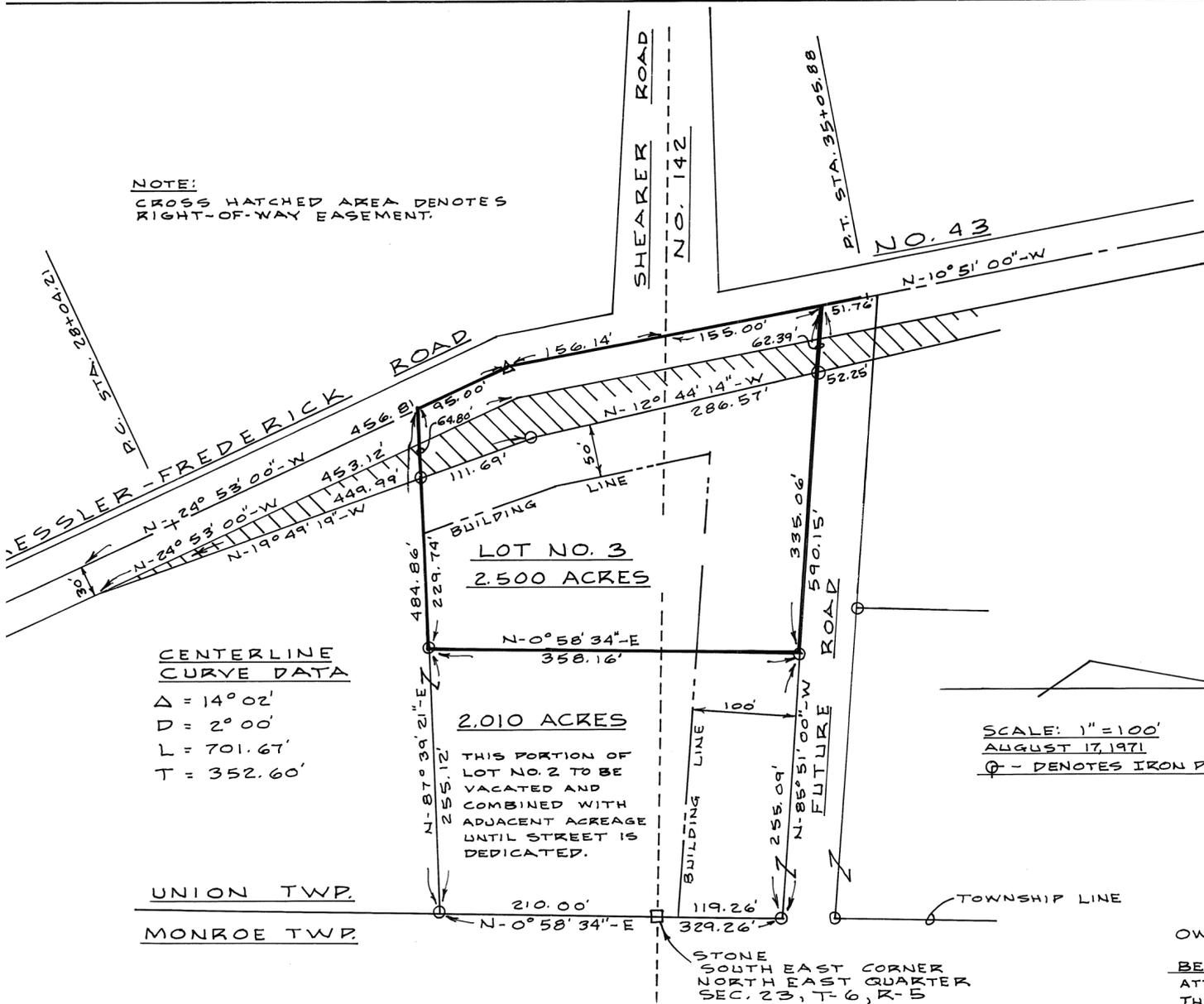


NOTE:  
CROSS HATCHED AREA DENOTES  
RIGHT-OF-WAY EASEMENT.



CENTERLINE  
CURVE DATA

$\Delta = 14^{\circ} 02'$   
 $D = 2^{\circ} 00'$   
 $L = 701.67'$   
 $T = 352.60'$

2.010 ACRES

THIS PORTION OF  
LOT NO. 2 TO BE  
VACATED AND  
COMBINED WITH  
ADJACENT ACREAGE  
UNTIL STREET IS  
DEDICATED.

UNION TWP.  
MONROE TWP.

SCALE: 1" = 100'  
AUGUST 17, 1971  
Q - DENOTES IRON PIN

COVENANTS AND RESTRICTIONS FOR LOT NO. 3  
SHALL BE THE SAME AS RECORDED IN  
COUNTRYSIDE ALLOTMENT ~ SECTION "A" IN  
PLAT BOOK VOL. 9, PAGE 137

RECORDER'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD  
Aug. 20, 1971, AT 9:50 AM, AND WAS RECORDED Aug. 20, 1971,  
IN VOLUME 11, PAGE 1, OF THE MIAMI COUNTY RECORDS.

FEE: \$8.60 FILE NO. 78279 Mary B. Gusten  
MIAMI COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A SURVEY  
MADE BY LOWELL E. BENDER, REGISTERED SURVEYOR, AND IS A TRUE AND  
ACCURATE REPRESENTATION OF SAID SURVEY.

Lowell E. Bender  
REGISTERED SURVEYOR NO. 4978

AUDITOR'S CERTIFICATION

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID TAXES OF RECORD  
UPON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF TRANSFER.

TRANSFERRED Aug. 20th, 1971, Paul Davis by loan, Shell, Hager, S.  
MIAMI COUNTY AUDITOR

APPROVAL OF COUNTY ENGINEER

I HEREBY APPROVE THE ATTACHED PLAT OF COUNTRYSIDE ALLOTMENT, SECTION  
COUNTY OF MIAMI, OHIO, THIS 20th DAY OF August, 1971.

Arthur D. Hadlak  
COUNTY ENGINEER, MIAMI COUNTY, OHIO

APPROVAL OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS AT A  
REGULAR MEETING HELD AUGUST 20, 1971.

Hennrich Cook John J. Knappe

APPROVAL OF PLANNING COMMISSION

WE, THE UNDERSIGNED OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO,  
DO HEREBY CERTIFY OUR APPROVAL OF THE ATTACHED PLAT OF COUNTRYSIDE  
ALLOTMENT, SECTION 2, COUNTY OF MIAMI, OHIO, THIS 20th DAY  
OF AUGUST, 1971.

Hennrich Cook John J. Knappe Arthur D. Hadlak

OWNERS CONSENT AND DEDICATION

BE IT REMEMBERED THAT JEAN J. BRUBAKER, UNMARRIED OWNER, OF THE LANDS SHOWN ON THE  
ATTACHED PLAT, DOES HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO DEDICATE  
THE STREETS SHOWN HEREON FOR PUBLIC USE FOREVER.

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

Ralph T. Snider M. M. Bunnell Jean J. Brubaker  
WITNESSES OWNER

STATE OF OHIO ss:  
COUNTY OF MIAMI

BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JEAN J. BRUBAKER AND ACKNOWLEDGED  
THE ABOVE DEED OF DEDICATION TO BE HER VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS  
20th DAY OF August, 1971.

M. M. Bunnell  
NOTARY PUBLIC

M. M. BUNNELL, Notary Public  
Notary Seal Expires November 14, 1972.

HEALTH DEPARTMENT APPROVAL

APPROVED  
By Severage Committee Charles Deal  
Date June 3, 1971  
City - Miami County  
Health Department

AERATION SYSTEM  
ONLY PERMITTED

REPLAT OF LOT NO. 2  
COUNTRYSIDE ALLOTMENT ~ SECTION A  
TWP. 6, RNG. 5, SEC. 23 · UNION TOWNSHIP · MIAMI COUNTY, OHIO

# MILTON HEIGHTS, SECTION 4

Section 28, Town 6, Range 5

Village of West Milton

Miami County, Ohio

Containing 6.289 Acres

September 1970

Scale 1"=100'

Plat Book 11, Page 2  
Received for record this 20 day  
of Aug. 1971.  
File No. 713321 Fee \$ B.60

Mary B. Quatrin  
Miami County Recorder

This instrument was prepared by:

JOHN W. JUDGE ENGINEERING CO.  
1201 Hempstead Road  
Kettering, Ohio

The within plat is a subdivision of Part D.L. 149, containing 6.289 Acres out of the 28.88 acre tract conveyed to Ideal Builders, Inc. by deed recorded in Book 446, Page 306, of the Deed Records of Miami County, Ohio.

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

John W. Judge Engineering Company

by: Vallis Lapsins  
Vallis Lapsins - Registered Surveyor #4731

## DEDICATION

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

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

Signed and acknowledged in the presence of:

Frederick W. Rose  
Witness

IDEAL BUILDERS, INC.  
James H. Carter  
James H. Carter, President  
Nelson C. Borchers  
Nelson C. Borchers, Vice President

State of Ohio, County of Miami, s.s.

Be it remembered that on this 5<sup>th</sup> day of August 1971, before me, a notary public in and for said county and state, personally came the said Ideal Builders, Inc., by James H. Carter, its president and Nelson C. Borchers, its vice president, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

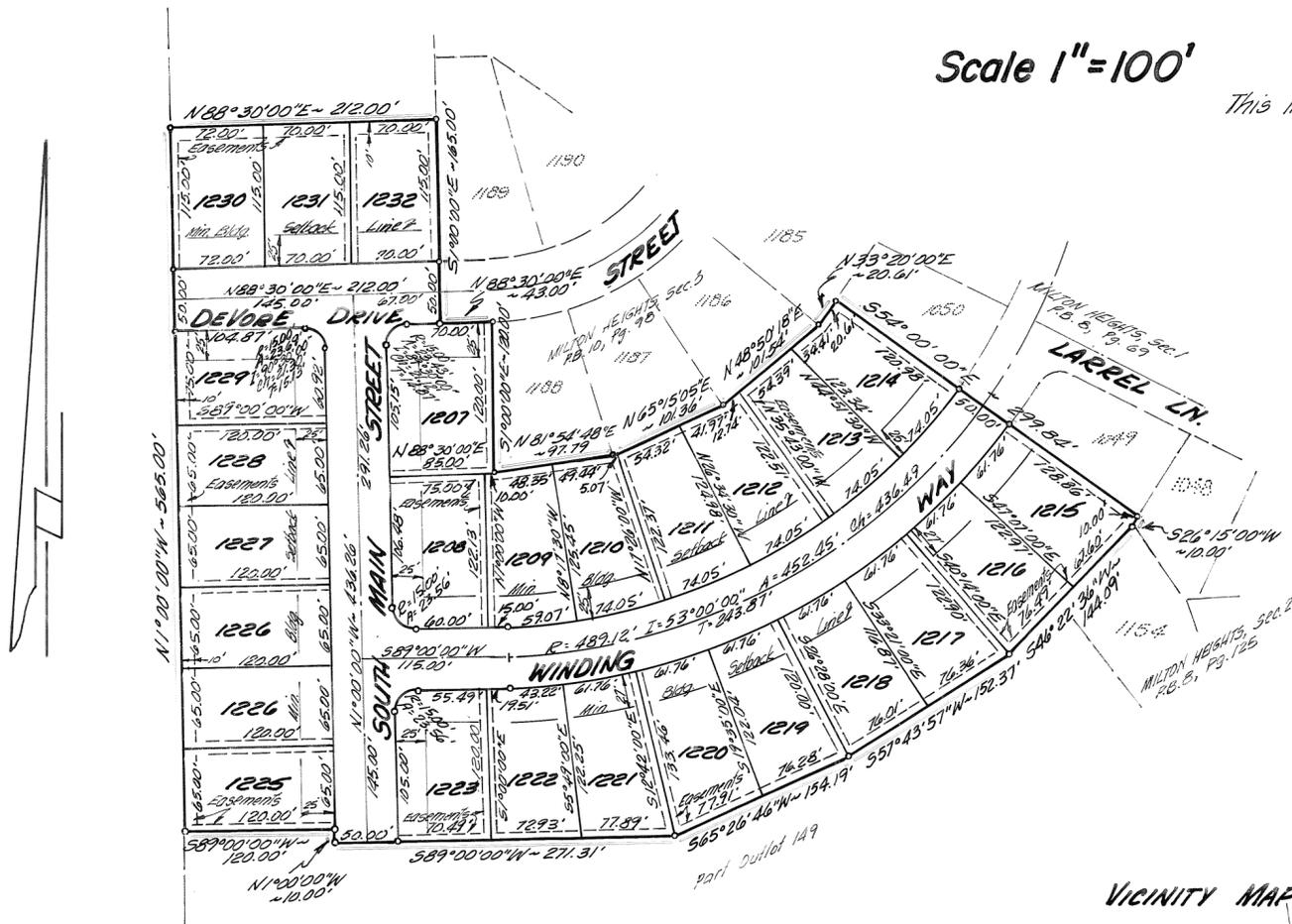
Frederick W. Rose  
Notary Public in and for Miami County, Ohio

State of Ohio, County of Miami, s.s.

James H. Carter, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or as lienholders, have united in its execution.

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

Frederick W. Rose  
Notary Public in and for Miami County, Ohio



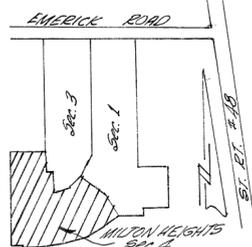
NOTE: All easements to be five (5) feet wide unless shown otherwise

← Indicates location of iron pins

Transferred this 20 day of Aug. 1971.

Carl Davis  
Miami County Auditor  
by Lois Schenkhaugen, Deputy

## VICINITY MAP



## PROTECTIVE COVENANTS AND RESTRICTIONS

- All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than three (3) cars.
- No dwelling shall be permitted on any lot at a cost of less than \$13,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages shall not be less than 1000 square feet for a one-story dwelling.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line, nor nearer than 25 feet to any side street line. No building shall be located nearer than five (5) feet to any interior lot line, and each lot shall contain a total of 15 feet of side yard space. No structure shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- No lot shall be further subdivided into smaller lots or parcels for the purpose of providing additional building sites.
- No trailer, basement, stock, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No fence, wall, hedge or shrub planting which obstructs sight lines of elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1990, at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

## APPROVALS

Approved on this 23 day of February, 1971,  
by the Planning Commission of the Village  
of West Milton, Ohio.

Roy E. Woolley 2/23/71  
Chairman  
Nannette Davis 2/23/71  
Secretary

Approved on this 3<sup>rd</sup> day of A.  
1971, by the Council of the Village  
West Milton, Ohio.

Geil Johnson Mayor  
Colores Frantz Clerk

# AUDITOR'S REPLAT OF PT. OL 122 & INLOTS 6185, 6186, 6187, 6188, 6189, 6190 & PT. 2244

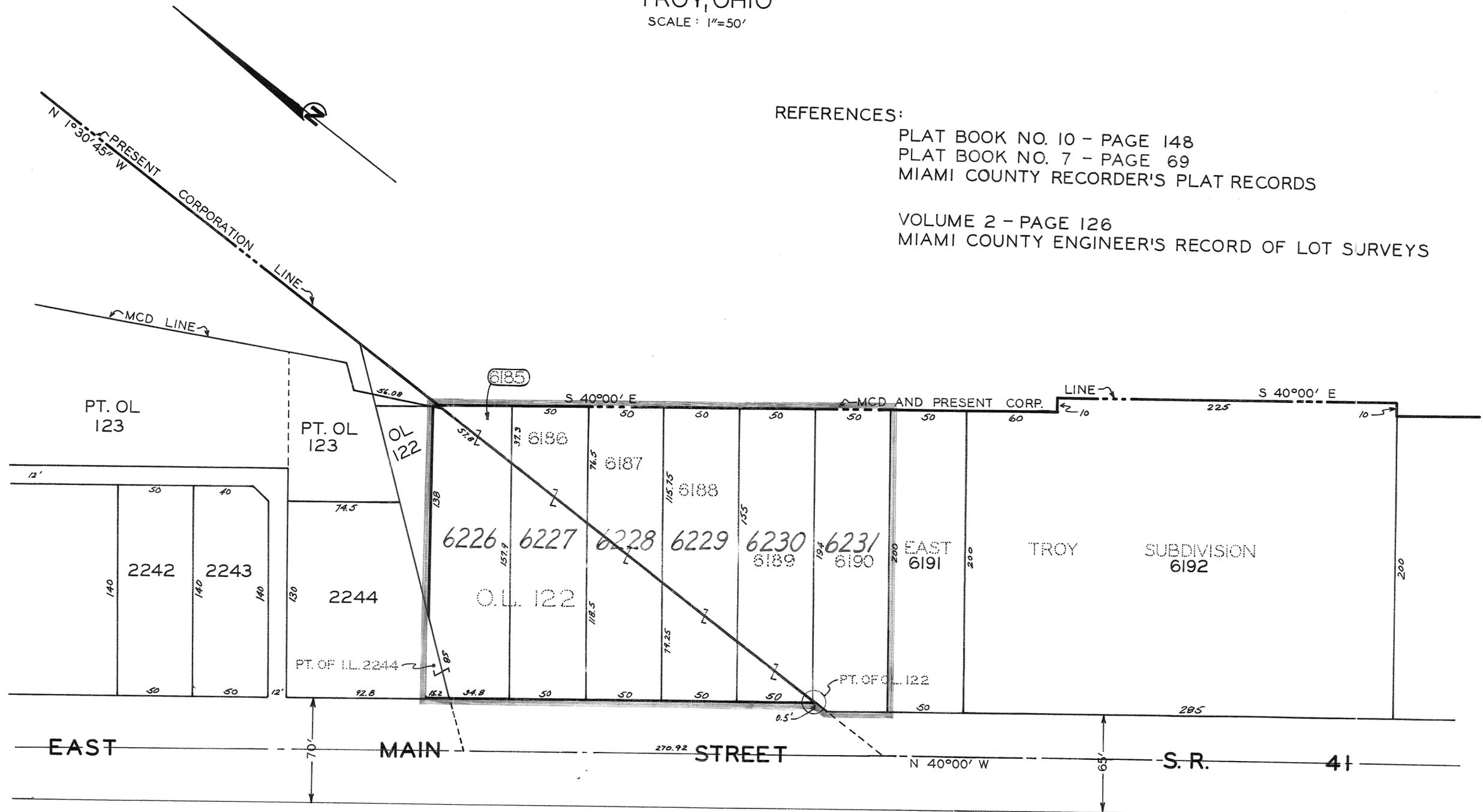
TROY, OHIO  
 SCALE: 1"=50'

*Mary B. Austin*  
 MIAMI COUNTY RECORDER

REFERENCES:

PLAT BOOK NO. 10 - PAGE 148  
 PLAT BOOK NO. 7 - PAGE 69  
 MIAMI COUNTY RECORDER'S PLAT RECORDS

VOLUME 2 - PAGE 126  
 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS



NOTE: THIS REPLAT IS FOR THE PURPOSE OF ELIMINATING TWO TAX BILLS & TWO LOT NUMBERS FOR EACH LOT BEING REPLATTED.

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 25<sup>th</sup> DAY OF Aug. 1971, THIS REPLAT WAS APPROVED.

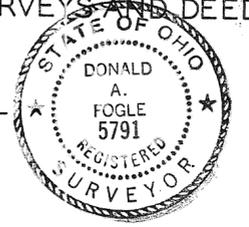
*Harvey J. Rognis*  
 PRESIDENT  
*Betty M. Glasgow*  
 ACT. SEC'Y

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 26th DAY OF August 1971.

*Carl Davis by board Shellenbarger*  
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LAND SURVEYS AND DEEDS OF RECORD.

*D. A. Fogle*  
 DONALD A. FOGLE  
 REGISTERED SURVEYOR 5791



Plat Book 11, Page 4  
 Received for record this 21 day  
 of AUG. 1971 at 2:30 PM.  
 File No. 18544. Fee \$9.10  
 Mary B. Rustin  
 Miami County Recorder

Corrective Re-recording of  
**MILTON HEIGHTS, SECTION 4**  
 Section 28, Town 6, Range 5 Village of West Milton  
 Miami County, Ohio  
 Containing 6.289 Acres August 1971  
 Scale 1"=100'

Note: The corrective re-recording of this plat is to revise Lot Numbers 1225 and 1226 to Lot Numbers 1224 and 1225 as shown.

This instrument was prepared by:  
 JOHN W. JUDGE ENGINEERING CO.  
 1201 Hempstead Road  
 Kettering, Ohio

The within plat is a subdivision of Part DL 149, containing 6.289 Acres out of the 20.5-acre tract conveyed to Ideal Builders, Inc. by deed recorded in Book 426, Page 306, of the Deed Records of Miami County, Ohio. The original Milton Heights, Section 4 was recorded in Plat Book 11, Page 2.  
 The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Company  
 by: Vallis Lapsins  
 Vallis Lapsins - Registered Surveyor #4731

**DEDICATION**

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

Signed and acknowledged in the presence of:  
James H. Carter Witness  
Herbert W. Roe Witness  
James H. Carter IDEAL BUILDERS, INC. President  
Nelson C. Borchers Vice President

State of Ohio, County of Miami, s.s.

Be it remembered that on this 5<sup>th</sup> day of August 1971, before me a notary public in and for said county and state, personally came the said Ideal Builders, Inc., by James H. Carter, its president and Nelson C. Borchers, its vice president, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

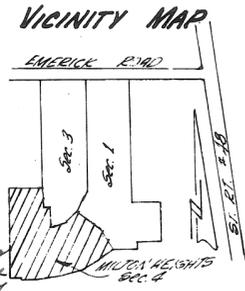
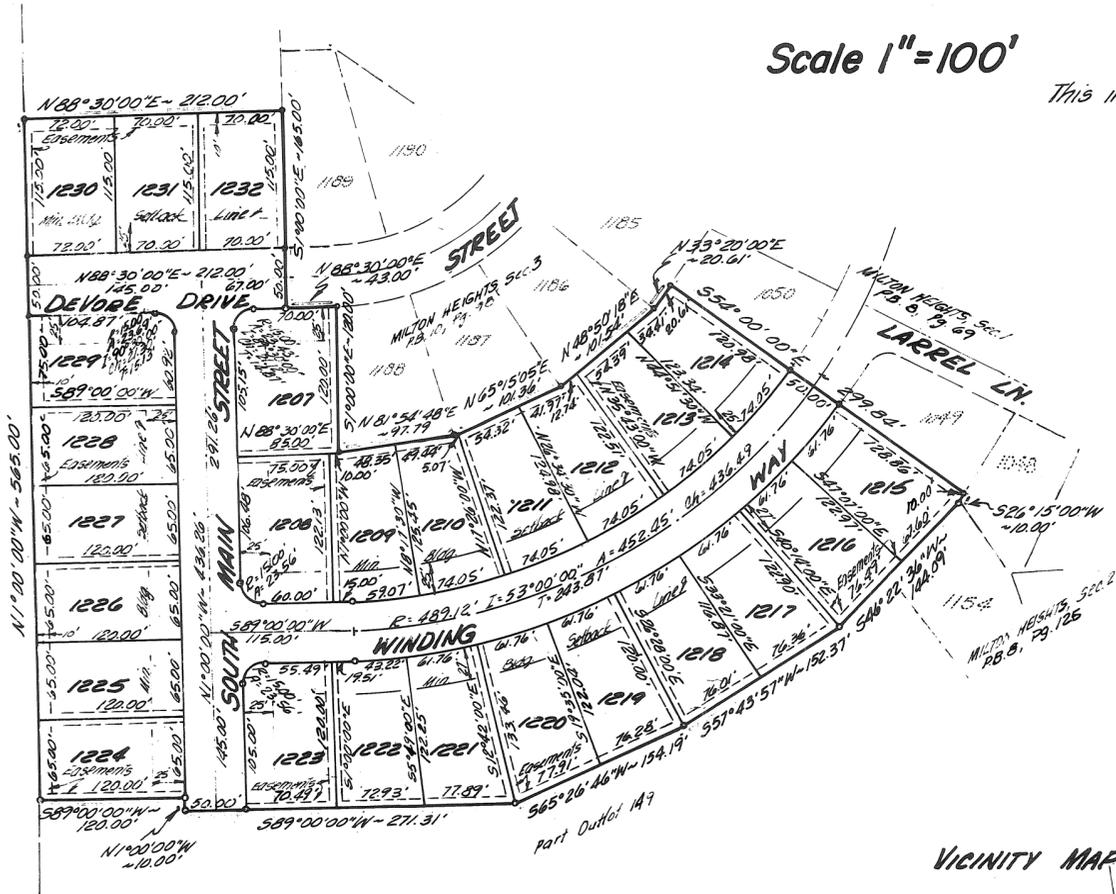
Herbert W. Roe  
 Notary Public in and for Miami County, Ohio

State of Ohio, County of Miami, s.s.

James H. Carter, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or as lienholders, have joined in its execution.

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

Herbert W. Roe  
 Notary Public in and for Miami County, Ohio



Transferred this 27<sup>th</sup> day of Aug. 1971.  
Carl Savitsky  
 Miami County Auditor Deputy

NOTE: All easements to be five (5) feet wide unless shown otherwise

← indicates location of iron pins

**PROTECTIVE COVENANTS AND RESTRICTIONS**

- All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than three (3) cars.
- No dwelling shall be permitted on any lot of a cost of less than \$13,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages shall not be less than 1000 square feet for a one-story dwelling.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line, nor nearer than 25 feet to any side street line. No building shall be located nearer than five (5) feet to any interior lot line, and each lot shall contain a total of 15 feet of side yard space. No structure shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- No lot shall be further subdivided into smaller lots or parcels for the purpose of providing additional building sites.
- No trailer, basement, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No fence, wall, hedge or shrub planting which obstructs sight lines of elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them of points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1990, at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to amend said covenants in whole or in part.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

**APPROVALS**

Approved on this 23 day of February, 1971, by the Planning Commission of the Village of West Milton, Ohio.

Roy E. Woolley 2/23/71  
Nannette D. Dineen 2/23/71

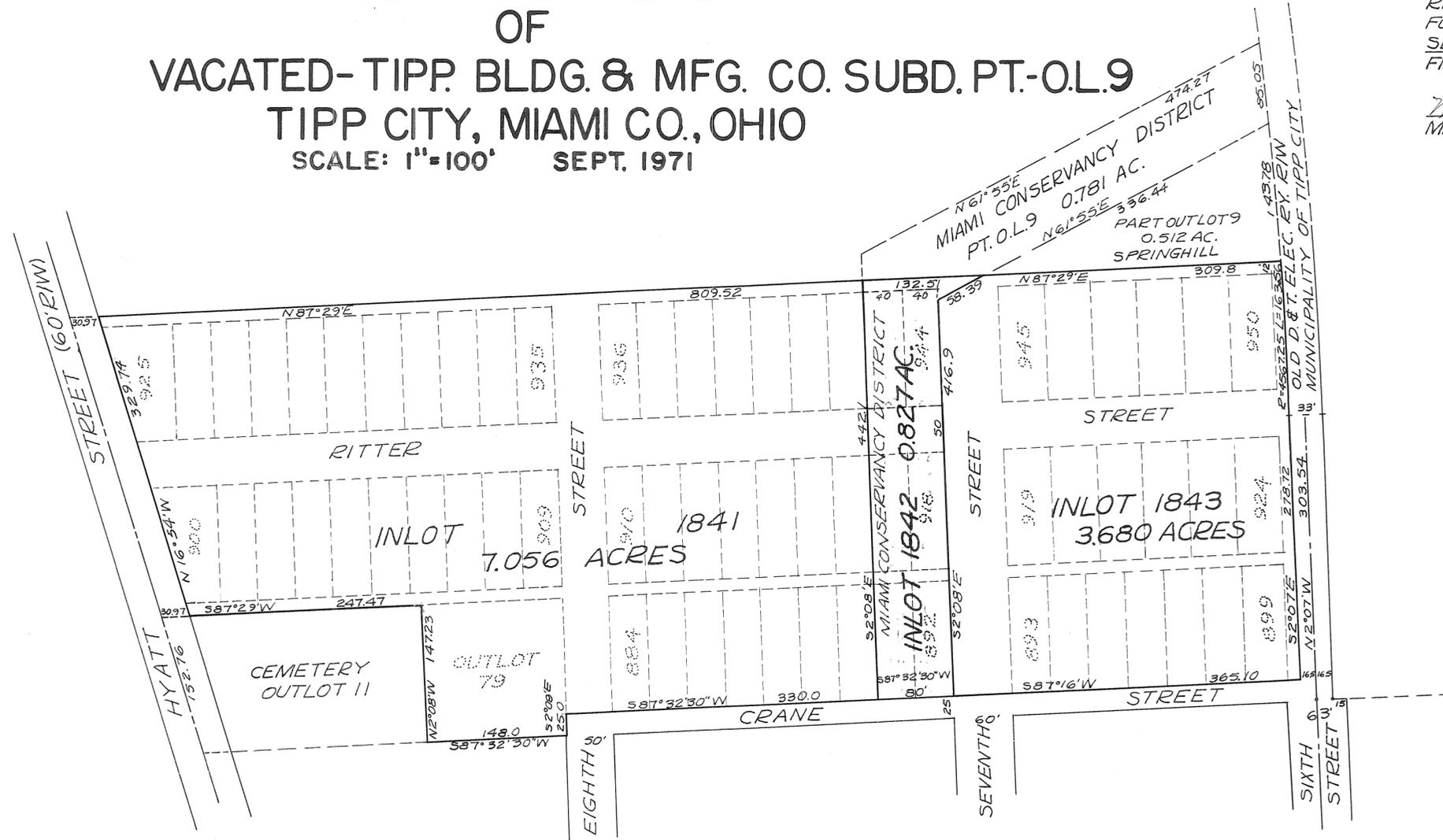
Approved on this 5<sup>th</sup> day of August 1971, by the Council of the Village of West Milton, Ohio.

