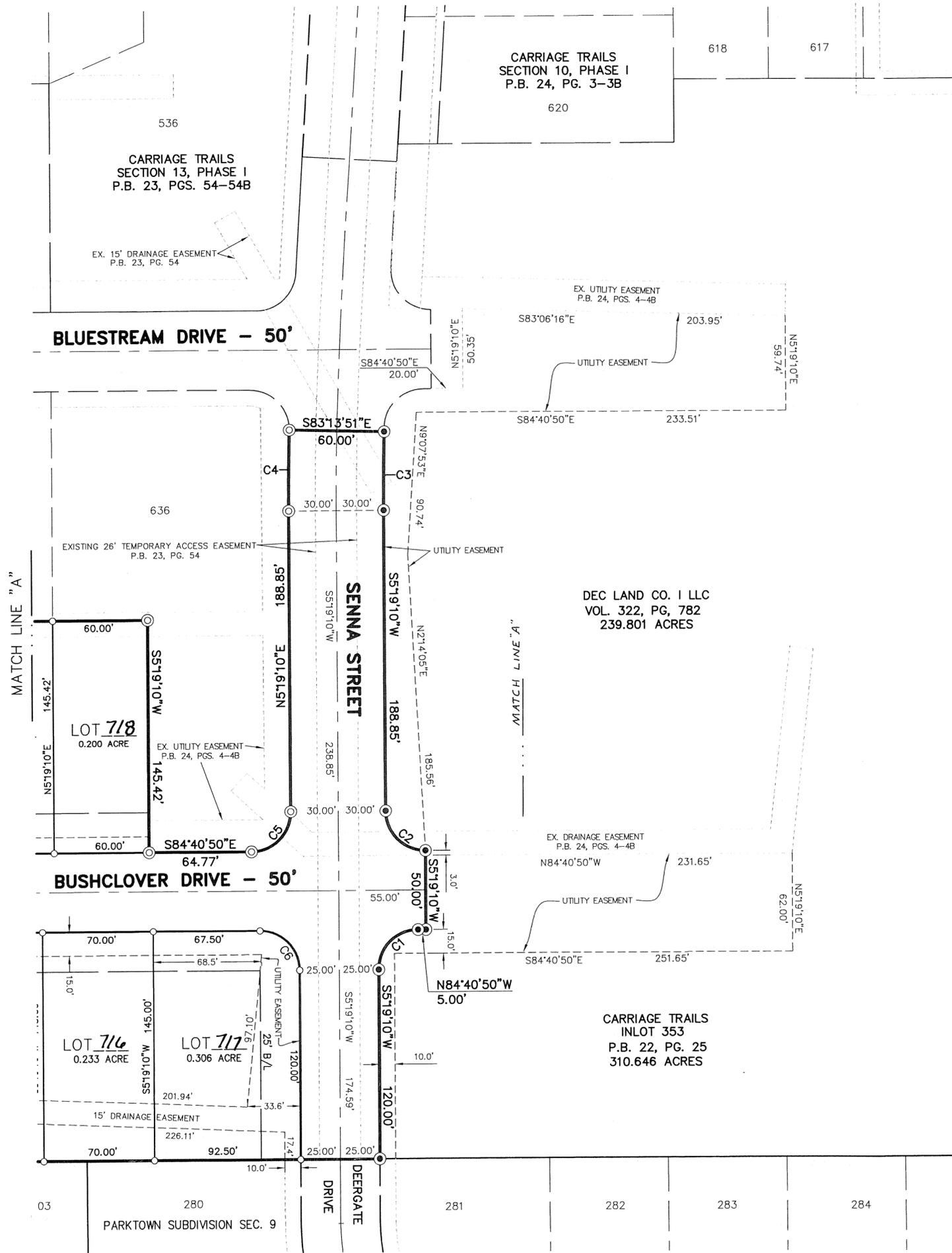
J:\111-180\dwg\SURVEY\11180-PLAT-13-3.dwg by:cdh/ess on 04/17/2013 @ 10:30:48 am © M+E Companies, Inc.



LEGEND

- ⊙ 5/8" REBAR FOUND ("TURNER-4807")
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- ● IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- MAG NAIL FOUND
- B/L BUILDING LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.27'	25.00'	90°00'00"	S50°19'10"W	35.36
C2	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36
C3	49.84'	1970.00'	1°26'58"	S6°02'39"W	49.84
C4	51.36'	2030.00'	1°26'58"	S6°02'39"W	51.36
C5	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36
C6	39.27'	25.00'	90°00'00"	N39°40'50"W	35.36
C7	58.90'	75.00'	45°00'00"	S62°10'50"E	57.40
C8	58.90'	75.00'	45°00'00"	S17°10'50"E	57.40
C9	78.54'	50.00'	90°00'00"	S39°40'50"E	70.71
C10	36.14'	50.00'	41°24'35"	N26°01'28"E	35.36
C11	36.14'	50.00'	41°24'35"	S74°36'53"W	35.36
C12	150.81'	50.00'	172°49'09"	S39°40'50"E	99.80
C13	18.84'	50.00'	21°35'19"	S35°56'05"W	18.73
C14	49.44'	50.00'	56°39'21"	S3°11'15"E	47.45
C15	43.66'	50.00'	50°02'02"	S56°31'56"E	42.29
C16	38.87'	50.00'	44°32'27"	N76°10'49"E	37.90



DEC LAND CO. I LLC
 VOL. 322, PG. 782
 239.801 ACRES

CARRIAGE TRAILS
 INLOT 353
 P.B. 22, PG. 25
 310.646 ACRES

CARRIAGE TRAILS
 SECTION 13 - PHASE III



635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

D:\1111-180\dwg\SURVEY\11180-PLAT-13-3.dwg by:dchiesa on 04/17/2013 @ 10:31:29 am ~ © M-E Companies, Inc.

NOTTINGHAM SUBDIVISION, SECTION SEVEN A&B

PT. 8670
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

PLAT BOOK 24, PAGE 32, 32A, 32B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 3 DAY
OF May, 2013 AT 9:40 A.M.
FILE No 201304-06812 FEE: \$129.60
Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
R. McCoy
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 OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
NOTTINGHAM DEVELOPMENT, INC.

Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S. ad
BE IT REMEMBERED THAT ON THIS 22 DAY OF April, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NOTTINGHAM 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.

Thana M. Ashe
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 5-16-2015

MORTGAGEE:
MINSTER STATE BANK

Daniel F. Heitmeier
DANIEL F. HEITMEIER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 22 DAY OF April, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK, BY DANIEL F. HEITMEIER, ITS COMMERCIAL LOAN OFFICER, 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.



Elizabeth A. Dahlinghaus
ELIZABETH A. DAHLINGHAUS
Notary Public - State of Ohio
My Commission Expires 8-20-13
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8-20-13

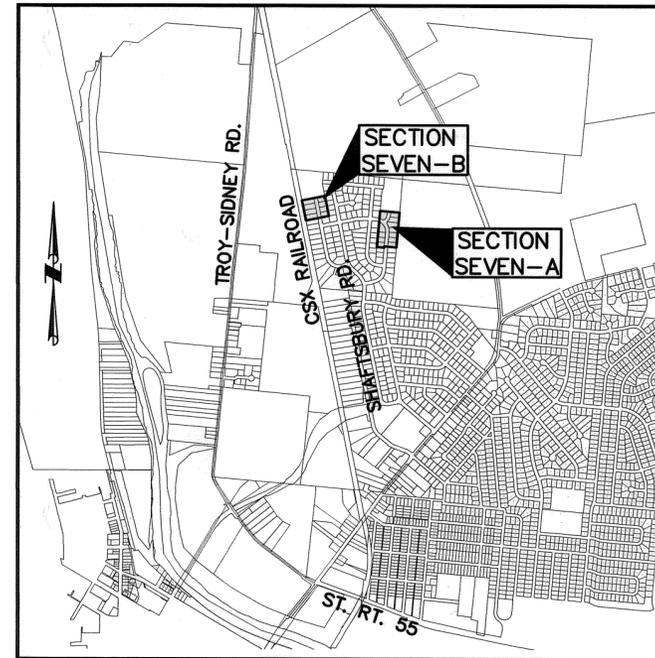
DATE: April 22, 2013

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 EITHER AS OWNERS OR AS LIEN HOLDERS, 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.

Thana M. Ashe
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 5-16-2015



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 13TH DAY OF MARCH, 2013, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Koppers CHAIRMAN Sean J. Kraft SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1ST DAY OF APRIL, 2013, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-13-2013, EFFECTIVE MAY 1, 2013

Michael L. Brammick MAYOR Martha W. Baker PRESIDENT OF COUNCIL Sean J. Kraft CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD , PAGE , OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

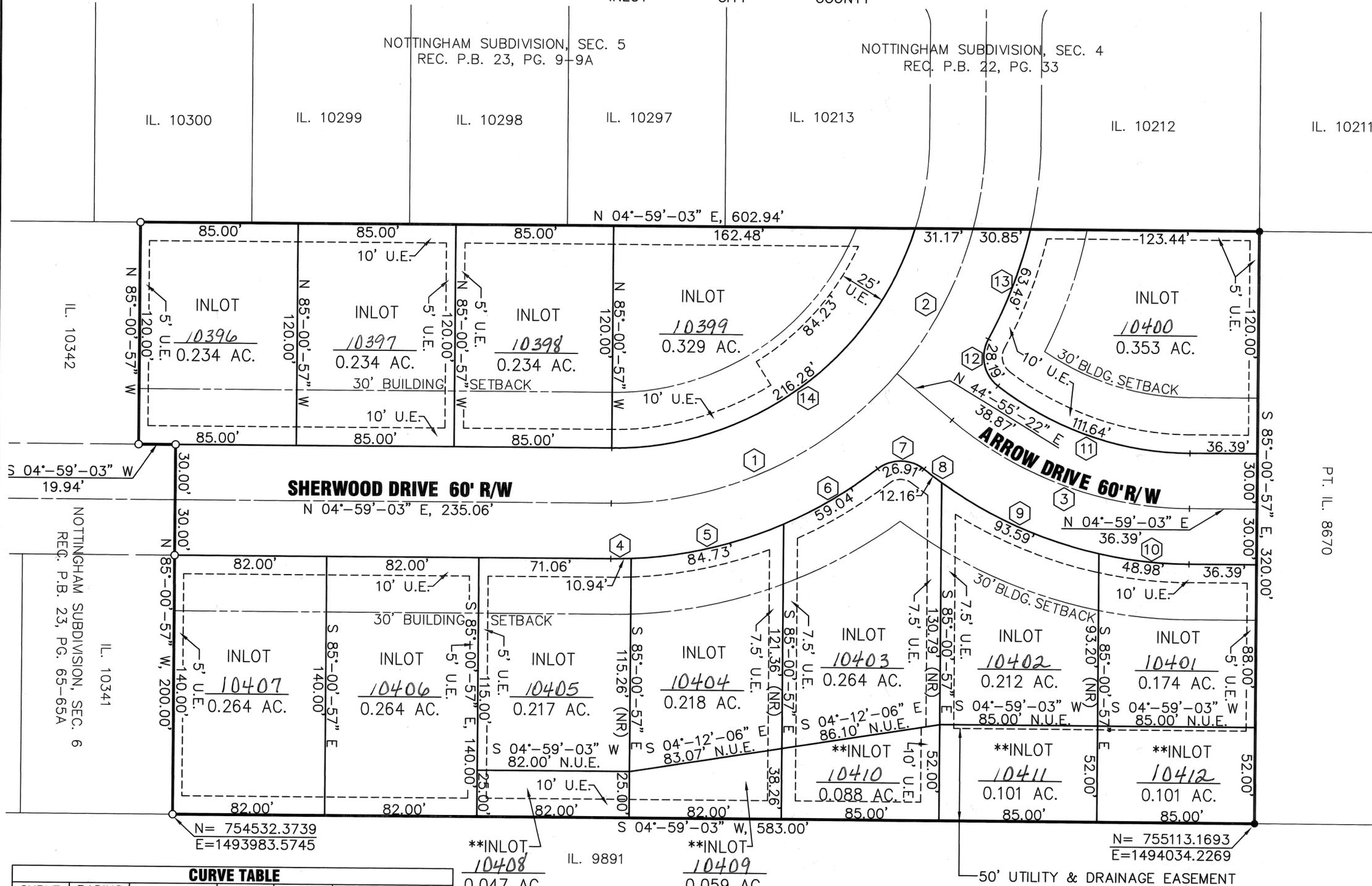
BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.3431 ACRES OUT OF PART OF INLOT NUMBER 8670 (4.338 ACRES IN SEVEN-A & 3.0051 ACRES IN SEVEN-B) OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

CHOICE ONE ENGINEERING	DATE: 03-01-2013
	DRAWN BY: seb
	JOB NUMBER: MiaTro1302app
	SHEET NUMBER 1 OF 3
	440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365 (937) 497-0200 FAX (937) 497-0300 www.choiceoneengineering.com

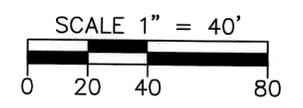
NOTTINGHAM SUBDIVISION, SECTION SEVEN-A

PLAT BOOK 24, PAGE 32-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

PT. 8670
INLOT TROY CITY MIAMI, OHIO
COUNTY



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



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE
- (NR) NON RADIAL
- **INLOT FLOOD PLAIN LOT
- N.U.E. NO UTILITY EASEMENT

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	50°-03'-41"	174.75'	169.24'	N 20°-02'-48" W
2	200.00'	25°-27'-40"	88.88'	88.15'	N 57°-48'-28" W
3	200.00'	39°-56'-19"	139.41'	136.61'	N 24°-57'-13" E
4	230.00'	02°-43'-32"	10.94'	10.94'	N 03°-37'-17" E
5	230.00'	21°-06'-27"	84.73'	84.25'	N 08°-17'-43" W
6	230.00'	14°-42'-32"	59.04'	58.88'	N 26°-12'-12" W
7	20.00'	77°-05'-01"	26.91'	24.92'	N 04°-59'-03" E
8	230.00'	03°-01'-42"	12.16'	12.15'	N 42°-00'-43" E
9	230.00'	23°-18'-48"	93.59'	92.94'	N 28°-50'-28" E
10	230.00'	12°-12'-01"	48.98'	48.88'	N 11°-05'-04" E
11	170.00'	37°-37'-32"	111.64'	109.64'	S 23°-47'-49" W
12	20.00'	80°-44'-51"	28.19'	25.91'	S 82°-59'-01" W
13	230.00'	15°-49'-02"	63.49'	63.29'	N 64°-33'-05" W
14	170.00'	72°-53'-43"	216.28'	201.99'	S 31°-27'-49" E

AREA SUMMARY

**5 FLOOD PLAIN LOTS	0.396 AC.
12 BUILDING LOTS	2.997 AC.
DEDICATED STREET R/W	0.945 AC.
TOTAL	4.338 AC.

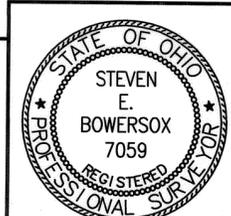
NOTES:
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. EASEMENTS ALONG INTERIOR LOT LINES ARE AS SHOWN.
2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
3.) THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT WEST OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT.

DESCRIPTION:
BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.338 ACRES OUT OF PART OF INLOT NUMBER 8670 OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

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.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

3/6/2013
DATE



DATE: 03-06-2013
DRAWN BY: seb
JOB NUMBER: MiaTro1302fin
SHEET NUMBER: 2 OF 3

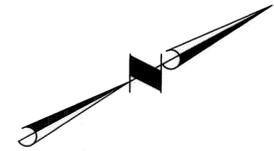
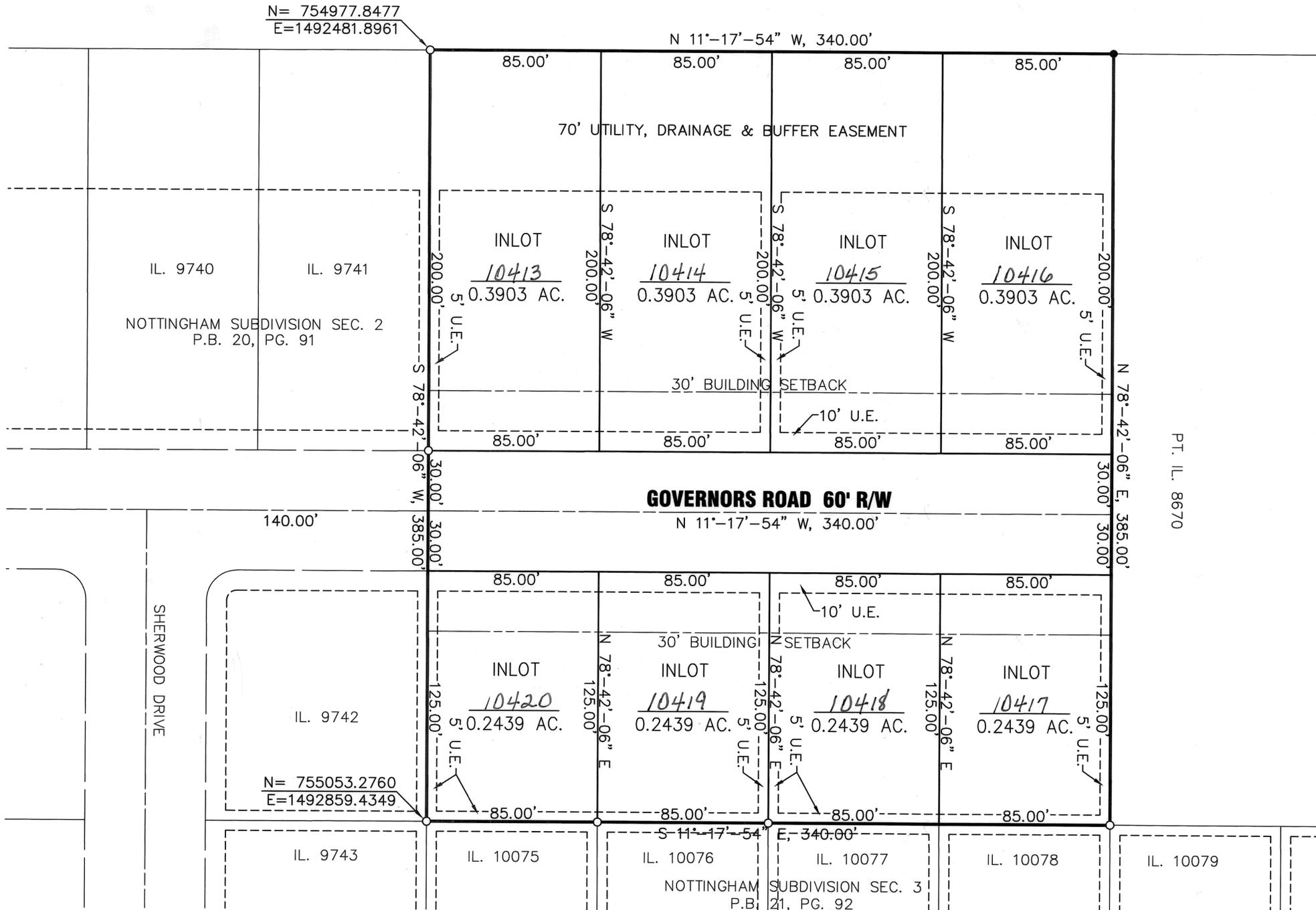
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

NOTTINGHAM SUBDIVISION, SECTION SEVEN-B

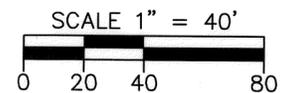
PLAT BOOK 24, PAGE 32-B
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

PT. 8670 INLOT TROY CITY MIAMI, OHIO COUNTY

CSX RAILROAD



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



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- - - UTILITY EASEMENT LINE (SEE NOTE)
- - - BUILDING SETBACK LINE

AREA SUMMARY

8 BUILDING LOTS	2.5368 AC.
DEDICATED STREET R/W	0.4683 AC.
TOTAL	3.0051 AC.

NOTES:

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. EASEMENTS ALONG REAR AND INTERIOR LOT LINES ARE AS SHOWN.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

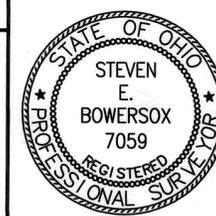
DESCRIPTION:

BEING A RESIDENTIAL SUBDIVISION CONTAINING 3.0051 ACRES OUT OF PART OF INLOT NUMBER 8670 OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

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.

Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059

3/6/2013
 DATE



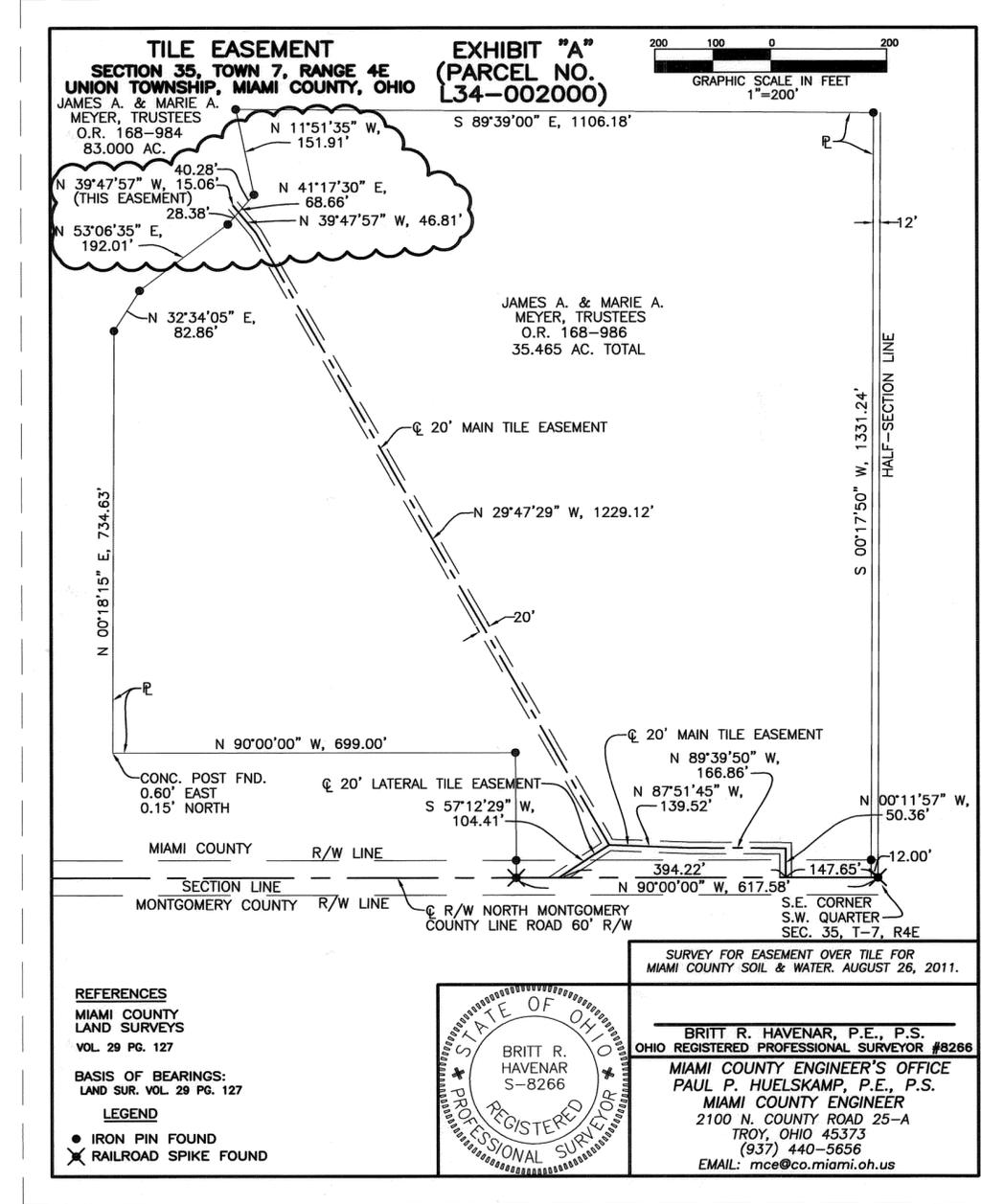
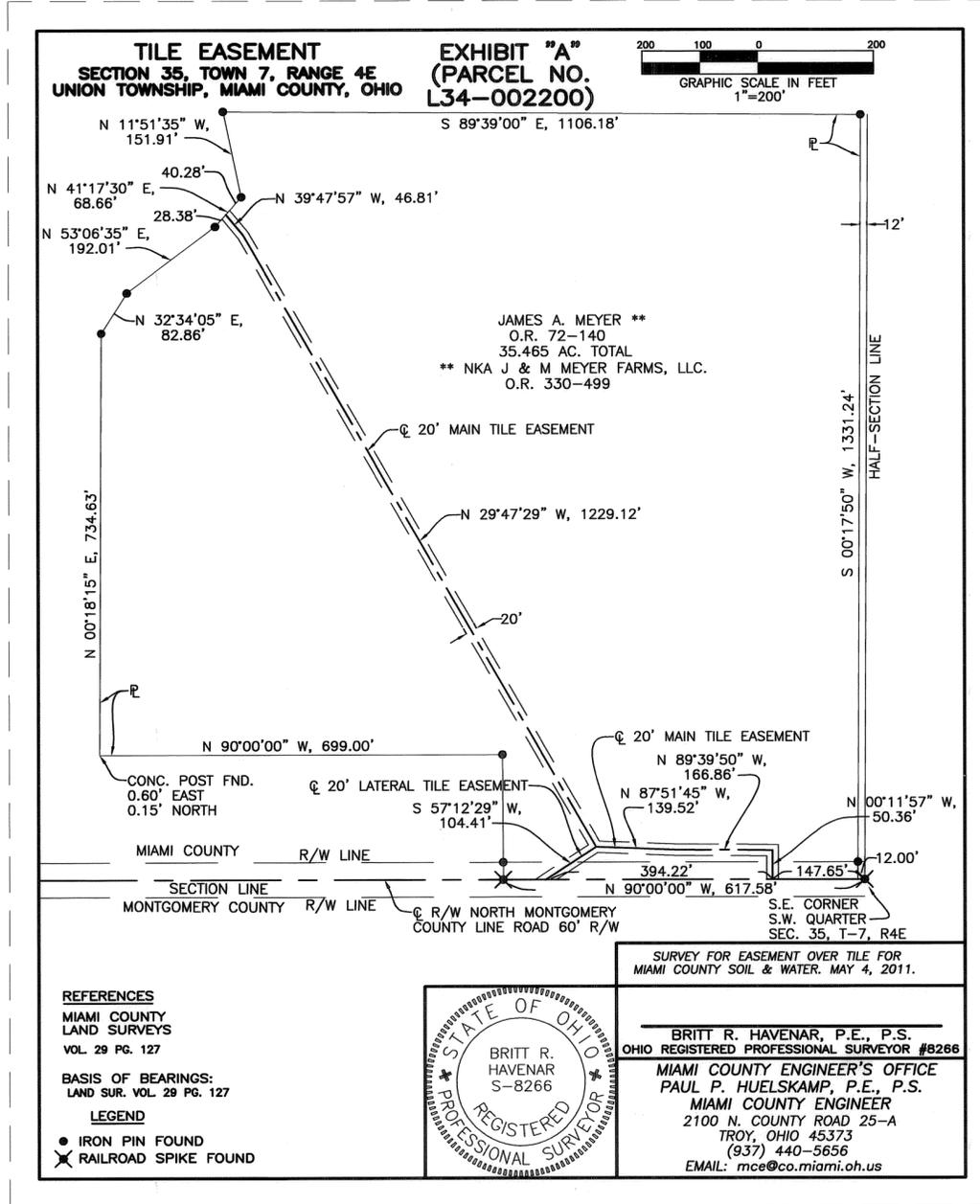
CHOICE ONE ENGINEERING
 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
 www.choiceoneengineering.com

DATE:	03-06-2013
DRAWN BY:	seb
JOB NUMBER:	MiaTro1302fin
SHEET NUMBER	3 OF 3

PERMANENT EASEMENT LOCATION FOR THE LUTHERAN ROAD JOINT COUNTY GROUP DRAINAGE PROJECT, KNOWN AS THE "LUTHERAN ROAD GROUP PROJECT" AS RECORDED IN MIAMI COUNTY RECORDER'S OFFICIAL RECORD VOLUME 415, PAGES 158 & 164

UNION TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 35, TOWN 7, RANGE 4E

PLAT BOOK 24 PAGE 33
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 7 DAY OF
May, 2013, AT 11:31 A.M.
FILE NO. 201303-07022 FEE 0.00
Jessica Lopez
MIAMI COUNTY RECORDER
Ruth Smayda
BY DEPUTY



APPROVED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 7th DAY OF May, 2013, BY RESOLUTION NO. 13-05-58

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 29th DAY OF April, 2013

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 7th DAY OF May, 2013

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John F. Evans (Absent)
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Joyce Grilloit
BY DEPUTY



Britt R. Havenar 4/29/13
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: APRIL 29, 2013

LIPSCOMB REPLAT - INLOTS 1778 & 1779

N.W. SECTION 1778 & 1779 INLOT PIQUA CORPORATION MIAMI COUNTY OHIO STATE

PLAT BOOK 24 PAGE 34
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED 5-23, 2013 AT 3:52
 FILE NO. 2013R-07984 FEE 43.20

Jessica A Lopez BY: *Lee Schmiesing*
 MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
 ASSIGNED THIS 23rd DAY OF May, 2013

Matthew W Gearhart BY: *Joyce Dillert*
 MIAMI CO. AUDITOR DEPUTY



Approval by the City of Piqua

This plat was reviewed and approved by this
13th day of May, 2013

Christopher W. Schmiesing
 Christopher W. Schmiesing
 City Planner

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 all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat.

Curtis Lipscomb
 Curtis Lipscomb

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

Be it remembered that on this 16 day of May, 2013, before me, the undersigned, a notary public in and for said county and state, personally appeared Curtis Lipscomb, 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.

Kimberly A Gilstrap

KIMBERLY A. GILSTRAP, Notary Public
 In and for the State of Ohio
 My Commission Expires April 30, 2017

Notary Public in and for State of Ohio
 My commission expires April 30, 2017

Legend

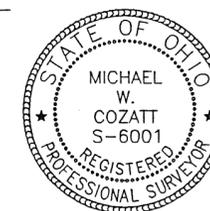
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ⊙ P.K. Nail Found
- ⊙ Mag Nail Set
- ⊙ Mag Nail Found

References

- Miami County Engineer's Record of Lot Surveys Volume 24, Page 30 (Basis of Bearings)
- Replat of Lots 1778 & 1779 for Curtis Lipscomb

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 5/13/13
 MICHAEL W. COZATT
 P.S. #6001



COZATT ENGINEERING COMPANY
 Civil Engineer and Surveyor
 534 N. Elm St. Suite C Troy, OH 45373
 Job No. 07213 (937) 339-2921
 File Name: C:\Surveys\2013\07213.dwg
 Drawn by: DMC ~ Checked by: MWC

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 24th DAY OF May, 2013.

Christopher W. Schmiesing
CHRISTOPHER W. SCHMIESING
CITY OF PIQUA PLANNER

PT. 7517 & PT. 7518 INLOT PIQUA CITY MIAMI, OHIO COUNTY

TRANSFERRED THIS 24th DAY OF May, 2013

PLAT BOOK 24, PAGE 35
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 24th DAY OF MAY, 2013, AT 10:03 AM.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

FILE No. 20130R-08003 FEE 43.20

Jessica A. Lopez
JESSICA A. LOPEZ, RECORDER

BY: *Joyce Grilliat*
DEPUTY AUDITOR

Quendel
DEPUTY

DEED REFERENCE
DEED BOOK 684, PAGE 183
DEED BOOK 625, PAGE 564
OFFICIAL RECORD 186, PAGE 832

SURVEY REFERENCE
LOT SURVEY 20, PAGE 91
LOT SURVEY 22, PAGE 82
REC. PLAT BOOK 13, PAGE 72

PT. IL 7518
SHERRY DEVELOPMENT, INC.
D.B. 684, PG. 183-185
LOT SUR. VOL. 22, PG. 82
(6.1506 ACRES)
5.4976 ACRES REMAINING

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: SHERRY DEVELOPMENT, INC.

Melissa Slife Secretary
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MELISSA SLIFE, ON BEHALF OF SHERRY DEVELOPMENT, 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 MIAMI COUNTY, OHIO, THIS 24 DAY OF May, 2013

NOTARY PUBLIC: *Denise L. Clemons*

MY COMMISSION EXPIRES: 3/15/14



DENISE L. CLEMONS, Notary Public
In and For the State of Ohio
My Commission Expires Mar. 15, 2014

DESCRIPTION

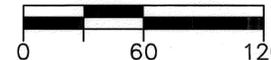
BEING A REPLAT OF 0.653 ACRES FROM PT. INLOT 7518 AND 1.519 ACRES FROM PT. INLOT 7517 AS SHOWN ON PLAT BOOK 13, PAGE 72, AND ALL OWNED BY SHERRY DEVELOPMENT, INC. AS DESCRIBED IN DEED BOOK 625, PG 564, AND DEED BOOK 684, PAGE 183-185.

I HEREBY CERTIFY THAT ALL MEASUREMENTS BASED ON AN ACTUAL FIELD SURVEY.



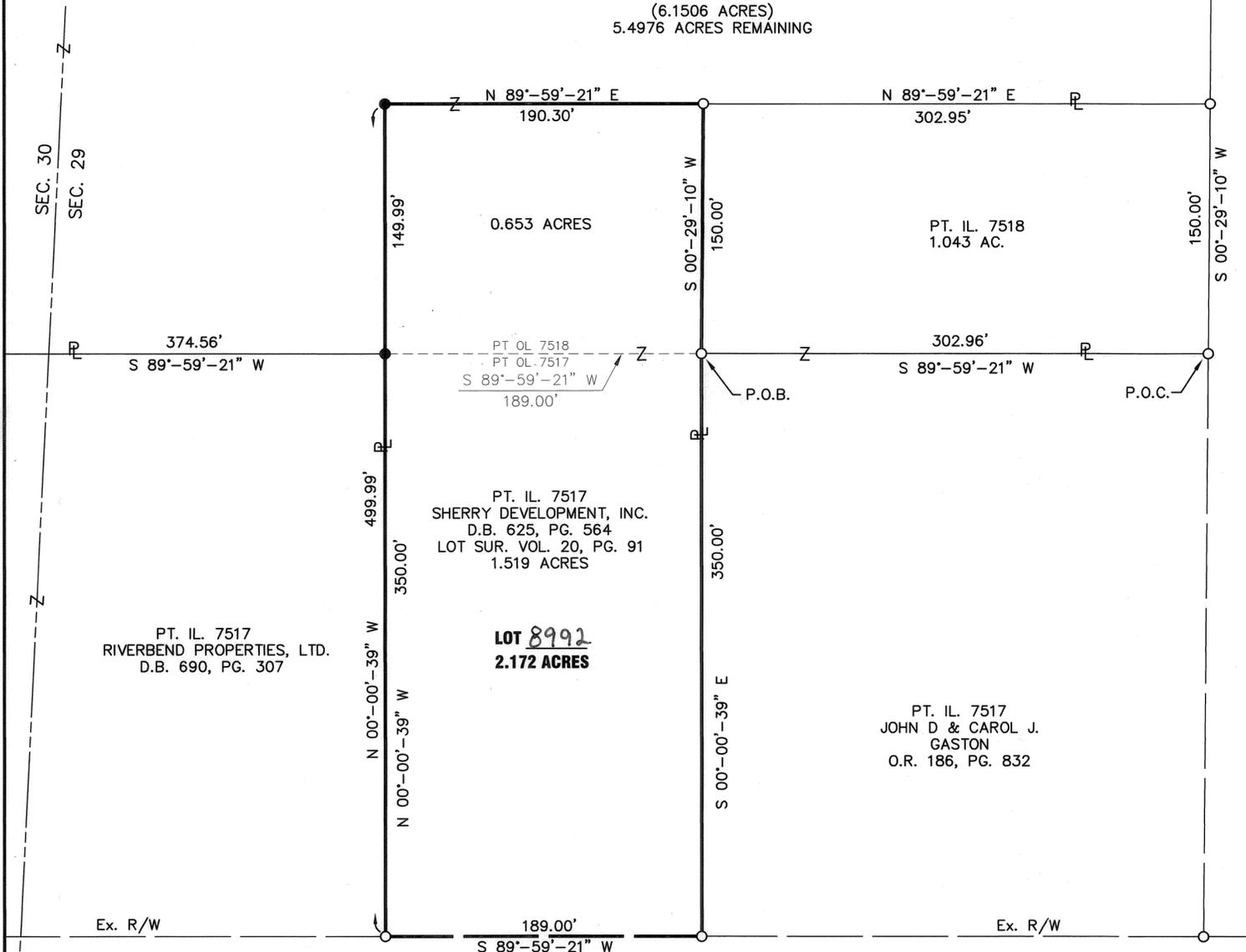
THE BEARINGS ARE BASED ON LOT SURVEY VOLUME 22, PAGE 82

SCALE: 1"=60



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND



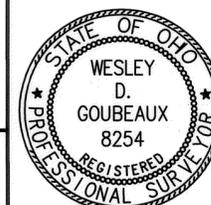
Ex. R/W

FOX DRIVE (60' R/W)

Ex. R/W

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

5/22/13
DATE



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

DATE:	05-13-2013
DRAWN BY:	ajb
JOB NUMBER:	MIAPIQ1309
SHEET NUMBER	1 OF 1

HAWK'S NEST SUBDIVISION, SECTION 2

10008 INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 24, PAGE 36
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 31 DAY OF MAY, 2013, AT 12:00 M.
 FILE No. 2013OR-08373 FEE: \$86.40
 JESSICA A. LOPEZ MIAMI COUNTY RECORDER
 DEPUTY

NOTES:

1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.

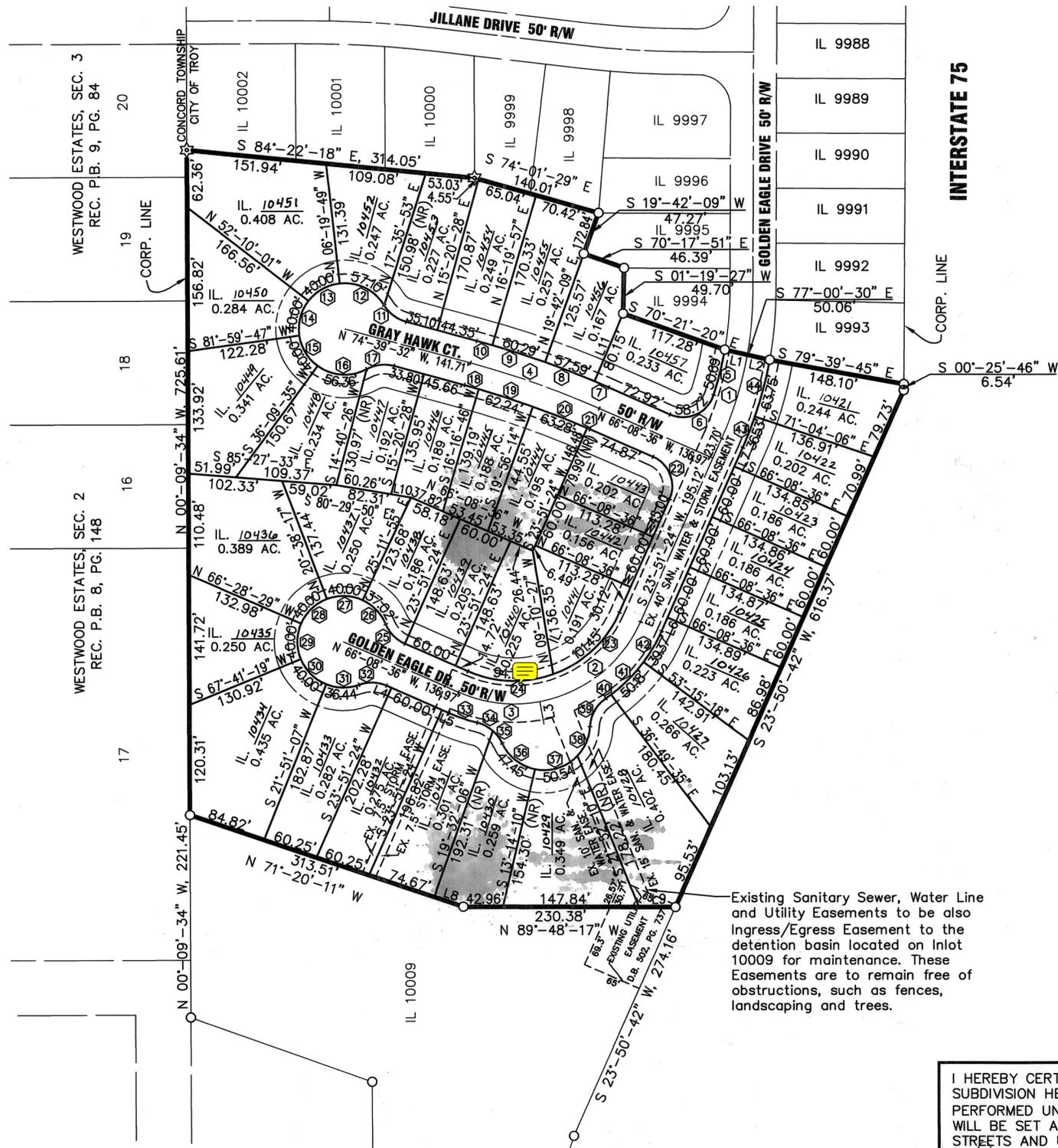
2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

AREA SUMMARY

37 BUILDING LOTS 9.261 AC.
 DEDICATED STREET R/W 1.615 AC.
 TOTAL 10.876 AC.

TRANSFERRED THIS 31 DAY OF May, 2013

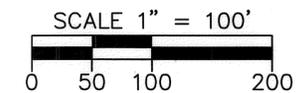
Matthew W. Gearhardt BY: Linda Linneman
 MATTHEW W. GEARHARDT DEPUTY AUDITOR
 MIAMI COUNTY AUDITOR
 IL 10421 - IL 10457



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ☆ STONE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER (SEE SHEET 2 OF 2)

BEARINGS BASED ON REC. PB. 21, PG. 71



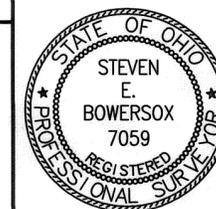
LINE CHART

LINE	BEARING	DIST.
L1	S 77°-00'-30" E	25.03'
L2	S 77°-00'-30" E	25.03'
L3	S 10°-34'-34" E	25.00'
L4	S 66°-08'-36" E	5.90'
L5	S 66°-08'-36" E	8.82'
L6	N 23°-51'-24" E	16.07'
L7	N 23°-51'-24" E	22.76'
L8	N 71°-20'-11" W	33.52'
L9	N 89°-48'-17" W	39.58'
L10	N 80°-29'-50" W	22.05'
L11	N 22°-55'-18" E	80.15'

Existing Sanitary Sewer, Water Line and Utility Easements to be also Ingress/Egress Easement to the detention basin located on Inlot 10009 for maintenance. These Easements are to remain free of obstructions, such as fences, landscaping and trees.

BEING A SUBDIVISION OF INLOT 10008 OWNED BY CONCORD HOLDINGS, LLC.. RECORDED IN OFFICIAL RECORD 181, PAGE 446 CONTAINING A TOTAL OF 10.876 ACRES.

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.
 Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059 3/1/2013 DATE



CHOICE ONE ENGINEERING
 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
 www.choiceoneengineering.com

DATE: 03-25-2008 / 03-01-2013
 DRAWN BY: seb
 JOB NUMBER: MiaTro0716Fin
 SHEET NUMBER: 1 OF 2

HAWK'S NEST SUBDIVISION, SECTION 2

City of Troy, Miami County, Ohio

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 AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
CONCORD HOLDINGS, LLC.

Judith L. Tomb, G.M.
JUDITH L. TOMB, GENERAL MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 30 DAY OF Mar, 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CONCORD HOLDINGS, LLC. BY JUDITH L. TOMB, ITS GENERAL MANAGER, 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.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

DATE: Mar 30 2013
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDITH L. TOMB, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb, G.M.
JUDITH L. TOMB

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

Vicki L. Moore
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 4-4-2015

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.

Clara M. K... CHAIRMAN *Steve D. Knight* SECRETARY

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____

Michael L. Beavish MAYOR *Martha A. Baker* PRESIDENT OF COUNCIL *Steve D. Knight* CLERK OF COUNCIL

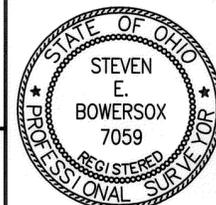
COVENANTS AND RESTRICTIONS

COVENANTS AND RESTRICTIONS ARE RECORDED IN DEED BOOK _____, PAGE _____ OF THE MIAMI COUNTY RECORDERS RECORDS.

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	13°-41'-07"	95.54'	95.31'	S 17°-00'-50" W
2	150.00'	55°-34'-02"	145.47'	139.84'	S 51°-38'-25" W
3	150.00'	34°-25'-58"	90.14'	88.79'	N 83°-21'-35" W
4	1000.00'	08°-30'-56"	148.62'	148.49'	N 70°-24'-04" W
5	375.00'	07°-44'-39"	50.69'	50.65'	S 13°-51'-19" W
6	35.00'	96°-07'-46"	58.72'	52.07'	S 65°-47'-31" W
7	1025.00'	00°-56'-06"	16.73'	16.73'	N 66°-36'-39" W
8	1025.00'	03°-19'-09"	57.59'	57.58'	N 68°-41'-17" W
9	1025.00'	03°-22'-12"	60.29'	60.28'	N 71°-58'-57" W
10	1025.00'	00°-59'-29"	17.73'	17.73'	N 74°-09'-48" W
11	40.00'	43°-45'-42"	30.55'	29.81'	N 52°-46'-41" W
12	50.00'	65°-25'-59"	57.10'	54.05'	N 63°-36'-47" W
13	50.00'	45°-50'-14"	40.00'	38.94'	S 60°-45'-07" W
14	50.00'	45°-50'-14"	40.00'	38.94'	S 14°-54'-53" W
15	50.00'	45°-50'-14"	40.00'	38.94'	S 30°-55'-21" E
16	50.00'	64°-34'-49"	56.36'	53.42'	S 86°-07'-52" E
17	40.00'	43°-45'-42"	30.55'	29.81'	N 83°-27'-37" E
18	975.00'	00°-56'-18"	15.97'	15.97'	S 74°-11'-23" E
19	975.00'	03°-39'-28"	62.24'	62.23'	S 71°-53'-30" E
20	975.00'	03°-43'-07"	63.28'	63.27'	S 68°-12'-12" E
21	975.00'	00°-12'-03"	3.42'	3.42'	S 66°-14'-37" E
22	35.00'	90°-00'-00"	54.98'	49.50'	S 21°-08'-36" E
23	125.00'	46°-30'-10"	101.45'	98.69'	S 47°-06'-29" W
24	125.00'	43°-29'-50"	94.90'	92.63'	N 87°-53'-31" W
25	40.00'	43°-45'-42"	30.55'	29.81'	N 44°-15'-45" W
26	50.00'	42°-25'-12"	37.02'	36.18'	N 43°-35'-30" W
27	50.00'	45°-50'-12"	40.00'	38.94'	N 87°-43'-11" W
28	50.00'	45°-50'-12"	40.00'	38.94'	S 46°-26'-37" W
29	50.00'	45°-50'-12"	40.00'	38.94'	S 00°-36'-25" W
30	50.00'	45°-50'-12"	40.00'	38.94'	S 45°-13'-47" E
31	50.00'	41°-45'-26"	36.44'	35.64'	S 89°-01'-35" E
32	40.00'	43°-45'-42"	30.55'	29.81'	S 88°-01'-27" E
33	175.00'	10°-26'-37"	31.90'	31.85'	S 71°-21'-54" E
34	40.00'	28°-01'-15"	19.56'	19.37'	S 62°-34'-35" E
35	40.00'	24°-12'-56"	16.91'	16.78'	S 36°-27'-29" E
36	50.00'	54°-22'-09"	47.45'	45.69'	S 51°-32'-06" E
37	50.00'	57°-54'-32"	50.53'	48.41'	N 72°-19'-34" E
38	50.00'	40°-10'-25"	35.06'	34.34'	N 23°-17'-05" E
39	40.00'	52°-14'-12"	36.47'	35.22'	N 29°-18'-59" E
40	175.00'	02°-15'-39"	6.91'	6.91'	N 54°-18'-15" E
41	175.00'	16°-25'-43"	50.18'	50.01'	N 44°-57'-34" E
42	175.00'	12°-53'-18"	39.37'	39.28'	N 30°-18'-03" E
43	425.00'	04°-55'-30"	36.53'	36.52'	N 21°-23'-39" E
44	425.00'	08°-35'-40"	63.75'	63.69'	N 14°-38'-05" E

Steve E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

3/1/2013
DATE



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE:
03-25-2008
03-01-2013
DRAWN BY:
seb
JOB NUMBER:
MiaTro0716Cov
SHEET NUMBER
2 OF 2

CARRIAGE TRAILS

SECTION 9 PHASE I PART INLOT 352

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
APRIL 2013

VOLUME 24 PAGE 37
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 5TH
DAY OF JUNE, 2013 FOR
FILING AT 10:06 A.M.
FILE NO. 2013 OR-08649
FEE \$ 86.40
Jessica A Lopez
MIAMI COUNTY RECORDER
Jwendel
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO
DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 322,
PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

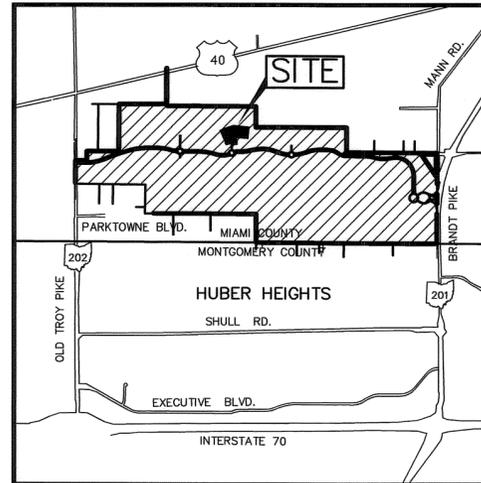
THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO.
I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES
HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN
HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE
STREETS AND EASEMENTS SHOWN HEREON.

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.

WITNESS

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

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



LOCATION MAP
NO SCALE

AUDITOR

TRANSFERRED ON THE 5 DAY OF June, 2013

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Linda Linneman
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 5/28, 2013

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 121.042
ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC
OF RECORD IN 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.

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



David L. Chiesa 4/26/13
David L. Chiesa P.S.
Registered Surveyor No. 7740

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF May,
2013, 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 04-17-18

NOTARY PUBLIC



Christina Camp
Notary Public, State of Ohio
My Commission Expires 04-17-2018

CONSENT OF LIENHOLDER
PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT



CHRISTOPHER H. SHUMAN
NOTARY AT LAW
Notary Public, State of Ohio
My Commission Expires 04-17-2018

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 30th DAY OF May,
2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK
NATIONAL ASSOCIATION, 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 HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY
AND DATE AFORESAID.

NOTARY PUBLIC

No expiration
MY COMMISSION EXPIRES:

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 9, Phase I are Subject to the
Declaration of Covenants, Conditions, Restrictions and Easements of the
Master Owners Association as recorded in Vol. 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 744 is non-buildable, Green Space lot 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 & VOL. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG.91 P.B. 23, PG.87
P.B. 22, PG.80 P.B. 23, PG.11
P.B. 22, PG.89 P.B. 22, PG.25
P.B. 23, PG.28 P.B. 23, PG.70
 P.B. 24, PG.20

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOL. 54, PG. 136

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



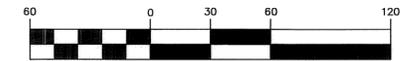
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

LEGEND

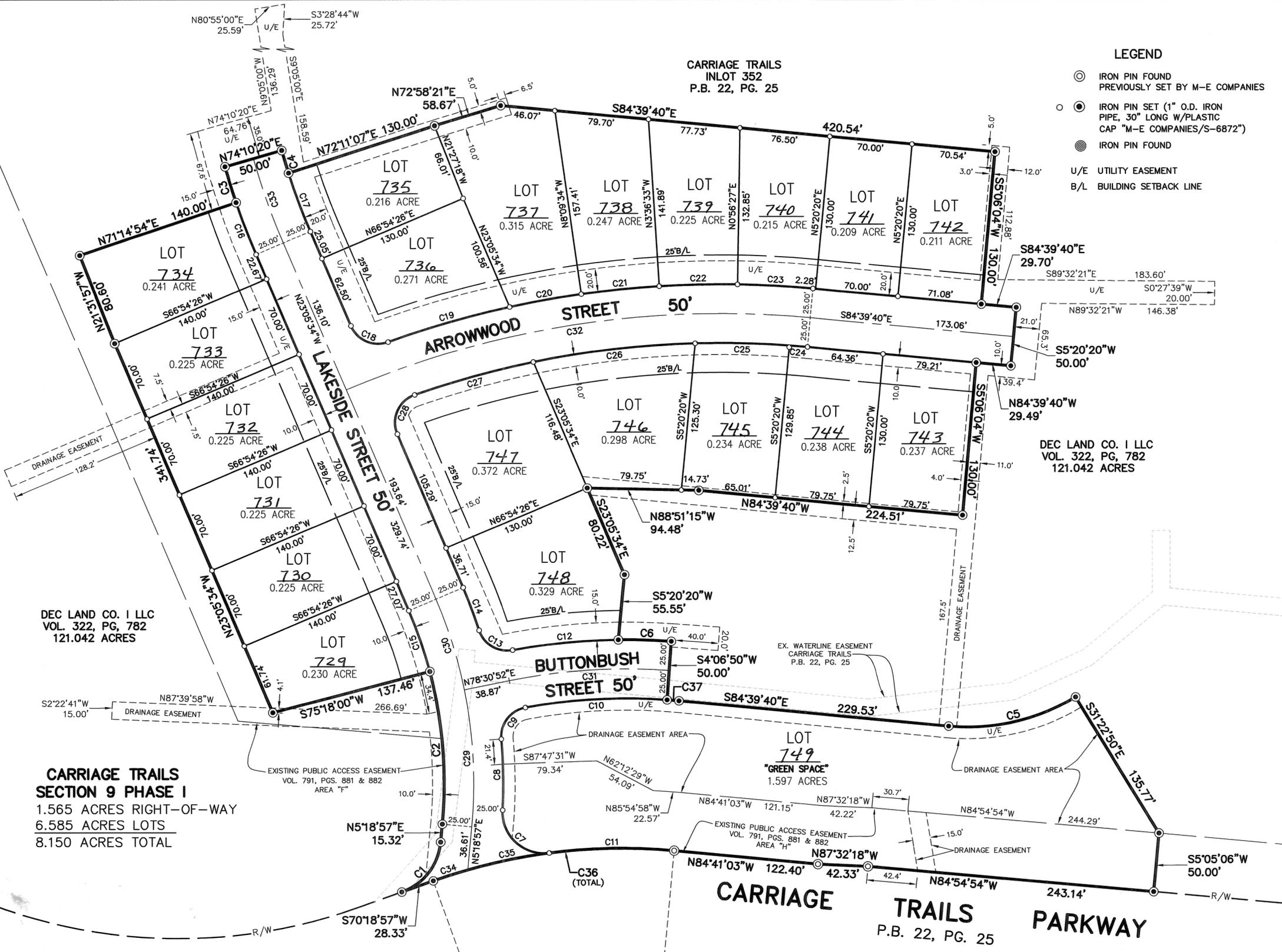
- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



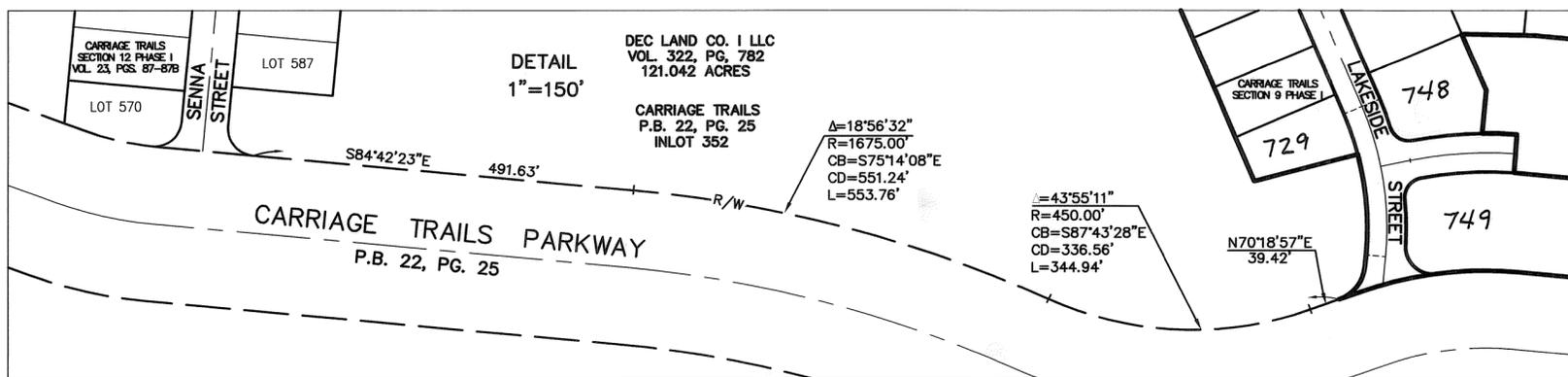
NORTH



(IN FEET)
 1 inch = 60 ft.



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	56.72'	50.00'	65°00'00"	N37°48'57"E	53.73'
C2	131.00'	375.00'	20°00'57"	N04°41'32"W	130.34'
C3	31.90'	625.00'	2°55'26"	S17°17'23"E	31.89'
C4	19.94'	575.00'	1°59'14"	S16°49'16"E	19.94'
C5	112.15'	175.00'	36°43'11"	N76°58'46"E	110.24'
C6	44.91'	525.00'	4°54'05"	N88°20'13"W	44.90'
C7	61.41'	35.00'	100°31'30"	S47°12'46"E	53.83'
C8	60.42'	425.00'	8°08'46"	N01°01'24"W	60.37'
C9	36.95'	25.00'	84°40'19"	S37°14'23"W	33.67'
C10	120.53'	475.00'	14°32'17"	S86°50'41"W	120.20'
C11	106.04'	475.00'	12°47'28"	S88°55'13"W	105.82'
C12	90.05'	525.00'	9°49'41"	S84°17'54"W	89.94'
C13	36.11'	25.00'	82°45'32"	S59°14'10"E	33.05'
C14	38.84'	425.00'	5°14'09"	N20°28'29"W	38.82'
C15	54.93'	375.00'	8°23'34"	N18°53'47"W	54.88'
C16	47.35'	625.00'	4°20'28"	S20°55'20"E	47.34'
C17	52.97'	575.00'	5°16'40"	S20°27'14"E	52.95'
C18	37.82'	25.00'	86°40'01"	S66°25'34"E	34.31'
C19	107.33'	835.00'	7°21'53"	S73°55'22"W	107.26'
C20	61.73'	835.00'	4°14'08"	S79°43'22"W	61.71'
C21	66.31'	835.00'	4°33'00"	S84°06'57"W	66.29'
C22	66.31'	835.00'	4°33'00"	S88°39'57"W	66.29'
C23	64.10'	835.00'	4°23'53"	N86°51'36"W	64.08'
C24	15.39'	785.00'	1°07'23"	N85°13'21"W	15.39'
C25	79.94'	785.00'	5°50'05"	N88°42'05"W	79.91'
C26	138.19'	785.00'	10°05'09"	S83°20'18"W	138.01'
C27	104.34'	785.00'	7°36'57"	S74°29'15"W	104.27'
C28	40.92'	25.00'	93°46'20"	S23°47'36"W	36.50'
C29	117.30'	400.00'	16°48'05"	N03°05'06"W	116.88'
C30	81.03'	400.00'	11°36'26"	N17°17'21"W	80.89'
C31	136.13'	500.00'	15°35'58"	S86°18'51"W	135.71'
C32	401.94'	810.00'	28°25'54"	S81°07'23"W	397.83'
C33	76.08'	600.00'	7°15'54"	S19°27'37"E	76.03'
C34	30.67'	475.00'	3°41'57"	S72°09'55"W	30.66'
C35	70.55'	475.00'	8°30'36"	S78°16'11"W	70.49'
C36	207.26'	475.00'	25°00'00"	S82°48'57"W	205.62'
C37	10.16'	475.00'	1°13'31"	S85°16'25"E	10.16'



CARRIAGE TRAILS SECTION 9 PHASE I

ME COMPANIES

635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

J:\12-088\dwg\SURVEY\CTP-1\PLAT.dwg by:cdhies on 04/26/2013 @ 09:36:49 am ~ © M-E Companies, Inc.

DEDICATIONS

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

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

THE SHADY TREE DRIVE AND POND VIEW DRIVE RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER:

Frank D. Harlow Jr.
FRANK D. HARLOW, Jr., PRESIDENT
KEYSTONE LAND DEVELOPMENT, INC.
Mary K Lewis
WITNESS

Helena W. Gray
WITNESS

LIENHOLDER:

Daniel F. Heitmeier
DANIEL F. HEITMEYER,
VP OF COMMERCIAL BANKING
MINSTER BANK
Mary K Lewis
WITNESS

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 15 DAY OF May, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, KEYSTONE LAND DEVELOPMENT, INC., BY ITS PRESIDENT, FRANK D. HARLOW Jr. AND THE LIENHOLDER, MINSTER BANK, BY ITS VICE PRESIDENT OF COMMERCIAL BANKING, DANIEL F. HEITMEYER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/15/2016



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 15, 2016
Recorded in Miami County

S.S. COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW Jr., PRESIDENT, KEYSTONE LAND DEVELOPMENT, INC., BEING DULY SWORN THIS 15 DAY OF May, 2013 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., PRESIDENT
KEYSTONE LAND DEVELOPMENT, INC.

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 8/15/2016



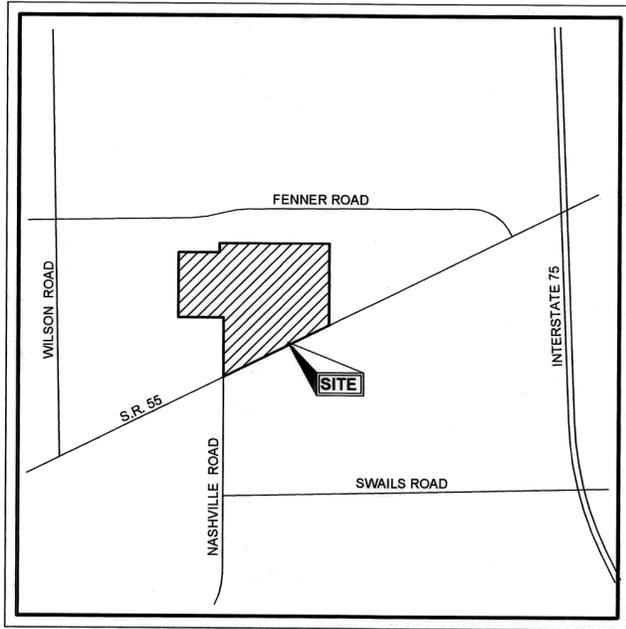
MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 15, 2016
Recorded in Miami County

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE EDGEWATER OWNER'S ASSOCIATION, AS RECORDED IN DEED BOOK 710, PAGE 359 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.

RECORD PLAN EDGEWATER SECTION SEVEN

LOCATED IN:
SECTION 31, TOWN 5, RANGE 6 EAST
PART INLOT 7166
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 6.2110 ACRES
DATE: MAY 14, 2013



VICINITY MAP
-NTS-

PLAT BOOK 24 PAGE 38
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE NUMBER 2013 OR-08768
RECEIVED JUNE 6, 2013
AT 3:02 PM FEE \$86.40
Jessica A. Roper
MIAMI COUNTY RECORDER
L. McCoy
DEPUTY

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 18TH DAY OF MARCH, 2013, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-8-2013

Michael L. Branick
MAYOR

Martha A. Baker
PRESIDENT OF COUNCIL

Sue J. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 17TH DAY OF FEBRUARY, 2013, THIS PLAT WAS REVIEWED AND APPROVED.

Clayton K. Jones
CHAIRPERSON

Sue J. Knight
SECRETARY

TRANSFERRED ON THE 6th DAY OF June, 2013.

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

Joyce D. Gillist
DEPUTY AUDITOR

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF 6.2110 ACRES OF PT. INLOT 7166 IN THE CITY OF TROY, OHIO, BEING PART OF THE TRACT CONVEYED TO KEYSTONE LAND DEVELOPMENT, INC. IN DEED BOOK 784, PAGE 582, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
DAVID R. WINEMILLER
OHIO REGISTERED SURVEYOR No. 7197



DEVELOPER:
KEYSTONE LAND DEVELOPMENT, INC.
701 NORTH MARKET STREET
TROY OHIO 45373
PH: 937-339-9944

PREPARED BY:

TWA
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862
FAX: 937-898-5716
www.winemillerengineering.com

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHD. LENGTH
C1	185.00'	9°47'20"	31.61'	S 44°31'48" W	31.57'
C2	210.00'	48°29'23"	177.72'	S 63°52'49" W	172.47'
C3	235.00'	5°53'39"	24.18'	S 85°10'41" W	24.17'
C4	235.00'	13°38'46"	55.97'	S 75°24'29" W	55.84'
C5	235.00'	14°31'26"	59.57'	S 61°19'23" W	59.41'
C6	235.00'	14°25'32"	59.17'	S 46°50'54" W	59.01'
C7	185.00'	38°42'03"	124.96'	S 68°46'29" W E	122.60'
C8	30.00'	90°00'00"	47.12'	S 46°52'29" W	42.43'
C9	30.00'	90°00'00"	47.12'	N 43°07'31" E	42.43'
C10	235.00'	48°29'23"	198.88'	S 63°52'49" W	193.00'
C11	185.00'	48°29'23"	156.57'	S 63°52'49" W	151.94'

RECORD PLAN EDGEWATER SECTION SEVEN

LOCATED IN:
SECTION 31, TOWN 5, RANGE 6 EAST
PART INLOT 7166
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 6.2110 ACRES
DATE: MAY 14, 2013

N

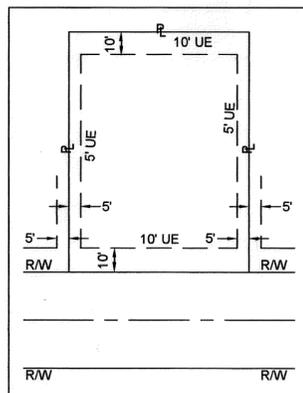


DEVELOPER:
KEYSTONE LAND DEVELOPMENT, INC.
701 NORTH MARKET STREET
TROY OHIO 45373
PH: 937-339-9944

PREPARED BY:



THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
34 EAST NATIONAL ROAD
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PHONE: 937-898-5862
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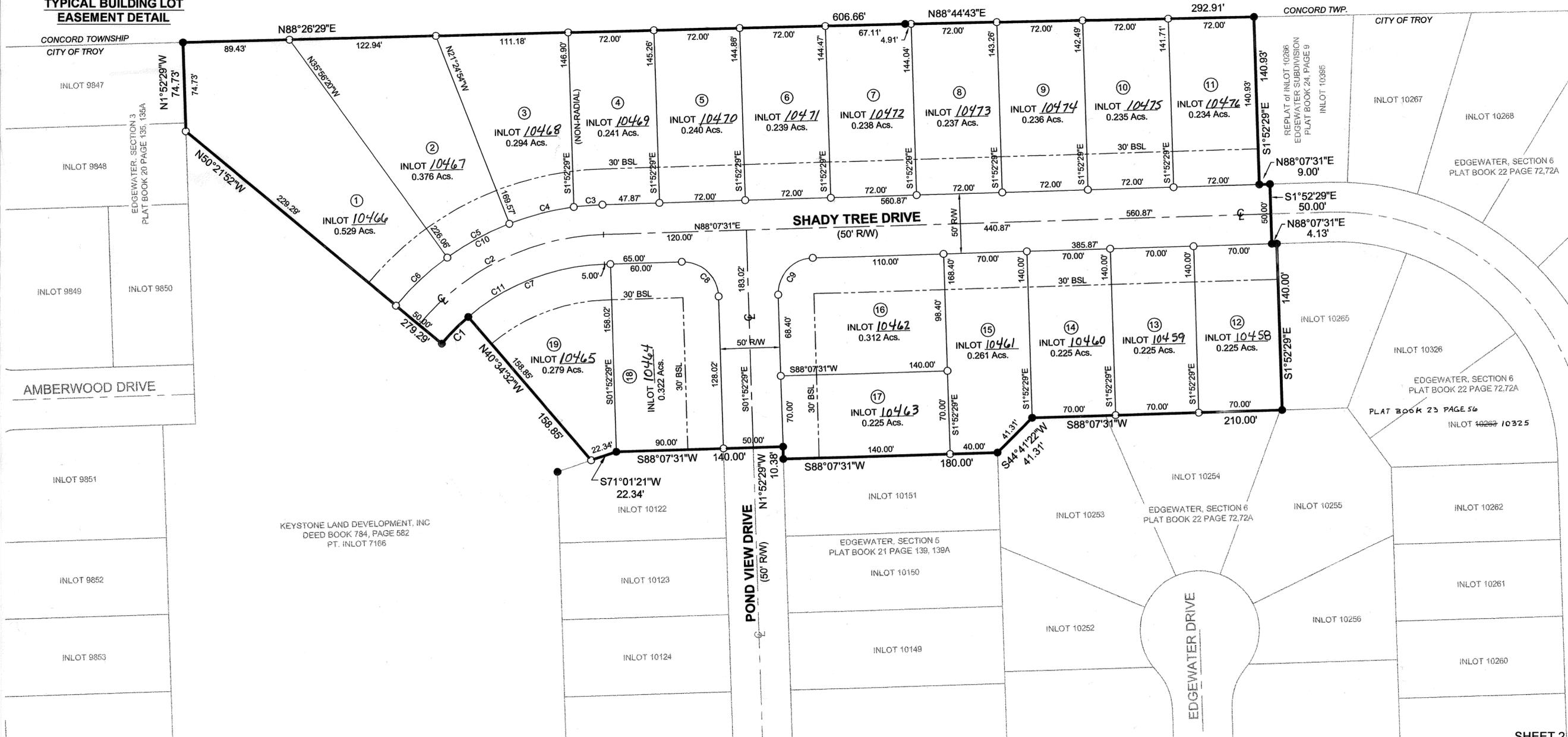
LEGEND

- IRON PIN FOUND (5/8" DIA.)
- IRON PIN SET (5/8" x 30")
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT

AREA SUMMARY

19 BUILDING LOTS	5.1730 Ac.
RIGHT OF WAY	1.0380 Ac.
TOTAL	6.2110 Ac.

**TYPICAL BUILDING LOT
EASEMENT DETAIL**



KEYSTONE LAND DEVELOPMENT, INC
DEED BOOK 784, PAGE 582
PT. INLOT 7166

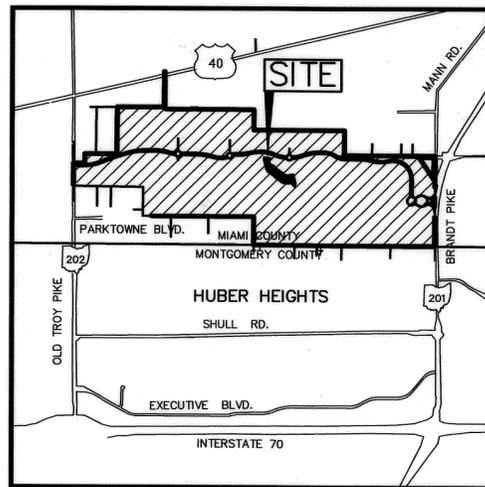
CARRIAGE TRAILS

SECTION 5 - PHASE II

PART INLOT 353

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

MAY 2013



LOCATION MAP
NO SCALE

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 322, PAGE 782, RECORDED IN THE MIAMI COUNTY DEED 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.

WITNESS

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 11th DAY OF June, 2013, 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 4-17-18

NOTARY PUBLIC



Christina Camp
Notary Public, State of Ohio
My Commission Expires 04-17-2018

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 21st DAY OF June, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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.

NOTARY PUBLIC

no expiration
MY COMMISSION EXPIRES:



CHRISTOPHER H. SMITH
Notary Public, State of Ohio
My Commission Expires 10/10/14

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 5, Phase II are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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 750 and 766 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

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80 P.B. 23, PG. 54
P.B. 23, PG. 27 P.B. 24, PG. 3
P.B. 22, PG. 91 P.B. 24, PG. 4
P.B. 23, PG. 11 P.B. 24, PG. 16
P.B. 24, PG. 15

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

VOLUME 24 PAGE 39
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 26TH
DAY OF JUNE, 2013 FOR
FILING AT 10:21 A.M.
FILE NO. 2013 OR-09774
FEE \$86.40
Jessica A Lopez
MIAMI COUNTY RECORDER
Shwendel
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 26 DAY OF June, 2013

Matthew W. Heath
MIAMI COUNTY AUDITOR
Linda Jirassanan
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 25, 2013

Paul
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

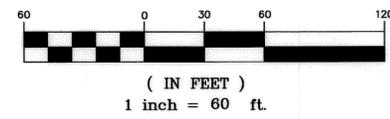
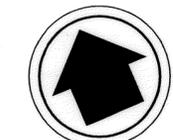
THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN DEEDS TO DEC LAND CO. I LLC OF RECORD IN VOLUME 322, PAGE 782, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



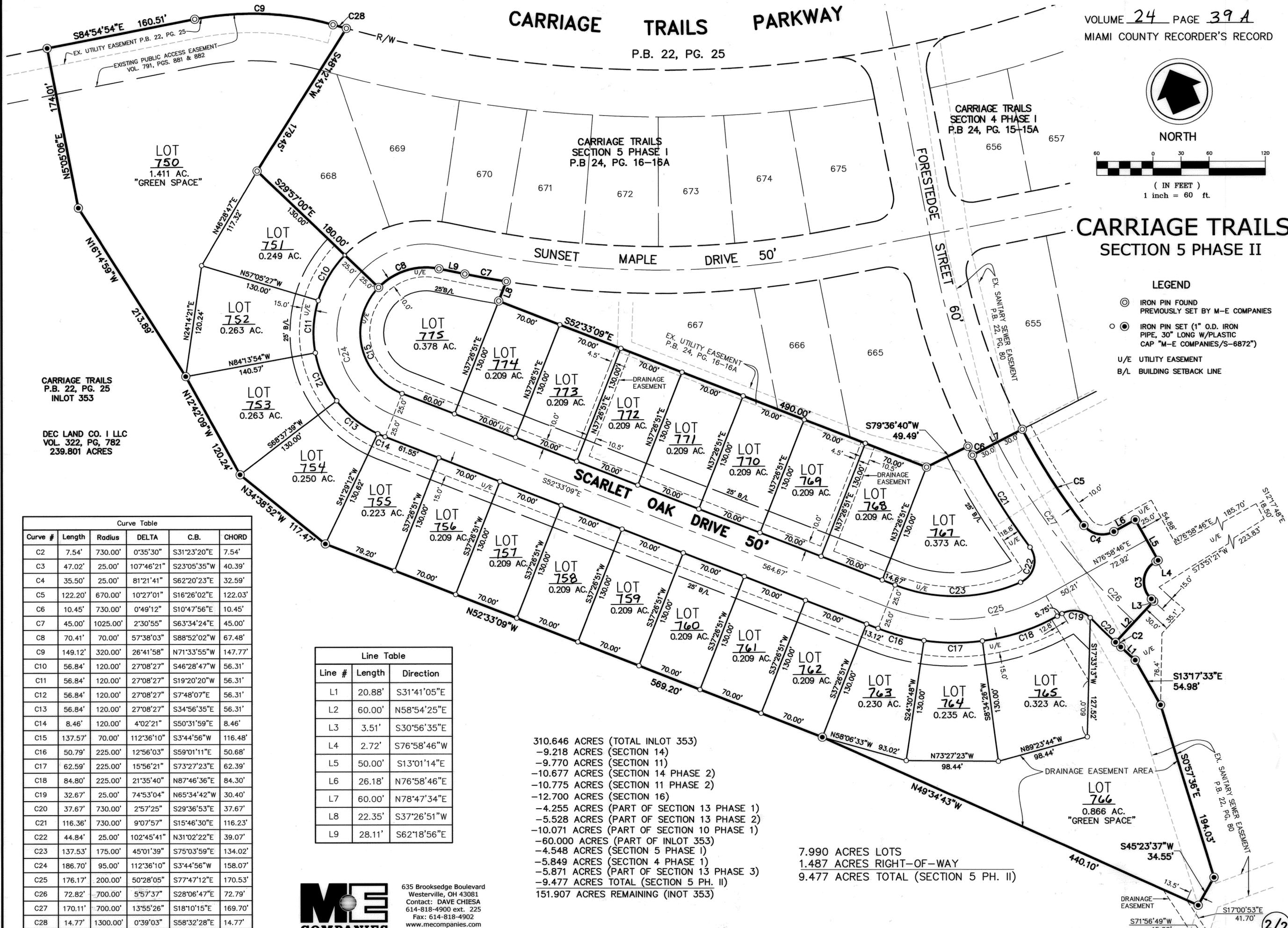
BY: David L. Chiesa 6/10/13
David L. Chiesa P.S.
Registered Surveyor No. 7740



CARRIAGE TRAILS SECTION 5 PHASE II

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



310.646 ACRES (TOTAL INLOT 353)
 -9.218 ACRES (SECTION 14)
 -9.770 ACRES (SECTION 11)
 -10.677 ACRES (SECTION 14 PHASE 2)
 -10.775 ACRES (SECTION 11 PHASE 2)
 -12.700 ACRES (SECTION 16)
 -4.255 ACRES (PART OF SECTION 13 PHASE 1)
 -5.528 ACRES (PART OF SECTION 13 PHASE 2)
 -10.071 ACRES (PART OF SECTION 10 PHASE 1)
 -60.000 ACRES (PART OF INLOT 353)
 -4.548 ACRES (SECTION 5 PHASE I)
 -5.849 ACRES (SECTION 4 PHASE I)
 -5.871 ACRES (PART OF SECTION 13 PHASE 3)
 -9.477 ACRES TOTAL (SECTION 5 PH. II)
 151.907 ACRES REMAINING (INOT 353)

7.990 ACRES LOTS
 1.487 ACRES RIGHT-OF-WAY
 9.477 ACRES TOTAL (SECTION 5 PH. II)

Curve #	Length	Radius	DELTA	C.B.	CHORD
C2	7.54'	730.00'	0°35'30"	S31°23'20"E	7.54'
C3	47.02'	25.00'	107°46'21"	S23°05'35"W	40.39'
C4	35.50'	25.00'	81°21'41"	S62°20'23"E	32.59'
C5	122.20'	670.00'	10°27'01"	S16°26'02"E	122.03'
C6	10.45'	730.00'	0°49'12"	S10°47'56"E	10.45'
C7	45.00'	1025.00'	2°30'55"	S63°34'24"E	45.00'
C8	70.41'	70.00'	57°38'03"	S88°52'02"W	67.48'
C9	149.12'	320.00'	26°41'58"	N71°33'55"W	147.77'
C10	56.84'	120.00'	27°08'27"	S46°28'47"W	56.31'
C11	56.84'	120.00'	27°08'27"	S19°20'20"W	56.31'
C12	56.84'	120.00'	27°08'27"	S7°48'07"E	56.31'
C13	56.84'	120.00'	27°08'27"	S34°56'35"E	56.31'
C14	8.46'	120.00'	4°02'21"	S50°31'59"E	8.46'
C15	137.57'	70.00'	112°36'10"	S3°44'56"W	116.48'
C16	50.79'	225.00'	12°56'03"	S59°01'11"E	50.68'
C17	62.59'	225.00'	15°56'21"	S73°27'23"E	62.39'
C18	84.80'	225.00'	21°35'40"	N87°46'36"E	84.30'
C19	32.67'	25.00'	74°53'04"	N65°34'42"W	30.40'
C20	37.67'	730.00'	2°57'25"	S29°36'53"E	37.67'
C21	116.36'	730.00'	9°07'57"	S15°46'30"E	116.23'
C22	44.84'	25.00'	102°45'41"	N31°02'22"E	39.07'
C23	137.53'	175.00'	45°01'39"	S75°03'59"E	134.02'
C24	186.70'	95.00'	112°36'10"	S3°44'56"W	158.07'
C25	176.17'	200.00'	50°28'05"	S77°47'12"E	170.53'
C26	72.82'	700.00'	5°57'37"	S28°06'47"E	72.79'
C27	170.11'	700.00'	13°55'26"	S18°10'15"E	169.70'
C28	14.77'	1300.00'	0°39'03"	S58°32'28"E	14.77'

Line #	Length	Direction
L1	20.88'	S31°41'05"E
L2	60.00'	N58°54'25"E
L3	3.51'	S30°56'35"E
L4	2.72'	S76°58'46"W
L5	50.00'	S13°01'14"E
L6	26.18'	N76°58'46"E
L7	60.00'	N78°47'34"E
L8	22.35'	S37°26'51"W
L9	28.11'	S62°18'56"E



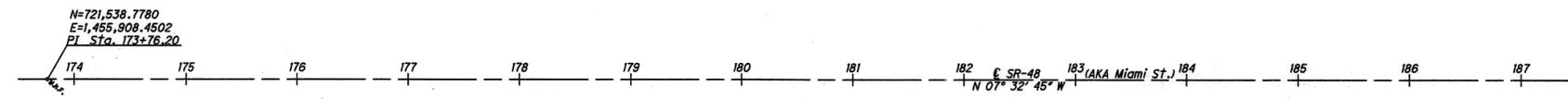
635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

REC. PLAT 24-40

MIA-48-3.59

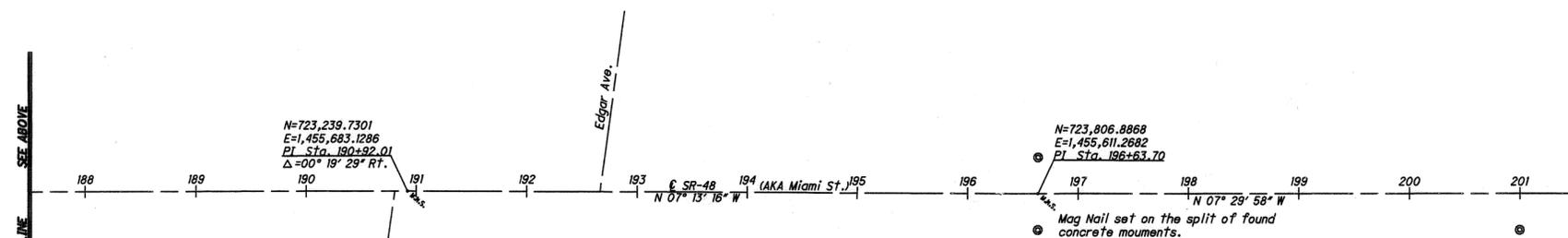
LAND SURVEY VOLUME _____ PAGE _____
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

MIAMI COUNTY, OHIO
VILLAGE OF WEST MILTON
OUTLOTS 35, 117 & 118
IN LOTS 501 & 502



NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING MIA-48-3.89 R/W PLANS ON FILE AT THE ODOT DISTRICT 7 HEADQUARTERS, FIELD NOTES FROM AN ODOT 1999 SURVEY AND PLATS OF RECORD ON FILE AT THE MIAMI COUNTY ENGINEER'S OFFICE.

BASIS FOR BEARINGS:
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
OHIO SOUTH ZONE, GRID NORTH, NAD 83 (CORS 96),
GEOID 09.



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 2012 AND WAS PERFORMED IN ACCORDANCE WITH OAC CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

BY Wendell J. Scott
SURVEYOR NO. 7227 DATE 7/2/13

PLAT BOOK 24 PAGE 40
MIAMI COUNTY RECORDER'S
RECORDS OF PLATS.
RECEIVED FOR RECORD THIS DAY 3RD
OF JULY, 2013, AT 9:13 P.M.
FILE NUMBER 201302-10337 FEE 1473.20
Jessam A. Lopez BY DEPUTY



CENTERLINE PLAT

MIA-48-3.59

PD NO. 87374

1/1

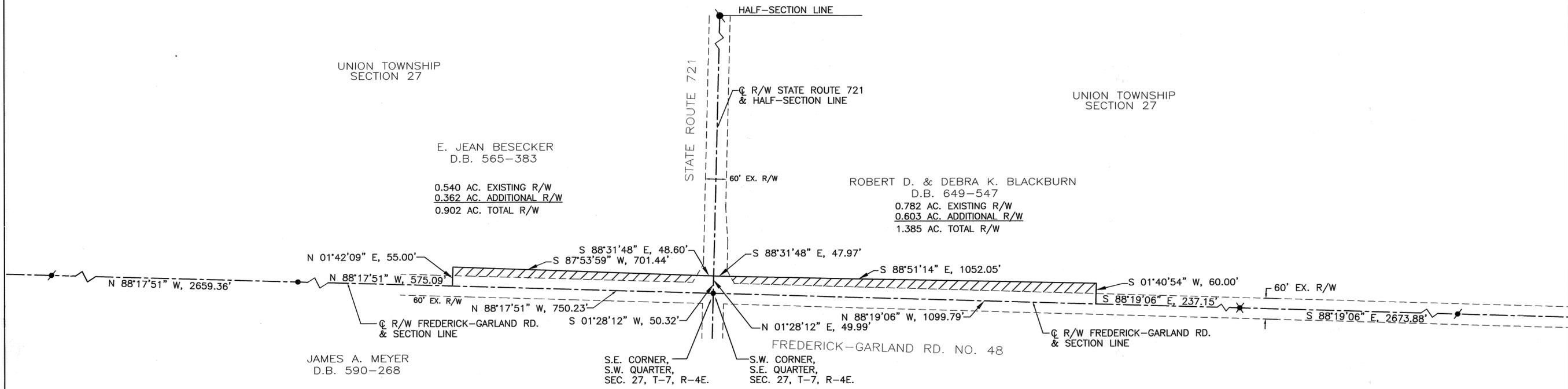
2/5

ADDITIONAL RIGHT-OF-WAY
FREDERICK-GARLAND ROAD NO. 48
 SECTION 27, TOWN 7, RANGE 4
 UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 42
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 30TH DAY
 OF JULY, 2013 AT 10:03 A.M.
 FILE NO. 2013OR-11654 FEE 0.00

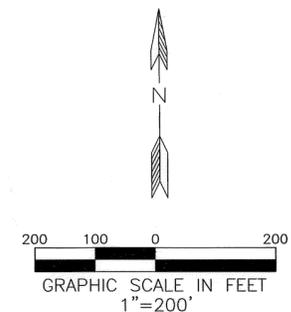
Jessica A. Lopez
 JESSICA A. LOPEZ MIAMI COUNTY RECORDER
Roni Schaefer
 DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 157



- LEGEND**
- IRON PIN FOUND
 - ⊗ GIN SPINDLE FOUND
 - ODOT CAPPED IRON PIN
 - RR SPIKE FOUND
 - ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE

- REFERENCES**
- LAND SURVEYS:
- VOLUME 20, PAGE 65
 - VOLUME 21, PAGE 160
 - VOLUME 22, PAGE 158
 - VOLUME 31, PAGE 71
 - VOLUME 32, PAGE 136
 - VOLUME 34, PAGE 176
 - VOLUME 40, PAGE 34



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 12TH DAY OF February, 2009.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 30TH DAY OF July, 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY *Joyce Guillot*
JOYCE GUILLOT
DEPUTY AUDITOR

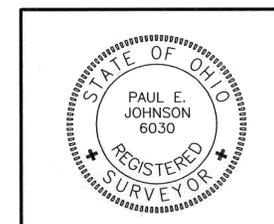
SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
E. JEAN BESECKER	V.565, P.383	V.700, P.074
ROBERT D. & DEBRA K. BLACKBURN	V.649, P.547	V.700, P.071

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 30TH DAY OF July, 2013, BY RESOLUTION NO. 13-07-445

(Absent)
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER



Paul E. Johnson
PAUL E. JOHNSON P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: JANUARY 20, 1999

RESOLUTION NO. 13-07-995

ACCEPT ADDITIONAL HIGHWAY EASEMENT
FREDERICK-GARLAND ROAD NO. 48

Located in Section 27, Town 7, Range 4, Union Township, Miami County, Ohio

Mr. Evans introduced the following resolution and moved for its adoption;

WHEREAS, E. Jean Besecker, has, by instrument recorded in Miami County Recorder's Deed Book 700, page 074, granted an Easement for Highway Purposes; and

WHEREAS, Robert D. and Debra K. Blackburn, have, by instrument recorded in Miami County Recorder's Deed Book 700, page 071, granted an Easement for Highway Purposes; and

WHEREAS, the plat of survey showing the additional highway easements is on file with the Miami County Engineer in Road Record 8 page 157; and

WHEREAS, the Miami County Engineer has approved the plat and recommends that the additional highway easements be accepted.

NOW, THEREFORE BE IT RESOLVED, by the Board of Miami County Commissioners, that the additional highway easements granted are hereby accepted as public highway easements; and

BE IT FURTHER RESOLVED, that the Board hereby approves the plat by signing said plat; and

BE IT FURTHER RESOLVED, that the Clerk of this Board be, and is hereby directed to certify a copy of this resolution to the County Engineer who shall record the plat with a reference to this resolution in the Plat Records of Miami County.

Mr. Cultice seconded the motion to adopt the resolution with the Board voting as follows upon roll call:

Mr. Cultice, Yea;

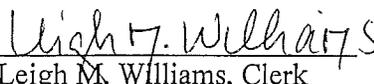
Mr. Evans, Yea;

Mr. O'Brien, Absent.

DATED: July 30, 2013

CERTIFICATION

I, Leigh M. Williams, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the board under the date of July 30, 2013.


Leigh M. Williams, Clerk

Cc: Journal
Engineer c/o Tax Map Dept.

ADDITIONAL RIGHT-OF-WAY SUGAR GROVE ROAD NO. 77

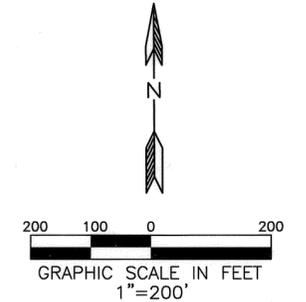
SECTION 10, TOWN 7, RANGE 5 NEWTON TOWNSHIP, SECTION 11 TOWN 7, RANGE 5 CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 43

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 1ST DAY
OF August, 2013 AT 2:30 P.M.
FILE NO. 201308-1158 FEE 0.00

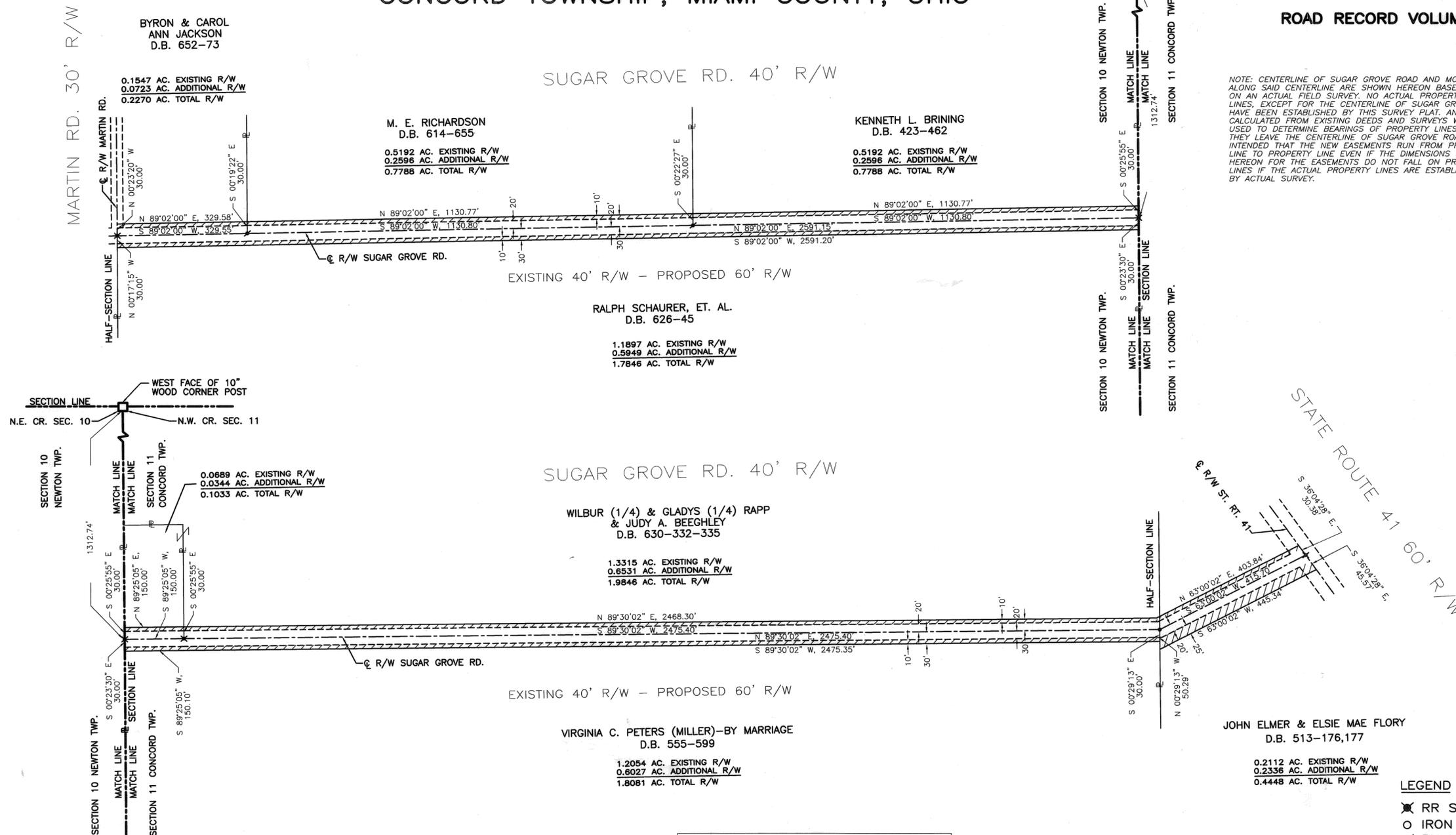
Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY *Robert Schaurer*
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 160



BASIS OF BEARINGS:
LAND SURVEY VOL. 42 PG. 145

REFERENCES
LAND SURVEYS:
VOL. 20 PG. 160
VOL. 24 PG. 72
VOL. 27 PG. 46
VOL. 27 PG. 135
VOL. 40 PG. 82
VOL. 42 PG. 145



SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
BYRON & CAROL ANN JACKSON	V.652, P.73	V.0R 316, P. 418
M.E. RICHARDSON	V.614, P.655	V. 700, P. 315
KENNETH L. BRINING	V.423, P.462	V. 700, P. 077
WILBUR & GLADYS RAPP &	V.630, P.332-335	V. 700, P. 080
JUDY A. BEECHLEY	V.630, P.332-335	V. 700, P. 083
RALPH SCHAURER, ETAL.	V.626, P.45	V. 704, P. 129
VIRGINIA C. PETERS (MILLER)	V.555, P.599	V. 700, P. 667
JOHN ELMER & ELSIE MAE FLORY	V.513, P.176,177	V. 700, P. 664

LEGEND

- ⊗ RR SPIKE FOUND
- IRON PIN FOUND
- ⊙ PK NAIL FOUND
- WOOD CORNER POST FOUND
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 14th DAY OF JUNE, 2000.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 1 DAY OF Aug, 2013

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

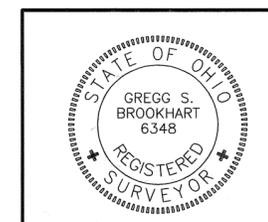
BY *Sandra Swanson*
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 1 DAY OF August, 2013, BY RESOLUTION NO. 13-08-1015

JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: JUNE 13, 2000

RESOLUTION NO. 13-08-1015

ACCEPT ADDITIONAL HIGHWAY EASEMENTS
SUGAR GROVE ROAD NO. 77

Located in Section 10, Town 7, Range 5, Newton Township, and Section 11, Town 7, Range 5,
Concord Township, Miami County, Ohio

Mr. Evans introduced the following resolution and moved for its adoption:

WHEREAS, Byron and Carol Ann Jackson, have, by instrument recorded in Miami County Recorder's Official Record Book 316, page 418, granted an Easement for Highway Purposes; and

WHEREAS, M. E. Richardson, has, by instrument recorded in Miami County Recorder's Deed Book 700, page 315, granted an Easement for Highway Purposes; and

WHEREAS, Kenneth L. Brining, has, by instrument recorded in Miami County Recorder's Deed Book 700, page 077, granted an Easement for Highway Purposes; and

WHEREAS, Wilbur and Gladys Rapp, have, by instrument recorded in Miami County Recorder's Deed Book 700, page 080, granted an Easement for Highway Purposes; and

WHEREAS, Judy A. Beeghley, has, by instrument recorded in Miami County Recorder's Deed Book 700, page 083, granted an Easement for Highway Purposes; and

WHEREAS, Ralph Schaurer, Etal., have, by instrument recorded in Miami County Recorder's Deed Book 704, page 129, granted an Easement for Highway Purposes; and

WHEREAS, Virginia C. Peters (Miller), has, by instrument recorded in Miami County Recorder's Deed Book 700, page 667, granted an Easement for Highway Purposes; and

WHEREAS, John Elmer and Elsie Mae Flory, have, by instrument recorded in Miami County Recorder's Deed Book 700, page 664, granted an Easement for Highway Purposes; and

WHEREAS, the plat of survey showing the additional highway easements is on file with the Miami County Engineer in Road Record 8 page 160; and

WHEREAS, the Miami County Engineer has approved the plat and recommends that the additional highway easements be accepted.

NOW, THEREFORE BE IT RESOLVED, by the Board of Miami County Commissioners, that the additional highway easements granted are hereby accepted as public highway easements.

BE IT FURTHER RESOLVED, that the Board hereby approves the plat by signing said plat.

BE IT FURTHER RESOLVED, that the Clerk of this Board be, and is hereby directed to certify a copy of this resolution to the County Engineer, who shall record the plat with a reference to this resolution in the Plat Records of Miami County.

Mr. Cultice seconded the motion to adopt the resolution with the Board voting as follows upon roll call:

Mr. Evans, Yea; Mr. Cultice, Yea; Mr. O'Brien, Absent;

DATED: August 1, 2013

CERTIFICATION

I, Lisa K. Lazear, Assistant Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the board under the date of August 1, 2013.


Lisa K. Lazear, Assistant Clerk

Cc: Journal
 Engineer c/o Tax Map Office

ADDITIONAL RIGHT-OF-WAY TROY-SIDNEY ROAD

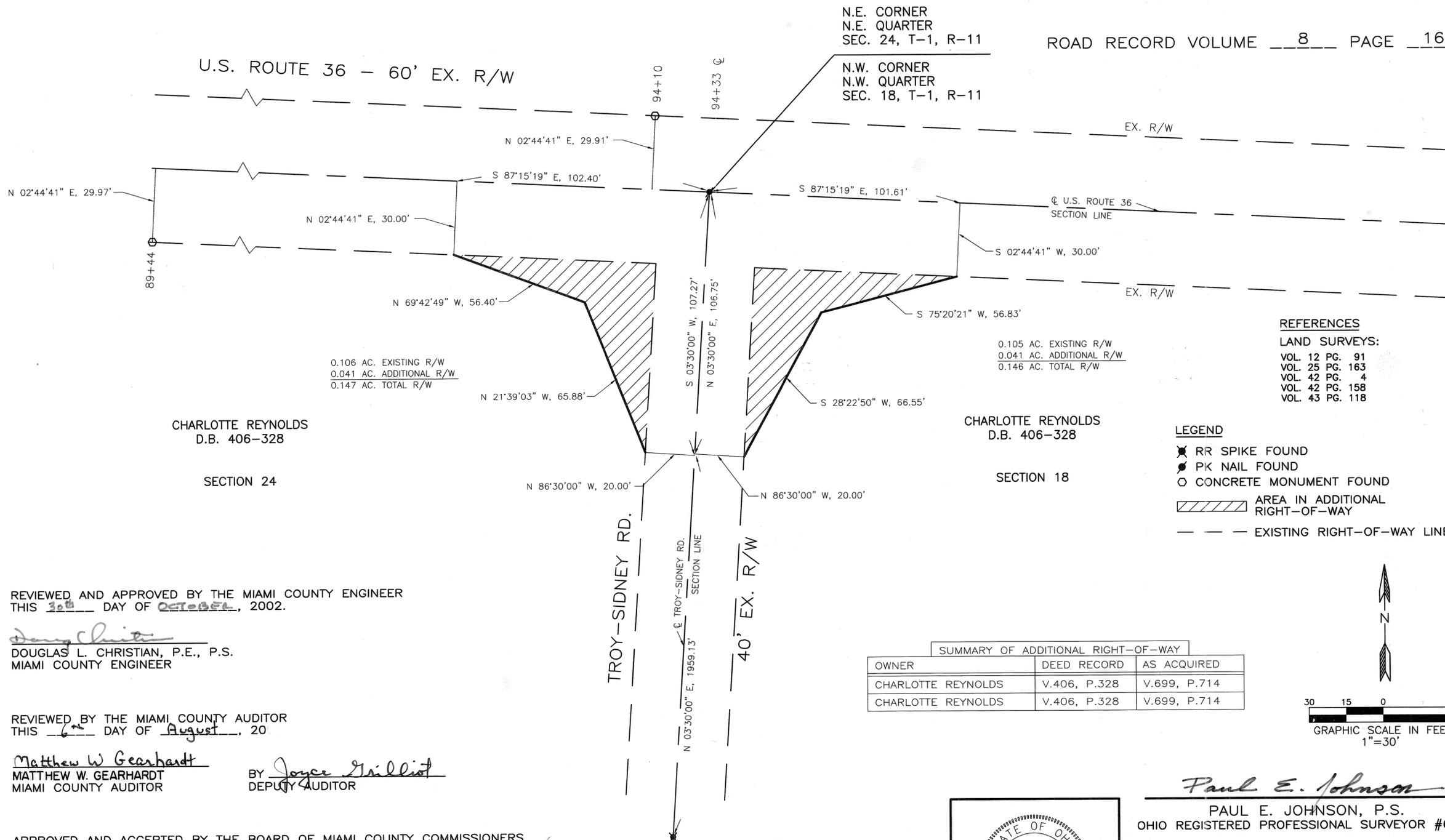
SECTION 18 & 24, TOWN 1, RANGE 11
SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 44

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 6TH DAY
OF AUGUST, 2013 AT 9:29 AM.
FILE NO. 2013.08.12024 FEE 0.00

Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Quindel
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 164



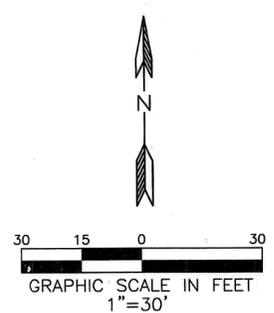
0.106 AC. EXISTING R/W
0.041 AC. ADDITIONAL R/W
0.147 AC. TOTAL R/W

0.105 AC. EXISTING R/W
0.041 AC. ADDITIONAL R/W
0.146 AC. TOTAL R/W

- REFERENCES**
LAND SURVEYS:
- VOL. 12 PG. 91
 - VOL. 25 PG. 163
 - VOL. 42 PG. 4
 - VOL. 42 PG. 158
 - VOL. 43 PG. 118

- LEGEND**
- RR SPIKE FOUND
 - PK NAIL FOUND
 - CONCRETE MONUMENT FOUND
 - AREA IN ADDITIONAL RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
CHARLOTTE REYNOLDS	V.406, P.328	V.699, P.714
CHARLOTTE REYNOLDS	V.406, P.328	V.699, P.714



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 30th DAY OF OCTOBER, 2002.

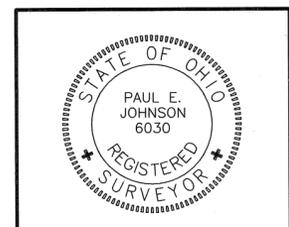
Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 6th DAY OF AUGUST, 20

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

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 6 DAY OF AUGUST, 2013, BY RESOLUTION NO. 13-08-1027

John W. O'Brien Richard L. Cultice John F. Evans
JOHN W. O'BRIEN RICHARD L. CULTICE JOHN F. EVANS
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER



Paul E. Johnson
PAUL E. JOHNSON, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: OCTOBER 29, 2002

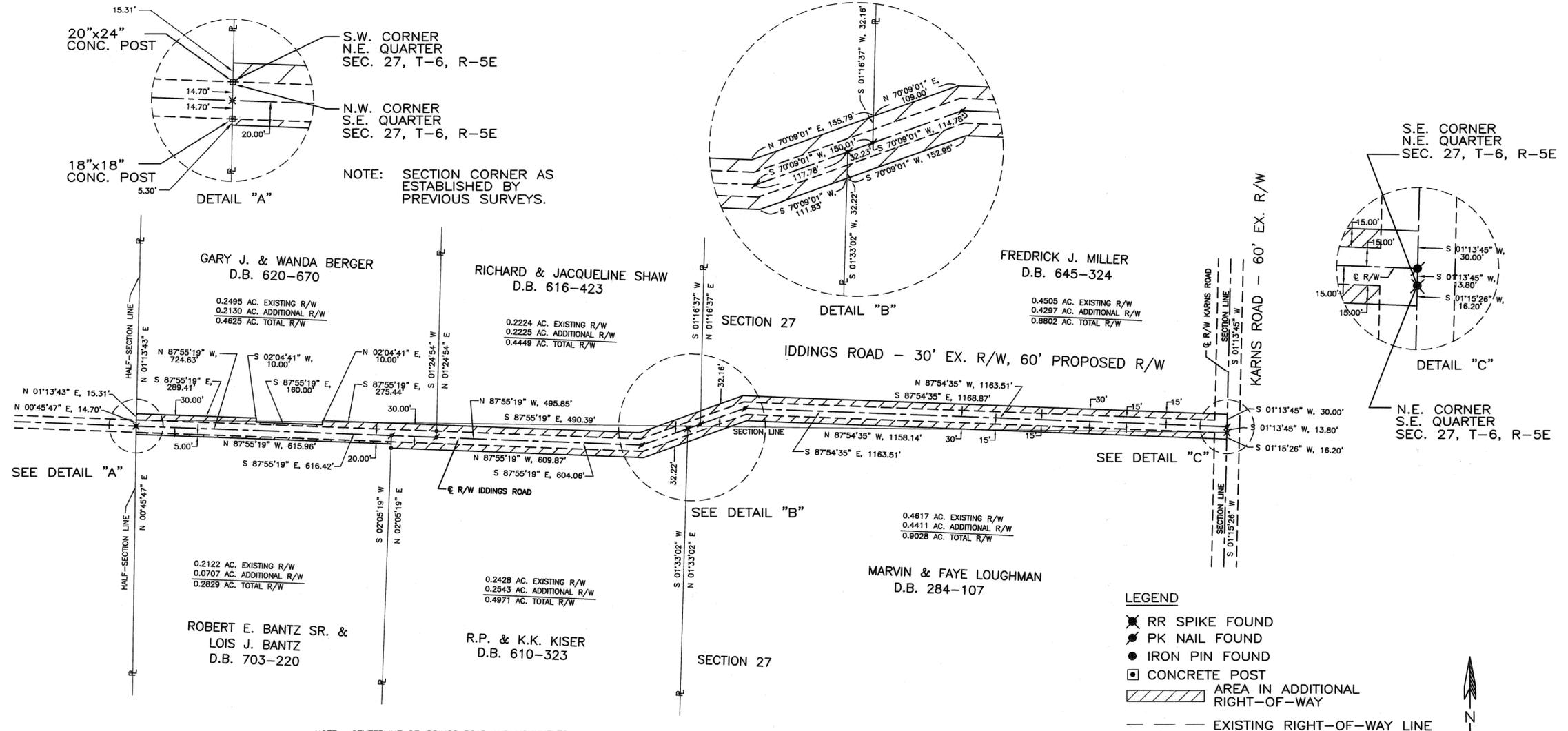
ADDITIONAL RIGHT-OF-WAY IDDINGS ROAD NO. 140 SECTION 27, TOWN 6, RANGE 5 EAST UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 45

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 8TH DAY
OF AUGUST, 2013 AT 2:42 P.M.
FILE NO. 2013 OR 12221 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Jwendel
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 166



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 8TH DAY OF AUGUST, 2013.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 8TH DAY OF AUG, 2013

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Linda Traversa
BY Linda Traversa
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 8TH DAY OF AUGUST, 2013, BY RESOLUTION NO. 13-08-1040

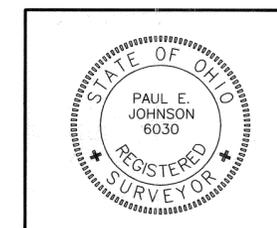
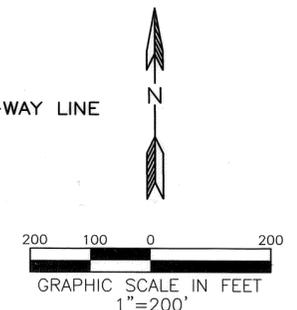
Richard L. Cultice John W. O'Brien John F. Evans
RICHARD L. CULTICE JOHN W. O'BRIEN JOHN F. EVANS
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
GARY J. & WANDA BERGER	V.620, P.670	V.706, P.300
RICHARD & JACQUELINE SHAW	V.616, P.428	V.706, P.297
FREDRICK J. MILLER	V.645, P.324	V.706, P.294
R.P. & K.K. KISER	V.610, P.323	V.706, P.291
ROBERT E. BANTZ SR. & LOIS J. BANTZ	V.703, P.220	V.706, P.432
MARVIN & FAYE LOUGHMAN	V.284, P.107	V.706, P.303

REFERENCES

LAND SURVEYS:
VOL. 4 PG. 435
VOL. 36 PG. 161
VOL. 39 PG. 138
VOL. 44 PG. 159

BEARINGS AS PER
LAND SURVEY
VOL. 36 PG. 161



Paul E. Johnson
PAUL E. JOHNSON P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: MARCH 27, 2000

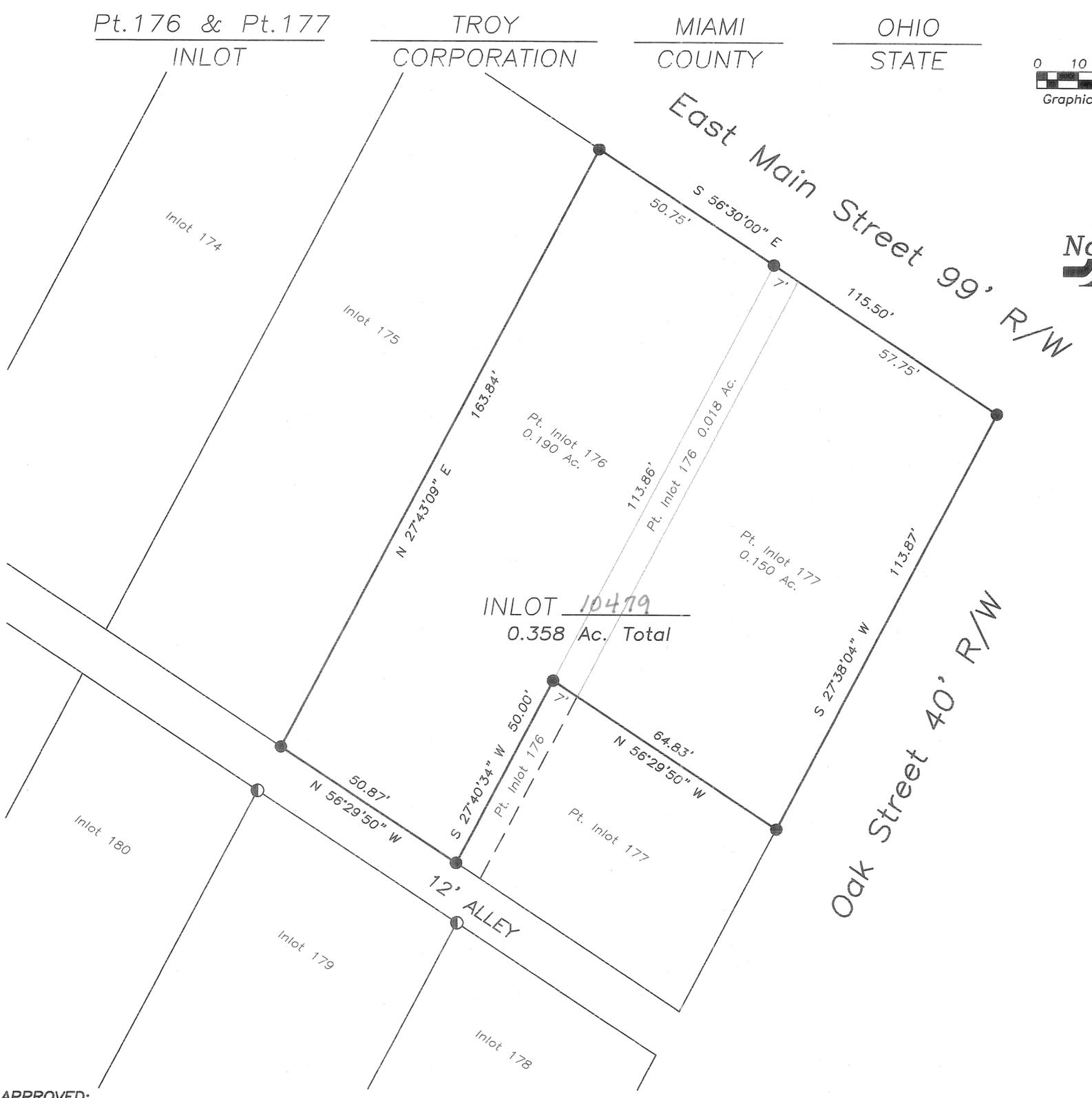
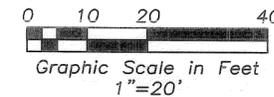
REPLAT PART INLOT 176 & PART INLOT 177

PLAT BOOK 24 PAGE 410
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED 8-13, 2013 AT 9:49 AM
 FILE NO. 201308-1239 FEE 43.20

Jessica A. Lopez BY: L. McCoy
 MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
 ASSIGNED THIS 13 DAY OF Aug., 2013

Matthew W. Hearsh BY: Colleen A. Rose
 MIAMI CO. AUDITOR DEPUTY



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.

David W. Lindsay
Colleen A. Rose

State of Ohio, County of Miami, S.S.
 Be it remembered that on this 13 day of Aug., 2013, before me, the undersigned, a notary public in and for said county and state, personally appeared David W. Lindsay & Colleen A. Rose, 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.

Jennie K. Lubanski
 Notary Public in and for State of Ohio
 My commission expires 7/17/16



Description
 Being a replat of Part Inlot 176 and Part Inlot 177 in the City of Troy, Miami County, Ohio, as shown on Volume 53, Page 67 of the Miami County Engineer's Record of Land Surveys, as acquired by David W. Lindsay and Colleen A. Rose, by Official Record Book 430, Page 432 of the Miami County Recorder's Deed Records.

Certified to conform with
 Miami County Survey Requirements

 Miami County Engineer
 Deputy _____ Date _____

- 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
 - △ Metal Fence Post
 - ⊗ Survey Spike Found
 - ▲ Wood Fence Post

References
 Miami County Engineer's Record of Land Surveys Volume 53, Page 67 (Basis of Bearings)

APPROVED:
 This replat was reviewed and approved by the City of Troy Engineer.
 On August 9, 2013
Deborah Swan
 City of Troy Engineer

Replat Pt. I.L. 176 and Pt. Inlot 177 for David W. Lindsay & Colleen A. Rose



Michael W. Cozatt 8/09/13
 Michael W. Cozatt
 P.S. #6001

COZATT ENGINEERING COMPANY
 Civil Engineer Land Surveyor
 534 N. Elm St. Suite C Troy, Ohio 45373
 Job No. 07613 Ph. (937)-339-2921
 File Name: C:\Surveys\2013\13013.dwg
 Drawn by: DMC ~ Checked by: MWC

ADDITIONAL RIGHT-OF-WAY
BRADFORD-BLOOMER ROAD
SECTIONS 2 & 3, TOWN 9, RANGE 4
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 47
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 15 DAY
OF August, 2013 AT 2:17 P.M.
FILE NO. 201308-1251 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Jwendel
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 168

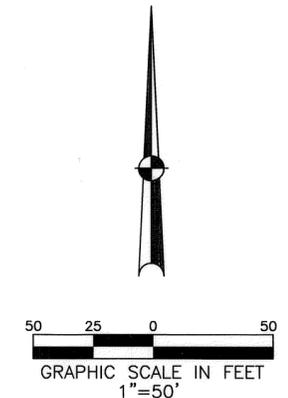
SECTION 2 BASIS OF BEARINGS: LAND SURVEY VOLUME 44, PAGE 129.

REFERENCES
LAND SURVEYS:
VOL. 39 PG. 13
VOL. 40 PG. 169
VOL. 44 PG. 129

LAWSON W. & EUGENIA A. FETTER
119.803 ACRES
D.B. 283-356

0.202 AC. EXISTING R/W
0.064 AC. PROPOSED R/W
0.266 AC. TOTAL R/W

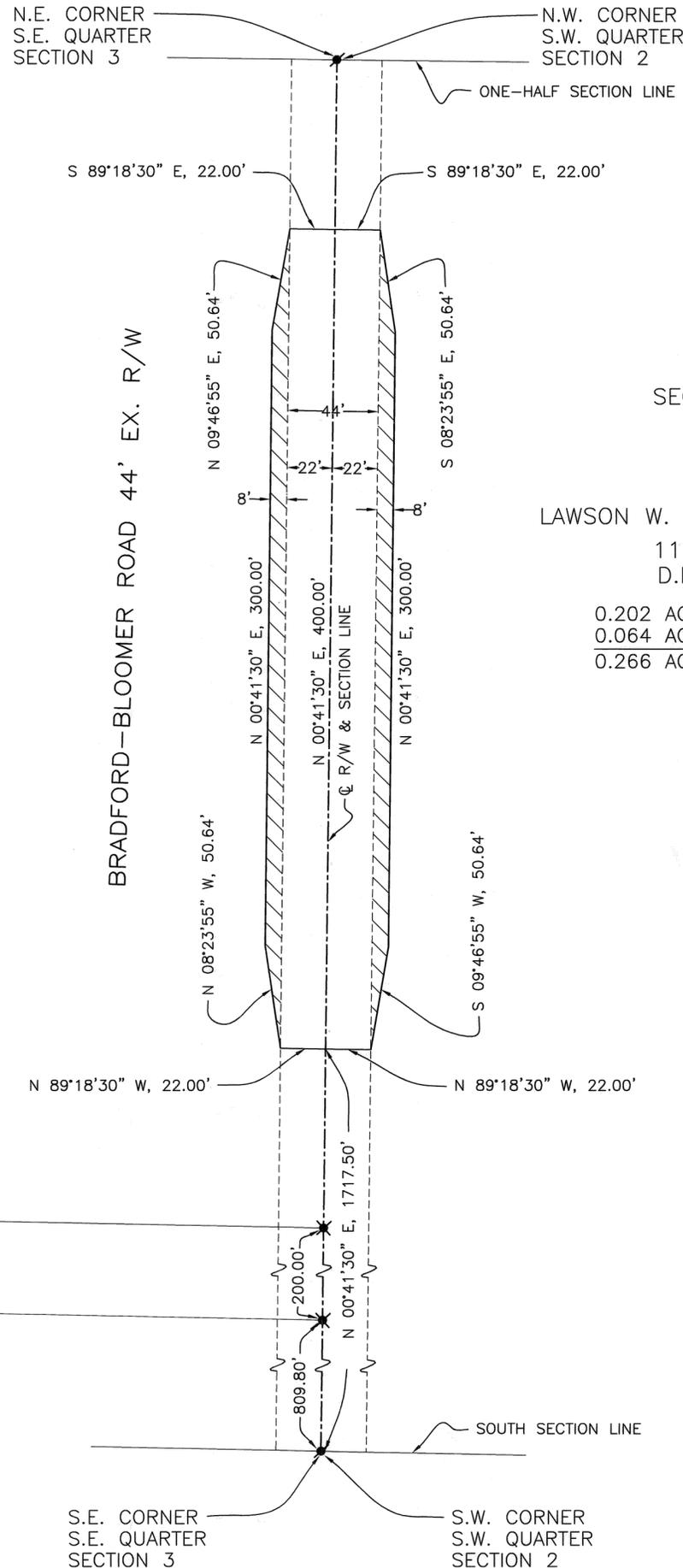
LEGEND
● PK NAIL FOUND
✕ RAILROAD SPIKE FOUND
▨ AREA IN ADDITIONAL RIGHT-OF-WAY
----- EXISTING RIGHT-OF-WAY LINE



SECTION 3

DALE E. & BERNARDINE E. MILLER
54.80 ACRES
D.B. 543-237

0.202 AC. EXISTING R/W
0.064 AC. PROPOSED R/W
0.266 AC. TOTAL R/W



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 23 DAY OF MARCH, 2000.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 15 DAY OF Aug., 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Linda Trimmer
BY LINDA TRIMMER
DEPUTY AUDITOR

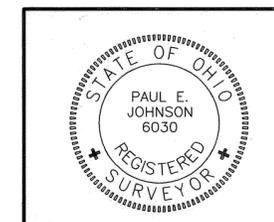
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 15th DAY OF August, 2013, BY RESOLUTION NO. 13-06-033

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
DALE E. & BERNARDINE E. MILLER	V.543, P.237	V. 704, P. 912
LAWSON W. & EUGENIA A. FETTER	V.283, P.356	V. 704, P. 909
	V. 754 P. 673	



Paul E. Johnson
PAUL E. JOHNSON, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: MARCH 3, 2000

ADDITIONAL HIGHWAY EASEMENT EVERGREEN DRIVE

SECTION 29, TOWN 6, RANGE 5
UNION TOWNSHIP, MIAMI COUNTY, OHIO

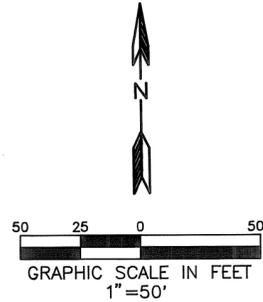
PLAT BOOK 24 PAGE 48

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20 DAY
OF Aug 2013 AT 1:32 P.M.
FILE NO. 201302-1286 FEE 0

Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

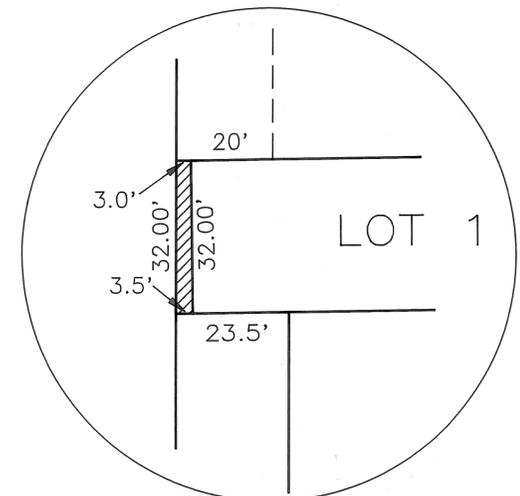
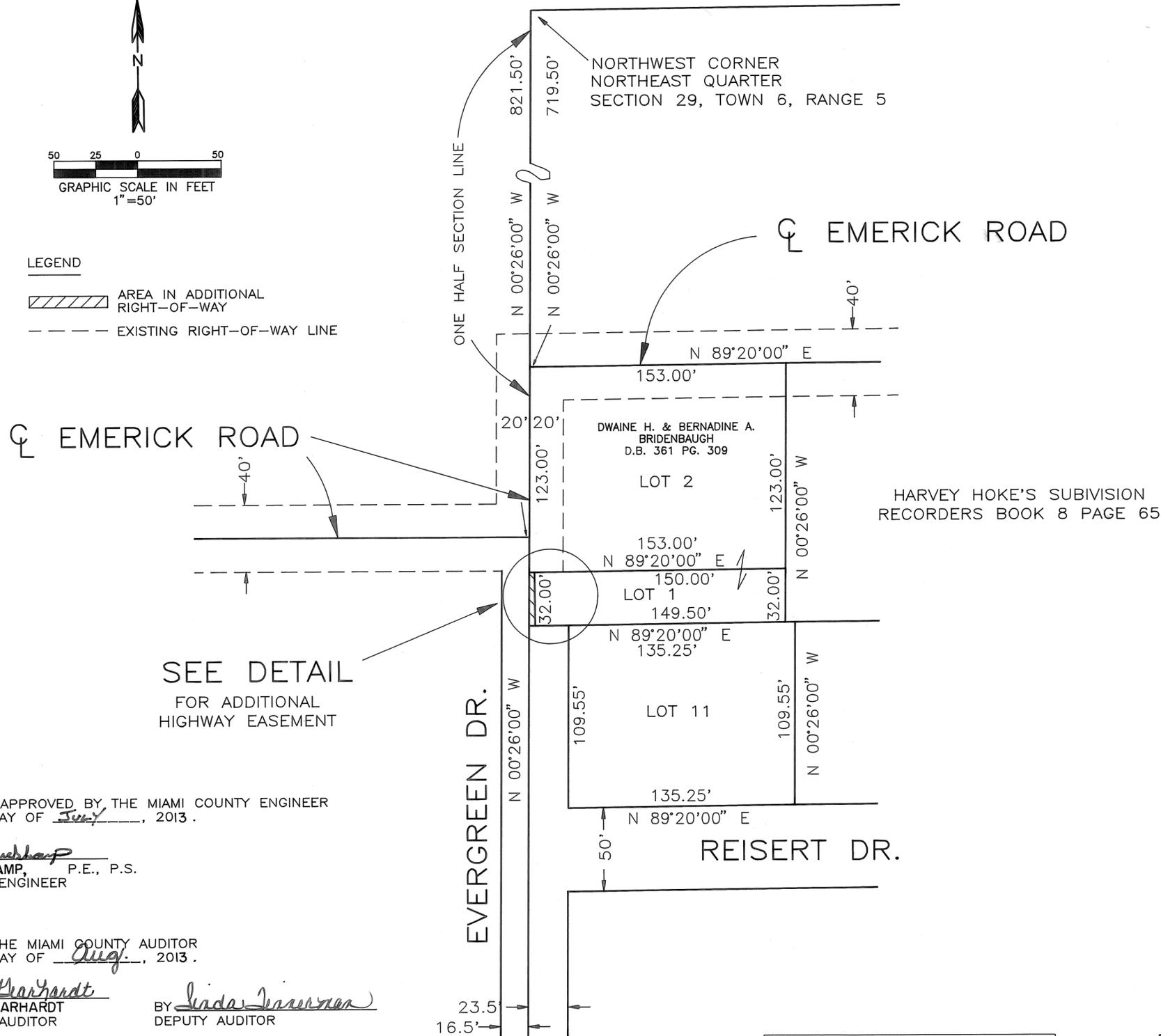
BY Joni Morain
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 169

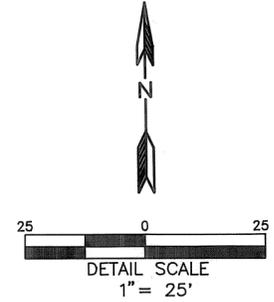


LEGEND

- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE



DETAIL



SEE DETAIL
FOR ADDITIONAL
HIGHWAY EASEMENT

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 26 DAY OF July, 2013.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 20 DAY OF Aug, 2013.

Matthew W. Gearhardt BY Linda J. Innes
MATTHEW W. GEARHARDT RICHARD L. CULTICE
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

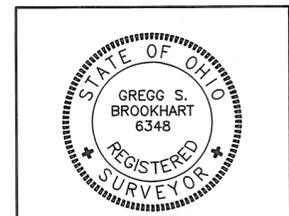
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 20th DAY OF August, 2013, BY RESOLUTION NO. 13-06-1086

John W. O'Brien (Absent)
JOHN W. O'BRIEN JOHN F. EVANS
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
D.H. BRIDENBAUGH, ETAL	V.361, P.309	V. 706, P.140

THIS PLAT WAS PREPARED FROM THE FOLLOWING RECORDS.
NO FIELD SURVEY WAS PERFORMED.

- REFERENCES**
- LAND SURVEYS:
 - VOL. 8 PG. 165
 - VOL. 29 PG. 53
 - RECORDER'S PLATS:
 - VOL. 8 PG. 65, 65A
 - MISCELLANEOUS BOOK:
 - VOL. 15 PG. 486



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: MARCH 6, 2000

APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 5TH DAY OF JUNE, 2013.

Chris Schmiesing
CHRIS SCHMIESING
CITY OF PIQUA CITY PLANNER

REPLAT SURVEY

CITY OF PIQUA REPLAT

INLOT 8958
CITY OF PIQUA
MIAMI COUNTY, OHIO

VOLUME 24 PAGE 49

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 23 DAY OF August, 2013, AT 3:48 M. FILE # 2013OR-13166 FEE \$ 43.20

Jessica Lopez *Robin Jumper*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND LOT NUMBERS ASSIGNED

Aug. 21, 2013.

Matthew W. Gearhardt *Linda Linneman*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 8958 AS CONVEYED TO THE CITY OF PIQUA BY DEED RECORDED IN O.R. 136, PAGE 490, AND IN O.R. 94, PAGE 280.

CONSENT

WE, THE UNDERSIGNED, BEING OF THE OWNER OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER - CITY OF PIQUA

Gary A. Huff
NAME
GARY A. HUFF

6.5.13
DATE

Richard J. Good
WITNESS

Deborah A. Stein
WITNESS

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF June, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE FOREMENTIONED, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE.

Deborah A. Stein
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/14/2014

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 5th DAY OF June, 2013



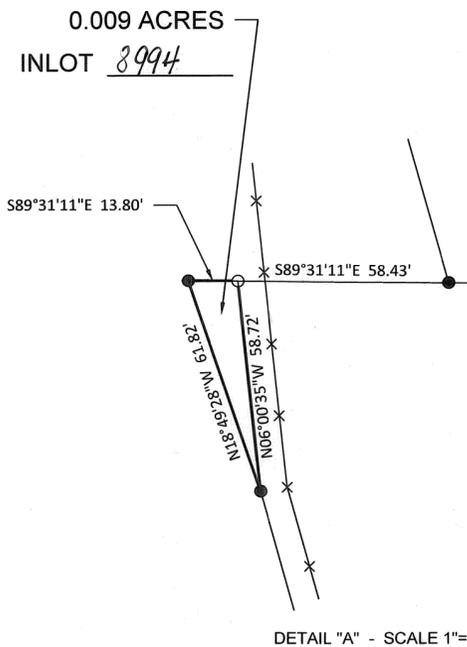
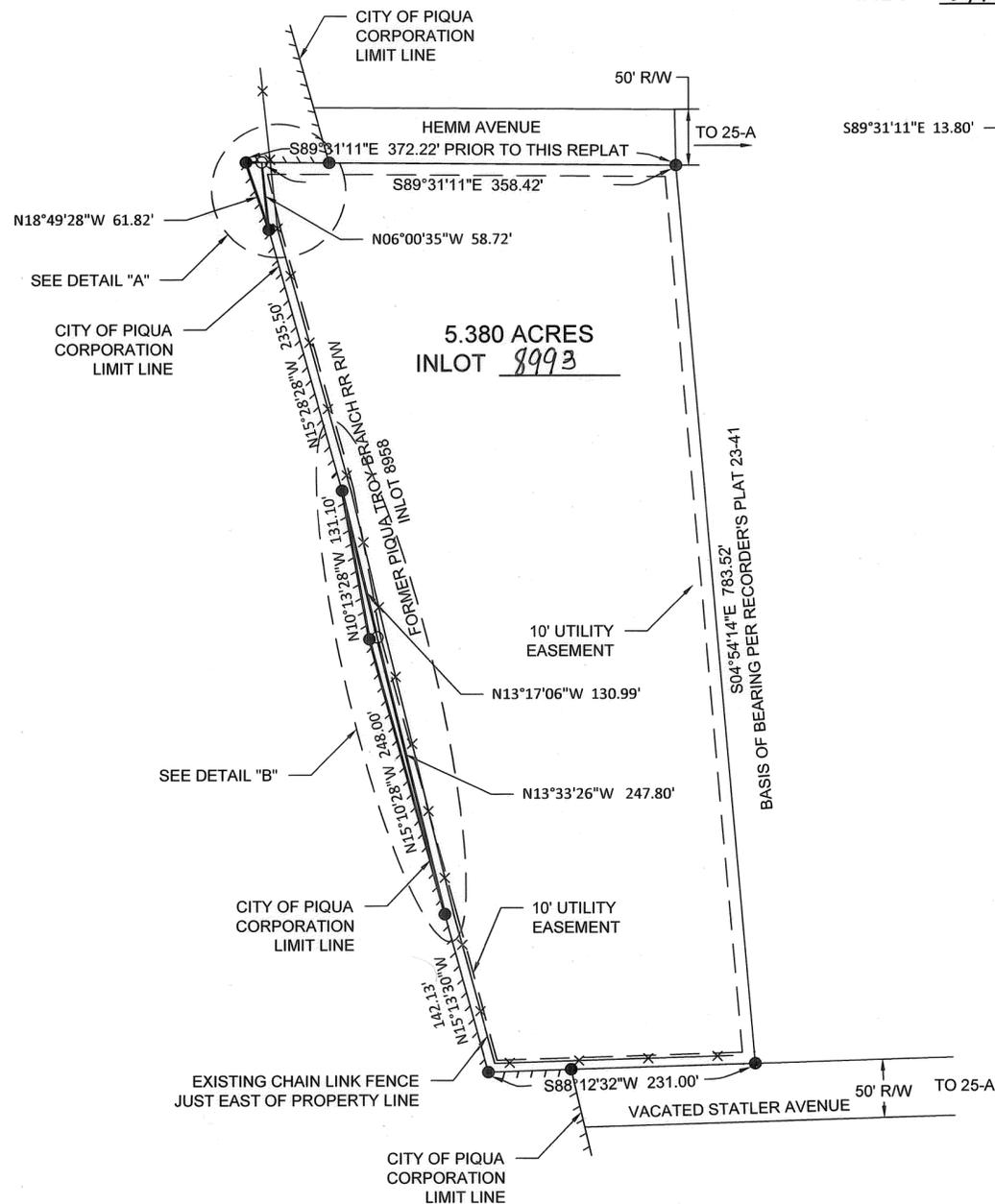
DEBORAH ANN STEIN
Notary Public, State of Ohio
My Commission Expires 11/14/2014

0 50 100 200
GRAPHIC SCALE IN FEET
1"=100'

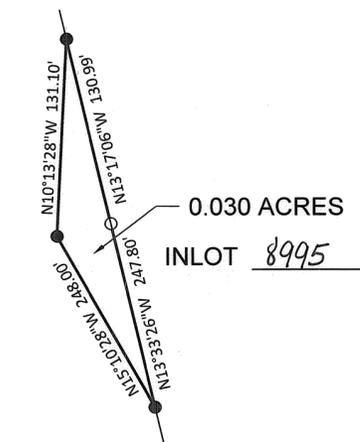


REPLAT FOR MICHAEL AND PEGGY HEMM IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO - JUNE 25, 2012

Thomas R. Zechman
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479



DETAIL "A" - SCALE 1"=30'



DETAIL "B" - NOT TO SCALE

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - xxx FENCE LINE

- REFERENCES**
- LAND SURVEY VOL. 52, PG. 164
 - RECORDERS PLAT VOL. 23, PG. 39
 - RECORDERS PLAT VOL. 23, PG. 41
 - O.R. BOOK 94-280
 - O.R. BOOK 136-490

TOTAL ORIGINAL ACREAGE 5.419 AC
NORTH TRACT 0.009 AC
SOUTH TRACT 0.030 AC
REMAINING ACREAGE 5.380 AC

NOTE:
TWO NEW TRACTS CREATED BY THIS SURVEY TO BE TRANSFERRED TO ADJACENT PROPERTY OWNER TO THE WEST. NO NEW BUILDING SITES ESTABLISHED BY THIS SURVEY.

ADDITIONAL RIGHT-OF-WAY HORSESHOE BEND ROAD

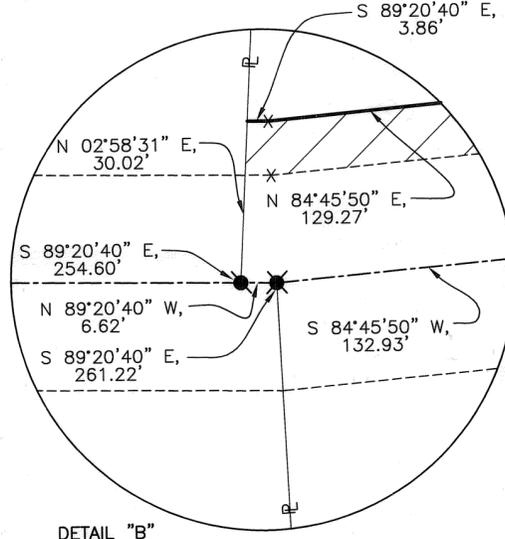
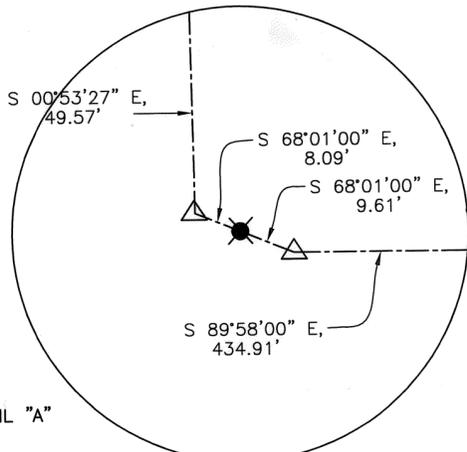
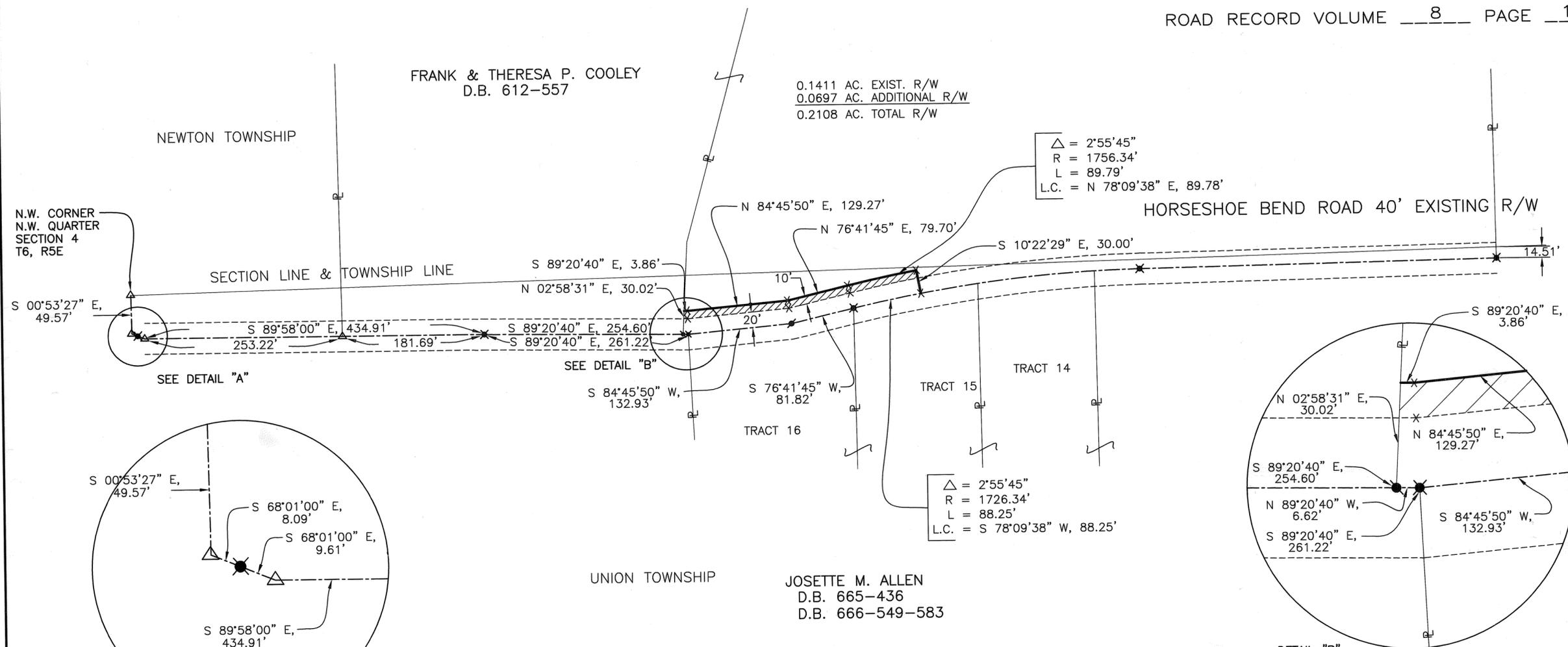
SECTION 4-NW 1/4, TOWN 6, RANGE 5E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 50

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22ND DAY
OF AUGUST, 2013, AT 2:36 P.M.
FILE NO. 2013OR-13071 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY *D. McCoy*
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 172

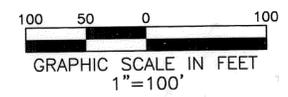


UNION TOWNSHIP
JOSETTE M. ALLEN
D.B. 665-436
D.B. 666-549-583

- LEGEND**
- ✖ RR SPIKE FOUND
 - △ MIAMI CONS. IRON PIN FOUND
 - PK FOUND
 - ⊙ GIN SPINDLE FOUND
 - ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE

BASIS OF BEARINGS:
LAND SURVEY VOL. 34, PAGE 147.