Neil Johnson  
Salvatore Frantz

AUDITORS REPLAT  
OF  
VACATED-TIPP. BLDG. & MFG. CO. SUBD. PT.-OL.9  
TIPP CITY, MIAMI CO., OHIO  
SCALE: 1"=100' SEPT. 1971

PLAT BOOK 11 PAGE 5  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS. RECEIVED  
FOR RECORD THIS 13TH DAY OF  
SEPTEMBER 1971. AT 8:12 A.M.  
FILE NO. 78,986 FEE \$8.60

*Mary B. Gustin*  
MARY B. GUSTIN - MIAMI CO. RECORDER



TIPP. BLDG. & MFG. CO. SUBDIVISION OF PART OF OUTLOT NO. 9  
IN THE VILLAGE OF TIPP CITY, OHIO - AS SHOWN ON MIAMI  
COUNTY RECORDER'S RECORD OF PLATS, BOOK 3; PAGE 50,  
HAS BEEN VACATED WITH THE EXCEPTIONS OF HYATTVILLE  
STREET AND OUTLOT NO. 11, WHICH SHALL REMAIN AS PLATTED;  
BY MIAMI COUNTY, OHIO - COMMON PLEAS COURT CASE #46556  
THE PROCEEDINGS OF THIS CASE ARE FILED IN MIAMI COUNTY  
RECORDER'S MISCELLANEOUS RECORDS BOOK 17; PAGES 348-351  
DATED SEPT. 1, 1971.

PLAT REVIEWED AND APPROVED FOR FILING AND INLOT  
NUMBERS ASSIGNED AND TRANSFERS MADE THIS 13TH  
DAY OF SEPTEMBER, 1971.

*Carl Davis*  
CARL DAVIS - MIAMI COUNTY AUDITOR



PLAT PREPARED FOR SPRINGHILL NURSERIES BY:  
RICHARD W. KLOCKNER & ASSOCIATES  
CIVIL ENGINEERING & SURVEYING  
TROY, OHIO  
I HEREBY CERTIFY THIS REPLAT TO BE  
A TRUE & CORRECT SURVEY AS SHOWN HEREON.

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

# COUNTRY ESTATES EAST - SEC. 4

## TOWN 4 - RANGE 6 - SECTION 27 - MONROE TOWNSHIP

### MIAMI COUNTY - OHIO

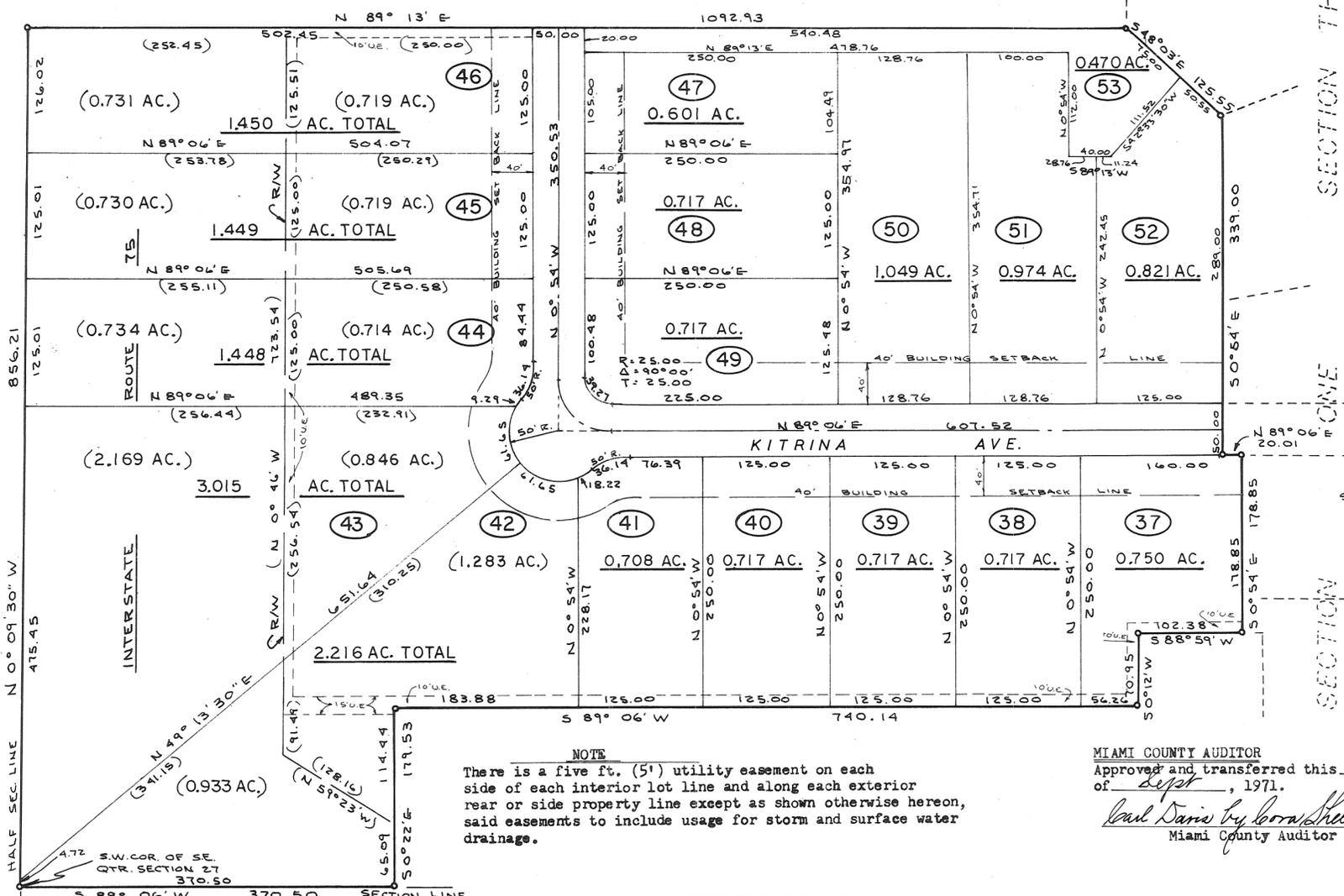
BOOK 11, PAGE 6  
Miami County Recorder's record  
of recorded plats.

**E CURVE DATA**  
Δ = 90° 00'  
R = 50.00  
L = 78.54  
T = 50.00

LOTS (NET) 13.239 AC.  
STREET 1.288 AC.  
I.R.75 R/W 5.297 AC.  
TOTAL 19.824 AC.

**MIAMI COUNTY RECORDER**  
File No. 79374  
Received for record Sept. 29, 1971 1:40 P.M.  
Fee: \$ 8.60  
Mary B. Justice  
Miami County Recorder

**NOTE**  
A TEMPORARY 25 FT. WIDE TURNAROUND EASEMENT IS HEREBY RESERVED ACROSS THE FRONT OF LOT 46 & LOT 47, SAID EASEMENT TO BE AUTOMATICALLY VACATED AT SUCH TIME AS THE STREET IS EXTENDED.



**DESCRIPTION**

Being a subdivision of 19.824 Acres of a 19.824 Acre tract conveyed to Petzoldt Construction Co. by deed recorded in Vol. 483, Page 555 of the Miami County Deed Records.

**DEDICATION**

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

**PETZOLDT CONSTRUCTION CO.**  
Daniel D. Turner witness  
Joe M. Turner witness  
Curtis S. Petzoldt CURTIS S. PETZOLDT, president  
Roberta S. Petzoldt ROBERTA S. PETZOLDT, sec-treas.

**STATE OF OHIO, MIAMI COUNTY, ss**  
Be it remembered that on this 3rd day of August 1971, before me a notary public in and for the said county and state, personally came Petzoldt Construction Co. by its president Curtis S. Petzoldt and its secretary-treasurer Roberta S. Petzoldt, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

My Commission Expires 10/16/73  
Shirley A. Beard  
Notary Public

**MIAMI COUNTY AUDITOR**  
Approved and transferred this 29 day of Sept, 1971.  
Paul Davis by Cora Shelton  
Miami County Auditor

**APPROVED BY TIPP CITY PLANNING COMMISSION**  
Philip Wampler CHAIRMAN  
Jean Mettert SECRETARY  
Sept. 27, 1971

**APPROVED BY MIAMI COUNTY COMMISSIONERS**  
Henry Cook  
John J. Rupp

Arthur D. Haddad  
Miami County Engineer  
DATE SEPTEMBER 29, 1971

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**  
Henry Cook  
John J. Rupp  
Arthur D. Haddad  
Miami County Engineer  
DATE SEPTEMBER 29, 1971



COUNTRY ESTATES EAST- SECTION FOUR	
Petzoldt Construction Company Vandalia, Ohio	
DANIEL D. TURNER AND ASSOC. Troy - Ohio	
*CIVIL ENGINEERING-LAND SURVEYING*	
DATE SEPT. 1971	Drawn By: T.S. Traced By: Checked By: D.T.
FILE NO. 2-71-39	SCALE: 1"=100'

- PROTECTIVE COVENANTS**
- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, except that lots 40 thru 49 inclusive may be used for multi-family dwellings, except lot 53 which is to be used for sanitary sewage treatment facilities.
  - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1200 S.F. for a one story plan, or less than 1600 S.F. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun. This covenant shall not apply to lots 40 thru 49 unless single family dwellings are constructed thereon.
  - No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 15 ft. to any interior lot line.
  - No lot shall be hereafter subdivided into additional residential lots.
  - No trailer, basement, campshack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
  - Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences or hedges greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
  - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
  - No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
  - No structure of a temporary character shall be permitted on any premises except during the active period of construction.
  - No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 S.F. or one sign of not more than 5 S.F. advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
  - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
  - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until September 1, 2001, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
  - Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
  - These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
Daniel D. Turner

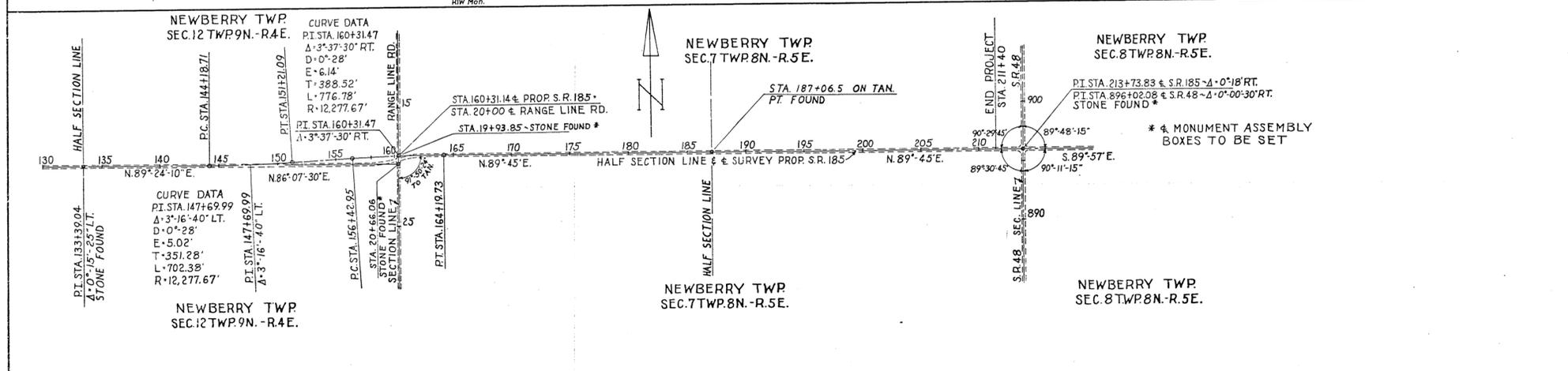
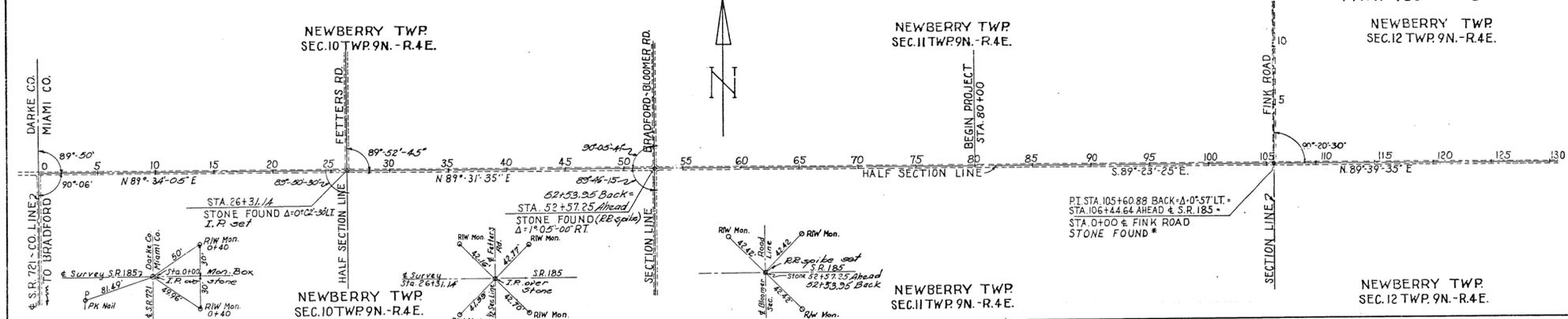
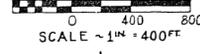
# LOCATION PLAN

REVISED PLAT SUPERSEDES  
PLAT RECORDED VOL 8, P.31  
DATED: 11-1-61

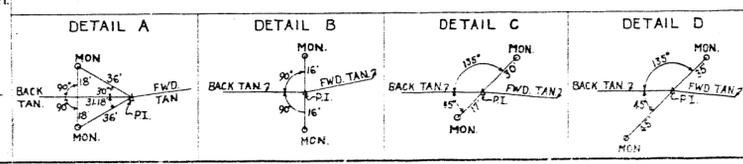
FED. PROJ. NO.	STATE	PROJECT	1
2	OHIO	1961	

MIAMI COUNTY  
MIA-185-1.52  
MIA-185-0.00

NEWBERRY TWP.  
SEC.12 TWP.9N.-R.4E.



REFERENCE POINT MONUMENTS TO BE SET AFTER CONSTRUCTION				TYPICAL DETAIL FOR LOCATION OF MONUMENTS			
STATION	LT.	RT.	DISTANCE FROM	STATION	LT.	RT.	DISTANCE FROM
80+00	16	16	PC 144+18.71	16	16	205+00	16
84+00	-	-	PT 147+69.99	SEE DETAIL 'C'	211+40	16	16
90+00	-	-	PT 151+21.09	16	16	1+70	30
97+00	16	16	PC 156+42.95	16	16	1+70	30
113+00	15	17	PT 164+19.73	16	16	RANGE LINE RD.	
120+00	13.53	18.47	171+00	-	-	16+50	30
128+00	15	17	180+00	-	-	18+40	50
133+39.04	SEE DETAIL 'B'	188+00	-	-	-	21+65	35
138+00	16	16	197+00	16	16	23+00	30



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

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

APPROVED: *Geo. W. Boustan*  
DATE: 10-16-61  
RIGHT-OF-WAY ENGINEER - DIVISION N° 7  
REGISTERED SURVEYOR N° 3128



# WESTBROOK SUBDIVISION NO. 9

A SUBDIVISION OF PART OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO  
 SCALE: 1" = 100'-00"

BOOK 11 PAGE 9  
 MIAMI CO. RECORDER'S PLAT RECORDS  
 FILE NO. 19639  
 REC'D FOR RECORD OCTOBER 8, 1971  
 AT 3:29 P.M. FEE: \$8.60

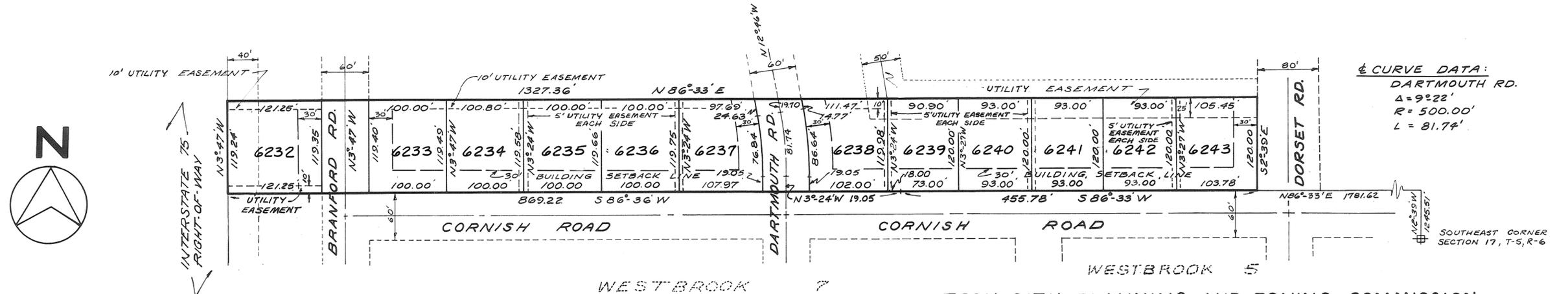
Mary B. Justice, Recorder  
 MIAMI COUNTY RECORDER  
 by: Helen J. Stump, Deputy

## DESCRIPTION

BEING A SUBDIVISION OF 3.646 ACRES TOTAL, 0.331 ACRES STREETS, 3.315 ACRES LOTS, OF OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO TROY LAND IMPROVEMENT CO. BY DEEDS RECORDED IN VOL 289 PAGE 6, AND VOL 346 PAGE 295, AND VOL 420 PAGE 180 OF THE MIAMI COUNTY DEED RECORDS.

## NOTES

1. THE RESTRICTIVE COVENANTS OF WESTBROOK SUBDIVISION NO. 7 SHALL APPLY TO AND ARE HEREBY MADE A PART OF THIS PLAT.
2. AN EASEMENT OF 40' & 25', AS SHOWN, IS DEDICATED FOR THE OHIO FUEL GAS CO. AND DAYTON POWER & LIGHT CO. HIGH PRESSURE GAS LINES, AND SHALL BE FOREVER FREE OF ALL BUILDING, FENCE POSTS, AND ALL OTHER BELOW GROUND LEVEL CONSTRUCTION.



## DEDICATION

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

Earl C. Galbreath  
 PRESIDENT  
R.G. Ehlers  
 SECRETARY

DATE Sept 20, 1971  
L.W. Roeth  
 WITNESS  
Stanley E. Hissong  
 WITNESS

TROY CITY PLANNING AND ZONING COMMISSION  
 AT A MEETING HELD THIS 22nd DAY OF Sept., 1971  
 ACCEPTED THIS PLAT.

Henry J. Ferri CHAIRMAN  
Ann Filler SECRETARY

CITY COUNCIL OF THE CITY OF TROY, OHIO  
 AT A MEETING HELD THIS 4th DAY OF October, 1971  
 ACCEPTED THIS PLAT BY ORDINANCE NO. 0-61-71

David J. Farrell MAYOR  
Gene Wehner PRESIDENT OF COUNCIL  
Betty M. Glasgow CLERK OF COUNCIL

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE TROY LAND IMPROVEMENT CO., A CORPORATION, BY EARL C. GALBREATH ITS PRESIDENT, AND R.G. EHLERS, ITS SECRETARY, AND ACKNOWLEDGED THE SIGNING OF THE FORE GOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND NOTARY SEAL THIS 20th DAY OF SEPTEMBER, 1971.  
 MY COMMISSION EXPIRES October 2, 1974

STANLEY E. HISSONG, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires October 2, 1974

Stanley E. Hissong  
 NOTARY-PUBLIC MIAMI CO., OHIO

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE TRACTS AS SHOWN ON THIS PLAT ON THIS 8th DAY OF October, 1971

Karl Davis by Cora Schellenberger, Deputy  
 MIAMI CO. AUDITOR

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

John H. P. Connell  
 REGISTERED SURVEYOR



M<sup>c</sup>CONNELL AND WAGNER  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 20 SOUTH LANE, TROY, OHIO



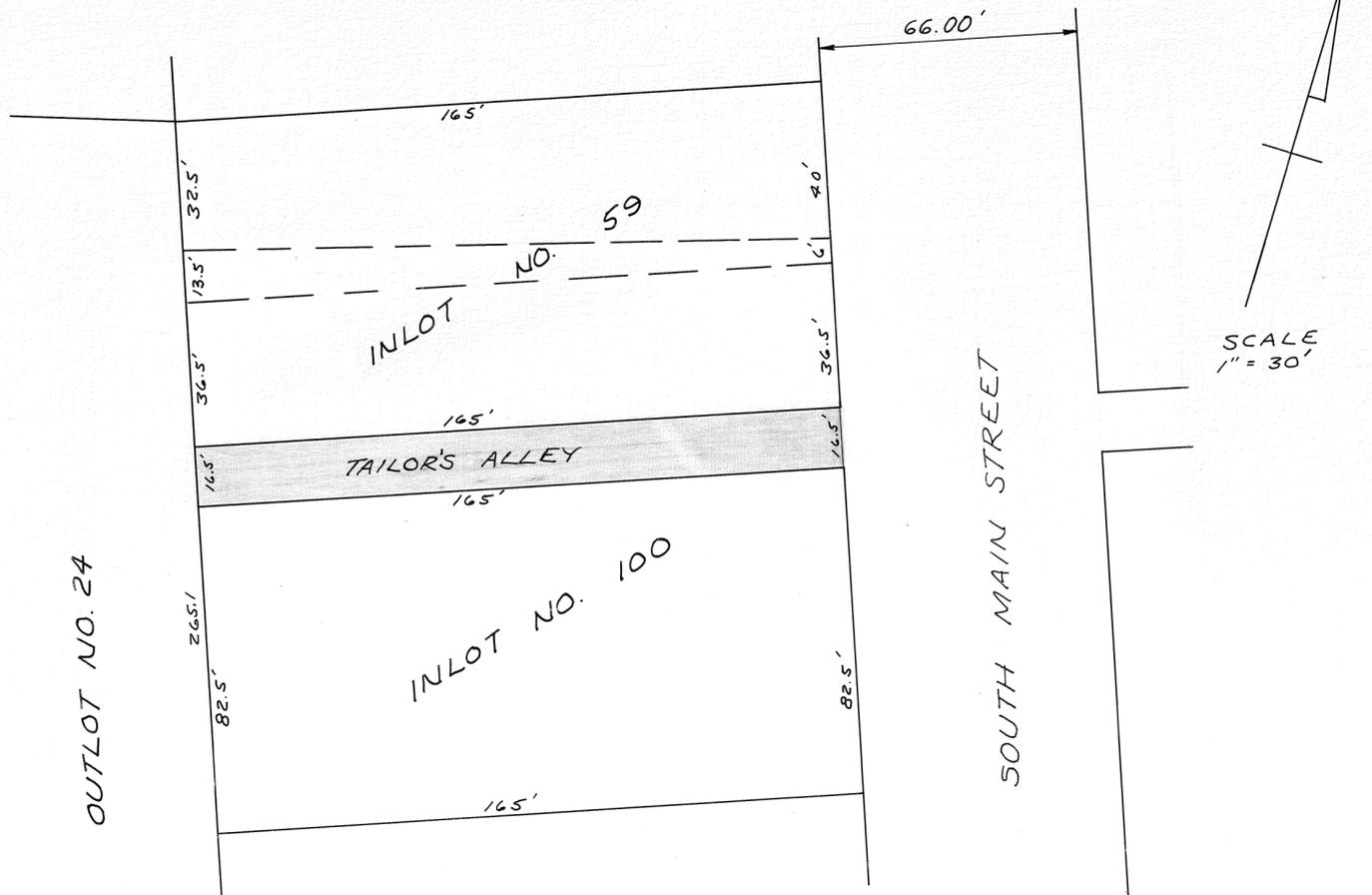
VILLAGE OF WEST MILTON, OHIO  
ALLEY VACATION PLAT

PLAT BOOK NO. 11 PAGE NO. 10  
MIAMI COUNTY RECORDER'S PLAT RECORDS.  
RECEIVED FOR RECORD THIS 13<sup>th</sup> DAY OF  
OCTOBER, 1971, AT 2:37 P.M.  
FILE NUMBER: 79721  
FEE: \$ 8.60

Mary B. Gustin  
MARY B. GUSTIN, MIAMI COUNTY RECORDER

VACATION PLAT OF PART OF TAILOR'S ALLEY  
FROM THE WEST LINE OF SOUTH MAIN  
STREET TO THE EAST LINE OF OUTLOT NO.  
24, BETWEEN INLOTS NO. 59 & 100.

REFERENCE: DEED BOOK NO. 11, PAGE NO. 58  
MIAMI COUNTY RECORDER'S DEED RECORDS.



APPROVED BY THE PLANNING COMMISSION OF  
THE VILLAGE OF WEST MILTON, OHIO THIS  
July 15 DAY OF July 1971.

Miriam P. Butts  
CHAIRMAN

Unsettled name  
SECRETARY

AT A MEETING OF THE VILLAGE COUNCIL OF  
WEST MILTON, OHIO HELD THIS 12<sup>th</sup> DAY OF  
October 1971, THIS ALLEY VACATION WAS  
APPROVED AND ACCEPTED BY:  
ORDINANCE NO: CM-179

Neil Johnson  
MAYOR

Dolores Frantz  
CLERK

TRANSFERRED THIS 13<sup>th</sup> DAY OF October  
1971.

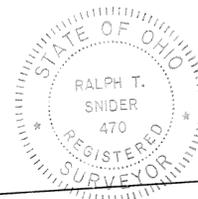
Carl Davis by Kara Shellenbarger Deputy  
MIAMI COUNTY AUDITOR

WE, THE UNDERSIGNED BEING ALL OF THE PROPERTY  
OWNERS WITH LAND ABUTTING THE ALLEY SHOWN  
SHADED HEREON FOR VACATION DO HEREBY CON-  
SENT TO SUCH VACATION AND WAIVE ANY AND  
ALL NOTICE OF THE PENDENCY THEREOF IN THE  
COUNCIL OF THE VILLAGE OF WEST MILTON,  
OHIO.