REFERENCES
LAND SURVEYS:
VOL 34 PG. 147
VOL 41 PG. 151,151A
VOL 41 PG. 183



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 12TH DAY OF SEPTEMBER, 2000.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

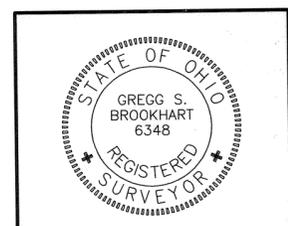
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 22 DAY OF Aug., 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY *Linda Linneman*
LINDA LINNEMAN
DEPUTY AUDITOR

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
FRANK & THERESA P. COOLEY	V. 612, P. 557	V. 708, P. 629
		V. , P.

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 12TH DAY OF August, 2013, BY RESOLUTION NO. 13-06-110

John W. O'Brien JOHN W. O'BRIEN, MIAMI COUNTY COMMISSIONER
Richard L. Cultice RICHARD L. CULTICE, MIAMI COUNTY COMMISSIONER
John F. Evans JOHN F. EVANS, MIAMI COUNTY COMMISSIONER



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: JULY 6, 2000
REVISED: AUGUST 8, 2000

ADDITIONAL RIGHT-OF-WAY WHEELOCK ROAD NO. 143

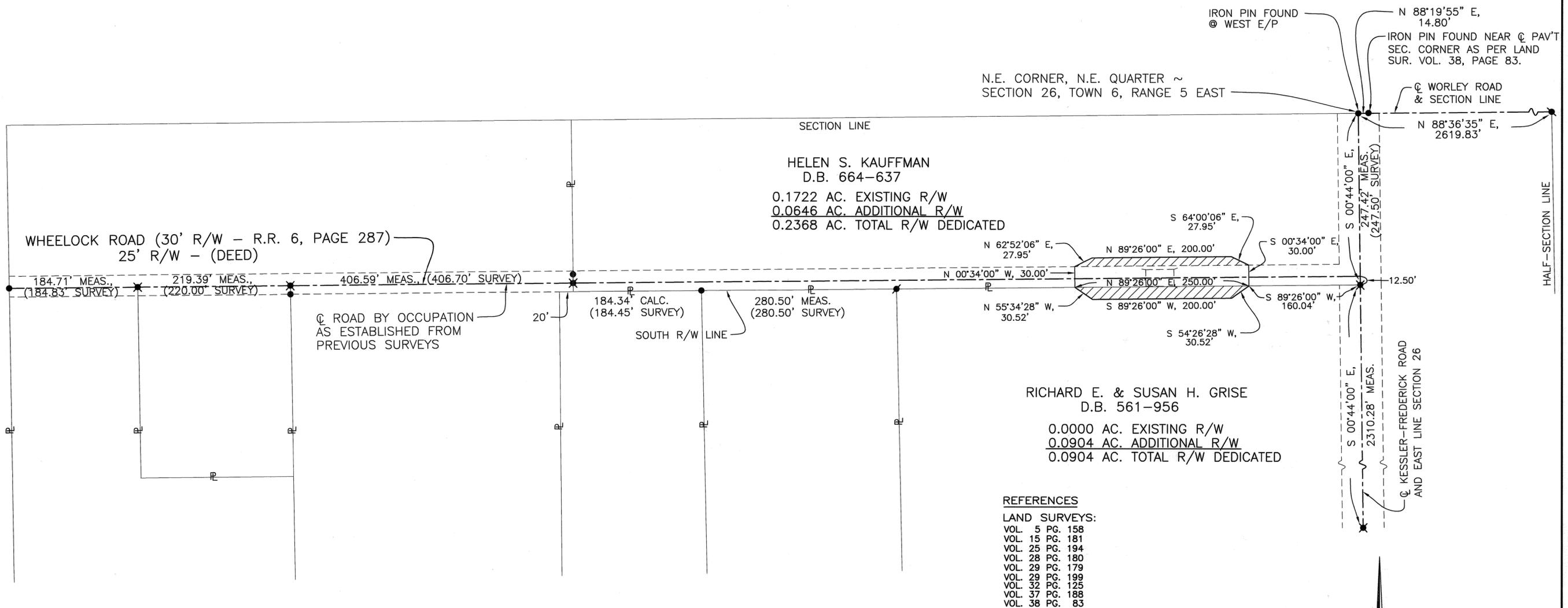
SECTION 26, TOWN 6, RANGE 5 EAST
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 51

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 27TH DAY
OF AUGUST, 2013, AT 10:34 A.M.
FILE NO. 2013OR-13306 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Quendro
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 176



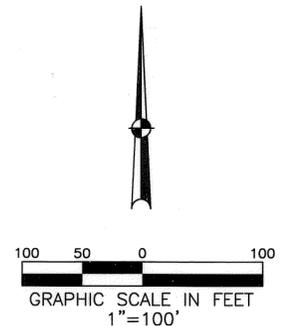
REFERENCES

- LAND SURVEYS:
VOL. 5 PG. 158
VOL. 15 PG. 181
VOL. 25 PG. 194
VOL. 28 PG. 180
VOL. 29 PG. 179
VOL. 29 PG. 199
VOL. 32 PG. 125
VOL. 37 PG. 188
VOL. 38 PG. 83

BASIS OF BEARINGS:
VOL. 25 PG. 194

LEGEND

- ✖ RR SPIKE FOUND
- IRON PIN FOUND
- ⦿ IRON PIPE FOUND
- ⦿ PK NAIL FOUND
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 30TH DAY OF JULY, 2013.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 27 DAY OF Aug, 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Sada Larsson
SADA LARSSON
DEPUTY AUDITOR

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

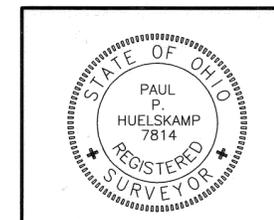
OWNER	DEED RECORD	AS ACQUIRED
HELEN S. KAUFFMAN	V.664, P.637	V. 711 , P. 791
RICHARD & SUSAN GRISE	V.561, P.956	V. 711 , P. 794

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 27TH DAY OF August, 2013, BY RESOLUTION NO. 13-06-1129

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER



Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #7814

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: OCTOBER 24, 2000

TABERNACLE OF THE LORD JESUS CHRIST, INC. REPLAT OF 0.7016 ACRES

REPLAT OF LOTS 85 & 86 AND PARTS OF LOTS 80, 81 & 82 IN THE HOME ACRES PLAT
CONCORD TOWNSHIP, SECTION 32, TOWN-5, RANGE-6

VOLUME 24 PAGE 52
MIAMI COUNTY RECORDER'S RECORD OF
PLATS-RECEIVED FOR RECORD THIS
28 DAY OF August 2013, AT
3:05 p.m. FILE NO. 2013CR-13456 FEE 43.20
Jessica A. Lopez Miami County Recorder
Robin Schaefer DEPUTY

MIAMI COUNTY COMMISSIONERS
THIS PLAT WAS REVIEWED & APPROVED
BY THE MIAMI COUNTY COMMISSIONERS
THIS 27th DAY OF August 2013.

John W. O'Brien
John W. O'Brien

REPLAT REQUEST

WE, THE UNDERSIGNED, AS AUTHORIZED OFFICERS OF THE TABERNACLE OF THE LORD JESUS CHRIST, INC.,
HEREBY AUTHORIZE AND APPROVE THE REPLATTING OF 5 PARCELS INTO A SINGLE NEW LOT AS SHOWN
ON THIS REPLAT REQUEST, ON THIS 9 DAY OF July, 2013.

Steve Knostman Trustee
SIGNATURE TITLE
NAME PRINTED

Shannon D. DeHart Trustee
SIGNATURE TITLE
NAME PRINTED

STATE OF OHIO } s.s.
COUNTY OF MIAMI }

BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OHIO, APPEARED THE ABOVE INDIVIDUALS WHO
ACKNOWLEDGED THEY HAVE SIGNED THIS INSTRUMENT AS AUTHORIZED REPRESENTATIVES,
AND THAT SAME IS THEIR FREE ACT AND DEED,
IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY SEAL
THIS 9 DAY OF July, 2013.

Matthew W. Gearhardt
NOTARY PUBLIC

CLARE M. TWISS, Notary Public
for the State of Ohio
My Commission Expires Sept 11, 2018
Recorded in Miami County
STAMP

APPROVED AND TRANSFERRED BY
THE MIAMI COUNTY AUDITOR THIS
28th DAY OF AUGUST, 2013.

Matthew W. Gearhardt
Joyce Grubert
BY DEPUTY

SEAL

MIAMI COUNTY ENGINEER
THIS REPLAT WAS REVIEWED & APPROVED BY THE
MIAMI COUNTY ENGINEER THIS 6th DAY OF
August 2013.

Paul P. Hundekamp
MIAMI COUNTY ENGINEER

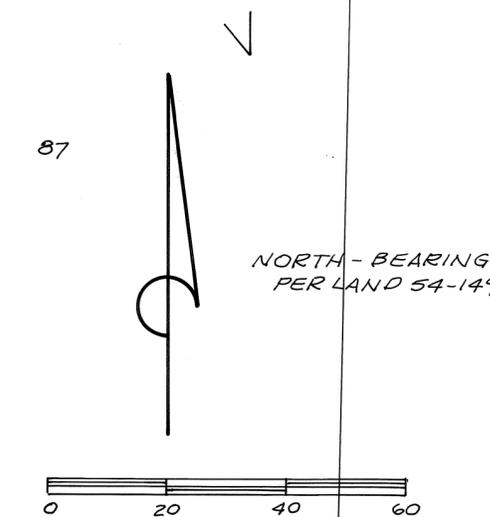
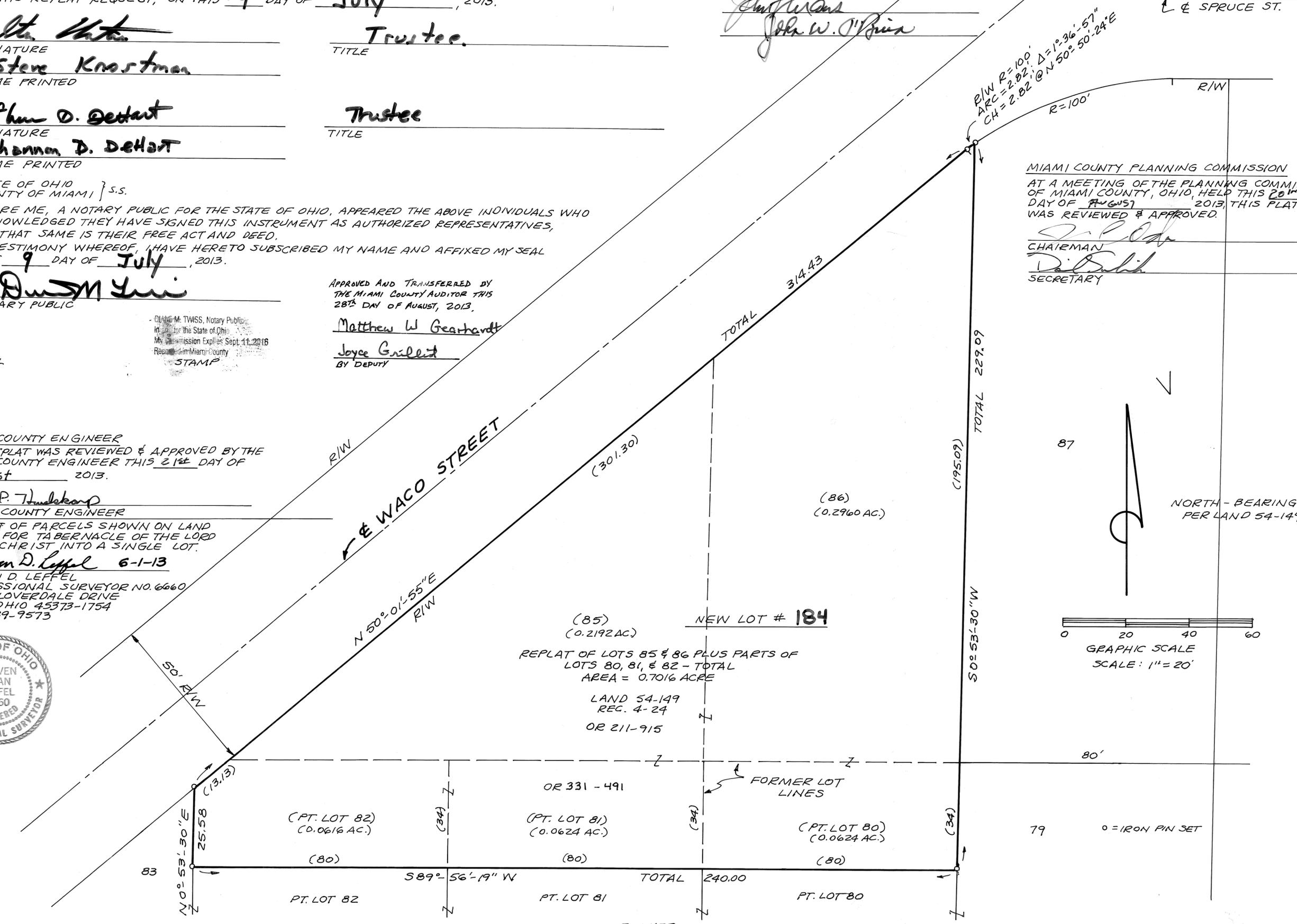
REPLAT OF PARCELS SHOWN ON LAND
54-149 FOR TABERNACLE OF THE LORD
JESUS CHRIST INTO A SINGLE LOT.

Steven D. Leffel 6-1-13
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573



MIAMI COUNTY PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION
OF MIAMI COUNTY, OHIO, HELD THIS 20th
DAY OF August 2013, THIS PLAT
WAS REVIEWED & APPROVED.

David B. Hill
CHAIRMAN
David B. Hill
SECRETARY



REPLAT FOR TROY CHRISTIAN SCHOOLS-INLOT 9065 & PART INLOT 9893

REPLATTING 0.1317 ACRE BEING PART OF INLOT 9893 AND 23.6412 ACRES BEING INLOT 9065 WITH R/W CORRECTED TO REFLECT THE TRUE R/W ALONG MCKAIG ROAD PER 1958 L-75 PLANS BY STATE OF OHIO - COMBINED NEW LOT CONTAINS 23.7729 NET ACRES.

TROY CORPORATION S.W. SECTION 9065 & PT. 9893 INLOTS

PLAT BOOK 24 PAGE 53
 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 28 DAY OF AUGUST 2013 AT 2:05 PM. FILE NUMBER 13457. FEE \$43.20

NOTARIZATION CONTINUED:
 ON BEHALF OF TROY CHRISTIAN SCHOOLS, INC. ON THIS 13TH DAY OF AUGUST 2013.

WE, THE UNDERSIGNED REPRESENTATIVE(S) OF TROY CHRISTIAN SCHOOLS, INC., HEREBY APPROVE THIS REPLAT COMBINING OUR TWO PARCELS INTO A SINGLE NEW LOT.

MICHAEL L. CARGILL
 NAME PRINTED SIGNATURE

STATE OF OHIO, COUNTY OF MIAMI, S.S.: BE IT REMEMBERED THAT THE ABOVE INDIVIDUAL(S) HAVE VOLUNTARILY SIGNED THIS REPLAT AS INDICATED

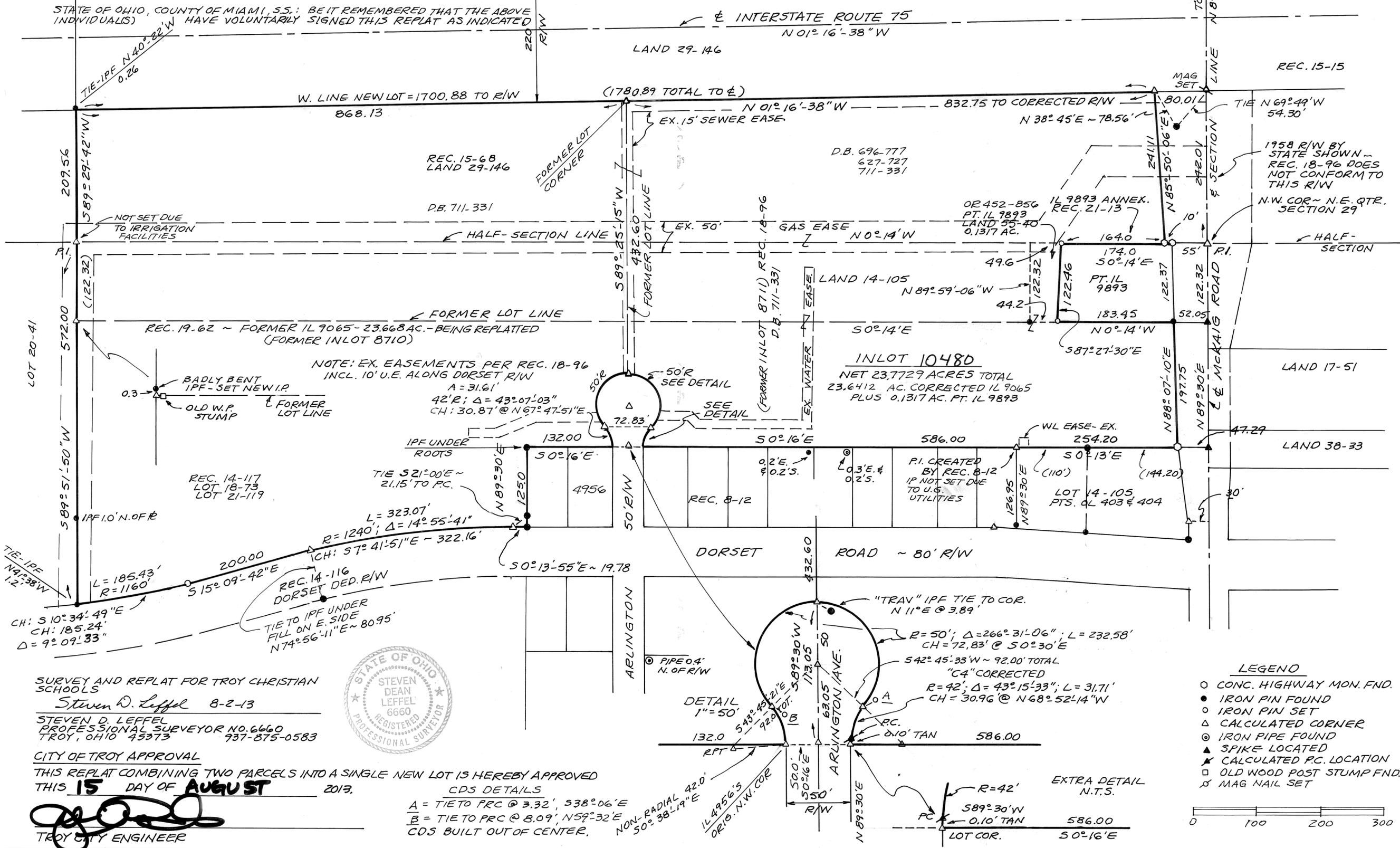


APPROVED & TRANSFERRED WITH LOT NUMBER ASSIGNED THIS 28TH DAY OF AUGUST 2013.

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

Jessica A. Lopez
 RECORDER
 Deputy

STATE OF OHIO, COUNTY OF MIAMI, S.S.: BE IT REMEMBERED THAT THE ABOVE INDIVIDUAL(S) HAVE VOLUNTARILY SIGNED THIS REPLAT AS INDICATED



SURVEY AND REPLAT FOR TROY CHRISTIAN SCHOOLS
 Steven D. Leffel 8-2-13
 STEVEN D. LEFFEL
 PROFESSIONAL SURVEYOR NO. 6660
 TROY, OHIO 45373 937-875-0583



CITY OF TROY APPROVAL
 THIS REPLAT COMBINING TWO PARCELS INTO A SINGLE NEW LOT IS HEREBY APPROVED
 THIS 15 DAY OF AUGUST 2013.

TROY CITY ENGINEER

CDS DETAILS
 A = TIE TO PRC @ 3.32', 538°06'E
 B = TIE TO PRC @ 8.09', N59°32'E
 CDS BUILT OUT OF CENTER.

- LEGEND**
- CONC. HIGHWAY MON. FND.
 - IRON PIN FOUND
 - IRON PIN SET
 - △ CALCULATED CORNER
 - ⊙ IRON PIPE FOUND
 - ▲ SPIKE LOCATED
 - ★ CALCULATED PC. LOCATION
 - OLD WOOD POST STUMP FND.
 - ⊗ MAG NAIL SET



Justin Lopez
 MIAMI CO. RECORDER
 BY *R. Schuster*
 DEPUTY

STATE OF OHIO
 DEPARTMENT OF TRANSPORTATION
MIA-T.R.93-0.785
 (FETTERS ROAD)
 NEWBERRY TOWNSHIP
 MIAMI COUNTY
 RIGHT-OF-WAY

PROJECT DESCRIPTION

Improvement of 0.430 kilometers of T.R. 93 by approach realignment, paving with asphalt concrete and by replacing Bridge No. MIA-T.R. 93-00883 over the Stillwater River.



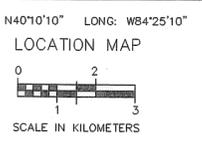
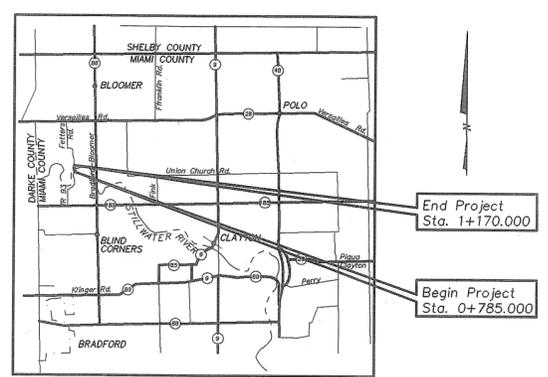
1995 SPECIFICATIONS

The Standard Specifications of the State of Ohio, Department of Transportation, including changes and supplemental specifications listed in the proposal, shall govern this improvement.

I hereby approve these plans and declare that the making of this improvement will require the closing to traffic of the highway.

INDEX OF SHEETS

Property Plat.	1
Summary of Additional R/W.	2
Right-of-Way Details.	3-6
Drives A, B, & C Detail.	7



DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION

APPROVED _____
 DIVISION ADMINISTRATOR DATE _____

Approved _____
 Date _____ Administrator, Office of Real Estate

Approved _____
 Date _____ Director, Department of Transportation

UNDERGROUND UTILITIES

Two Working Days
BEFORE YOU DIG
 Call 800-362-2784 (Toll free)
 OHIO UTILITIES PROTECTION SERVICE

NON-MEMBERS
 MUST BE CALLED DIRECTLY

PLANS PREPARED BY
KORDA/NEMETH ENGINEERING, INC.
 CONSULTING ENGINEERS
 1650 WATERMARK DRIVE, SUITE 200 TEL (614) 487-1650
 COLUMBUS, OHIO 43215-1084 FAX (614) 487-8981

KORDA/NEMETH ENGINEERING, INC.

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
 THIS 6 DAY OF August, 2013.

Paul P. Huelskamp
 PAUL P. HUELSKAMP, PE., P.S.
 MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 29 DAY OF Aug., 2013.

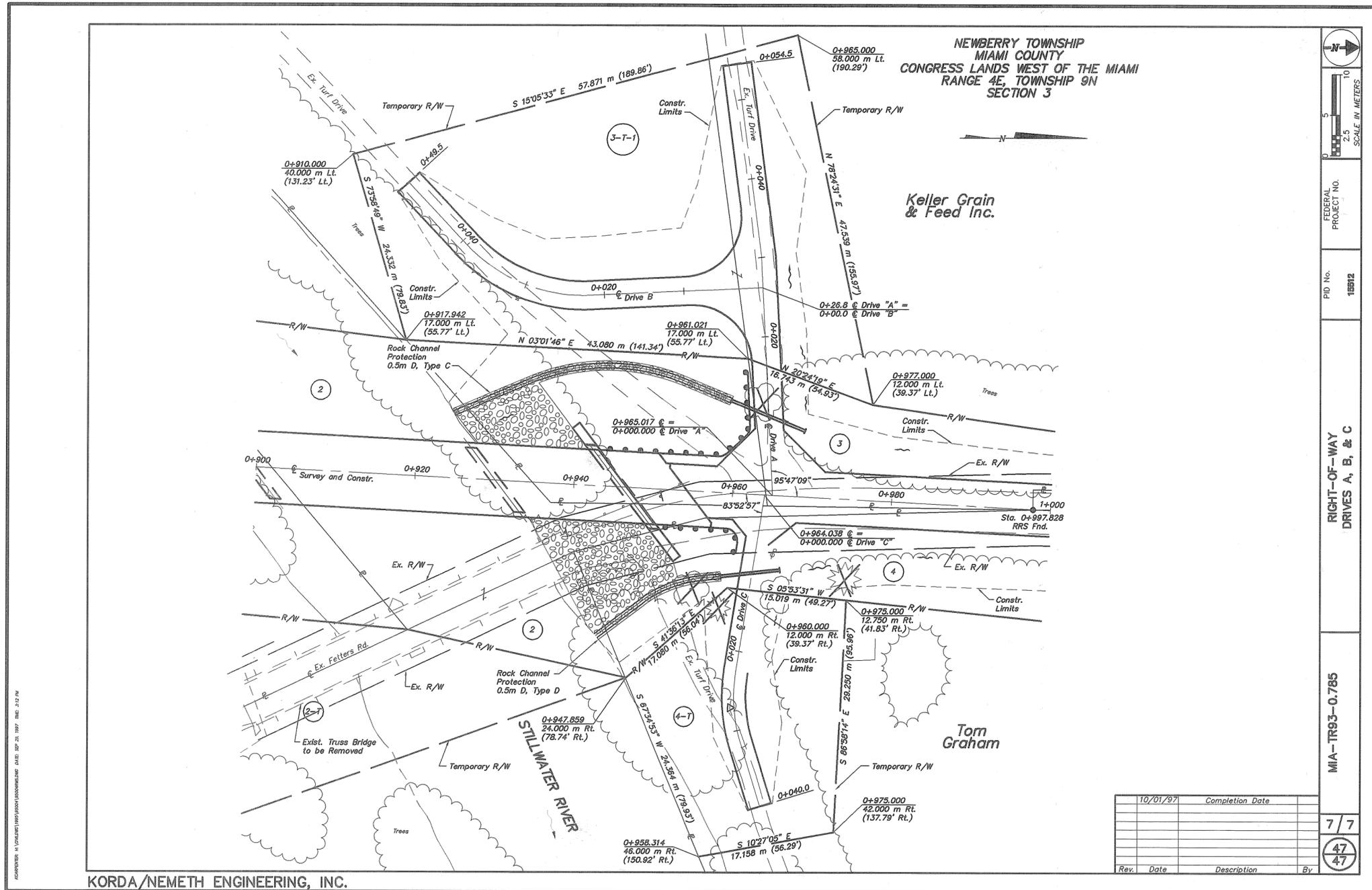
Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

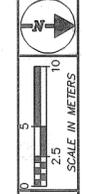
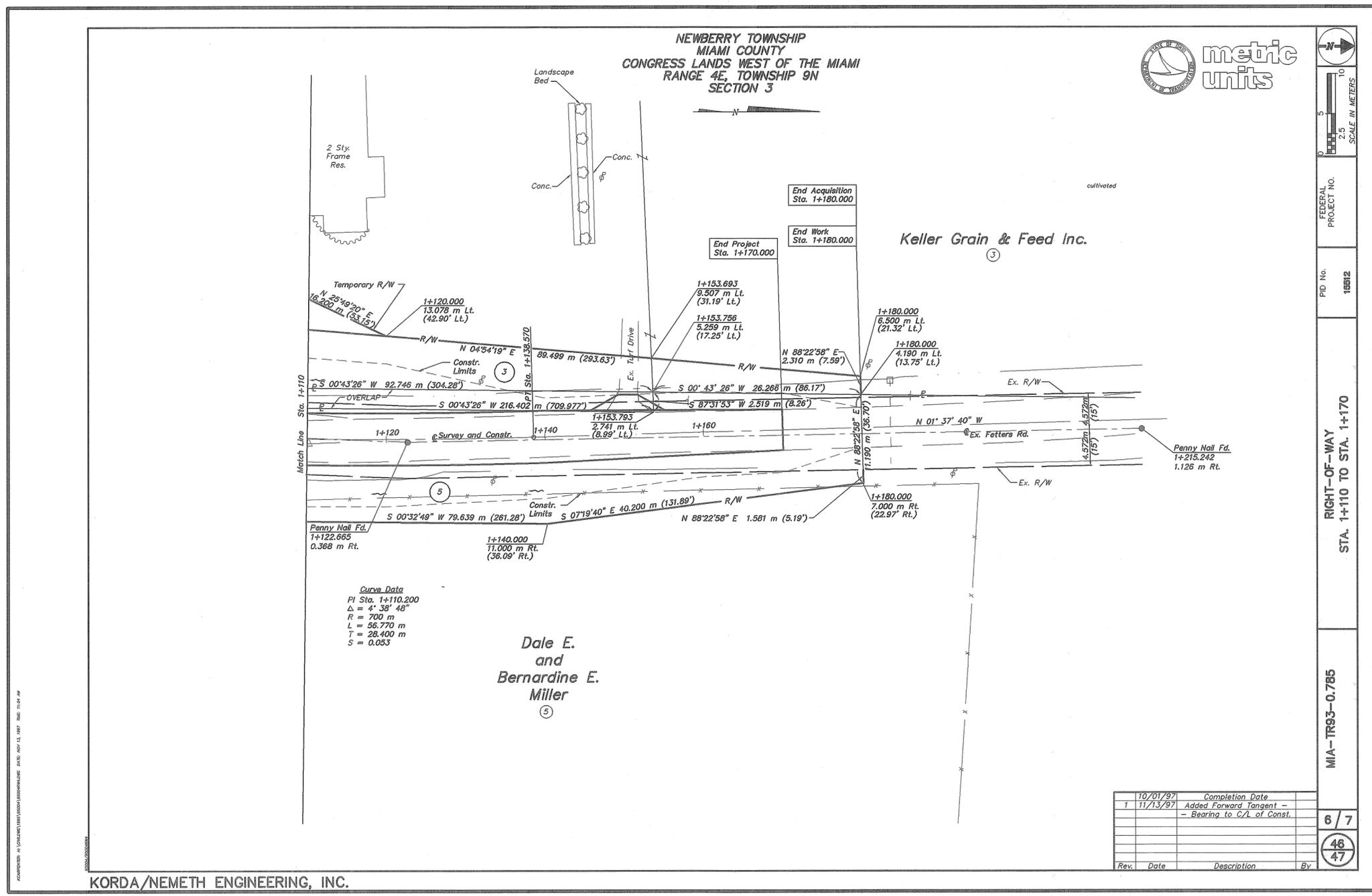
BY *Leida J. Jaramer*
 DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 29th DAY OF August, 2013, BY RESOLUTION NO. 13-08-1142

John W. O'Brien *Richard L. Cultice* *John F. Evans*
 JOHN W. O'BRIEN RICHARD L. CULTICE JOHN F. EVANS
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

FEDERAL PROJECT NO. _____
 PID NO. 15512
 CONSTRUCTION PROJECT NO. _____
 RAILROAD INVOLVEMENT NONE
 MIA-T.R.93-0.785





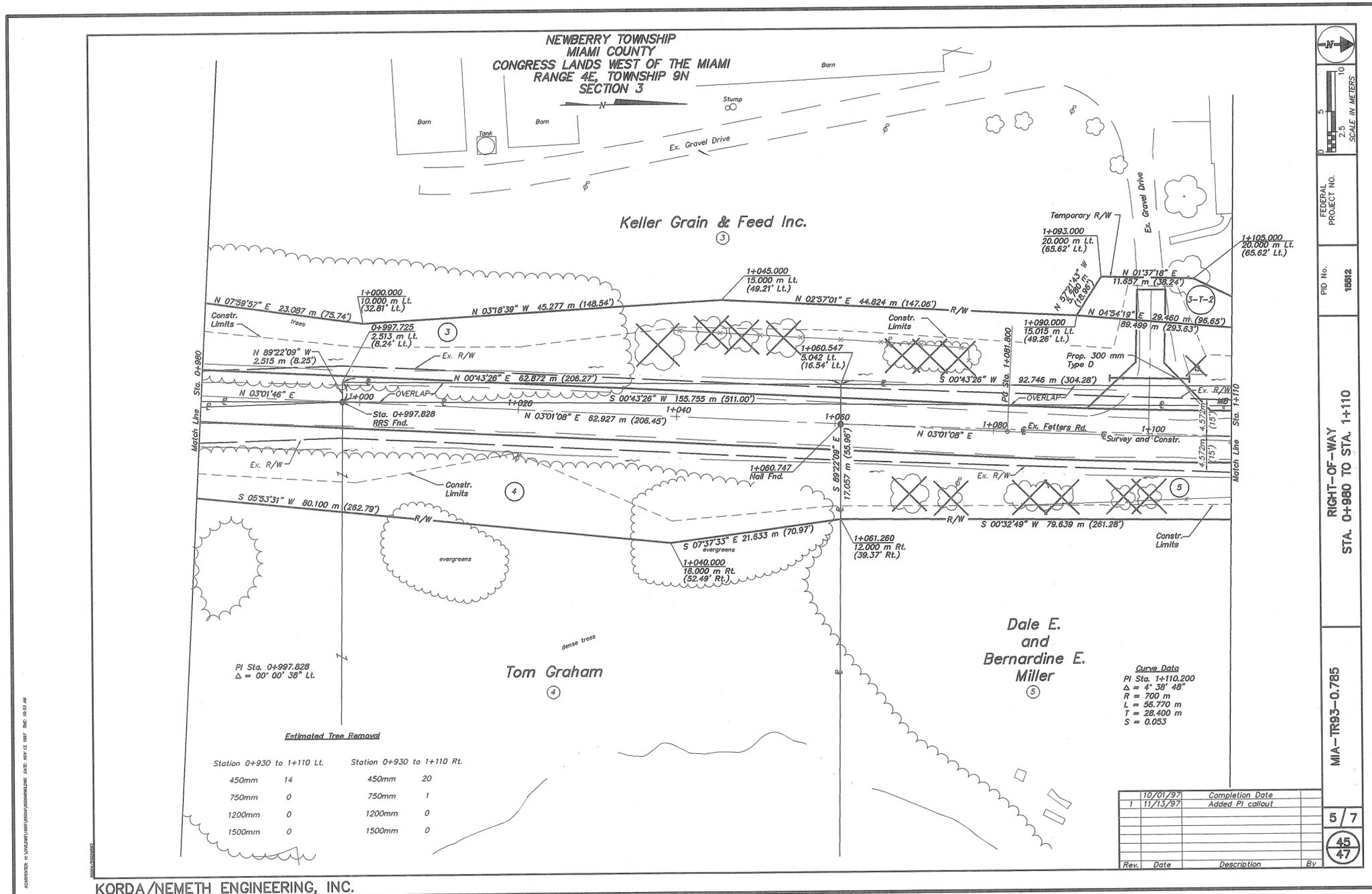
FEDERAL PROJECT NO.
PID No. 18512

RIGHT-OF-WAY
STA. 1+110 TO STA. 1+170

MIA-TR93-0.785

6/7
46
47

KORDA/NEMETH ENGINEERING, INC.



KORDA/NEMETH ENGINEERING, INC.

Estimated Tree Removal

Station 0+930 to 1+110 Lt.	Station 0+930 to 1+110 Rt.
450mm 14	450mm 20
750mm 0	750mm 1
1200mm 0	1200mm 0
1500mm 0	1500mm 0

Rev.	Date	Description	By
1	10/01/97	Completion Date	
	11/13/97	Added PI callout	

N

SCALE IN METERS

FEDERAL PROJECT NO. 18912

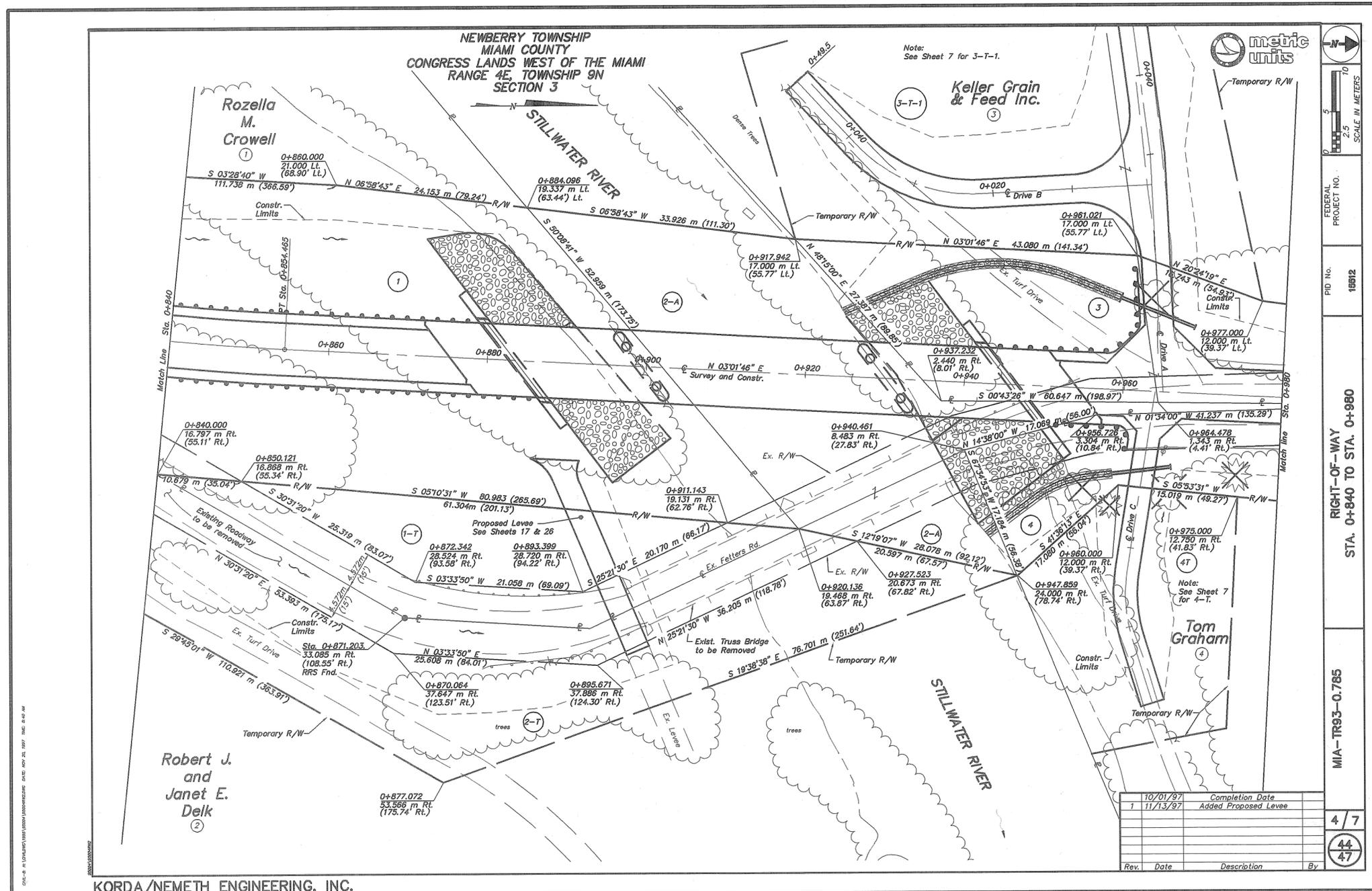
PID No. 18912

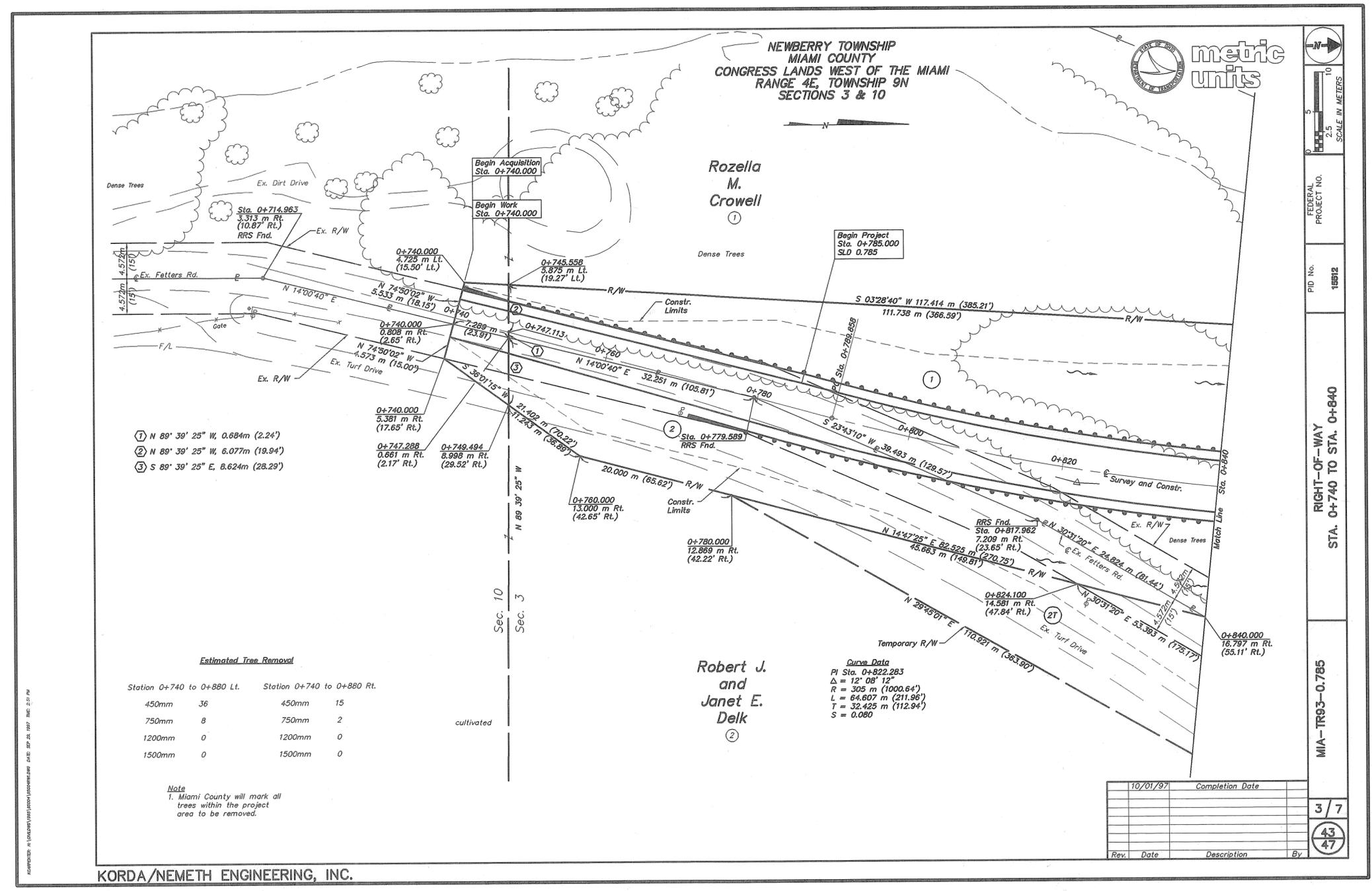
RIGHT-OF-WAY STA. 0+980 TO STA. 1+110

MIA-TR93-0.785

5/7

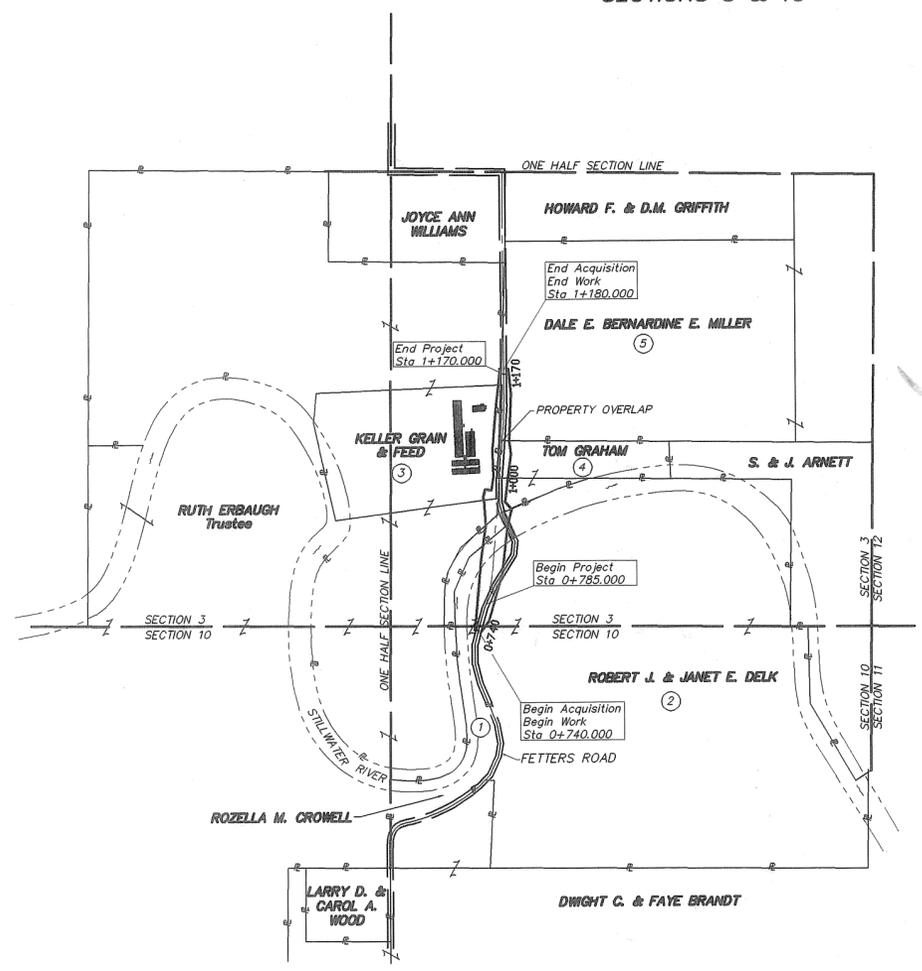
45/47





KORDA/NEMETH ENGINEERING, INC.

PROPERTY MAP
 MIA - T.R. 93 - 0.785
 FETTERS ROAD
 NEWBERRY TOWNSHIP
 MIAMI COUNTY
 CONGRESS LANDS WEST OF THE MIAMI
 RANGE 4E, TOWNSHIP 9N
 SECTIONS 3 & 10



NOTE:
 Item 604 Centerline Monument
 Assembly shall be set by the
 Contractor as shown by these
 plans after construction. The
 monument assemblies shall be set
 under the direction of a Professional
 Surveyor registered in the State of
 Ohio and shall have an accuracy of
 ±6mm (0.02'). See General Note
 on sheet 4.

STRUCTURE KEY:
 Residential Building
 Outbuilding

STATION	REMARKS	
0+789.858	P.C.	1
0+854.465	P.T.	1
1+081.800	P.C.	1
1+138.570	P.T.	1
Total		4

* See Std. Construction
 Drawing MC-1

Utility Companies	
Type	Name and Address
Telephone	United Telephone Co. 540 12th Street Greenville, Ohio 45311 (937) 547-4258
Electric	Dayton Power & Light 1300 Experiment Farm Rd. Troy, Ohio 45373-0219 (513) 339-2611

Note:
 Underground Utilities - The locations of the underground
 utilities shown on the plans are as obtained from the
 owners of the utility as required by Section 153.64 O.R.C.

Rev.	Date	Description	By
	10/01/97	Completion Date	

FEDERAL PROJECT NO. _____
 STATE JOB NO. 18512
 PROPERTY MAP
 MIA-T.R.93-0.785
 1/7
 41
 47

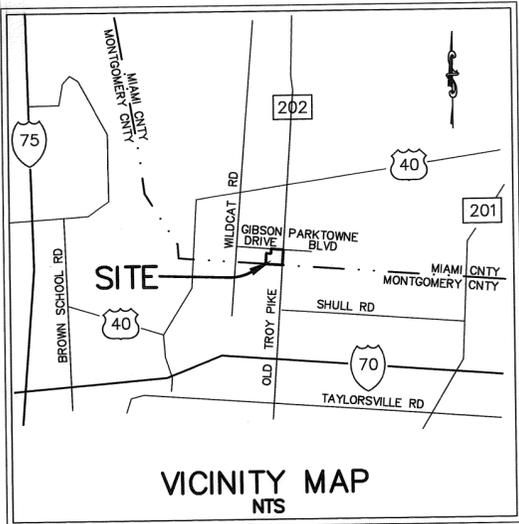
REPLAT OF INLOTS 2, 3, 4, 5, 6, 7 OF THE ANNEXATION TO THE CITY OF HUBER HEIGHTS

2
9
25
MIAMI
HUBER HEIGHTS
2 - 7
TOWN
RANGE
SECTION
COUNTY
CORPORATION
INLOTS

PLAT BOOK 24 PAGE 55

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED SEPT. 3RD, 2013 AT 9:24 AM
FILE NO. 2013 OR-13619, FEE 43.20

Jessica A. Lopez BY Quendel
MIAMI COUNTY RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS. ASSIGNED THIS 3RD DAY OF Sept, 2013
Matthew W. Gearhardt BY Joyce Grilliot
MIAMI COUNTY AUDITOR DEPUTY



ACKNOWLEDGEMENT

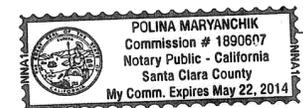
WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE STREET SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

OWNER: TRIMBLE NAVIGATION LIMITED
A CALIFORNIA CORPORATION

BY: James A. Kirkland
ITS: Vice President

STATE OF California, COUNTY OF Santa Clara, s.s.
BE IT REMEMBERED THAT ON THIS 22 DAY OF August, 2013, BEFORE ME, THE UNDERSIGNED, CAME TRIMBLE NAVIGATION LIMITED, A CALIFORNIA CORPORATION BY: James A. Kirkland ITS: Vice President TO ME KNOWN AND ACKNOWLEDGE 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Polina Maryanchik
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 22, 2014

OCCUPATION STATEMENT

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

DESCRIPTION

THE WITHIN PLAT, CONSISTING OF 14.6711 ACRES, BEING ALL OF INLOT 2 THROUGH INLOT 7 OF THE ANNEXATION TO THE CITY OF HUBER HEIGHTS AS RECORDED IN PLAT BOOK 15, PAGE 122 AS CONVEYED TO TRIMBLE NAVIGATION LIMITED, A CALIFORNIA CORPORATION, BY O.R. 433, PG. 1, FORMERLY KNOWN AS SPECTRA-PHYSICS LASERPLANE, INC. BY THE DEED RECORDED IN DEED BOOK 625, PAGE 99 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

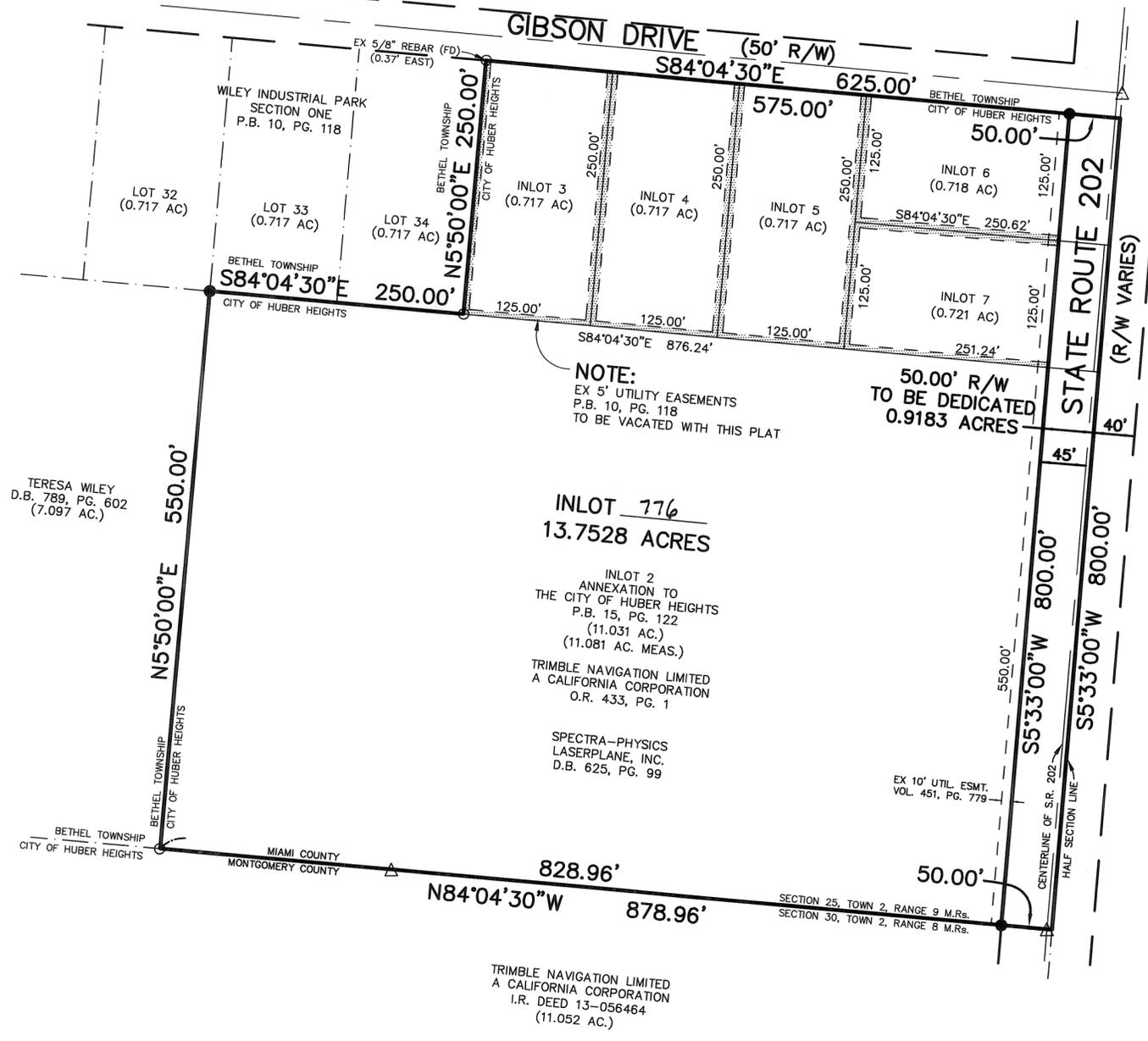
CERTIFICATION:

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY DATED FEBRUARY 19, 2010 AND REVISITED SEPTEMBER 2013.

Jeffrey A. Van Atta 8/19/13
JEFFREY A. VAN ATTA DATE
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354



PREPARED BY:
WE
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



NOTE:
EX 5' UTILITY EASEMENTS P.B. 10, PG. 118 TO BE VACATED WITH THIS PLAT

INLOT 776
13.7528 ACRES

INLOT 2 ANNEXATION TO THE CITY OF HUBER HEIGHTS P.B. 15, PG. 122 (11.031 AC.) (11.081 AC. MEAS.)
TRIMBLE NAVIGATION LIMITED A CALIFORNIA CORPORATION O.R. 433, PG. 1

SPECTRA-PHYSICS LASERPLANE, INC. D.B. 625, PG. 99

TRIMBLE NAVIGATION LIMITED A CALIFORNIA CORPORATION I.R. DEED 13-056464 (11.052 AC.)

APPROVED:
THE SURVEY PLAT IS ACCEPTED AND APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO ON AUG 27, 2013
[Signature]
CHAIRMAN, HUBER HEIGHTS PLANNING COMMISSION

SURVEY REFERENCES:

- D.B. 625, PG. 99
- D.B. 789, PG. 602
- DMF #91-146D10
- P.B. 10, PG. 118
- P.B. 15, PG. 122

LEGEND:

- ⊕ EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- × EX PK NAIL FOUND
- △ EX RAILROAD SPIKE FOUND
- IRON PIN SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- × PK NAIL SET
- ⊕ CROSS NOTCH SET
- ▲ RAILROAD SPIKE SET

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

G:\P\Trimble\TRIMBLE RP.DWG, AUG 19, 2013 - 09:32:56

ADDITIONAL RIGHT-OF-WAY SINGER ROAD NO. 178

SECTION 7, TOWN 2, RANGE 9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 56
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 4th DAY
OF SEPTEMBER, 2013 AT 9:04 AM.
FILE NO. 2013 OR-13726 FEE 0.00

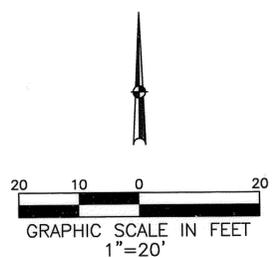
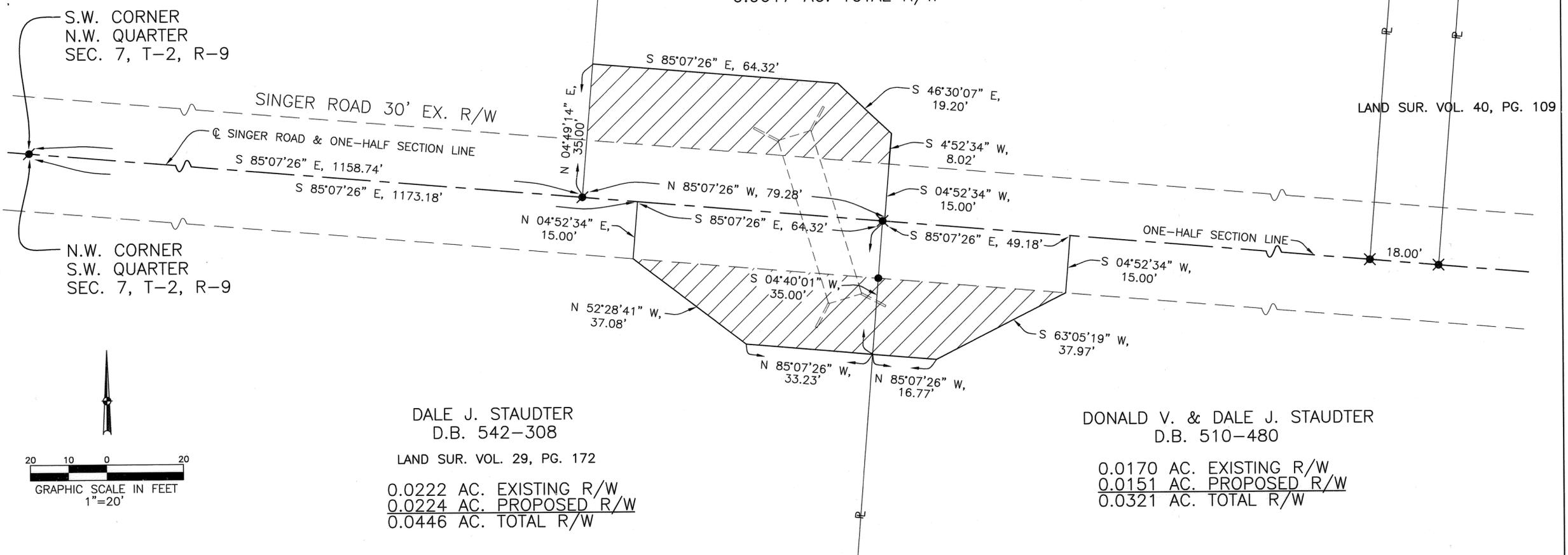
Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Juni Mascari
DEPUTY RECORDER

JOSEPH D. HOLTVOGT
D.B. 607-563
LAND SUR. VOL. 32, PG. 190

DONALD R. & DEBBIE L. BLACK
D.B. 641-826
D.B. 673-780

ROAD RECORD VOLUME 8 PAGE 185

0.0274 AC. EXISTING R/W
0.0343 AC. PROPOSED R/W
0.0617 AC. TOTAL R/W



DALE J. STAUDTER
D.B. 542-308
LAND SUR. VOL. 29, PG. 172
0.0222 AC. EXISTING R/W
0.0224 AC. PROPOSED R/W
0.0446 AC. TOTAL R/W

DONALD V. & DALE J. STAUDTER
D.B. 510-480
0.0170 AC. EXISTING R/W
0.0151 AC. PROPOSED R/W
0.0321 AC. TOTAL R/W

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 2nd DAY OF January, 2009.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 4 DAY OF Sept, 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Linda Zimmerman
DEPUTY AUDITOR

- LEGEND**
- ✖ RR SPIKE FOUND
 - PK NAIL FOUND
 - IRON PIN FOUND

- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

REFERENCES

LAND SURVEYS:
VOL. 29 PG. 172
VOL. 32 PG. 190
VOL. 40 PG. 109

BASIS OF BEARINGS:
VOL. 29 PG. 172

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

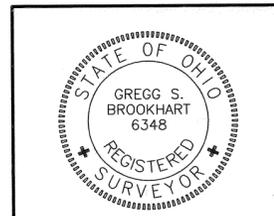
OWNER	DEED RECORD	AS ACQUIRED
DALE J. STAUDTER	V.542, P.308	V.0R8, P.764
DONALD R. & DEBBIE L. BLACK	V.641, P.826	V.723, P.512
	V.673, P.780	V. , P.
DONALD V. & DALE J. STAUDTER	V.510, P.480	V.725, P.171

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 3rd DAY OF September, 2013, BY RESOLUTION NO. 13-04-1163

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: DECEMBER 11, 2001

CLARK REPLAT
PART INLOT 8810
CITY OF PIQUA
MIAMI COUNTY, OHIO

VOLUME 24 PAGE 57

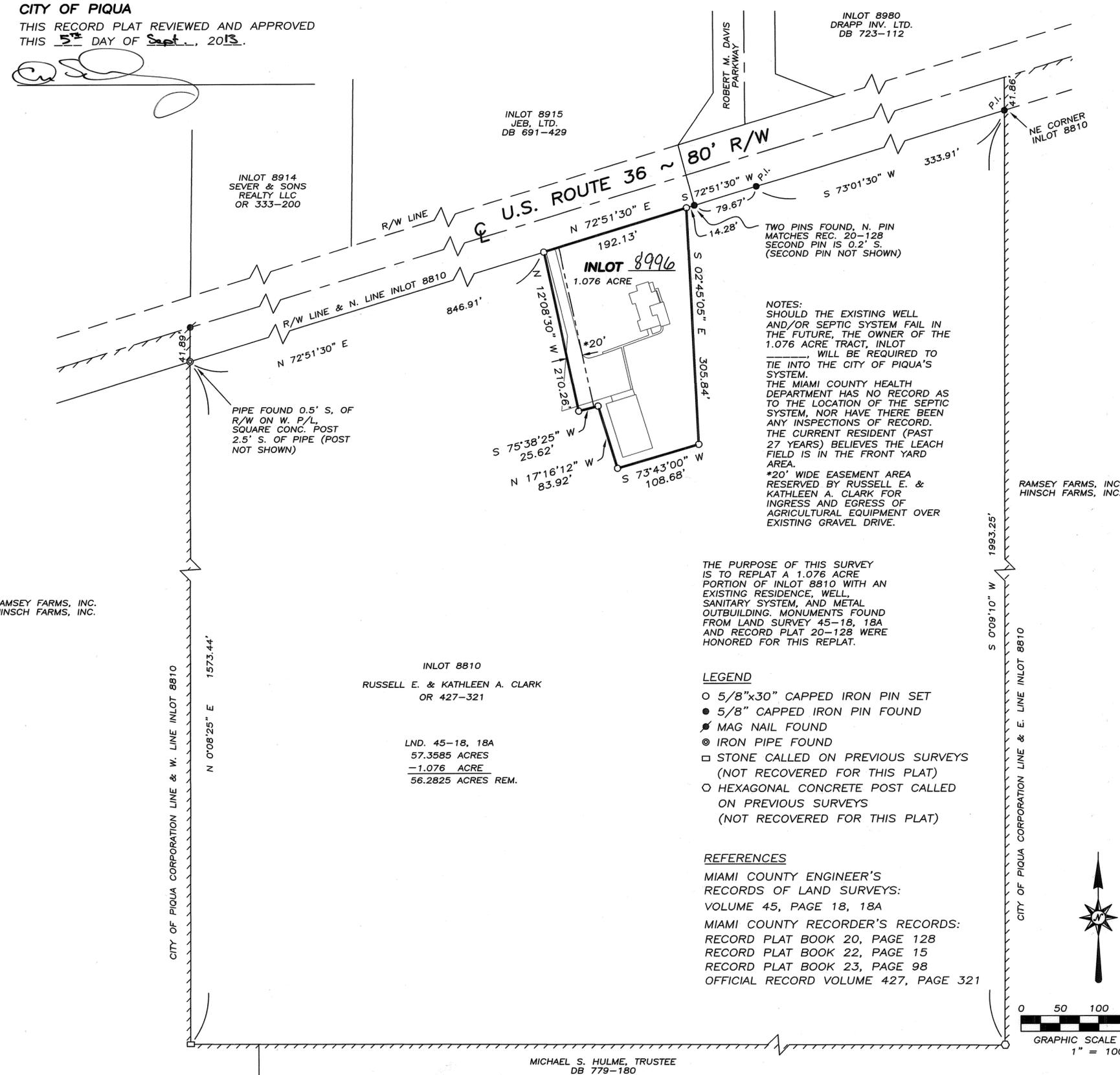
MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 5th DAY
 OF Sept, 2013, AT 10:55 A.M.
 FILE # 201309-13792 FEE \$ 43.20

Jessica Lopez *Ruth Schuster*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Sept. 5, 2013.

Matthew W. Heathard *Linda J. Jansman*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF PIQUA
 THIS RECORD PLAT REVIEWED AND APPROVED
 THIS 5th DAY OF Sept, 2013.