INLOT NO. 59	<u>Robert Hurley</u> ROBERT HURLEY	<u>Robert E. Applegate</u> WITNESS
	<u>Norma E. Hurley</u>	<u>Georganna S. Applegate</u> WITNESS
INLOT NO. 100	<u>Robert E. Applegate</u> ROBERT E. APPLLEGATE	<u>Norma E. Hurley</u> WITNESS
	<u>Georganna S. Applegate</u> GEORGBANNA L. APPLLEGATE	<u>Norma E. Hurley</u> WITNESS
	<u>Jack E. Kelly</u> JACK E. KELLY	<u>Robert Hurley</u> WITNESS
OUTLOT NO. 24	<u>Patricia M. Kelly</u> PATRICIA M. KELLY	<u>Robert Applegate</u> WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI  
COUNTY, OHIO PERSONALLY APPEARED, THE ABOVE  
SIGNED WHO ACKNOWLEDGED THE SIGNING OF THE  
FOREGOING ALLEY VACATION AND THE SAME IS  
THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY  
WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY  
NAME AND AFFIXED MY OFFICIAL SEAL AT WEST  
MILTON, OHIO THIS 14<sup>th</sup> DAY OF JULY 1971

Wendell O. Fleming  
NOTARY PUBLIC



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

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

# ANNEXATION TO VILLAGE OF PLEASANT HILL

• TOWN 7 • RANGE 5 • SECTION 17 • NEWTON TOWNSHIP •  
• MIAMI COUNTY • OHIO •

BOOK 11 PAGE 11

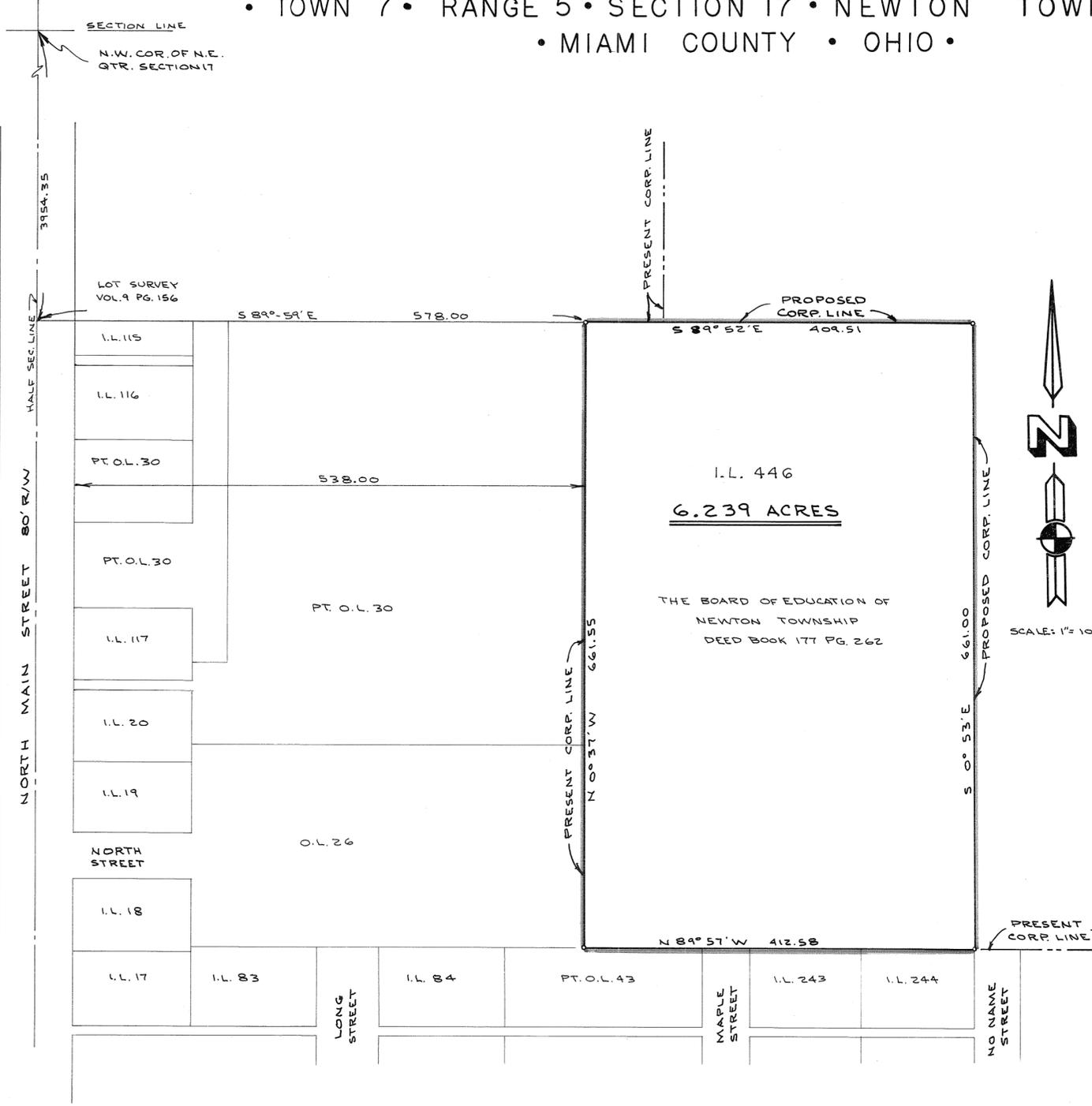
MIAMI COUNTY RECORDER'S  
RECORD OF RECORDED PLATS.

FILE NO. 79740

RECEIVED FOR RECORD: 11:06 A.M. OCT. 14, 1971  
TIME DATE

FEE: \$ 8.60

Mary B. Austin  
MIAMI COUNTY RECORDER



### DESCRIPTION

BEING A TOTAL OF 6.239 ACRES IN THE SOUTHEAST QUARTER OF SECTION 17, IN TOWN 7, RANGE 5, NEWTON TOWNSHIP, MIAMI COUNTY, OHIO.

### APPROVAL OF MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 30<sup>th</sup> DAY OF JULY, 1971.

Kenneth Cook  
John J. Knapp

### APPROVAL BY VILLAGE OF PLEASANT HILL

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 20<sup>th</sup> DAY OF Sept., 1971 THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 611

Robert A. Board Mayor  
Julia S. Sweeney Clerk  
Jessie

### MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 12<sup>th</sup> DAY OF Oct., 1971.

Carl Davis by Vera Sheentzen Deputy  
MIAMI COUNTY AUDITOR

REFERENCE  
ASSESSOR'S PLAT OF 1880  
VOL. 1 PAGE 436  
COURT CASE NO. 17440



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

Joe M. Turner

ANNEXATION TO VILLAGE OF PLEASANT HILL PLEASANT HILL - OHIO			
FOR - NEWTON TWSHP. BOARD OF EDUCATION PLEASANT HILL - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO			
DATE JAN. 1971	DRAWN BY: CHECKED BY:	J.T. D.T.	SHEET NO. 1/1
FILE NO. 10-70-193	SCALE: 1" = 100'		

# MIAMI GARDEN ESTATES

SEE AFFIDAVIT RECORDED IN MISC. BOOK 17 PAGE 434  
JULY 27, 1972

Mary B. Justin RECORDER

NORTHWEST & SOUTHWEST QUARTERS OF SECTION-3; TOWN-2;  
RANGE-11; LOSTCREEK TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 77.883 ACRES ACQUIRED  
BY JOHN A. MESSLER SR. BY DEED FILED IN BOOK 476;  
PAGE 729; AND BY JOHN A. MESSLER JR. BY DEED FILED IN  
BOOK 479; PAGE 429 OF THE MIAMI COUNTY RECORDER'S  
RECORD OF DEEDS.

SCALE: 1" = 200 FEET

DATED: 23 SEPTEMBER 1971

APPROVED

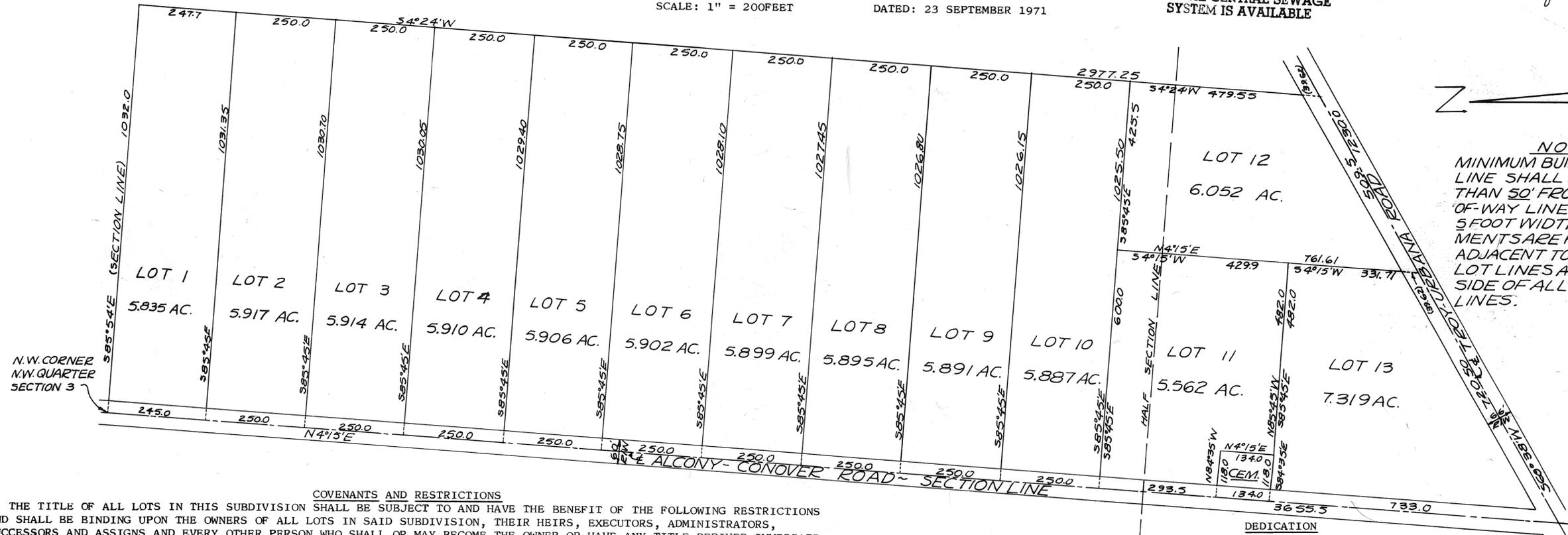
By Committee - M. K. Adams  
Date 10-20-71  
Troy City - Miami County  
Health Department

POOR SOIL  
325 SQ. FT. PER BEDROOM

NO FURTHER SUBDIVISION  
UNTIL CENTRAL SEWAGE  
SYSTEM IS AVAILABLE

PLAT BOOK 11 PAGE 12  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS. RECEIVED FOR  
RECORD THIS 20 DAY OF  
OCTOBER 1971, AT 1:55 PM.  
FILE NO. 79891 FEE \$ 8.60

Mary B. Justin Recorder  
MARY B. JUSTIN, MIAMI CO. RECORDER  
by Emily McNeal, Deputy



### COVENANTS AND RESTRICTIONS

1. THE TITLE OF ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO AND HAVE THE BENEFIT OF THE FOLLOWING RESTRICTIONS AND SHALL BE BINDING UPON THE OWNERS OF ALL LOTS IN SAID SUBDIVISION, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS AND EVERY OTHER PERSON WHO SHALL OR MAY BECOME THE OWNER OR HAVE ANY TITLE DERIVED IMMEDIATELY OR REMOTELY FROM, THROUGH OR UNDER ANY OWNER OR OWNERS OF SAID LOTS LOCATED IN SAID SUBDIVISION.
2. SAID LOTS SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES, EXCEPT FOR LOTS 12 AND 13. NO MORE THAN TWO (2) RESIDENTIAL DWELLING UNITS SHALL BE ALLOWED TO BE CONSTRUCTED ON ANY ONE LOT. NO LOT SHALL BE FURTHER SUBDIVIDED INTO MORE THAN TWO LOTS. AND THEN ONLY AFTER BEING APPROVED BY BOARD OF HEALTH AND MIAMI COUNTY PLANNING COMMISSION.
3. THERE SHALL NOT BE ERECTED, PLACED, OR SUFFERED TO REMAIN ON SAID LOTS, ANY BUILDING OR STRUCTURE WHATSOEVER, OTHER THAN A PRIVATE DWELLING HOUSE DESIGNED AND INTENDED FOR OCCUPANCY OF NOT MORE THAN TWO FAMILIES, WITH GARAGE OR GARAGES AND/OR OTHER OUTBUILDINGS CONSISTENT AND APPURTENANT THERETO, AND SUCH DWELLING HOUSE, GARAGE AND/OR OTHER OUTBUILDINGS SHALL NOT BE CONSTRUCTED, ERECTED, PLACED OR LOCATED NEARER THAN (50) FIFTY FEET TO THE RIGHT-OF-WAY LINE OR NEARER THAN (15) FIFTEEN FEET TO ANY SIDE LOT LINE, THE USE OF LOTS 12 AND 13 SHALL NOT BE RESTRICTED TO THE ABOVE LIMITATIONS EXCEPT FOR LOCATION.
4. NO SINGLE DWELLING HOUSE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION WHICH HAS LESS THAN 960 SQUARE FEET OF GROUND FLOOR SPACE, EXCLUSIVE OF BASEMENT AND NO DOUBLE DWELLING HOUSE SHALL BE ERECTED OR MAINTAINED WHICH HAS LESS THAN 1920 SQUARE FEET OF GROUND FLOOR PLACE. ALL MEASUREMENTS ARE TO BE TAKEN FROM OUTSIDE EXTERIOR WALLS AND SHALL BE EXCLUSIVE OF GARAGES AND OTHER OUTBUILDINGS.
5. NO GARAGE OR OTHER OUTBUILDING SHALL BE ERECTED OR MAINTAINED WHICH IS LESS THAN 22 FEET IN LENGTH AND 16 FEET IN WIDTH, EXCEPT GARAGES WHICH SHALL BE NOT LESS THAN 22 FEET IN LENGTH AND 14 FEET IN WIDTH.
6. ALL BUILDINGS SHALL HAVE A GABLE OR HIP TYPE ROOF WITH NOT LESS THAN 4/12 PITCH, AND ALL MATERIALS USED IN SAID BUILDINGS SHALL BE AS SPECIFIED BY SOUND CONSTRUCTION PRACTICES, ALL EXTERIOR WALLS SHALL BE BRICK OR STONE.
7. ALL SANITARY SEWER AND WELL INSTALLATIONS ARE TO BE MADE IN STRICT COMPLIANCE WITH MIAMI COUNTY BOARD OF HEALTH REGULATIONS.
8. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT OR BUILDING SITE, AND NO JUNK OR TRASH PILES SHALL BE PERMITTED TO ACCUMULATE, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, INCLUDING, BUT NOT LIMITED TO, THE ERECTION OR MAINTENANCE OF OLD CARS, TRAILERS, TRACTION OR RAILROAD CARS, OR ANY OTHER BUILDING OR STRUCTURE WHICH MAY BE UNSIGHTLY AND INCONSISTENT WITH RESIDENTIAL PURPOSES.
9. NO TRAILER, BASEMENT, TENT SHACK, GARAGE, BARN SUMMER COTTAGE OR OTHER OUTBUILDINGS ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE EITHER TEMPORARY OR PERMANENT, NOR SHALL ANY DWELLING OF A TEMPORARY CHARACTER BE PERMITTED.
10. CATTLE, HORSES AND DOMESTIC ANIMALS MAY BE KEPT ON LOTS IN THIS SUBDIVISION AS LONG AS THE MAINTENANCE OF SAME DOES NOT BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD, NO HOGS WILL BE ALLOWED TO BE KEPT ON THESE LOTS.
11. NO FENCES, WALLS, HEDGES OR MASS PLANTINGS SHALL BE PERMITTED TO EXTEND NEARER TO ANY ROADWAY THAN THE BUILDING SETBACK LINE, WHICH IS 50 FEET FROM RIGHT-OF-WAY LINE.
12. THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS CLAIMING UNDER THEM, UNTIL OCTOBER 1, 1999. AT THIS TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF THE THEN OWNERS OF A MAJORITY OF THE LOTS.
13. ENFORCEMENT OF SAID COVENANTS SHALL BE BY PROCEEDINGS IN LAW OR IN EQUITY AGAINST ANY PERSON WHO VIOLATES OR ATTEMPTS TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR RECOVER DAMAGES.
14. INVALIDATION OF ANY OF SAID COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE PORTION OF EXISTING ALCONY-CONOVER ROAD AND TROY-URBANA ROAD SHOWN WITHIN THE LIMITS OF THIS PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES AND OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS  
John A. Messler Sr. Marian H. Messler WITNESS  
JOHN A. MESSLER SR.  
John A. Messler Jr. Thomas Messler Ralph T. Snyder Pauline Kimmel  
JOHN A. MESSLER JR.

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED SIGNING AND THE EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO THIS 27th DAY OF September, 1971.

Pauline J. Kimmel NOTARY PUBLIC EXPIRATION DATE: May 7-1974

APPROVAL  
THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1971.  
PLAT NUMBER \_\_\_\_\_

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 27th DAY OF SEPTEMBER, 1971.

Kenneth Cook John J. Knapp  
REVIEWED AND APPROVED THIS 27th DAY OF SEPTEMBER, 1971. PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES  
CIVIL ENGINEERING & SURVEYING  
TROY, OHIO

Arthur D. Haddad MIAMI COUNTY ENGINEER  
ARTHUR D. HADDAD  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN  
HERON. IRON PINS ARE SET AT ALL LOT CORNERS &  
RAILROAD SPIKES AT CENTERLINE POINTS.

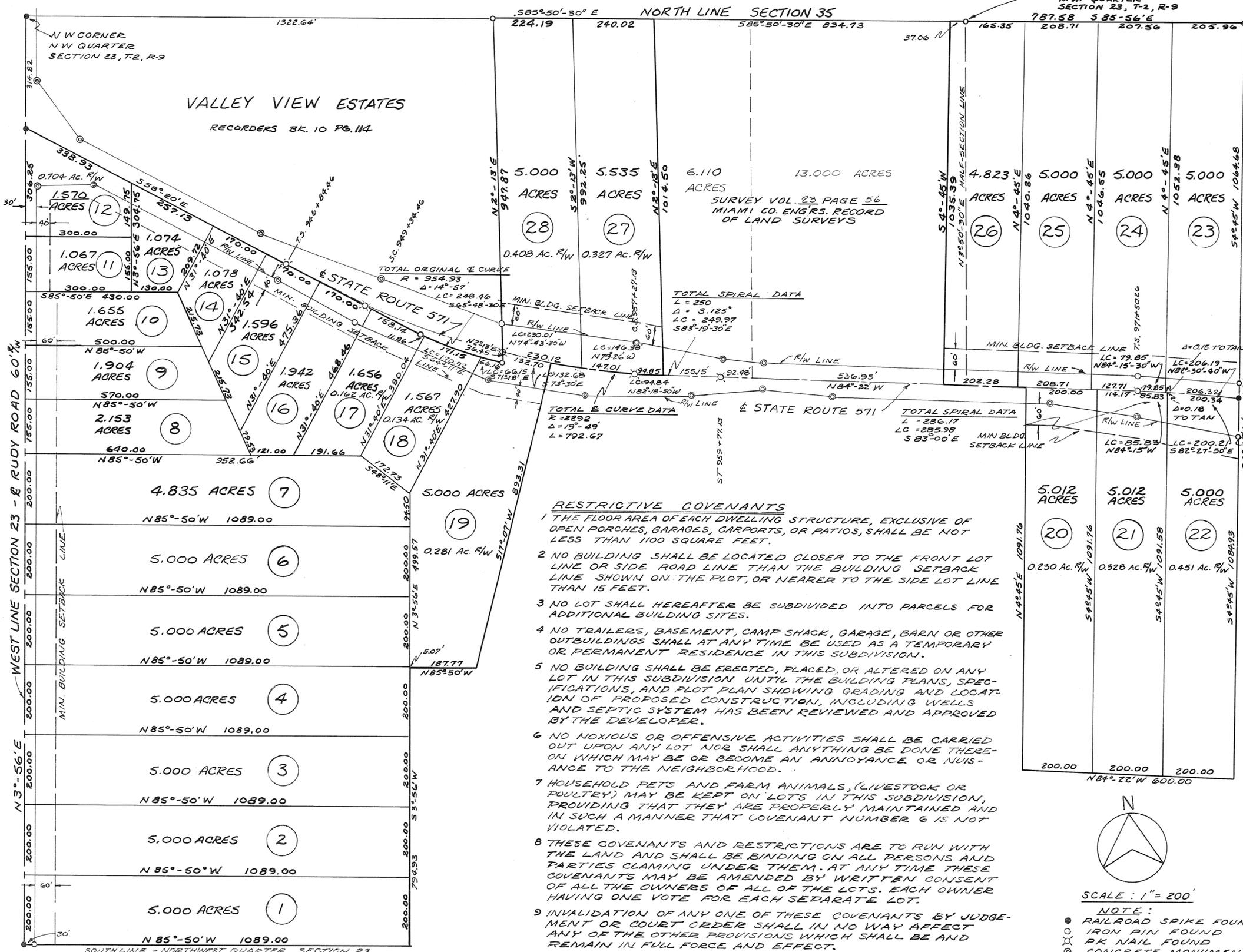
APPROVED AND TRANSFERRED THIS 20th DAY OF October, 1971  
Carl Davis by Cora Shestakanger, Deputy  
CARL DAVIS, MIAMI COUNTY AUDITOR  
Richard W. Klockner  
RICHARD W. KLOCKNER - PROF. SURVEYOR #4370

# TERRA ACRES - SECTION I

SEE CORRECTION PLAT  
RECORDER'S BOOK 11 PAGE 61

BOOK 11 PAGE 13  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NO 80063  
REC'D OCT. 27 1971, AT 2:19 P.M.  
FEE \$8.00  
Mary B. Gustin  
MIAMI COUNTY RECORDER

TOWN 2 RANGE 9 SECTION 23 BETHEL TOWNSHIP MIAMI COUNTY OHIO



**DESCRIPTION**  
BEING A SUBDIVISION OF 102.479 ACRES OF A 187.546 ACRE TRACT LOCATED IN SECTION 23, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI CO, OHIO, CONVEYED TO DONALD A. AND REBECCA S. DICK BY DEED RECORDED IN VOL. 42B PAGE 432 OF THE MIAMI CO. RECORDERS DEED RECORDS; 33.771 ACRES OF WHICH ARE LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION AND 68.708 ACRES OF WHICH ARE LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION.

**DEDICATION:**  
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO DEDICATE THE INCLUDED HIGHWAY RIGHT-OF-WAY TO THE PUBLIC USE FOREVER.

*Donald A. Dick* (1) *Rebecca S. Dick* (1)  
*The First National Bank* (1)  
*Jack E. Hummel* (2) *Alan A. Brown* (2)  
*Michael W. Loyatz* (2)  
WITNESSES FOR

APPROVED THIS 16<sup>th</sup> DAY OF July, 1971  
BY TROY CITY - MIAMI CO. HEALTH DEPT.  
*Leauge Control Committee Charles H. Deal*

LOTS 1,2,3, TO BE TRENCH SYSTEM FOR LEACHING, 325 SQ. FT. PER BEDROOM. ALL OTHER LOTS 150 SQ. FT. PER BEDROOM.

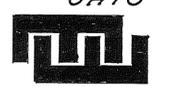
APPROVED BY  
MIAMI CO. PLANNING COMMISSION  
THIS 27<sup>th</sup> DAY OF OCTOBER, 1971  
*James E. Clark*  
*Robert E. Claman*

APPROVED BY  
MIAMI CO. COMMISSIONERS  
THIS 27<sup>th</sup> DAY OF OCTOBER, 1971  
*James E. Clark*  
*Robert E. Claman*

APPROVED & TRANSFERRED  
THIS 27<sup>th</sup> DAY OF Oct., 1971  
*Carl Davis*  
CARL DAVIS AUDITOR  
BY *Lois Shellmeyer*  
DEPUTY AUDITOR

APPROVED BY  
MIAMI CO. ENGINEER  
THIS 27<sup>th</sup> DAY OF OCTOBER, 1971  
*Arthur D. Haddad*

PREPARED BY  
MCCONNELL AND WAGNER  
ARCHITECTS-ENGINEERS & SURVEYORS  
20 SOUTH LANE  
TROY, OHIO



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

HATHAWAY VILLAGE-SECTION FOUR

PLAT BOOK 11 PAGE 14 MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 28TH DAY OF OCTOBER 1971. AT 2:48 P.M. FILE NO. 80100 FEE \$8.60

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 17.796 ACRES OF WHICH 13.116 ACRES ARE IN OUTLOT 70 AND 4.680 ACRES ARE IN OUTLOT 83 IN TIPP CITY, OHIO SAME BEING ACQUIRED BY HATHAWAY VILLAGE DEVELOPMENT CO. BY DEED RECORDED IN DEED BOOK 494 : PAGE 766 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

SCALE: 1" = 100 FEET

DATED: 13 SEPTEMBER 1971

Mary B. Gustin MARY B. GUSTIN, RECORDER

HATHAWAY VILLAGE DEVELOPMENT CO.

Frank Pennell FRANK PENNELL, VICE PRESIDENT

J. Clayton Finch J. CLAYTON FINCH, SECRETARY

Joseph R. Roper WITNESS

Herbert W. Rose WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED FRANK PENNELL, VICE PRESIDENT AND J. CLAYTON FINCH, SECRETARY OF HATHAWAY VILLAGE DEVELOPMENT CO., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND SECRETARY AND THE FREE ACT AND DEED OF SAID CORPORATION.

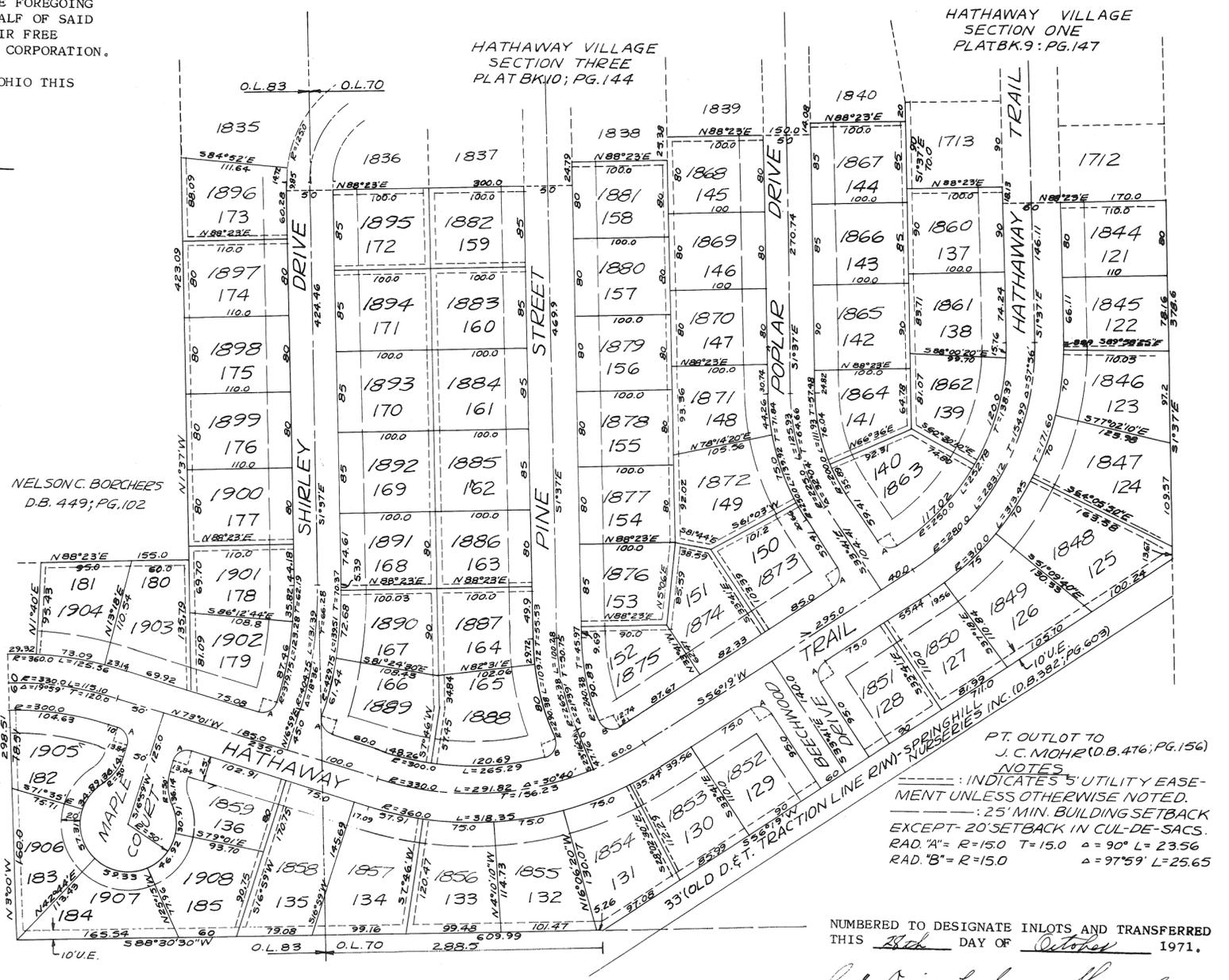
IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 18th DAY OF OCTOBER, 1971.

Herbert W. Rose HERBERT W. ROSE, NOTARY PUBLIC

MY COMMISSION EXPIRES September 11, 1972

THE PROTECTIVE COVENANTS AND RESTRICTIONS

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED SINGLE OR MULTIPLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT LESS THAN ONE (1) CAR AND A NONCOMMERCIAL GREEN HOUSE NOT TO EXCEED 350 SQUARE FEET.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TWO (2) FEET TO ANY SIDE LOT LINE, NOR SHALL THE SUM OF THE SIDE YARDS BE LESS THAN TWELVE (12) FEET. NO ROOF PROJECTION SHALL BE ALLOWED TO EXTEND BEYOND ANY PROPERTY LINE. THIS RESTRICTION EXCLUDES STEPS AND OPEN PORCHES.
3. NO LOT AS SHOWN ON THE RECORDED PLAT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
4. THE GROUND FLOOR AREA OF THE MAIN BUILDING OF ANY DWELLING UNIT CONSTRUCTED IN THIS SUBDIVISION, EXCLUSIVE OF ONE STORY OPEN PORCHES, AND GARAGES, SHALL NOT BE LESS THAN 864 SQUARE FEET FOR A ONE OR ONE AND ONE-HALF STORY STRUCTURE, OR NOT LESS THAN 800 SQUARE FEET FOR A TWO AND ONE-HALF STORY STRUCTURE. A ONE (1) CAR GARAGE OF NOT LESS THAN 220 SQUARE FEET SHALL BE REQUIRED FOR EACH SINGLE FAMILY DWELLING CONSTRUCTED IN THIS SUBDIVISION.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE TO THE STREET LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED TWO (2) FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND NEARER THAN SIX (6) FEET TO THE GROUND. FENCING AND HEDGES ERECTED OR PLANTED ON ANY LOT IN THIS SUBDIVISION MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL.
8. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
9. NO BUILDING, STRUCTURE OR LANDSCAPING SHALL BE ERECTED OR PLACED NOR SHALL ANY MATERIAL OR REFUSE BE PLACED OR STORED ON ANY LOT WITHIN TEN (10) FEET OF THE PROPERTY LINE ADJUTING ANY PARK AREA OR WITHIN TEN (10) FEET OF THE EDGE OF ANY OPEN WATER COURSE, EXCEPT THAT CLEAN FILL MAY BE PLACED NEARER, PROVIDED THAT THE NATURAL WATER COURSE IS NOT ALTERED OR BLOCKED BY SUCH FILL. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL BUILDING PLANS, SPECIFICATIONS, PLOT PLAN, AND LANDSCAPING PLAN HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, HATHAWAY VILLAGE DEVELOPMENT CO. OR THEIR AUTHORIZED REPRESENTATIVE.
10. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
11. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES; AND NO DOGS, CATS OR OTHER HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON ANY LOT WITHIN PUBLIC VIEW.
12. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL APRIL 1, 1991, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
13. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS; INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 27th DAY OF SEPTEMBER, 1971, THIS PLAT WAS REVIEWED AND APPROVED.