REPLAT OF INLOT 8810 FOR RUSSELL AND KATHLEEN CLARK IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ AUGUST 21, 2013

Gregg S. Brookhart

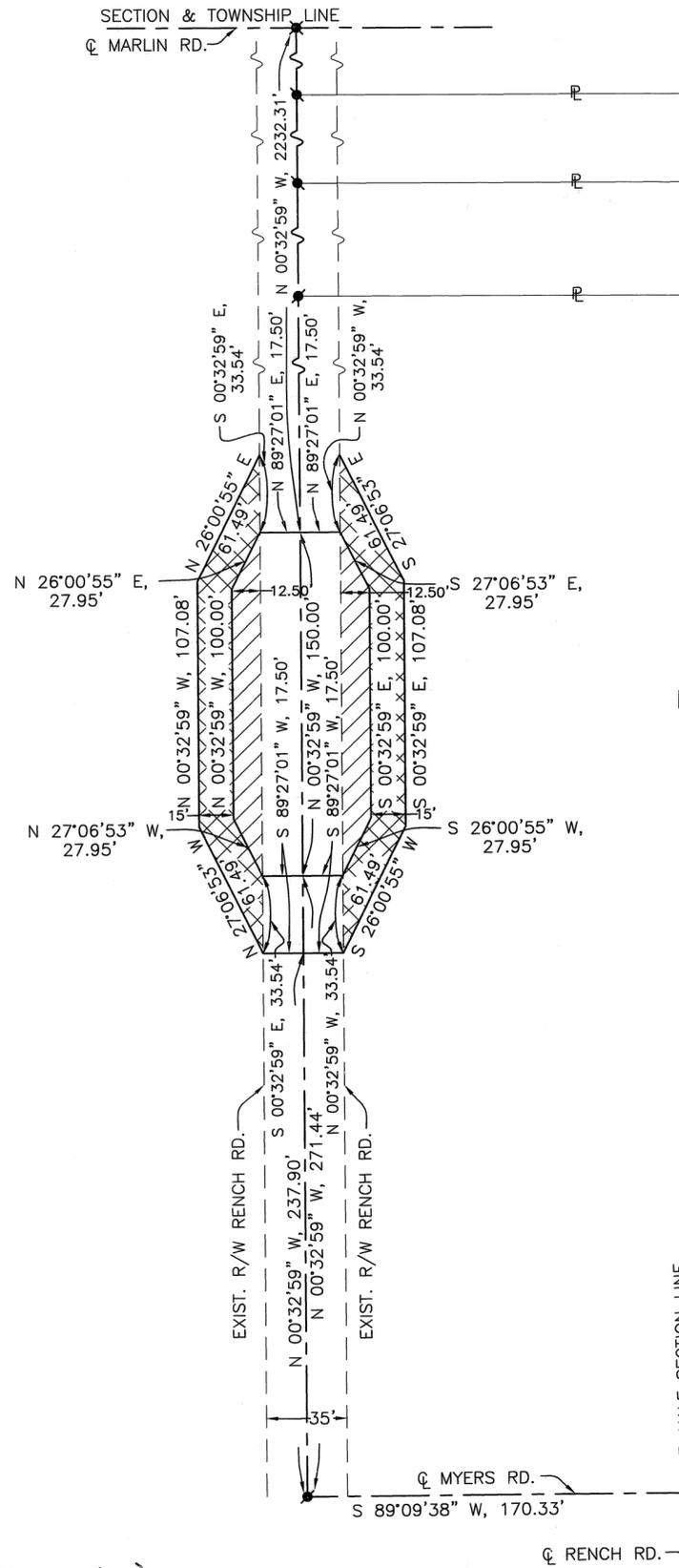
GREGG S. BROOKHART
 OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
 1009 WESTVIEW DRIVE
 PIQUA, OHIO 45356
 (937) 778-3607

ADDITIONAL RIGHT-OF-WAY
 RENCH ROAD NO. 128
 SECTION 4, TOWN 7, RANGE 5
 NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 59
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 10th DAY
 OF September, 2013, AT 1:03 P.M.
 FILE NO. 201302-14015 FEE 0

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
 BY Shwendel
 DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 189



DONALD A. & BETTY J. WACKLER,
 CO-TRUSTEES
 D.B. 687-582

0.0603 AC. EXISTING R/W
 0.0358 AC. PROPOSED R/W
 0.0961 AC. TOTAL R/W

0.0665 AC. TEMPORARY R/W

PATRICIA A. PETERS (1/2)
 LOREN D. & SUE FLORY (1/2)
 D.B. 659-354
 D.B. 702-132

0.0603 AC. EXISTING R/W
 0.0358 AC. PROPOSED R/W
 0.0961 AC. TOTAL R/W

0.0665 AC. TEMPORARY R/W

LEGEND

- RR SPIKE FOUND
- PK NAIL FOUND
- GIN SPINDLE FOUND
- ▤ AREA IN TEMPORARY RIGHT-OF-WAY
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
PATRICIA A. PETERS (1/2)	V.539, P.503	V.729, P.225
LOREN D. & SUE FLORY (1/2)	V.702, P.132	V.729, P.228
DONALD A. & BETTY J. WACKLER, CO-TRUSTEES	V.687, P.582	V.725, P.914 V.725, P.917

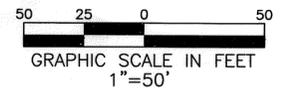
REFERENCES

LAND SURVEYS:

- VOL. 20 PG. 49
- VOL. 41 PG. 9
- VOL. 42 PG. 62
- VOL. 43 PG. 40

BASIS OF BEARINGS:

LAND SURVEY VOL. 43, PAGE 40.



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
 THIS 23rd DAY OF January, 2009.

Douglas L. Christian
 DOUGLAS L. CHRISTIAN, P.E., P.S.
 MIAMI COUNTY ENGINEER

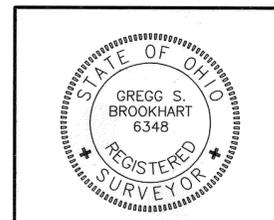
REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 10th DAY OF Sept, 2013.

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
 BY Linda Tanner
 DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 10th DAY OF September, 2013, BY RESOLUTION NO. 13-09-1196

(Absent) John F. Evans
 JOHN F. EVANS
 MIAMI COUNTY COMMISSIONER
Richard L. Cultice
 RICHARD L. CULTICE
 MIAMI COUNTY COMMISSIONER
John W. O'Brien
 JOHN W. O'BRIEN
 MIAMI COUNTY COMMISSIONER

SOUTHEAST CORNER
 NORTHWEST CORNER
 SECTION 4, TOWN 7, RANGE 5



Gregg S. Brookhart
 GREGG S. BROOKHART, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
 DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
 DATE: FEBRUARY 5, 2002

ADDITIONAL RIGHT-OF-WAY DEETER ROAD NO. 219

SECTIONS 10&15, TOWN 8, RANGE 4
NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

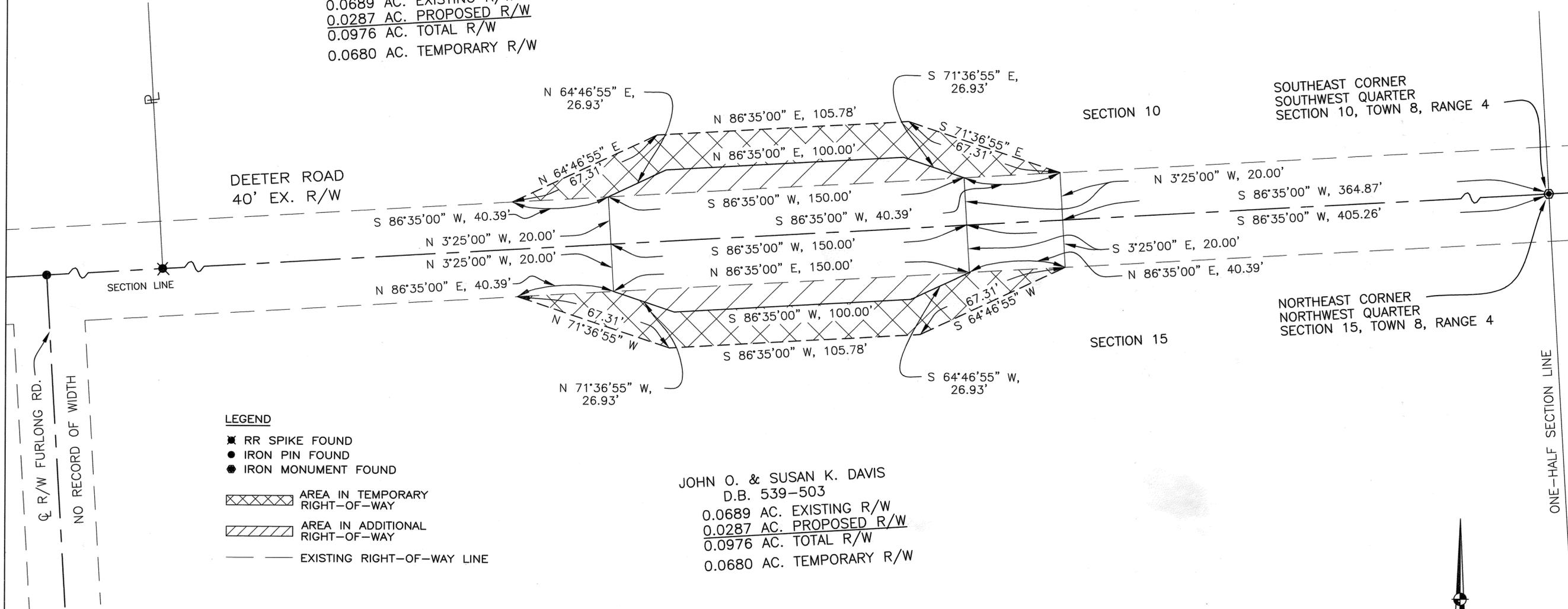
PLAT BOOK 24 PAGE 60

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 13TH DAY
OF SEPTEMBER, 2013, AT 8:52 A.M.
FILE NO. 2013 OR-14287 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY *Keith Schmalzer*
DEPUTY RECORDER

JOHN O. & SUSAN K. DAVIS
D.B. 539-503
0.0689 AC. EXISTING R/W
0.0287 AC. PROPOSED R/W
0.0976 AC. TOTAL R/W
0.0680 AC. TEMPORARY R/W

ROAD RECORD VOLUME 8 PAGE 190



LEGEND

- RR SPIKE FOUND
- IRON PIN FOUND
- IRON MONUMENT FOUND
- ▨ AREA IN TEMPORARY RIGHT-OF-WAY
- ▩ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

JOHN O. & SUSAN K. DAVIS
D.B. 539-503
0.0689 AC. EXISTING R/W
0.0287 AC. PROPOSED R/W
0.0976 AC. TOTAL R/W
0.0680 AC. TEMPORARY R/W

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
JOHN O. & SUSAN K. DAVIS	V.539, P.503	V.725, P.174
		V.725, P.177
		V.725, P.180
		V.725, P.183

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 2nd DAY OF January, 2009.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 13 DAY OF Sept., 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY *Sinde Linneman*
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 12th DAY OF September, 2013, BY RESOLUTION NO. 13-09-1216

(Absent)
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

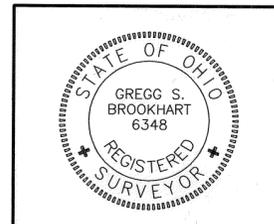
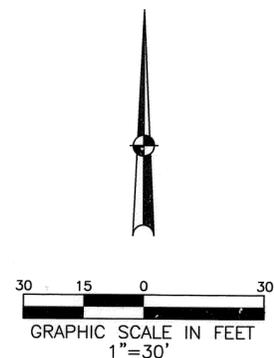
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

REFERENCES

LAND SURVEYS:
VOL. 20 PG. 125
VOL. 24 PG. 69
VOL. 29 PG. 50
VOL. 45 PG. 6
VOL. 46 PG. 9

ROAD RECORD:
VOL. 8 PG. 70

BASIS OF BEARINGS:
LAND SURVEY VOL. 29, PAGE 50.



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: FEBRUARY 5, 2002

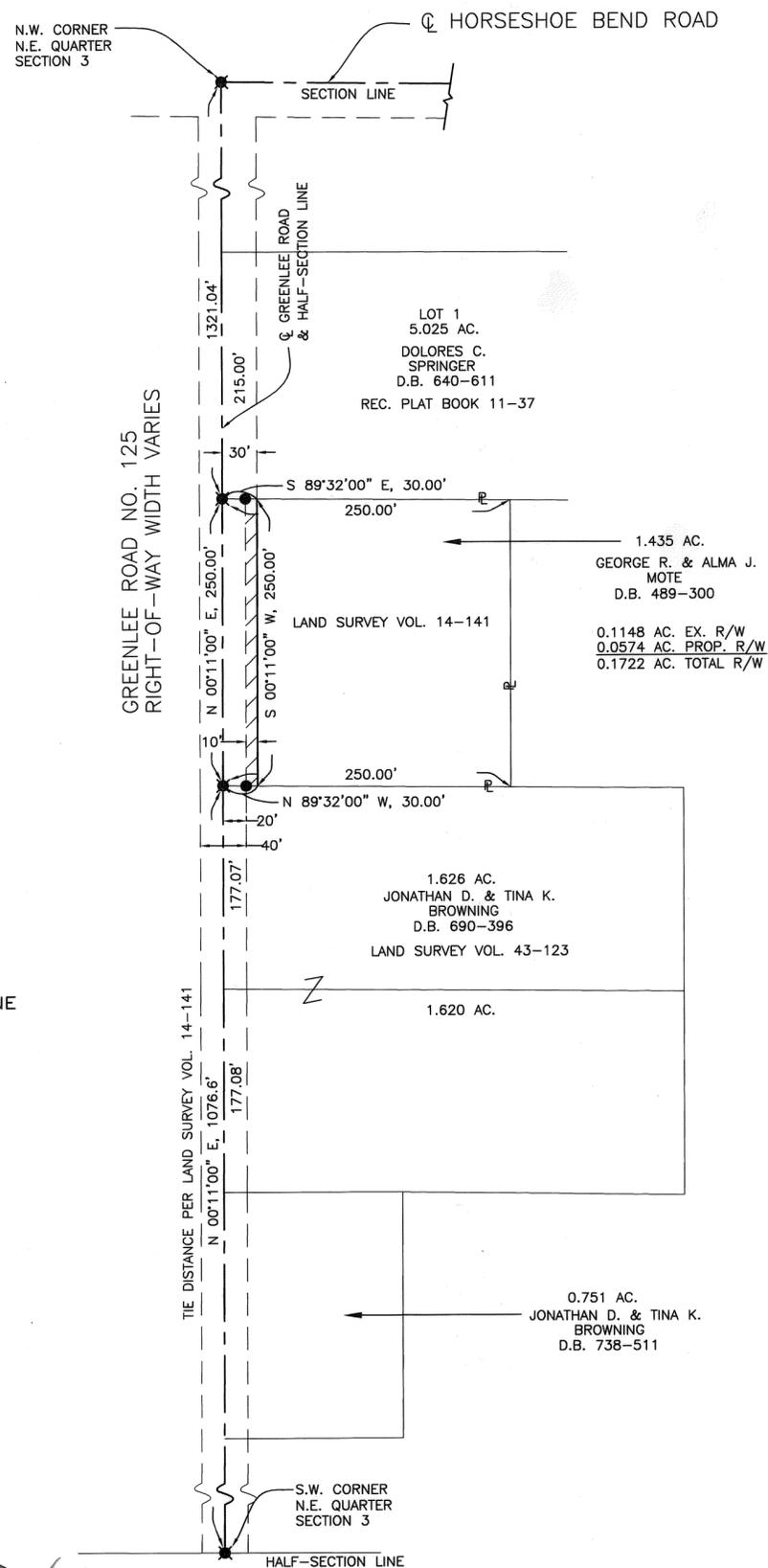
ADDITIONAL RIGHT-OF-WAY GREENLEE ROAD NO. 125

SECTION 3, TOWN 6, RANGE 5E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 61
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 17th DAY
OF SEPTEMBER, 2013, AT 10:37 AM.
FILE NO. 2013 OR-14485 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY D. Wendel
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 193



LEGEND

- RR SPIKE FOUND
- IRON PIN FOUND
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- - - - EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 7th DAY OF August, 2013.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 17 DAY OF Sept., 2013.

Matthew W. Gearhardt BY Linda Finerman
MATTHEW W. GEARHARDT DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 17th DAY OF September, 2013, BY RESOLUTION NO. 13-09-144

John W. O'Brien Richard L. Cultice John F. Evans
JOHN W. O'BRIEN RICHARD L. CULTICE JOHN F. EVANS
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

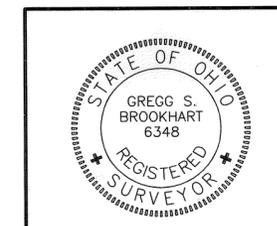
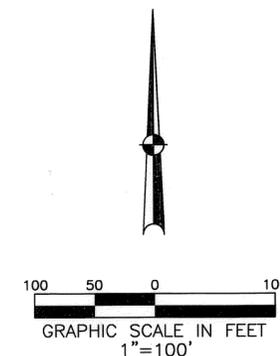
SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
GEORGE R. & ALMA J. MOTE	V.489, P.300	V. 739 , P. 622
		V. , P.
		V. , P.
		V. , P.

REFERENCES

LAND SURVEYS:
VOL. 14 PG. 141
VOL. 43 PG. 123
VOL. 45 PG. 106

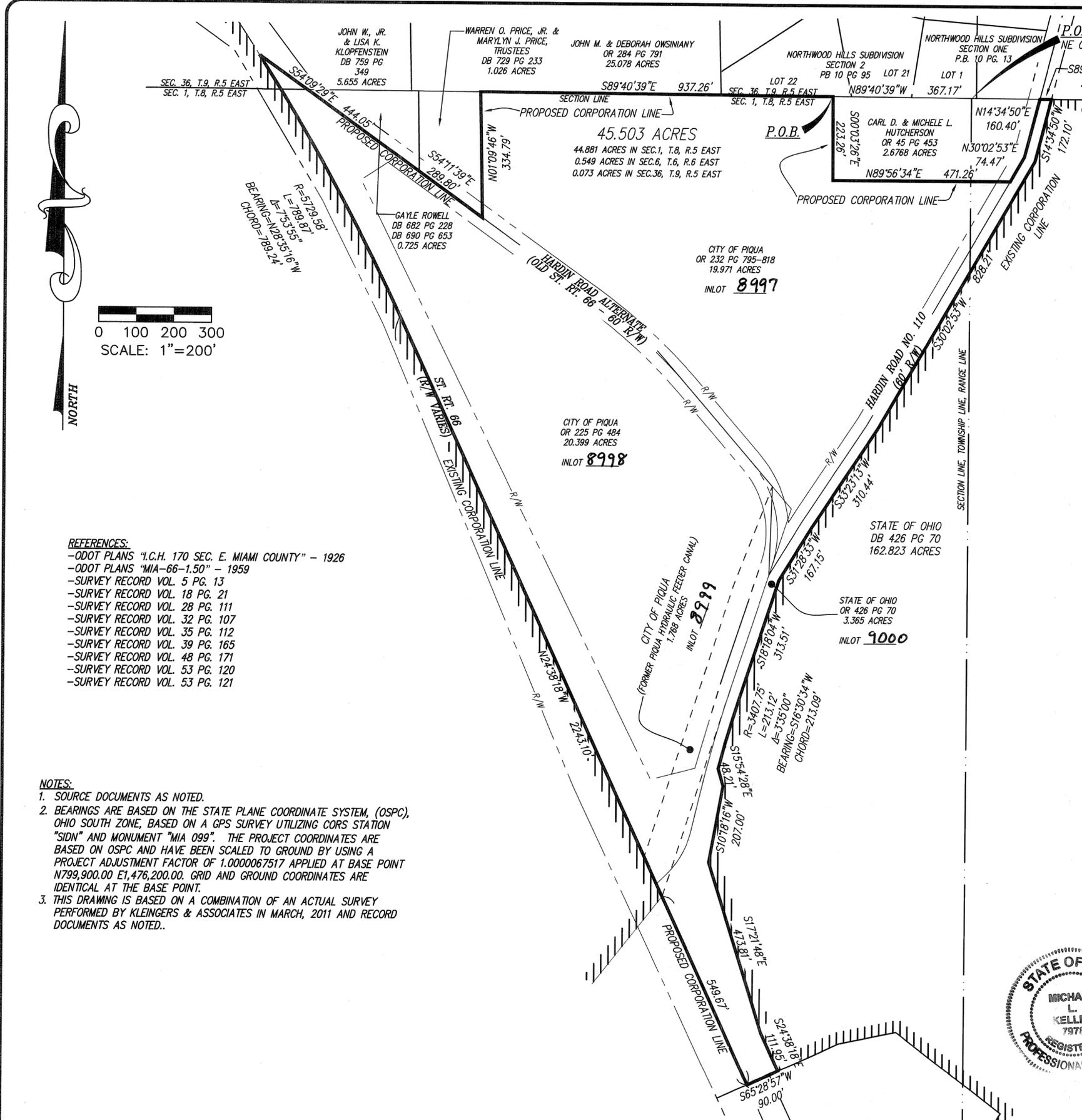
RECORD PLAT:
VOL. 11 PG. 37

BASIS OF BEARINGS:
LAND SURVEY VOL. 11, PAGE 141.



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: JUNE 18, 2003



- REFERENCES:**
- ODOT PLANS "I.C.H. 170 SEC. E. MIAMI COUNTY" - 1926
 - ODOT PLANS "MIA-66-1.50" - 1959
 - SURVEY RECORD VOL. 5 PG. 13
 - SURVEY RECORD VOL. 18 PG. 21
 - SURVEY RECORD VOL. 28 PG. 111
 - SURVEY RECORD VOL. 32 PG. 107
 - SURVEY RECORD VOL. 35 PG. 112
 - SURVEY RECORD VOL. 39 PG. 165
 - SURVEY RECORD VOL. 48 PG. 171
 - SURVEY RECORD VOL. 53 PG. 120
 - SURVEY RECORD VOL. 53 PG. 121

- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "SIDN" AND MONUMENT "MIA 099". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000067517 APPLIED AT BASE POINT N799,900.00 E1,476,200.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
 - THIS DRAWING IS BASED ON A COMBINATION OF AN ACTUAL SURVEY PERFORMED BY KLEINGERS & ASSOCIATES IN MARCH, 2011 AND RECORD DOCUMENTS AS NOTED.

VOLUME 24 PAGE 62
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 18 DAY
 OF September 2013, AT 3:18
 FILE # 201308-14569 FEE 43.00
James A. Long
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

DESCRIPTION
 BEING A TOTAL OF 45.503 ACRES OF LAND AS ACQUIRED BY THE CITY OF PIQUA IN OFFICIAL RECORD 232 PAGES 795-818 AND OFFICIAL RECORD 225 PG 484, AS WELL AS A PARCEL OF LAND FORMERLY THE PIQUA HYDRAULIC FEEDER CANAL NOW OWNED BY THE CITY OF PIQUA, AND A PORTION OF THOSE LANDS AS ACQUIRED BY THE STATE OF OHIO IN DEED BOOK 426 PAGE 70, INCLUDING LANDS WITHIN THE RIGHTS-OF-WAY OF STATE ROUTE NO. 66, HARDIN ROAD NO. 110 AND HARDIN ROAD ALTERNATE ADJOINING SAID LANDS OF CITY OF PIQUA AND STATE OF OHIO; LOCATED IN SECTION 1, TOWN 8, RANGE 5 EAST, SECTION 6, TOWN 6, RANGE 6 EAST & SECTION 36, TOWN 9, RANGE 5 EAST IN WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER
 THIS ANNEXATION PLAT REVIEWED AND APPROVED
 THIS 28th DAY OF August, 2013

Paul P. Hulsekamp
 MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS
 AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 3rd DAY OF Sept., 2013 BY RESOLUTION NO. 13-06-1130

John W. O'Brien
 MIAMI COUNTY COMMISSIONER

CITY OF PIQUA
 THIS ANNEXATION ACCEPTED AND APPROVED BY THE PIQUA CITY COMMISSION THIS 16 DAY OF July, 2013
 BY ORDINANCE NO. 8-105-13

Shirley L. Paul *Richard J. Coe*
 MAYOR CLERK

MIAMI COUNTY AUDITOR
 TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 18th DAY OF September 2013

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

Joyce Strickland
 BY DEPUTY AUDITOR



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

Michael L. Keller 9/12/13
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER DATE



REVISIONS	

ANNEXATION TO THE CITY OF PIQUA
45.503 ACRES
SECTION 1, TOWN 8, RANGE 5 EAST,
SECTION 6, TOWN 6, RANGE 6 EAST &
SECTION 36, TOWN 9, RANGE 5 EAST
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

SCALE: 1"=100'
 DATE: 09/10/12
 DRAWN: MLK
 DESIGNED:
 CHECKED: MLK
 JOB NO.: 110048.003

Page
1
 Of
1

KLEINGERS & ASSOCIATES
 6305 Centre Park Drive, West Chester, OH 45069
 (513) 779-7851 Fax (513) 779-7852
 www.KLEINGERS.com

ADDITIONAL RIGHT-OF-WAY MONROE-CONCORD ROAD NO. 39

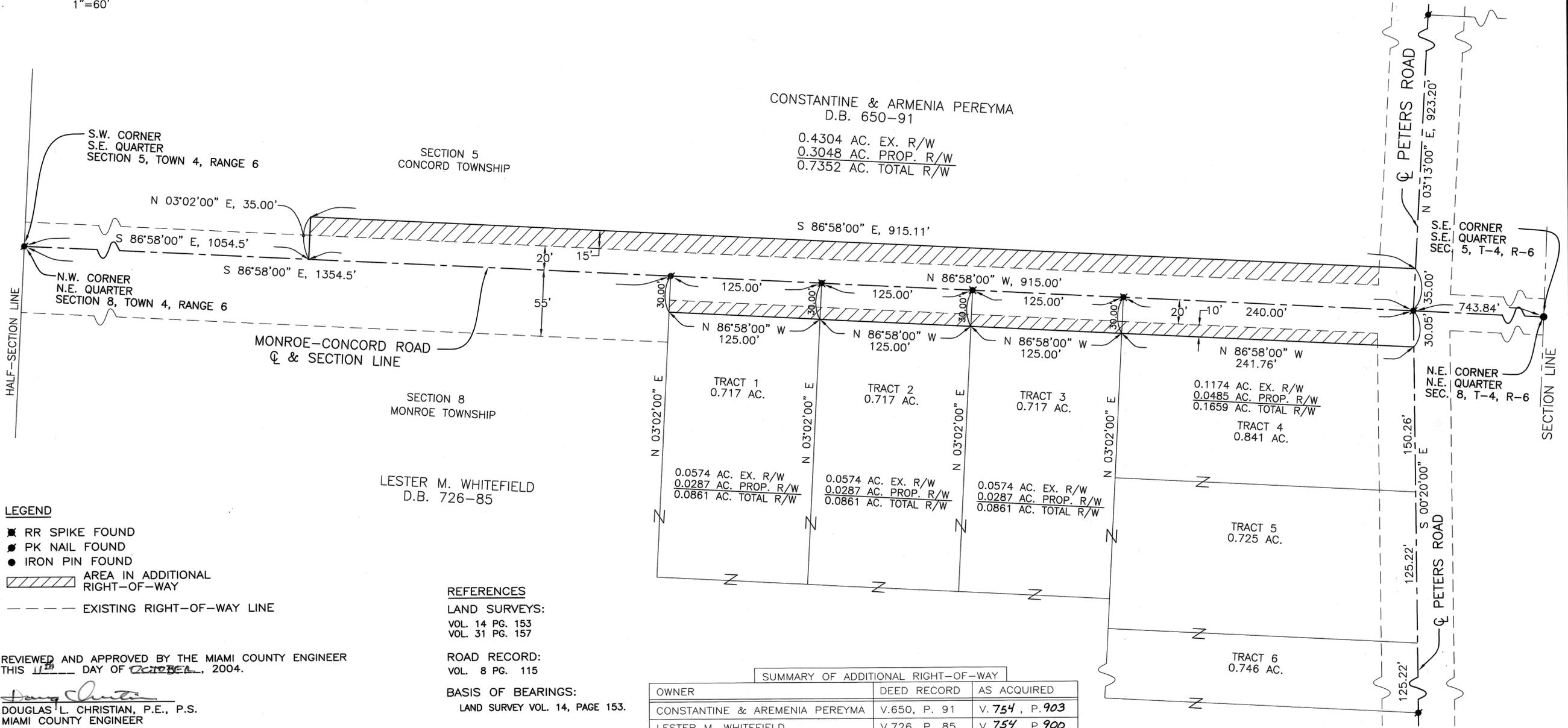
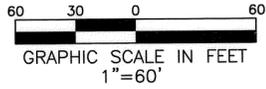
SECTIONS 5 & 8, TOWN 4, RANGE 6
CONCORD & MONROE TOWNSHIPS, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 63

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20TH DAY
OF SEPTEMBER, 2013, AT 8:15 A.M.
FILE NO. 2013 OR-14649 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Querdel
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 195



- LEGEND**
- RR SPIKE FOUND
 - PK NAIL FOUND
 - IRON PIN FOUND
 - ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE

REFERENCES
LAND SURVEYS:
VOL 14 PG. 153
VOL 31 PG. 157

ROAD RECORD:
VOL 8 PG. 115

BASIS OF BEARINGS:
LAND SURVEY VOL. 14, PAGE 153.

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
CONSTANTINE & AREMENIA PEREYMA	V.650, P. 91	V. <u>754</u> , P. <u>903</u>
LESTER M. WHITEFIELD	V.726, P. 85	V. <u>754</u> , P. <u>900</u>
		V. , P.
		V. , P.

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 11TH DAY OF OCTOBER, 2004.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

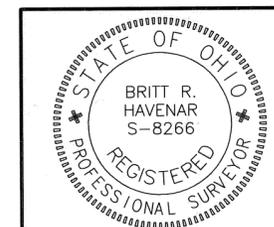
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 20TH DAY OF Sept, 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Joyce Mulled
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 14TH DAY OF September, 2013, BY RESOLUTION NO. 13-04-1307

John W. O'Brien (Absent) John F. Evans
JOHN W. O'BRIEN RICHARD L. CULTICE JOHN F. EVANS
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: SEPTEMBER 28, 2004

ADDITIONAL RIGHT-OF-WAY TIPP-COWLESVILLE ROAD NO. 153

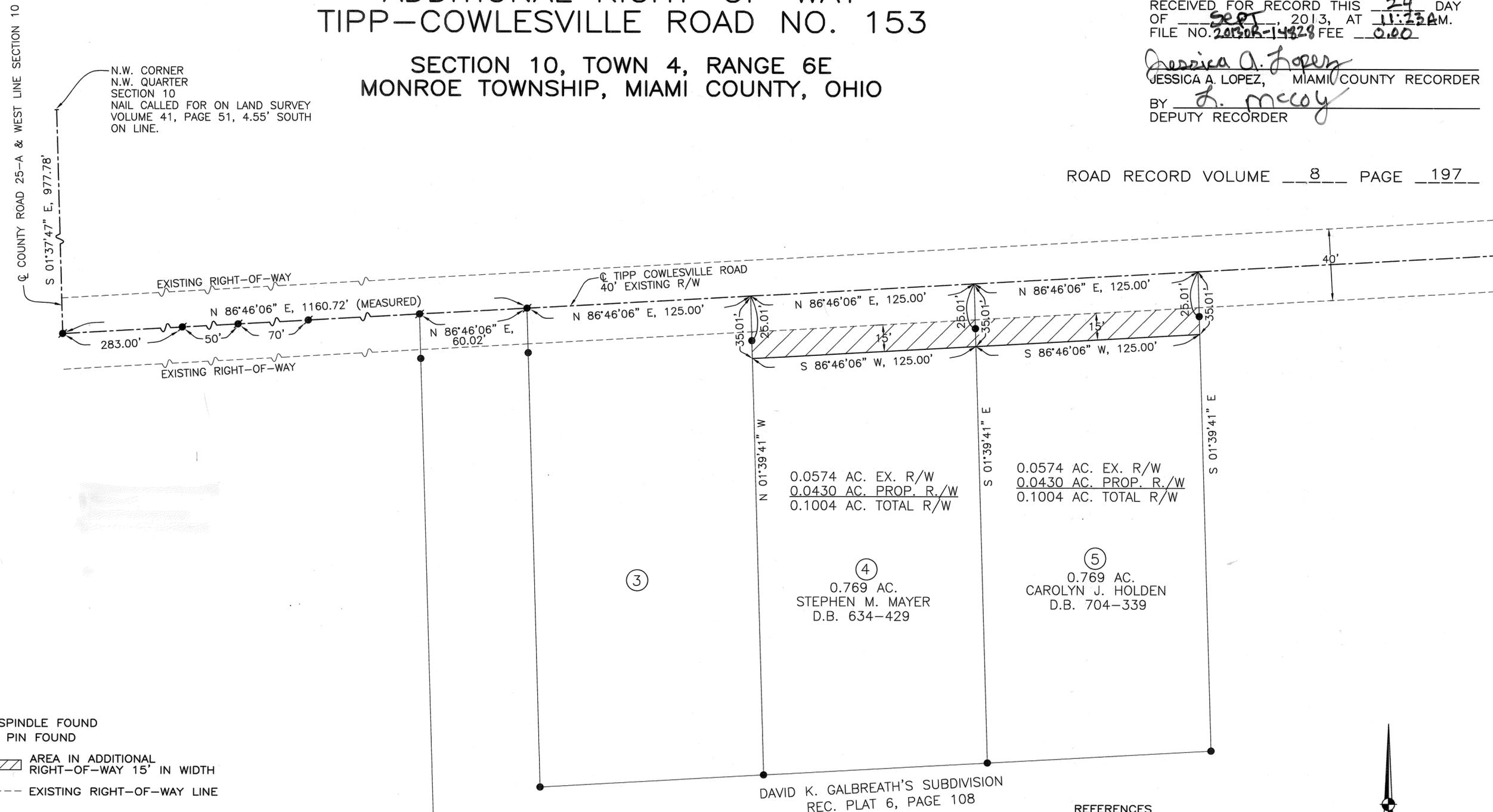
SECTION 10, TOWN 4, RANGE 6E
MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 64

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 24 DAY
OF SEPT, 2013, AT 11:23AM.
FILE NO. 201308-14828 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY *D. McCoy*
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 197



LEGEND

- GIN SPINDLE FOUND
- IRON PIN FOUND
- AREA IN ADDITIONAL RIGHT-OF-WAY 15' IN WIDTH
- - - - - EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 9th DAY OF SEPTEMBER, 2003.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 24th DAY OF Sept, 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY *Joyce Grillet*
DEPUTY AUDITOR

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
STEPHEN M. MAYER	V.634, P.429	V.742, P.040
CAROLYN J. HOLDEN	V.704, P.339	V.742, P.037

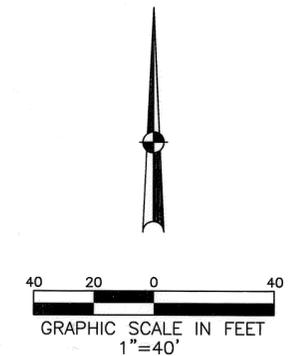
REFERENCES

LAND SURVEYS:
VOL. 7 PG. 127
VOL. 41 PG. 51
VOL. 41 PG. 152

RECORDER'S PLATS:
P.B. 6 PG. 108

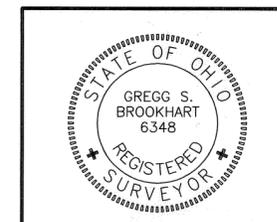
LOT SURVEYS:
VOL. 24 PG. 23

BASIS OF BEARINGS:
LOT SURVEY VOL. 24, PAGE 23.



APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 24th DAY OF September, 2013, BY RESOLUTION NO. 13-09-12804

John W. O'Brien *Richard L. Cultice* *John F. Evans*
JOHN W. O'BRIEN RICHARD L. CULTICE JOHN F. EVANS
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

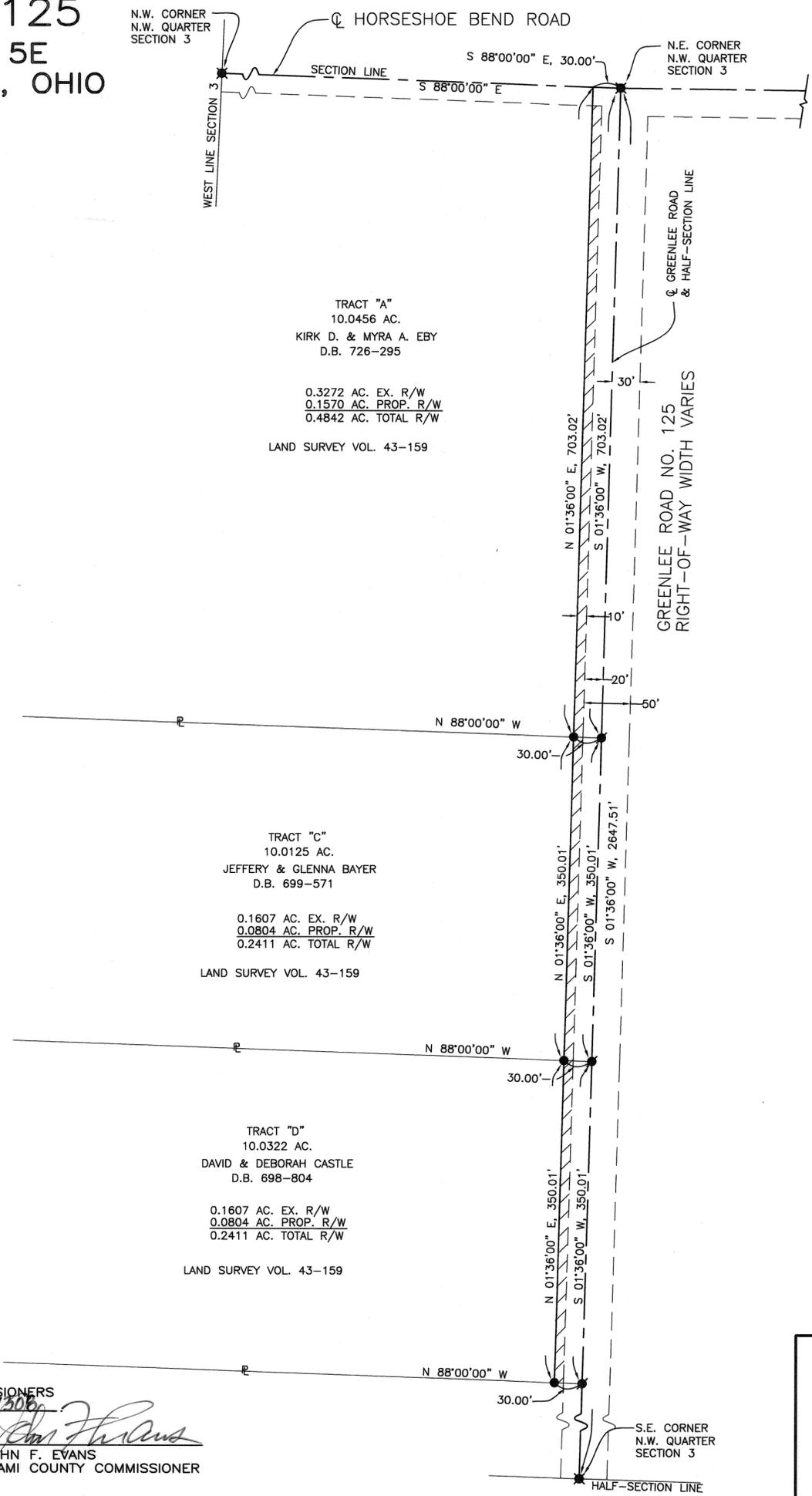
PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: SEPTEMBER 8, 2003

ADDITIONAL RIGHT-OF-WAY
GREENLEE ROAD NO. 125
SECTION 3, TOWN 6, RANGE 5E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 65
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 26TH DAY
OF SEPTEMBER, 2013, AT 2:11 P.M.
FILE NO. 2013 OR-14963 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Jwendil
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 200



TRACT "A"
10.0456 AC.
KIRK D. & MYRA A. EBY
D.B. 726-295

0.3272 AC. EX. R/W
0.1570 AC. PROP. R/W
0.4842 AC. TOTAL R/W

LAND SURVEY VOL. 43-159

TRACT "C"
10.0125 AC.
JEFFERY & GLENNA BAYER
D.B. 699-571

0.1607 AC. EX. R/W
0.0804 AC. PROP. R/W
0.2411 AC. TOTAL R/W

LAND SURVEY VOL. 43-159

TRACT "D"
10.0322 AC.
DAVID & DEBORAH CASTLE
D.B. 698-804

0.1607 AC. EX. R/W
0.0804 AC. PROP. R/W
0.2411 AC. TOTAL R/W

LAND SURVEY VOL. 43-159

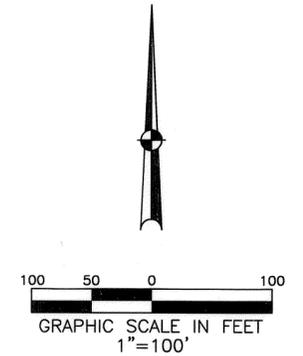
SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
KIRK D. & MYRA A. EBY	V.726, P.295	V. 749, P. 670
JEFFERY & GLENNA BAYER	V.699, P.571	V. 749, P. 667
DAVID & DEBORAH CASTLE	V.698, P.804	V. 749, P. 664
		V. , P.

- LEGEND**
- RR SPIKE FOUND
 - IRON PIN FOUND
 - MAG NAIL FOUND
 - ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
 - - - - EXISTING RIGHT-OF-WAY LINE

REFERENCES
LAND SURVEYS:
VOL. 22 PG. 160
VOL. 26 PG. 40
VOL. 43 PG. 159

RECORD PLAT:
VOL. 11 PG. 37
ROAD RECORD:
VOL. 8 PG. 193

BASIS OF BEARINGS:
LAND SURVEY VOL. 43, PAGE 159.



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 19TH DAY OF APRIL, 2004.

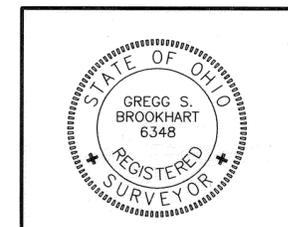
Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 26TH DAY OF SEPTEMBER, 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY Ferry Andrus
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 26TH DAY OF SEPTEMBER, 2013, BY RESOLUTION NO. 13-09-1306

John W. O'Brien JOHN W. O'BRIEN MIAMI COUNTY COMMISSIONER
Richard L. Cultice RICHARD L. CULTICE MIAMI COUNTY COMMISSIONER
John F. Evans JOHN F. EVANS MIAMI COUNTY COMMISSIONER



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: APRIL 9, 2004

PLAT OF ADDITIONAL HIGHWAY EASEMENT HUFFORD ROAD, T-162

PLAT BOOK 24 PAGE 66
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 1ST DAY
OF OCTOBER 2013, AT 11:08 A.M.

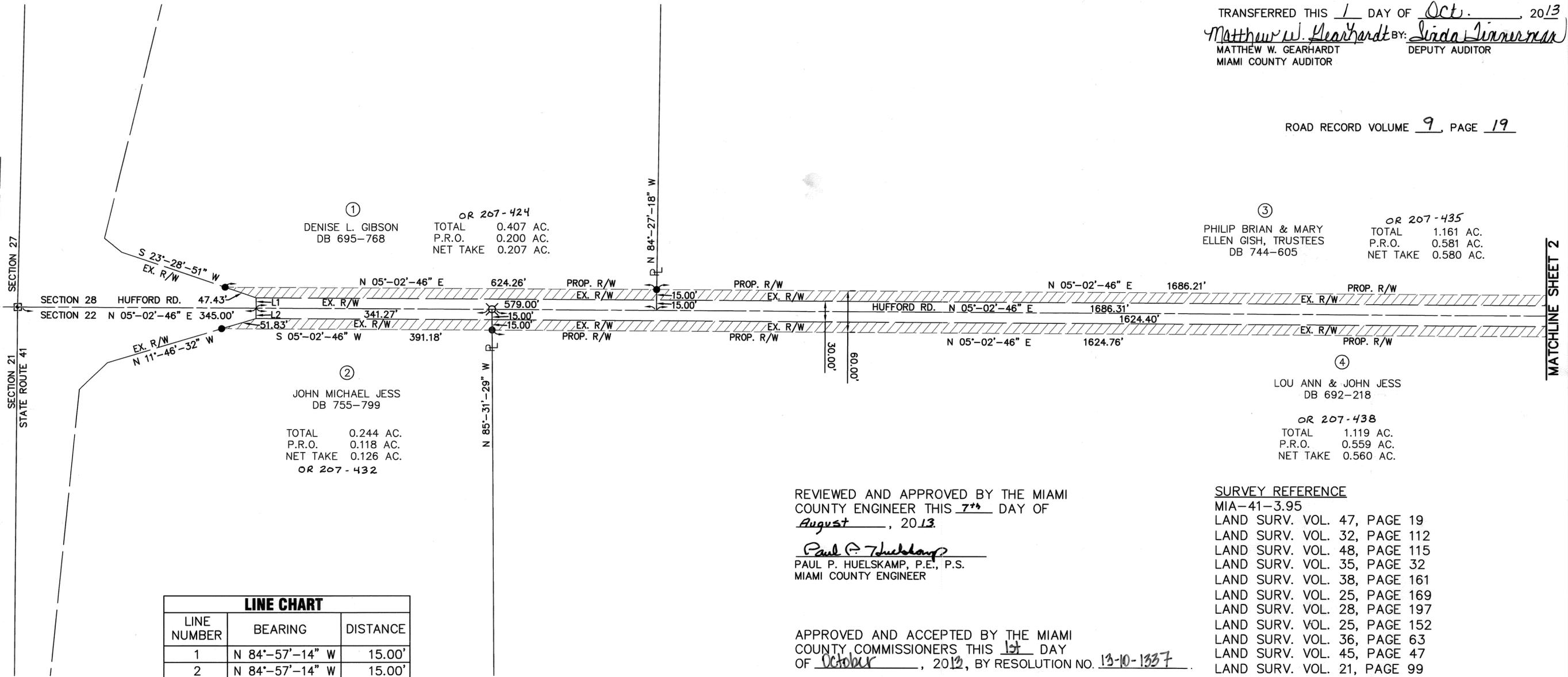
FILE No. 2013 OR-1516 FEE: \$0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
John Schumaker
DEPUTY

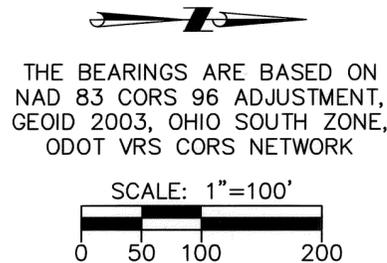
TRANSFERRED THIS 1 DAY OF Oct., 2013
Matthew W. Gearhardt BY: *Sinda Timmerman*
MATTHEW W. GEARHARDT DEPUTY AUDITOR
SINDA TIMMERMAN DEPUTY AUDITOR

ROAD RECORD VOLUME 9, PAGE 19

22,23,28,29 SECTION 2 TOWNSHIP 10 RANGE ELIZABETH TOWNSHIP MIAMI, OHIO COUNTY
24,30 SECTION 2 TOWNSHIP 10 RANGE LOST CREEK TOWNSHIP MIAMI, OHIO COUNTY



LINE CHART		
LINE NUMBER	BEARING	DISTANCE
1	N 84°-57'-14" W	15.00'
2	N 84°-57'-14" W	15.00'



- LEGEND**
- IRON PIN FOUND
 - ⊕ P.K. NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - ▨ ADDITIONAL HIGHWAY EASEMENT
 - ⚡ MAG NAIL TO BE SET
 - 5/8" X 30" REBAR W/CAP SET
 - * GIN SPINDLE FOUND
 - ◎ IRON PIPE FOUND

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 7TH DAY OF August, 2013.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 1ST DAY OF October, 2013, BY RESOLUTION NO. 13-10-1337.

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

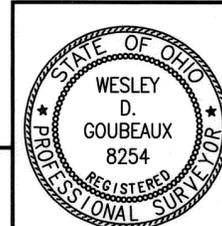
(Absent)
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

SURVEY REFERENCE

- MIA-41-3.95
- LAND SURV. VOL. 47, PAGE 19
- LAND SURV. VOL. 32, PAGE 112
- LAND SURV. VOL. 48, PAGE 115
- LAND SURV. VOL. 35, PAGE 32
- LAND SURV. VOL. 38, PAGE 161
- LAND SURV. VOL. 25, PAGE 169
- LAND SURV. VOL. 28, PAGE 197
- LAND SURV. VOL. 25, PAGE 152
- LAND SURV. VOL. 36, PAGE 63
- LAND SURV. VOL. 45, PAGE 47
- LAND SURV. VOL. 21, PAGE 99
- LAND SURV. VOL. 42, PAGE 174
- LAND SURV. VOL. 31, PAGE 188
- LAND SURV. VOL. 30, PAGE 84
- LAND SURV. VOL. 16, PAGE 125
- LAND SURV. VOL. 31, PAGE 19
- LAND SURV. VOL. 31, PAGE 199
- LAND SURV. VOL. 15, PAGE 170
- LAND SURV. VOL. 13, PAGE 177
- LAND SURV. VOL. 47, PAGE 168
- LAND SURV. VOL. 32, PAGE 174
- LAND SURV. VOL. 40, PAGE 4

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY FOR HUFFORD ROAD, T-162.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254 DATE 05-23-2011



CHOICE ONE ENGINEERING

440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 05-23-2011
DRAWN BY: WDG
JOB NUMBER: MIAEL1001ROW1
SHEET NUMBER 1 OF 3

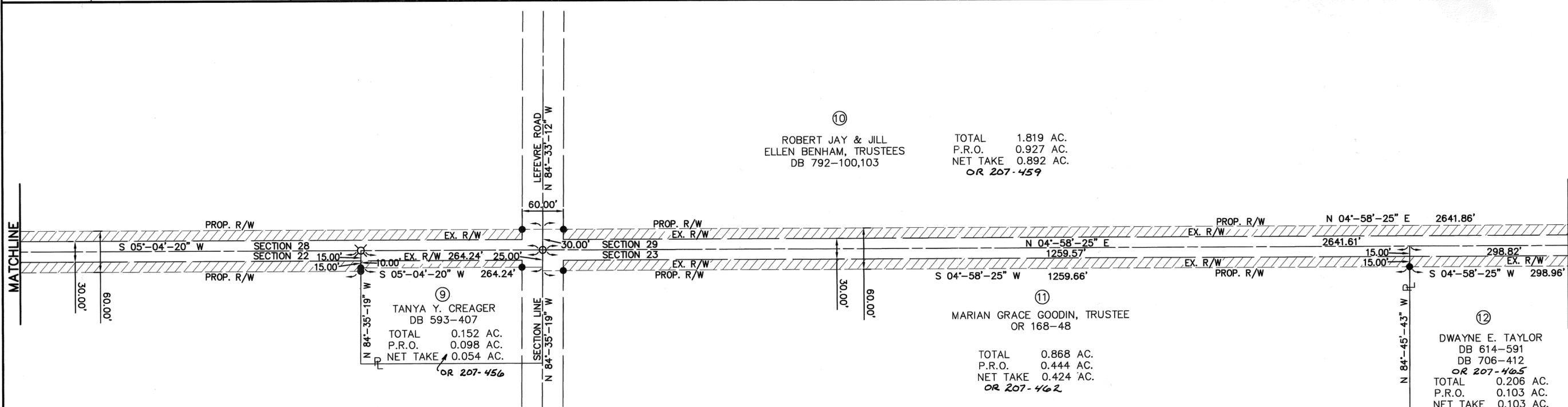
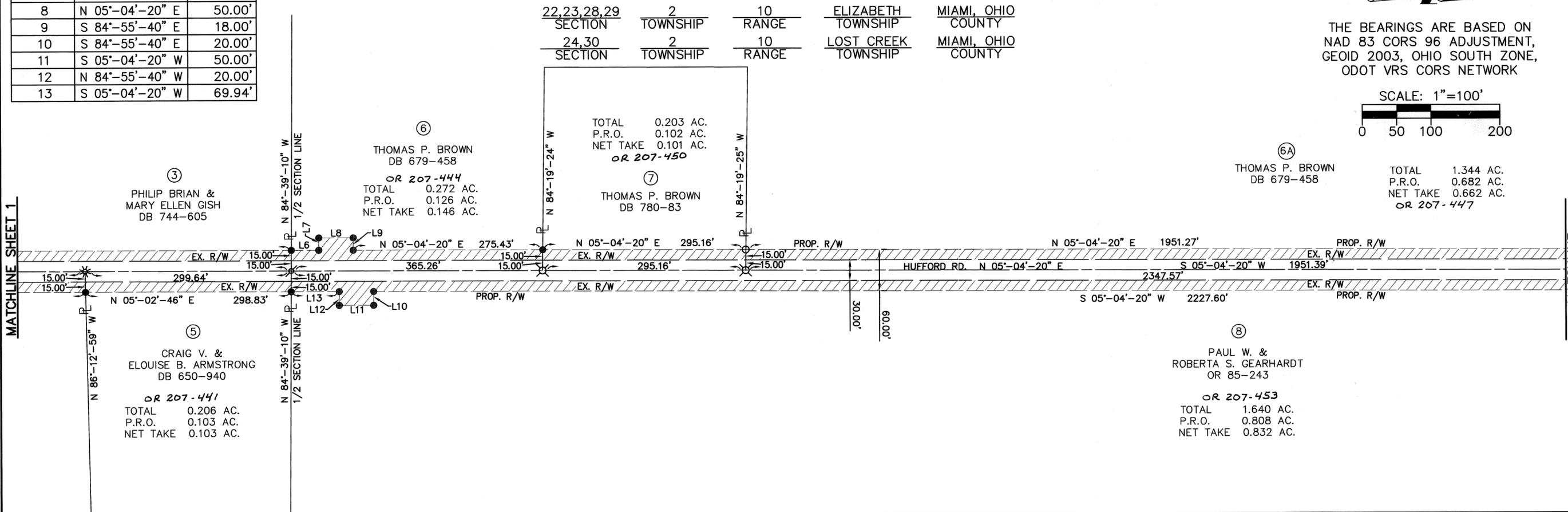
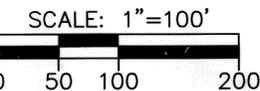
PLAT OF ADDITIONAL HIGHWAY EASEMENT HUFFORD ROAD, T-162

PLAT BOOK 24 PAGE 66A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
ROAD RECORD VOLUME 9, PAGE 19A

LINE CHART		
LINE NUMBER	BEARING	DISTANCE
6	N 05°-04'-20" E	40.00'
7	N 84°-55'-40" W	18.00'
8	N 05°-04'-20" E	50.00'
9	S 84°-55'-40" E	18.00'
10	S 84°-55'-40" E	20.00'
11	S 05°-04'-20" W	50.00'
12	N 84°-55'-40" W	20.00'
13	S 05°-04'-20" W	69.94'

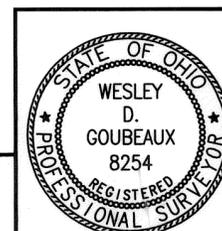


THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT,
GEOID 2003, OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK



BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY
FOR HUFFORD ROAD, T-162.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254
DATE: 5-23-2011



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
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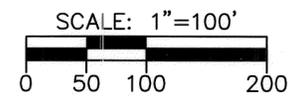
DATE: 05-23-2011
DRAWN BY: WDG
JOB NUMBER: MIAELI1001ROW1
SHEET NUMBER: 2 OF 3

PLAT OF ADDITIONAL HIGHWAY EASEMENT HUFFORD ROAD, T-162

PLAT BOOK 24, PAGE 66B
MIAMI COUNTY RECORDER'S RECORD OF PLATS
ROAD RECORD VOLUME 9, PAGE 19-B

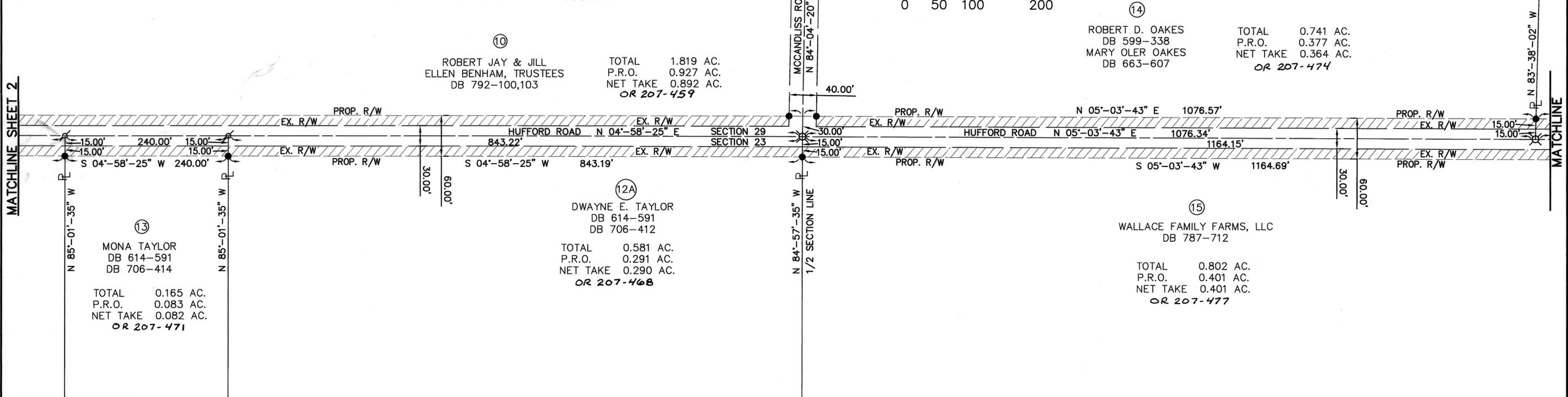
22,23,28,29 SECTION 2 TOWNSHIP 10 RANGE ELIZABETH TOWNSHIP MIAMI, OHIO COUNTY
24,30 SECTION 2 TOWNSHIP 10 RANGE LOST CREEK TOWNSHIP MIAMI, OHIO COUNTY

THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT,
GEOID 2003, OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK

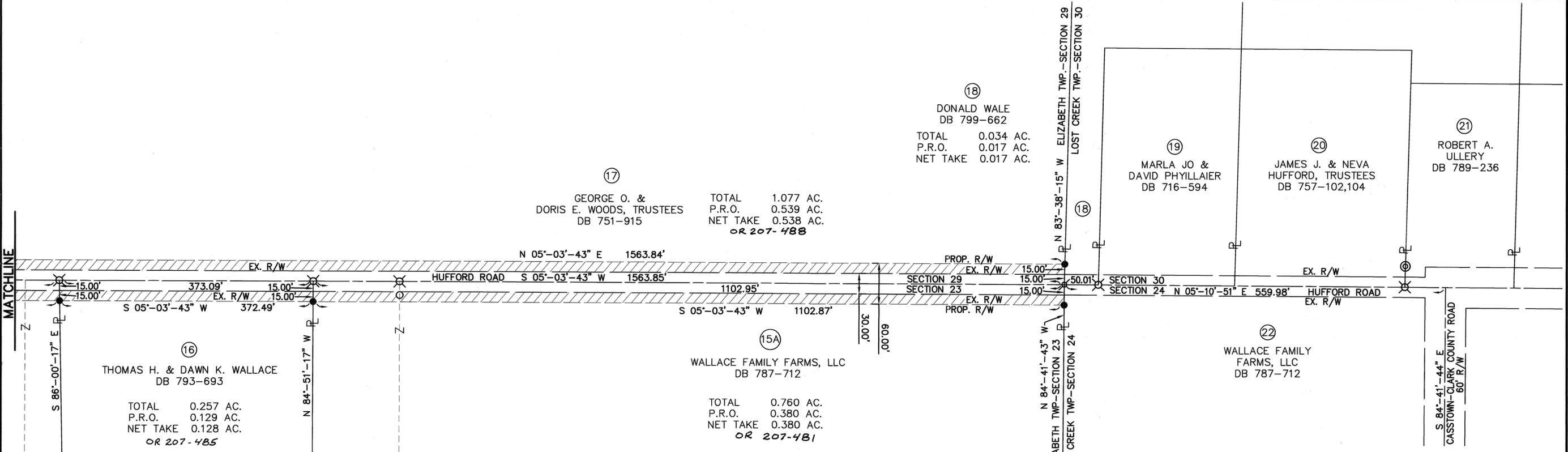


MATCHLINE SHEET 2

MATCHLINE



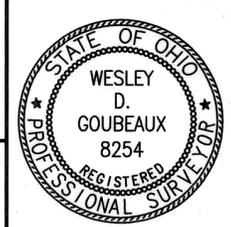
MATCHLINE



LINE CHART		
LINE NUMBER	BEARING	DISTANCE
3	N 05°-10'-51" E	29.34'
4	S 84°-41'-44" E	30.00'
5	S 05°-10'-51" W	29.98'

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY
FOR HUFFORD ROAD, T-162.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254
DATE 05-23-2011



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 05-23-2011
DRAWN BY: WDG
JOB NUMBER: MIAEL1001ROW1
SHEET NUMBER: 3 OF 3

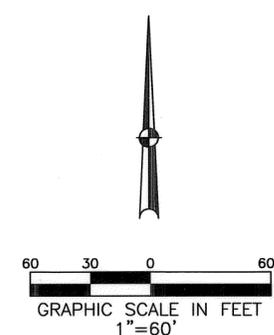
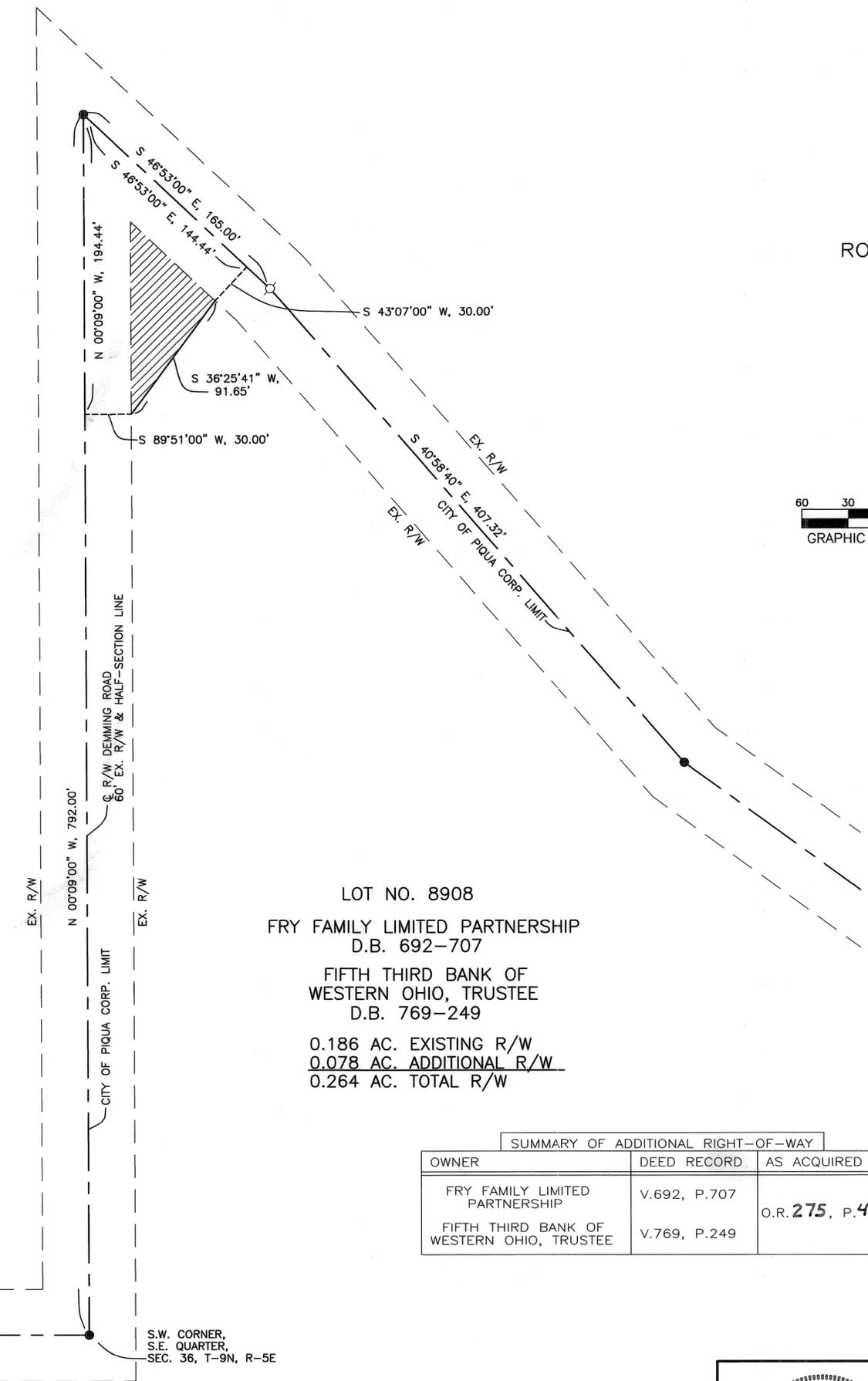
ADDITIONAL RIGHT-OF-WAY
 DEMMING ROAD NO. 107
 SECTION 36, TOWN 9N, RANGE 5 EAST
 CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 67

MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 4TH DAY
 OF OCTOBER, 2013 AT 8:41 A.M.
 FILE NO. 2013 OR-15368
 FEE 0.00

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
 BY *Rebecca Schaefer*
 DEPUTY RECORDER

ROAD RECORD VOLUME 9 PAGE 21



REFERENCES

LAND SURVEYS:
 VOL. 28 PG. 111
 VOL. 42 PG. 31
 VOL. 48 PG. 171
 RECORD PLAT:
 VOL. 21 PG. 141A

BASIS OF BEARINGS:
 VOL. 28 PG. 111

LEGEND

- ⊗ RR SPIKE FOUND
- IRON PIN FOUND
- MAG NAIL SET

- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

NOTE:

LAND SURVEY VOLUME 42, PAGE 31 AND VOLUME 48, PAGE 171 DO NOT HONOR THE BREAK IN THE PROPERTY LINE AND CENTERLINE ON THE SECTION OF DEMMING ROAD THAT BEARS SOUTHEAST AS SHOWN ON LAND SURVEY VOLUME 28, PAGE 111. THE BREAK ON THE PROPERTY LINE AND CENTERLINE OF DEMMING ROAD AS SHOWN ON LAND SURVEY VOLUME 28, PAGE 111 APPEARS TO REFLECT THE AREA SHOWN ON THE STATE ROUTE 66 R/W PLANS (MIA-66-1.50) AND ALSO CLOSELY MATCHES THE EXISTING OCCUPATION. LAND SURVEY 28, PAGE 111 AS ALSO HONORED ON THE ANNEXATION PLAT OF THIS AREA IN RECORDER'S BOOK 21, PAGE 141A. FOR THE PURPOSE OF THIS ADDITIONAL RIGHT-OF-WAY PLAT, I HAVE HONORED THE BREAK IN THE PROPERTY LINE AND CENTERLINE AS SHOWN ON LAND SURVEY VOLUME 28, PAGE 111.

LOT NO. 8908
 FRY FAMILY LIMITED PARTNERSHIP
 D.B. 692-707
 FIFTH THIRD BANK OF
 WESTERN OHIO, TRUSTEE
 D.B. 769-249

0.186 AC. EXISTING R/W
 0.078 AC. ADDITIONAL R/W
 0.264 AC. TOTAL R/W

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
FRY FAMILY LIMITED PARTNERSHIP	V.692, P.707	O.R. 275, P.481
FIFTH THIRD BANK OF WESTERN OHIO, TRUSTEE	V.769, P.249	

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
 THIS 4th DAY OF June, 2012.

Paul P. Huelskamp
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 4 DAY OF Oct., 2012.

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
 BY *Linda Liserman*
 DEPUTY AUDITOR

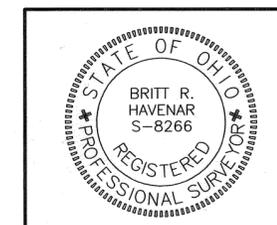
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 5th DAY OF October, 2012, BY RESOLUTION NO. 12-10-1212

John W. O'Brien (Absent) *Richard L. Cultice*
 JOHN W. O'BRIEN JOHN F. EVANS RICHARD L. CULTICE
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

S.W. CORNER,
 S.E. QUARTER,
 SEC. 36, T-9N, R-5E

Britt R. Havenar 6/4/12

BRITT R. HAVENAR, PE, PS
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266



PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
 PAUL P. HUELSKAMP, COUNTY ENGINEER
 DATE: APRIL 6, 2012

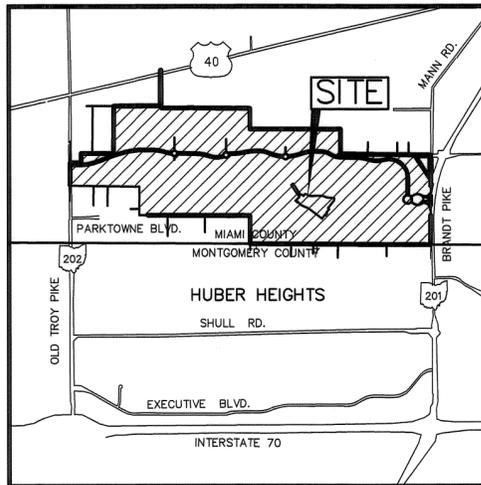
CARRIAGE TRAILS

SECTION 2 - PHASE I

PART INLOTS 353 & 356

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

SEPTEMBER 2013



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 2, Phase I are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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 777 is a non-buildable, Green Space lot and will be owned and maintained by the Master Owners Association.

PUBLIC ACCESS EASEMENT RELEASE

The area of Lots 791 - 803 Forestedge Street and Drylick Run Street right-of-ways, that are encumbered by the Public Access Easement of record in Vol. 791, Pg. 881 Exhibit "D-2 Area "J3", are hereby released by this plat.

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

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80 P.B. 23, PG. 54
P.B. 23, PG. 27 P.B. 24, PG. 3
P.B. 22, PG. 91 P.B. 24, PG. 4
P.B. 23, PG. 11 P.B. 24, PG. 16
P.B. 24, PG. 39 P.B. 24, PG. 15

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 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 DEED 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.

WITNESS

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

Cassandra Riehle

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

Judith J. Imperio

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF Sept, 2013, 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 8-16-2015



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2015

Cassandra Riehle
NOTARY PUBLIC

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 26th DAY OF September, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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 HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Christopher M. Sumner
NOTARY PUBLIC



CHRISTOPHER M. SUMNER
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Expires 1-17-15

MY COMMISSION EXPIRES:

VOLUME 24 PAGE 68

MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 8TH

DAY OF OCT., 2013 FOR

FILING AT 9:23 A.M.

FILE NO. 2013 OR-15556

FEE \$86.40

Jessica A. Lopez
MIAMI COUNTY RECORDER

Jwendel
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 8 DAY OF Oct., 2013

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Linsman
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

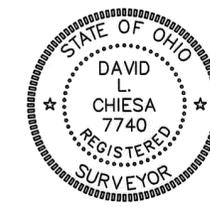
ON 9/24, 2013

Quade
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 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 VOLUME 792, PAGE 922, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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



M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

David L. Chiesa 9/16/13
David L. Chiesa P.S.
Registered Surveyor No. 7740

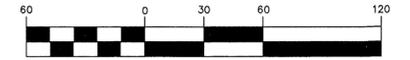
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



NORTH



(IN FEET)
 1 inch = 60 ft.