Philip B. Wampler CHAIRMAN, Jean Mettert SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 20th DAY OF OCTOBER, 1971, THIS PLAT WAS APPROVED BY ORDINANCE NO. 41-71.

Thomas B. Kyle PRESIDENT OF COUNCIL, P. Allen Hummer CLERK OF COUNCIL

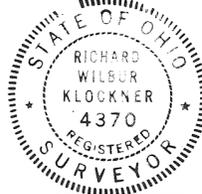
PT. OUTLOT 70 J. C. MOHR (D.B. 476; PG. 156) NOTES: INDICATES 5' UTILITY EASEMENT UNLESS OTHERWISE NOTED. 25' MIN. BUILDING SETBACK EXCEPT 20' SETBACK IN CUL-DE-SACS. RAD. 'A' = R=150 T=15.0 A=90 L=23.56 RAD. 'B' = R=15.0 A=97.59 L=25.65

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 28th DAY OF October 1971.

Carl Davis by Laura Shellenbarger CARL DAVIS, MIAMI COUNTY AUDITOR

PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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



# VICTORIA ACRES - SEC. 2

PART OF OUTLOT 182  
WEST MILTON - OHIO

BOOK 11 PAGE 15  
Miami County Recorder's  
record of recorded plats

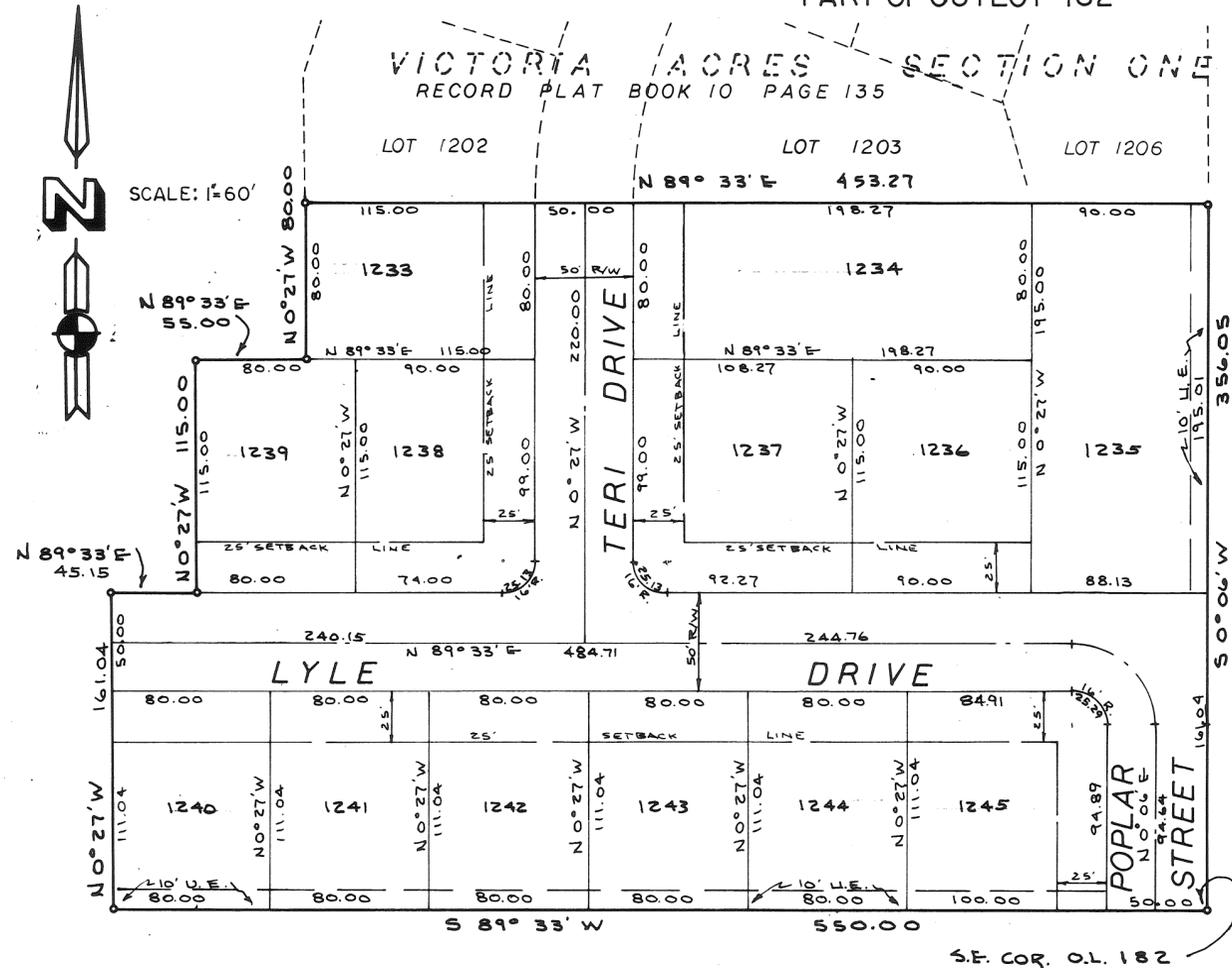
File 80172 Fee \$ 8.60

Received for record 2:42 PM Nov. 1, 1971  
time date

Recorded in Plat Book No 11 Page 15

Mary B. Austin  
Miami County Recorder

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



**DESCRIPTION**

Being a subdivision of 4.306 Acres of a 6.784 Acre tract conveyed to A.B.T.J. Corporation by deed recorded in Volume 478, Page 327 of the Miami County Deed Records.

**DEDICATION**

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

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

L. L. Haines  
witness  
Marjorie S. Haines  
witness  
witness

A.B.T.J. CORPORATION  
Paul Reinhardt  
Paul Reinhardt, Vice-President  
William E. Yates  
William E. Yates, secretary  
Lyle D. Corbin  
Lyle D. Corbin

**STATE OF OHIO, Notary Public, ss:**

Be it remembered that on this 25 day of August, 1971, before me, the undersigned a notary public in and for said county, personally came A.B.T.J. Corporation by its Vice-president Paul Reinhardt, and its Secretary William E. Yates, and Lyle D. Corbin, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

Jan. 8, 1972  
My Commission expires

L. L. Haines  
Notary Public

**PROTECTIVE COVENANTS**

1. These covenants and restrictions are for the benefit of all lot owners and are to run with the land, and shall be binding on all parties and persons claiming under them until October 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
2. It shall be lawful for any person or persons owning any real property in this subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any covenant or restriction herein contained, and either to prevent him or them from so doing or to recover damages or other dues for such violation.
3. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than five feet (5') to an interior lot line. For purposes of this covenant, eaves and steps shall not be considered a part of the building, providing that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
5. No lot shall hereafter be subdivided into parcels for additional residential purposes.
6. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
8. No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building setback line.
9. Easements affecting lots shown and noted on the recorded plat are for utility installation and maintenance, and improvements made on any easement by the property owner are made at the risk of the property owner.
10. No signs of any kind shall be displayed to public view on any lot except one professional sign of not more than one sq. ft. or one sign of not more than five sq. ft. advertising the property for sale or for rent, or signs used by a builder to advertise the property during the construction and sales period.
11. Any lot area designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water.

**VILLAGE PLANNING COMMISSION APPROVAL**

Accepted and approved by the Planning Commission of the Village of West Milton on this Sept. 2, 1971 day of September, 1971

Murvin D. Butts Chairman  
Nannette S. Davis Secretary

**VILLAGE COUNCIL APPROVAL AND ACCEPTANCE**

Approved and accepted by the Village of West Milton Council on this 2th day of September, 1971

Neil Johnson, Mayor  
Holmes Frantz, Clerk

**MIAMI COUNTY AUDITOR**

Approved and transferred this 1st day of Nov., 1971

Carl Davis by Laura Hellenberg  
Miami County Auditor Deputy



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

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

Victoria Acres- Sec. 2 for A.B.T.J. Corporation Englewood - Ohio	
DANIEL D. TURNER & ASSOC. Troy - Ohio * CIVIL ENGINEERING- LAND SURVEYING*	
DATE AUG. - 1971	Drawn by: T.S. Traced by: Checked by: D.T.
FILE NO. 7-71-157	SCALE: 1" = 60'
SHEET NO. <b>1/1</b>	

# VACATION AND REPLAT OF LOTS 9 & 10 FARMVIEW ACRES SUBDIVISION SEC. 1

• TOWN 6 • RANGE 5 • SECTION 23 • UNION TOWNSHIP •  
• MIAMI COUNTY • OHIO •

BOOK 11 PAGE 16  
Miami County Recorder's Record  
of recorded plats

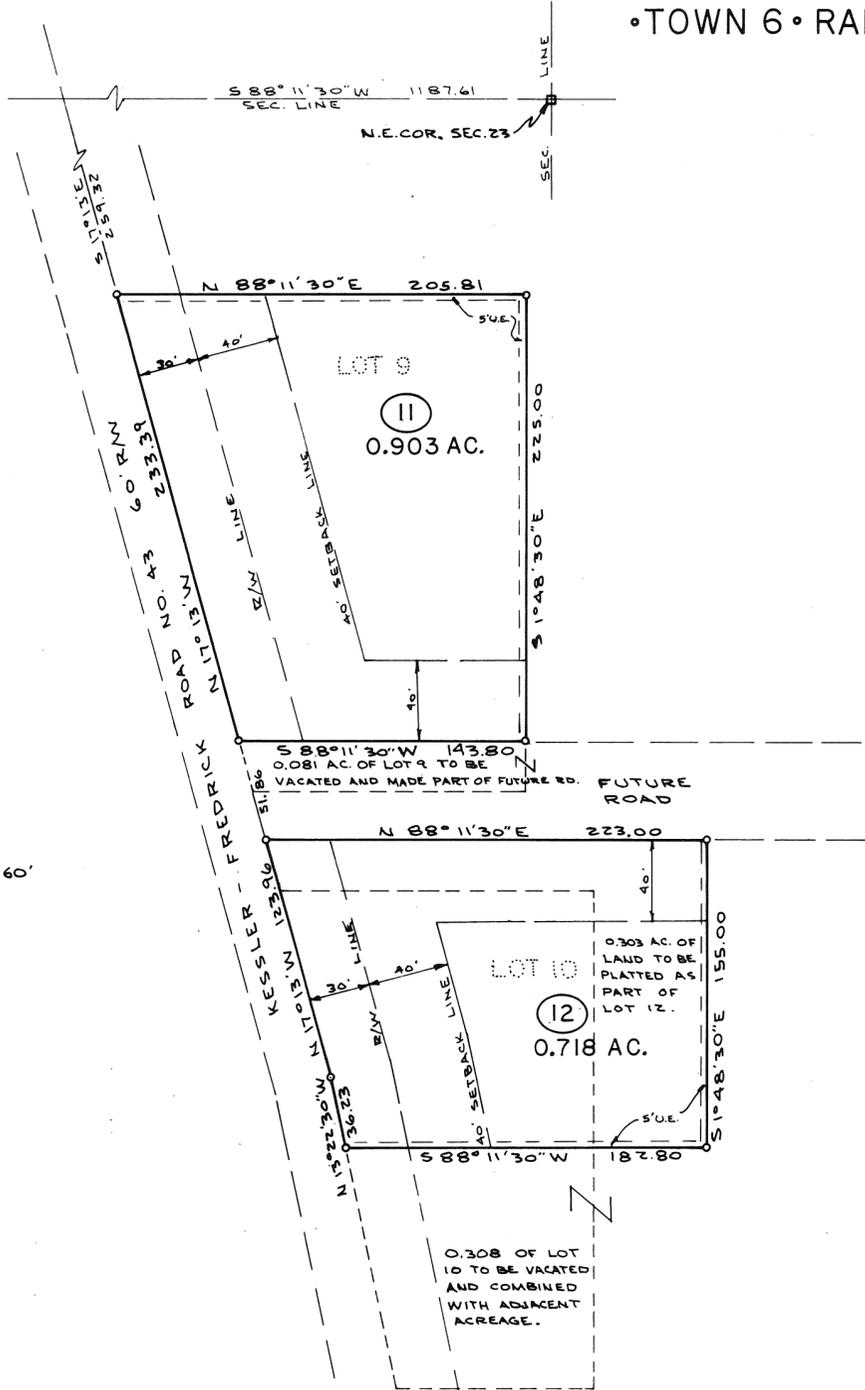
MIAMI COUNTY RECORDER

File No. 80173

Received for record 2:43 PM Nov. 1 1971  
time date

Recorded in Plat Book No. 11 Page 16

Fee: \$ 8.60 Mary B. Swartz  
Miami County Recorder



SCALE: 1"=60'

**DESCRIPTION**

Being a replat of lots 9 and 10 of Fairview Acres Subdivision- Section One, as recorded in Volume 9, Page 64, of the Miami County Plat Records, and a plat of 0.303 Acres of a 45.801 acre tract conveyed to Nevin H. Rasor and Frances E. Rasor by deed recorded in Book 423, Page 386 of the Miami County Deed Records.

**DEDICATION**

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

Barbara Borem  
witness  
Robert J. Moorman  
witness

Nevin H. Rasor  
Nevin H. Rasor  
Frances E. Rasor  
Frances E. Rasor

Winifred L. Jackson  
witness  
Diane J. Hodges  
witness

MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION  
Frank F. Fennel  
Frank F. Fennel, President  
Isabel T. Tedrow  
Isabel T. Tedrow, Asst. Secretary

STATE OF OHIO, MIAMI COUNTY, OHIO, ss:

Be it remembered that on this 29 of October 1971, before me, a notary public in and for said County and State, personally came Nevin H. Rasor, and Frances E. Rasor, and Monroe Federal Savings and Loan Association by its president T. G. Timmer, and its secretary Frank Fennel who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof I have set my hand and notarial seal on the day and date above written.

My Commission Expires Nov. 16, 1973  
Barbara Borem  
Notary Public

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Kenneth Cook  
John D. Knoop  
with D. Haddad  
Arthur D. Haddad  
Miami County Engineer

Date Nov. 1, 1971 No. 2102

**NOTE**  
Protective covenants for this plat shall be the same as shown for Farmview Acres Subdivision, Section One as recorded in Volume 9, Page 64, of the Miami County Plat Records.

MIAMI COUNTY AUDITOR  
Approved and transferred this 1st day  
of Nov 1971.  
Carl Davis by Lisa Spelendinger  
Miami County Auditor Deputy



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distance measured along the arc.  
Daniel D. Turner  
DANIEL D. TURNER, registered surveyor, no. 4807

Farmview Acres Subdivision-Sec 1 Replat of lots 9 and 10- for Nevin H. Rasor & Frances E. Rasor			
DANIEL D. TURNER & ASSOC. Troy- Ohio *CIVIL ENGINEERING- LAND SURVEYING*			
DATE OCT. 1971	Drawn by: Traced by:	J.T.	SHEET NO. 1/1
FILE NO. 8-71-126	Checked by:	O.T.	
SCALE: 1"= 60'			

# MICHAEL MANOR - SEC. 4

## TOWN 4 - RANGE 6 - SECTION 21 - MONROE TOWNSHIP

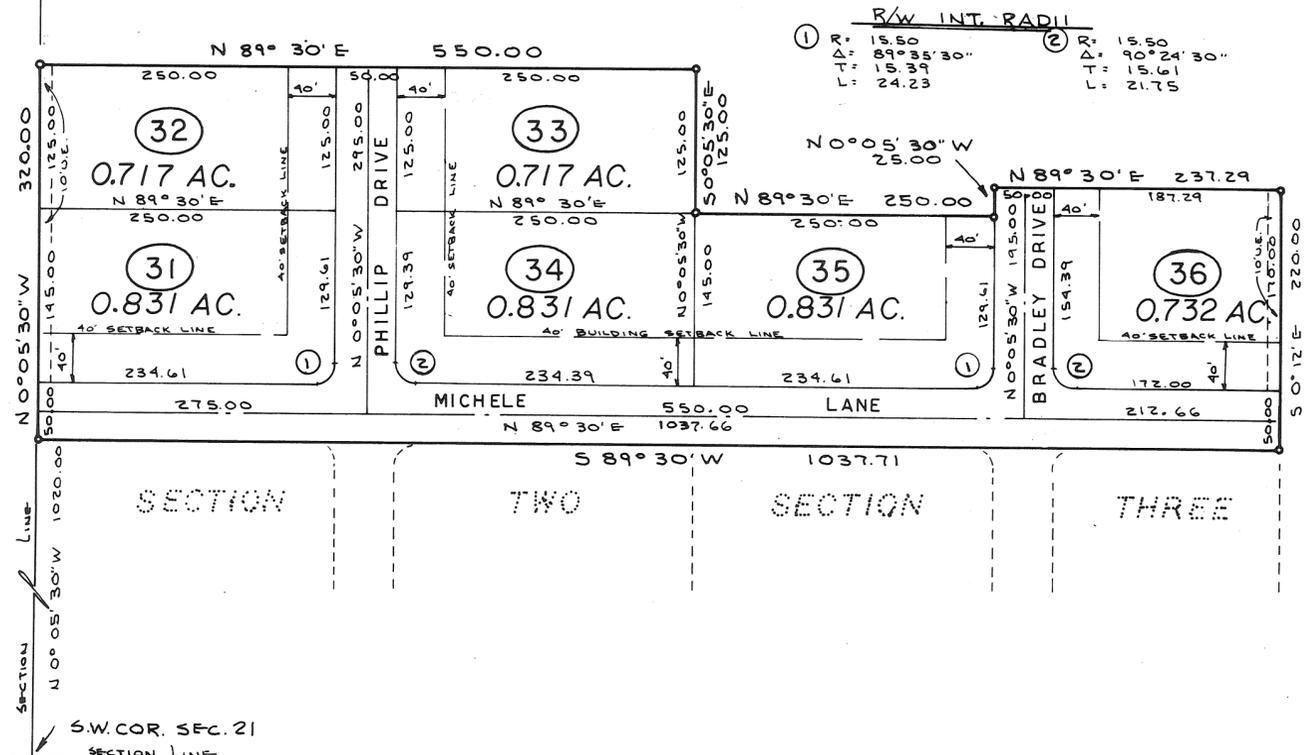
### MIAMI COUNTY - OHIO

BOOK 11 PAGE 17  
Miami County Recorder's record  
of recorded plats

MIAMI COUNTY RECORDER  
File No. 81020  
Received for record: 10:27 AM DEC. 8, 1971  
time date  
Recorded in Plat Book No. 11 Page 17  
Fee: \$ 8.00 Mary B. Kuntz  
Miami County Recorder

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

LOTS 4.659 AC.  
STREETS 1.700 AC.  
TOTAL 6.359 AC.



**DESCRIPTION**  
Being a subdivision of 4.359 Acres of a 71.426 Acre tract conveyed to Hughes Development Company by deed recorded in Vol. 459, Page 249, of the Miami County Deed Records.

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

HUGHES DEVELOPMENT COMPANY  
Sandra K. Brown witness  
Phillip L. Hughes Phillip L. Hughes, president  
Pauline S. Hughes Pauline S. Hughes, vice-president  
Diane Goode witness

STATE OF OHIO, Miami Co.  
Be it remembered that on this 3rd day of Dec. 1971, before me, the undersigned, a notary public in and for said county and state, personally came Hughes Development Company by its president Phillip L. Hughes and its vice-president Pauline S. Hughes, both of them acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.  
DONNA ASH, Notary Public  
My Commission Expires 3/21/74  
Donna Ash  
Notary Public

APPROVED BY TIPP CITY PLANNING COMMISSION  
Philip H. Wampler Chairman  
John Mettler Secretary  
Sept. 27, 1971

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
Raymond D. Cook  
John J. Knopp  
Arthur D. Haddad  
Arthur D. Haddad  
Miami County Engineer  
DATE DEC. 8, 1971 No. 2116

APPROVED  
By Sanitary Commission  
Date Feb. 19, 1971  
Tipp City - Miami County  
Health Departments  
FOOD SANITARY  
COMMISSION

APPROVED BY MIAMI COUNTY COMMISSIONERS  
Raymond D. Cook  
John J. Knopp  
Arthur D. Haddad  
Arthur D. Haddad  
Miami County Engineer

MIAMI COUNTY AUDITOR  
Approved and transferred this 1st day of Dec. 1971  
Carl Davis by Mary E. McCaskey Deputy  
Miami County Auditor

- PROTECTIVE COVENANTS**
- LAND USE- All lots shall be used for residential purposes only.
  - DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1250 square feet for a one floor plan. All houses shall have a two car attached garage.
  - BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than fifteen ft. (15') to an interior lot line.
  - DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
  - OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
  - FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
  - GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin.
  - NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
  - TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
  - SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) sq. ft. or one sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
  - LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
  - TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until October 1, 1991, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
  - INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
  - ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
Daniel D. Turner  
DANIEL D. TURNER, registered surveyor no. 4807

Michael Manor- Section Four for Phillip L. and Pauline S. Hughes Tipp City, Ohio			
DANIEL D. TURNER and ASSOC. Troy - Ohio * CIVIL ENGINEERING- LAND SURVEYING*			
DATE DEC. 1971	Drawn by: Traced by:	T.S.	SHEET NO. 1/1
FILE NO. 9-71-221	Checked by:	D.T.	
SCALE: 1"=100'			

# ANNEXATION TO CITY OF PIQUA

TOWNSHIP RANGE 5 SECTION 12 & 13 WASHINGTON TOWNSHIP  
MIAMI COUNTY OHIO

Volume No 11 Plat No 18  
Miami County Recorder's  
Record of Recorded Plats

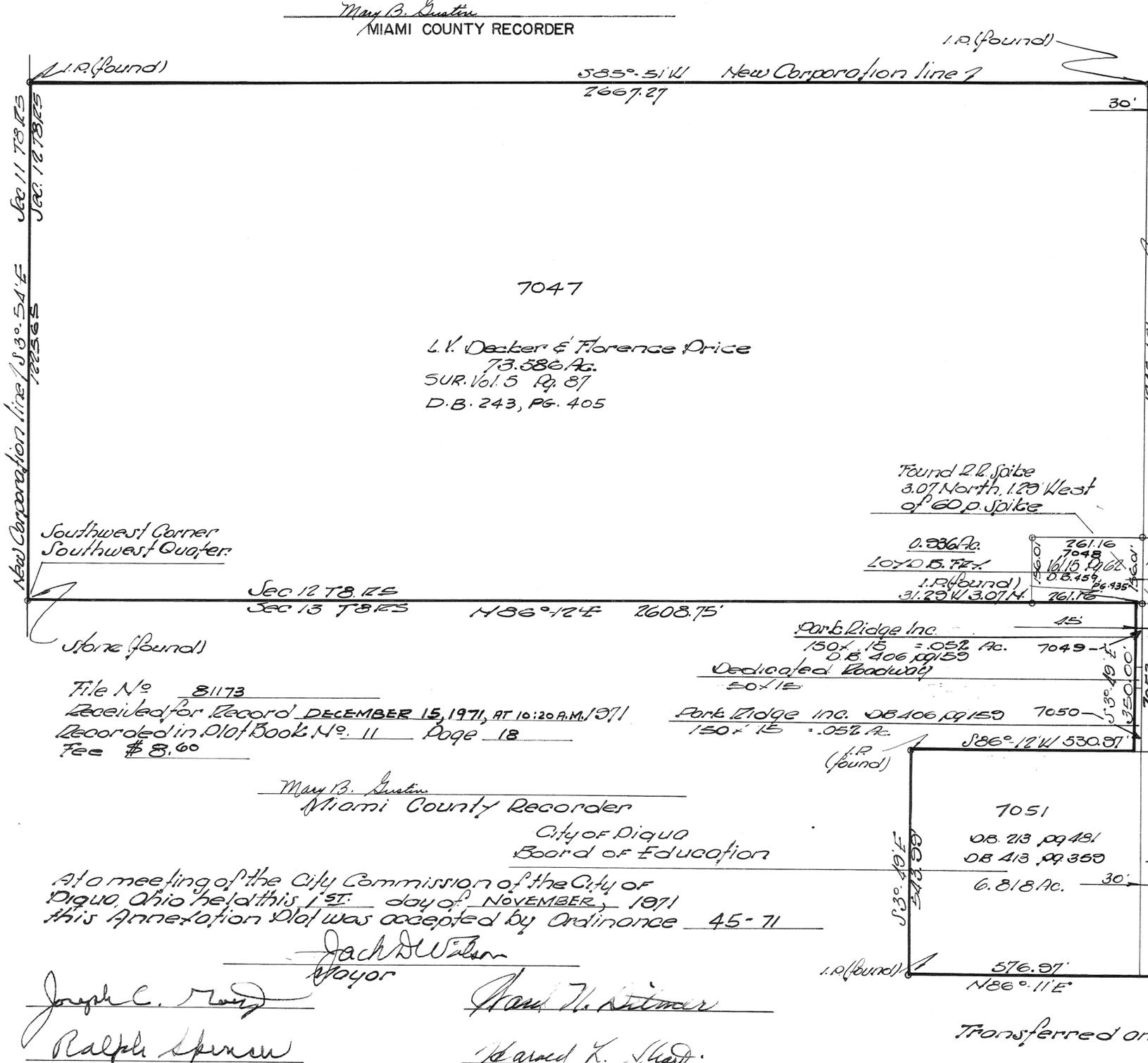
SEE ANNEXATION PROCEEDINGS RECORDED IN  
MISCELLANEOUS BK. 17, PG. 376. DEC. 16, 1971

May B. Swanton  
MIAMI COUNTY RECORDER

**Description**  
Being a total of 82.952 Acres of which  
7.575 Ac. lie in the Northwest quarter Section  
13 and 75.377 Acres lie in the Southwest quarter  
Section 12.

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

- John J. Tompkins as to All  
John J. Fry as to 1, 2, 3, 5 & 6  
Ray Handman as to 4
1. L. V. Decker  
L. V. Decker
  2. Florence Price  
Florence Price
  3. loyd B. Fry  
loyd B. Fry
  4. City of Piqua  
City of Piqua
  5. Charles M. Utterback  
Charles M. Utterback
  6. John M. Trause  
City of Piqua



Scale  
1" = 100'

60 p. Spike (found)  
Spike has been used  
to establish Sunset Drive  
from East to West and  
was used in this survey

Note A Surplus of 1.29' has been  
found and prorated to Four (4) parcels  
of land situate in Section 13 T.8, R.5.  
This Surplus has been acquired by  
using the center line of Sunset Drive  
as previously established.

File No 81173  
Received for Record DECEMBER 15, 1971, at 10:20 A.M. 1971  
Recorded in Plat Book No. 11 Page 18  
Fee \$ 8.60

May B. Swanton  
Miami County Recorder  
City of Piqua  
Board of Education

At a meeting of the City Commission of the City of  
Piqua, Ohio held this 15<sup>th</sup> day of NOVEMBER, 1971  
this Annexation Plat was accepted by Ordinance 45-71

Jack Wilson Mayor  
Joseph C. Reed  
Ralph Spruill  
Paul W. Dittmer  
Harold K. Shad

STATE OF OHIO MIAMI COUNTY, SS:  
Be it remembered that on this 15<sup>th</sup> day of  
JUNE, 1971, before me, the undersigned,  
a notary public in and for said county and  
State personally came the above named owners, except  
and their representatives who acknowledged the  
signing and execution of the foregoing  
instrument to be their voluntary act and deed  
in testimony whereof I have set my hand and  
notarial Seal on the day and date above  
written.

John J. Fry  
NOTARY PUBLIC

My Commission Expires Life  
Transferred and numbered to designate in plats this 15<sup>th</sup> day DEC. 1971  
Carl Davis Auditor - Norm Shellenbarger Deputy  
Miami County Auditor

I hereby approve this Annexation plat  
this 4<sup>th</sup> day of June 1971  
Arthur D. Haddad  
Miami County Engineer

I hereby certify this Annexation  
Plat to be correct as shown.  
Robert K. Kotts

The Annexation of the foregoing area approved by Miami  
County Commissioners this 9<sup>th</sup> day of AUGUST 1971

Hermuth Cook  
John J. Hines

PIQUA CORPORATION

S. E. SECTION

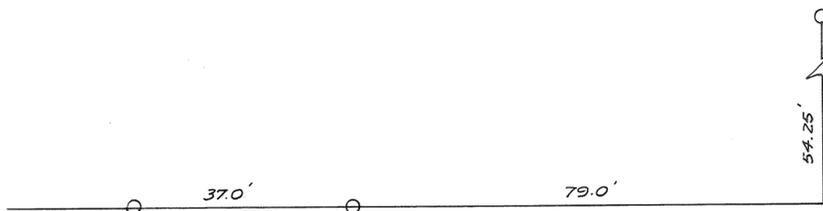
PART OF 1031 LOT

BOOK 11 PAGE 19  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NO. 81425  
REC'D DEC. 27, 1971, AT 2:03 PM.  
FEE \$8.60

*Mary B. Quatin*  
MIAMI COUNTY RECORDER  
FILED IN ACCORDANCE WITH SEC. 5301.21 O.R.C.

TRANSFER

*December 27, 71*  
CARL DAVIS, Auditor  
MIAMI COUNTY, OHIO



NEW ST. 50' R/W

ASH STREET (STATE ROUTE #36) 66' R/W

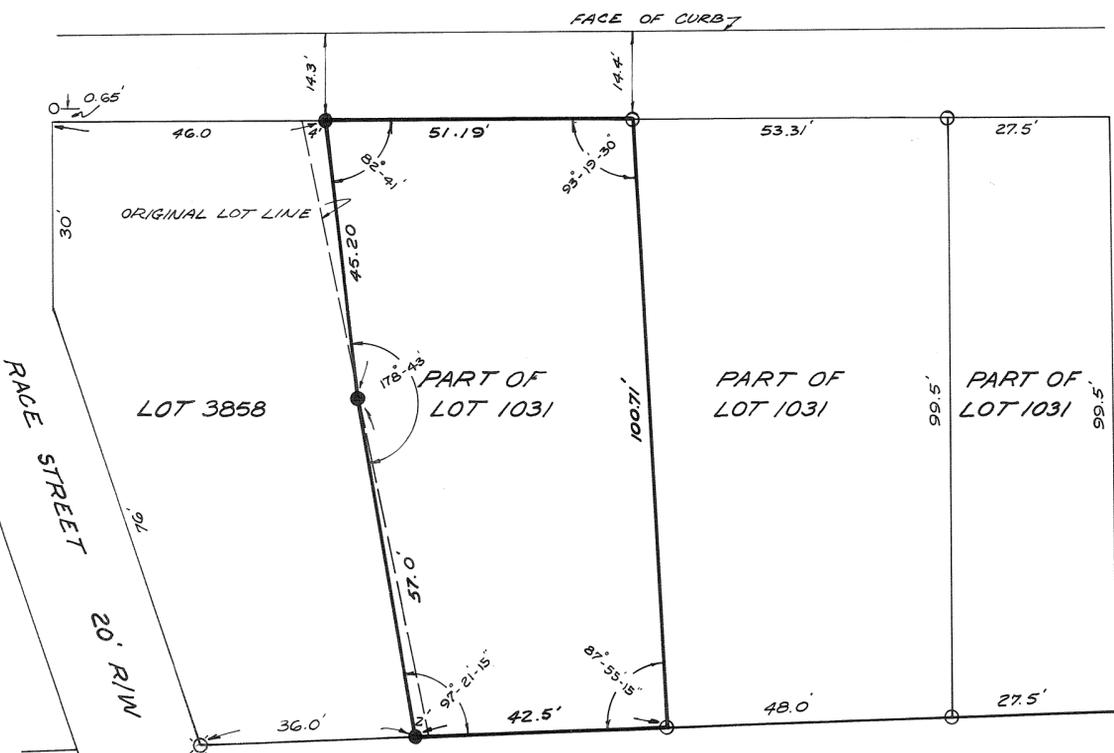
SCALE 1" = 20' - 0"



STONE MON. FOUND  
1' NORTH OF R/W LINE

BEFORE ME A NOTARY PUBLIC IN  
AND FOR MIAMI CO. OHIO PERSON-  
ALLY CAME Earl T. Wasson & Florence E.  
Wasson; Third Savings & Loan Company, Samuel H.  
Heitzman, its President, Richard K. Ceow, its Secretary,  
AND they ACKNOWLEDGED  
THE SIGNING OF THIS PLAT TO BE  
THEIR VOLUNTARY ACT AND DEED.  
IN WITNESS WHEREOF, I HERE-  
UNTO SET MY HAND AND NOTARIAL  
SEAL THIS 17 DAY OF December  
1971.

June M. Barnes  
NOTARY PUBLIC MIAMI CO. OHIO  
MY COMMISSION EXPIRES July 2, 1975



REFERENCE

- DEED BOOK 354 PAGE 237
- DEED BOOK 383 PAGE 163
- DEED BOOK 134 PAGE 234
- DEED BOOK 10 PAGE 117 MIAMI CO. REC'D. PLAT REC.
- VOLUME 10 PAGE 68 LOT SURVEY RECORDS
- VOLUME 11 PAGE 127 LOT SURVEY RECORDS

NOTE

- INDICATES PIN SET
- INDICATES PIN FOUND
- ⊗ INDICATES R.R. SPIKE FOUND

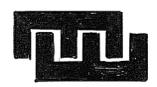
WE THE UNDERSIGNED HEREBY AGREE THAT  
THE LOT LINE AS SHOWN ON THIS PLAT AND  
MARKED AS SUCH IS THE CORRECT DIVIDING  
LINE BETWEEN THE PART OF LOT 1031  
AND LOT 3858 OWNED BY US.

Earl T. Wasson Brenda J. Hopkins  
WITNESS  
Florence E. Wasson June M. Barnes  
WITNESS  
The Third Savings & Loan Co. Brenda J. Hopkins  
WITNESS  
Samuel H. Heitzman June M. Barnes  
WITNESS  
Richard K. Ceow, its Pres.

PLAT SURVEY FOR THIRD SAVINGS  
AND LOAN, PIQUA, OHIO

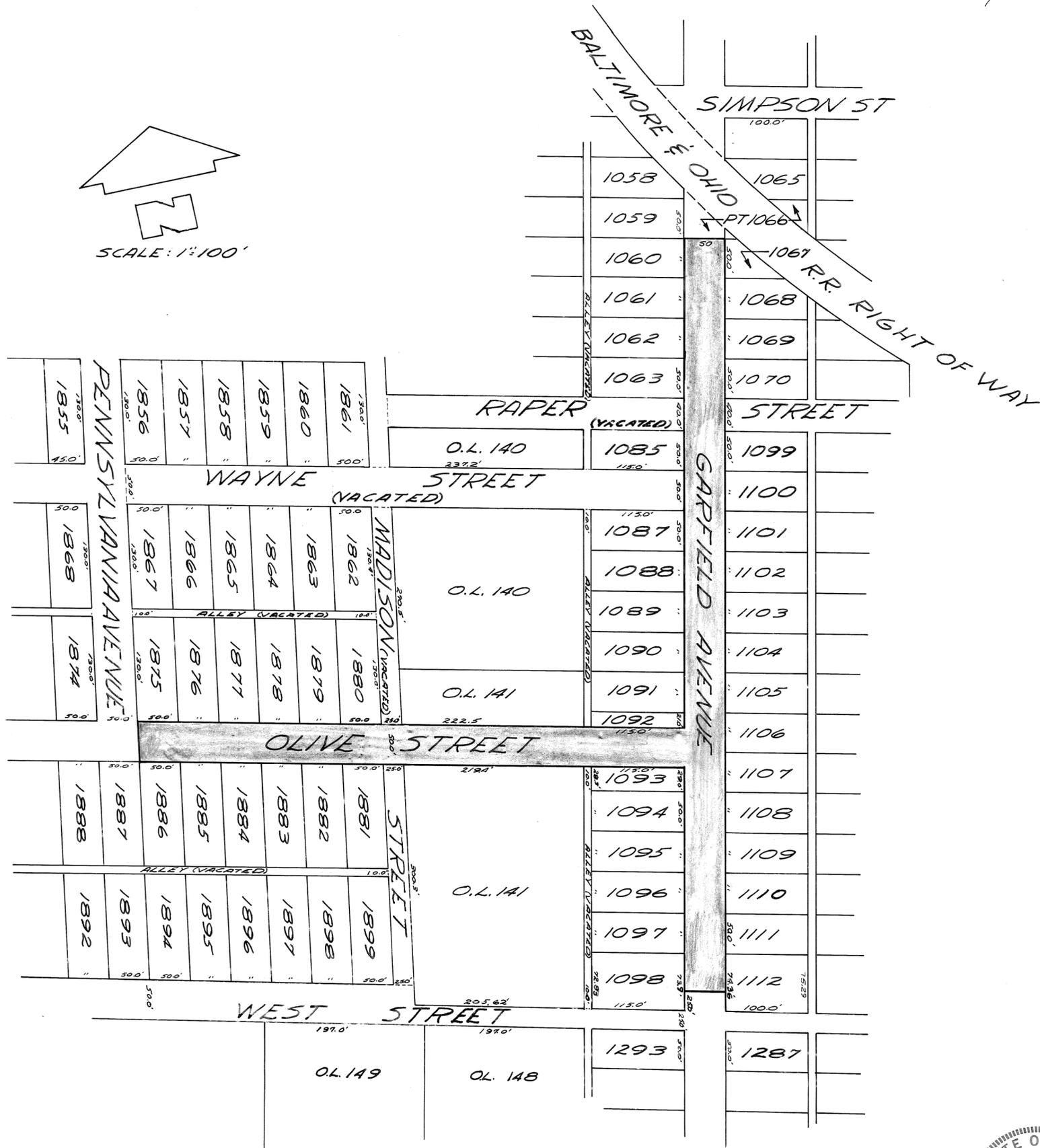
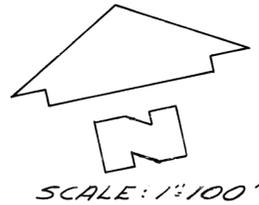


McCONNELL & WAGNER  
ARCHITECTS - ENGINEERS - SURVEYORS  
20 SOUTH LANE, TROY



See Ordinance Recorded  
In Misc. Book 17- Page 386  
Mary B. Gustin, Recorder  
12-29-71

Mary B. Gustin  
MIAMI COUNTY RECORDER



STREET VACATION PLAT  
-FOR-  
THE HOBART MANUFACTURING COMPANY  
TROY, OHIO

CONSENT TO VACATION

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

The Hobart Manufacturing Company

Charles J. Borum By David B. Meeker  
Witness President  
Charles J. Borum By S.D. Mills  
Witness VICE-President Manufacturing

STATE OF OHIO-COUNTY OF MIAMI-55:

Before me, a notary public in and for said county and state, personally appeared David B. Meeker, President, and S.D. Mills vice-President Manufacturing of The Hobart Manufacturing Company, a corporation, who represented that they are duly authorized in the premises, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed as such officers and is the free act and deed of said corporation.

In testimony whereof, I hereunto set my hand and official seal at Troy, Ohio, this 7<sup>th</sup> day of September, 1971.

Charles J. Borum  
Notary Public  
My commission has no Expiration Date



At a meeting of the Planning Commission of the City of Troy, Ohio, held this 10<sup>th</sup> day of November 1971, this vacation was approved.

Harry J. Jepsen  
President  
Sue Wilke  
Secretary

At a meeting of the Council of the city of Troy, Ohio, held this 20<sup>th</sup> day of Dec. 1971, this vacation was approved and accepted by Ordinance Number 0-64-71.

Ivan D. Ferrill  
Mayor  
John W. Harner  
Pres. of Council  
Betty M. Glazier  
Clerk of Council

Transferred this 29<sup>th</sup> day of December 1971.  
Paul Davis by Iowa Stellerberger Deputy  
Miami County Auditor

I have examined this vacation plat and do hereby certify it to be correct as shown here on Richard W. Klockner



CONSENT TO VACATION  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF EXISTING 15 FOOT ALLEY SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SUCH PETITION.

# ALLEY VACATION-TROY, OHIO

VACATION OF 15' ALLEY BETWEEN INLOTS 1946, 1947, 1948, PART OF 1949; PART OF 2010, 2011, 2012, & 2013 IN PARK PLACE SUBDIVISION (PLAT BOOK 2, PAGE 168) IN TROY, OHIO.

PLAT BOOK 11 PAGE 21  
 MIAMI COUNTY RECORDERS  
 RECORD OF PLATS. RECEIVED  
 FOR RECORD THIS 12 DAY OF  
 JANUARY 1972 AT A.M.  
 FILE NO. 81733 FEE \$8.60

Mary B. Gustin  
 MARY B. GUSTIN, RECORDER

SCALE: 1" = 40'

AUGUST 1971

SEE ORDINANCE NO. 0-63-71 FILED IN MISC. BOOK NO. 17, PAGE NO. 388

Mary B. Gustin  
 MARY B. GUSTIN

Robert K. Kuchan  
 Arthur E. Prognan  
 Robert L. Kimmel  
 Judith B. Hammerjck  
 Daniel M. Spruill

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 PERSONALLY APPEARED, THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 30<sup>th</sup> DAY OF DEC. 1971.

Robert L. Kimmel  
 NOTARY PUBLIC MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES 7/13/1974



ATA MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 11<sup>th</sup> DAY OF August 1971, THIS VACATION PLAT WAS APPROVED.

Harvey J. Logus  
 PRESIDENT  
 Duw Lillis  
 SECRETARY

ATA MEETING OF THE CITY COUNCIL OF TROY, OHIO HELD THIS 1<sup>st</sup> DAY OF November 1971, THIS VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-63-71

Joan D. Jernell  
 MAYOR  
 Glenn W. Harrier  
 PRES. OF COUNCIL  
 Richard W. Rosen  
 CLERK OF COUNCIL  
 PRO-TEM

TRANSFERRED THIS 12 DAY OF January 1972  
 Carl Davis by Vera Schenkanger  
 CARL DAVIS - MIAMI CO. AUDITOR



PREPARED BY-  
 RICHARD W. KLOCKNER & ASSOCIATES  
 CIVIL ENGINEERING & SURVEYING  
 TROY, OHIO  
 I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.  
 Richard W. Klockner  
 RICHARD W. KLOCKNER - PROF. SURV. #4370

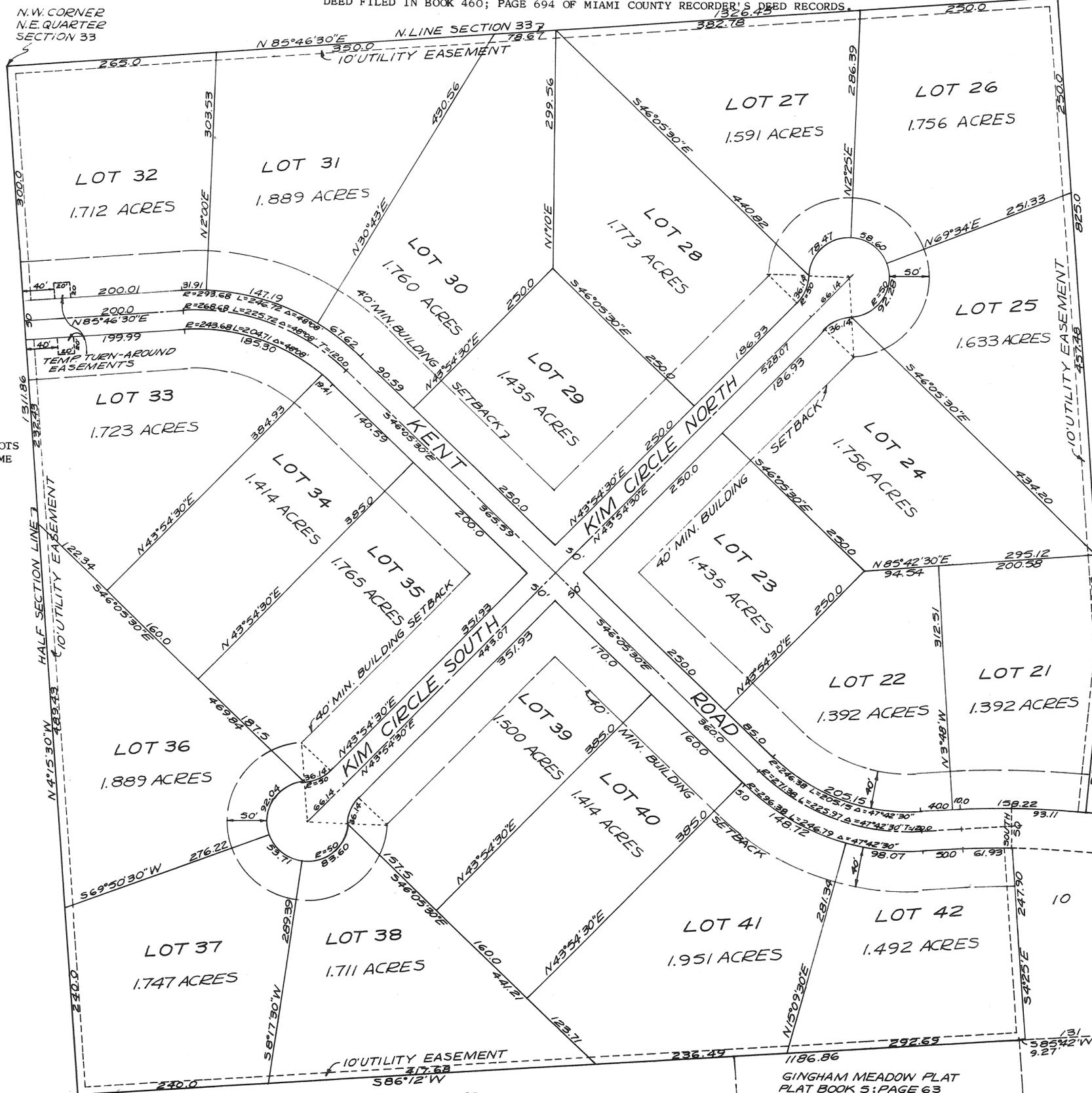
# MARROY MANOR- SECTION TWO

NORTHEAST QUARTER SECTION 33; TOWN-4; RANGE-6E; MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
BEING A SUBDIVISION CONTAINING 39.155 ACRES ACQUIRED BY BORCHERS CONSTRUCTION CO. BY  
DEED FILED IN BOOK 460; PAGE 694 OF MIAMI COUNTY RECORDER'S DEED RECORDS.

PLAT BOOK 11 PAGE 22  
MIAMI COUNTY RECORDER'S RECORD OF  
PLATS. RECEIVED FOR RECORD THIS  
2ND DAY OF FEBRUARY 1972,  
AT 2:09 P.M.

FILE NUMBER 82176 FEE \$17.20

*Mary B. Gustin*  
MARY B. GUSTIN, MIAMI CO. RECORDER



NOTE: TEMPORARY TURN-AROUND EASEMENTS ON LOTS 32 AND 33 SHALL BE VOIDED AT SUCH TIME AS KENT ROAD IS EXTENDED TO WEST.

36.130 ACRES IN LOTS  
3.025 ACRES IN ROADS

MARROY MANOR- SEC. ONE  
PLAT BOOK 10; PAGE 41  
(20 LOTS)

**APPROVED**  
By *Committee - M.V. Adams*  
Date June 11, 1971  
Troy City - Miami County  
Health Department

**POOR SOIL**  
325 SQ. FT. PER ACRE

SCALE: 1 INCH = 100 FEET  
SCALE: 0 50 100 150

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

GINGHAM MEADOW PLAT  
PLAT BOOK 5; PAGE 63



PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES  
CIVIL ENGINEERING & SURVEYING  
TROY, OHIO  
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND  
CORRECT SURVEY MADE BY ME. ALL CURVE DISTANCES  
ARE MEASURED ON THE ARC. IRON PINS SHALL BE  
SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.  
*Richard W. Klockner*  
RICHARD W. KLOCKNER-PROFESSIONAL SURVEYOR #4370

DEDICATION

PLAT BOOK 11 PAGE 22-A  
 MIAMI COUNTY RECORDER'S RECORD OF  
 PLATS.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

MARROY MANOR - SECTION TWO  
 NORTHEAST QUARTER SECTION 33; TOWN-4; RANGE-6E; MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BORCHERS CONSTRUCTION COMPANY  
 TIPP CITY, OHIO

Nelson C. Borchers  
 NELSON C. BORCHERS, PRESIDENT

Dwight Hodges  
 WITNESS

Herbert W. Rose  
 HERBERT W. ROSE, VICE PRESIDENT

Richard M. Clark  
 WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND HERBERT W. ROSE, VICE PRESIDENT OF BORCHERS CONSTRUCTION COMPANY, THE CORPORATION, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 17th DAY OF JANUARY, 1972.

E. J. Clinard NOTARY PUBLIC MY COMMISSION EXPIRES 7-5-75.

COVENANTS AND RESTRICTIONS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND ONLY ONE RESIDENTIAL STRUCTURE SHALL BE ALLOWED ON ANY ONE LOT.
2. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
3. NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH LESS THAN 1200 SQUARE FEET UNDER ROOF.. THIS INCLUDES THE AREA OF A ONE CAR GARAGE.
4. NO SIGN OR BILLBOARD SHALL BE ERECTED ON ANY LOTS IN THIS SUBDIVISION. EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
5. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLAN, SHOWING THE LOCATION AND GRADE AND OTHER IMPROVEMENTS OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING BY BORCHERS CONSTRUCTION CO. OR THEIR AUTHORIZED REPRESENTATIVE.
6. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN FIFTEEN (15) FEET TO ANY INTERIOR PROPERTY LINE.
7. EASEMENTS SHOWN OR NOTED ON THE RECORD PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE AND OPEN DITCH SURFACE WATER DRAINAGE.
8. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
9. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. ANIMALS AND LIVESTOCK, EXCEPT POULTRY OF ANY KIND, MAY BE KEPT ON LOTS IN THIS SUBDIVISION IN APPROVED OUTBUILDINGS PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES AND PROVIDED SAID OPERATION DOES NOT CONSTITUTE A VIOLATION OF COVENANT NO. 9.
11. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES UNTIL SUCH TIME AS A CENTRAL SANITARY SEWER SYSTEM BECOMES AVAILABLE TO LOTS IN THIS SUBDIVISION AND THEN ANY SUBDIVISION OF SAID LOTS SHALL BE APPROVED BY MIAMI COUNTY PLANNING COMMISSION AND MIAMI COUNTY BOARD OF HEALTH.
12. NO FENCES, WALLS, HEDGES OR MASS PLANTINGS SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT.
13. THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS CLAIMING UNDER THEM. AT ANY TIME THESE COVENANTS MY BE AMENDED BY WRITTEN CONSENT OF ALL THE OWNERS OF ALL OF THE LOTS.. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 2ND DAY OF FEBRUARY, 1972. NO. 2128

John J. Knopp Arthur D. Haddad Kenneth Cook  
 THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 2ND DAY OF FEBRUARY, 1972.

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

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 2ND DAY OF FEBRUARY, 1972.

John J. Knopp Kenneth Cook  
 APPROVED AND TRANSFERRED THIS 2nd DAY OF February 1972.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR. BY: Lora Schenkberger  
 DEPUTY AUDITOR

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

# FAIRVIEW ACRES - SECTION 1

TOWN 2 - RANGE 9 - NE 1/4 SEC. 11 - BETHEL TOWNSHIP  
MIAMI COUNTY - OHIO

BOOK 11 PAGE 23  
Miami County Recorder's Record  
of Recorded Plats  
File No. 83423  
Received for record 3:25 PM MAR. 30, 1972  
time date  
Fee: \$ 8.00

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

**DESCRIPTION**

Being a subdivision of 11.05 Acres of a 25 Acre tract conveyed to Otis E. Frederick and Martha S. Frederick and Oris M. Frederick by deed recorded in Volume 426, Page 220, of the Miami County Deed Records.

**DEDICATION**

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

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

Joe M. Turner  
witness  
Thomas D. Heale  
witness  
Daniel P. Turner  
witness

Otis E. Frederick  
Otis E. Frederick  
Martha S. Frederick  
Martha S. Frederick  
Oris M. Frederick

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

Be it remembered that on this 22<sup>nd</sup> day of March, 1972, before me a notary public in and for said county and state, personally came Otis E. Frederick, and Martha S. Frederick and Oris M. Frederick, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission expires Dec. 7, 1976

Daniel P. Turner  
Notary Public

**APPROVED**  
By Charles K. Kead  
Date Feb. 19, 1972  
Troy City - Miami County  
Health Departments  
POOR SOIL

**PROTECTIVE COVENANTS**

1. LAND USE AND BUILDING TYPE- All lots are to be used only for residential purposes except as hereafter provided in Covenant No. 11. No building (residential) shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling, except a barn not to exceed 600 square feet may be erected, providing said barn is placed at least fifty ft. (50') minimum from the house.
2. DWELLING SIZE- The floor area of each residential dwelling structure, exclusive of open porches, garages, car ports or patios shall not be less than 1200 square feet for a one story plan, 1600 square feet for a split level design, and 1000 square feet on the first floor of a two story or one and one-half story structure.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than twenty ft (20') to any interior lot line.
4. DIVISION OF LOTS - No lot shall be hereafter divided into additional residential building lots.
5. OTHER BUILDINGS- No trailer, basement, camp shack, garage, barn or other outbuilding shall at any time be used as a residence, either temporarily or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. FENCES - Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four and one half ft. (4 1/2') in height shall be placed or allowed to remain nearer to the road than the minimum setback line. No field fencing shall be permitted nearer than 200 feet to the centerline of the Dayton Brandt Road.
7. GRADE - The grade of any residential structure shall be shown on the plot plan and approved by the developer before any construction may begin. All plans shall be reviewed and approved by the developer before any construction may begin.
8. NUISANCES- No noxious nor offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which may be or become any annoyance or nuisance, except that the raising of livestock as provided in Covenant No. 11 shall not be construed to be an annoyance or nuisance.
9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any premises except during the active period of construction of a building.
10. SIGNS- No signs or billboard of any kind may be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) square feet or one sign of not more than five (5) square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the building.
11. LIVESTOCK AND POULTRY- Dogs, cats or other household pets may be kept on any lot, providing they are not kept, bred, or raised for commercial purposes. Livestock, other than pigs and hogs, may be kept and raised on any lot providing that no more than four (4) animals are being kept or raised at any one time and further providing that no livestock shall be kept or raised for commercial purposes. No livestock shall be permitted to be raised or kept nearer than 200 feet to the centerline of Dayton-Brandt Road. No poultry of any type may be raised or kept on any lot.
12. TIME OF COVENANTS- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until April 1, 1992, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots it is agreed to change said covenants.
13. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, or by any of the lot owners within this plat.

APPROVAL FOR LOTS 1 THRU 6  
APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION

John J. Koop  
Robert C. Cooney  
Kenneth Cook  
Arthur D. Haddad  
Miami County Engineer

Date MARCH 29, 1972 No. 2155

MIAMI COUNTY AUDITOR  
Approved and transferred this 30<sup>th</sup> day of March, 1972.