CARRIAGE TRAILS SECTION 2 PHASE I

LEGEND

- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON
PIPE, 30" LONG W/PLASTIC
CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	6.92'	670.00'	0°35'30"	S31°23'20"E	6.92'
C2	105.15'	470.00'	12°49'08"	S38°05'39"E	104.93'
C3	40.48'	25.05'	92°35'16"	S88°33'04"E	36.22'
C4	39.10'	25.00'	89°36'27"	N0°18'00"E	35.23'
C5	118.58'	530.00'	12°49'08"	S38°05'39"E	118.33'
C6	7.54'	730.00'	0°35'30"	S31°23'20"E	7.54'
C7	111.87'	500.00'	12°49'08"	S38°05'39"E	111.63'
C8	73.17'	200.00'	20°57'44"	S55°22'38"E	72.76'
C9	45.60'	200.00'	13°03'46"	N59°19'37"W	45.50'
C10	39.27'	25.00'	90°00'00"	N89°53'46"W	35.36'
C11	39.27'	25.00'	90°00'00"	S0°06'14"W	35.36'
C12	62.20'	170.00'	20°57'44"	S55°22'38"E	61.85'
C13	24.53'	230.00'	6°06'34"	N62°48'13"W	24.51'
C14	27.91'	230.00'	6°57'12"	N56°16'20"W	27.90'
C15	38.76'	170.00'	13°03'46"	N59°19'37"W	38.67'
C16	12.72'	230.00'	3°10'06"	S64°16'28"E	12.72'
C17	54.24'	230.00'	13°03'46"	S55°56'02"E	54.12'
C18	17.19'	230.00'	4°16'53"	S47°02'13"E	17.18'
C19	7.23'	700.00'	0°35'30"	S31°23'20"E	7.23'

310.646 ACRES (TOTAL INLOT 353)
 -9.218 ACRES (SECTION 14)
 -9.770 ACRES (SECTION 11)
 -10.677 ACRES (SECTION 14 PHASE 2)
 -10.775 ACRES (SECTION 11 PHASE 2)
 -12.700 ACRES (SECTION 16)
 -4.255 ACRES (PART OF SECTION 13 PHASE 1)
 -5.528 ACRES (PART OF SECTION 13 PHASE 2)
 -10.071 ACRES (PART OF SECTION 10 PHASE 1)
 -60.000 ACRES (PART OF INLOT 353)
 -4.548 ACRES (SECTION 5 PHASE I)
 -5.849 ACRES (SECTION 4 PHASE 1)
 -5.871 ACRES (PART OF SECTION 13 PHASE 3)
 -9.477 ACRES TOTAL (SECTION 5 PH. II)
 -8.799 ACRES TOTAL (SECTION 2 PH. I)
 143.108 ACRES REMAINING (INLOT 353)

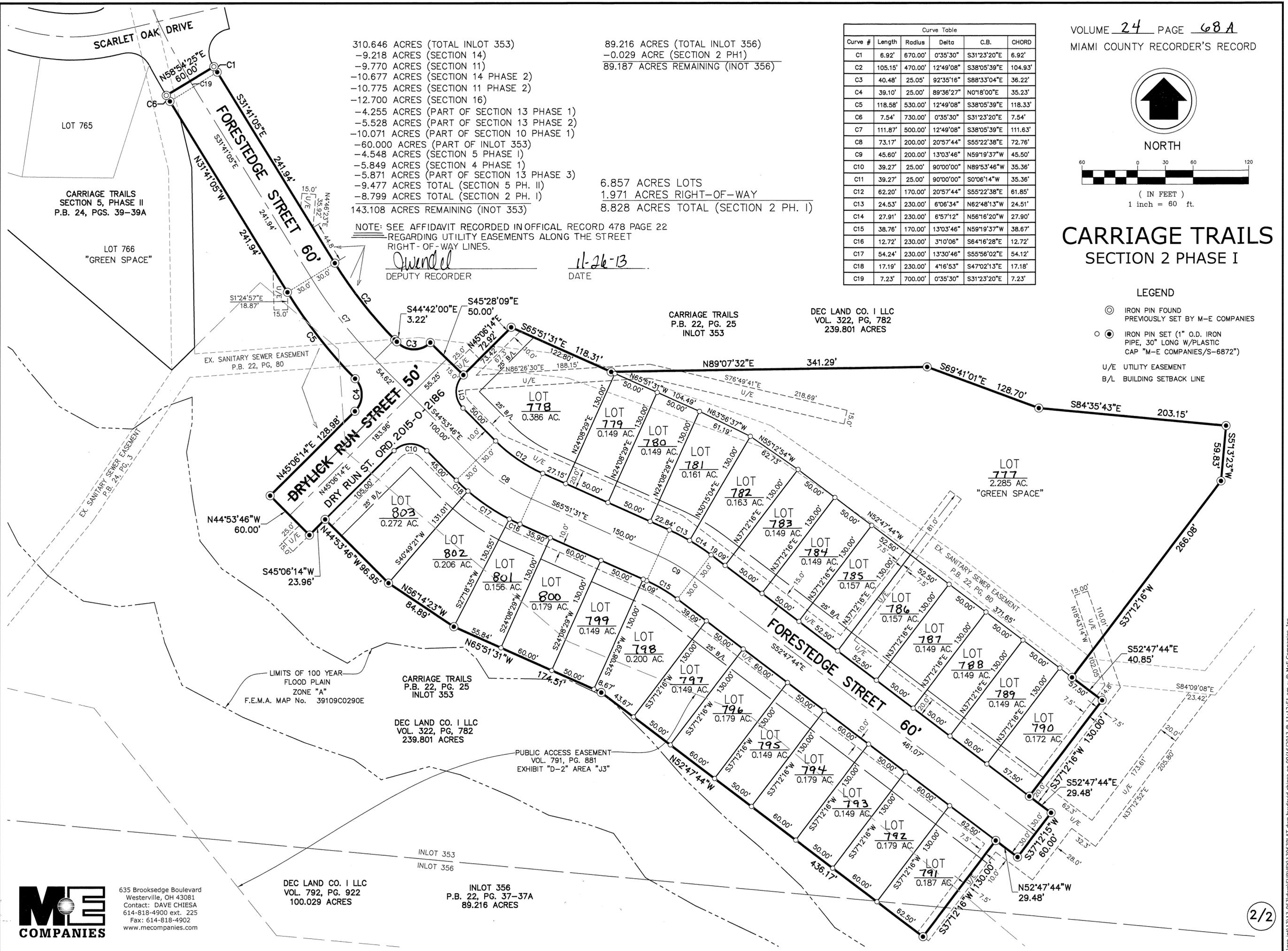
89.216 ACRES (TOTAL INLOT 356)
 -0.029 ACRE (SECTION 2 PH1)
 89.187 ACRES REMAINING (INOT 356)

6.857 ACRES LOTS
 1.971 ACRES RIGHT-OF-WAY
 8.828 ACRES TOTAL (SECTION 2 PH. I)

NOTE: SEE AFFIDAVIT RECORDED IN OFFICAL RECORD 478 PAGE 22
 REGARDING UTILITY EASEMENTS ALONG THE STREET
 RIGHT-OF-WAY LINES.

Jwendel
 DEPUTY RECORDER

11-26-13
 DATE



635 Brooksedge Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

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

INLOT 356
 P.B. 22, PG. 37-37A
 89.216 ACRES

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2015-O-2186

TO RENAME DRYLICK RUN STREET LOCATED IN SECTION 4 SOUTH OF CARRIAGE TRAILS PARKWAY IN THE CARRIAGE TRAILS SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, Section 723.04 of the Ohio Revised Code allows for the changing of street names by the legislative authority upon receipt of a petition by a person owning a lot in the immediate vicinity of the street to be renamed; and

WHEREAS, the city of Huber Heights is the owner of lots located in the vicinity of Drylick Run Street located in Section 4, south of Carriage Trails Parkway in the Carriage Trails Subdivision; and

WHEREAS, Drylick Run Street currently has no houses built on this road; and

WHEREAS, the City of Huber Heights does hereby petition to have Drylick Run Street in Section 4 of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Dry Run Street".

NOW THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio, that:

Section 1. Drylick Run Street in Section 4 of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Dry Run Street".

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the renaming of this roadway needs to be passed before houses are placed on the lots for sale; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the 28th day of September, 2015;
8 Yeas; 0 Nays.

Effective Date: September 28, 2015

AUTHENTICATION:

Bonnie Reser
Assistant Clerk of Council

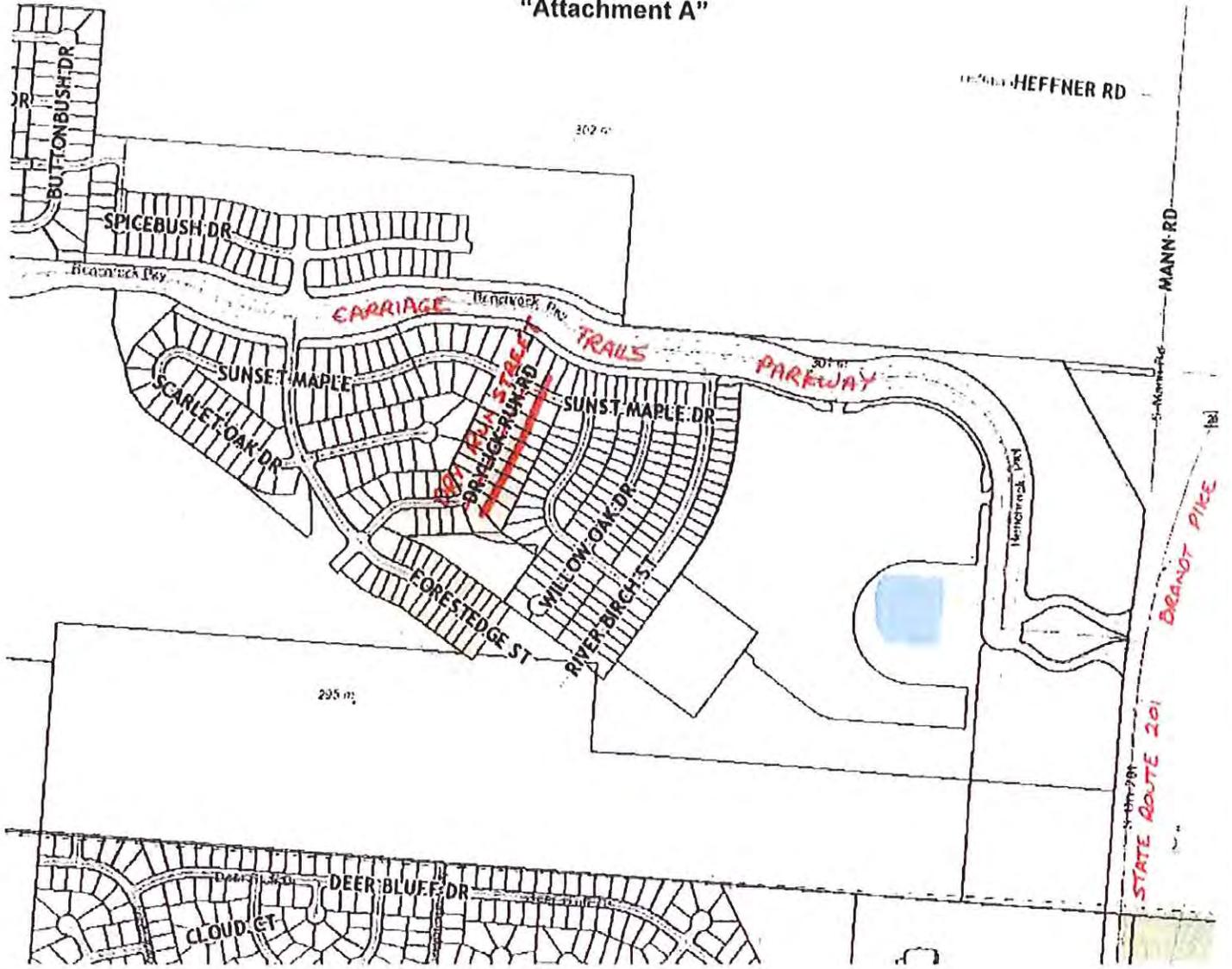
9-28-15
Date

Thomas E. Williams
Mayor

10-7-15
Date



"Attachment A"



CARRIAGE TRAILS SUBDIVISION

ADDITIONAL RIGHT-OF-WAY SUGAR GROVE ROAD NO. 77

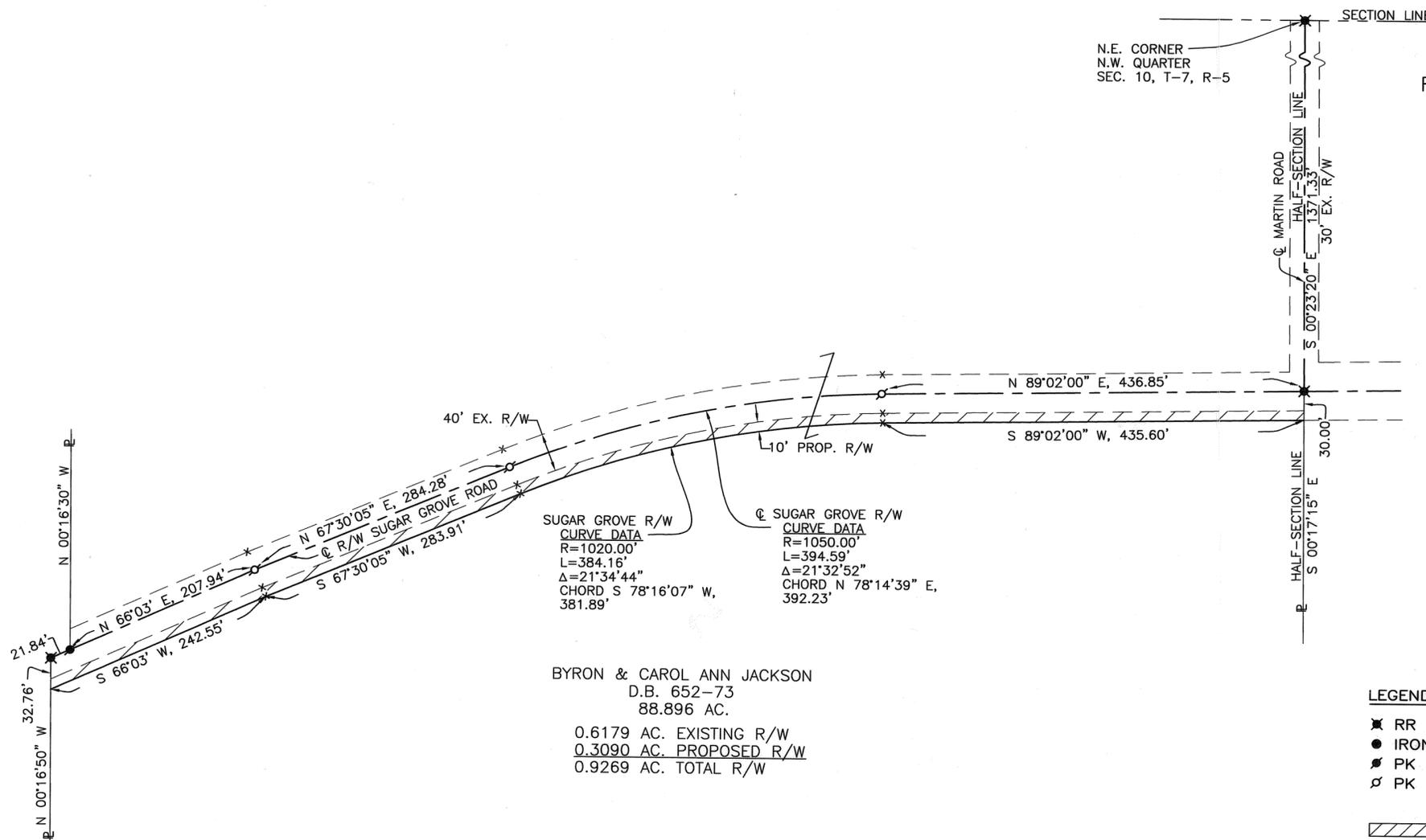
SECTION 10, TOWN 7, RANGE 5
NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 69

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 8TH DAY
OF OCTOBER, 2013, AT 10:44 A.M.
FILE NO. 2013 08-15568 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Joni Mascari
DEPUTY RECORDER

ROAD RECORD VOLUME 9 PAGE 22



BYRON & CAROL ANN JACKSON
D.B. 652-73
88.896 AC.

0.6179 AC. EXISTING R/W
0.3090 AC. PROPOSED R/W
0.9269 AC. TOTAL R/W

LEGEND

- ✖ RR SPIKE FOUND
- IRON PIN FOUND
- ⊙ PK NAIL FOUND
- ⊙ PK NAIL SET

- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

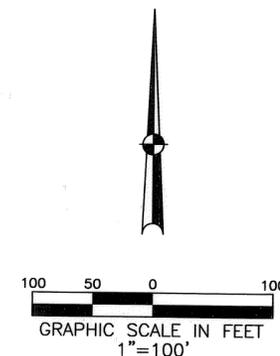
REFERENCES

LAND SURVEYS:

VOL. 26 PG. 52
VOL. 34 PG. 54
VOL. 40 PG. 82

BASIS OF BEARINGS:

LAND SURVEY VOL. 26, PAGE 52.



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 11TH DAY OF June, 2012.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 8 DAY OF Oct, 2013.

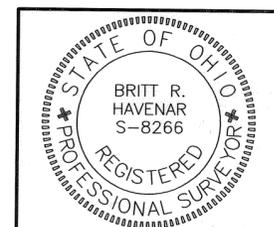
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY Linda Linneman
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 8th DAY OF October, 2013, BY RESOLUTION NO. 12-10-1275

(Absent)
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER
Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
BYRON & CAROL ANN JACKSON	V.652, P. 73	V.276, P. 780



Britt R. Havenar 6/11/12
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, PE, PS, COUNTY ENGINEER
DATE: MAY 21, 2012

ADDITIONAL RIGHT-OF-WAY WHEELLOCK ROAD NO. 143

SECTION 23, TOWN 6, RANGE 5E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

REFERENCES

LAND SURVEYS:

VOL. 13 PG. 136
VOL. 15 PG. 99
VOL. 25 PG. 63
VOL. 26 PG. 69
VOL. 39 PG. 132
VOL. 46 PG. 112

ROAD RECORD:

VOL. 8 PG. 191

BASIS OF BEARINGS:

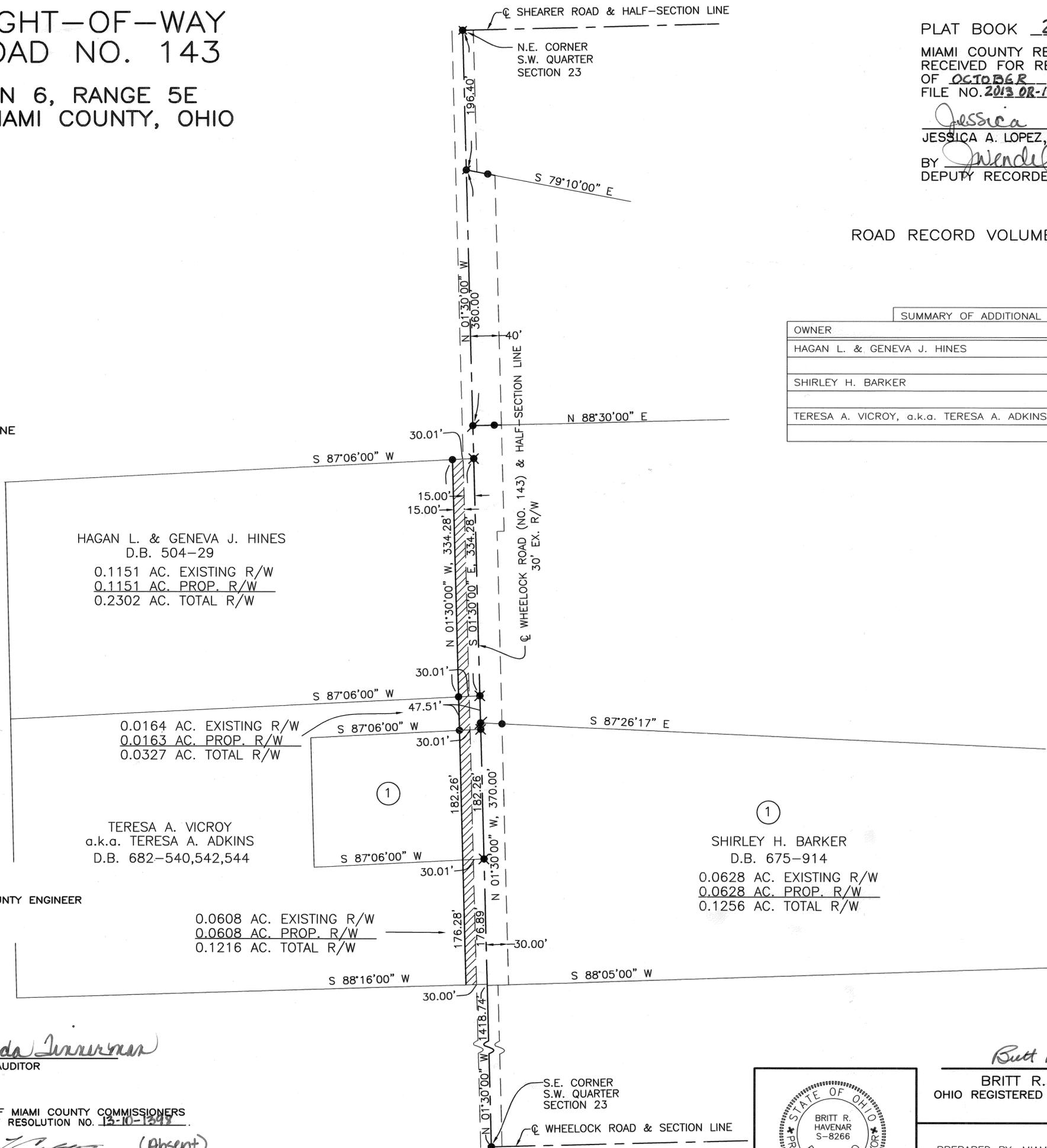
LAND SURVEY VOL. 25, PAGE 63.

LEGEND

- ✖ RR SPIKE FOUND
- IRON PIN FOUND
- ⊙ GIN SPINDLE FOUND

▨ AREA IN ADDITIONAL
RIGHT-OF-WAY

--- EXISTING RIGHT-OF-WAY LINE



PLAT BOOK 24 PAGE 70

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 10TH DAY
OF OCTOBER, 2013, AT 1:54 P.M.
FILE NO. 2013 OR-1572 FEE 0.00

Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY Wendel
DEPUTY RECORDER

ROAD RECORD VOLUME 9 PAGE 24

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
HAGAN L. & GENEVA J. HINES	V.504, P.029	V.282, P.818
SHIRLEY H. BARKER	V.675, P.914	V.282, P.821
TERESA A. VICROY, a.k.a. TERESA A. ADKINS	V.682, P.540, P.542, P.544	V.282, P.824

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 3rd DAY OF July, 2012.

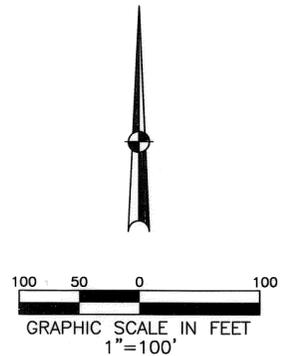
Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 10 DAY OF Oct., 2013.

Matthew W. Gearhardt BY Linda Zimmerman
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 10th DAY OF October, 2013, BY RESOLUTION NO. 13-10-1347

John W. O'Brien Richard L. Cultice (Absent)
JOHN W. O'BRIEN RICHARD L. CULTICE JOHN F. EVANS
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER



Britt R. Havenar 7/3/12
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: JUNE 27, 2012

TROY CORPORATION

MIAMI COUNTY

OHIO STATE

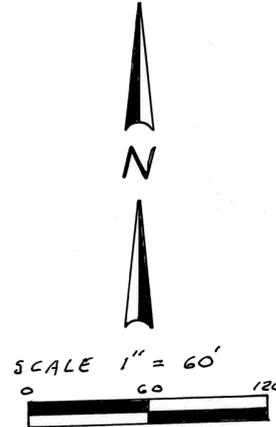
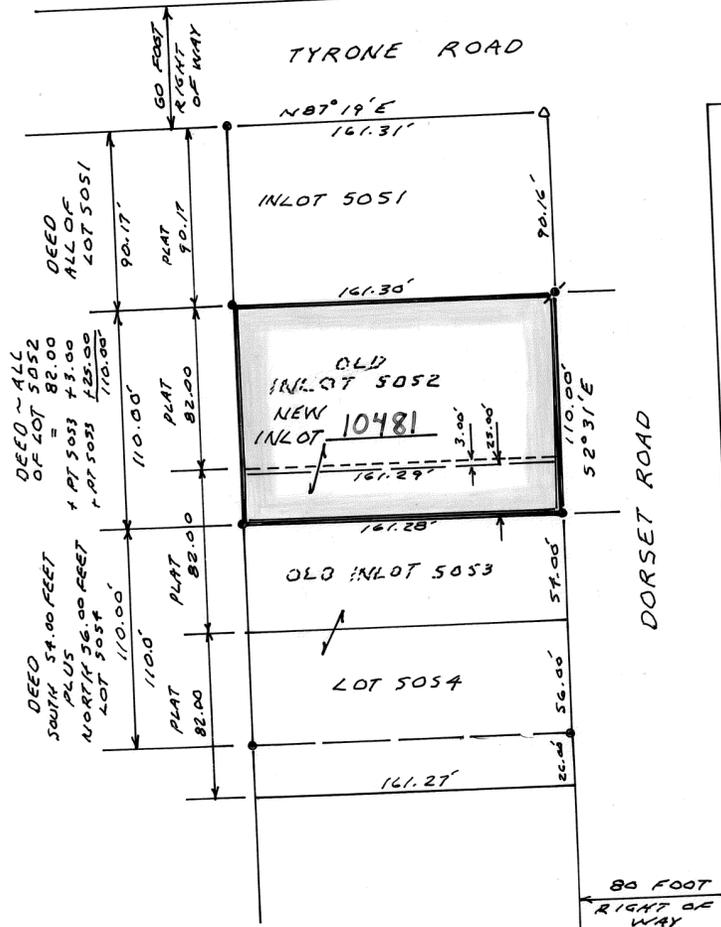
PLAT BOOK 24 PAGE 71
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED 10-16, 2013 AT 11:07 AM
FILE NO. 2013R-15883 FEE \$43.30

REPLAT OF INLOT 5052 AND NORTH PART INLOT 5053

Jessica Lopez BY Joni Mascini
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 16th DAY OF October 2013

Matthew W Gearhardt BY Jayce Grilliot
MIAMI COUNTY AUDITOR DEPUTY



LEGEND

- △ IRON SPIKE
- 1/2" IRON PIN
- 5/8" IRON PIN



ELAINE C. RHOADS, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 1, 2017

ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN RE-PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS James O. Scott Peggy M. Scott
JAMES O. SCOTT PEGGY M. SCOTT

LIENHOLDERS Union Savings Bank DuMet Credit Union
by Sharon Gray by [Signature]

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF OCTOBER, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED, THE ABOVE SIGNED, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT 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.

Elaine C. Rhoads
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: 12-1-17

DESCRIPTION

BEING A REPLAT OF INLOT 5052 AND THE NORTH 28.00 FEET BY PARALLEL LINES OF INLOT 5053 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS SHOWN IN VOLUME 8, PAGE 27 OF MIAMI COUNTY RECORDER'S PLAT RECORDS AS ACQUIRED BY JAMES O. AND PEGGY M. SCOTT BY DEED BOOK 653 PAGE 717 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER

ON October 8, 2013

Deborah Swann
CITY ENGINEER

REFERENCES

- RECORD PLAT BOOK 8 PAGE 27 (BASIS OF BEARINGS)
- DEED BOOK 653 PAGE 717
- " " 637 " 271
- " " 615 " 341
- OFFICIAL RECORD 425 PAGE 155

NOTE:

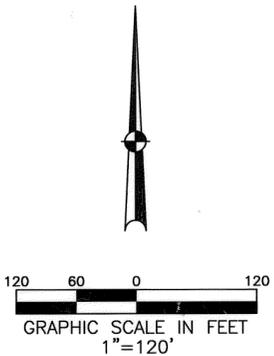
THIS REPLAT PREPARED FROM FIELD WORK PERFORMED IN MARCH, 2003 BY M.H. TREON P.S. 5621



PREPARED FOR JAMES O. & PEGGY M. SCOTT 80 S. DORSET ROAD
MICHAEL H. TREON TROY, OHIO 937-339-4963 <u>Michael H. Treon</u> REGISTERED SURVEYOR NO. 5621

ADDITIONAL RIGHT-OF-WAY TROY-SIDNEY ROAD NO. 14

SECTIONS 18 & 24, TOWN 1, RANGE 11
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO



PLAT BOOK 24 PAGE 72
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 18 DAY
 OF Oct, 2013, AT 9:05 AM.
 FILE NO. 2013-16002 FEE 43.20
Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
 BY *J. McCoy*
 DEPUTY RECORDER

ROAD RECORD VOLUME 9 PAGE 29

- LEGEND**
- RR SPIKE FOUND
 - PK NAIL FOUND
 - IRON PIN FOUND
 - MONUMENT BOX FOUND
 - ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
 THIS 8th DAY OF August, 2013.

Paul P. Huelskamp
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER

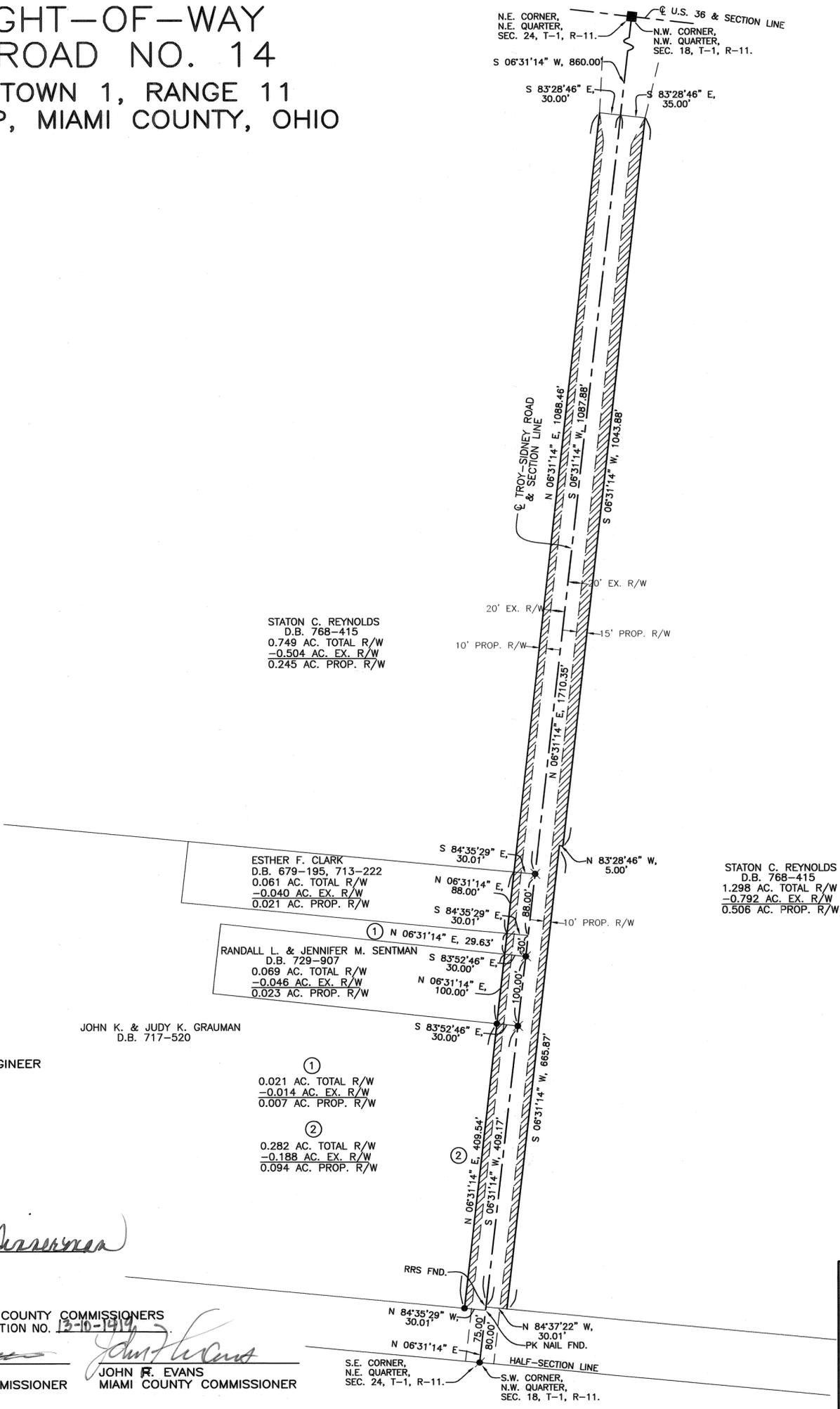
REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 18 DAY OF Oct, 2013.

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

BY *Linda J. Janssen*
 LINDA J. JANSSEN
 DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 15th DAY OF October, 2013, BY RESOLUTION NO. 13-10-1419

John W. O'Brien *Richard L. Cultice* *John R. Evans*
 JOHN W. O'BRIEN RICHARD L. CULTICE JOHN R. EVANS
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER



- REFERENCES**
- LAND SURVEYS:**
 VOL. 25 PG. 163
 VOL. 35 PG. 172
 VOL. 40 PG. 148
- RECORD PLAT:**
 VOL. 20 PG. 42
- BASIS OF BEARINGS:**
 MIA-36-12.67 R/W PLANS

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
STATON C. REYNOLDS	V.768, P. 415	V. 784, P. 863
		V. 784, P. 859
JOHN K. & JUDY K. GRAUMAN	V.717, P.520	V. 784, P. 853
RANDALL L. & JENNIFER M. SENTMAN	V.729, P.907	V. 784, P. 856
ESTHER F. CLARK	V.679, P.195	V. 786, P.355
	V.713, P.222	



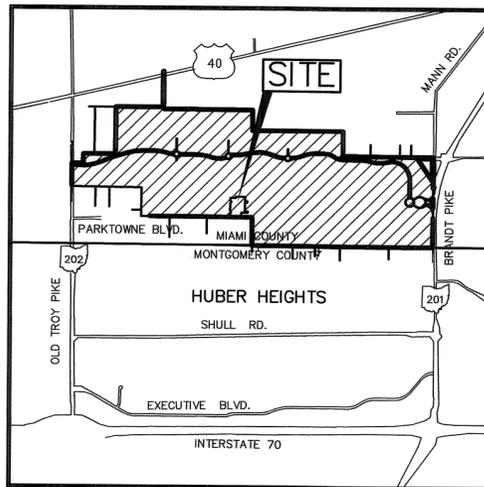
Britt R. Havenar 3/27/07
 BRITT R. HAVENAR, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
 DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
 DATE: MARCH 27, 2007

CARRIAGE TRAILS

SECTION 10 - PHASE II PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2013



LOCATION MAP
NO SCALE

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, RECORDED IN THE MIAMI COUNTY DEED 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.

WITNESS

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

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

Concordia Rieble
Judith Imperio

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF Sept, 2013, 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 8.16.2015



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2015

Concordia Riehle
NOTARY PUBLIC

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 26th DAY OF September, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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.



CHRISTOPHER M. SPRANK
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Christopher M. Sprank
NOTARY PUBLIC

No expiration
MY COMMISSION EXPIRES:

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 10, Phase II are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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.

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80 P.B. 23, PG. 54
P.B. 23, PG. 27 P.B. 24, PG. 3
P.B. 22, PG. 91 P.B. 24, PG. 4
P.B. 23, PG. 11 P.B. 24, PG. 16
P.B. 24, PG. 31 P.B. 24, PG. 15

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

VOLUME 24 PAGE 73
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 7TH
DAY OF NOV., 2013 FOR
FILING AT 10:07 A.M.
FILE NO. 2013 OR-16908
FEE \$ 86.40
Jessica A. Lopez
MIAMI COUNTY RECORDER
Lola McCoy
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 7 DAY OF Nov., 2013

Matthew W. Grandard
MIAMI COUNTY AUDITOR
Linda Livanan
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 OCTOBER 22, 2013

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

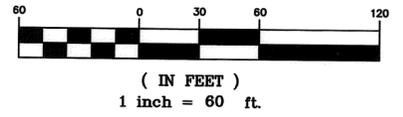
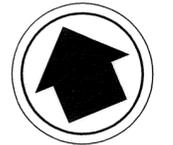
THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN DEEDS TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



David L. Chiesa 9/24/13
BY: *David L. Chiesa P.S.*
Registered Surveyor No. 7740



CARRIAGE TRAILS SECTION 10 PHASE II

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

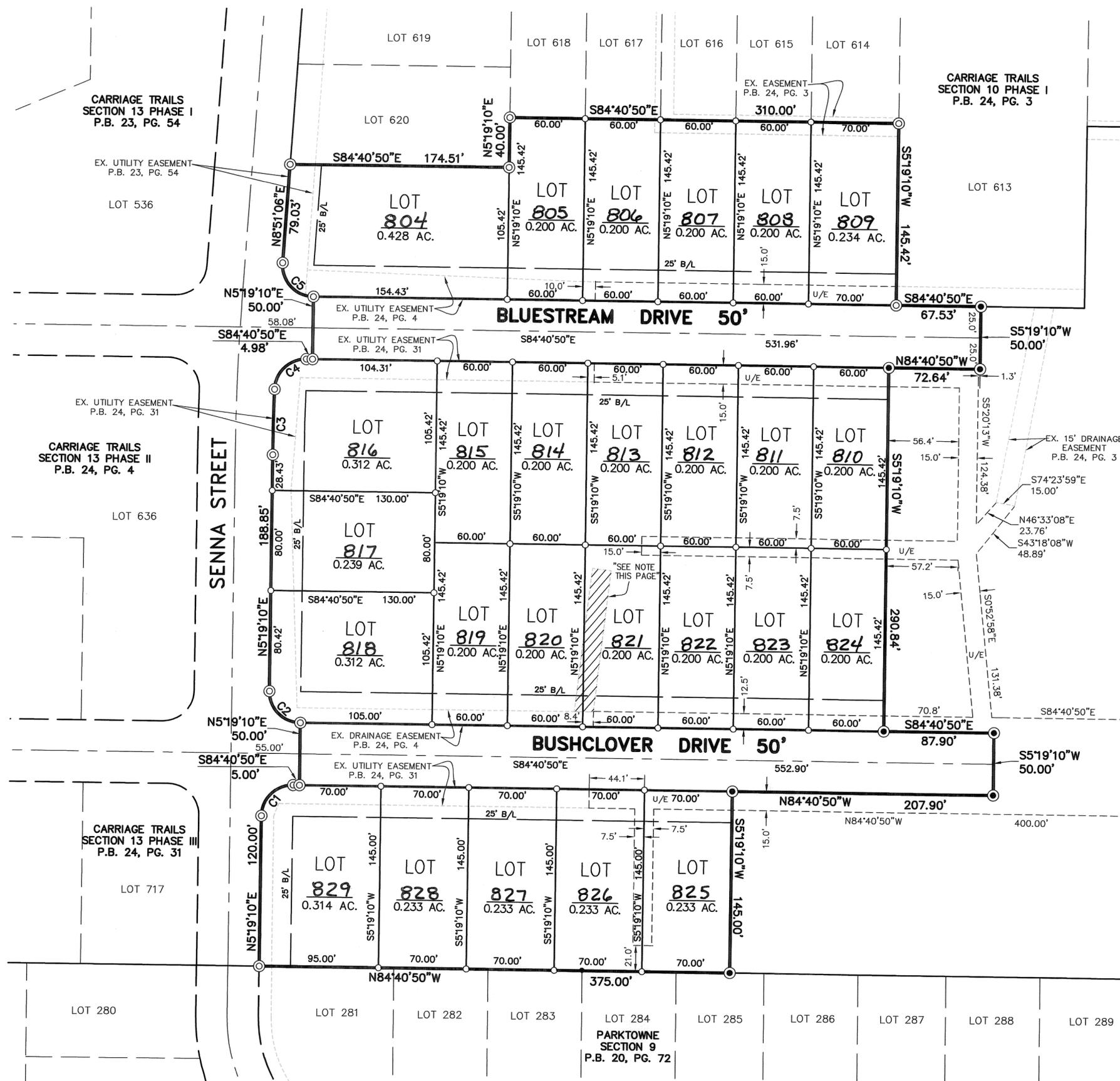
Curve Table					
Curve #	Length	Radius	Delta	C.B.	C.D.
C1	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C2	39.27'	25.00'	90°00'00"	N39°40'50"W	35.36'
C3	52.66'	1970.00'	1°31'53"	N6°05'07"E	52.66'
C4	38.60'	25.00'	88°28'07"	N51°05'07"E	34.88'
C5	40.81'	25.00'	93°31'56"	N37°54'52"W	36.43'

DEC LAND CO. I LLC
VOL. 322, PG. 782
239.801 ACRES

EX. 20' SANITARY SEWER EASEMENT
P.B. 24, PG. 3

CARRIAGE TRAILS
P.B. 22, PG. 25
INLOT 353

- 310.646 ACRES (TOTAL INLOT 353)
- 9.218 ACRES (SECTION 14)
- 9.770 ACRES (SECTION 11)
- 10.677 ACRES (SECTION 14 PHASE 2)
- 10.775 ACRES (SECTION 11 PHASE 2)
- 12.700 ACRES (SECTION 16)
- 4.255 ACRES (PART OF SECTION 13 PHASE 1)
- 5.528 ACRES (PART OF SECTION 13 PHASE 2)
- 10.071 ACRES (PART OF SECTION 10 PHASE 1)
- 60.000 ACRES (PART OF INLOT 353)
- 4.548 ACRES (SECTION 5 PHASE 1)
- 5.849 ACRES (SECTION 4 PHASE 1)
- 5.871 ACRES (PART OF SECTION 13 PHASE 3)
- 9.477 ACRES (SECTION 5 PH. II)
- 7.217 ACRES (SECTION 10 PH II)
- 8.828 ACRES (SECTION 2 PH I)
- 7.217 ACRES (SECTION 10 PH. II)
- 135.891 ACRES REMAINING (INOT 353)



NOTE

= AREA OF EXISTING DRAINAGE EASEMENT, OF RECORD IN P.B. 24, PAGE 4 TO BE VACATED BY THIS PLAT.

5.971 ACRES LOTS
1.246 ACRES RIGHT-OF-WAY
7.217 ACRES TOTAL (SECTION 10 PH. II)



635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

12.213 ACRE ANNEXATION TO THE CITY OF UNION, OHIO

SITUATE IN:
SECTIONS 33 AND 34, TOWNSHIP 6 NORTH, RANGE 5 EAST
TOWNSHIP OF UNION, MIAMI COUNTY, OHIO
MAY 2013

PREPARED BY:



4454 IDEA CENTER BOULEVARD
DAYTON, OHIO 45430
PHONE: (937) 461-5660
www.woolpert.com

PLAT BOOK 24 PAGE 74
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 201308-18276
RECEIVED 12-10, 2013
AT 3:26 P FEE 43.20

ANNEXATION PROCEEDINGS
RECORDED IN DEED BOOK 481 PAGE 632
OFFICIAL RECORD

DESCRIPTION

BEING A TOTAL OF 12.213 ACRES, CONSISTING OF 12.071 ACRES IN SECTION 33, TOWNSHIP 6, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO, AND 0.142 ACRES IN SECTION 34, TOWNSHIP 6, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE COUNTY ENGINEER THIS 29th DAY OF August, 2013.

Paul P. Hulsebos
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA TO THE CITY OF UNION, OHIO WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 24th DAY OF September, 2013, BY RES. NO. 13-09-1315.

John P. Plegato
John W. O'Brien

CITY OF UNION, OHIO

THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF UNION, OHIO BY ORDINANCE No. 157B, ADOPTED THIS 9 DAY OF December, 2013.

John P. Plegato
CITY MANAGER
Denise A. Winemiller, CLERK

MIAMI COUNTY AUDITOR

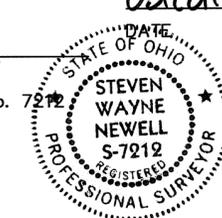
APPROVED AND TRANSFERRED THIS 10 DAY OF Dec, 2013

Matthew W. Hayward
MIAMI COUNTY AUDITOR
Linda Linneman
DEPUTY

CERTIFICATION

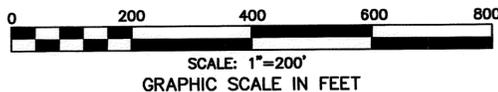
I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE AND CORRECT AS COMPILED FROM THE REFERENCES SHOWN HEREON.

Steven W. Newell
STEVEN W. NEWELL
OHIO REGISTERED SURVEYOR No. 7212



N

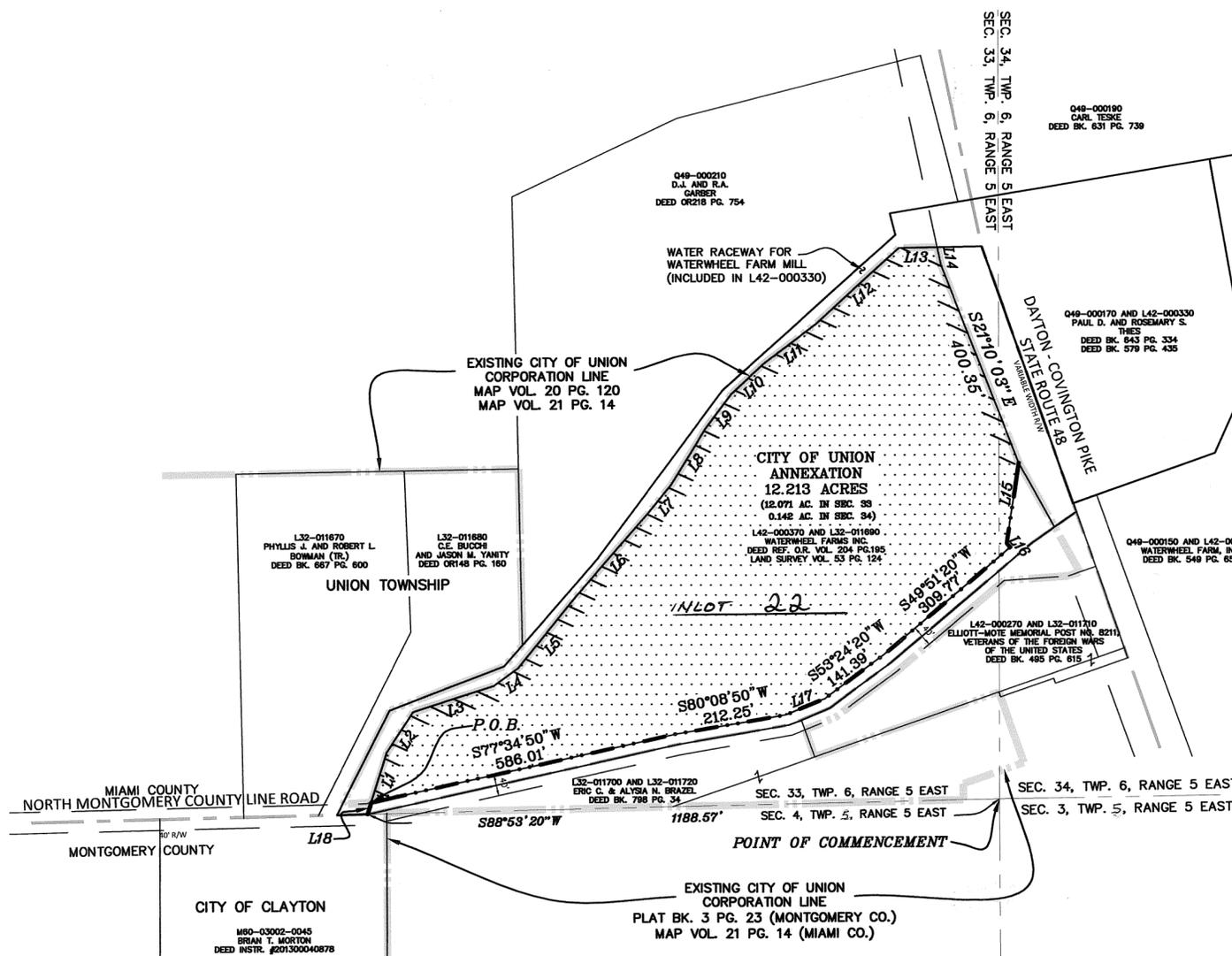
BEARINGS ARE BASED UPON
SURVEY VOLUME 53, PAGE 124
MIAMI COUNTY ENGINEERING



NOTE:

THIS MAP WAS PREPARED FROM INFORMATION TAKEN FROM THE AUDITOR'S TAX RECORDS AND RECORDER'S DEEDS, WITHOUT THE BENEFIT OF FIELD SURVEY OR VERIFICATION.

LINE	LENGTH	BEARING
L1	99.31	N17°30'50"E
L2	90.47	N33°25'40"E
L3	159.00	N72°21'20"E
L4	58.52	N53°39'20"E
L5	171.63	N39°04'20"E
L6	211.88	N41°05'20"E
L7	64.40	N39°06'20"E
L8	123.85	N31°37'20"E
L9	83.65	N37°01'20"E
L10	80.29	N47°01'20"E
L11	124.88	N52°48'20"E
L12	212.48	N47°35'20"E
L13	72.25	N89°06'50"E
L14	34.84	S11°49'11"E
L15	153.98	S08°42'05"W
L16	10.00	S40°08'40"E
L17	77.91	S67°56'50"W
L18	23.07	N17°36'50"E



LEGEND

PERIMETER OF PROPOSED ANNEXATION AREA = 3,479.11 FEET
CONTINUOUS CONTIGUOUS BOUNDARY WITH CITY OF UNION = 1,987.80 FEET
CONTIGUITY WITH CITY OF UNION = 57.1%

- INDICATES EXISTING CITY OF UNION CORPORATION LINE
- INDICATES PROPOSED CITY OF UNION CORPORATION LINE
- INDICATES PROPOSED ANNEXATION AREA
- INDICATES CONTIGUITY LINE BETWEEN EXISTING AND PROPOSED ANNEXATIONS

PRINTED Aug 14, 2013 - 11:16am FILENAME - C:\Users\newell\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\VZUBXNWF\12 213 Acres - WaterwheelFarm.dwg

ADDITIONAL RIGHT-OF-WAY
ORBISON ROAD NO. T-189
SECTION 21, TOWN 1, RANGE 11
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

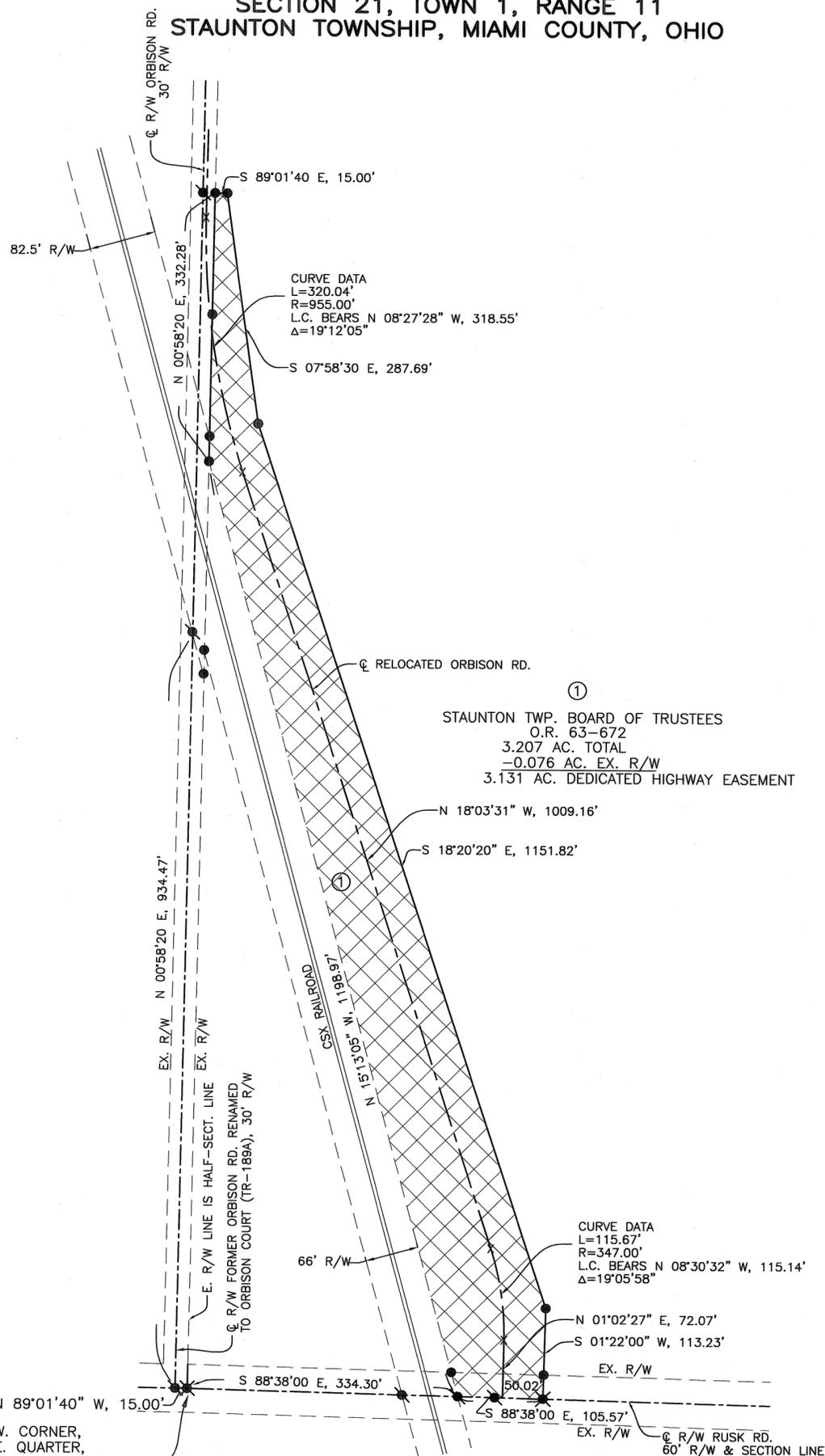
PLAT BOOK 24 PAGE 75

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 12TH DAY
OF DECEMBER, 2013 AT 2:26 P.M.
FILE NO. 2013 OR-18363
FEE 0.00

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

BY *Rebbi Schenck*
DEPUTY RECORDER

ROAD RECORD
VOLUME 9 PAGE 30



REFERENCES

LAND SURVEYS:

VOL. 25 PG. 157
VOL. 28 PG. 34
VOL. 47 PG. 26
VOL. 50 PG. 153
VOL. 51 PG. 160

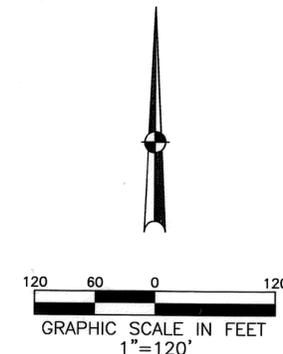
BASIS OF BEARINGS:
LND. SUR. VOL. 51 PG. 160

LEGEND

- ⊗ GIN SPINDLE FOUND
- ⊙ MAG NAIL FOUND
- ⊗ RR SPIKE OR MAG SPIKE FOUND
- IRON PIN FOUND

▨ AREA IN ADDITIONAL
RIGHT-OF-WAY

--- EXISTING R/W LINE



①
STAUNTON TWP. BOARD OF TRUSTEES
O.R. 63-672
3.207 AC. TOTAL
-0.076 AC. EX. R/W
3.131 AC. DEDICATED HIGHWAY EASEMENT

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 HIGHWAY EASEMENT AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

Dale E. Bartel
DALE E. BARTEL
STAUNTON TOWNSHIP TRUSTEE

Jeff Cron
JEFF CRON
STAUNTON TOWNSHIP TRUSTEE

Levi Long
LEVI LONG
STAUNTON TOWNSHIP TRUSTEE

STATE OF OHIO, COUNTY OF MIAMI, S.S

BE IT REMEMBERED THAT ON THIS 22 DAY OF November, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, 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 UNTO SET MY HAD AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Angela Seagraves
NOTARY PUBLIC IN AND FOR STATE
MY COMMISSION EXPIRES May 5, 2018



REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 21ST DAY OF November, 2013.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 12 DAY OF Dec., 2013.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY *Linda Zimmerman*
Linda Zimmerman
DEPUTY AUDITOR

S.W. CORNER,
S.E. QUARTER,
SEC. 21, T-1, R-11.

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 12 DAY OF December, 2013, BY RESOLUTION NO. 13-12-1130

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: SEPTEMBER 23, 2013.

THIS INSTRUMENT WAS PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
34 EAST NATIONAL ROAD, VANDALIA, OHIO 45377
(937) 898-5862 FAX: (937) 898-5716
www.winemillerengineering.com

MYERS' REPLAT
BEING PART OF INLOTS 1538 & 1539 AND ALL OF INLOT 1708
SECTION 28, TOWN 6, RANGE 5 EAST
VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO
1 LOT - 0.380 ACRES
NOVEMBER 1, 2013

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS
13 DAY OF Jan., 2014

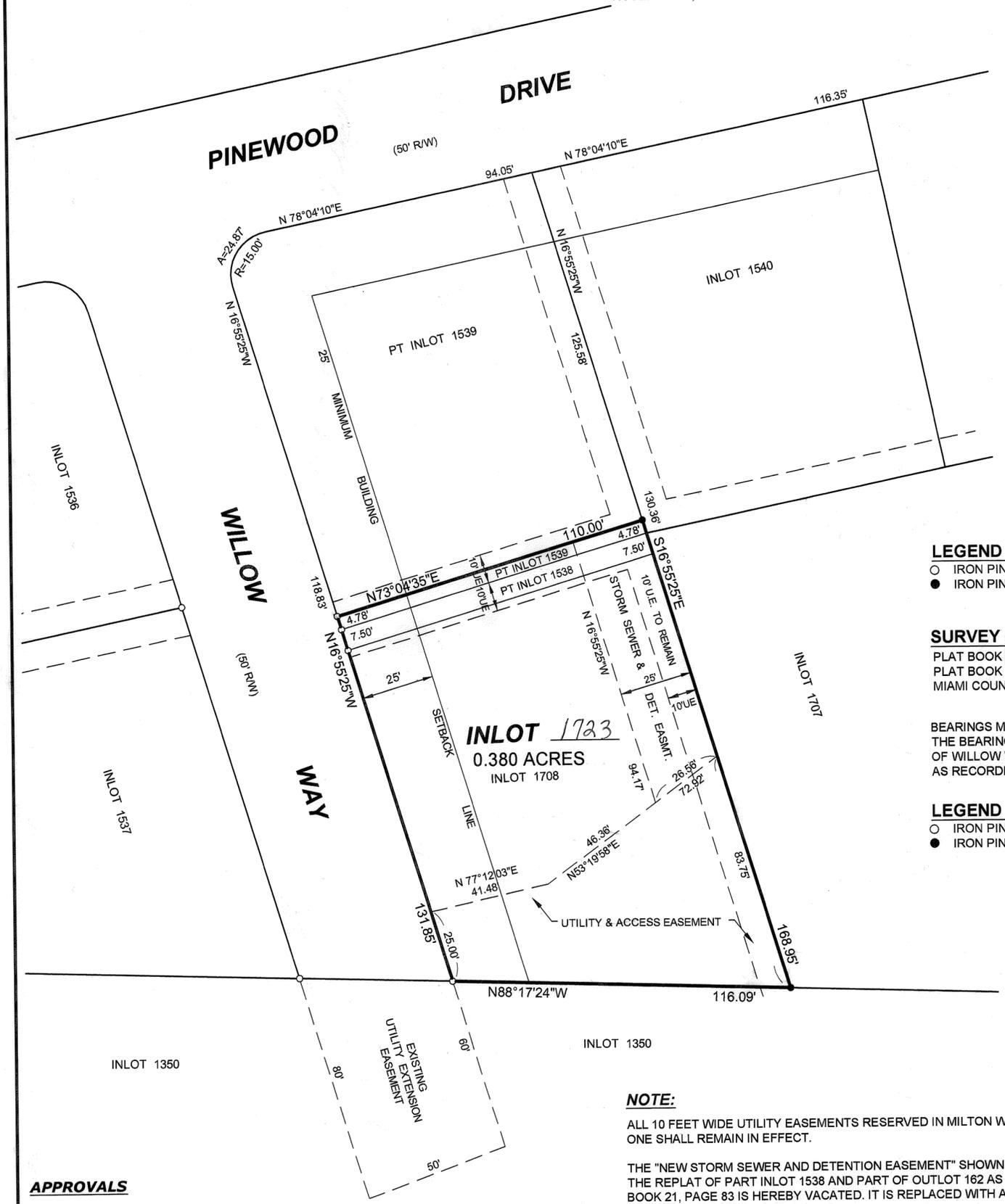
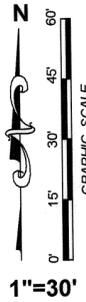
PLAT BOOK 24, PAGE 76
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 13 DAY
OF January, 2014, AT 1:40pm

FILE No. 201408-00462 FEE: \$43.20

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Sida Vaserman
DEPUTY AUDITOR

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Robin Schaefer
DEPUTY



LEGEND
○ IRON PIN FOUND (5/8" DIA.)
● IRON PIN SET (5/8" X 30")

SURVEY REFERENCES
PLAT BOOK 17, PAGE 73
PLAT BOOK 17, PAGE 68
MIAMI COUNTY PLAT RECORDS

BEARINGS MADE TO AGREE WITH
THE BEARING FOR THE EAST LINE
OF WILLOW WAY (S16°55'25"E)
AS RECORDED IN PB 21, PGB 23.

LEGEND
○ IRON PIN FOUND (5/8" DIA.)
● IRON PIN SET (5/8" X 30")

NOTE:
ALL 10 FEET WIDE UTILITY EASEMENTS RESERVED IN MILTON WOODS, SECTION ONE SHALL REMAIN IN EFFECT.
THE "NEW STORM SEWER AND DETENTION EASEMENT" SHOWN ON INLOT 1708 IN THE REPLAT OF PART INLOT 1538 AND PART OF OUTLOT 162 AS RECORD IN PLAT BOOK 21, PAGE 83 IS HEREBY VACATED. IT IS REPLACED WITH A MODIFIED EASEMENT SHOW ON THIS PLAT.
THE UTILITY AND ACCESS EASEMENT SHOWN ON INLOT 1708 IN THE REPLAT OF PART INLOT 1538 AND PART OF OUTLOT 162 AS RECORD IN PLAT BOOK 21, PAGE 83 IS HEREBY VACATED. IT IS REPLACED WITH A MODIFIED EASEMENT SHOW ON THIS PLAT.

DESCRIPTION

THE WITHIN REPLAT IS LOCATED IN SECTION 28, TOWN 6, RANGE 5 EAST, VILLAGE OF WEST MILTON, MIAMI COUNTY OHIO, BEING PART OF INLOTS 1538 AND 1539 AS CONVEYED TO KENNETH W. MYERS, TRUSTEE BY DEED RECORDED IN DEED BOOK 739 PAGE 373 AND ALL OF INLOT 1708 AS CONVEYED TO KENNETH W. MYERS, TRUSTEE BY DEED RECORDED AS OFFICIAL RECORD 471, PAGE 279, BOTH DEEDS OF THE MIAMI COUNTY DEED RECORDS AND CONTAINS 0.380 ACRES.

MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS WILL BE SET AS SHOWN IN ACCORDANCE WITH THE MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVE DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197



DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED.
EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, MAINTENANCE OF DRAINAGE AND OPEN WATERWAYS 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 PURPOSE AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED FOR THE PUBLIC'S USE FOREVER.

Kenneth W. Myers (Trustee) Penny Andrews W. Scott Myers
KENNETH W. MYERS, TRUSTEE WITNESS WITNESS
OWNER

LIEN HOLDER: NONE

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 13th DAY OF January, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER KENNETH W. MYERS TRUSTEE AND HE ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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.

Windy Richard-Dough
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 4/21/2017



S.S. COUNTY OF MIAMI, STATE OF OHIO

KENNETH W. MYERS, TRUSTEE BEING DULY SWORN THIS 13th DAY OF January, 2014 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION AS OWNERS OR LIENHOLDERS HAVE UNITED IN ITS EXECUTION.

Kenneth W. Myers (Trustee)
KENNETH W. MYERS, TRUSTEE

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

Windy Richard-Dough
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 4/21/2017



APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO THIS 8th DAY OF January, 2014, THIS PLAT WAS REVIEWED AND APPROVED.

Tony Hughes PRESIDENT
Janine Bloss SECRETARY

CURVE TABLE CENTERLINE OF CR25A					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1432.40	904.20	38°10'05"	N77°21'35"E	889.28
C4	1432.40	177.42	7°05'49"	N62°49'27"E	177.31
C5	1432.40	291.20	11°38'54"	N72°11'48"E	290.70
C6	1432.40	219.39	8°46'34"	N82°24'39"E	219.18
C7	1432.40	216.19	8°38'51"	S88°52'48"E	215.98

CURVE TABLE CENTERLINE OF COUNTRY CLUB ROAD					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	150.00	147.33	56°16'36"	N4°30'40"E	141.48

CURVE TABLE CENTERLINE OF RAMP "C"					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	200.00	22.87	6°33'06"	N5°37'14"E	22.86

SPIRAL TABLE CENTERLINE OF RAMP "C"								
SPIRAL #	LENGTH	DELTA	ST	LT	x	y	k	p
S1	100.00	14°19'26"	33.53	66.89	99.38	8.30	49.90	2.08
S2	100.00	14°19'26"	33.53	66.89	99.38	8.30	49.90	2.08

CURVE TABLE CENTERLINE OF INTERSTATE 75					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	2527.76	319.74	7°14'51"	N3°53'21"W	319.53
C13	2527.76	1626.47	36°52'00"	N10°55'14"E	1598.56
C15	2527.76	1308.73	29°37'09"	N14°32'39"E	1292.23

CURVE TABLE CENTERLINE OF RAMP "D"					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	572.96	77.98	7°47'53"	N1°36'50"E	77.92

SPIRAL TABLE								
SPIRAL #	LENGTH	DELTA	ST	LT	x	y	k	p
S4	200.00	10°00'00"	66.86	133.55	199.39	11.61	99.90	2.91
S5	200.00	10°00'00"	66.86	133.55	199.39	11.61	99.90	2.91

MONUMENTS TO BE SET DURING CONSTRUCTION		
CENTERLINE, R/W & CONSTRUCTION STATION	OFF-SET	MONUMENT SET
70+72.12	0.00	IRON PIN SET
79+76.32	0.00	IRON PIN SET

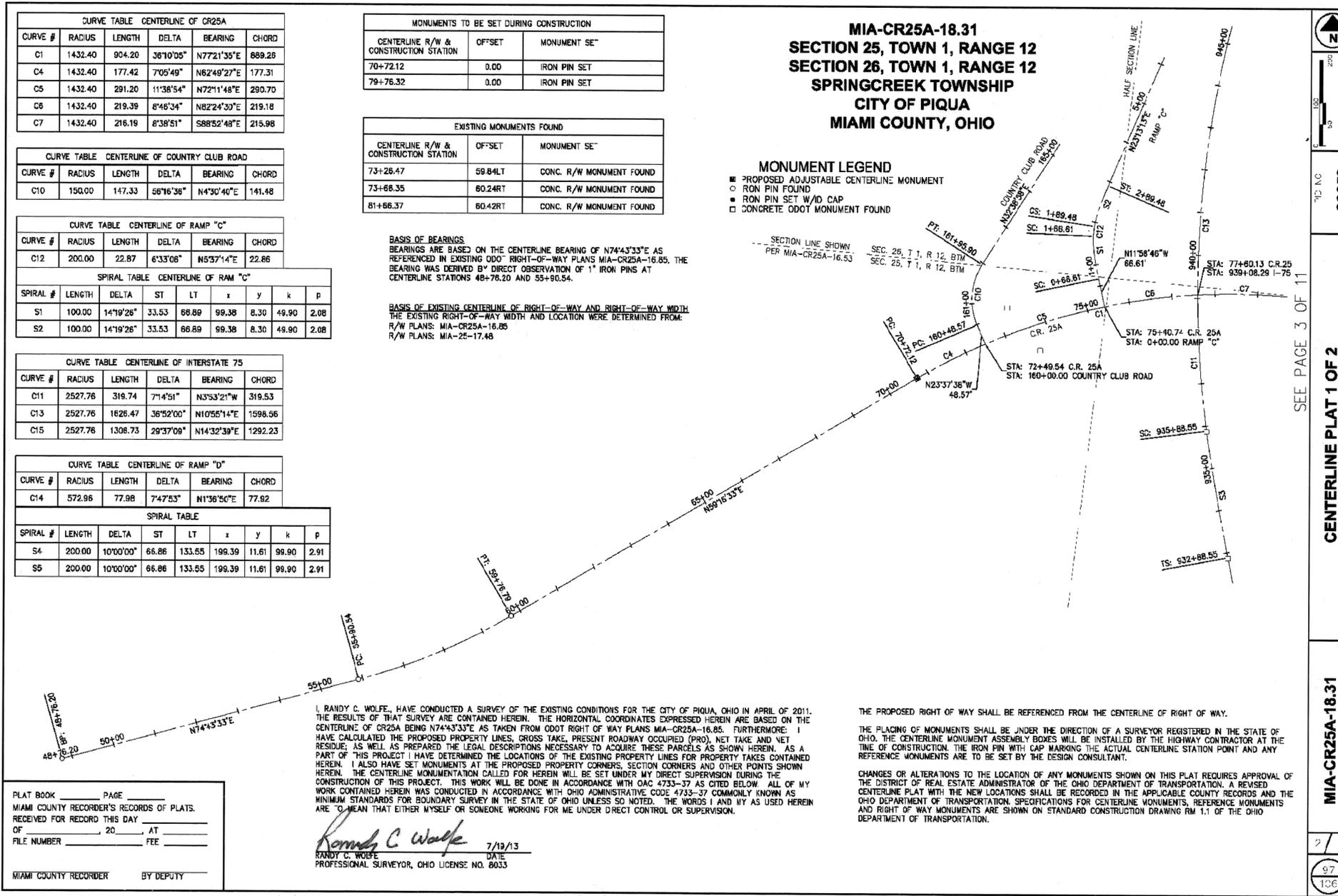
EXISTING MONUMENTS FOUND		
CENTERLINE, R/W & CONSTRUCTION STATION	OFF-SET	MONUMENT SET
73+26.47	59.84LT	CONC. R/W MONUMENT FOUND
73+66.35	60.24RT	CONC. R/W MONUMENT FOUND
81+66.37	60.42RT	CONC. R/W MONUMENT FOUND

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE CENTERLINE BEARING OF N74°43'33"E AS REFERENCED IN EXISTING ODOT RIGHT-OF-WAY PLANS MIA-CR25A-16.85. THE BEARING WAS DETERMINED BY DIRECT OBSERVATION OF 1" IRON PINS AT CENTERLINE STATIONS 48+76.20 AND 53+90.54.

BASIS OF EXISTING CENTERLINE OF RIGHT-OF-WAY AND RIGHT-OF-WAY WIDTH
THE EXISTING RIGHT-OF-WAY WIDTH AND LOCATION WERE DETERMINED FROM R/W PLANS: MIA-CR25A-16.85
R/W PLANS: MIA-25-17.48

MIA-CR25A-18.31
SECTION 25, TOWN 1, RANGE 12
SECTION 26, TOWN 1, RANGE 12
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
MIAMI COUNTY, OHIO

- MONUMENT LEGEND**
- PROPOSED ADJUSTABLE CENTERLINE MONUMENT
 - IRON PIN FOUND
 - IRON PIN SET W/D CAP
 - CONCRETE ODOT MONUMENT FOUND



I, RANDY C. WOLFE, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF PIQUA, OHIO IN APRIL OF 2011. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE CENTERLINE OF CR25A BEING N74°43'33"E AS TAKEN FROM ODOT RIGHT OF WAY PLANS MIA-CR25A-16.85. FURTHERMORE, I HAVE CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE, AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN. AS A PART OF THIS PROJECT I HAVE DETERMINED THE LOCATIONS OF THE EXISTING PROPERTY LINES FOR PROPERTY TAKES CONTAINED HEREIN. I ALSO HAVE SET MONUMENTS AT THE PROPOSED PROPERTY CORNERS, SECTION CORNERS AND OTHER POINTS SHOWN HEREIN. THE CENTERLINE MONUMENTATION CALLED FOR HEREIN WILL BE SET UNDER MY DIRECT SUPERVISION DURING THE CONSTRUCTION OF THIS PROJECT. THIS WORK WILL BE DONE IN ACCORDANCE WITH OAC 4733-37 AS CITED BELOW. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER DIRECT CONTROL OR SUPERVISION.

Randy C. Wolfe
RANDY C. WOLFE
PROFESSIONAL SURVEYOR, OHIO LICENSE NO. 8033
DATE 7/19/13

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT AND ANY REFERENCE MONUMENTS ARE TO BE SET BY THE DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT REQUIRES APPROVAL OF THE DISTRICT OF REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORDS OF PLATS.
RECEIVED FOR RECORD THIS DAY _____
OF _____ 20____ AT _____
FILE NUMBER _____ FEE _____
MIAMI COUNTY RECORDER BY DEPUTY _____

SEE PAGE 3 OF 11

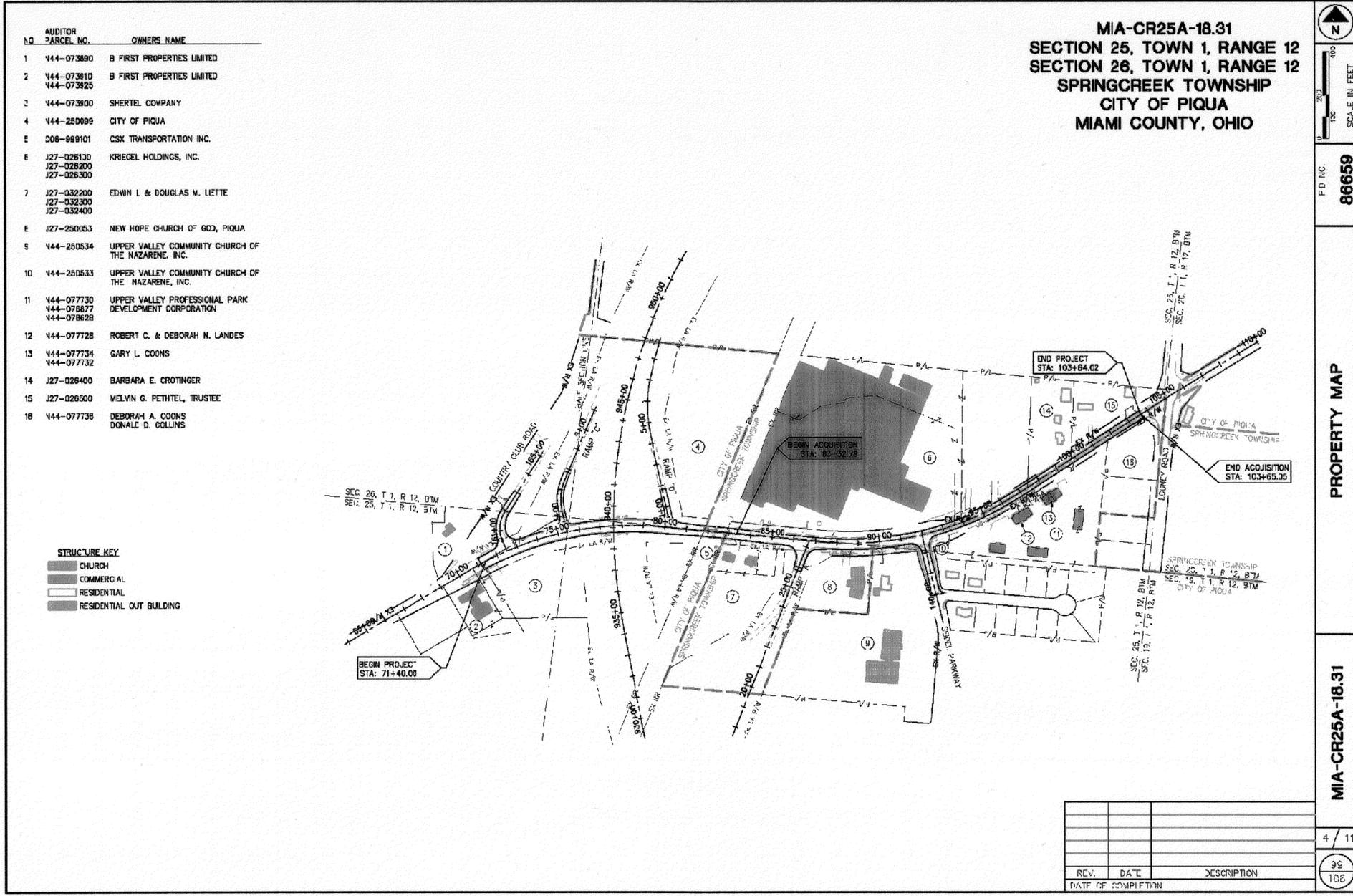
CENTERLINE PLAT 1 OF 2

MIA-CR25A-18.31

86659

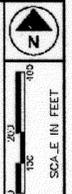
SCALE IN FEET

97/106



N.O	AUDITOR PARCEL NO.	OWNERS NAME
1	444-073690	B FIRST PROPERTIES LIMITED
2	444-073810 444-073825	B FIRST PROPERTIES LIMITED
3	444-073800	SHERTEL COMPANY
4	444-250699	CITY OF PIQUA
5	006-969101	CSX TRANSPORTATION INC.
6	J27-028130 J27-028300 J27-026300	KRIEDEL HOLDINGS, INC.
7	J27-032200 J27-032300 J27-032400	EDWIN I & DOUGLAS M. LIETTE
8	J27-250053	NEW HOPE CHURCH OF GOD, PIQUA
9	444-250634	UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.
10	444-250633	UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.
11	444-077730 444-078677 444-078628	UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION
12	444-077728	ROBERT C. & DEBORAH N. LANDES
13	444-077734 444-077732	GARY L. COONS
14	J27-026400	BARBARA E. CROTINGER
15	J27-026500	MELVIN G. FETHEL, TRUSTEE
16	444-077736	DEBORAH A. COONS DONALD D. COLLINS

MIA-CR25A-18.31
SECTION 25, TOWN 1, RANGE 12
SECTION 26, TOWN 1, RANGE 12
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
MIAMI COUNTY, OHIO



F.D. NO. **86659**

PROPERTY MAP

MIA-CR25A-18.31

REV.	DATE	DESCRIPTION

4 / 11
 98
 106

TOTAL NUMBER OF:		OWNERSHIP WITH STRUCTURES INVOLVED				NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE										AS ACQUIRED	
8	OWNERSHIPS	0				GRANTEE. ALL R/W WITHIN THE CITY LIMITS WILL BE ACQUIRED IN THE NAME OF THE CITY OF PIQUA AND THE R/W WITHIN SPRINGCREEK TOWNSHIP WILL BE ACQUIRED IN THE NAME OF THE MIAMI COUNTY COMMISSIONERS.										O.R.	PAGE
12	PARCELS																
0	TOTAL TAKES																
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE.	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
			D.B.	PAGE								LEFT	RIGHT			O.R.	PAGE
1	B FIRST PROPERTIES LIMITED		876	139	N44-073890	0.093									NO R/W REQUIRED		
2	B FIRST PROPERTIES LIMITED		685	951	N44-073910	1.00									NO R/W REQUIRED		
			675	892	N44-073925	0.584											
3	SHERTEL COMPANY		679	167	N44-073900	3.553									NO R/W REQUIRED		
3	SHERTEL COMPANY		679	167	N44-073900	3.553									NO R/W REQUIRED		
4	CITY OF PIQUA		552	847	N44-250064	0.35									NO R/W REQUIRED		
5	CSK TRANSPORTATION, INC.				C08-999101	5.326									NO R/W REQUIRED		
6-SH	KRIEDEL HOLDINGS, INC.	9	789	248	J27-026100	13.001		0.000	0.000				LOCAL		324	446	
					J27-026200	4.331		0.000	0.000								
					J27-026300	4.402		0.004	0.004								
	TOTAL					21.734		0.004	0.004			21.730		GRADING AND DRIVEWAY WORK			
6-T1	KRIEDEL HOLDINGS, INC.	9	789	248	J27-026100	13.001		0.013	0.013						324	440	
					J27-026200	4.331		0.018	0.018								
					J27-026300	4.402		0.036	0.036								
	TOTAL					21.734		0.067	0.067					GRADING AND DRIVEWAY WORK	324	440	
6-T2	KRIEDEL HOLDINGS, INC.	9-10	789	248	J27-026100	13.001		0.000	0.000								
					J27-026200	4.331		0.000	0.000								
					J27-026300	4.402		0.085	0.085								
	TOTAL					21.734		0.085	0.085					GRADING AND DRIVEWAY WORK			
7-T	EDWIN L. LIETTE & DOUGLAS M. LIETTE	7	766	221	J27-032200	0.361		0.000	0.000						296	614	
					J27-032300	0.789		0.002	0.002								
					J27-032400	2.528		0.000	0.000								
	TOTAL					3.678		0.002	0.002					GRADING AND DRIVEWAY WORK			
8-T	NEW HOPE CHURCH OF GOD, PIQUA	8	601	491	J27-250053	1.75		0.034	0.034					GRADING AND DRIVEWAY WORK	NO TAKE	REQUIRED	
9-T	UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.	8-9	47	705	N44-250534	9.2512		0.041	0.041				LOCAL	GRADING AND DRIVEWAY WORK	296	608	
			672	619													
10	UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.	9	695	591	N44-250533	0.101								NO R/W REQUIRED			

NOTE. ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION EXCEPT THOSE NOTED FOR BUILDING DEMOLITION WHICH SHALL BE OF 3 MONTH DURATION.

NOTE. UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

(C) = CALCULATED AREA

LEGEND.
WD = WARRANTY DEED
T = TEMPORARY EASEMENT
SH = STANDARD HIGHWAY EASEMENT

REV. BY.	DATE.	DESCRIPTION
FIELD VERIFIED BY.	DATE.	
OWNERSHIP VERIFIED BY.	DATE.	
DATE COMPLETED.		

N

FEDERAL PROJECT NO. **E090972**

PID NO. **86659**

STATE JOB NO. **479050**

R/W DESIGNER ONLY

R/W REVIEWER

RIGHT OF WAY LEGEND SHEET

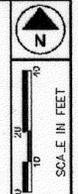
MIA-CR25A-18.31

5 / 11

100

106

MIA-CR25A-18.31
SECTION 25, TOWN 1, RANGE 12
SECTION 26, TOWN 1, RANGE 12
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
MIAMI COUNTY, OHIO



P.D. NO. **86659**

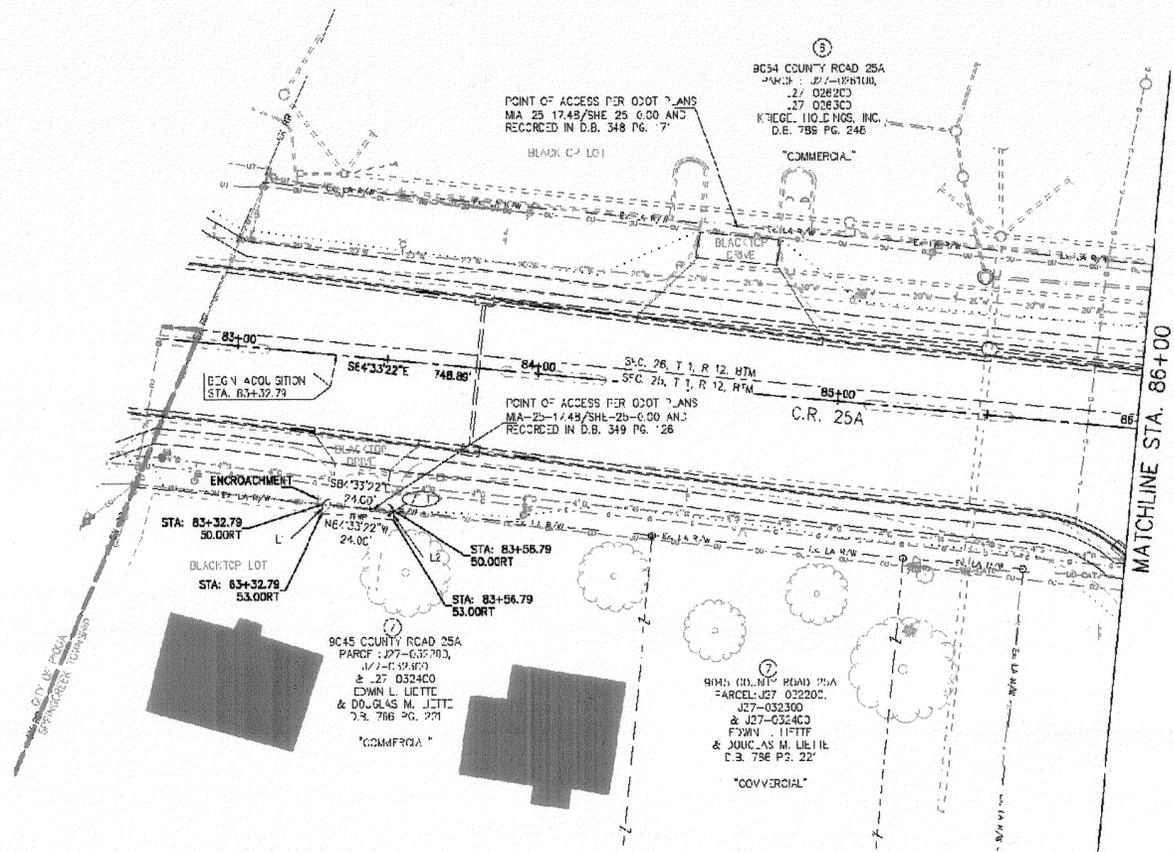
RIGHT OF WAY PLAN
STA. 83+00 TO STA. 86+00

MIA-CR25A-18.31

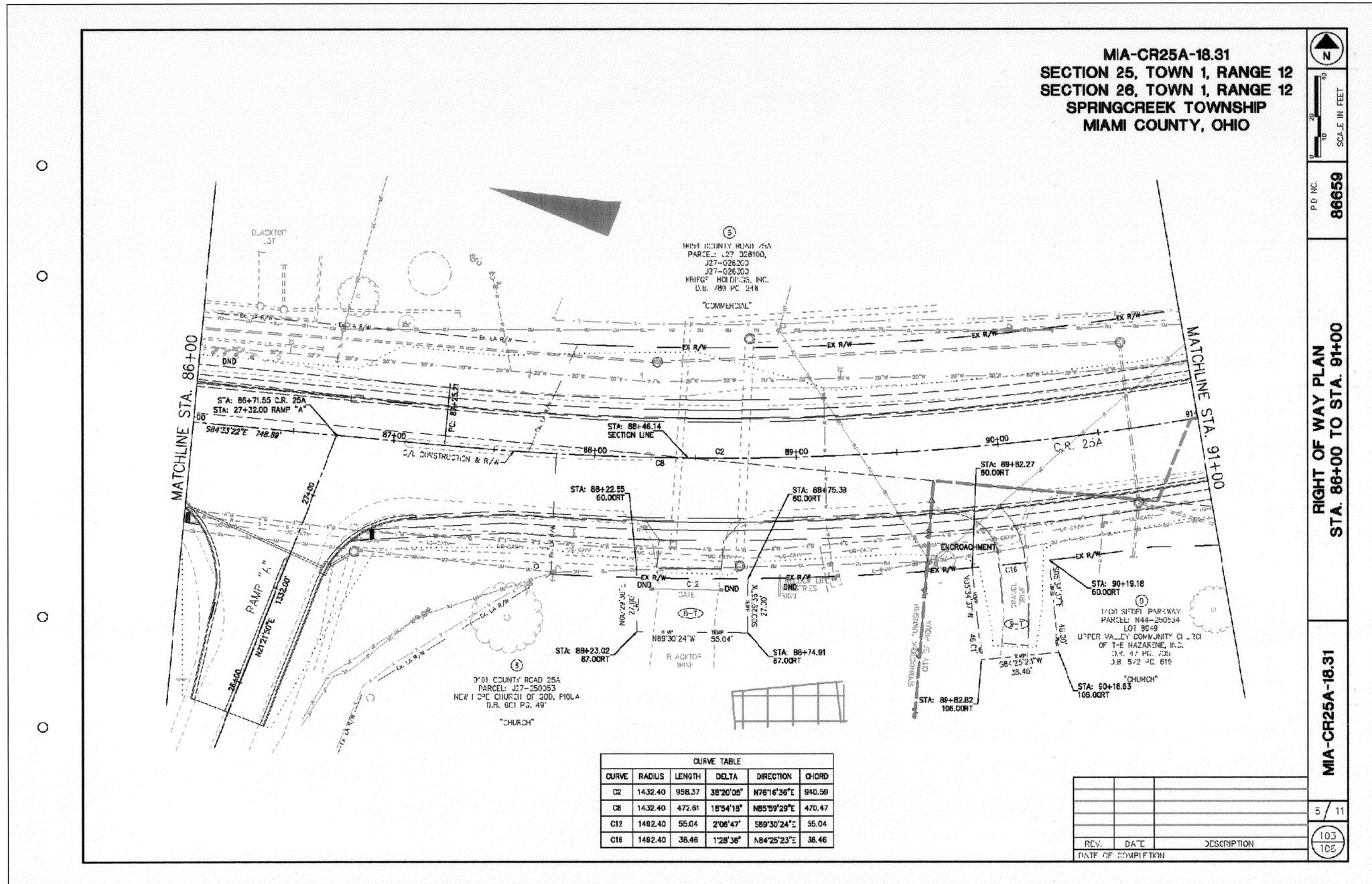
7 / 11

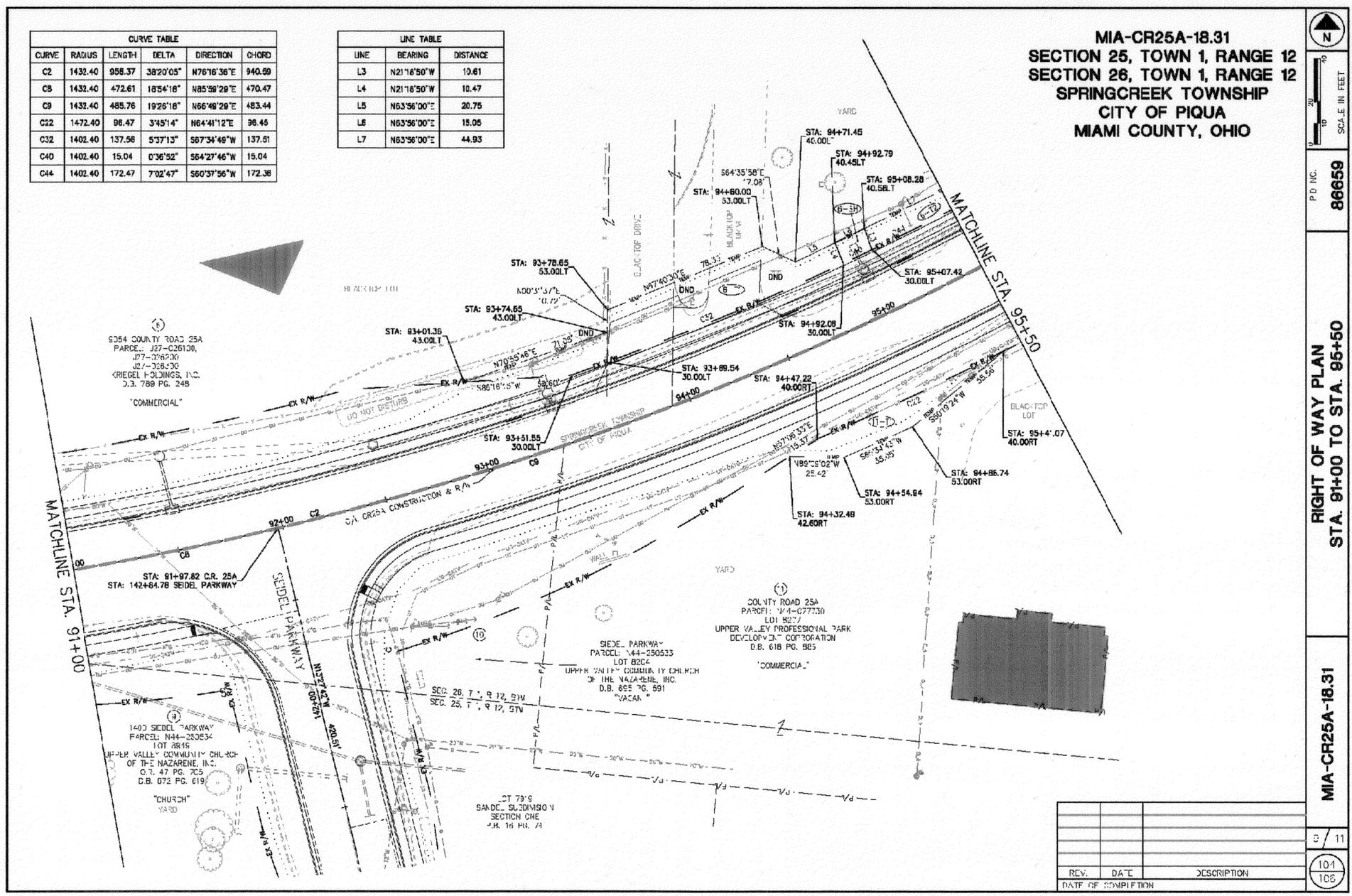
102
108

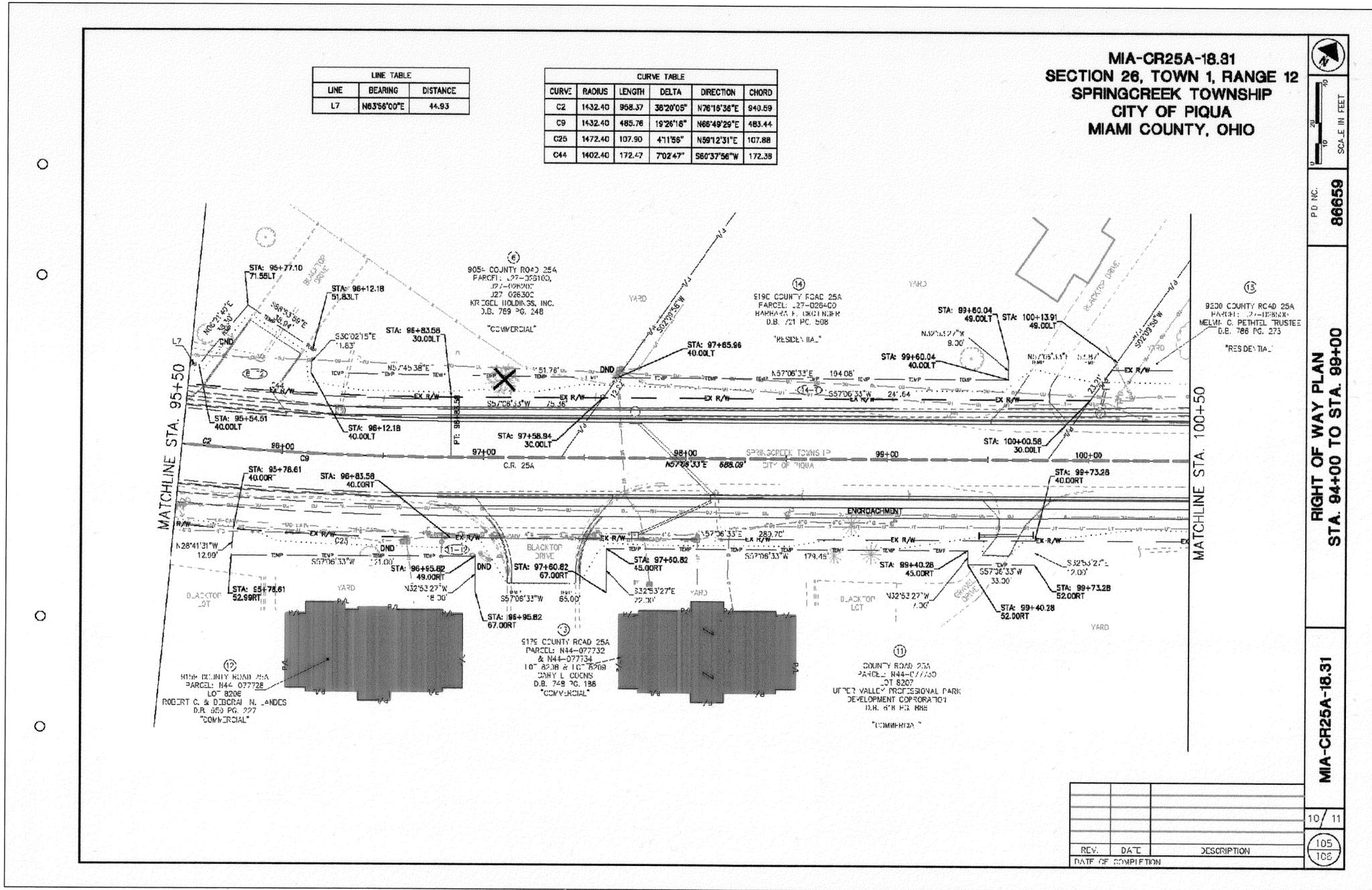
LINE TABLE		
LINE	BEARING	DISTANCE
L1	NGS26°39'E	3.00
L2	SOS26°38"W	3.00



REV.	DATE	DESCRIPTION



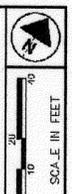




LINE TABLE		
LINE	BEARING	DISTANCE
L7	N63°56'00"E	44.93

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C2	1432.40	958.37	38°20'05"	N76°16'36"E	940.59
C9	1432.40	485.76	19°26'16"	N66°49'29"E	483.44
C26	1472.40	107.90	4°11'56"	N59°12'31"E	107.88
C44	1402.40	172.47	7°02'47"	S60°37'56"W	172.38

MIA-CR25A-18.31
SECTION 26, TOWN 1, RANGE 12
SPRINGCREEK TOWNSHIP
CITY OF PIQUA
MIAMI COUNTY, OHIO



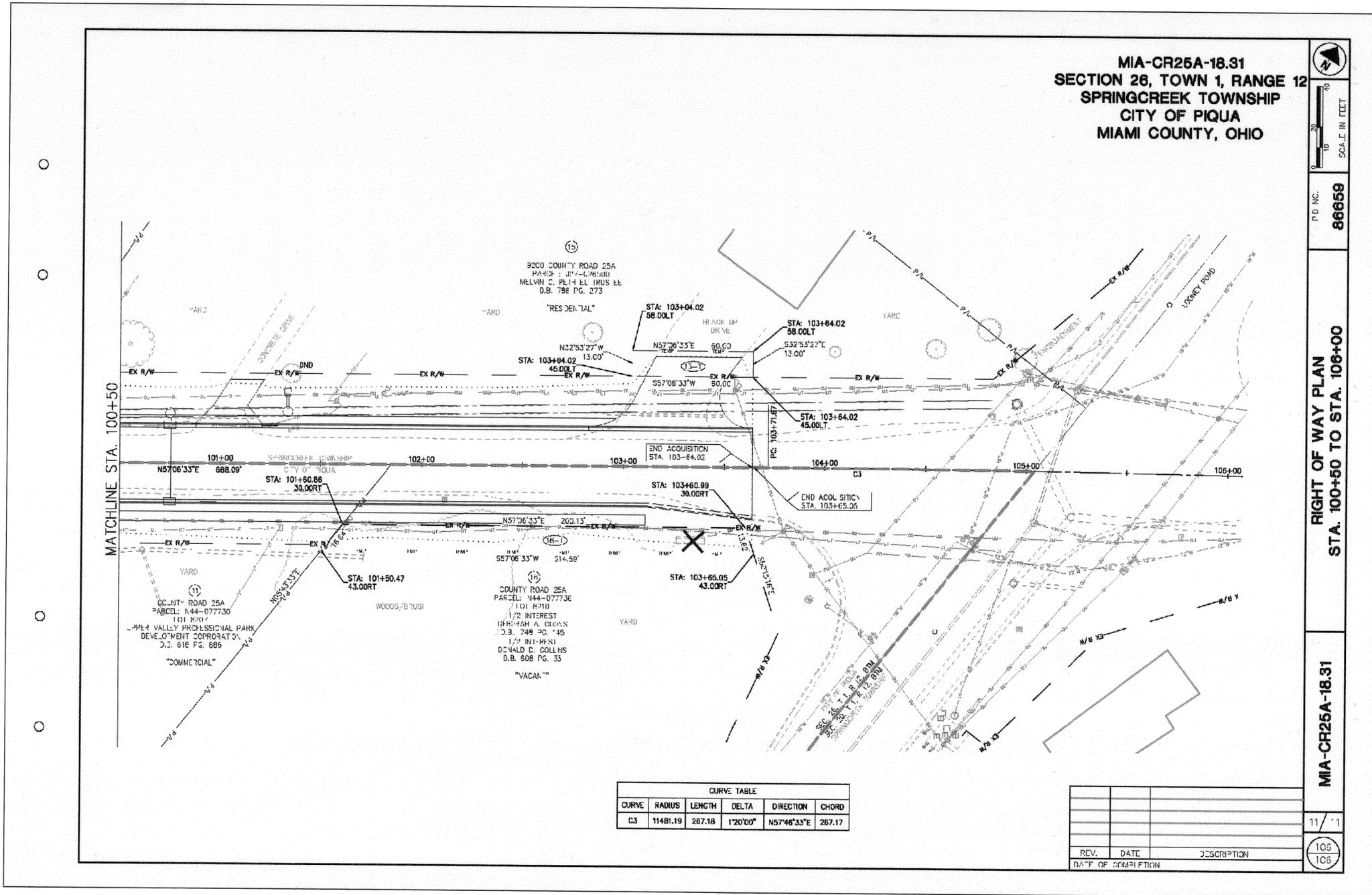
P.D. NO. 86659

RIGHT OF WAY PLAN
STA. 94+00 TO STA. 99+00

MIA-CR25A-18.31

REV.	DATE	DESCRIPTION

10/11
105
106



ADDITIONAL RIGHT-OF-WAY
 FARRINGTON ROAD NO. 31 & STILLWELL ROAD NO. 34
 SECTION 35, TOWN 8, RANGE 5
 WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 78

MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 7TH DAY
 OF FEBRUARY, 2014 AT 9:53 A.M.
 FILE NO. 2014R-01429 FEE 0.00

Jessica Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
 BY *Robb Schaefer*
 DEPUTY RECORDER

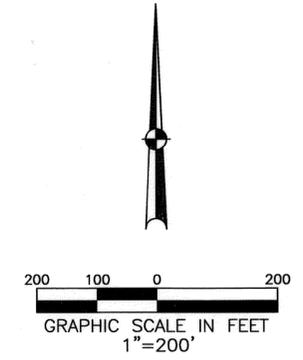
ROAD RECORD
 VOLUME 9 PAGE 31

N.W. CORNER,
 N.E. QUARTER,
 SEC. 35, T-8, R-5.

BAUSMAN ROAD (60' R/W)
 & SECTION LINE

N.E. CORNER,
 N.E. QUARTER,
 SEC. 35, T-8, R-5.

SUMMARY OF ADDITIONAL RIGHT-OF-WAY			
OWNER	DEED RECORD	AS ACQUIRED	
MARGARET L. MORROW	① V.583, P.584	V. 786, P. 012	
	②	V. 786, P. 009	
ALLAN L. & PAMELA S. MORROW	V.614, P. 45	V. 786, P. 006	



LEGEND

- RR SPIKE FOUND
- PK NAIL FOUND
- IRON PIN FOUND
- MONUMENT BOX FOUND
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING R/W LINE

REFERENCES

- LAND SURVEYS:
- VOL. 24 PG. 77
 - VOL. 30 PG. 153
 - VOL. 31 PG. 46
 - VOL. 33 PG. 26
 - VOL. 43 PG. 81
 - VOL. 43 PG. 129
 - VOL. 43 PG. 137
 - VOL. 48 PG. 42

BASIS OF BEARINGS:
 LND. SUR. VOL. 48 PG. 42

REVIEWED AND APPROVED BY THE
 MIAMI COUNTY ENGINEER
 THIS 9TH DAY OF July, 2007.

Douglas L. Christian
 DOUGLAS L. CHRISTIAN, P.E., P.S.
 MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 7 DAY OF Feb., 2014

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

BY *Linda Janner*
 DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 4 DAY OF FEB., 2014, BY RESOLUTION NO. 14-02-136

John W. O'Brien JOHN W. O'BRIEN MIAMI COUNTY COMMISSIONER
Richard L. Cultice RICHARD L. CULTICE MIAMI COUNTY COMMISSIONER
John R. Evans JOHN R. EVANS MIAMI COUNTY COMMISSIONER

HALF-SECTION LINE

N 00°28'20" W,
 40.01'

S.W. CORNER,
 N.E. QUARTER,
 SEC. 35, T-8, R-5.

ALLAN L. & PAMELA S. MORROW
 D.B. 614-45
 1.214 AC. TOTAL R/W
 -0.911 AC. EX. R/W
 0.304 AC. PROP. R/W

N 88°40'50" E, 1322.56'
 S 88°40'50" W, 1322.63'

10' PROP. R/W

N 00°28'36" W,
 40.00'

RRS FOUND 1.81'
 NORTH OF ϵ

10' PROP. R/W

MARGARET L. MORROW
 D.B. 583-584

①
 1.585 AC. TOTAL R/W
 -1.094 AC. EX. R/W
 0.491 AC. PROP. R/W

N 88°40'50" E, 1243.25'
 S 88°40'50" W, 1328.50'

GARY W. & CHERYL E. BURNS
 D.B. 686-754

②
 0.204 AC. TOTAL R/W
 -0.136 AC. EX. R/W
 0.068 AC. PROP. R/W

N 88°35'58" E,
 30.00'

10' PROP. R/W

N 00°50'17" W, 296.34'

N 00°50'17" W, 296.34'

S 89°09'43" W,
 30.00'

S 00°50'17" E, 280.00'

S 00°50'17" E, 280.00'

N 89°09'43" E,
 40.00'

N 00°50'17" W, 350.63'

20' PROP. R/W

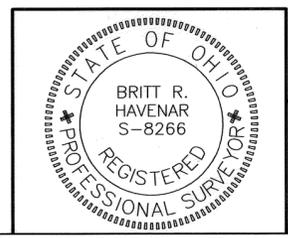
N 00°50'17" W, 350.63'

N 55°08'20" E,
 54.29'

S 00°50'17" E, 120.00'

STILLWELL ROAD (40' R/W)
 & SECTION LINE

S.E. CORNER,
 N.E. QUARTER,
 SEC. 35, T-8, R-5.



Britt R. Havenar 2/9/07
 BRITT R. HAVENAR, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
 DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
 DATE: APRIL 25, 2007

RESOLUTION NO. 14-02-135

ACCEPT ADDITIONAL HIGHWAY EASEMENT
FARRINGTON ROAD NO. 31 AND STILLWELL ROAD NO. 34

Located in Section 35, Town 8, Range 5, Washington Township, Miami County, Ohio

COUNTY ENGINEER

Mr. Evans introduced the following resolution and moved for its adoption:

WHEREAS, Margaret L. Morrow has, by instrument recorded in Miami County Recorder's Deed Book 786, page 12, granted an Easement for Highway Purposes; and

WHEREAS, Allan L. & Pamela S. Morrow have, by instrument recorded in Miami County Recorder's Deed Book 786, page 9, and Deed Book 786, page 6, granted Easements for Highway Purposes; and

WHEREAS, the plat of survey showing the additional highway easements is on file with the Miami County Engineer in Road Record 9 page 31; and

WHEREAS, the Miami County Engineer has approved the plat and recommends that the additional highway easements be accepted.

NOW, THEREFORE BE IT RESOLVED, by the Board of Miami County Commissioners, to grant the additional highway easements and accept them as public highway easements; and

BE IT FURTHER RESOLVED, that the Board hereby approves the plat by signing said plat; and

BE IT FURTHER RESOLVED, that the Clerk of this Board be, and is hereby directed to certify a copy of this resolution to the County Engineer, who shall record the plat with a reference to this resolution in the Plat Records of Miami County.

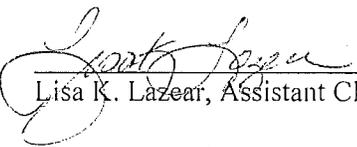
Mr. Cultice seconded the motion to adopt the resolution with the Board voting as follows upon roll call:

Mr. O'Brien, Yea; Mr. Evans, Yea; Mr. Cultice, Yea;

DATED: February 4, 2014

CERTIFICATION

I, Lisa K. Lazear, Assistant Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the board under the date of February 4, 2014.



Lisa K. Lazear, Assistant Clerk

Cc: Journal
 Engineer's Office c/o Tax Map Department

MIA - 48 - 12.38

MIAMI COUNTY, OHIO
 NEWBERRY TOWNSHIP
 TOWN 8 RANGE 5
 SECTION 32

PLAT BOOK **24** PAGE **79**

MIAMI COUNTY RECORDER'S
 RECORDS OF PLATS.

RECEIVED FOR RECORD THIS DAY
 OF **February** 20**14** AT **3:33 PM**
 FILE NUMBER **2014-051** FEE **43.20**

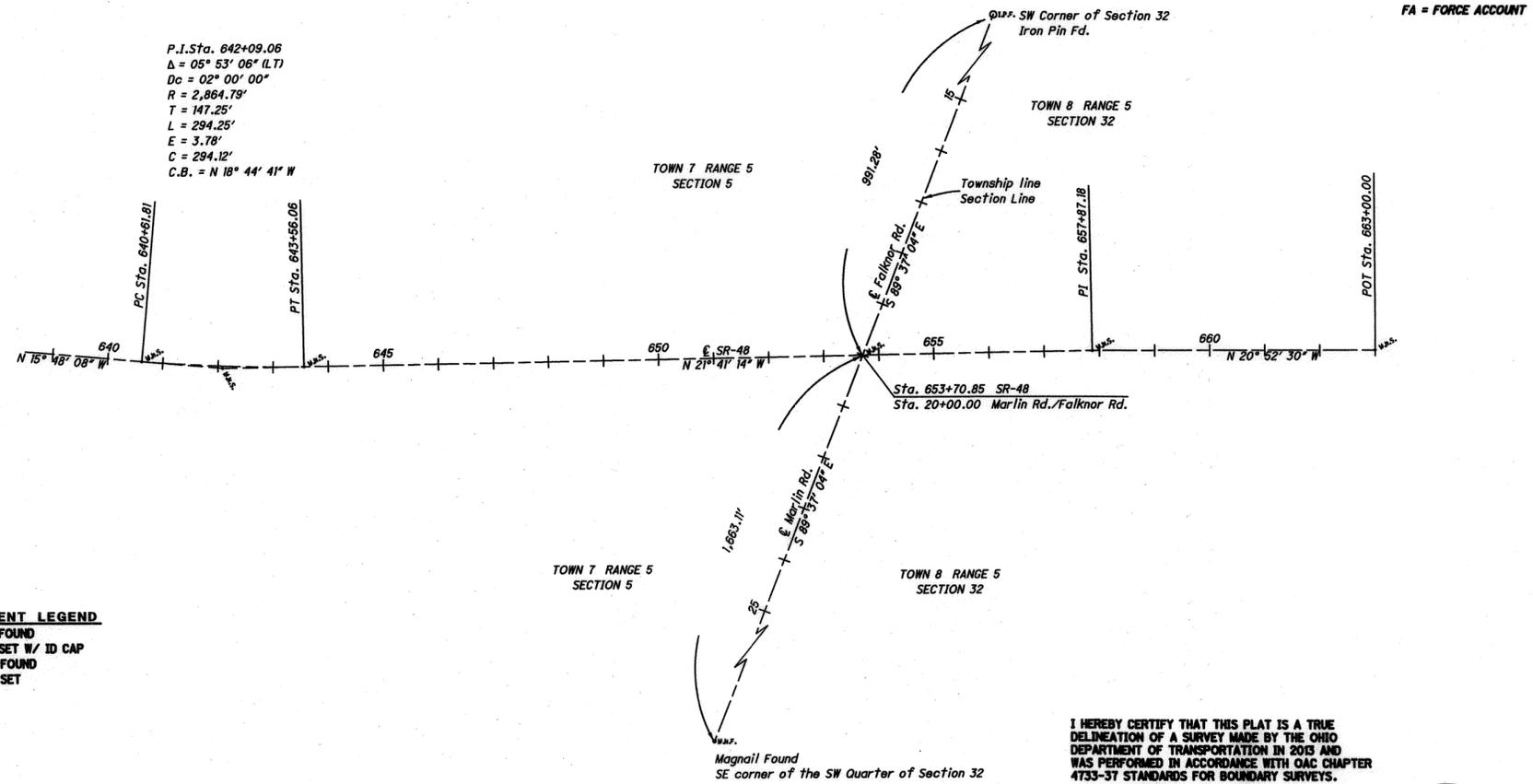
Janice A. Jones
 MIAMI COUNTY RECORDER

Janice A. Jones
 BY DEPUTY

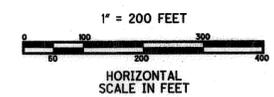
VOLUME , PAGE
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

BASIS FOR BEARINGS:
 ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
 BEARINGS ARE BASED ON OHIO SOUTH ZONE,
 GRID NORTH, NAD 83 (2011), GEIOD 12A.

PROJECT CONTROL
 STATE PLANE GRID NORTH, OHIO SOUTH ZONE
 PROJECT ADJUSTMENT FACTOR 0.989976426



MONUMENT LEGEND
 ○ I.I.S. IRON PIN FOUND
 ● I.I.S. IRON PIN SET W/ ID CAP
 * M.N.F. MAG NAIL FOUND
 • M.N.S. MAG NAIL SET



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
 DELINEATION OF A SURVEY MADE BY THE OHIO
 DEPARTMENT OF TRANSPORTATION IN 2013 AND
 WAS PERFORMED IN ACCORDANCE WITH OAC CHAPTER
 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

THE ESTABLISHMENT OF THE PROPERTY LINES AND
 EXISTING RIGHT OF WAY LINES SHOWN ON THIS
 PLAN AS OF THIS DATE WERE PERFORMED BY ME
 OR UNDER MY DIRECT SUPERVISION.

BY *W. Scott Fultz*
 W. Scott Fultz, Professional Land Surveyor No. 7227, Date: 2/8/14



PID NO. FA
R/W DESIGNER TPW R/W REVIEWER RLK
CENTERLINE PLAT
MIA - 48 - 12.38

ADDITIONAL RIGHT-OF-WAY MARKLEY ROAD @ SR 571

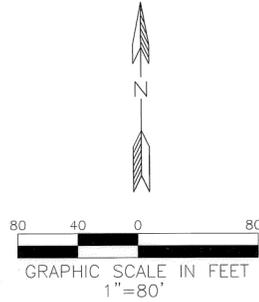
SECTION 7, TOWN 6, RANGE 5E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 80

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 14TH DAY
OF FEBRUARY, 2014, AT 10:41 A.M.
FILE NO. 201408-01711 FEE 0.00

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
BY *Robin Schmalzer*
DEPUTY RECORDER

ROAD RECORD VOLUME 9 PAGE 4

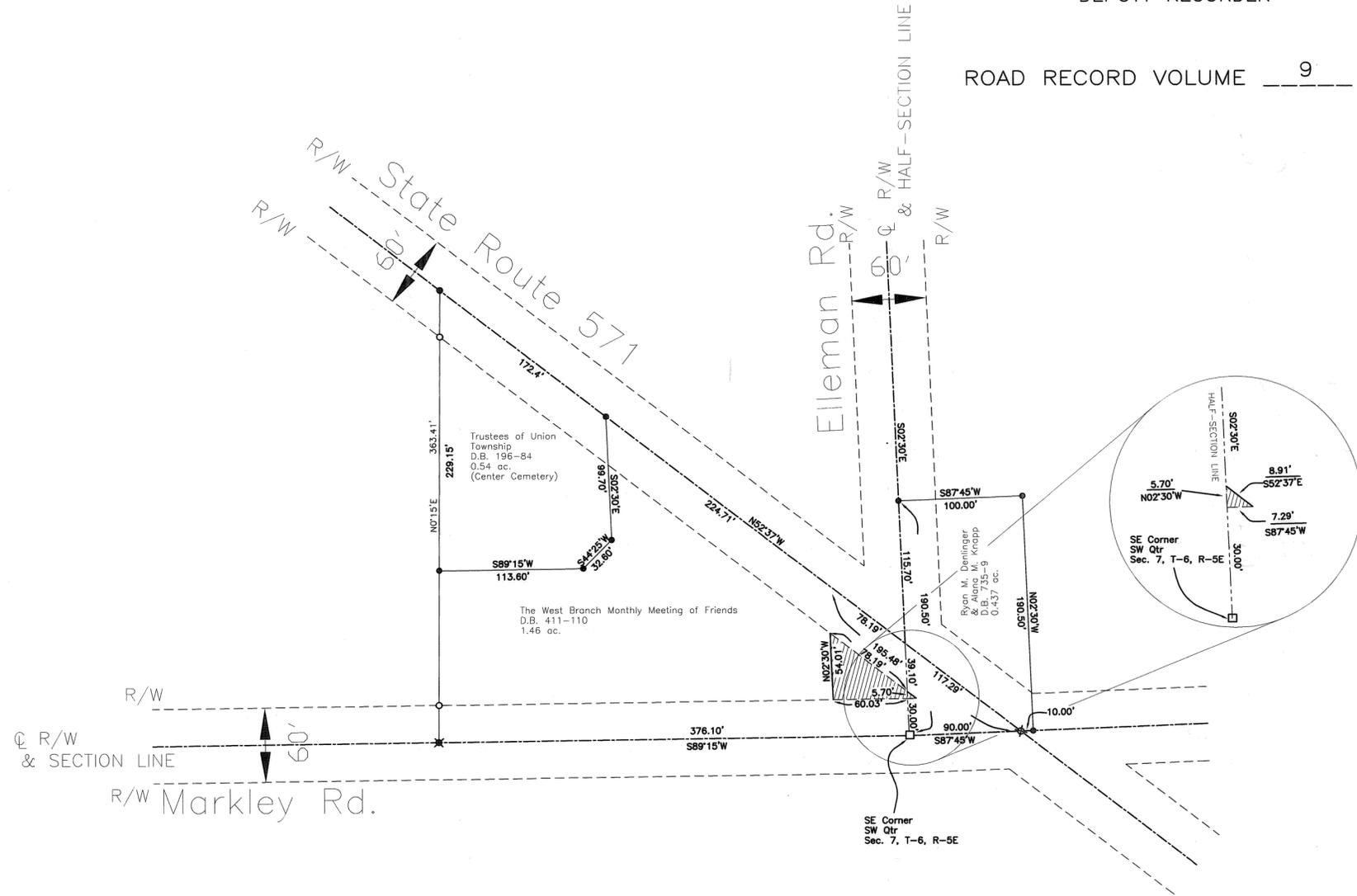


LEGEND

- IRON PIN CALLED FOR - D.B.411-110
- ⊗ RAILROAD SPIKE CALLED FOR - D.B.411-110
- IRON PIN CALLED FOR - LND SUR 13-102
- ⊗ RAILROAD SPIKE CALLED FOR - LND SUR 13-102
- RAILROAD SPIKE FOUND

- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

THIS PLAT PREPARED IN ACCORDANCE WITH A SURVEY BY RALPH T. SNYDER, OHIO P.S. NO. 470. AS FILED IN THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME NO. 13, PAGE 102 AND BY DEED AS RECORDED IN THE MIAMI COUNTY RECORDER'S OFFICE DEED BOOK NO. 411, PAGE 110. NO ACTUAL FIELD SURVEY MADE.



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 15th DAY OF JULY, 2005.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 14th DAY OF FEBRUARY, 2014.

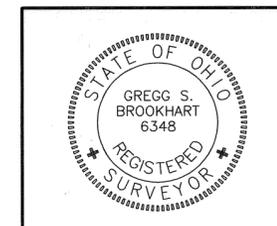
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY *Joyce Grilliet*
JOYCE GRILLIET
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 13th DAY OF FEBRUARY, 2014, BY RESOLUTION NO. 14-02-183

John W. O'Brien JOHN W. O'BRIEN, MIAMI COUNTY COMMISSIONER
John F. Evans JOHN F. EVANS, MIAMI COUNTY COMMISSIONER
Richard L. Cultice RICHARD L. CULTICE, MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
WEST BRANCH MONTHLY MEETING OF FRIENDS	V.411, P.110	V.763 P.881
R. M. DENLINGER & A. M. KNAPP *	V.735, P.9	V. * , P.

* NO EASEMENT ACQUIRED



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: JULY 13, 2005

RESOLUTION NO. 14-02-183

ACCEPT ADDITIONAL HIGHWAY EASEMENTS
MARKLEY ROAD NO. 45 AT STATE ROUTE 571
Located in Sections 7, Town 6, Range 5, Union Township, Miami County, Ohio

COUNTY ENGINEER

Mr. Evans introduced the following resolution and moved for its adoption:

WHEREAS, West Branch Monthly Meeting of Friends, has, by instrument recorded in Miami County Recorder's Deed Book 763, page 881, granted an Easement for Highway Purposes; and

WHEREAS, the plat of survey showing the additional highway easement is on file with the Miami County Engineer in Road Record 9 page 4; and

WHEREAS, the Miami County Engineer has approved the plat and recommends that the additional highway easement be accepted.

NOW, THEREFORE BE IT RESOLVED, by the Board of Miami County Commissioners, that the additional highway easement granted is hereby accepted as a public highway easement; and

BE IT FURTHER RESOLVED, that the Board hereby approves the plat by signing said plat; and

BE IT FURTHER RESOLVED, that the Clerk of this Board be, and is hereby directed to certify a copy of this resolution to the County Engineer, who shall record the plat with a reference to this resolution in the Plat Records of Miami County.

Mr. Cultice seconded the motion to adopt the resolution with the Board voting as follows upon roll call:

Mr. O'Brien, Yea;

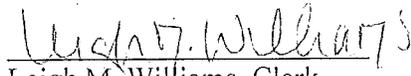
Mr. Evans, Yea;

Mr. Cultice, Yea;

DATED: February 13, 2014

CERTIFICATION

I, Leigh M. Williams, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the board under the date of February 13, 2014.


Leigh M. Williams, Clerk

Cc: Journal
County Engineer c/o Tax Map Department

REPLAT OF INLOT 3178

3178 INLOT TIPP CITY MIAMI, OHIO COUNTY

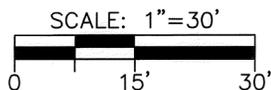
TRANSFERRED THIS 21 DAY OF Feb. 2014

PLAT BOOK 24, PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 21st DAY OF FEBRUARY, 2014, AT 1:32 P.M.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

FILE No. 2014OR-01973 FEE: \$43.20
Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Deputy Auditor

THE BEARINGS ARE BASED NAD 83
CORS 96 ADJUSTMENT, OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ▨ EASEMENT TO BE VACATED

SURVEY REFERENCE
WINDMERE SUBDIVISION
SECTION EIGHT
P.B. 17, PG. 21

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US
THIS 16th DAY OF February, 2014.

Stacy M. Wall
CHAIRPERSON

Marilyn A. Fennell
SECRETARY

PLAT AUTHORIZATION AND DEDICATION

Andrew D. McGraw & Cathy S. McGraw the owners of the land included within this plat has caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 3178. Furthermore, Andrew D. McGraw & Cathy S. McGraw dedicates the easement as shown on this plat to the public use forever.

Andrew D. McGraw
Andrew D. McGraw

Cathy S. McGraw
Cathy S. McGraw

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 16th day of January, 2014, by Andrew D. & Cathy S. McGraw

Marilyn A. Fennell
Notary Public

My commission expires Dec. 1, 2018



CURVE DATA

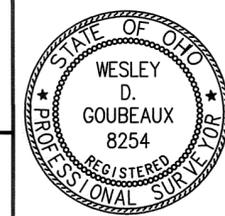
CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	255.00'	22°-30'-11"	100.15'	99.51'	S 56°-43'-42" W
C2	15.00'	90°-00'-00"	23.56'	21.21'	N 89°-31'-26" W
C3	170.00'	13°-56'-13"	41.35'	41.25'	N 37°-33'-25" W
C4	255.00'	21°-07'-18"	94.00'	93.47'	N 78°-32'-28" E

LINE	LENGTH	BEARING
L1	19.23'	N 45°28'34" E
L2	13.15'	S 49°34'09" E
L3	13.20'	N 83°51'49" E
L4	19.78'	S 36°15'19" E

*ANY DISTURBED GROUND ONSITE
AND OFFSITE MUST BE RESTORED.

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

10-15-2013
DATE



CHOICE ONE ENGINEERING

440 E. HOEFVISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

DATE: 10-15-2013
DRAWN BY: JSN
JOB NUMBER: MIATC1310
SHEET NUMBER: 1 OF 1

BEING A REPLAT OF INLOT 3178 OF WINDMERE SUBDIVISION SECTION EIGHT AS SHOWN ON RECORDERS BOOK 17, PAGE 21, AND OWNED BY ANDREW D. & CATHY S. MCGRAW AS DESCRIBED IN D.B. 691, PAGE 266, TO VACATE A PORTION OF A STORM SEWER, DETENTION BASIN, AND UTILITY EASEMENT.

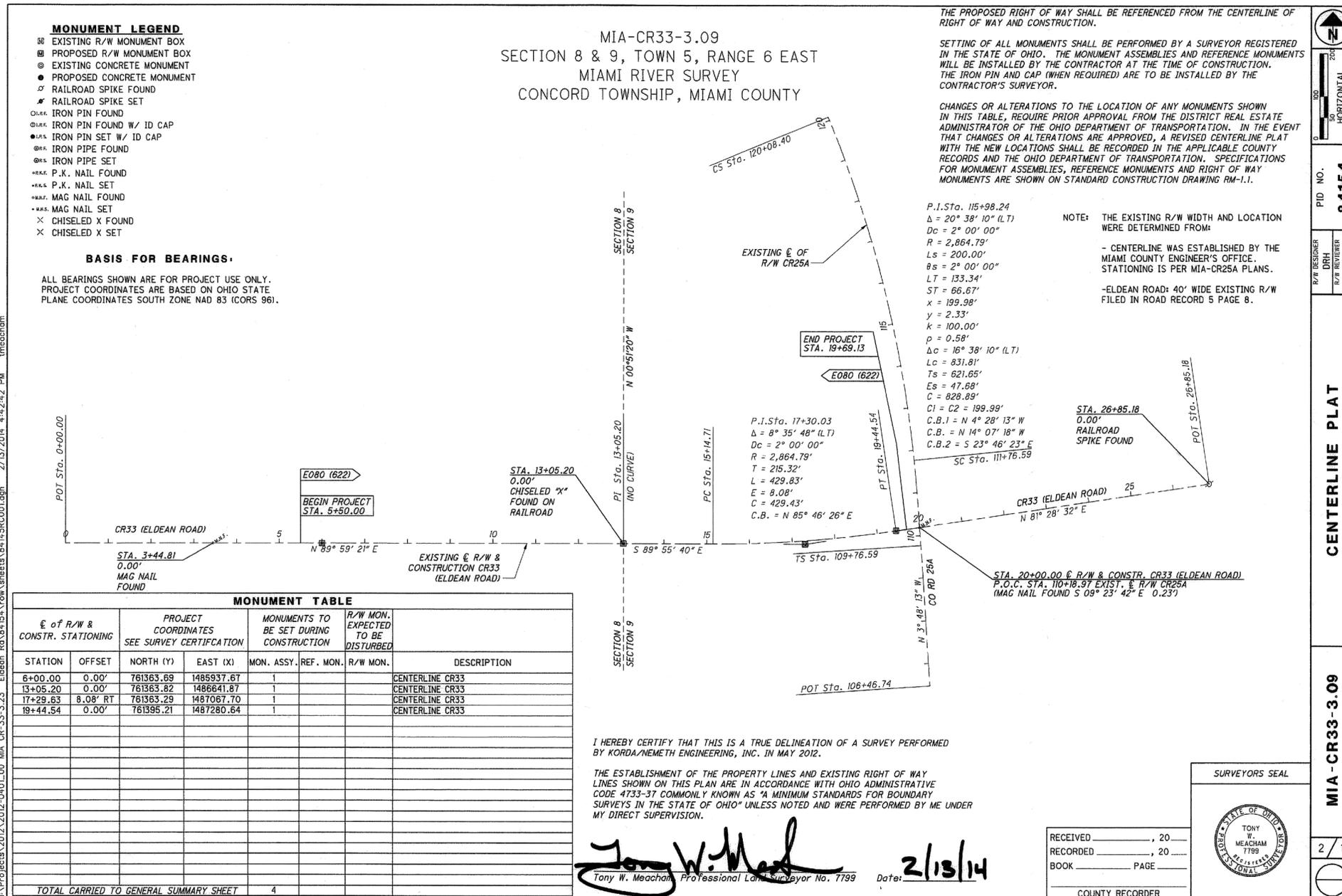
MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED 2-26, 2014, AT 10:14 A.M.
 FILE NO. 02117 FEE \$0
 201402-

Certified To Conform With
 Miami County Survey Requirements

PAUL P. HUELSKAMP, P.E., P.S.
 Miami County Engineer
 Date 2-26-2014
 Deputy Date

MIAMI COUNTY RECORDER
 DEPUTY

ROAD RECORD VOLUME 9 PAGE 37A



MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED 2-26, 2014, AT 10:31 A.M.
 FILE NO. 02119 FEE #0
 20140R

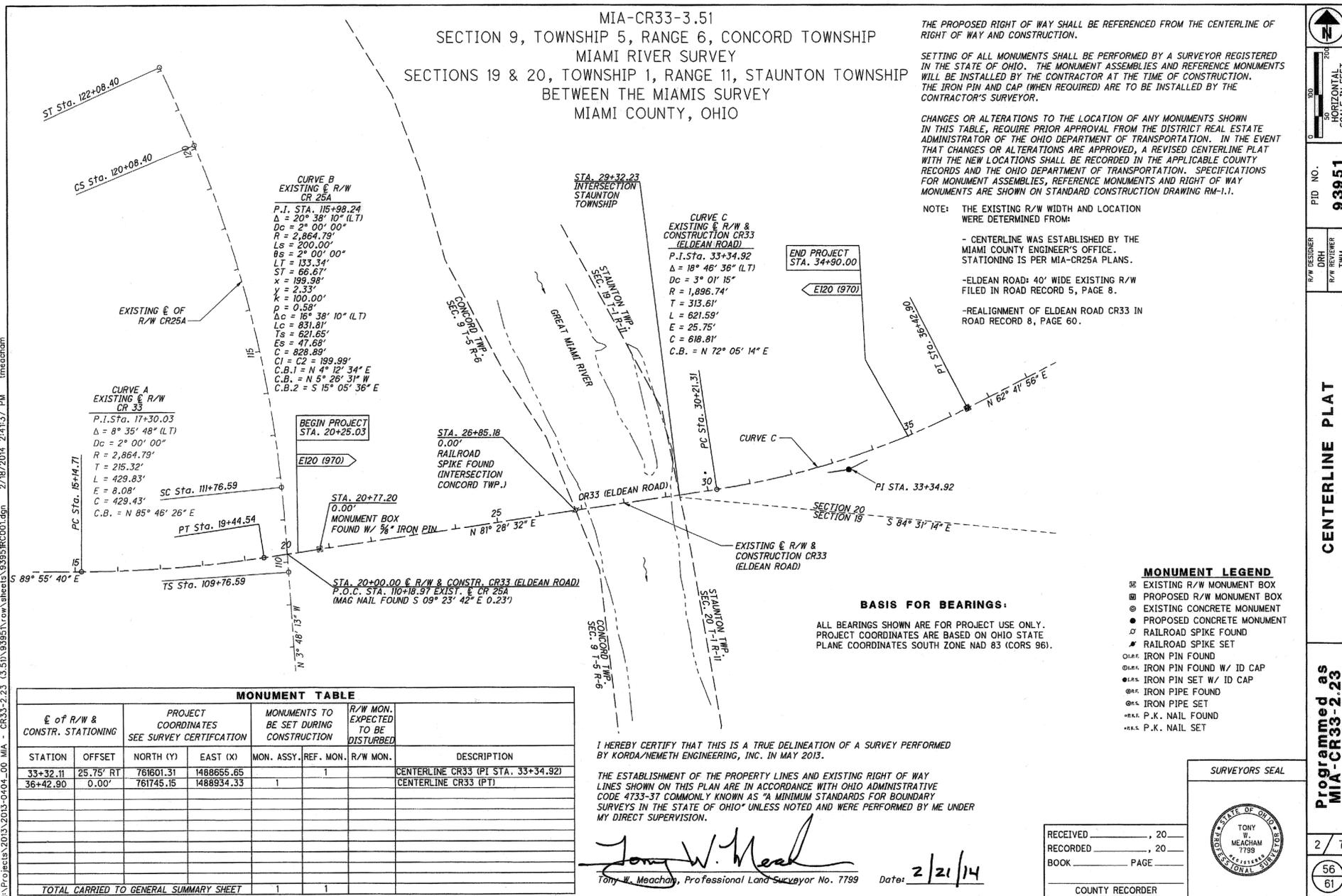
James Lopez
 MIAMI COUNTY RECORDER

Robt Schmalzer
 DEPUTY

Certified To Conform With
 Miami County Survey Requirements

PAUL P. HUELSKAMP, P.E., R.S.
 Miami County Engineer

Don A. Velt 2-26-2014
 Deputy Date



THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION.

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.

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM:
 - CENTERLINE WAS ESTABLISHED BY THE MIAMI COUNTY ENGINEER'S OFFICE. STATIONING IS PER MIA-CR25A PLANS.
 - ELDEAN ROAD: 40' WIDE EXISTING R/W FILED IN ROAD RECORD 5, PAGE 8.
 - REALIGNMENT OF ELDEAN ROAD CR33 IN ROAD RECORD 8, PAGE 60.

N

HORIZONTAL SCALE IN FEET

PID NO. 93951

R/W DESIGNER DRH
 R/W REVIEWER TWJ

CENTERLINE PLAT

Programmed as MIA-CR33-2.23

SURVEYORS SEAL

RECEIVED _____, 20____
 RECORDED _____, 20____
 BOOK _____ PAGE _____

2 / 7

56
61

COUNTY RECORDER

H:\Projects\2013\0404-00 MA - CR33-2.23 (3.51)\93951\DWG\93951R001.dgn 2/18/2014 2:41:37 PM lmeacham

MONUMENT TABLE						
E of R/W & CONSTR. STATIONING		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.
33+32.11	25.75' RT	761601.31	1488655.65	1	1	CENTERLINE CR33 (PI STA. 33+34.92)
36+42.90	0.00'	761745.15	1488934.33			CENTERLINE CR33 (PT)
TOTAL CARRIED TO GENERAL SUMMARY SHEET				1	1	

I HEREBY CERTIFY THAT THIS IS A TRUE DELINEATION OF A SURVEY PERFORMED BY KORDA/NEMETH ENGINEERING, INC. IN MAY 2013.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "A MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED AND WERE PERFORMED BY ME UNDER MY DIRECT SUPERVISION.

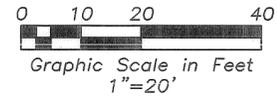
Tony W. Meacham
 Tony W. Meacham, Professional Land Surveyor No. 7799 Date: 2/21/14

REPLAT - INLOTS 1312 & 1313

1312 & 1313 INLOT COVINGTON VILLAGE MIAMI COUNTY OHIO STATE

Description:
Being a replat of Inlots 1312 and 1313, Village of Covington, Brookston, Section 3 as shown on Recorder's Plat Book 18, Page 124, as deeded to Patricia Peters by Official Record Book 8, Page 232 and Official Record Book 452, Page 540.

Bridge Street 50' R/W



PLAT BOOK 24 PAGE 84
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 8/22, 2013 AT 11:22 am
FILE NO. 201402-02214 FEE 45.90
By: Justin Jones MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 27 DAY OF February, 2014
By: Matthew W Gearhardt MIAMI CO. AUDITOR DEPUTY

Approval by the Village of Covington Planning Commission

This plat was reviewed and approved by the Village of Covington Planning Commission this 21 day of August, 2013

Edward L. McGold Chairman
M.F. Bural Secretary

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 all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat.

Patricia Peters
Patricia Peters

Roland Peters
ROLAND PETERS

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

Be it remembered that on this 14 day of Nov., 2013, before me, the undersigned, a notary public in and for said county and state, personally appeared Roland and Patricia Peters, 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.

Michael Sanderson



MICHAEL L. SANDERSON, Notary Public
In and for the State of Ohio
My Commission Expires March 17, 2017

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

References

Miami County Recorder's Plat Records
Volume 18, Page 124
(Basis of Bearings)

Replat of Lots 1312 & 1313 for Roland Peters

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 8/06/13
MICHAEL W. COZATT
P.S. #6001



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 09213 (937) 339-2921
File Name: C:\Surveys\2013\09213.dwg
Drawn by: DMC ~ Checked by: MWC

Approval by the Miami County Engineer

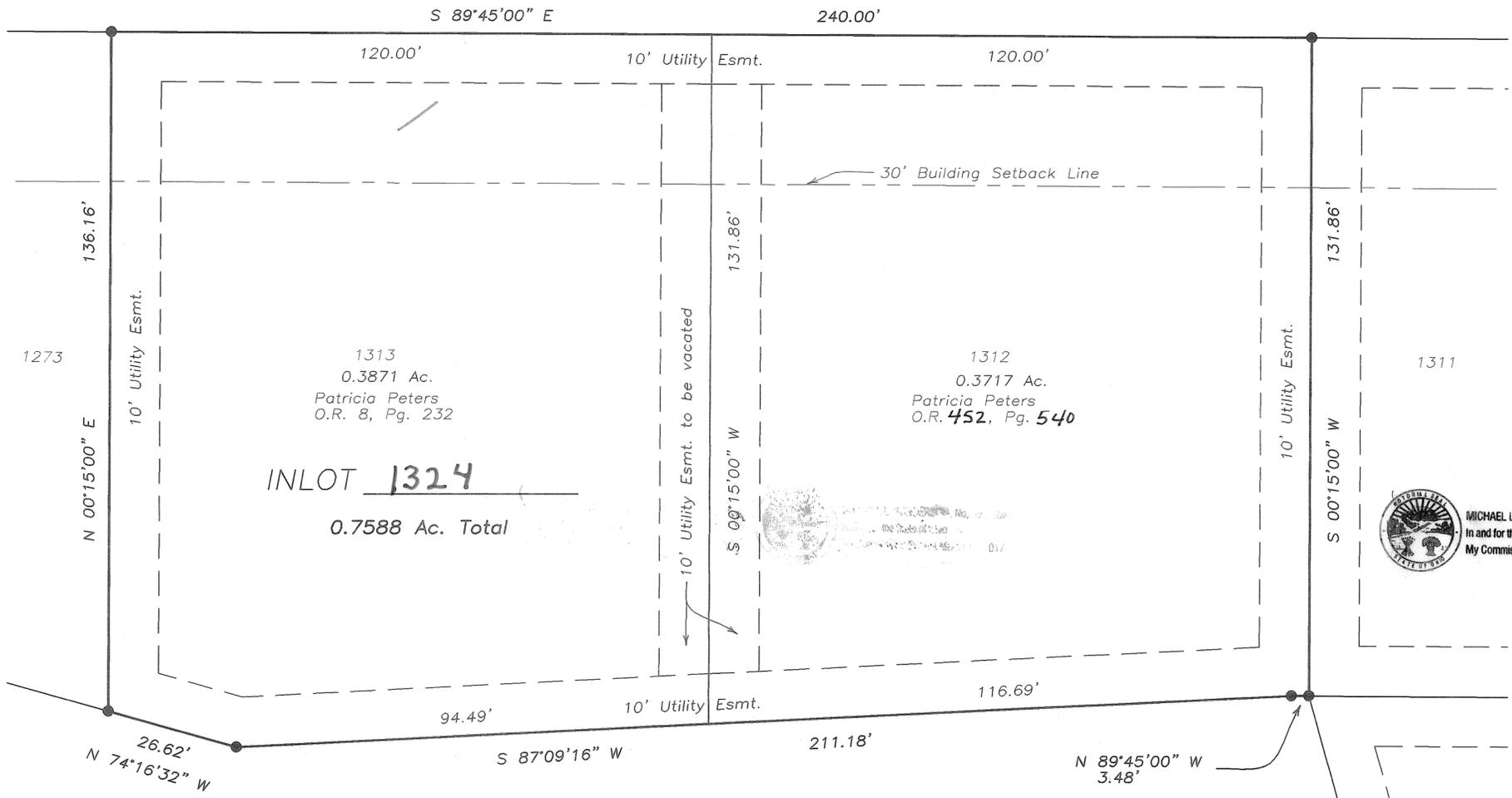
This replat was reviewed and approved by the Miami County Engineer this 4th day of JUNE

PAUL P. HUELSKAMP, P.E.B.S. by: DEB STUMPF -DV
Miami County Engineer Deputy

Approval by the Village of Covington

At a meeting of the council of the Village of Covington, Ohio held this 3rd day of September, 2013. This replat was approved by Ordinance No. 15-13

Dain A. Beaman Carmon S. Jones
President of Council Clerk of Council
Edward L. McGold
Mayor



BAYMAN REPLAT

INLOTS 17 & 18, CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF INLOT 17 AND INLOT 18 AS CONVEYED TO PHYLLIS BAYMAN, A.K.A. PHYLLIS J. BAYMAN BY DEEDS RECORDED IN DEED BOOK 703, PAGE 312, AND OFFICIAL RECORD 487, PAGE 120 AND BEING LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

VOLUME 24 PAGE 85

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 4TH DAY OF MARCH, 2014, AT 11:53 AM.