Carl Davis by Cora Shelton  
Miami County Auditor Deputy



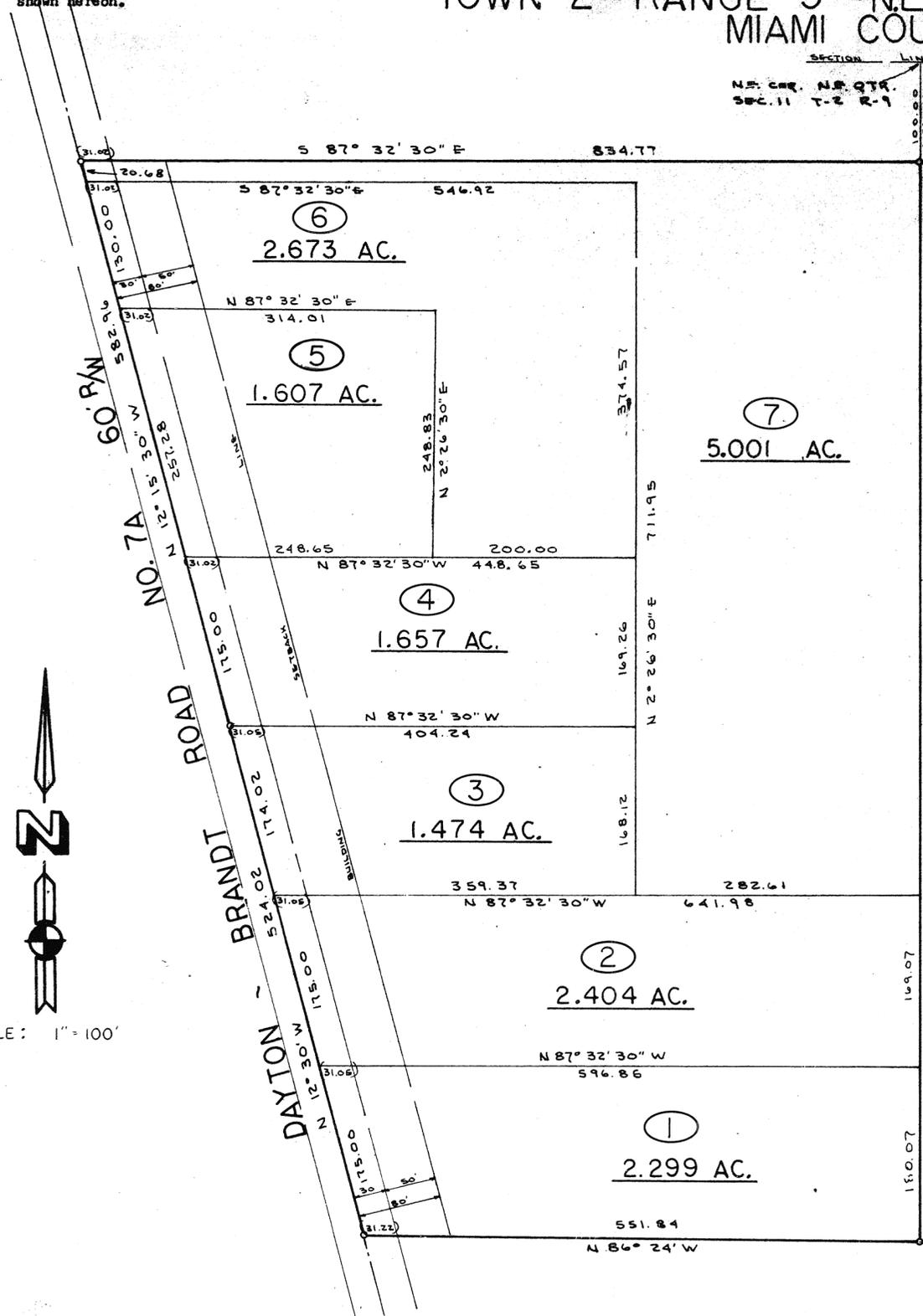
I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

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

Fairview Acres- Section 1 for Otis E. Frederick New Carlisle, Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
*CIVIL ENGINEERING- LAND SURVEYING*		
DATE	Drawn by	SHEET
MARCH 1972	Traced by:	1/1
FILE NO.	Checked by:	
2-71-23	SCALE: 1" = 100'	



SCALE: 1" = 100'



# FOREST HILL SUBDIVISION

SOUTHEAST QUARTER OF SECTION 35; TOWN-7; RANGE-5 IN CONCORD TOWNSHIP  
MIAMI COUNTY, OHIO

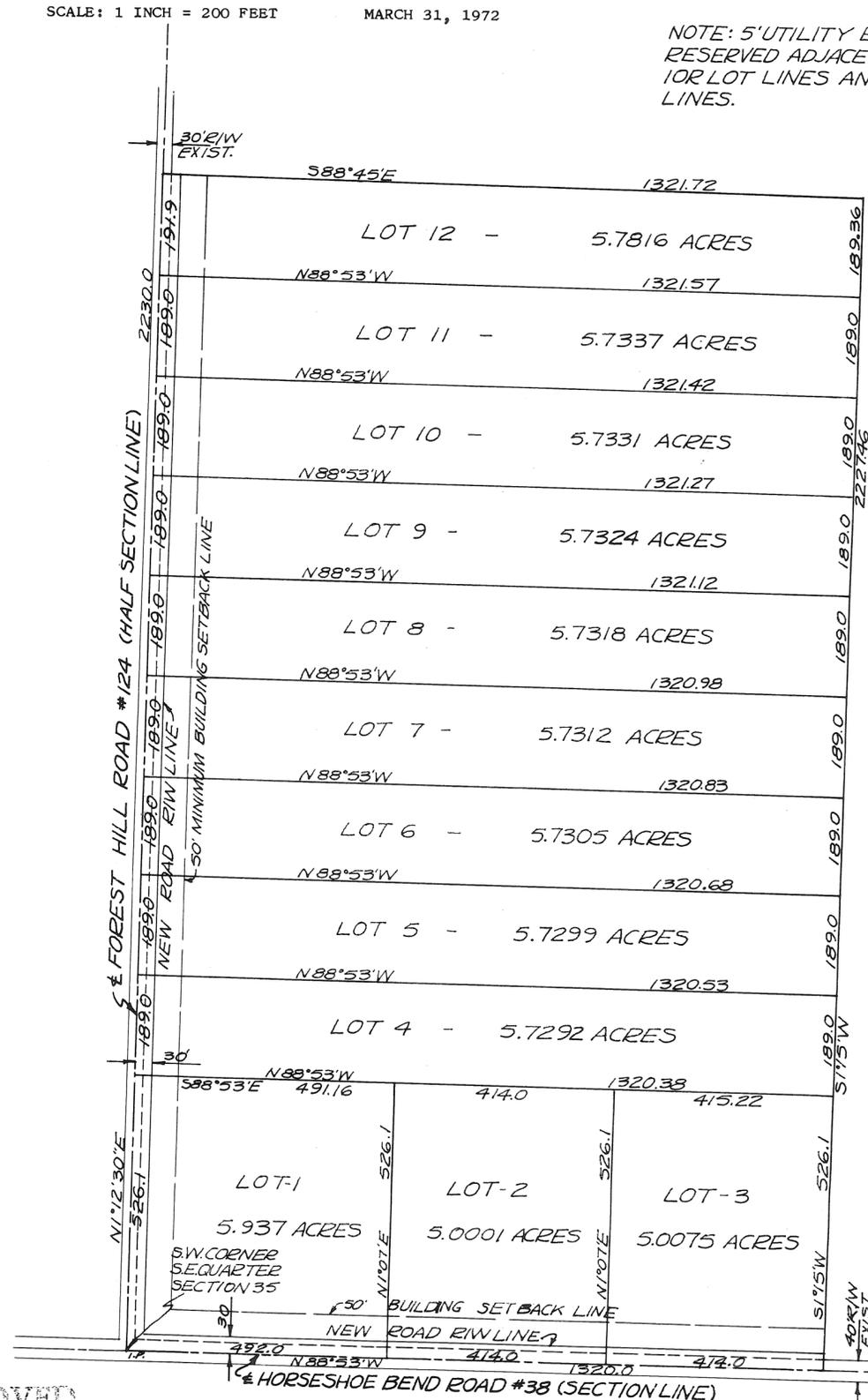
BEING A SUBDIVISION CONTAINING 67.578 ACRES ACQUIRED BY B. KATE BEHM  
AND LELLA V. COVEY BY DEED FILED IN THE MIAMI COUNTY RECORDER'S  
DEED BOOK 487; PAGE 4.

PLAT BOOK 11 PAGE 24  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS RECEIVED  
FOR RECORD THIS 5TH DAY OF  
APRIL 1972. AT 9:21 A.M.  
FILE NO. 83532 FEE-\$8.60

Mary B. Gustin  
MARY B. GUSTIN, RECORDER

SCALE: 1 INCH = 200 FEET MARCH 31, 1972

NOTE: 5' UTILITY EASEMENTS ARE  
RESERVED ADJACENT TO ALL INTER-  
IOR LOT LINES AND RIGHT-OF-WAY  
LINES.



WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR HORSESHOE BEND ROAD AND FOREST HILL ROAD AS SHOWN HEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS.

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

B. Kate Behm  
B. KATE BEHM  
Margaret E. Myford  
MARGARET E. MYFORD  
WITNESS  
Lella V. Covey  
LELLA V. COVEY  
Carolyn S. Shaffer  
CAROLYN S. SHAFFER  
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 3rd DAY OF APRIL 1972.

Margaret E. Myford NOTARY PUBLIC EXPIRATION DATE: Aug 25, 1972

### RESTRICTIVE COVENANTS

- NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES, AND NO BUILDINGS SHALL BE ERECTED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH GARAGE AND ONE DETACHED STORAGE BUILDING, OF APPROVED DESIGN AND CONSTRUCTION. EXISTING BUILDINGS ON LOT NO. 1 ARE EXCLUDED.
- THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN; 1600 SQUARE FEET FOR SPLIT LEVEL DESIGN; AND 1000 SQUARE FEET ON FIRST FLOOR OF ONE AND ONE HALF STORY OR TWO STORY DESIGN HOUSES.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
- NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
- ANY FENCING OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL, NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT.
- THE GRADE AND LOCATION OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER OF THIS SUBDIVISION PRIOR TO ANY CONSTRUCTION.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- CATTLE, HORSES AND DOMESTIC ANIMALS MAY BE KEPT ON LOTS IN THIS SUBDIVISION AS LONG AS THE MAINTENANCE OF SAME DOES NOT BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD, NO HOGS WILL BE ALLOWED TO BE KEPT ON THESE LOTS.
- THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL APRIL 1, 1992, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LOT OWNERS AGREE TO CHANGE SAID COVENANTS.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.
- INVALIDATION OF ANY OF SAID COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SEE CONSENT TO PLAT  
RECORDED IN RELEASE BOOK 20 PG. 229  
SEPTEMBER 22, 1972

Mary B. Gustin RECORDER  
APRIL 24, 1973

### APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 5TH DAY OF APRIL 1972.

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

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 5TH DAY OF APRIL 1972.

John J. Kropf Robert E. Clawson Fenneth Cook  
APPROVED AND TRANSFERRED THIS 5th DAY OF APRIL 1972.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR

BY: Carroll Schellenbarger  
DEPUTY AUDITOR

APPROVED

By Richard W. Klockner  
Date 4-12-72  
Troy City - Miami County  
Health Department

POOR SOIL

NO FURTHER SUBDIVISION  
UNTIL CENTRAL SEWAGE  
SYSTEM IS AVAILABLE



PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES  
CIVIL ENGINEERING & SURVEYING - TROY, OHIO  
IRON PINS & RAILROAD SPIKES ARE SET FOR ALL  
LOT CORNERS AND RIGHT-OF-WAY POINTS.

Richard W. Klockner  
RICHARD W. KLOCKNER - PROF. SURVEYOR #4370

# ALLEY DEDICATION

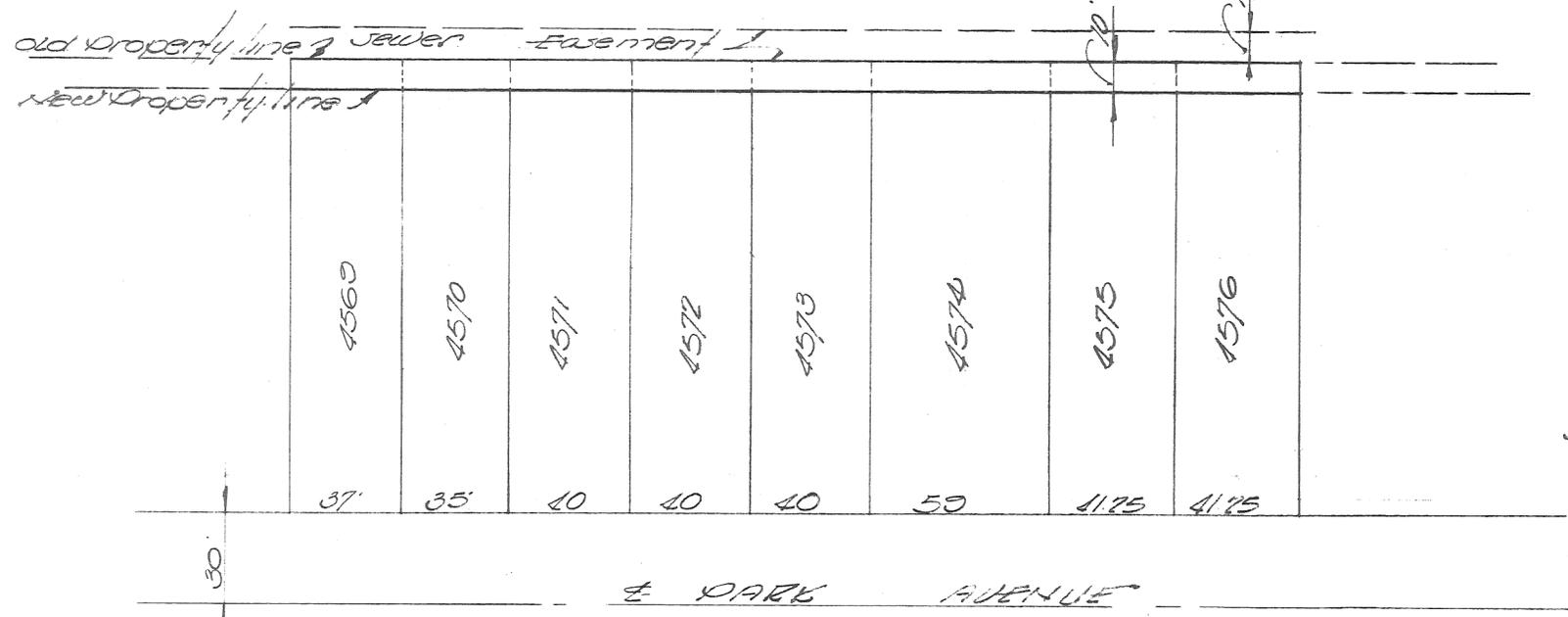
Book 11 Page 25  
 Miami County Recorder's  
 Plat Records.  
 File No. 83593 Fee \$8.60  
 Received for Record APRIL 6, 1972,  
 AT 3:35 P.M.

Mary B. Justin  
 MIAMI COUNTY RECORDER

O.L. 22  
 Oigua Board of Education

I HEREBY APPROVE THIS PLAT AND HAVE  
 TRANSFERRED SAME THIS 6<sup>th</sup> DAY OF  
April 1972.

Gaul Davis by Gora Sullenberger Deputy  
 MIAMI COUNTY AUDITOR



**DEDICATION:**  
 We the owners of the herein indicated  
 lots do hereby dedicate ten (10) feet of  
 the rear of said lots for alley purposes.

**ACCEPTANCE:**  
 Adopted this 6<sup>th</sup> day of Oct. 1969  
 by resolution N<sup>o</sup> 6495 by City of Oigua  
 City Commission.

4569	<u>Robert A. Carl</u> <u>Louise Carl</u>	4573	<u>Gentone M. Valentine</u>
4570	<u>Philip S. Sullenberger</u> <u>Norma J. Sullenberger</u>	4574	<u>Harold E. Elepander</u>
4571	<u>Delma Thompson</u>	4575	<u>Lawrence Fessler</u> <u>Mrs. Vida M. Fessler</u>
4572	<u>Aida V. Fessler</u>	4576	<u>Lawrence Fessler</u> <u>Mrs. Vida M. Fessler</u>

Jad W. Wilson  
Joseph C. Jedy  
Harold E. Elepander  
Harold N. Stinner  
Marcel E. Shert

This instrument prepared by  
 Engineering Department City of  
 Oigua. August 21, 1969

City of Piqua, Ohio  
 plat of  
 Street Vacation  
 of  
 "C" Street

Plat Book 11 Page 26  
 Miami County Recorders  
 Record of Plats  
 Received for Record this 6<sup>th</sup> day  
 of APRIL 1972, AT 3:36 P.M.  
 File No. 83594 Fee \$ 8.60  
 Mary B. Guatin  
 Miami County Recorder

APPROVAL

At a meeting of the commissioners of the City of Piqua, Ohio, held this  
 20TH. day of JUNE, 1966 this plat was approved and accepted by  
 Ordinance No. 38-66

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

*Harvey Craft*

*Donald W. Johnson*

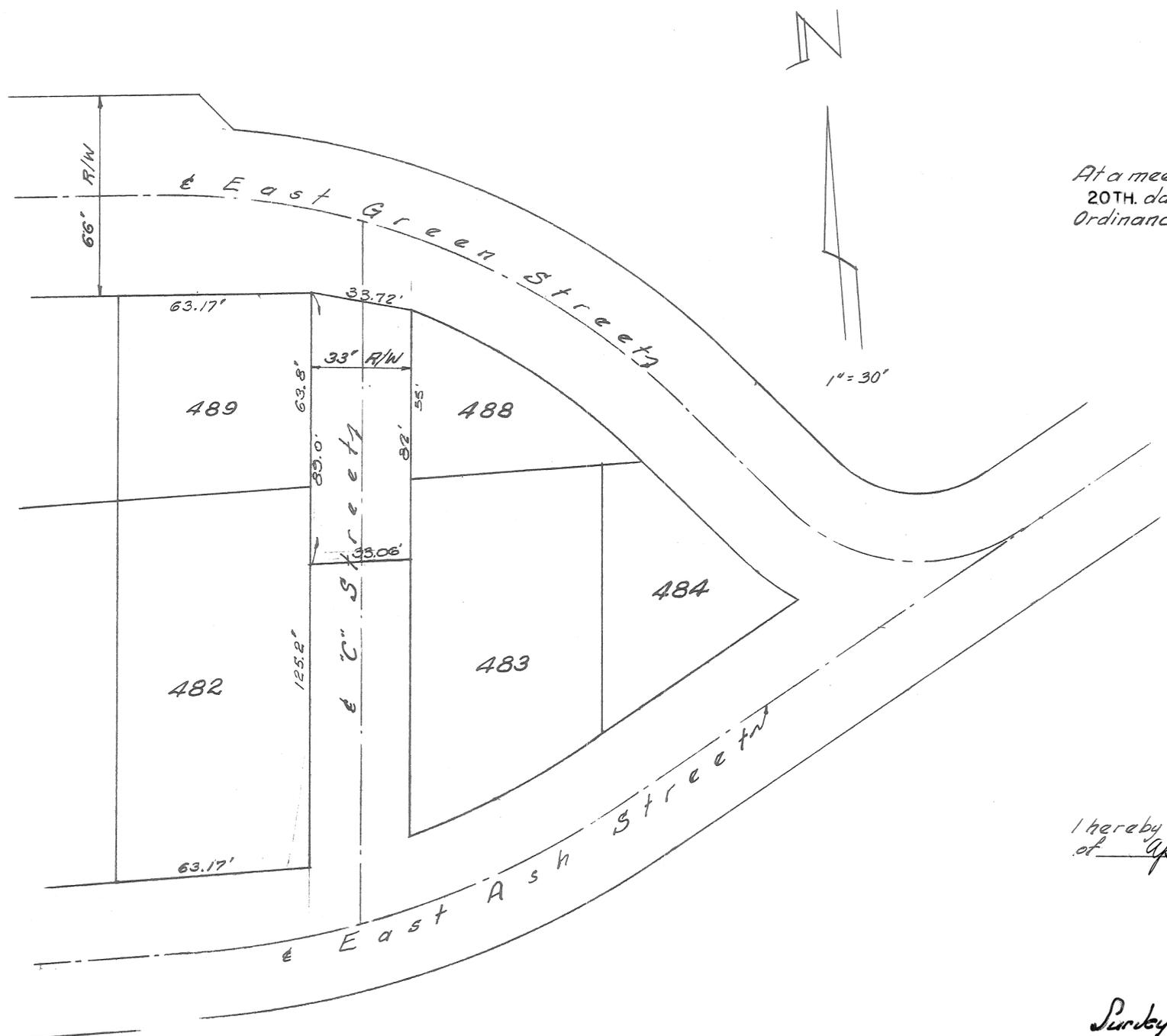
*Robert M. Stamer Jr.*  
 City Manager - City of Piqua, O.

I hereby approve this plat and have transferred same this 6th day  
 of April 1972

*Carl Davis by Sara Sheestanger Deputy*  
 Miami County Auditor

Surveyed By  
 Engineering Department City of Piqua  
 Miami County, Ohio.

*Robert D. Roth Jr.*  
 City Engineer  
 Eng. Surveyor. 4630



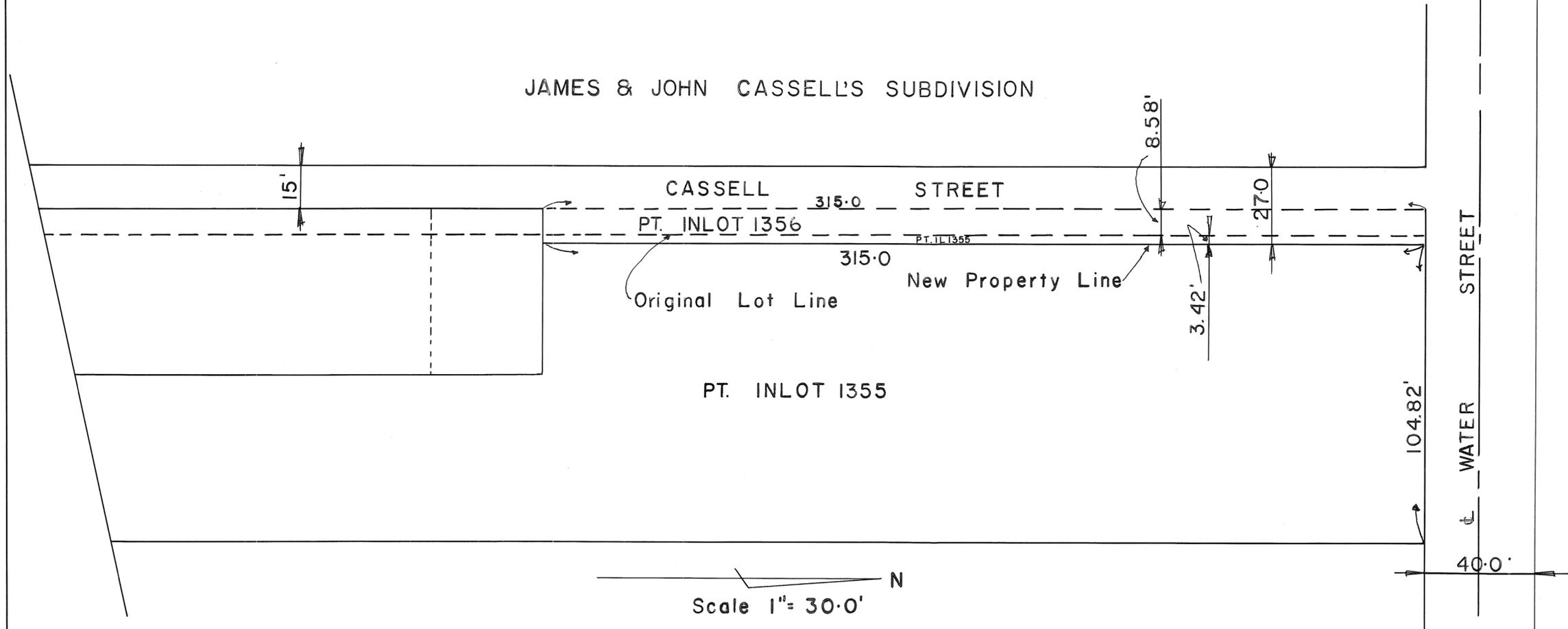


PLAT OF LAND  
DATREE INVESTMENT PROPERTIES INC.  
TO  
CITY OF PIQUA  
MIAMI COUNTY OHIO  
PART OF INLOTS 1355 & 1356

MIAMI COUNTY RECORDERS  
PLAT RECORDS  
FILE NO. 83596 FEE \$8.60  
RECEIVED FOR RECORD 3:38 P.M.  
APRIL 6, 1972.

Mary B. Gustin  
MIAMI COUNTY RECORDER

JAMES & JOHN CASSELL'S SUBDIVISION



ACCEPTANCE:  
Accepted this 2<sup>th</sup> day of Feb. 1970  
by resolution No. C-4842 by City of Piqua  
City Commission.

**MIAMI COUNTY AUDITOR**

APPROVED AND TRANSFERRED  
THIS 6TH. DAY OF APRIL 1972

Carl Davis  
MIAMI COUNTY AUDITOR

Lora Shellenbarger  
DEPUTY

This Instrument prepared by  
Engineering Department  
City of Piqua, Ohio

Robert A. Galt  
City Engineer  
Reg Engr. & Surveyor # 25077, 4690  
JAN 15, 1970

DEDICATION

# CONCORD WOODS SECTION 5

PLAT BOOK 11 PAGE 29  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS. RECEIVED  
FOR RECORD THIS 14<sup>TH</sup> DAY OF  
APRIL, 1972. AT 10:25 A.M.  
FILE NO. 83777 FEE: \$8.60

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY DEDICATE THE ROADWAY SHOWN HEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS.

SOUTHEAST QUARTER OF SECTION 31; TOWN-5; RANGE-6; CONCORD TOWNSHIP  
MIAMI COUNTY, OHIO

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

BEING A SUBDIVISION CONTAINING 9.528 ACRES OF A TOTAL OF 146.952 ACRES ACQUIRED BY EARL C. GALBREATH BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 395; PAGE 12. (8.409 ACRES IN LOTS AND 1.119 ACRES IN STREETS)

Mary B. Gustin  
MARY B. GUSTIN-RECORDER

E. C. Galbreath OWNER: E. C. GALBREATH  
David K. Galbreath WITNESS  
David K. Galbreath WITNESS

SCALE: 1 INCH = 100 FEET JANUARY 31, 1972

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

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

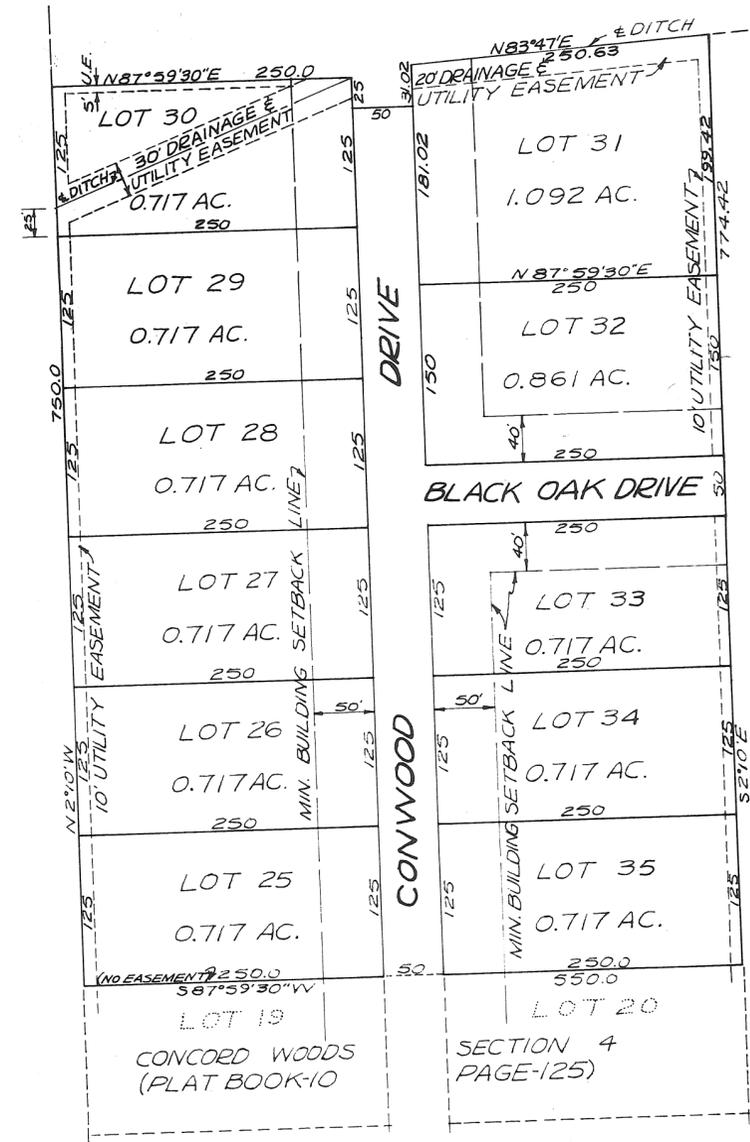
IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 13<sup>th</sup> DAY OF April, 1972.

David K. Galbreath  
DAVID K. GALBREATH, NOTARY PUBLIC  
My Commission Expires May 20, 1978

EXPIRATION DATE: My Commission Expires May 20, 1978

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH GARAGE AND ONE UTILITY STORAGE BUILDING, OF APPROVED DESIGN AND CONSTRUCTION.
2. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1200 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN; 1400 SQUARE FEET FOR SPLIT LEVEL DESIGN; AND 1000 SQUARE FEET ON FIRST FLOOR OR TWO AND ONE AND ONE HALF STORY DESIGN.
3. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
4. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
5. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
6. ANY FENCING, OR HEDGES ERRECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERRECTED OR PLANTED NEARER TO THE ROADWAY THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT.
7. THE GRADE OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
8. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOT SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
9. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
10. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL DECEMBER 1, 1991, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREE TO CHANGE SAID COVENANTS.
11. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.



SEE QUIT CLAIM DEED IN DEED BOOK  
488 pg. 972.  
MARY B. GUSTIN RECORDER  
5-11-72

(SEE REC 10 PG. 29 FOR RECORDERS SIGNATURE)

APPROVAL AND ACCEPTANCE

AT A MEETING OF THE CITY OF TROY, OHIO, PLANNING AND ZONING COMMISSION HELD THIS 12<sup>th</sup> DAY OF April, 1972, THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED.

Arden E. Reber PRESIDENT  
Ann Gilles SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 14<sup>TH</sup> DAY OF APRIL, 1972.

John J. Knoop Robert Clanson Herbert G. ...  
THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 13<sup>th</sup> DAY OF April, 1972.