FILE # 201402-02341 FEE \$ 86.40

James Hopen *Jim Muscia*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED Mar 4, 2014

Matthew W Gearhardt *Jorge Gullist*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

LEGEND

- IRON PIN SET
 - IRON PIN FOUND
 - ⊙ MAG SPIKE SET
 - ⊗ NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ⊗ CROSS NOTCH FOUND
 - △ PIPE FOUND AS SET BY M.C.D.
- (NOTES PAGE 28528 & 28529)

(50') DENOTES DEED DIMENSION - NOT PRORATED

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:

VOLUME 1, PAGE 1
VOLUME 623, PAGE 593
VOLUME 703, PAGE 312
VOLUME 775, PAGE 223

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 13, PAGE 26
VOLUME 16, PAGE 129
VOLUME 16, PAGE 167
VOLUME 18, PAGE 162
VOLUME 21, PAGE 51

MIAMI COUNTY RECORDER'S OFFICIAL RECORDS:

VOLUME 18, PAGE 503
VOLUME 179, PAGE 528
VOLUME 251, PAGE 187
VOLUME 327, PAGE 100
VOLUME 487, PAGE 120

MIAMI COUNTY ENGINEER'S LAND SURVEYS:

VOLUME 53, PAGE 71
VOLUME 54, PAGE 47

M.C.D. NOTES PAGES 28527-28530

NOTES:

THE SOUTH LINE OF HIGH STREET WAS ESTABLISHED USING SURVEY MONUMENTS FOUND ON THE NORTH LINE OF HIGH STREET AND THE CROSS NOTCH FOUND 109.25 FEET NORTH OF THE HIGH/SPRING INTERSECTION. THESE ALL CLOSELY MATCH CURB SPLITS.

THE EAST LINE OF SPRING STREET WAS ESTABLISHED BY HOLDING 66 FEET FROM THE 40-PENNY NAIL FOUND AT THE SOUTHWEST CORNER OF THE SPRING/HIGH INTERSECTION AND CURB SPLITS ON THE SOUTH END OF THE BLOCK.

THE M.C.D. PIPE MONUMENTS FOUND WERE SET IN 1926, TWO OF WHICH WERE CALLED FOR AS BEING ON THE ORIGINAL NORTH LINE OF WATER STREET. THESE PIPES WERE HONORED FOR THE WATER STREET LINE, AS CURBS ARE IRREGULAR. WATER STREET EAST OF THE BAYMAN PROPERTY WAS PARTIALLY RELOCATED TO FACILITATE M.C.D. LEVEE CONSTRUCTION.

THERE IS AN UNPLATTED NORTH/SOUTH ALLEY SHOWN RUNNING ALONG THE LOT LINES BETWEEN LOTS 1 AND 18 AND LOTS 2 AND 17 THAT AVERAGES 10-11 FEET IN WIDTH AND IS PREDOMINATELY ON BAYMAN'S SIDE OF THE LOT LINE.

THERE IS AN UNPLATTED EAST/WEST ALLEY RUNNING FROM SPRING STREET TO HARRISON STREET AVERAGING 11-12 FEET WIDE AND APPROXIMATELY CENTERED ON THE LOT LINES BETWEEN LOTS 17 AND 16 AND LOTS 2 AND 3 AS SHOWN.

MOST OF THE M.C.D. PIPE MONUMENTS BETWEEN RACE STREET AND HARRISON STREET THAT WERE SET IN 1926 APPEAR TO HAVE BEEN TORN OUT WITH UTILITY CONSTRUCTION WITHIN THE PAVED AREAS OF WATER STREET. CROSS NOTCHES CALLED FOR AS SET IN 1926 IN THE CONCRETE WALKS COULD NOT BE LOCATED DUE TO WEATHERING OF CONCRETE OR WALK REPLACEMENTS ALONG THE NORTH SIDE OF WATER STREET. THE LOCK 9 PARK CONSTRUCTION ON THE SOUTH SIDE OF WATER STREET HAS RESULTED IN THE DESTRUCTION OF OTHER M.C.D. PIPE MONUMENTS.

MONUMENTS FOUND ON THE EAST LINE OF HARRISON STREET WERE USED TO ESTABLISH THE WEST LINE BY HONORING THE 40 FOOT RIGHT-OF-WAY SHOWN ON LOT SURVEYS 13-26 AND 21-51 AS WELL AS ON M.C.D. NOTES. THE DISTANCE FROM THE MAG SPIKE SET AT THE ORIGINAL SOUTHEAST CORNER OF LOT 1 TO THE FIRST M.C.D. PIPE FOUND TO THE WEST MEASURES 41.86 FEET, VERSES A DIMENSION OF 42.00 FEET SHOWN AS ON M.C.D. FIELD NOTES WHICH IS RELATIVELY CLOSE, GIVEN THE DATE OF THE M.C.D. SURVEY (1926).

PAGE 1 OF 2

SURVEY FOR PHYLLIS BAYMAN
IN MIAMI COUNTY, OHIO ~ FEBRUARY 1, 2014

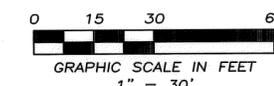
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

Gregg Brookhart

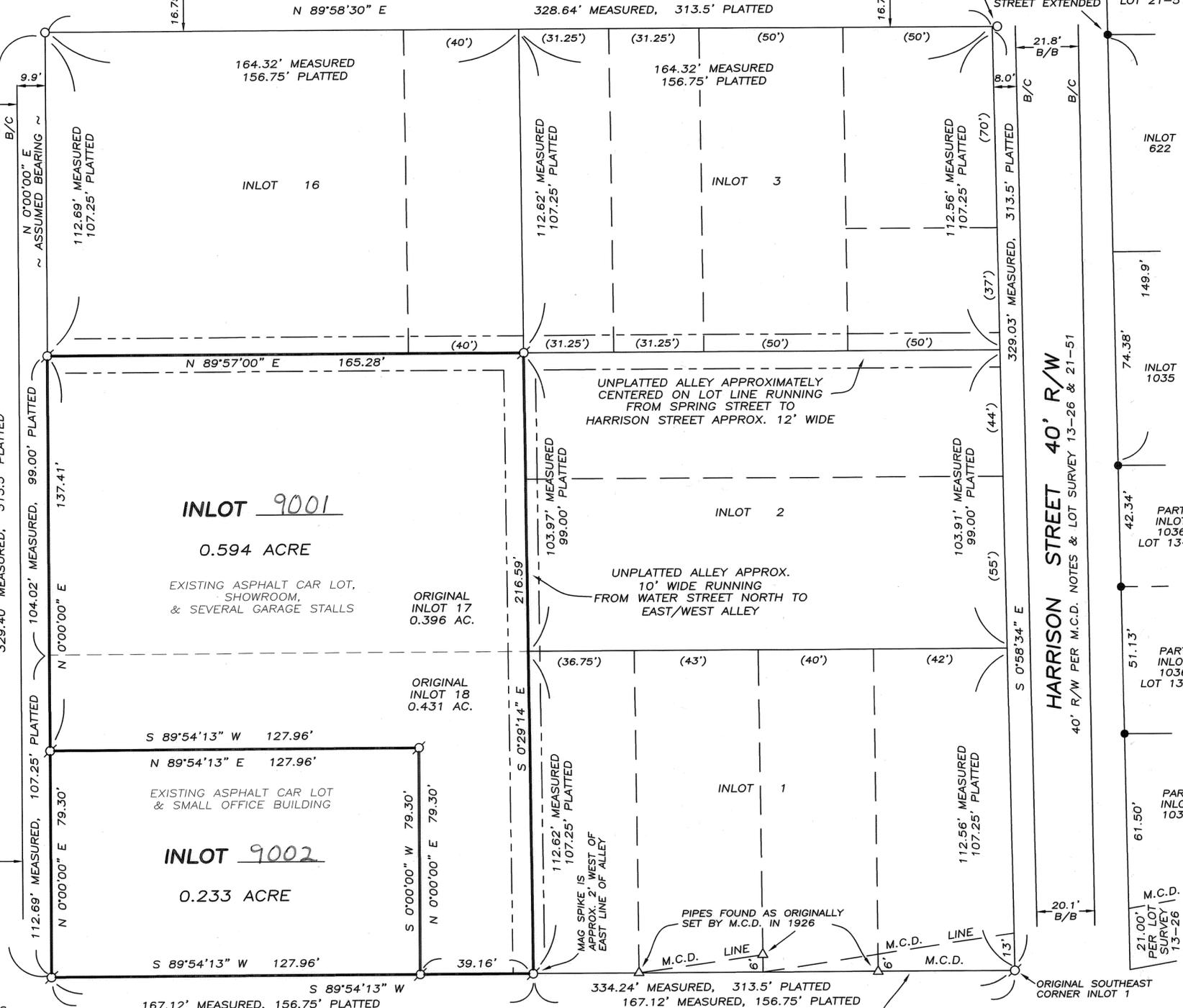
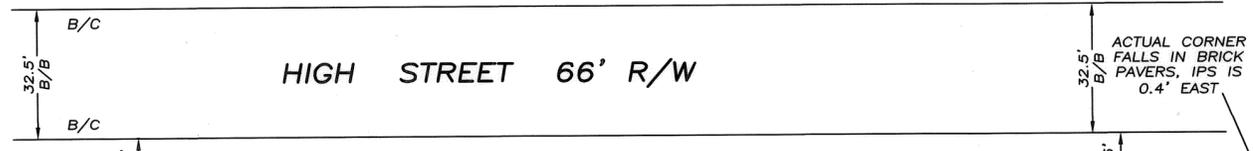
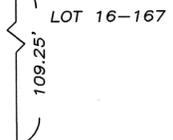
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

40 PENNY NAIL

NOTCH IN MANHOLE RING AS CALLED FOR IN PREVIOUS SURVEYS 25-30 YEARS AGO HAS BEEN TORN OUT WITH STREET CONSTRUCTION



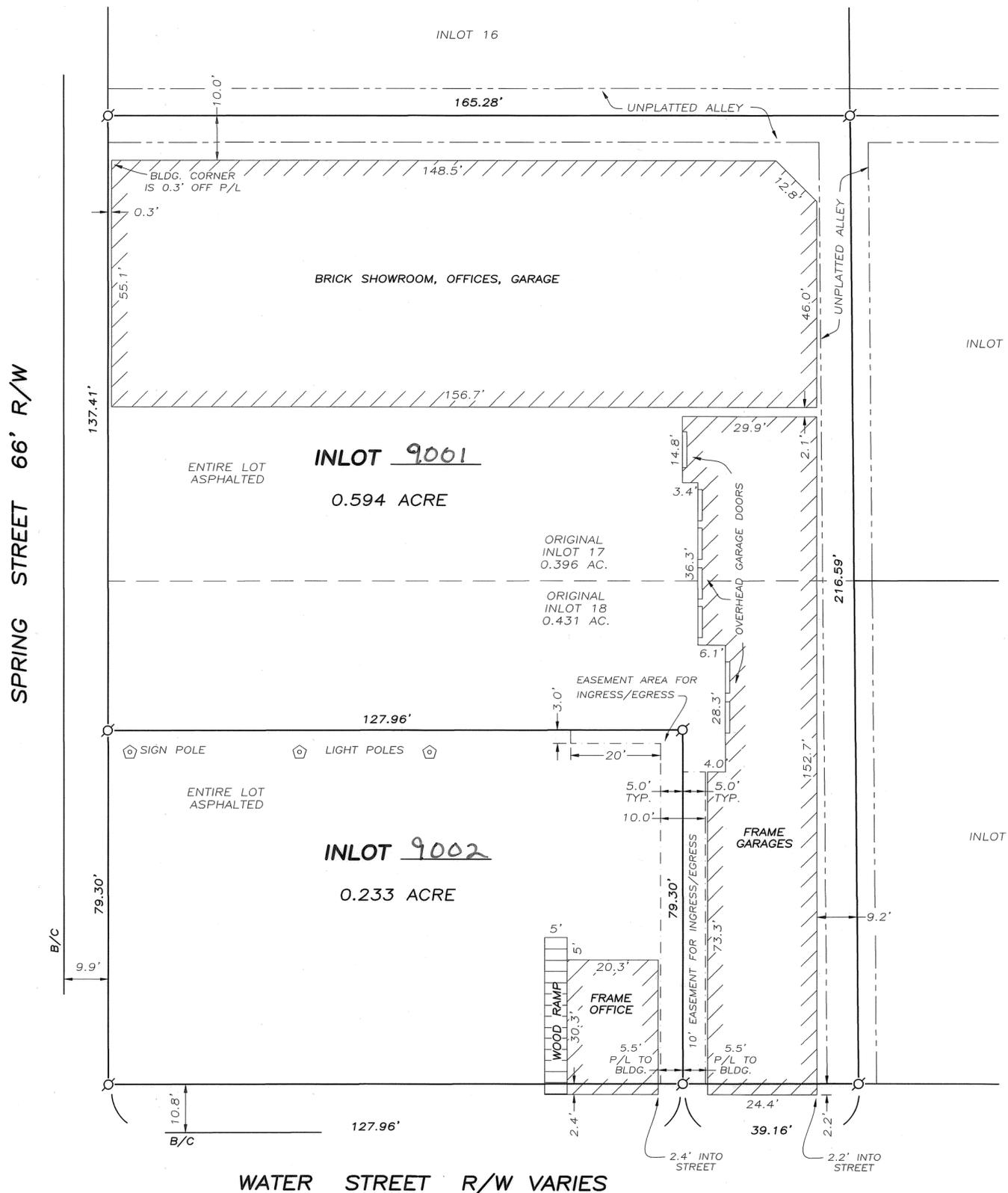
NOTCH FOUND 5' OFF STREET LINE PER LOT SURVEY 16-167



WATER STREET R/W VARIES
R/W VARIES DUE TO TAKES BY
M.C.D. FOR LEVEE CONSTRUCTION

BAYMAN REPLAT
INLOTS 17 & 18, CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 24 PAGE 85A
 MIAMI COUNTY RECORDER'S RECORD OF PLATS



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
 Phyllis Bayman
 PHYLLIS BAYMAN,
 A.K.A. PHYLLIS J. BAYMAN

LIENHOLDER
 [Signature]
 AGENT, UNITY NATIONAL BANK

STATE OF OHIO, MIAMI COUNTY, SS:
 BE IT REMEMBERED THAT ON THIS 28TH DAY OF FEBRUARY, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PHYLLIS J. BAYMAN, WIDOWED, NOT REMARRIED, 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.

[Signature]
 NOTARY PUBLIC



FRANK J. PATRIZIO, Attorney At Law
 Notary Public, State of Ohio
 My Commission has no expiration date
 Section 147.03 R.C.

STATE OF OHIO, MIAMI COUNTY, SS:
 BE IT REMEMBERED THAT ON THIS 29 DAY OF February 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, AGENT FOR UNITY NATIONAL BANK, 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.

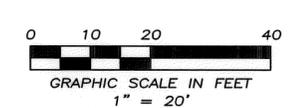
[Signature]
 NOTARY PUBLIC



ANGELA L. SCHULTZ, Notary Public
 In and For the State of Ohio
 My Commission Expires 11/14

CITY OF PIQUA
 THIS RECORD PLAT REVIEWED AND APPROVED
 THIS 3RD DAY OF MARCH, 2014.

[Signature]



PAGE 2 OF 2

SURVEY FOR PHYLLIS BAYMAN
 IN MIAMI COUNTY, OHIO ~ FEBRUARY 1, 2014

GREGG S. BROOKHART
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #6348
 1009 WESTVIEW DRIVE
 PIQUA, OHIO 45356
 (937) 778-3607

[Signature]

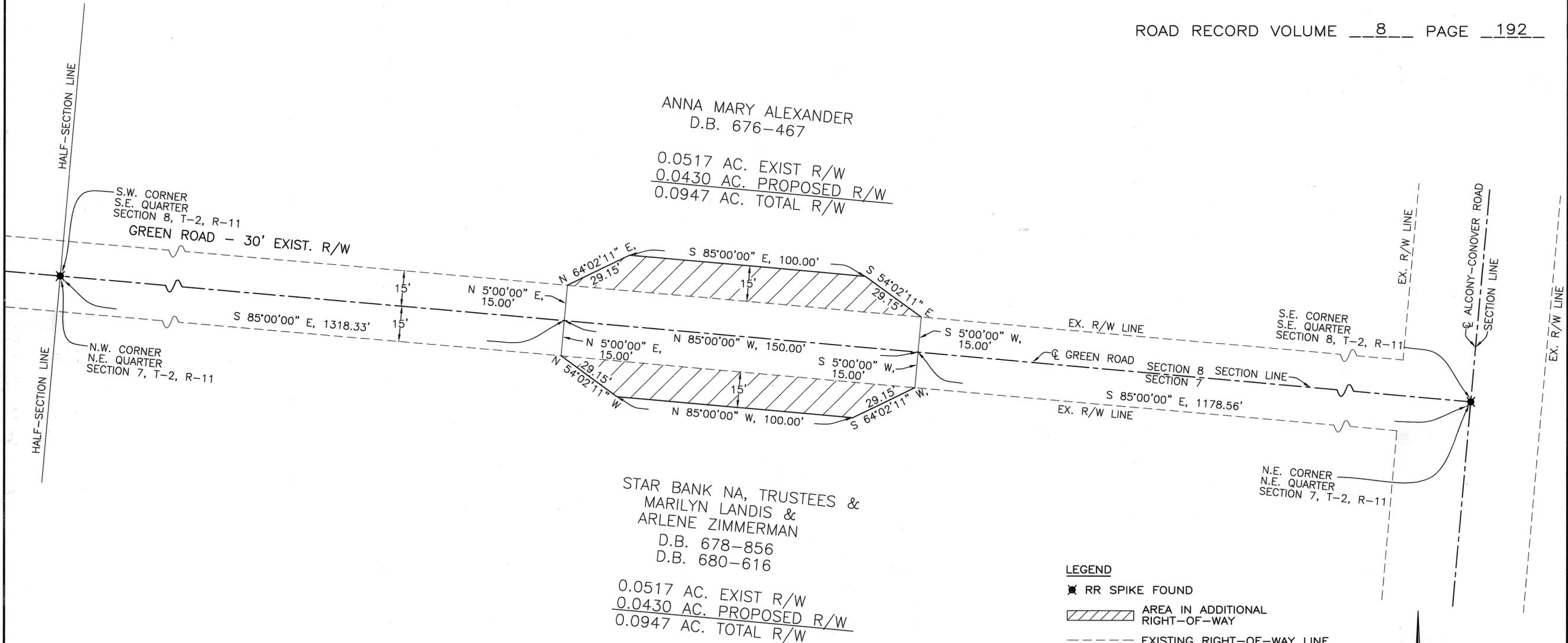
GREGG S. BROOKHART
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #6348
 1009 WESTVIEW DRIVE
 PIQUA, OHIO 45356
 (937) 778-3607

ADDITIONAL RIGHT-OF-WAY GREEN ROAD NO. 217

SECTIONS 7 & 8, TOWN 2, RANGE 11 LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 86
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 4TH DAY
 OF MARCH, 2014, AT 2:08 P.M.
 FILE NO. 2014OR-02348 FEE 0.00
Jessica Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
 BY *Rose Schumaker*
 DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 192



ANNA MARY ALEXANDER
 D.B. 676-467
 0.0517 AC. EXIST R/W
 0.0430 AC. PROPOSED R/W
 0.0947 AC. TOTAL R/W

STAR BANK NA, TRUSTEES &
 MARILYN LANDIS &
 ARLENE ZIMMERMAN
 D.B. 678-856
 D.B. 680-616
 0.0517 AC. EXIST R/W
 0.0430 AC. PROPOSED R/W
 0.0947 AC. TOTAL R/W

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
 THIS 29th DAY OF MARCH, 2003.

Douglas L. Christian
 DOUGLAS L. CHRISTIAN, P.E., P.S.
 MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 4 DAY OF MARCH, 2014.

Matthew W. Gearhardt BY *Linda Zimmerman*
 MATTHEW W. GEARHARDT DEPUTY AUDITOR
 MIAMI COUNTY AUDITOR

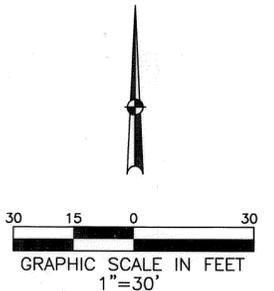
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 29th DAY OF February, 2014, BY RESOLUTION NO. 14-02-289

Richard L. Cultice *John W. O'Brien* *John F. Evans*
 RICHARD L. CULTICE JOHN W. O'BRIEN JOHN F. EVANS
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

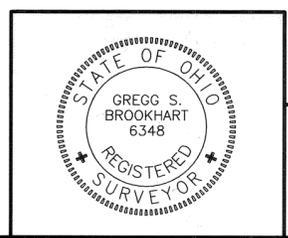
- LEGEND**
- ✱ RR SPIKE FOUND
 - AREA IN ADDITIONAL RIGHT-OF-WAY
 - - - - - EXISTING RIGHT-OF-WAY LINE

REFERENCES
 LAND SURVEYS:
 VOL. 26 PG. 117
 VOL. 30 PG. 110
 VOL. 35 PG. 158

BASIS OF BEARINGS:
 BEARING OF THE ϕ OF GREEN ROAD IS ASSUMED.



SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
ANNA MARY ALEXANDER	V.676, P.467	V. 736, P. 201
STAR BANK NA, TRUSTEES &	V.507, P.580	V. 736, P. 204
MARILYN LANDIS &	V.517, P.889	
ARLENE ZIMMERMAN		



Gregg S. Brookhart
 GREGG S. BROOKHART, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
 DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
 DATE: MARCH 3, 2003

RESOLUTION NO. 14-02-239

ACCEPT ADDITIONAL HIGHWAY EASEMENTS
GREEN ROAD NO. 217

(Located in Sections 7 and 8, Town 2, Range 11, Lost Creek Township, Miami County, Ohio)

COUNTY ENGINEER

Mr. Evans introduced the following resolution and moved for its adoption;

WHEREAS, Anna Mary Alexander, has, by instrument recorded in Miami County Recorder's Deed Book 736, page 201, granted an Easement for Highway Purposes; and

WHEREAS, Star Bank, NA, Trustee, Marilyn Landis and Arlene Zimmerman, have, by instrument recorded in Miami County Recorder's Deed Book 736, page 204, granted an Easement for Highway Purposes; and

WHEREAS, the plat of survey showing the additional highway easements is on file with the Miami County Engineer in Road Record 8 page 192; and

WHEREAS, the Miami County Engineer has approved the plat and recommends that the additional highway easements be accepted.

NOW, THEREFORE BE IT RESOLVED, by the Board of Miami County Commissioners, that the additional highway easements granted are hereby accepted as public highway easements; and

BE IT FURTHER RESOLVED, that the Board hereby approves the plat by signing said plat; and

BE IT FURTHER RESOLVED, that the Clerk of this Board be, and is hereby directed to certify a copy of this resolution to the County Engineer who shall record the plat with a reference to this resolution in the Plat Records of Miami County;

Mr. Cultice seconded the motion to adopt the resolution with the Board voting as follows upon roll call:

Mr. O'Brien, Yea;

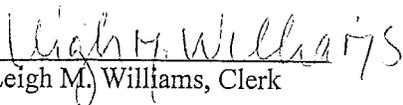
Mr. Evans, Yea;

Mr. Cultice, Yea;

DATED: February 27, 2014

CERTIFICATION

I, Leigh M. Williams, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the board under the date of February 27, 2014.


Leigh M. Williams, Clerk

Cc: Journal
County Engineer c/o Tax Map

Dedication

We, the undersigned being a lien holder of Inlot 1002 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Sharon F. Hensley
 Printed Name: Sharon F. Hensley
 Union Savings Bank
 Authorized Representative

State of **OHIO**, County of **MONTEGOMERY**, S.S.

Be it remembered that on this 26th day of FEBRUARY, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared an authorized representative for Union Savings Bank, the above signed, to me known, and acknowledged the signing and execution of 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.

Elaine G. Rhoads
 Notary Public



ELAINE G. RHOADS, Notary Public
 In and for the State of Ohio
 My Commission Expires Dec. 3, 2017

REPLAT OF INLOTS 1000, 1001 & 1002

TIPP CITY CORPORATION **1000, 1001 & 1002 INLOTS** **SOUTHWEST SECTION** **7 & 8 TAX MAP**

PLAT BOOK 24 PAGE 87
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED MARCH 6, 2014 AT 1:26 P.M.
 FILE NO. 2014OR-02482 FEE \$43.20

James L. Spang BY: *Russ Johnson*
 MIAMI COUNTY RECORDER DEPUTY
 APPROVED AND TRANSFERRED
6 DAY OF MARCH, 2014

Matthew W. Beard BY: *Linda Timmerman*
 MIAMI COUNTY AUDITOR DEPUTY

W. BROADWAY AVE.
 (80' WIDE R/W)



SCALE 1" = 20'

BASIS OF BEARING:
 MIAMI CO. ENGINEER'S
 RECORD OF LOT SURVEYS
 VOLUME 18, PAGE 151

MIAMI COUNTY ENGINEER'S
 RECORDS OF LOT SURVEYS
 VOLUME 18, PAGE 151
 VOLUME 15, PAGE 72

DEED REFERENCE:
 OFFICIAL RECORD
 VOLUME 266, PAGE 380
 DEED BOOK 755, PAGE 158

LEGEND

⊗	PK NAIL FOUND	⊗	RRS FOUND
⊠	STONE FOUND	⊠	
⊙	IRON PIN SET	⊙	
⊕	GIN SPINDLE FND	⊕	
⊖	PK NAIL SET	⊖	
⊗	IRON PIN FOUND	⊗	
⊠	RRS SET	⊠	

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.

Dedication

We, the undersigned being the owners of Inlot 1002 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Virginia A. Dowd
 Virginia A. Dowd
Mary Susan Kuntz
 Mary Susan Kuntz

State of **OHIO**, County of **MIAMI**, S.S.

Be it remembered that on this 5th day of November, 2013, before me, the undersigned, a notary public in and for said county and state, personally appeared Virginia A. Dowd and Mary Susan Kuntz, the above signed, to me known, and acknowledged the signing and execution of 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.

Joseph A. ...
 Notary Public



JOSEPH A. ...
 ATTORNEY AT LAW
 NOTARY PUBLIC
 STATE OF OHIO
 My Comm. Has No
 Expiration Date
 Section 147.03 R. C.

Dedication

We, the undersigned being the owners of Inlot 1000 and 1001 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Terrence G. Jones
 Terrence G. Jones
Lauryne C. Jones
 Lauryne C. Jones

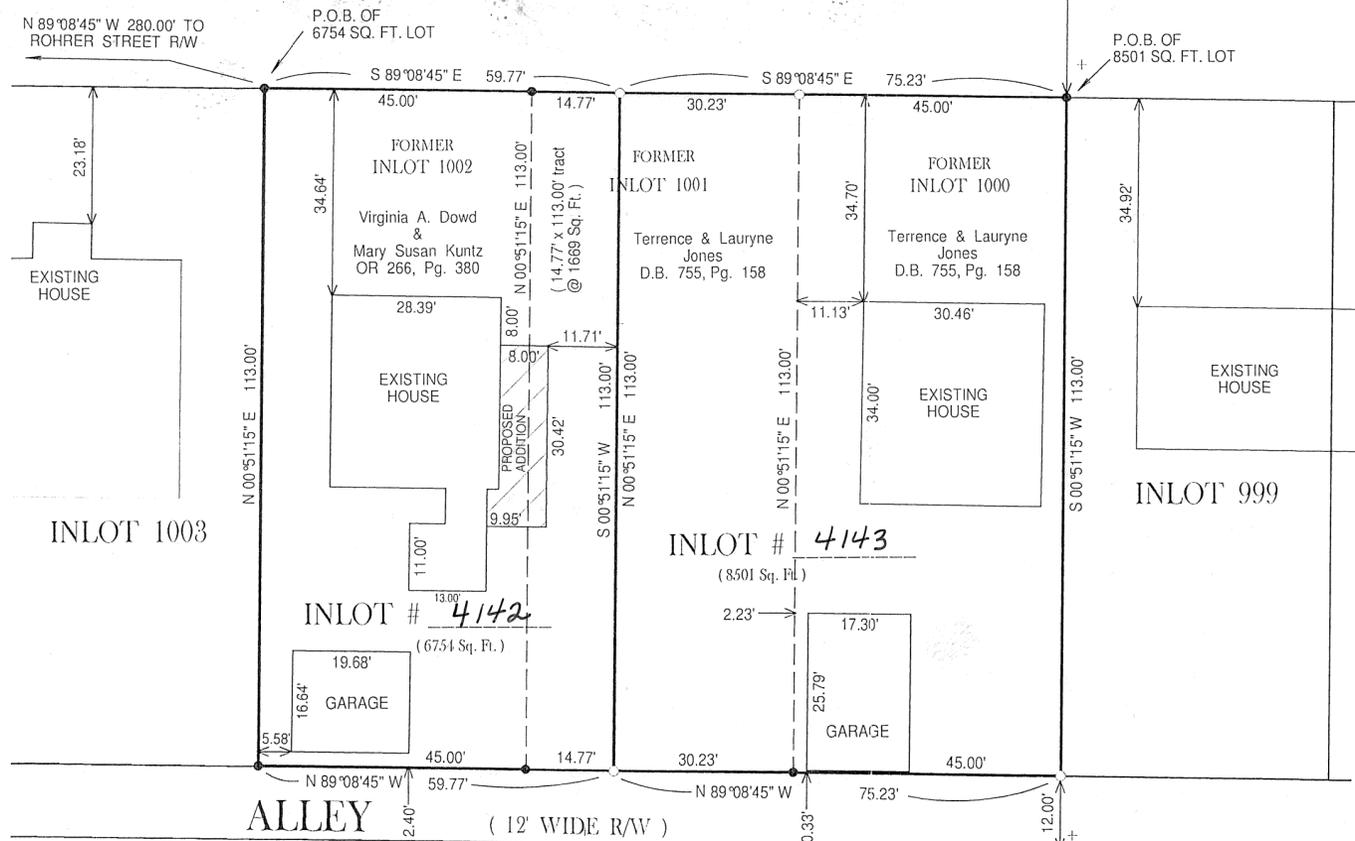
State of **OHIO**, County of **MIAMI**, S.S.

Be it remembered that on this 5th day of November, 2013, before me, the undersigned, a notary public in and for said county and state, personally appeared Terrence G. Jones and Lauryne C. Jones, the above signed, to me known, and acknowledged the signing and execution of 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.

Joseph A. ...
 Notary Public



JOSEPH A. ...
 ATTORNEY AT LAW
 NOTARY PUBLIC
 STATE OF OHIO
 My Comm. Has No
 Expiration Date
 Section 147.03 R. C.



Description

Being a Replat of Pt. Inlot 1001, and all of Inlot 1000 (Plat Book 3, Pages 71 and 72) in the City of Tipp City, Miami County, Ohio, conveyed to Terrence G. Jones and Lauryne C. Jones by deed recorded in Book 755, Page 158 of the Miami County Recorder's Deed Records, and all of Inlot 1002 and Pt. Inlot 1001, as conveyed to Virginia A. Dowd and Mary Susan Kuntz by Deed recorded in Official Record 266, Page 380 and Official Record 497, Page 318.

Planning Board of Tipp City

At a meeting of the Planning Board of the City of Tipp City, Ohio, held this 5th day of October, 2013, this plat was reviewed and approved.

Stacy M. Wall Chairman *Marilyn A. Jennell* Secretary

SEPTEMBER 13, 2013	REPLAT OF INLOTS 1000, 1001 & 1002 TIPP CITY, MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

REPLAT OF I.L. 8980 FOR DRAPP INVESTMENTS SECTION 23, TOWN 8, RANGE 5 CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF A TOTAL OF 3.255 ACRES INTO A 1.935 ACRE LOT, AND A 1.319 ACRE LOT, BEING ALL OF THE INLOT 8980 CONVEYED TO DRAPP INVEST. IN DEED BOOK 723 PAGE 112 IN THE MIAMI COUNTY RECORD OF DEEDS.

REFERENCES
MIAMI COUNTY RECORD OF LAND SURVEYS:
VOLUME 45 PAGE 18

MIAMI COUNTY RECORD OF PLATS:
PLAT BOOK 23 PAGE 98

DEEDS: AS REFERENCED HEREON

LEGEND

- 5/8" x 30" CAPPED IRON PIN SET
STAMPED BRUMBAUGH E&S
 - IRON PIN FOUND
 - STONE FOUND
- (244.00') BEARING & DISTANCE OF RECORD

CONSENT TO REPLAT

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

DRAPP INVESTMENTS WITNESS
Kathleen M. Goodman 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 West Milton, OHIO, THIS 20th DAY OF March, 2014.

Kathleen M. Goodman
KATHLEEN M. GOODMAN, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 12, 2015
NOTARY PUBLIC

CONSENT TO REPLAT

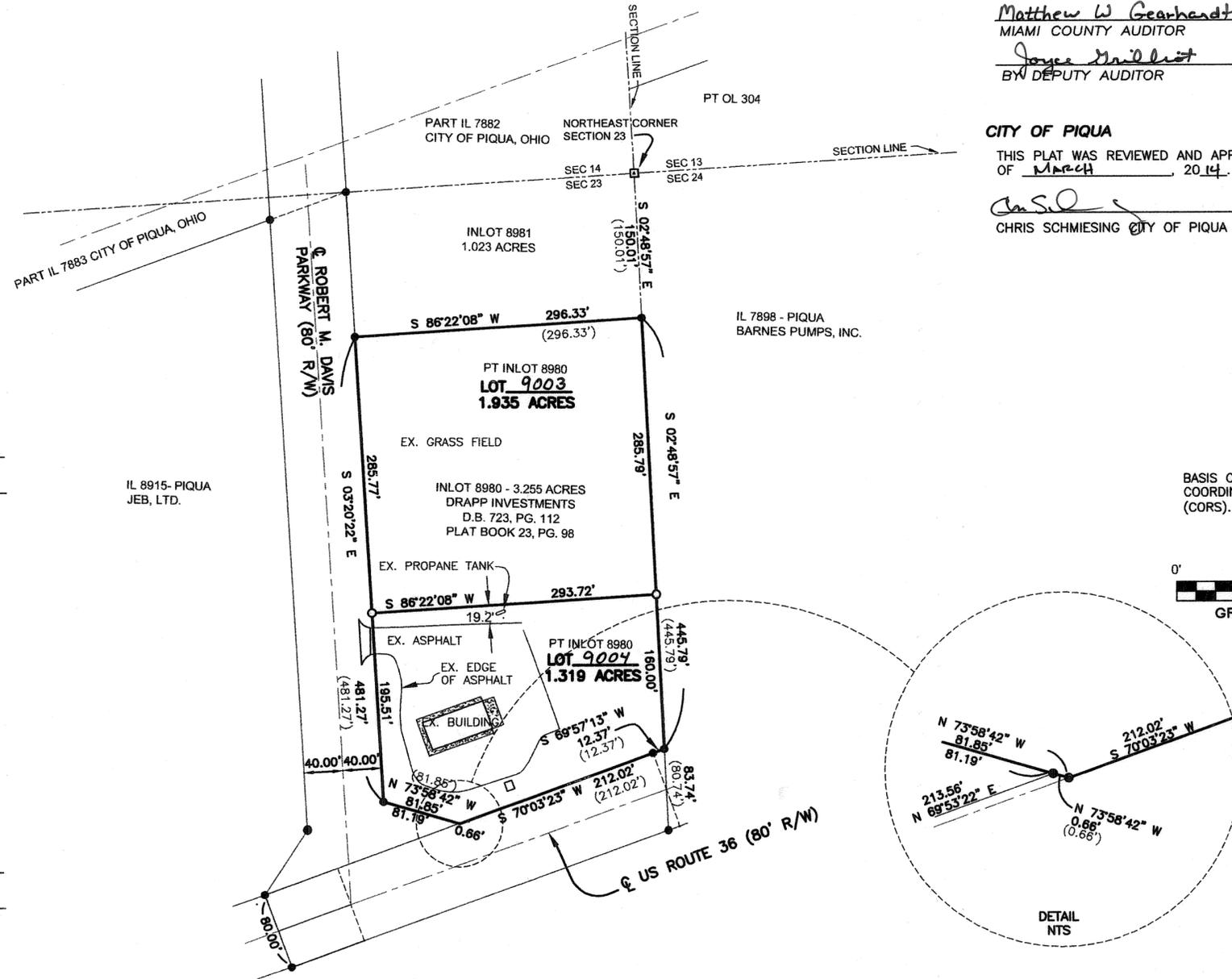
WE, THE UNDERSIGNED, BEING ALL THE LEINHOLDERS OF THE LANDS SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

UNITY NATIONAL BANK WITNESS
Vicki L. Burke 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 Piqua, OHIO, THIS 21st DAY OF March, 2014.

Vicki L. Burke
VICKI L. BURKE
Notary Public, State of Ohio
My Commission Expires 12-22-17
NOTARY PUBLIC



MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 21st DAY
OF March, 2014, AT 10:20
FILE # 201402-6304, FEE \$ 43.20

Jessica Lopez Jon McCain
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT ASSIGNED THIS 21st
DAY OF March, 2014.

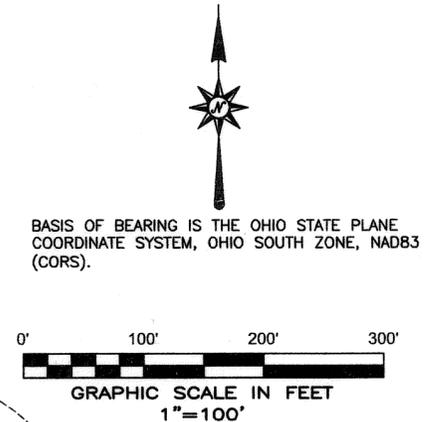
Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Maillet
BY DEPUTY AUDITOR

CITY OF PIQUA

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 21st DAY
OF March, 2014.

Chris Schmiesing
CHRIS SCHMIESING CITY OF PIQUA CITY PLANNER



CERTIFICATION
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND
IN ACCORDANCE WITH THE DATA SHOWN HEREIN.
Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

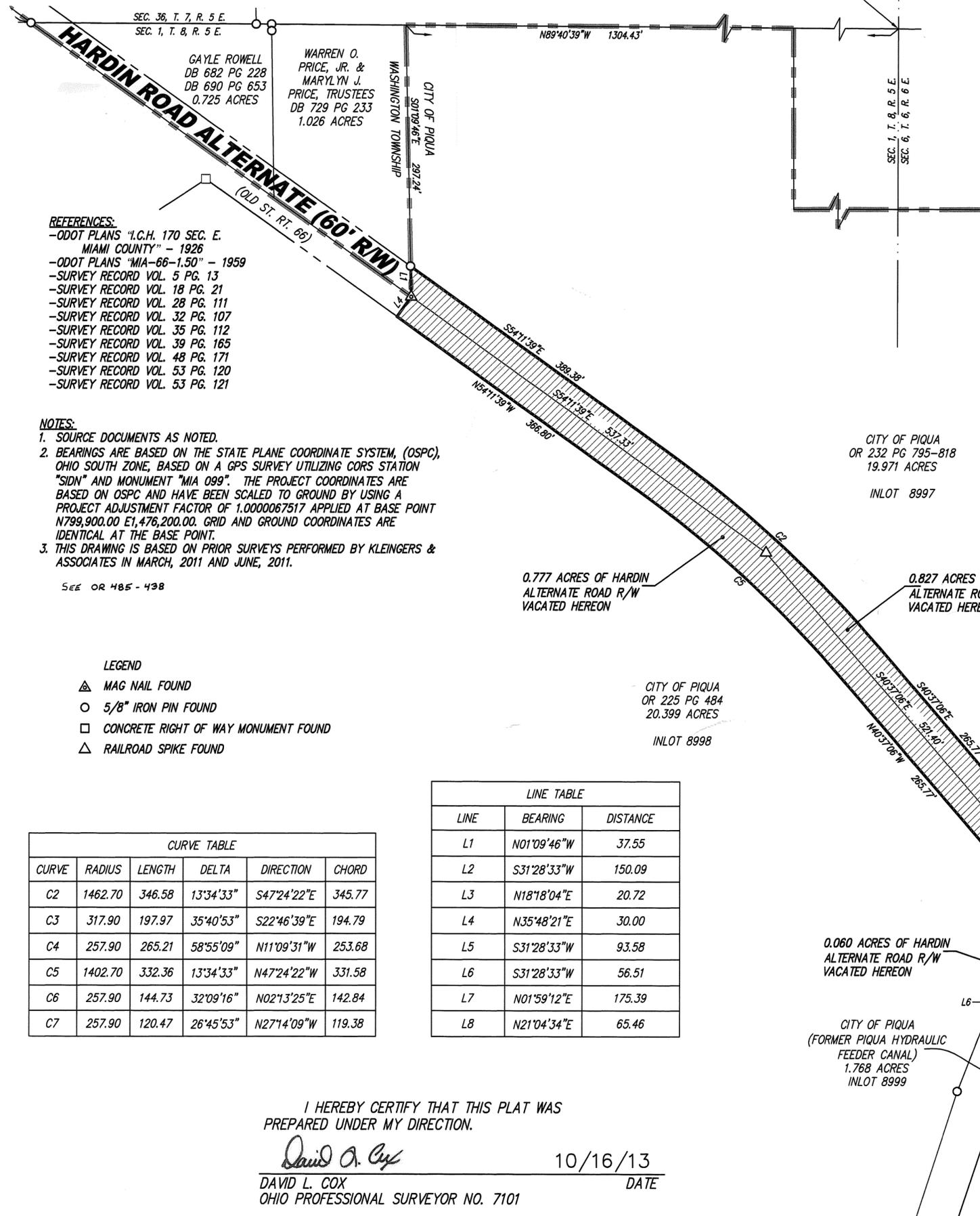
REPLAT OF INLOT 8980 FOR DRAPP INVESTMENTS,
MARCH 3, 2014

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000 ~ OFFICE
(937) 698-3928 ~ FAX

3/27/14

DESCRIPTION
 BEING THE VACATION OF THAT PART OF HARDIN ROAD ALTERNATE (OLD S.R. 66) LOCATED ADJACENT TO INLOTS 8997, 8998 AND 8999 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO AND OWNED BY THE CITY OF PIQUA AS SHOWN HEREON.



REFERENCES:

- ODOT PLANS "I.C.H. 170 SEC. E. MIAMI COUNTY" - 1926
- SURVEY RECORD VOL. 5 PG. 13
- SURVEY RECORD VOL. 18 PG. 21
- SURVEY RECORD VOL. 28 PG. 111
- SURVEY RECORD VOL. 32 PG. 107
- SURVEY RECORD VOL. 35 PG. 112
- SURVEY RECORD VOL. 39 PG. 165
- SURVEY RECORD VOL. 48 PG. 171
- SURVEY RECORD VOL. 53 PG. 120
- SURVEY RECORD VOL. 53 PG. 121

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "SIDN" AND MONUMENT "MIA 099". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000067517 APPLIED AT BASE POINT N799,900.00 E1,476,200.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
3. THIS DRAWING IS BASED ON PRIOR SURVEYS PERFORMED BY KLEINGERS & ASSOCIATES IN MARCH, 2011 AND JUNE, 2011.

SEE OR 485-438

LEGEND

- ▲ MAG NAIL FOUND
- 5/8" IRON PIN FOUND
- CONCRETE RIGHT OF WAY MONUMENT FOUND
- △ RAILROAD SPIKE FOUND

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C2	1462.70	346.58	13°34'33"	S47°24'22"E	345.77
C3	317.90	197.97	35°40'53"	S22°46'39"E	194.79
C4	257.90	265.21	58°55'09"	N11°09'31"W	253.68
C5	1402.70	332.36	13°34'33"	N47°24'22"W	331.58
C6	257.90	144.73	32°09'16"	N02°13'25"E	142.84
C7	257.90	120.47	26°45'53"	N27°14'09"W	119.38

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°09'46"W	37.55
L2	S31°28'33"W	150.09
L3	N18°18'04"E	20.72
L4	N35°48'21"E	30.00
L5	S31°28'33"W	93.58
L6	S31°28'33"W	56.51
L7	N01°59'12"E	175.39
L8	N21°04'34"E	65.46

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

David L. Cox
 DAVID L. COX
 OHIO PROFESSIONAL SURVEYOR NO. 7101

10/16/13
 DATE

PLAT BOOK 24 PAGE 89
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 24 DAY OF
MARCH, 2014, AT 11:31 A.M.
 FILE NO. 2014020217 FEE: 43.20

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
[Signature]
 DEPUTY

TRANSFERRED THIS 26 DAY OF March
 2014.

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

CITY OF PIQUA PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 8 DAY OF
October, 2013.

[Signature]
 CHAIRPERSON

PIQUA CITY COMMISSION

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 19 DAY OF
November, 2013, ORD. # 15-13

[Signature] CLERK
[Signature] MAYOR



CIVIL ENGINEERING www.kleingers.com
 SURVEYING
 LANDSCAPE ARCHITECTURE 6305 Centre Park Dr.
 West Chester, OH 45069
 513.779.7851

SEAL:



NO.	DATE	DESCRIPTION
1	10/8/13	ISSUED- DKY
2	10/16/13	COUNTY COMMENTS

HARDIN ROAD ALTERNATE

(OLD S.R. 66)
VACATION PLAT
 PART INLOTS 8997, 8998 & 8999
 SECTION 1, TOWN 8, RANGE 5 EAST
 CITY OF PIQUA
 MIAMI COUNTY, OHIO

PROJECT NO: 110048.005

DATE: 9/23/13

SCALE:

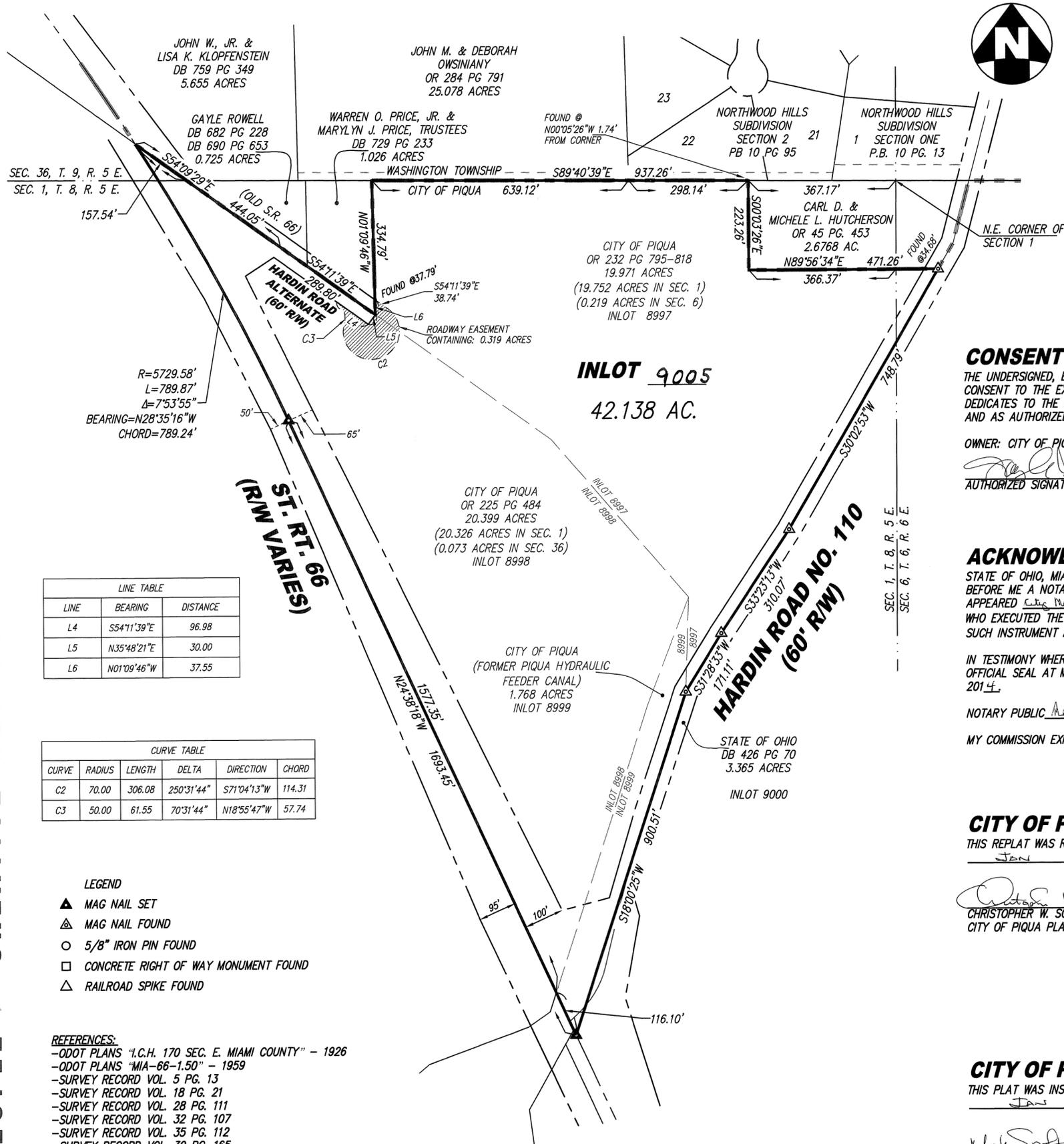


SHEET NAME:

VACATION PLAT

SHEET NO.

1 OF 1



LINE	BEARING	DISTANCE
L4	S54°11'39"E	96.98
L5	N35°48'21"E	30.00
L6	N01°09'46"W	37.55

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C2	70.00	306.08	250°31'44"	S71°04'13"W	114.31
C3	50.00	61.55	70°31'44"	N18°55'47"W	57.74

LEGEND

- ▲ MAG NAIL SET
- △ MAG NAIL FOUND
- 5/8" IRON PIN FOUND
- CONCRETE RIGHT OF WAY MONUMENT FOUND
- △ RAILROAD SPIKE FOUND

REFERENCES:

- ODOT PLANS "I.C.H. 170 SEC. E. MIAMI COUNTY" - 1926
- ODOT PLANS "MIA-66-1.50" - 1959
- SURVEY RECORD VOL. 5 PG. 13
- SURVEY RECORD VOL. 18 PG. 21
- SURVEY RECORD VOL. 28 PG. 111
- SURVEY RECORD VOL. 32 PG. 107
- SURVEY RECORD VOL. 35 PG. 112
- SURVEY RECORD VOL. 39 PG. 165
- SURVEY RECORD VOL. 48 PG. 171
- SURVEY RECORD VOL. 53 PG. 120
- SURVEY RECORD VOL. 53 PG. 121

DESCRIPTION

BEING A REPLAT OF 42.138 ACRES OF INLOTS 8997, 8998 AND 8999 AS SHOWN ON PLAT BOOK 24 PAGE 62 AND ALL OWNED BY THE CITY OF PIQUA IN O.R. 232 PG. 795 AND 225 PG. 484.

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "SIDN" AND MONUMENT "MIA 099". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000067517 APPLIED AT BASE POINT N799,900.00 E1,476,200.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
3. THIS DRAWING IS BASED ON PRIOR SURVEYS PERFORMED BY KLEINGERS & ASSOCIATES IN MARCH, 2011 AND JUNE, 2011.

PLAT BOOK 24 PAGE 90
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 29 DAY OF
March, 2014, AT 11:31 A.M.
 FILE NO. 201402-03018 FEE: 13.20

Jessica A. Lopez, Miami County Recorder
 Deputy

TRANSFERRED THIS 26 DAY OF March 2014.

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

CONSENT TO REPLAT

THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE ROADWAY EASEMENT SHOWN HEREON AND AS AUTHORIZED BY RESOLUTION R-6-14.

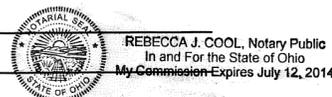
OWNER: CITY OF PIQUA
 AUTHORIZED SIGNATURE: [Signature] TITLE: CITY MANAGER

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS
 BEFORE ME A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED City Manager Joyce Grilliot, ON BEHALF OF THE CITY OF PIQUA, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE/SHE/ DID SIGN SUCH INSTRUMENT AS HIS/HER/ FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT MIAMI COUNTY, OHIO, ON THIS 22 DAY OF January, 2014.

NOTARY PUBLIC Rebecca J. Cool
 MY COMMISSION EXPIRES July 12, 2014



CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 22 DAY OF Jan, 2014.

Christopher W. Schmiesing
 CHRISTOPHER W. SCHMIESING
 CITY OF PIQUA PLANNER

CITY OF PIQUA PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 22 DAY OF Jan, 2014.

Mark Spatman / Chris
 CHAIRPERSON

PIQUA CITY COMMISSION

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 30 DAY OF January, 2014. RES. # R-6-14

Rebecca J. Cool CLERK
Lucinda L. Jess MAYOR



CIVIL ENGINEERING www.kleingers.com
 SURVEYING
 LANDSCAPE ARCHITECTURE
 6305 Centre Park Dr.
 West Chester, OH 45069
 513.779.7851

SEAL:



David L. Cox 12/26/13
 DAVID L. COX, P.S. #7101 DATE

NO.	DATE	DESCRIPTION
1	12/26/13	ISSUED- DKY

REPLAT OF INLOTS 8997, 8998 & 8999

SECTION 1, TOWN 8, RANGE 5 EAST
 SECTION 6, TOWN 6, RANGE 6 EAST
 SECTION 36, TOWN 9, RANGE 5 EAST
 CITY OF PIQUA
 MIAMI COUNTY, OHIO

PROJECT NO: 110048.005

DATE: 12/11/13

SCALE:

SHEET NAME:

REPLAT

SHEET NO.
1 OF 1

APPROVALS

THIS REPLAT WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS
THIS 25th DAY OF March, 2014.

Richard L. Cultice *John F. Evans*
RICHARD L. CULTICE JOHN F. EVANS

John W. O'Brien
JOHN W. O'BRIEN

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY
PLANNING COMMISSION THIS 12th DAY OF February, 2014.

Chairman *Secretary*
CHAIRMAN SECRETARY

THIS REPLAT WAS REVIEWED AND APPROVED THIS 20th DAY OF
MARCH, 2014.

Paul Huelskamp
PAUL HUELSKAMP
MIAMI COUNTY ENGINEER

TINA WHALEY, LEO STURGILL,
AND LILLIAN STURGILL
0.720 ACRES
D.B. 744, PG. 78

DEWEY D. & JONI L.
BUCK
0.750 ACRES
D.B. 643, PG. 258

CARL KEVIN & SUSAN DIANE
HUNTSBERGER
1.630 ACRES
D.B. 735, PG. 215

~~ILYAS IKRAMUDDIN~~
~~0.670 ACRES~~
~~D.B. 722, PG. 385~~
~~P.B. 20, PG. 100~~
RIM ALSAMAN
O.R. 440-78

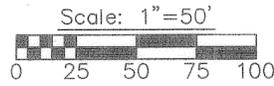
LOT 65
0.754 ACRES
(ORIGINAL LOT 58)

LOT 66
0.498 ACRES
(ORIGINAL LOT 59)

NICHOLAS GABEL
0.993 ACRES
O.R. 134, PG. 404

SEAN P. & DEBRA A. ORBAN
AND MICHAEL C. WILSON
0.459 ACRES
D.B. 725, PG. 842

REPLAT OF LOTS 58 & 59 OF
SAXONY WOODS SECTION 7
PLAT BOOK 19, PAGE 88
TOWN 4, RANGE 6E, SE 1/4 - 4
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO



PLAT BOOK 24 VOLUME 91
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED March 26, 2014 AT 3:47pm
FILE NO. 201406-03249 FEE 43.20

Jessie Lopez BY: *Richard L. Cultice*
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 26
DAY OF March, 2014.

Matthew W. Gearhardt *Linda*
MIAMI COUNTY AUDITOR DEPUTY

NOTE

THIS REPLAT IS FOR THE PURPOSE OF
VACATING A PORTION OF THE DRAINAGE
EASEMENT—NO LOT LINES ARE BEING MOVED.

DESCRIPTION

BEING A REPLAT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4,
TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING
A TOTAL OF 1.252 ACRES AND BEING ALL OF LOTS 58 AND 59 OF
SAXONY WOODS SECTION 7, AS RECORDED IN PLAT BOOK 19, PAGE 88 OF
THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND ACQUIRED BY HG
DEVELOPMENT, IN BY DEED RECORDED IN DEED BOOK 708, PAGE 362 OF
THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN
REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND 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.

Robert E. Blackmore *Kristin Candlish*
ROBERT E. BLACKMORE WITNESS
HG DEVELOPMENT, INC.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT
TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL THIS 14 DAY OF MARCH, 2014.

Jewelton McCoy July 25, 2017
NOTARY PUBLIC MY COMMISSION EXPIRES

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

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS
SHOWN, WITH IRON PINS SHOWN OR SET AT ALL LOT CORNERS AND POINTS
OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR
BOUNDARY SURVEYS IN THE STATE OF OHIO.



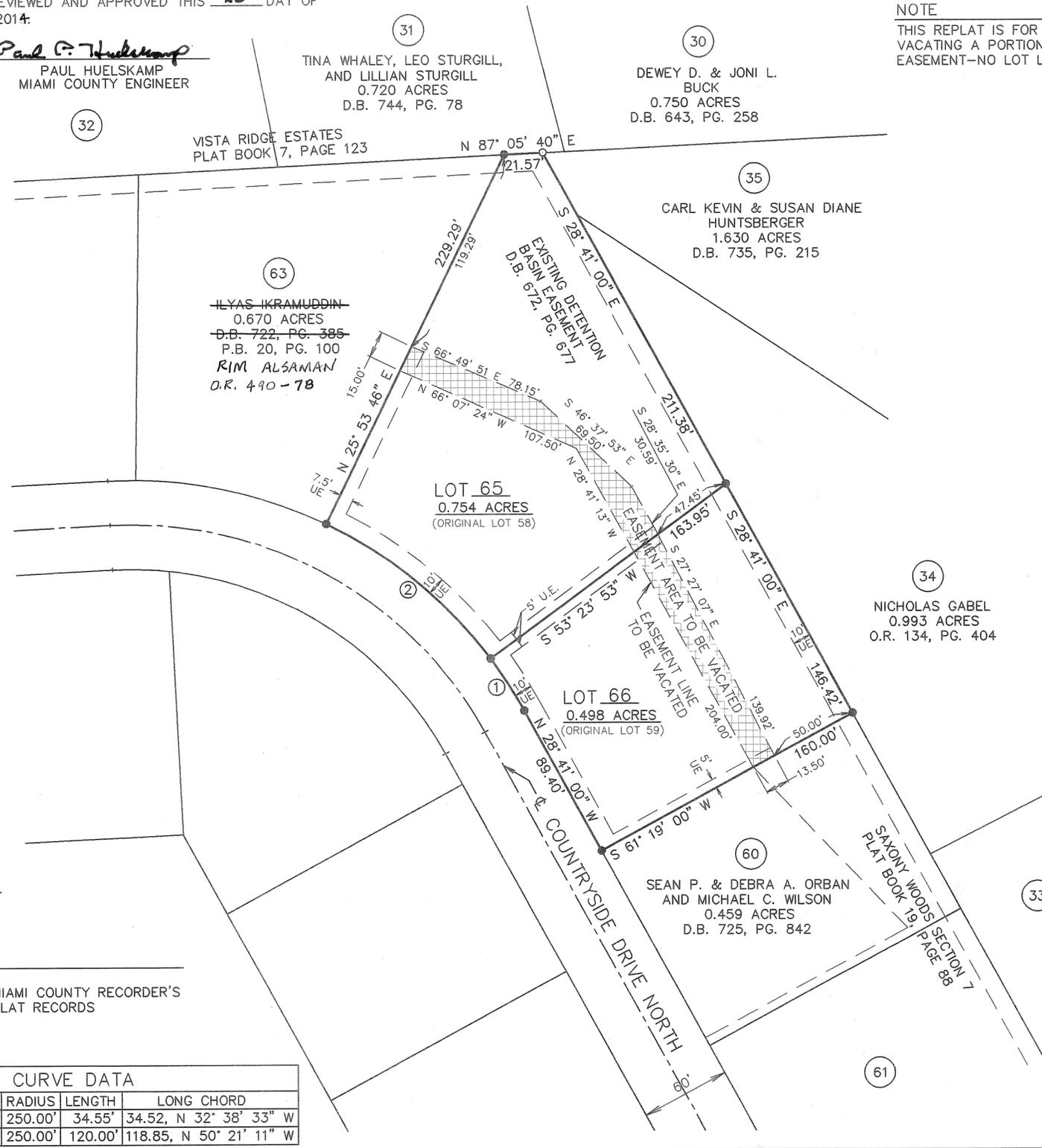
Michael W. Cozatt 2/10/14
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 01912R Ph. (937) 339-2921

- LEGEND**
- IRON PIPE FOUND
 - IRON PIN FOUND

- REFERENCES**
- P.B. 07, PG. 123
 - P.B. 09, PG. 149
 - P.B. 19, PG. 88
 - P.B. 21, PG. 01
- MIAMI COUNTY RECORDER'S
PLAT RECORDS

CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	07° 55' 07"	250.00'	34.55'	34.52, N 32° 38' 33" W
2	27° 30' 07"	250.00'	120.00'	118.85, N 50° 21' 11" W



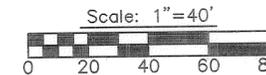
REPLAT OF INLOT 617
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 24 PAGE 92
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED March 27, 2014 AT 12:08 PM
FILE NUMBER 201405-0320 FEE 43.20

Jan-Lan BY Robertson
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 27 DAY OF March, 2014

Matthew W. Heath Linda
MIAMI COUNTY DEPUTY
AUDITOR JANUARY



Legend

- Iron pin found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 07, Pg. 200
 - Vol. 13, Pg. 135
 - Vol. 17, Pg. 139
 - Vol. 17, Pg. 196
 - Vol. 18, Pg. 161
 - Vol. 21, Pg. 06
- Miami County Engineer's Record of Lot Surveys

- P.B. 01, Pg. 156
 - P.B. 01, Pg. 251
 - P.B. 01, Pg. 252
- Miami County Recorder's Plat Record



SPLIT DETAIL
NO SCALE

DESCRIPTION

BEING A REPLAT OF INLOT 617 IN THE CITY OF TROY, PART OF THE CULBERTSONS ADDITION TO THE CITY OF TROY, OHIO AS RECORDED IN P.B. 01, PAGE 252 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND ACQUIRED BY CAMERON DALTON AND DAVID DALTON BY DEED RECORDED IN DEED BOOK 733, PAGE 531 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. CONTAINING A TOTAL OF 0.000 ACRES.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Cameron Dalton Robert M. H.
CAMERON DALTON WITNESS
David Dalton Camela L. Sutton
DAVID DALTON WITNESS

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 AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF February, 2014.

Camela L. Sutton
NOTARY PUBLIC
 CAMELA L. SUTTON, Notary Public in and for the State of Ohio My Commission Expires April 5, 2017

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED THIS 26th DAY OF MARCH, 2014.

Deborah J. Swan
DEBORAH J. SWAN
CITY OF TROY ENGINEER



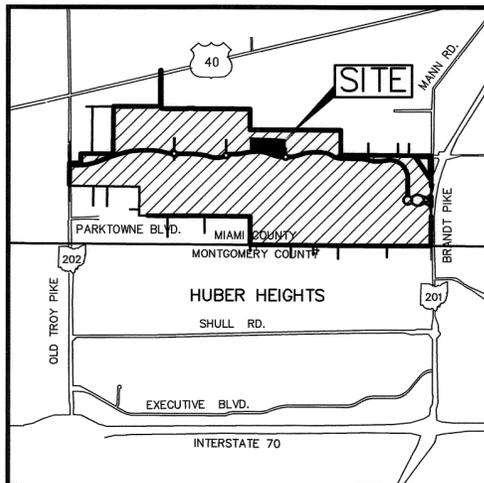
Michael W. Cozatt 2/25/14
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineering Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 02314 Ph. (937) 339-2921

CARRIAGE TRAILS

SECTION 7 PHASE I PART INLOT 352

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
FEBRUARY 2014



LOCATION MAP
NO SCALE

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 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.

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

Judith J. Simpson
Cassandra Riehle

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF January, 2014, 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 8/10/2015

Cassandra Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2015

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 7, Phase I 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 ___ 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:
D.B. 790, PG. 219 & O.R.V. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG.91 P.B. 23, PG.87
P.B. 22, PG.80 P.B. 23, PG.11
P.B. 22, PG.89 P.B. 22, PG.25
P.B. 23, PG.28 P.B. 23, PG.70
P.B. 24, PG.20

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOL. 54, PG. 136

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



M-E/IBI GROUP

David L. Chiesa 1/22/14
David L. Chiesa P.S.
Registered Surveyor No. 7740



635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

VOLUME 24 PAGE 93
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 4
DAY OF April, 2014 FOR
FILING AT 9:54 A.M.
FILE NO. 2014OR-03551
FEE \$129.00
Denise A. Jones
MIAMI COUNTY RECORDER
Denise A. Jones
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 4 DAY OF April, 2014

Matthew W. Beardard
MIAMI COUNTY AUDITOR
Jinda Linneman
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 2/11, 2014

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT 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.

CONSENT OF LIENHOLDER PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF January, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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



CHRISTOPHER M. JOHNSON
Notary Public, State of Ohio
My Commission Expires Aug. 16, 2015

No explanation
MY COMMISSION EXPIRES:

CARRIAGE TRAILS
 INLOT 352
 P.B. 22, PG. 25

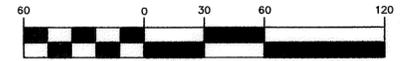
DEC LAND CO. I LLC
 O.R. VOL. 322, PG. 782
 121.042 ACRES

LEGEND

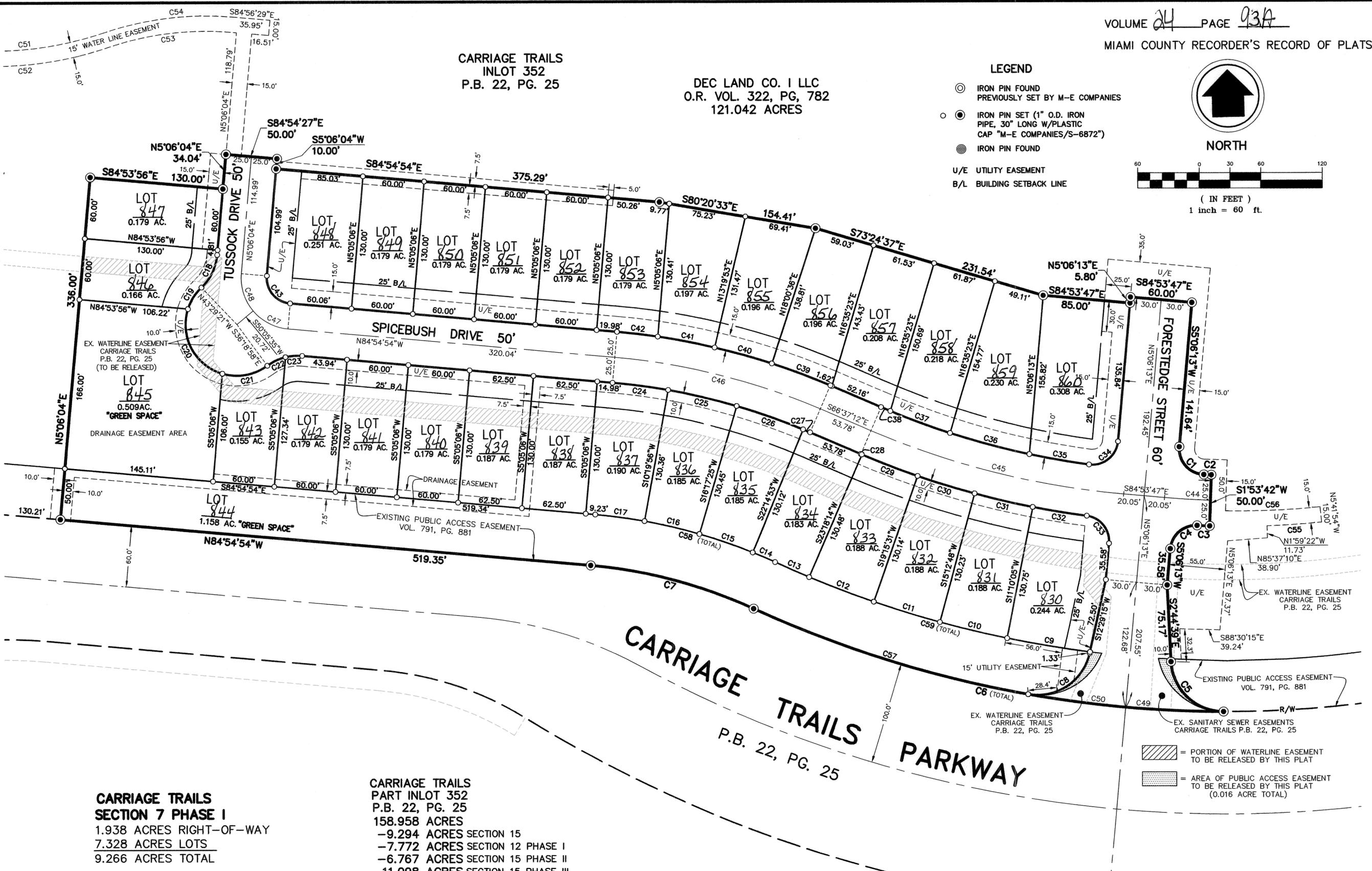
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



NORTH



(IN FEET)
 1 inch = 60 ft.