Arthur D. Haddad MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 14<sup>TH</sup> DAY OF APRIL, 1972.

John J. Knoop Robert Clanson Herbert G. ...  
APPROVED AND TRANSFERRED THIS 14<sup>th</sup> DAY OF April, 1972.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR - BY: Boon Schellenbarger DEPUTY

APPROVED  
By Sewage Committee Charles ...  
Date Feb. 26, 1971  
Troy City - Miami County  
Health Department

AERATION SYSTEM:  
ONLY PERMITTED



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

I HEREBY CERTIFY THE ABOVE PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS OR OFFSETS THEREFROM.

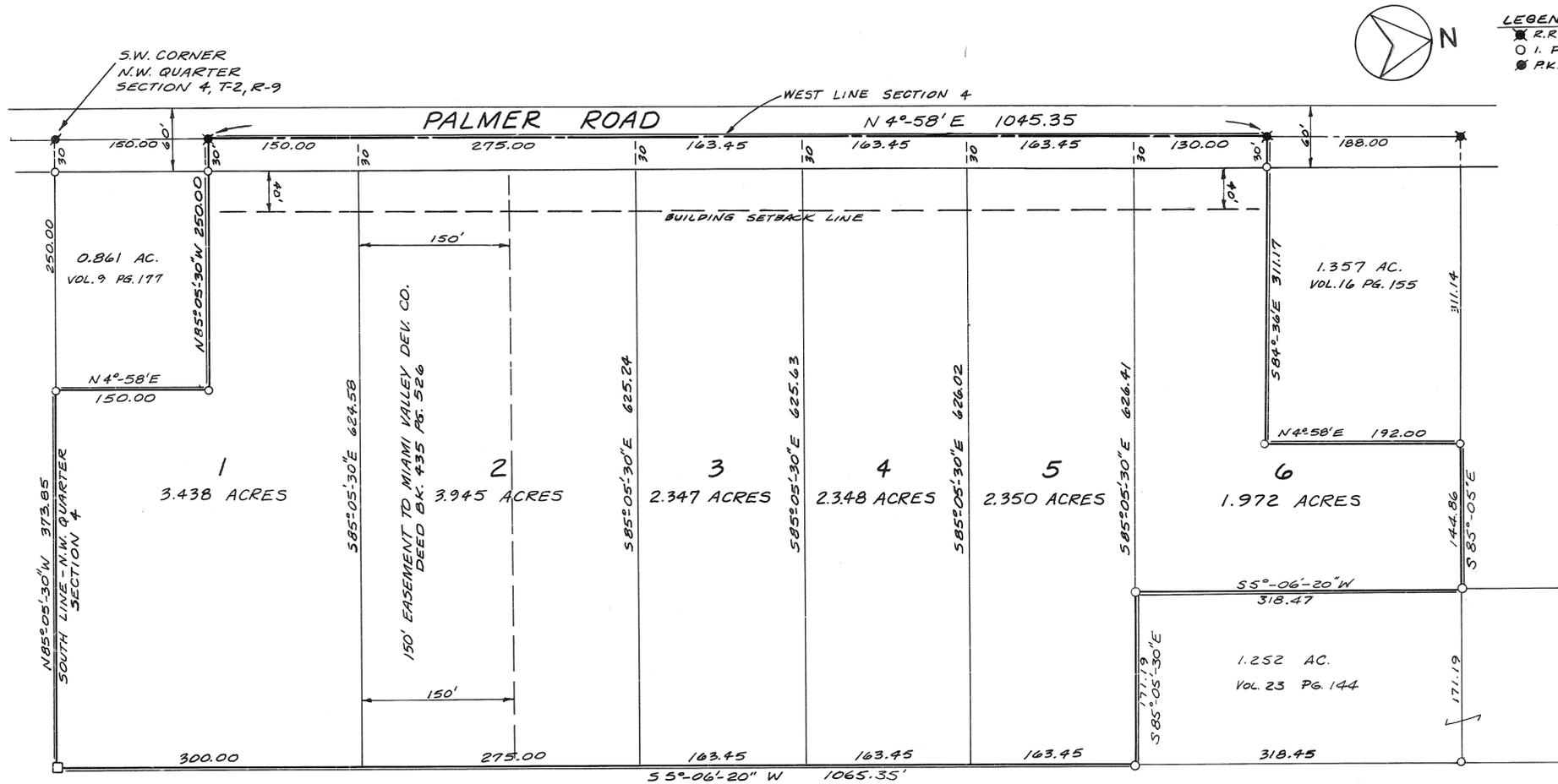
Richard W. Klockner  
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

# ROEGNER ESTATES

TOWN 2 - RANGE 9 - NW 1/4 - SECT. 4 - BETHEL TOWNSHIP - MIAMI COUNTY, OHIO

SCALE: 1" = 100'

BOOK 11 PAGE 30  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 84018  
 REC'D 4/21, 1972, AT 10:50 AM.  
 FEE \$8.60  
 Mary B. Austin Recorder by Dora Whitman  
 MIAMI COUNTY RECORDER



LEGEND:  
 \* R.R. SPIKE FOUND  
 O I. PIN SET  
 ● P.K. NAIL

### DESCRIPTION

BEING A SUBDIVISION OF 16.400 ACRES OF A 23.75 ACRE TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, CONVEYED TO DONALD AND BETTY ROEGNER BY DEED RECORDED IN VOL. 280 PG. 324 OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN PLATED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO DEDICATE THE INCLUDED HIGHWAY RIGHT-OF-WAY TO THE PUBLIC USE FOREVER.

*Donald L. Roegner*  
 Donald L. Roegner

*Betty M. Roegner*  
 Betty M. Roegner  
 WITNESSES

### RESTRICTIVE COVENANTS

1. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL BE NOT LESS THAN 1100 SQUARE FEET.
2. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE ALONG PALMER RD. THAN THE BUILDING SETBACK LINE SHOWN ON THE PLAT, OR NEARER TO THE SIDE LOT LINE THAN 15 FEET.
3. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES, UNTIL CENTRAL SEWER IS AVAILABLE.
4. NO BUILDINGS CAN BE ERRECTED OR PLACED ON THE MIAMI VALLEY DEV. CO. EASEMENT OVER THE SOUTH 150 FEET OF LOT N<sup>o</sup> 2.
5. NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING GRADING AND LOCATION OF PROPOSED CONSTRUCTION, INCLUDING WELLS AND SEPTIC SYSTEM HAS BEEN REVIEWED AND APPROVED BY THE DEVELOPER AND THE MIAMI COUNTY HEALTH DEPT.
6. NO TRAILERS, BASEMENT, CAMPSHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY-TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE IN THIS SUBDIVISION.
7. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. HOUSEHOLD PETS AND FARM ANIMALS, (LIVESTOCK OR POULTRY) MAY BE KEPT ON LOTS IN THIS SUBDIVISION PROVIDED THAT THEY ARE PROPERLY MAINTAINED AND IN SUCH A MANNER THAT COVENANT NUMBER 7 IS NOT VIOLATED.
9. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM. AT ANY TIME, THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL THE OWNERS OF ALL OF THE LOTS. EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE LOT.
10. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

APPROVED THIS 15<sup>th</sup> DAY OF December, 1971  
 BY TROY - MIAMI COUNTY HEALTH DEPARTMENT

*Charles H. Deal* by *Suzanne Central Connam*

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
 THIS 21<sup>ST</sup> DAY OF APRIL, 1972 NO. 2167

*John J. Procop*  
*Robert C. Cannon*  
*Fenneth Cook*  
*Archie D. Haddad*  
 MIAMI COUNTY ENGINEER

ACCEPTED BY MIAMI COUNTY COMMISSIONERS  
 THIS 21 DAY OF APRIL, 1972

*John J. Procop*  
*Robert C. Cannon*  
*Fenneth Cook*

APPROVED, AND TRANSFERRED  
 THIS 21<sup>ST</sup> DAY OF April, 1972

*Carl Davis* by *Carl Davis* Deputy  
 CARL DAVIS AUDITOR

APPROVED BY BETHEL TWP.  
 ZONING COMMISSION  
 MARCH 30, 1972

*Alan C. Jurek*  
*Leland E. Austin*  
*John C. Walker*  
*James E. Hummerich*

APPROVED BY BETHEL  
 TWP. TRUSTEES

*Earl F. Houser*  
*Charles M. Mame*  
*Maurin Synal*  
 April 10, 1972

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF February, 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

*Norma M. Studwaker*  
 NOTARY PUBLIC IN AND FOR MIAMI CO.  
 MY COMMISSION EXPIRES Nov 4, 1976

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. IRON PINS AND SPIKES SET AT ALL LOT CORNERS AND RIGHT-OF-WAY LINES  
*Alvin H. Council*  
 REGISTERED SURVEYOR 3614



THIS PLAT PREPARED FOR DONALD & BETTY ROEGNER  
 McCONNELL & WAGNER - ARCHITECTS, ENGINEERS & SURVEYORS  
 20 SOUTH LANE TROY, OHIO

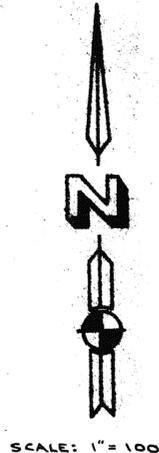
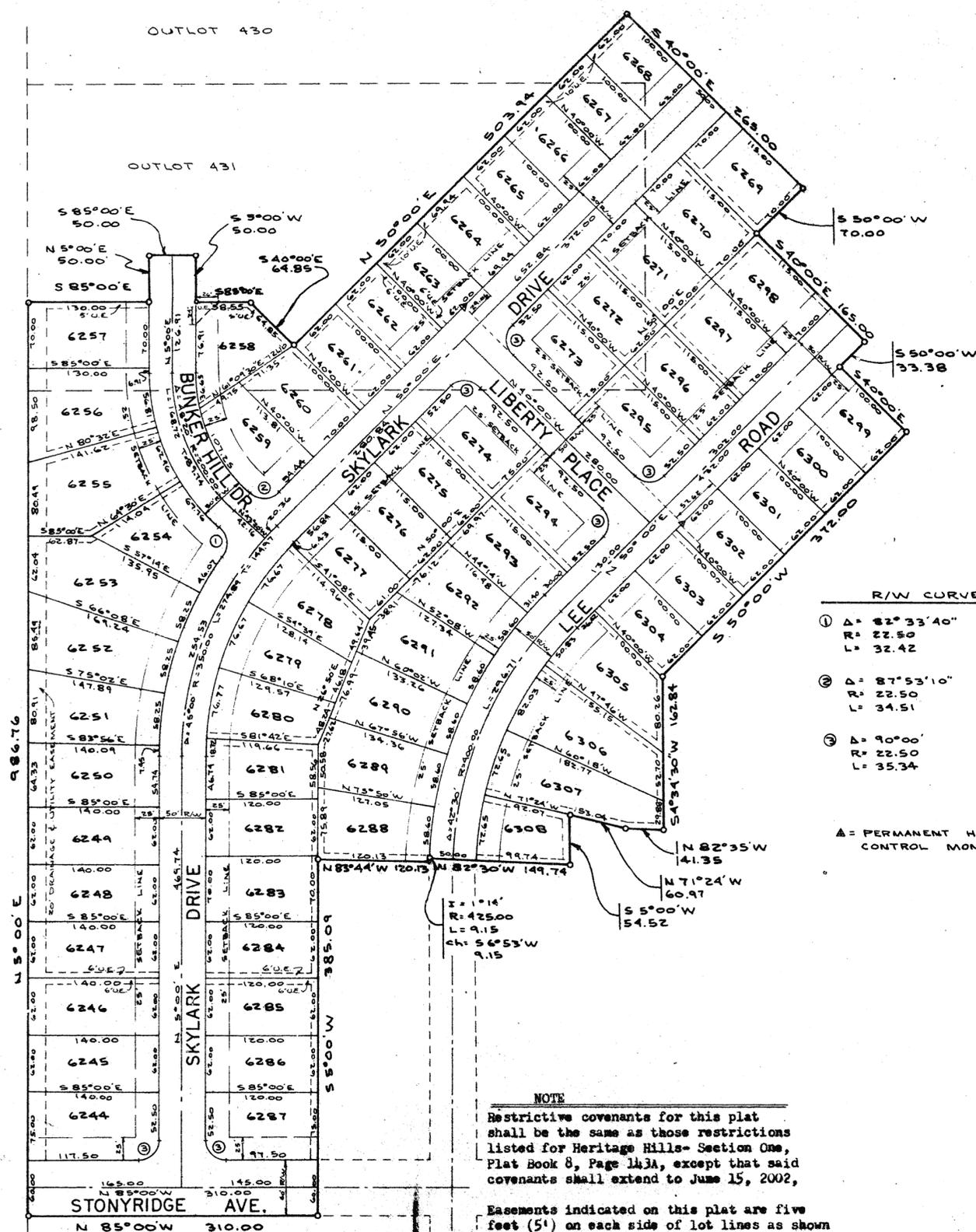


# HERITAGE HILLS - SECTION 9

-PART OF OUTLOT 430 & 431 - TROY, OHIO-

BOOK 11 PAGE 31  
 Miami County Recorder's Record  
 of Recorded Plats  
 File No. 84186  
 Received for record 1 30 Apr 26, 1972  
 time date  
 Fee: \$ 8.00  
*Mary B. Austin*  
 Miami County Recorder

O.L. 430 = 12.912 AC.  
 O.L. 431 = 2.571 AC.  
 TOTAL = 15.483 AC.



R/W CURVE DATA

①	Δ = 82°33'40"
	R = 22.50
	L = 32.42
②	Δ = 87°53'10"
	R = 22.50
	L = 34.51
③	Δ = 90°00'
	R = 22.50
	L = 35.34

Δ = PERMANENT HORIZONTAL CONTROL MONUMENT

**NOTE**  
 Restrictive covenants for this plat shall be the same as those restrictions listed for Heritage Hills- Section One, Plat Book 8, Page 143A, except that said covenants shall extend to June 15, 2002,  
 Easements indicated on this plat are five feet (5') on each side of lot lines as shown unless indicated otherwise. Easements are designated thus: \_\_\_\_\_

**DESCRIPTION**  
 Being a subdivision of 15.483 Acres of Part of Outlot 430 & 431 as conveyed to Mid-Continent Properties, Inc. by Deed recorded in Volume 470, Page 195 of the Miami County Record of Deeds.

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

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

*Delma A. Rouse*  
 witness  
*Edwin W. Barnes*  
 Edwin W. Barnes, Executive Vice-Pres.  
*William J. Talbot*  
 witness  
*Peter R. Thompson*  
 Peter R. Thompson, President

STATE OF OHIO, MIAMI COUNTY, ss:  
 Be it remembered that on this 8<sup>th</sup> day of MARCH, 1972, before me, the undersigned a notary public in and for said County and State, personally came Mid-Continent Properties, Inc. by its President Peter R. Thompson and its Executive Vice-President Edwin W. Barnes, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires Jan 15, 1973  
*Delma A. Rouse*  
 Notary Public

**CITY OF TROY PLANNING COMMISSION**  
 At a meeting of the City of Troy Planning Commission held this 22nd day of March, 1972 this plat was approved.

*Arden E. Riker*  
 Chairman  
*David Gibbs*  
 Secretary

**CITY COUNCIL**  
 At a meeting of the City Council of the City of Troy, Ohio, held this 24th day of April, 1972 this plat was approved by ordinance No. 2-14-72

*Irvin W. Terrell*  
 Mayor  
*John W. Barnes*  
 Pres. of Council  
*Betty M. Blagden*  
 Clerk of Council

**MIAMI COUNTY AUDITOR**  
 Approved and transferred this 26th day of April, 1972.

*Carol Davis*  
 Carol Davis by *Lora Sheelbarger*  
 Miami County Auditor

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

*Daniel D. Turner*  
 Daniel D. Turner, reg. surveyor no. 4807



Heritage Hills- Section 9 for Mid-Continent Properties, Inc. Piqua, Ohio DANIEL D. TURNER and ASSOC. Troy - Ohio CIVIL ENGINEERING- LAND SURVEYING	
DATE FEB. 1972	Drawn by: J.T.
FILE NO. 2-72-31	Checked by: D.T.
SCALE: 1"=100'	
SHEET NO. 1/1	

# ~ WINTERHILL SUBDIVISION ~ SECTION 6 ~

• TOWN 2 • RANGE 9 • S.W. 1/4 SEC. 21 • BETHEL TOWNSHIP •  
MIAMI COUNTY • OHIO

BOOK 11 PAGE 32

Miami County Recorder's Record  
of Recorded Plats

File No. 84187

Received for record 1:31 PM Apr. 26, 1972  
time date

Fee: \$ 8.00  
*Mrs. B. Austin*  
Miami County Recorder

LOTS = 11.776 AC.  
ROAD = 1.516 AC.  
TOTAL = 13.292 AC.

**DESCRIPTION**

Being a subdivision of 13.292 Acres of a tract conveyed to Halteman Builders, Inc. by Deed recorded in Vol. 415, Page 332, of the Miami County Deed Records.

**DEDICATION**

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

*Daniel D. Turner*  
witness

*Joe M. Turner*  
witness

*Fred C. Halteman*  
Fred C. Halteman, President

*Virginia L. Halteman*  
Virginia L. Halteman, Vice-President

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

Be it remembered that on this 11<sup>th</sup> day of APRIL 1972, a notary public in and for said County and State, personally came Halteman Builders, Inc. by its President Fred C. Halteman and its Vice-President Virginia L. Halteman, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

My Commission Expires 12-7-76

*Daniel D. Turner*  
Notary Public

**PROTECTIVE COVENANTS**

1. All numbered homesites or building tracts in this subdivision shall be known and used as single residential homesites. No tract shall be subdivided into smaller tracts for the purpose of additional residences. Only one residence may be built or placed on any tract.
2. No residence building with less than 1,000 square feet of first floor space or 800 square feet for one and a half or two story shall be erected or placed on any tract in this addition. The exterior shall be covered with wood siding, brick, stucco or stone. No concrete or cinderblock houses will be permitted. No asphalt base exterior siding is permitted. Any building shall be fully completed within a period of one year from date of beginning.
3. Any building shall have same quality finish and roof as used for residence. No such building can be made of unsightly material or boxes or similar lumber.
4. All buildings shall be placed back of setback line as shown on the record plat, and no nearer than twenty feet to any side property line.
5. No trailer, cabin, tent or shack is permitted on this land, nor is any basement, garage, or outbuilding at any time to be used as a temporary or permanent residence.
6. Until such a time as a public water supply and a public sanitary sewage system are available, each dwelling erected in this subdivision shall have a well and have a private sewage system, the location and construction of which shall be approved by the proper health authorities. No outside toilets permitted except during the period of construction.
7. No business is permitted. No noxious or offensive trade shall be carried on upon this land, nor shall anything be done therein which maybe or become an annoyance or nuisance to the neighborhood.
8. No used building material, junk or rubbish shall be left exposed on any tract except during actual building operations.
9. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract in this addition, and no portion thereof shall be used for automobile junk pile or the storage of any kind of junk or waste material.
10. The premises must be kept neat and clean, the building well painted and weeds and underbrush must be kept under control at all times.
11. Any lot area designed for the natural flow of surface water or underground tile water, shall at all times be kept free from any obstruction to flow of said water, and any improvements made on or under any easements by the property owner, are at the risk of the property owner.
12. These covenants and restrictions are to run with the land and shall be binding on the parties and all persons claiming under them until April 1, 1992, at which time said covenants may be automatically extended for successive periods of ten years. At any time these covenants may be amended by written consent of sixty percent of the then owners of tracts, each owner having one vote for each separate tract owned by him.
13. If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of these covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development of subdivision described hereon, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violations.
14. In validation of any of these covenants by judgement or court order shall in no way effect any of the provisions which remain in force and effect.
15. Written approval of design, plans and location of all buildings to be erected in accordance with these restrictions, shall be obtained from the owners of said subdivision, namely Fred C. Halteman or Virginia L. Halteman, or their agents. Each owner must furnish a complete set of house plans which will be retained by them.

**NOTE**

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

FLOW IN EXISTING 8" FIELD TILE MUST BE MAINTAINED BY DEVELOPER AND/OR BUILDER AT ALL TIMES, EITHER IN EXIST. LOCATION OR BY RELOCATION OF SAME.

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

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



**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**

*John J. Kroop*  
*Paul C. Cannon*  
*Samuel Cook*

ARTHUR D. HADDAD, by *R.T. Snider*  
Miami County Engineer DEPUTY

**APPROVED BY MIAMI COUNTY COMMISSIONERS**

*John J. Kroop*  
*Paul C. Cannon*  
*Samuel Cook*

ARTHUR D. HADDAD, by *R.T. Snider*, DEPUTY  
Miami County Engineer

**MIAMI COUNTY AUDITOR**

Approved and transferred this 26th day of April, 1972.

*Carl Davis Lybora*  
Miami County Auditor DEPUTY

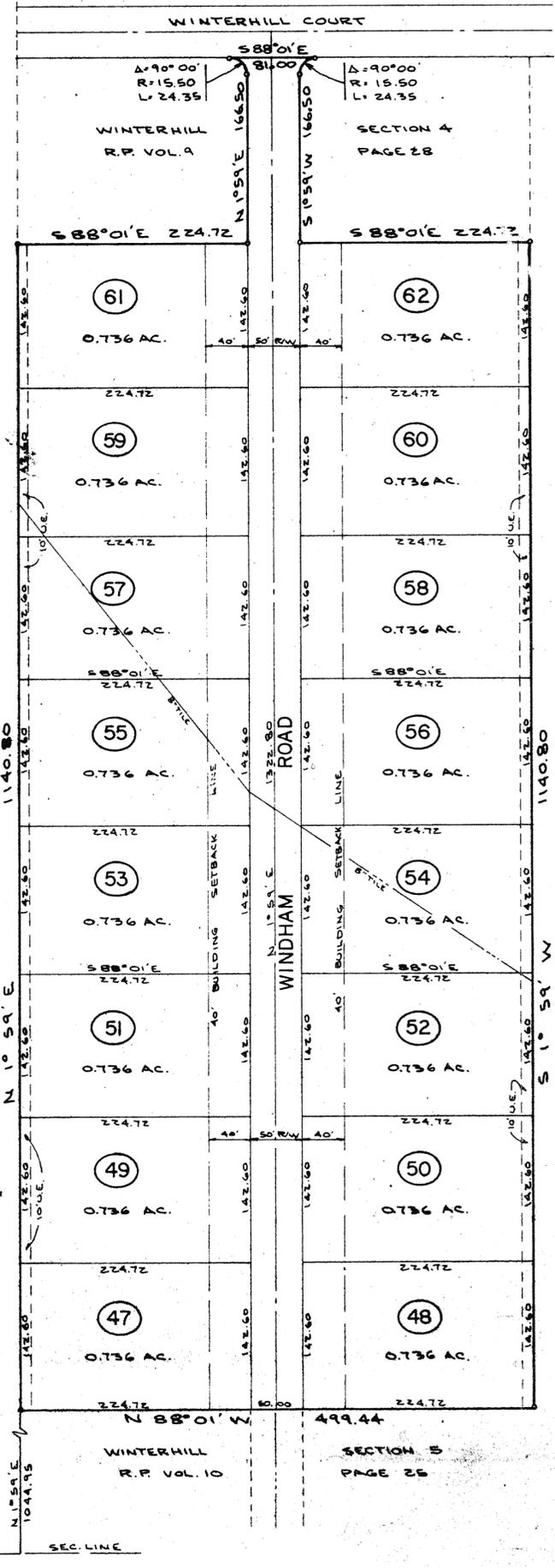
**APPROVED**

By *Charles H. Deal*  
Date Mar. 10, 1971  
Troy City - Miami County Health Departments  
**POOR SOIL**

Winterhill Subdivision-Sec. 6 for Halteman Builders, Inc.			
DANIEL D. TURNER and ASSOC. Troy Ohio			
*CIVIL ENGINEERING - LAND SURVEYING			
DATE	Drawn by:	J.T.	SHEET NO.
MARCH 1972	Checked by:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		
9-71-202			



SCALE: 1"=100'

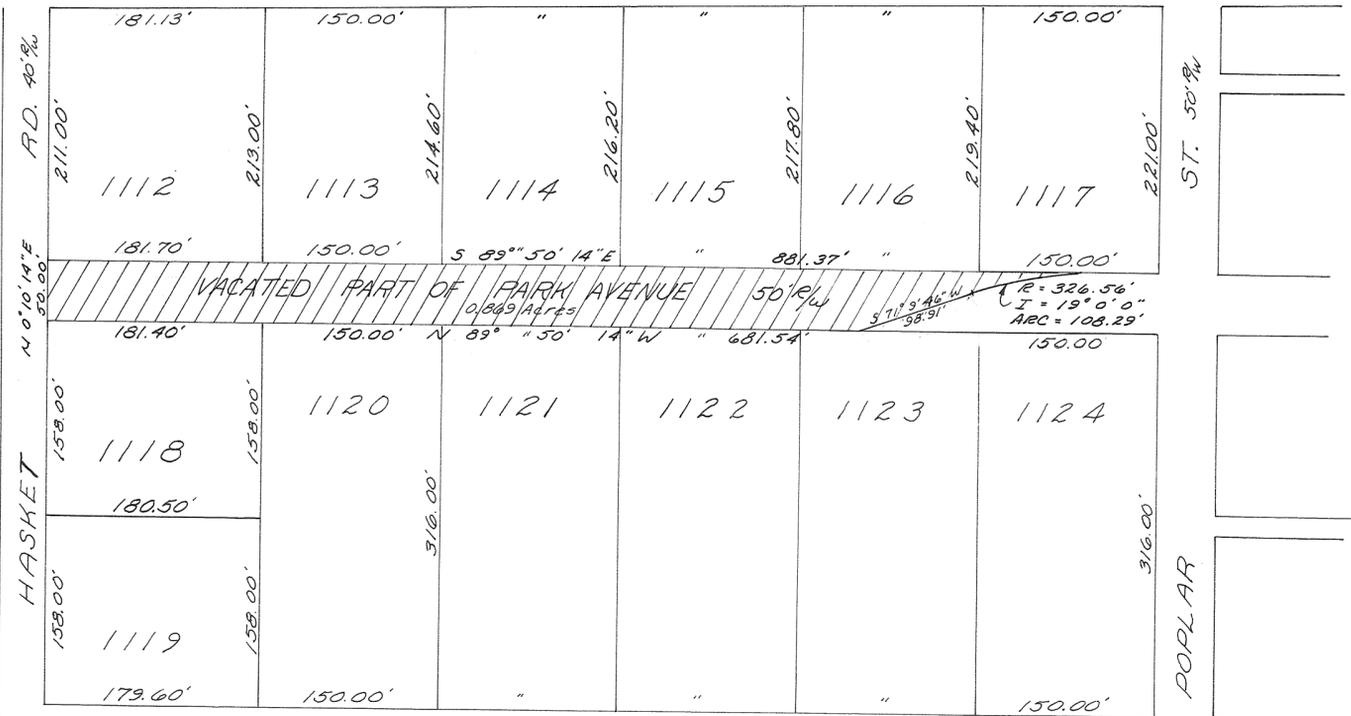


SW COR SW. QTR. SEC. 21  
488.50  
586.34 E

VILLAGE OF WEST MILTON, OHIO  
STREET VACATION PLAT

PLAT BOOK NO. 11 PAGE NO. 33  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED FOR RECORD THIS 28<sup>TH</sup> DAY OF  
APRIL 1972, AT 1:47 P.M.  
FILE NUMBER: 84260  
FEE: \$8.60

Mary B. Guatin  
MIAMI COUNTY RECORDER



VACATION PLAT OF PART OF PARK AVENUE FROM THE EAST LINE OF HASKETT ROAD TO THE WEST LINE OF POPLAR STREET, BETWEEN INLOTS 1112, 1113, 1114, 1115, 1116, 1117 AND INLOTS 1118, 1120, 1121, 1122, 1123, 1124, AS RECORDED IN SPRINGVIEW ADDITION VOLUME 2 PAGE 216 OF THE PLAT RECORDS OF MIAMI COUNTY OHIO. BUT EXCLUDING THAT PORTION REDEDICATED IN STILLWATER ESTATES SEC. 1 AS RECORDED IN VOL. NO. 9 PLAT NO. 14 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO THIS 17 DAY OF FEBRUARY 1972

Roy E. Wooley  
CHAIRMAN

Nannette J. Stano  
SECRETARY

CONSENT TO VACATION

WE, THE UNDERSIGNED BEING ALL OF THE PROPERTY OWNERS WITH LAND ABUTTING THE CROSSHATCHED PORTION OF THE STREET SHOWN HEREON FOR VACATION DO HEREBY CONSENT TO SUCH VACATION AND WAIVE ANY AND ALL NOTICE OF THE PENDENCY THEREOF IN THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO.

DICK KELCHNER EXCAVATING INC.

WITNESSES AS TO BOTH SIGNATURES:

Dick Kelchner 2/28/72  
DICK KELCHNER - PRES.

Sandra L. Reige 2/21/72  
Yamela U. Jones 2/21/72

Noel Denlinger 2/21/72  
NOEL DENLINGER, VICE-PRES.