**CARRIAGE TRAILS
 SECTION 7 PHASE I**
 1.938 ACRES RIGHT-OF-WAY
 7.328 ACRES LOTS
 9.266 ACRES TOTAL

**CARRIAGE TRAILS
 PART INLOT 352
 P.B. 22, PG. 25
 158.958 ACRES**
 -9.294 ACRES SECTION 15
 -7.772 ACRES SECTION 12 PHASE I
 -6.767 ACRES SECTION 15 PHASE II
 -11.098 ACRES SECTION 15 PHASE III
 -8.793 ACRES SECTION 15 PHASE IV
 -8.150 ACRES SECTION 9 PHASE I
 -9.266 ACRES SECTION 7 PHASE I
 97.818 ACRES (REMAINING)

- = PORTION OF WATERLINE EASEMENT TO BE RELEASED BY THIS PLAT
- = AREA OF PUBLIC ACCESS EASEMENT TO BE RELEASED BY THIS PLAT (0.016 ACRE TOTAL)

**CARRIAGE TRAILS
 SECTION 7 PHASE I**

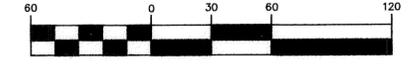


635 Brooksedge Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

p:\gpc-rh\1313-105\dwg\SURVEY\CT7-1\PLAT.dwg by:david.chiesa on 03/25/2014 @ 04:00:52 pm © M-E Companies, Inc.



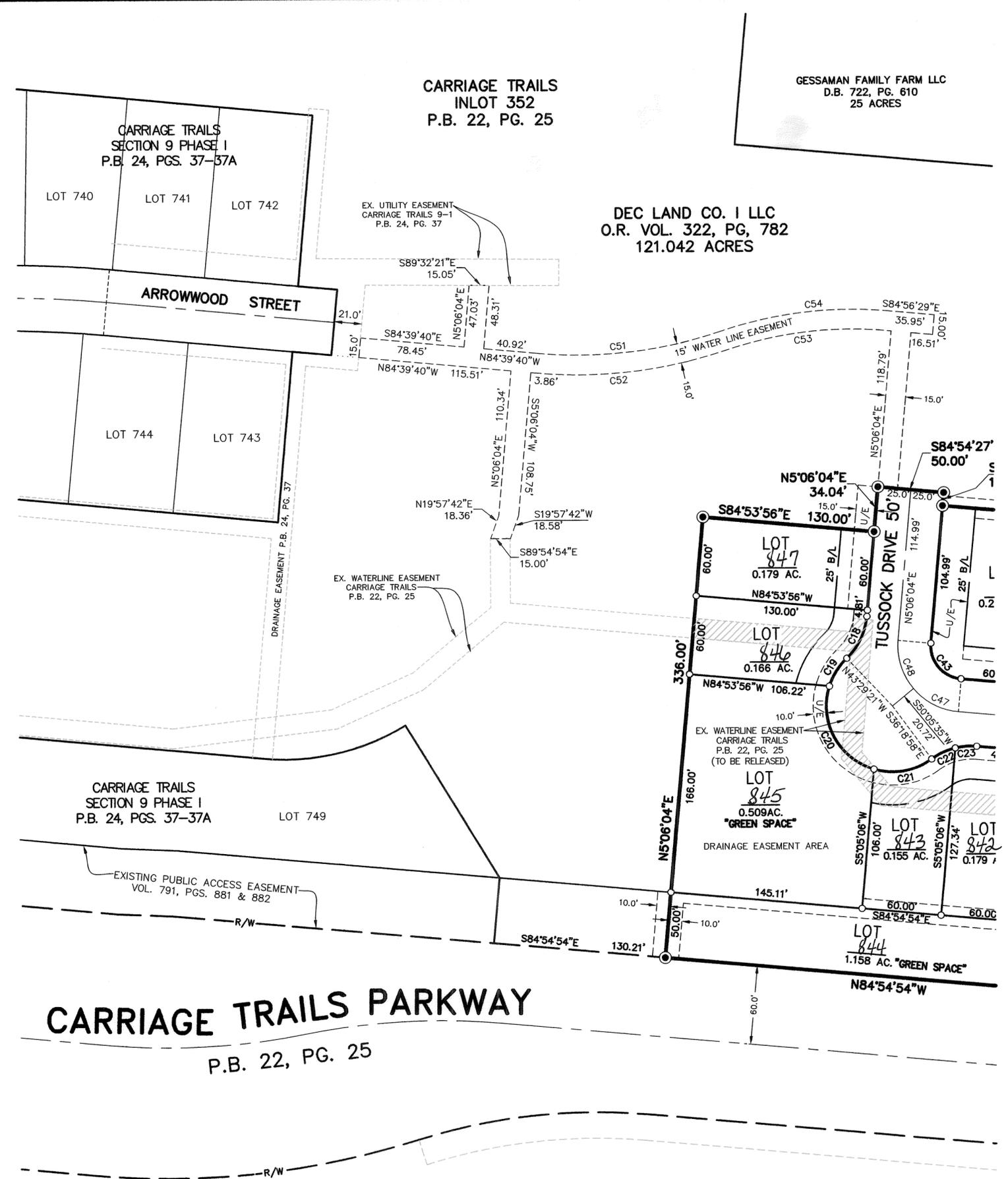
NORTH



(IN FEET)
 1 inch = 60 ft.

LEGEND

- ⊙ IRON PIN FOUND
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	40.44'	25.00'	92°40'15"	S41°13'55"E	36.17'
C2	7.27'	775.00'	0°32'16"	S87°50'10"E	7.27'
C3	12.27'	825.00'	0°51'08"	S87°40'44"E	12.27'
C4	38.24'	25.00'	87°38'37"	S48°55'31"W	34.62'
C5	78.07'	51.37'	87°04'15"	S46°16'46"E	70.77'
C6	472.82'	1100.00'	24°37'40"	S77°30'06"E	469.19'
C7	165.27'	480.00'	19°43'38"	N75°03'05"W	164.45'
C8	79.69'	52.08'	87°40'27"	N56°19'28"E	72.14'
C9	81.97'	1050.00'	4°28'23"	S80°26'44"E	81.95'
C10	67.46'	1050.00'	3°40'52"	S76°22'07"E	67.45'
C11	67.44'	1050.00'	3°40'47"	S72°41'17"E	67.42'
C12	67.45'	1050.00'	3°40'49"	S69°00'29"E	67.43'
C13	36.28'	1050.00'	1°58'48"	S66°10'40"E	36.28'
C14	23.72'	530.00'	2°33'51"	N66°28'12"W	23.72'
C15	55.11'	530.00'	5°57'28"	N70°43'51"W	55.09'
C16	55.11'	530.00'	5°57'28"	N76°41'19"W	55.09'
C17	48.54'	530.00'	5°14'51"	N82°17'29"W	48.52'
C18	36.14'	50.00'	41°24'35"	N25°48'22"E	35.36'
C19	25.09'	50.00'	28°45'02"	S32°08'08"W	24.83'
C20	79.61'	50.00'	91°13'31"	S27°51'08"E	71.46'
C21	46.12'	50.00'	52°51'04"	N80°06'34"E	44.50'
C22	19.78'	50.00'	22°40'03"	S65°01'04"W	19.65'
C23	16.35'	50.00'	18°44'00"	S85°43'05"W	16.28'
C24	54.72'	625.00'	5°00'57"	N82°24'26"W	54.70'
C25	68.68'	625.00'	6°17'45"	N76°45'05"W	68.64'
C26	68.66'	625.00'	6°17'41"	N70°27'22"W	68.63'
C27	7.52'	625.00'	0°41'20"	N66°57'52"W	7.52'
C28	1.10'	825.00'	0°04'35"	S66°39'29"E	1.10'
C29	58.25'	825.00'	4°02'44"	S68°43'08"E	58.24'
C30	58.25'	825.00'	4°02'43"	S72°45'51"E	58.24'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C31	58.25'	825.00'	4°02'43"	S76°48'34"E	58.24'
C32	53.39'	825.00'	3°42'29"	S80°41'09"E	53.38'
C33	38.24'	25.00'	87°38'37"	N38°43'05"W	34.62'
C34	40.44'	25.00'	92°40'15"	N51°26'20"E	36.17'
C35	59.06'	775.00'	4°21'59"	S80°02'33"E	59.05'
C36	80.20'	775.00'	5°55'46"	S74°53'40"E	80.17'
C37	62.03'	775.00'	4°35'08"	S69°38'13"E	62.01'
C38	9.80'	775.00'	0°43'28"	S66°58'55"E	9.80'
C39	61.04'	675.00'	5°10'53"	S69°12'38"E	61.02'
C40	58.01'	675.00'	4°55'27"	S74°15'48"E	57.99'
C41	56.44'	675.00'	4°47'25"	S79°07'14"E	56.42'
C42	40.05'	675.00'	3°23'57"	S83°12'56"E	40.04'
C43	39.28'	25.00'	90°00'59"	S39°54'25"E	35.36'
C44	44.80'	800.00'	3°12'30"	S86°30'03"E	44.79'
C45	255.19'	800.00'	18°16'36"	S75°45'29"E	254.11'
C46	207.55'	650.00'	18°17'43"	N75°46'03"W	206.67'
C47	39.28'	50.00'	45°00'29"	S62°24'40"E	38.27'
C48	39.28'	50.00'	45°00'29"	S17°24'10"E	38.27'
C49	95.67'	1100.00'	4°59'00"	S87°19'23"E	95.64'
C50	95.86'	1100.00'	4°59'34"	S82°20'05"E	95.83'
C51	140.14'	333.50'	24°04'34"	N83°18'03"E	139.11'
C52	146.44'	348.50'	24°04'34"	N83°18'03"E	145.37'
C53	127.46'	293.50'	24°52'53"	S83°29'08"W	126.46'
C54	128.12'	308.50'	23°47'44"	S83°09'38"W	127.21'
C55	53.40'	825.00'	3°42'32"	N86°09'22"E	53.40'
C56	92.35'	810.00'	6°31'56"	N87°34'04"E	92.30'
C57	281.28'	1100.00'	14°39'03"	S72°30'47"E	280.51'
C58	182.48'	530.00'	19°43'38"	N75°03'05"W	181.58'
C59	320.60'	1050.00'	17°29'40"	S73°56'06"E	319.36'

CARRIAGE TRAILS PARKWAY
 P.B. 22, PG. 25

CARRIAGE TRAILS SECTION 7 PHASE I



635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 ext. 225
 Fax: 614-818-4902
 www.mecompanies.com

J:\pre-int\13-105.dwg\SURVEY\CT7-1.PLAT.dwg by: david.chiesa on 03/25/2014 @ 03:40:29 pm ~ © M-E Companies, Inc.

LINK PLAT

TIPP CITY CORPORATION

PART 5 OUTLOT

NORTHWEST SECTION

12 TAX MAP

PLAT BOOK 24 PAGE 94
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED April 15, 2014 AT 1:58 pm
 FILE NO. 2014DR-03470FEE 43.20

Jessica Hopen BY: J. Marconi
 MIAMI COUNTY RECORDER DEPUTY
 APPROVED AND TRANSFERRED
15 DAY OF April, 2014

Matthew W. Blanchard BY: Linda Zimmerman
 MIAMI COUNTY AUDITOR DEPUTY

Dedication

We the undersigned, being all 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 right-of-way to the public use of the City of Tipp City.

John L. Link
Patrice L. Link

Note:
 Link deed (Book 590, Pages 807 and 808 does not include the right-of-way of Hyatt Street. By dedication, Links are transferring any claim to the land they may have to the City of Tipp City.

State of OHIO, County of MIAMI, S.S.

Be it remembered that on this 15 day of APRIL, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared John L. Link and Patrice L. Link, the above signed, to me known, and acknowledged the signing and execution of 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.

Russell D. Thayer
 Notary Public



RUSSELL THAYER
 Notary Public, State of Ohio
 My Commission Expires
 October 1, 2016

Description

Being a New Plat of Parts of Outlot 5 (Volume 18, Page 195 and Volume 14, Page 186 of the Miami County Engineer's Record of Lot Surveys) in the City of Tipp City, Miami County, Ohio, conveyed to John L. Link and Patrice L. Link by deeds recorded in OR Volume 486, Page 386 and Deed Book 590, Pages 807 and 808 of the Miami County Recorder's Deed Records.

Planning Board of Tipp City

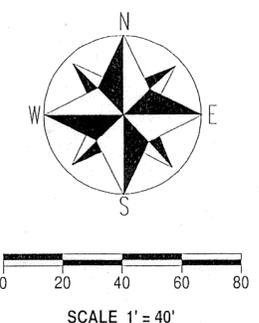
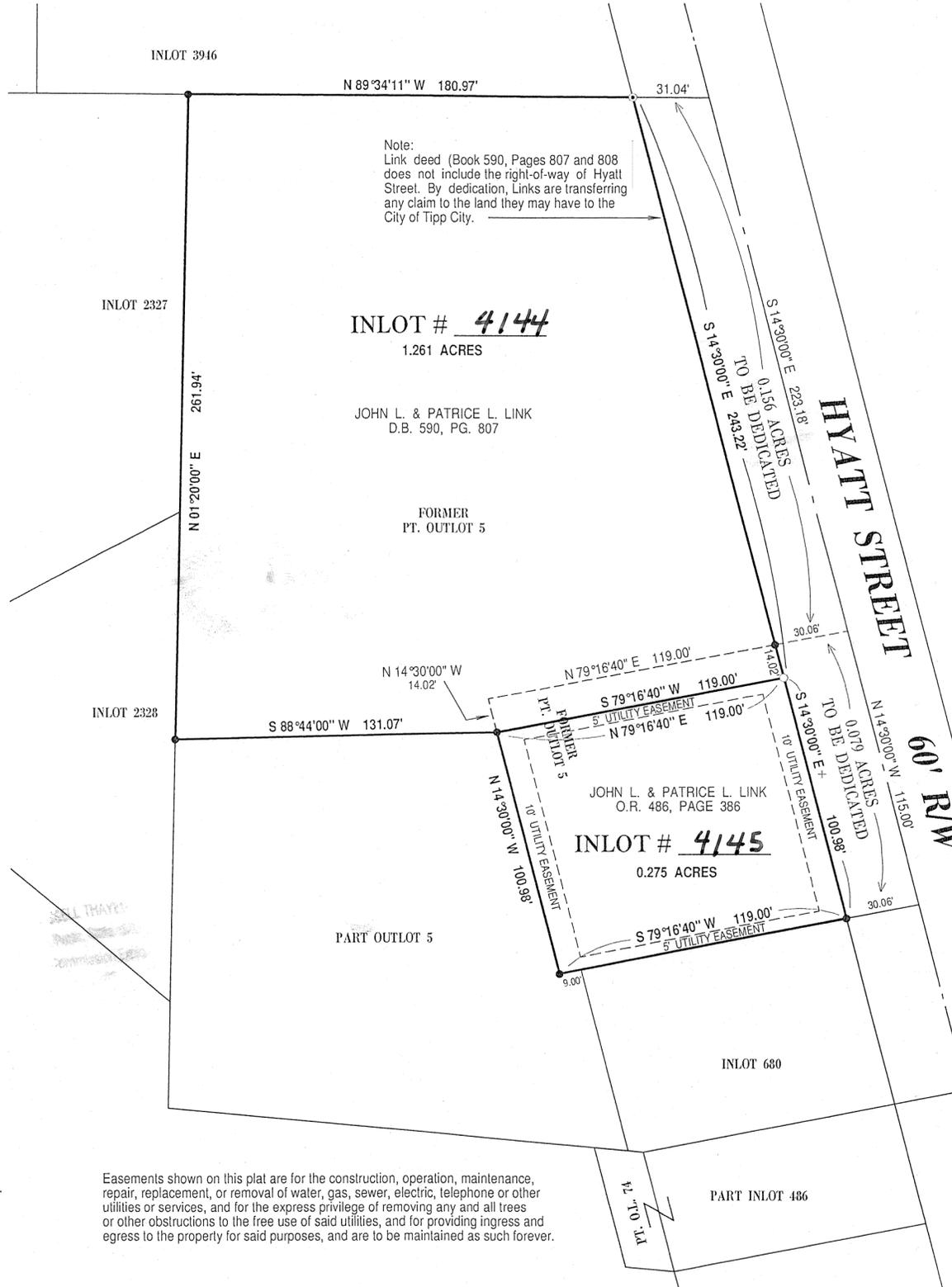
At a meeting of the Planning Board of the City of Tipp City, Ohio, held this 17th day of February, 2014, this plat was reviewed and approved.

Stacy M. Wall Chairman
Marilyn A. Jennell Secretary

City Council

This plat was approved by the City of Tipp City, Ohio Council on this 3 day of March, 2014.

Joseph E. Schum President of Council
Janice M. Bates Clerk of Council



BASIS OF BEARING:
 MIAMI CO. ENGINEER'S RECORD OF LOT SURVEYS VOLUME 18, PAGE 195
 MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS VOLUME 18, PAGE 195
 VOLUME 14, PAGE 186
 VOLUME 3, PAGE 6
 VOLUME 5, PAGE 106
 MIAMI COUNTY RECORDER'S RECORDS OF PLATS PLAT BOOK 15, PAGE 14 PLAT BOOK 21, PAGE 20
 DEED REFERENCE:
 OFFICIAL RECORD VOLUME 486, PAGES 386
 DEED BOOK 590, PAGE 807

LEGEND

⊗	PK NAIL FOUND	⊗	RRS FOUND
⊠	STONE FOUND	⊠	
⊙	IRON PIN SET	⊙	
+		+	
⊕	GIN SPINDLE FND	⊕	
⊖	STEEL POST FND	⊖	
⊗		⊗	
⊠	PK NAIL SET	⊠	
⊙	IRON PIN FOUND	⊙	
+	RRS SET	+	

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

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.

DECEMBER 3, 2013	NEW PLAT OF PARTS OF OUTLOT 5 TIPP CITY, MIAMI COUNTY, OHIO
	<u>Neil E. Teaford, PS #7724</u> NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

ANNEXATION TO THE CITY OF PIQUA

SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 25, TOWN1, RANGE 12

RECKER HEIGHTS SUBDIVISION LOT NUMBER 8 AND 14' OFF OF
THE NORTH SIDE OF LOT NUMBER 7

VOLUME 24 PAGE 95

MIAMI COUNTY RECORDER'S RECORD OF PLATS

Received for Record this 1st Day of May

At 11:44 AM

File # 2014DR-04592 Fee 43.20

Jessica Lopez Jon Mascari
Miami County Recorder by Deputy Recorder

Annexation Proceedings recorded in Volume DR507 Page 348
Miami County Recorders 2014DR-04591 Records

Legal Description

Situate in Spring Creek Township, Miami County, Ohio and being a part of the Southeast Quarter of Section Twenty-Five (25), Town One (1), Range Twelve (12), and being in Recker Heights Subdivision as shown by Record Plat Book 5 Page 43 in the Miami County Recorder's Office and being more particularly described as follows:
Being all of Lot Number Eight (8) and also 14.00 feet off of the north side of Lot Number Seven (7) in Recker Heights Subdivision;
The above described new inlot containing a total of 0.941 acres.
The above description was prepared Gregg S. Brookhart, Ohio Registered Surveyor No. 6348.

Miami County Engineer

This annexation plat reviewed and approved this 13th day of November, 2012

Paul P. Hushchaw
Miami County Engineer

Miami County Auditor

Transferred and Lot Numbers Assigned this 30 day of April

Matthew W. Starhardt Linda Lirerman
Miami County Auditor by Deputy Auditor

Miami County Commissioners

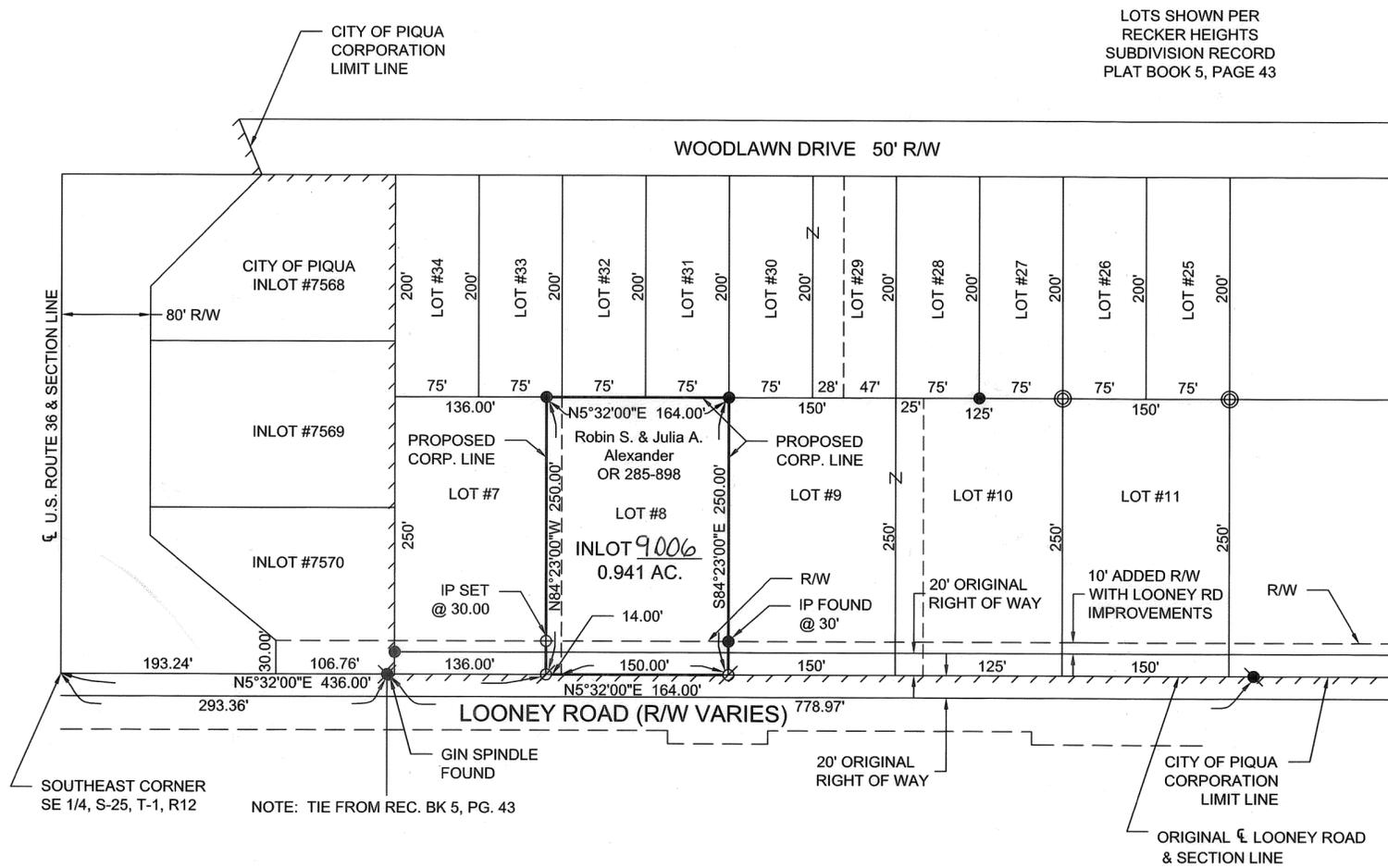
At a meeting of the Miami County Commissioners the annexation of this area was approved this 4th day of December, 2012.
By Resolution No. 12-12-11047

John W. O'Brien Justin...
Paul P. Hushchaw

City of Piqua

This Annexation accepted and approved by the Piqua City Commission this 19th day of February, 2013 by Ordinance # R-25-13

Gregg S. Brookhart Rebecca S. Lool
Mayor Clerk

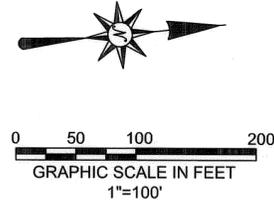


REFERENCES

- Miami County Engineer's Records of Land Surveys
 - Volume 6, Page 120
 - Volume 23, Page 122
 - Volume 33, Page 145
- Miami County Recorders Plat Records
 - Volume 5, Page 43
 - Volume 10, Page 93
 - Volume 14, Page 70
 - Volume 18, Page 32 (Looney Rd. R/W)
 - Volume 22, Page 31

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ GIN SPINDLE FOUND
- ⦿ RR SPIKE FOUND
- ⊘ MAG NAIL SET
- ⊙ IRON PIPE FOUND



Surveyor's Certification

I hereby certify that this annexation and right-of-way dedication plat is based on a field survey conducted by me and is accurately represented hereon.

Gregg S. Brookhart
Gregg S. Brookhart,
Ohio Registered Surveyor
No. 6348

11/5/12
Date

ANNEXATION PLAT FOR ROB ALEXANDER IN MIAMI COUNTY, OHIO - OCTOBER 27, 2012

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

STONEBRIDGE MEADOWS, SECTION TWO

PT. 9304
INLOT TROY MIAMI, OHIO
CITY COUNTY

PLAT BOOK 24, PAGE 96
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 7 DAY
OF May, 2014 AT M.

FILE No. FEE: \$86.40
Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Rola McCoy
DEPUTY

TRANSFERRED THIS 7th DAY
OF May, 2014

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: *Joyce Grilliet*
DEPUTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2014P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/07/2014 3:45:00 PM

REFERENCES
PAGES: 2

MINIMUM SETBACKS

25' FRONT AND REAR
5' EACH SIDE

AREA SUMMARY

15 BUILDING LOTS	4.653 AC.
DEDICATED STREET R/W	1.173 AC.
TOTAL	5.826 AC.

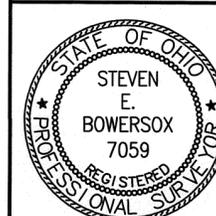
DESCRIPTION:

BEING A RESIDENTIAL PLANNED DEVELOPMENT CONTAINING 5.826 ACRES OUT OF PART OF INLOT NUMBER 9304 OWNED BY SUMMERFIELD LAND COMPANY AS RECORDED IN DEED BOOK 765, PAGE 131.

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.

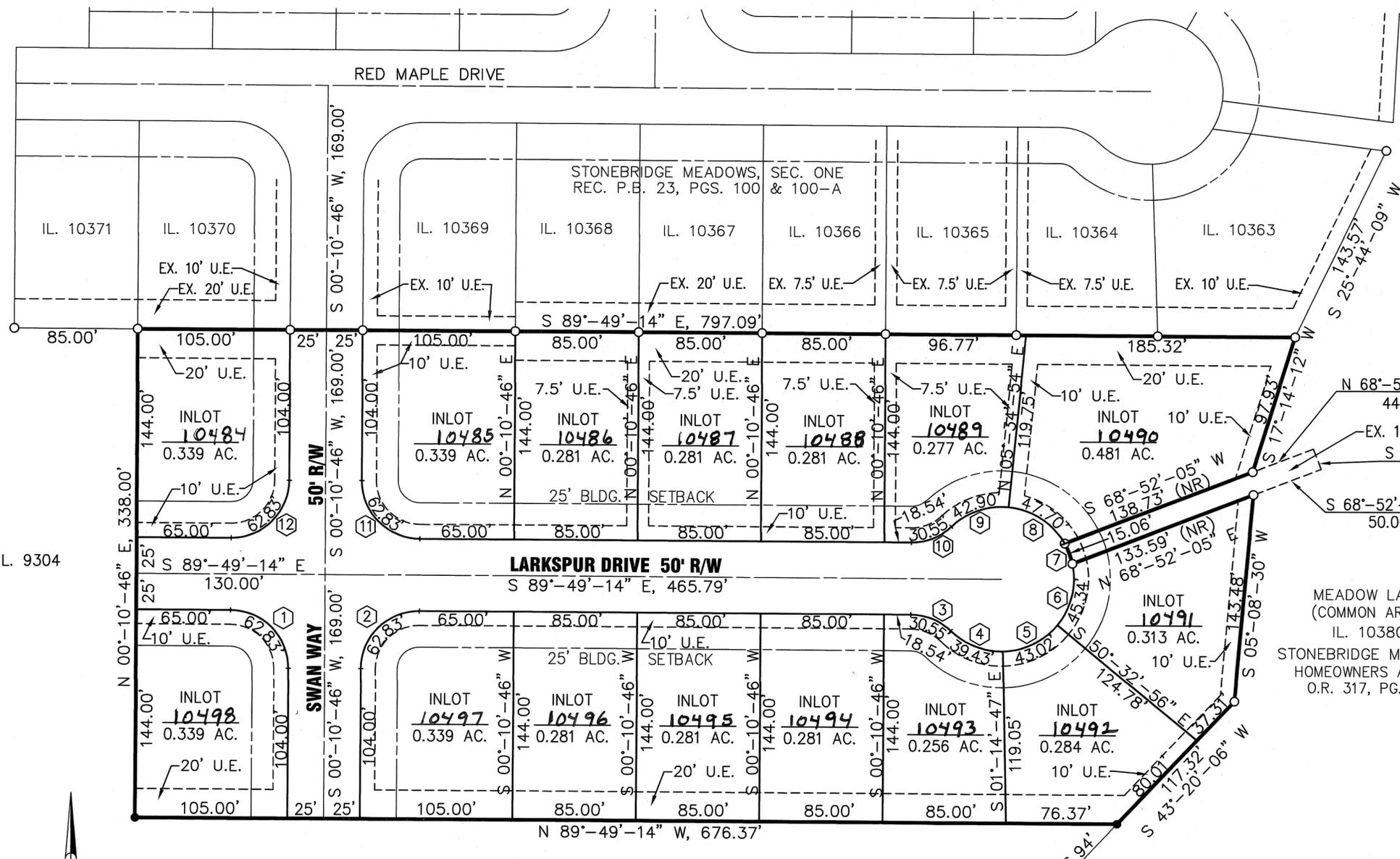
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

3/14/2014
DATE



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

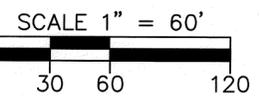
DATE: 03-14-2014
DRAWN BY: seb
JOB NUMBER: MiaTroi303fin_S2
SHEET NUMBER: 1 OF 2



MEADOW LAKE (COMMON AREA)
IL. 10380
STONEBRIDGE MEADOWS HOMEOWNERS ASSOC.
O.R. 317, PG. 631

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	40.00'	90°-00'-00"	62.83'	56.57'	S 44°-49'-14" E
2	40.00'	90°-00'-00"	62.83'	56.57'	N 45°-10'-46" E
3	40.00'	43°-45'-42"	30.55'	29.81'	S 67°-56'-22" E
4	50.00'	45°-11'-15"	39.43'	38.42'	S 68°-39'-09" E
5	50.00'	49°-18'-09"	43.02'	41.71'	N 64°-06'-09" E
6	50.00'	51°-57'-22"	45.34'	43.80'	N 13°-28'-23" E
7	50.00'	17°-15'-14"	15.06'	15.00'	N 21°-07'-55" W
8	50.00'	54°-39'-35"	47.70'	45.91'	N 57°-05'-19" W
9	50.00'	49°-09'-49"	42.90'	41.60'	S 70°-59'-59" W
10	40.00'	43°-45'-42"	30.55'	29.81'	S 68°-17'-55" W
11	40.00'	90°-00'-00"	62.83'	56.57'	N 44°-49'-14" W
12	40.00'	90°-00'-00"	62.83'	56.57'	S 45°-10'-46" W

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



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- (NR) NON RADIAL LINE
- UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE

SURVEY REFERENCES

- LND. 28-185
- LND. 31-43
- LND. 32-87
- LND. 36-164
- LND. 41-114
- LND. 42-26
- REC. 19-133
- REC. 22-5
- REC. 23-100

NOTES:

- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. EASEMENTS ALONG INTERIOR LOT LINES ARE AS SHOWN.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

STONEBRIDGE MEADOWS, SECTION TWO

City of Troy, Miami County, Ohio

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 AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
SUMMERFIELD LAND COMPANY
Judith L. Tomb, G.M.
JUDITH L. TOMB, GENERAL MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 30 DAY OF APRIL, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SUMMERFIELD LAND COMPANY, BY JUDITH L. TOMB, ITS GENERAL MANAGER, 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.



GREGG HARRIS, Notary Public
In and for the State of Ohio
My Commission Expires May 7, 2017
Recorded in Miami County

Gregg Harris
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: MAY 7, 2017

DATE: APRIL 30, 2014
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb
JUDITH L. TOMB

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



GREGG HARRIS, Notary Public
In and for the State of Ohio
My Commission Expires May 7, 2017
Recorded in Miami County

Gregg Harris
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: MAY 7, 2017

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12TH DAY OF FEBRUARY, 2014 THIS PLAT WAS REVIEWED AND APPROVED.

Thomas F. ... CHAIRMAN Sue D. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3RD DAY OF MARCH, 2014 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-10-2014 EFFECTIVE APR 3, 2014

Michael L. Bernick MAYOR Martha A. Baker PRESIDENT OF COUNCIL Sue D. Knight CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 317, PAGES 556-593, OF THE MIAMI COUNTY RECORDER'S RECORDS.

CHOICE ONE ENGINEERING	DATE: 03-14-2014
	DRAWN BY: seb
	JOB NUMBER: MiaTro1303cov
	SHEET NUMBER 2 OF 2
<small>440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554 www.choiceoneengineering.com</small>	

Dedication

We, the undersigned being the owners of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

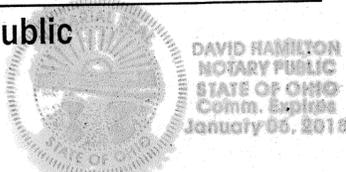
Millis Newsome

Martha Newsome

State of , County of , S.S.

Be it remembered that on this 12 day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Millis Newsome and Martha Newsome, the above signed, to me known, and acknowledged the signing and execution of 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



Dedication

We, the undersigned being the owners of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

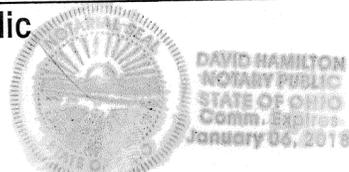
Christopher S. Newsome

Jennifer R. Newsome

State of , County of , S.S.

Be it remembered that on this 12 day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Christopher S. and Jennifer R. Newsome, the above signed, to me known, and acknowledged the signing and execution of 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



Dedication

I, the undersigned being an owner of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Sylvia Sowards

State of OH, County of Mont., S.S.

Be it remembered that on this 30 day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Sylvia Sowards, the above signed, to me known, and acknowledged the signing and execution of 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.

Notary Public



Dedication

We, the undersigned being a lien holder of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Ronald A. Sowards

Covington Savings & Loan Authorized Representative

State of OH, County of Miami, S.S.

Be it remembered that on this 10 day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared an authorized representative for Covington Savings & Loan, the above signed, to me known, and acknowledged the signing and execution of 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



REPLAT OF INLOT 3422

TIPP CITY CORPORATION

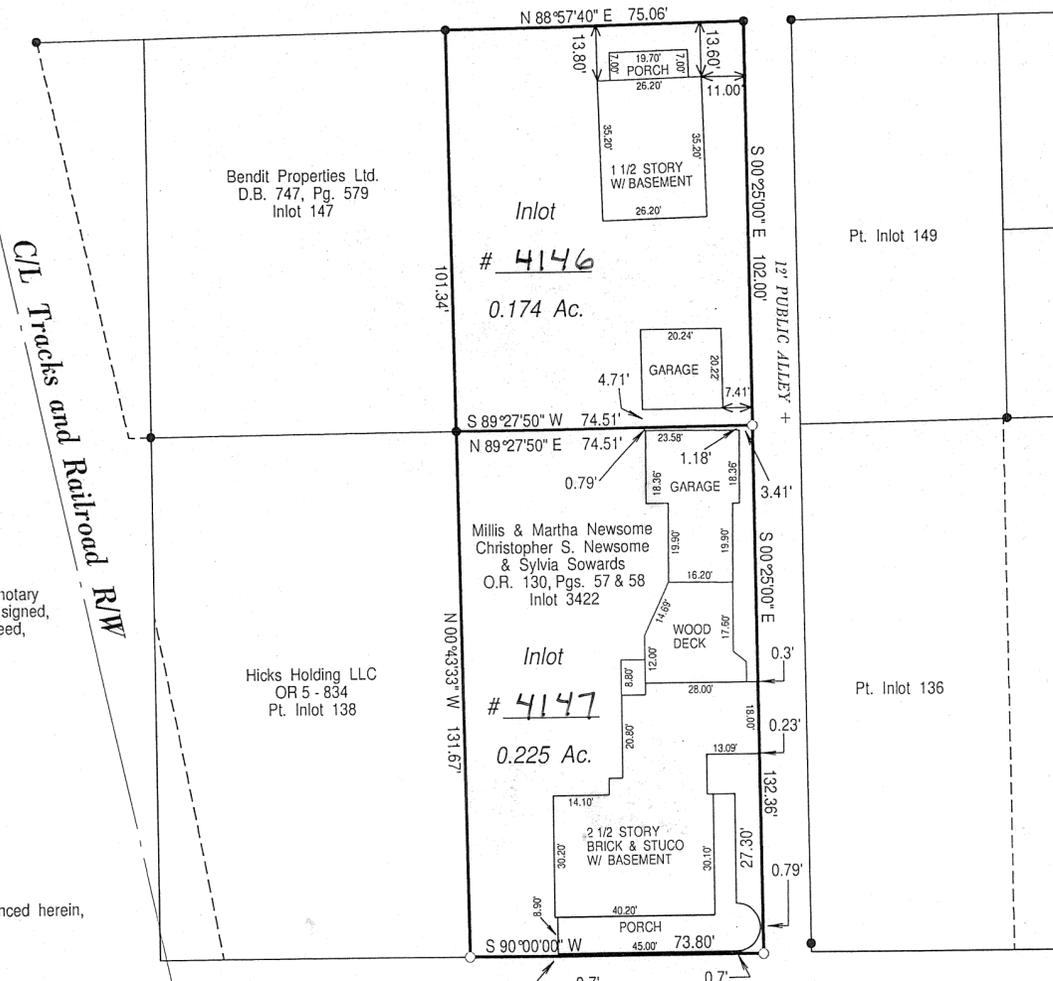
3422 INLOT

NORTHEAST SECTION

5 TAX MAP

Walnut Street (50' R/W)

CL Tracks and Railroad RW



Main Street (76' R/W)

PLAT BOOK 24 PAGE 97 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED MAY 8, 2014 AT 11:56 AM FILE NO. 2014P-00002 FEE 43.20

Jessica A Lopez BY: D. Macrain MIAMI COUNTY RECORDER DEPUTY APPROVED AND TRANSFERRED 8th DAY OF May, 2014

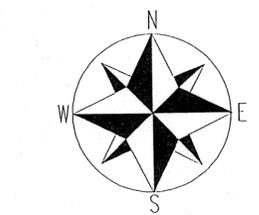
Matthew W Gearhardt BY: Joyce Grilliot MIAMI COUNTY AUDITOR DEPUTY

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS VOLUME 22, PAGE 53 VOLUME 11, PAGE 75 VOLUME 15, PAGE 80 VOLUME 8, PAGE 28 VOLUME 17, PAGE 24

DEED REFERENCE: OFFICIAL RECORD VOLUME 130, PAGE 57

MIAMI COUNTY RECORDER'S RECORD OF PLATS PLAT BOOK 18, PAGE 63

LEGEND table with symbols for PK NAIL FOUND, STONE FOUND, IRON PIN SET, GIN SPINDLE FND, PK NAIL SET, IRON PIN FOUND, RRS SET, and RRS FOUND.



SCALE 1" = 30'

BASIS OF BEARING: MIAMI CO. ENGINEER'S RECORD OF LOT SURVEYS VOLUME 22, PAGE 53

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2014P-00002 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 05/08/2014 11:56:01 AM

REFERENCES PAGES: 1

Description

Being a Replat of Inlot 3422 (Plat Book 18, Page 63) in the City of Tipp City, Miami County, Ohio, conveyed to Millis Newsome, Martha Newsome, Christopher S. Newsome and Sylvia Sowards by deed recorded in OR 130, Pages 57 and 58 of the Miami County Recorder's Deed Records.

Planning Board of Tipp City

At a meeting of the Planning Board of the City of Tipp City, Ohio, held this 11th day of March, 2014, this plat was reviewed and approved.

Stacy M. Wall Chairman, Maulya A. Jemel Secretary

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.

Dedication

We, the undersigned being a lien holder of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

DANA L BENNETT

Sutton Bank Authorized Representative

State of Ohio, County of Seneca, S.S.

Be it remembered that on this 25th day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared an authorized representative for Sutton Bank, the above signed, to me known, and acknowledged the signing and execution of 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.

Neil E. Teaford 7/23/14 Notary Public



Professional Surveyor information for Neil E. Teaford, P.S. # 7724, including address (5260 Troy Urbana Road, Casstown, Ohio 45312) and contact info (nateaford@frontier.com). Includes a circular seal for Neil E. Teaford, Professional Land Surveyor, No. 7724, State of Ohio.

Dedication

We, the undersigned being the owners of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

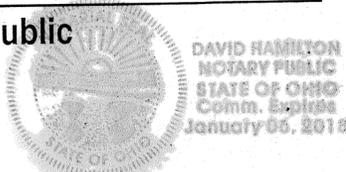
Millis Newsome

Martha Newsome

State of , County of , S.S.

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Notary Public



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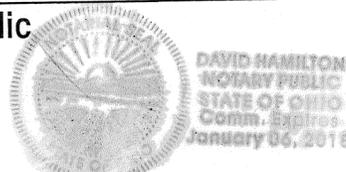
Christopher S. Newsome

Jennifer R. Newsome

State of , County of , S.S.

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Notary Public



Dedication

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Sylvia Sowards

State of OH, County of Mont., S.S.

Be it remembered that on this 30 day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Sylvia Sowards, the above signed, to me known, and acknowledged the signing and execution of 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.

Notary Public



Dedication

We, the undersigned being a lien holder of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Ronald A. Scrimgeour

Covington Savings & Loan Authorized Representative

State of OH, County of Miami, S.S.

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Notary Public



REPLAT OF INLOT 3422

TIPP CITY CORPORATION

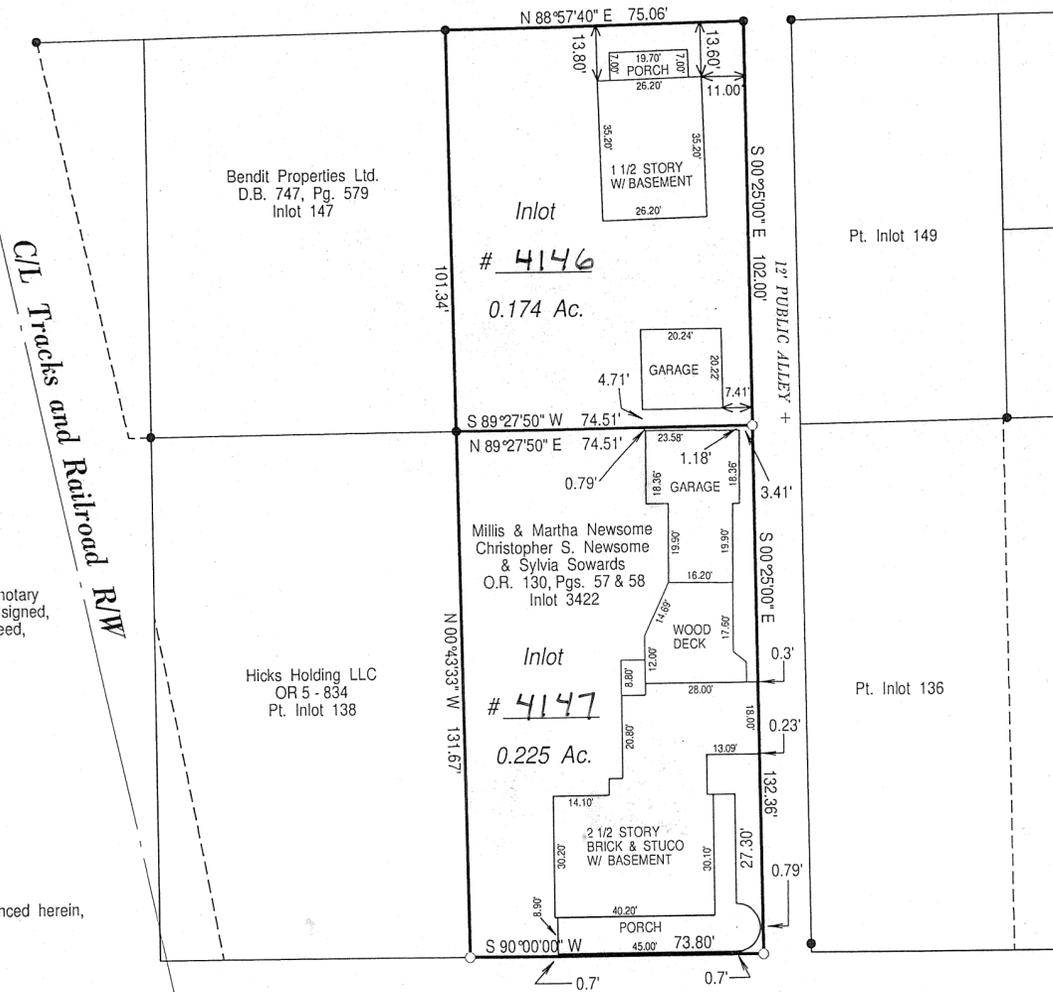
3422 INLOT

NORTHEAST SECTION

5 TAX MAP

Walnut Street (50' R/W)

CL Tracks and Railroad RW



Main Street (76' R/W)

PLAT BOOK 24 PAGE 97 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED MAY 8, 2014 AT 11:56 AM FILE NO. 2014P-00002 FEE 43.20

Jessica A. Lopez BY: D. Maccain MIAMI COUNTY RECORDER DEPUTY APPROVED AND TRANSFERRED 8th DAY OF May, 2014

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

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS

VOLUME 22, PAGE 53 VOLUME 11, PAGE 75 VOLUME 15, PAGE 80 VOLUME 8, PAGE 28 VOLUME 17, PAGE 24

DEED REFERENCE: OFFICIAL RECORD VOLUME 130, PAGE 57

MIAMI COUNTY RECORDER'S RECORD OF PLATS PLAT BOOK 18, PAGE 63



SCALE 1" = 30'

MIAMI CO. ENGINEER'S RECORD OF LOT SURVEYS VOLUME 22, PAGE 53

LEGEND table with symbols for PK NAIL FOUND, STONE FOUND, IRON PIN SET, GIN SPINDLE FND, PK NAIL SET, IRON PIN FOUND, RRS SET, and RRS FOUND.

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2014P-00002 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 05/08/2014 11:56:01 AM

REFERENCES PAGES: 1

Description

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Planning Board of Tipp City

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Stacy M. Wall Chairman, Maulya A. James Secretary

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.

Dedication

We, the undersigned being a lien holder of Inlot 3422 herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

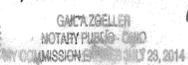
DANA L BENNETT

Sutton Bank Authorized Representative

State of Ohio, County of Seneca, S.S.

Be it remembered that on this 25th day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared an authorized representative for Sutton Bank, the above signed, to me known, and acknowledged the signing and execution of 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.

Neil E. Teaford 7/23/14 Notary Public



Professional Surveyor information for Neil E. Teaford, #7724, including contact details and registration status.

WATER STREET VACATION VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2014P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/14/2014 1:36:31 PM

REFERENCES
PAGES: 1

PLAT BOOK 24 PAGE 98
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14th DAY
OF May, 2014, AT 1:36 P.M.
FILE # 2014OR-00003
FEE \$ 43.20
Jessica Lopez *Grace Pence*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 14, 2014
Matthew W. Gearhardt *Linda Lixerman*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

APPROVAL OF THE VILLAGE OF FLETCHER
ACCEPTED AND APPROVED BY THE VILLAGE OF FLETCHER
THIS 12TH DAY OF MAY, 2014
ORDINANCE # 2014-3

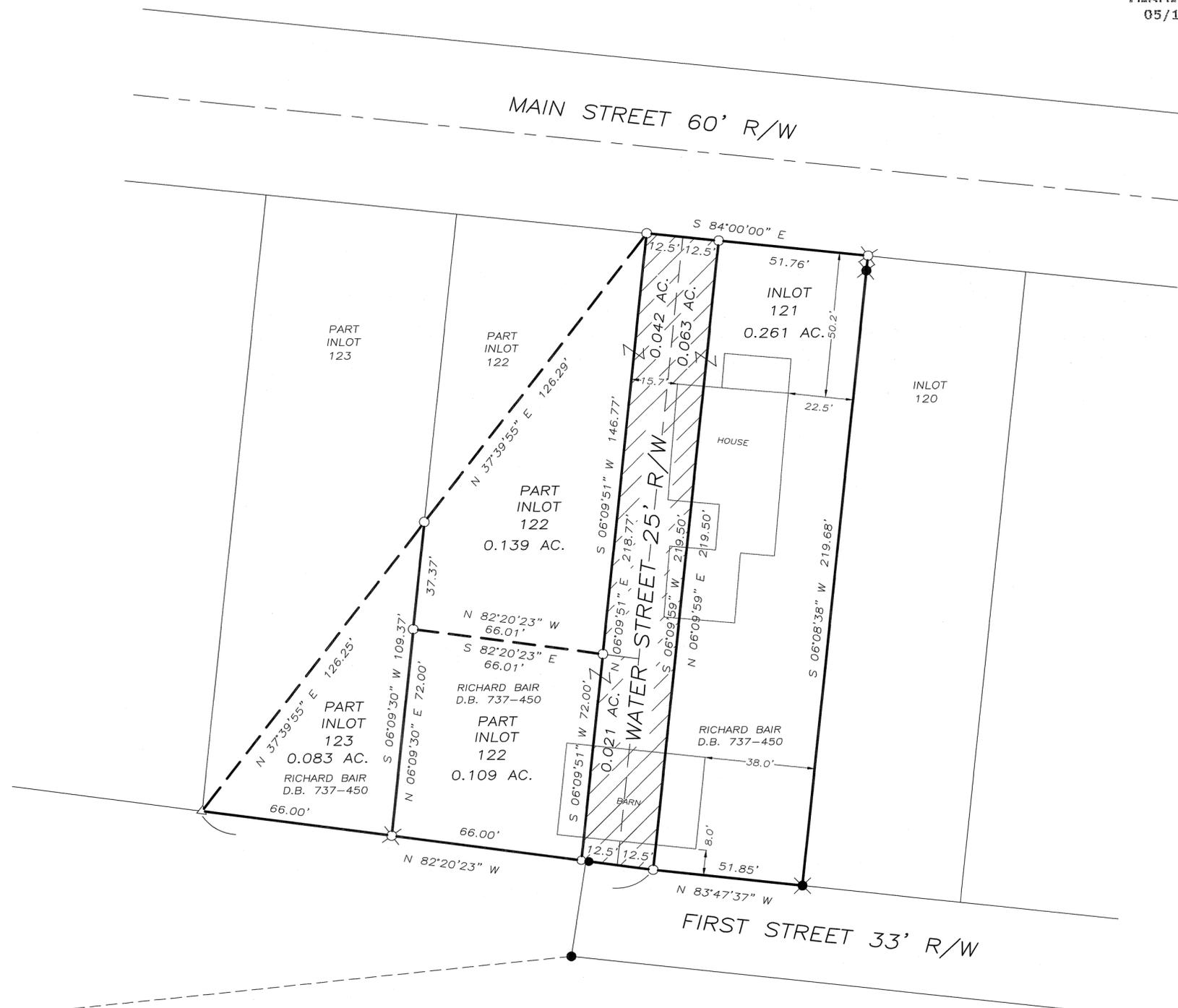
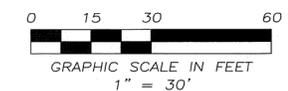
Danny L. McEowen *Penny Reed*
MAYOR PRESIDENT OF COUNCIL
DANNY L. MCEOWEN PENNY REED

REFERENCES

- | | |
|---|--|
| MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:
VOLUME 4, PAGE 170
VOLUME 7, PAGE 130
VOLUME 16, PAGE 117
VOLUME 17, PAGE 173
VOLUME 22, PAGE 126 | MIAMI COUNTY RECORDER'S
PLAT RECORDS:
BOOK 1, PAGE 9
BOOK 3, PAGE 99
BOOK 13, PAGE 139 |
| MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 26, PAGE 154
VOLUME 51, PAGE 47
VOLUME 53, PAGE 8 | MIAMI COUNTY RECORDER'S
RECORDS OF DEEDS:
BOOK 23, PAGE 506
BOOK 124, PAGE 281
BOOK 142, PAGE 529
BOOK 151, PAGE 130
BOOK 155, PAGE 62
BOOK 155, PAGE 229
BOOK 442, PAGE 412
BOOK 480, PAGE 32
BOOK 718, PAGE 74
BOOK 737, PAGE 450 |
- ODOT RIGHT-OF-WAY PLANS
MIA-36-17.37, JOB 07324 (0)

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- △ PIPE FOUND



VACATION PLAT OF WATER STREET, ESTATE OF RICHARD BAIR
IN MIAMI COUNTY, OHIO ~ MAY 4, 2014

STATE OF OHIO
GREGG
S.
BROOKHART
6348
REGISTERED
PROFESSIONAL SURVEYOR

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

WATER STREET VACATION VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2014P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/14/2014 1:36:31 PM

REFERENCES
PAGES: 1

PLAT BOOK 24 PAGE 98
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14th DAY
OF May, 2014, AT 1:36 P.M.
FILE # 2014OR-00003
FEE \$ 43.20
Jessica A Lopez *Grace Pence*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 14, 2014
Matthew W. Gearhardt *Linda Lixerman*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

APPROVAL OF THE VILLAGE OF FLETCHER
ACCEPTED AND APPROVED BY THE VILLAGE OF FLETCHER
THIS 12TH DAY OF MAY, 2014
ORDINANCE # 2014-3

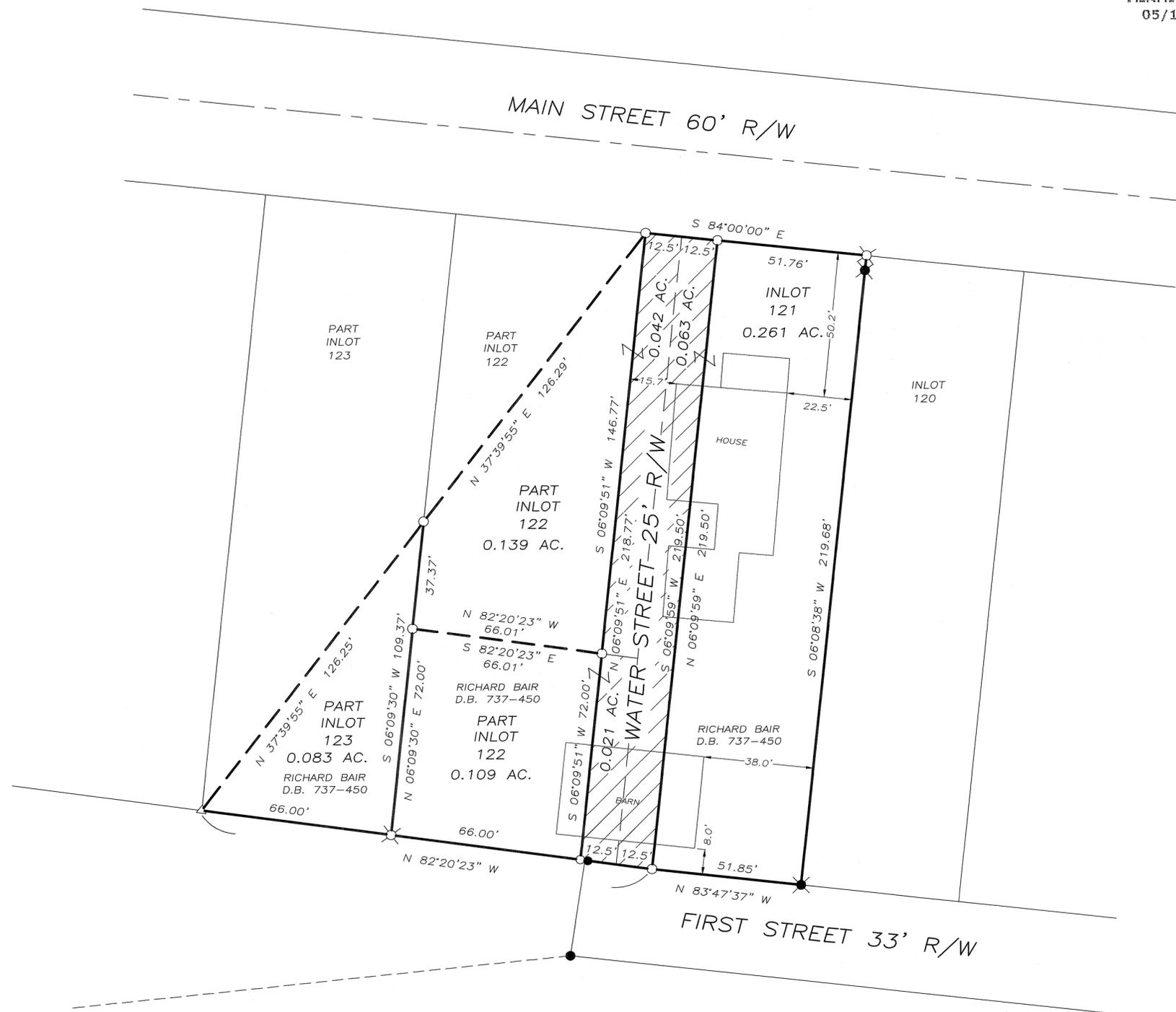
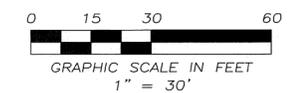
Danny L. McEowen *Penny Reed*
MAYOR PRESIDENT OF COUNCIL
DANNY L. M'EOWEN PENNY REED

REFERENCES

- | | |
|---|--|
| MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:
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BOOK 718, PAGE 74
BOOK 737, PAGE 450 |
- ODOT RIGHT-OF-WAY PLANS
MIA-36-17.37, JOB 07324 (0)

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- △ PIPE FOUND



VACATION PLAT OF WATER STREET, ESTATE OF RICHARD BAIR
IN MIAMI COUNTY, OHIO ~ MAY 4, 2014

STATE OF OHIO
GREGG
S.
BROOKHART
6348
REGISTERED
PROFESSIONAL SURVEYOR

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

INDIAN RIDGE SUBDIVISION, SECTION 5 REPLAT

VOLUME 24 PAGE 99
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

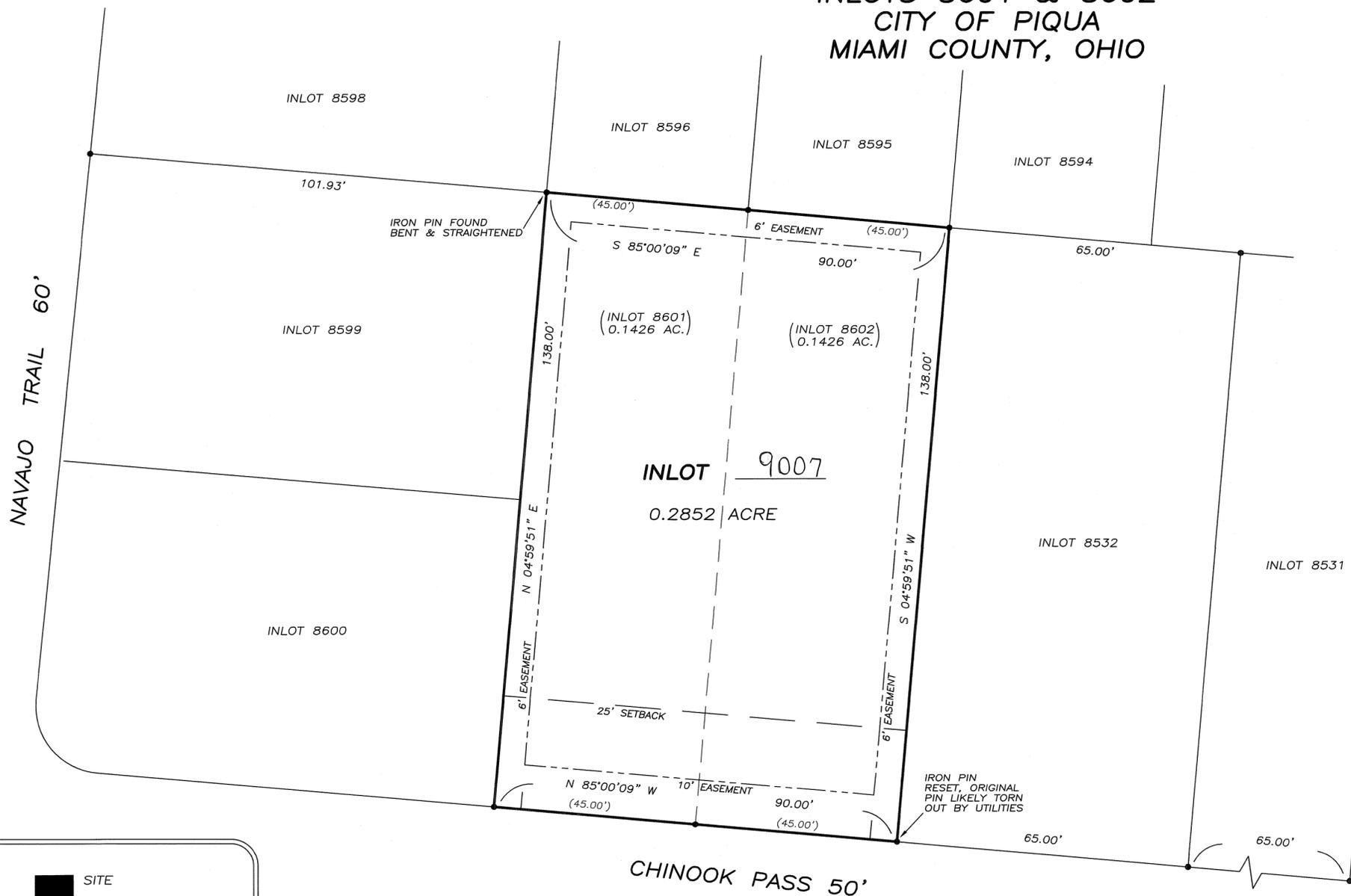
INLOTS 8601 & 8602
 CITY OF PIQUA
 MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2014P-00004
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 06/03/2014 11:07:37 AM

REFERENCES
 PAGES: 1

FEE \$ 43.20
Jessica A. Lopez *Lola McCoy*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED 3rd June, 2014
Matthew W. Dearhardt *Linda Traverser*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 8601 AND INLOT 8602 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEEDS RECORDED IN OFFICIAL RECORD 319, PAGE 470 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

Dorwin Teeters
 DORWIN P. TEETERS, MANAGER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 2 DAY OF June, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DORWIN P. TEETERS, MANAGER, OF TEETERS REAL ESTATE INVESTMENTS, 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.

Rolyn E Jones
 NOTARY PUBLIC

MY COMMISSION EXPIRES: May 2, 2015

CITY OF PIQUA
 THIS RECORD PLAT REVIEWED AND APPROVED
 THIS 2ND DAY OF JUNE, 2014.

[Signature]

NOTES:

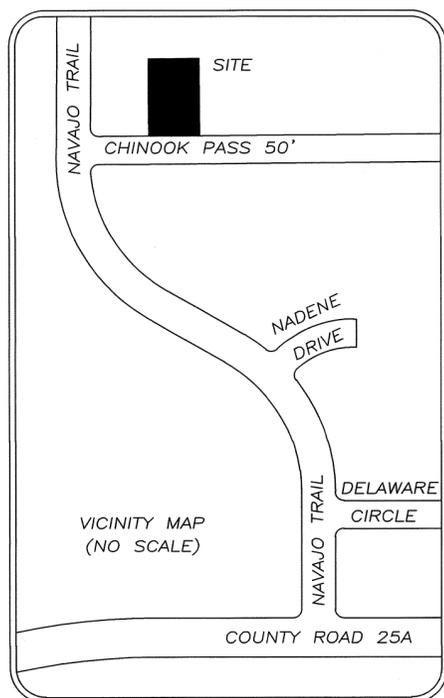
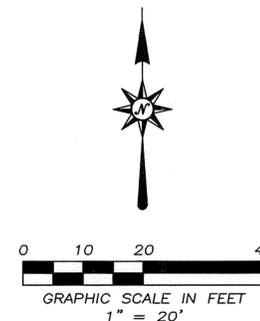
1. PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 57A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

LEGEND

- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
 VOLUME 19, PAGE 83
 VOLUME 19, PAGE 101, 101A
 MIAMI COUNTY RECORDER'S RECORDS:
 OFFICIAL RECORD 319, PAGE 470



REPLAT OF INLOTS 8601 & 8602 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ MAY 18, 2014

Gregg S. Brookhart
 GREGG S. BROOKHART
 OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
 1009 WESTVIEW DRIVE
 PIQUA, OHIO 45356
 (937) 778-3607

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2014P-00005
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 06/05/2014 08:32:02 AM

FEE \$ 43.20

Jessica Lopez
 MIAMI COUNTY RECORDER

Dani Mesera
 BY DEPUTY RECORDER

REFERENCES
 PAGES: 1

MIA-CR25A-16.48
 MIAMI COUNTY, OHIO
 CITY OF PIQUA
 SECTION 17 & 18, T-6-N, R-6-E

MONUMENT LEGEND

⊙ I.P.F. = IRON PIN FOUND
 ● P.F. = IRON PIPE FOUND

EXISTING MONUMENTATION FOUND						
MONUMENT NUMBER	DESCRIPTION	STATION	OFFSET	NORTHING	EASTING	
1	IRON PIN FOUND	2+32.52	33.00' LI	10620.3250	7847.1410	
2	IRON PIN FOUND	6+22.21	34.29' LI	11009.3900	7824.9790	
3	IRON PIN FOUND	6+70.45	32.92' RL	11061.1540	7889.5120	
4	IRON PIN FOUND	7+19.34	33.00' LI	11106.4440	7821.0840	
5	IRON PIN FOUND	7+52.86	33.32' RL	11143.4740	7885.4900	
6	IRON PIN FOUND	7+77.61	34.25' LI	11164.5690	7816.6950	
7	IRON PIPE FOUND	7+86.45	33.47' RL	11177.0160	7883.8480	
8	IRON PIN FOUND	8+16.73	33.47' RL	11209.2490	7882.1170	
9	IRON PIN FOUND	8+82.55	32.60' RL	11272.9390	7877.8240	
10	IRON PIPE FOUND	9+66.43	33.78' RL	11356.7580	7874.5120	

BASIS OF EXISTING C OF R/W AND R/W WIDTH FOR THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM MONUMENTATION FOUND.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE MONUMENTATION FOUND.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE IRON PINS MARKING THE ACTUAL CENTERLINE STATION POINT AND ANY REFERENCE MONUMENTS ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT-OF-WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

RECEIVED _____, 20__
 RECORDED _____, 20__
 BOOK _____ PAGE _____
 COUNTY RECORDER

I, Craig W. Mescher, P.S. have conducted a survey of the existing conditions for the City of Piqua in August 2006. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on a local coordinate system. Furthermore, I have calculated the proposed right-of-way lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared legal descriptions necessary to acquire these parcels as shown herein. As a part of this project I have determined the locations of the existing property lines for right-of-way tokens contained herein. I also have set monuments at the proposed Property Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be in accordance with OAC 4733-37 as cited below. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean either myself or someone working for me under my direct control or supervision.

Craig W. Mescher, P.S., Ohio License #8237

SURVEYOR'S SEAL

2 / 5
 26
 29

Craig W. Mescher 6/4/14
 Craig W. Mescher, P.S., Ohio License #8237

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED June 5, 2014
Matthew W. Heathardt
 MIAMI COUNTY AUDITOR
Jessica Lopez
 BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2014P-00005
 PRESENTED FOR RECORD
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FEE \$ 43.20

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RECEIVED _____, 20__

RECORDED _____, 20__

BOOK _____ PAGE _____

COUNTY RECORDER _____

May 27, 2014, 8:42:23 AM P:\131501\05\Information\2014\Right of Way\Plat\CR-25A-16.48.dwg

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Craig W. Mescher 6/4/14
 Craig W. Mescher, P.S., Ohio License #8237

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED June 5, 2014

Matthew W. Heathardt
 MIAMI COUNTY AUDITOR

Linda Turner
 BY DEPUTY AUDITOR