AT A MEETING OF THE VILLAGE COUNCIL OF WEST MILTON, OHIO HELD THIS 4<sup>TH</sup> DAY OF April 1972, THIS STREET VACATION WAS APPROVED AND ACCEPTED BY:  
ORDINANCE NO: C.M-198

Neil Johnson, Mayor  
MAYOR

Urbous Frantz  
CLERK

TRANSFERRED THIS 28<sup>th</sup> DAY OF April 1972.

Paul Davis by Vera Schellenbarger, Deputy  
MIAMI COUNTY AUDITOR

STATE OF OHIO, COUNTY OF MONTGOMERY SS.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO PERSONALLY APPEARED, THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING STREET VACATION AND THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Danston, OHIO THIS 21<sup>st</sup> DAY OF February 1972

David J. Lennay NOTARY PUBLIC  
IN AND FOR MONTGOMERY COUNTY, OHIO.  
My commission expires 2/28/73.

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

Wayne W. Runk  
REGISTERED SURVEYOR NO. 4581

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING THE PORTION OF EXISTING KESSLER-COWLESVILLE ROAD WITHIN THE PLAT LIMITS, TO THE PUBLIC USE FOREVER.

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

OWNERS
Sidney Joe Eidemiller, Linda A. Eidemiller, Bruce Geisinger (Witness)

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT [Signature], OHIO ON THIS 5th DAY OF May, 1972. RICHARD H. LEFEVRE, Attorney-at-Law, Notary Public, State of Ohio, Section 147.03 R.C.

COVENANTS AND RESTRICTIONS.

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
2. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
3. NO DWELLING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION WITH LESS THAN 1400 SQUARE FEET UNDER ROOF EXCLUSIVE OF OPEN PORCHES AND A MINIMUM OF A TWO CAR GARAGE.
4. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERRECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
5. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR SIDE ROAD LINE, THAN THE BUILDING SETBACK LINE SHOWN ON THIS RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN (15) FIFTEEN FEET TO ANY INTERIOR LOT LINE.
6. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT, ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE (3) SQUARE FEET OR ONE SIGN OF NOT MORE THAN SIX (6) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGN BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
7. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE(12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
8. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
9. NO FENCE, WALL, HEDGE, OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY ROAD RIGHT-OF-WAY LINE THAN THE BUILDING SETBACK LINE.
10. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND MAY BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT, DOGS, CATS, OR OTHER HOUSEHOLD PETS PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
11. THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL OF THE OWNERS OF ALL OF THE LOTS.. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
12. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

APPROVAL

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 14TH DAY OF APRIL, 1969

[Signatures] PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 5TH DAY OF MAY, 1972

ARTHUR D. HADDAD - MIAMI COUNTY ENGINEER PLAT NUMBER 2175

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 5TH DAY OF MAY, 1972

[Signatures] APPROVED AND TRANSFERRED THIS 5th DAY OF May, 1972

CARL DAVIS, MIAMI COUNTY AUDITOR

ASH GROVE SUBDIVISION-SEC.ONE

PART OF SOUTHWEST QUARTER OF SECTION 9; TOWN - 4; RANGE - 6; MONROE TOWNSHIP: MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 3.701 ACRES OF A TOTAL OF 160.50 ACRES ACQUIRED BY SIDNEY JOE EIDEMILLER BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED RECORDS BOOK 418 : PAGE 193 .

SCALE: 1" = 100 FEET 30 APRIL 1972

PLAT BOOK 11 PAGE 34

MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 5th DAY OF May 1972 AT 11:07 A.M.

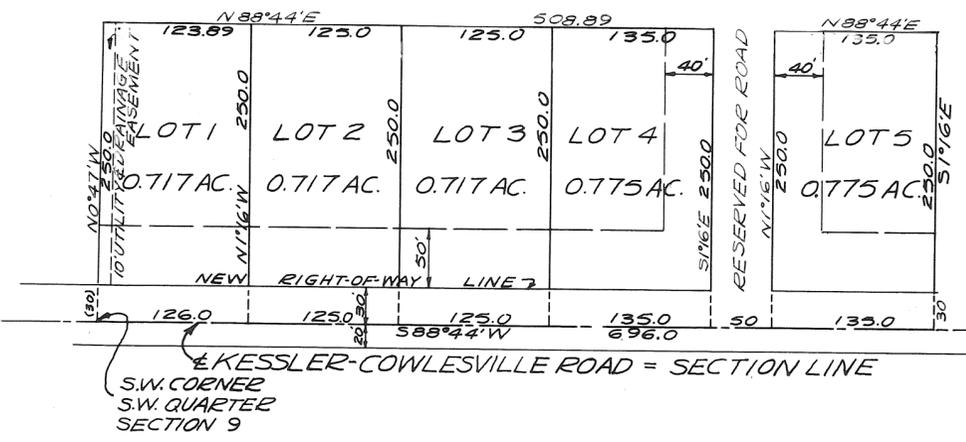
FILE NO. 87449 FEE \$8.60

MARY B. GUSTIN, MIAMI COUNTY RECORDER



OWNERS OF LOTS 2, 3, 4 & 5 SHALL TIE IN EFFLUENT LINES FROM AERATION SEWAGE TREATMENT - & SAND FILTER SYSTEM UNITS INTO DEVELOPERS FIELD TILE LOCATED NEAR NORTH LINE OF LOTS AND SHALL BE RESPONSIBLE FOR MAINTAINING THIS TILE IN GOOD OPERATING CONDITION THROUGH EACH OWNERS LOT.

NOTE
--- = MINIMUM BUILDING SETBACK LINE
FIVE (5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN ADDITION TO EASEMENTS SHOWN HEREON.



APPROVED
By [Signature]
Date: 2-23-72
Troy City - Miami County Health Departments

AERATION SYSTEM ONLY PERMITTED

NO FURTHER SUBDIVISION UNTIL CENTRAL SEWAGE SYSTEM IS AVAILABLE

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

I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS AND OFFSETS ON RIGHT-OF-WAY LINES AND RAILROAD SPIKES ARE SET IN CENTERLINE OF KESSLER-COWLESVILLE ROAD.

[Signature] RICHARD W. KLOCKNER - PROFESSIONAL SURVEYOR #4370



# MICHAEL MANOR - SEC. FIVE

TOWN 4 ~ RANGE 6 ~ S.W. 1/4 SEC. 21 ~ MONROE TOWNSHIP

MIAMI COUNTY ~ OHIO

ROADS = 1.973 AC.  
 LOTS = 13.218 AC.  
 TOTAL = 15.191 AC.

BOOK 11 PAGE 35  
 Miami County recorder's record  
 of recorded plats

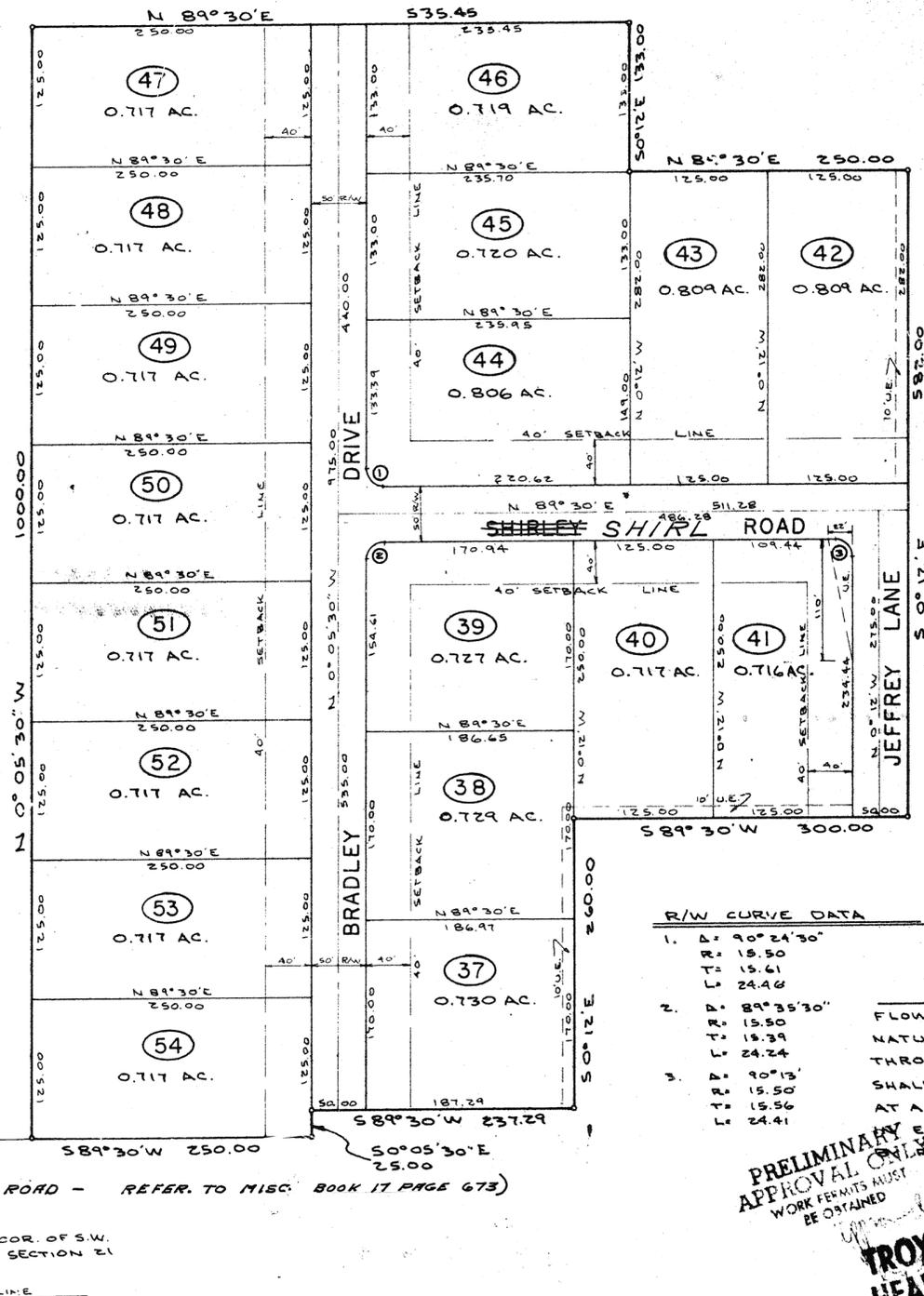
MIAMI COUNTY RECORDER

File No. 84646

Received for record: 1:00 PM May 12, 1972  
 time date

Fee: \$ 8.00 Mary B. Austin, Recorder  
 Miami County Recorder By  
Dora Whitmer, Deputy

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



**DESCRIPTION**

Being a subdivision of 15.191 Acres of a 71.426 Acre Tract conveyed to Hughes Development Company by deed recorded in Vol. 459, Page 249, of the Miami County Deed Records.

**DEDICATION**

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

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

Sandra Brown  
 witness  
Margaret Guerin  
 witness

HUGHES DEVELOPMENT COMPANY  
Phillip L. Hughes  
 Phillip L. Hughes, president  
Pauline S. Hughes  
 Pauline S. Hughes, vice-president

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

Be it remembered that on this 14<sup>th</sup> day of March 1972, before me, the undersigned, a notary public in and for said county and state, personally came Hughes Development Company by its president Phillip L. Hughes and its vice-president Pauline S. Hughes, both of them acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires \_\_\_\_\_  
DONNA ASH, Notary Public  
 My Commission Expires 3/21/73

Donna Ash  
 Notary Public

**PROTECTIVE COVENANTS**

1. LAND USE- All lots shall be used for residential purposes only.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1250 square feet for a one floor plan. All houses shall have a two car attached garage.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than fifteen ft (15') to an interior lot line.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES - No fence or solid hedge may be erected nearer to the street than the front side of the house.
7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin.
8. NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
10. SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) sq. ft. or one sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
11. LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
12. TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until April 1, 1992, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
13. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
14. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

**R/W CURVE DATA**

1.	A	90° 24' 30"
	R	15.50
	L	15.61
	L	24.46
2.	A	89° 35' 30"
	R	15.50
	L	15.39
	L	24.24
3.	A	70° 13'
	R	15.50
	L	15.56
	L	24.41

**NOTE**

FLOW OF WATER IN  
 NATURAL WATER COURSE  
 THROUGH LOTS 38, 40, & 41  
 SHALL BE MAINTAINED  
 AT ALL TIMES, EITHER  
 AT EXIST. LOCATION OR  
 AT RELOCATION OF SAME.

PRELIMINARY  
 APPROVAL ONLY  
 WORK PERMITS MUST  
 BE OBTAINED

**TROY - MIAMI COUNTY  
 HEALTH DEPARTMENTS**

APPROVED BY MIAMI COUNTY COMMISSIONERS

John J. Puroop  
Robert Clawson  
Kenneth Cook  
Arthur D. Haddad  
 Miami County Engineer

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

John J. Puroop  
Robert Clawson  
Kenneth Cook  
Arthur D. Haddad  
 Miami County Engineer

Date MAY 12, 1972. No. 2181

APPROVED BY TIPP CITY PLANNING COMMISSION

Philip Wampler, Ch.  
Jean Fair, Sec'y  
5/9/72  
 DATE

MIAMI COUNTY AUDITOR

Approved and transferred this 12<sup>th</sup> day of May, 1972.

Leah Davis by Laura Shellenbarger  
 Miami County Auditor



I hereby certify this plat and all  
 measurements to be correct. Iron pins  
 set at all lot corners.

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

Michael Manor - Section Five for Phillip L. and Pauline S. Hughes Tipp City, Ohio			
DANIEL D. TURNER AND ASSOC. Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING*			
DATE	Drawn by:	J.T.	SHEET NO.
MARCH 1972	Traced by:	D.T.	1/1
FILE NO.	Checked by:		
11-71-277	SCALE: 1"=100'		

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

# WOODLAWN VILLAGE - SEC. 3

TOWN 4 - RANGE 6 - S.E. 1/4 SEC. 9 - MONROE TOWNSHIP - MIAMI COUNTY - OHIO

BOOK 11 PAGE 36  
Miami County Recorder's Record  
of Recorded Plats.

File No. 84647

Received for record: 1:01 PM MAY 12, 1972  
time date

Fee: \$ 8.00 Mary B. Justen, Recorder  
Miami County Recorder By  
Dora Whitmer, Deputy

LOTS = 7.354 AC.  
ROADS = 1.756 AC.  
TOTAL = 9.110 AC.

NOTE:

SEE REPLAT OF LOTS 51 & 30 RECORDED IN PLAT BOOK  
NO. 11 ON PAGE 59 MIAMI COUNTY RECORDER'S PLAT RECORDS  
Mary B. Justen 5-19-1976  
MIAMI COUNTY RECORDER

**DESCRIPTION**

Being a subdivision of 9.110 acres of a 116.112 Acre tract conveyed to Evanston Land Company by deed recorded in Vol. 412, Page 257, of the Miami County Deed Records.

**DEDICATION**

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

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

**PEOPLES BUILDING AND SAVINGS ASSOCIATION**

Catherine C. Dooley  
witness  
Marilyn K. Bachinger  
witness

J. Cameron Dungan  
J. Cameron Dungan, President  
W. E. Eickhoff  
W. E. Eickhoff, Secretary

**EVANSTON LAND COMPANY**

Catherine C. Dooley  
witness  
Marilyn K. Bachinger  
witness

Ronald J. English  
Ronald J. English, President  
Paula J. English  
Paula J. English, Secretary

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

Be it remembered that on this 20<sup>th</sup> day of September, 1971, before me the undersigned, a notary public in and for said county and state, personally came Evanston Land Company by its President Ronald J. English and its Secretary Paula J. English and Peoples Building and Savings Association by its President J. Cameron Dungan and its Secretary, W. E. Eickhoff who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires August 17, 1974 Catherine C. Dooley  
Notary Public

**PROTECTIVE COVENANTS**

- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios shall be not less than 1000 Sq. Ft. for a one (1) story dwelling, 900 Sq. Ft. ground floor area for one and one half (1½) or two (2) story dwelling. All dwellings shall have attached garages for one or more cars.
- All building plans shall be submitted to the plat developer for approval before construction may begin. No outbuildings except picnic shelters may be built unless approved by the plat developer.
- No person or persons may live on any lot in this subdivision except in a completed residential dwelling structure.
- No building shall be located on any lot nearer to the front or side property lines than the minimum setback distance as shown on the recorded plat of said subdivision.
- No building shall be set forward or back from the front line of homes adjacent, more than six (6) feet, except by written permission of the adjacent lot owners, and then must conform to plat setback provisions.
- The exterior shell of any residence must be completed within six (6) months after beginning construction.
- No sign larger than 18" x 24" may be erected on any lot in this subdivision except plat advertising signs by developers and builders.
- No fence or hedge greater than 3½ feet in height shall be permitted nearer to the road than the setback line, except where the rear of a lot backs against the front yard of an adjacent lot.
- No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats or other household pets may be kept, providing they are not kept or bred for commercial purposes.

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**

John J. Knoop  
Ante D. Hallad  
Kenneth Cook  
Ante D. Hallad  
Miami County Engineer  
DATE MAY 12, 1972 No. 2182

**APPROVED BY MIAMI COUNTY COMMISSIONERS**

John J. Knoop  
Kenneth Cook  
Ante D. Hallad  
Miami County Engineer

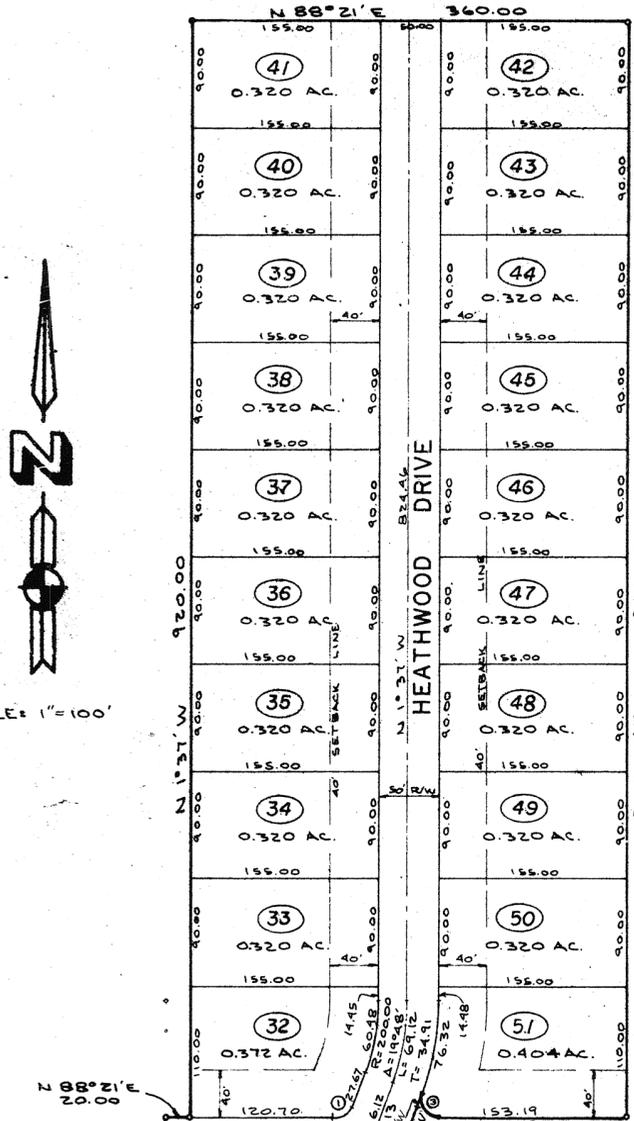
**APPROVED BY TROY PLANNING COMMISSION**

At a meeting of the City of Troy Planning Commission held this 22<sup>nd</sup> day of Sept, 1971, this plat was approved.  
Harry J. Legri, President  
Paul Miller, Secretary

**MIAMI COUNTY AUDITOR**

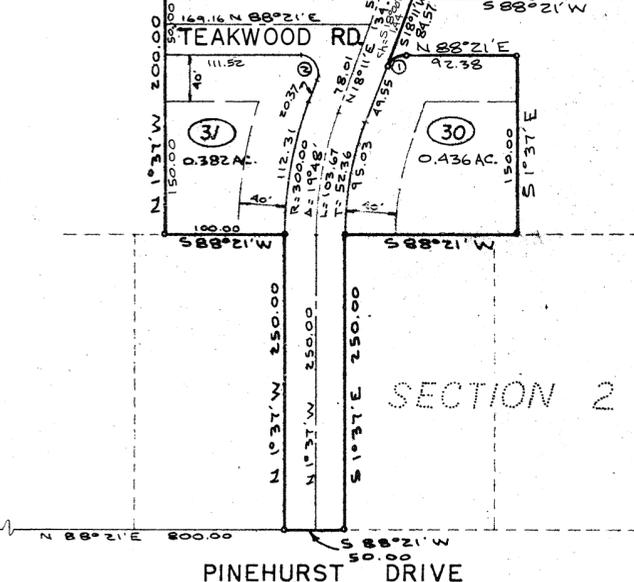
Approved and transferred this 12<sup>th</sup> day of May, 1972.

Carl Davis by Lois Shellenbarger  
Miami County Auditor Deputy



**R/W CURVE DATA**

①	A = 70° 10'
	R = 15.50
	L = 18.98
	T = 10.89
②	A = 109° 50'
	R = 15.50
	L = 29.71
	T = 22.07
③	A = 109° 28'
	R = 15.50
	L = 29.61
	T = 21.92



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
Daniel D. Turner  
DANIEL D. TURNER, registered surveyor no. 4807

Woodlawn Village - Section 3 for Evanston Land Company Tipp City, Ohio			
DANIEL D. TURNER and ASSOC. Troy - Ohio * CIVIL ENGINEERING - LAND SURVEYING*			
DATE SEPT. 1971	Drawn by: JT	SHEET NO.	1/1
FILE NO. 1-11-07	Traced by: DT Checked by: DT	SCALE: 1" = 100'	



SCALE: 1" = 100'

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR GREENLEE ROAD AND HORSESHOE BEND ROAD AS SHOWN HEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS.

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

Robert J. Price, OWNER

Vincent Brand, WITNESS

Marilyn A. Price, OWNER

Richard W. Klockner, WITNESS

C.G. Minnich Jr., PRESIDENT

Mildred McGuire, ASST. SECY.

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPPICITY, OHIO ON THIS 17TH DAY OF MAY 1972.

Richard W. Klockner, NOTARY PUBLIC MY COMMISSION EXPIRES

RESTRICTIVE COVENANTS

- 1. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS SHALL NOT BE LESS THAN 1200 SQUARE FEET WITH A MINIMUM OF A TWO CAR GARAGE ATTACHED. LOT NO. 3 EXISTING BUILDINGS EXCEPTED
2. ANY DWELLING STRUCTURE ERECTED IN THIS SUBDIVISION MUST BE COMPLETED WITHIN A PERIOD OF 12 MONTHS FROM START OF CONSTRUCTION.
3. ANIMALS ARE ACCEPTABLE IN THIS SUBDIVISION, AS LONG AS THEY ARE KEPT CLEAN AND ARE NOT A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.
4. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED AT ANY TIME AS A TEMPORARY OR PERMANENT RESIDENCE.
5. NO JUNK OR IMMOBILE VEHICLES ARE TO BE KEPT ON THE PROPERTY AT ANY TIME.
6. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JUNE 1, 1992, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LOT OWNERS AGREE TO CHANGE SAID COVENANTS.
7. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

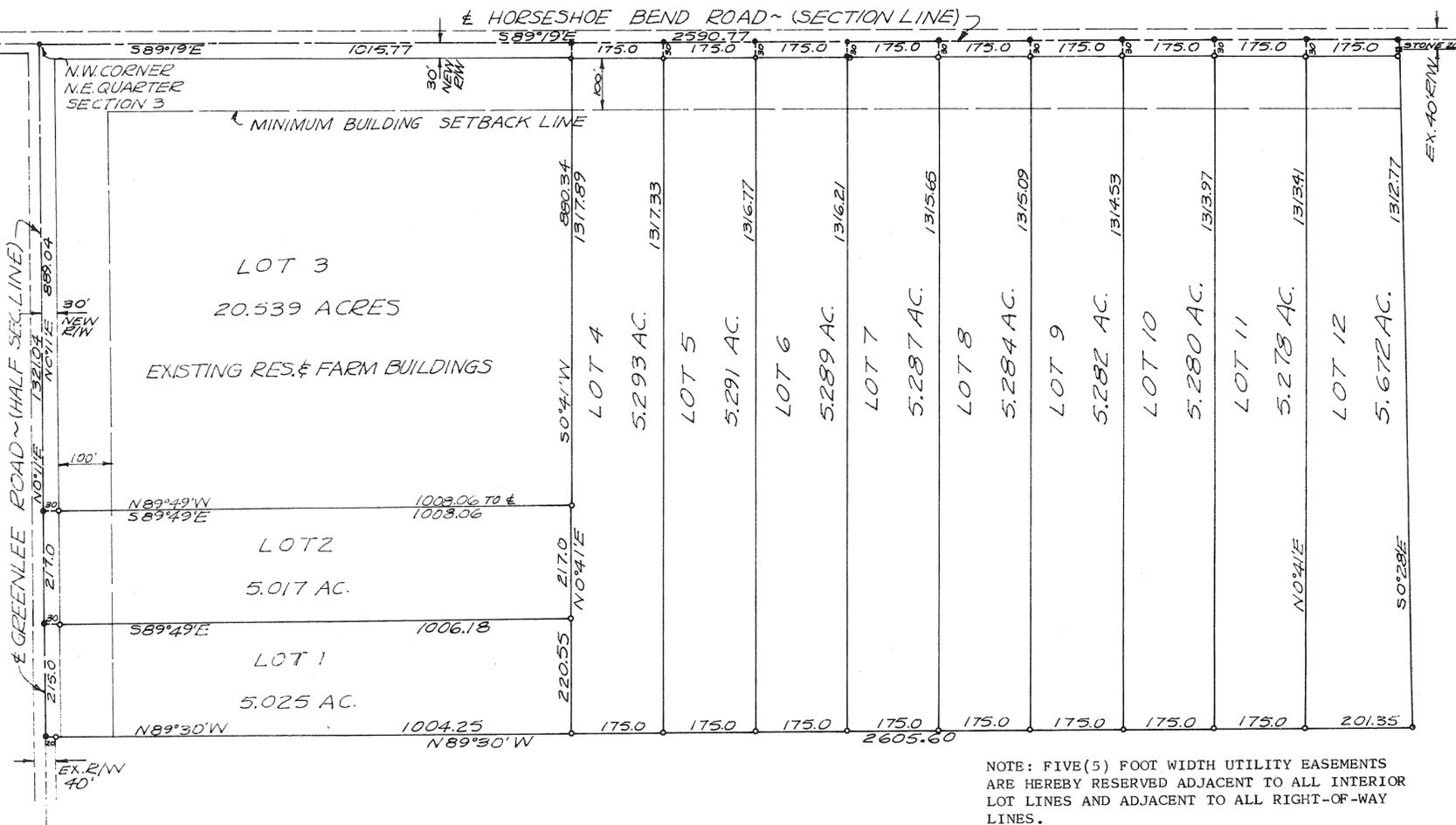
SYCAMORE ACRES SUBDIVISION

NORTHEAST QUARTER OF SECTION 3; TOWN-6; RANGE-5; UNION TOWNSHIP MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 78.537 ACRES AS ACQUIRED BY ROBERT J. AND MARILYN A. PRICE BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 471 : PAGE 414

SCALE: 1 INCH = 200 FEET MAY 17, 1972

Mary B. Gustin, MIAMI COUNTY RECORDER



NOTE: FIVE (5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES AND ADJACENT TO ALL RIGHT-OF-WAY LINES.

APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED BY AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 19th DAY OF MAY, 1972.

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

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 19th DAY OF MAY, 1972.

Approved and transferred this 22 day of May 1972.

Carl Davis, CARL DAVIS, MIAMI COUNTY AUDITOR: By [Signature] DEPUTY AUDITOR

APPROVED

Committee - W. Adams Date: 9-1-71 Troy City, Miami County Health Department

POOR SOIL



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

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS AND RIGHT-OF-WAY CORNERS AND RAILROAD SPIKES ARE SET AT LOT CORNERS IN ROAD CENTERLINE.

Richard W. Klockner, PROFESSIONAL SURVEYOR #4370

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY DEDICATE THE PORTION OF EXISTING CASSTOWN-CLARK COUNTY ROAD WHICH IS INCLUDED IN THIS PLAT TO THE PUBLIC USE FOREVER, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS.

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

James E. Dungan OWNER  
Marylee Dungan OWNER  
Catharine C. Dooly WITNESS

LIENHOLDERS: PEOPLES BUILDING AND SAVINGS ASSOCIATION  
J. R. Paul VICE PRESIDENT  
William E. Eichoff SECRETARY  
Marilyn K. Beckinger WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 22nd DAY OF May 1972.  
Catharine C. Dooly NOTARY PUBLIC MY COMMISSION EXPIRES August 17, 1974

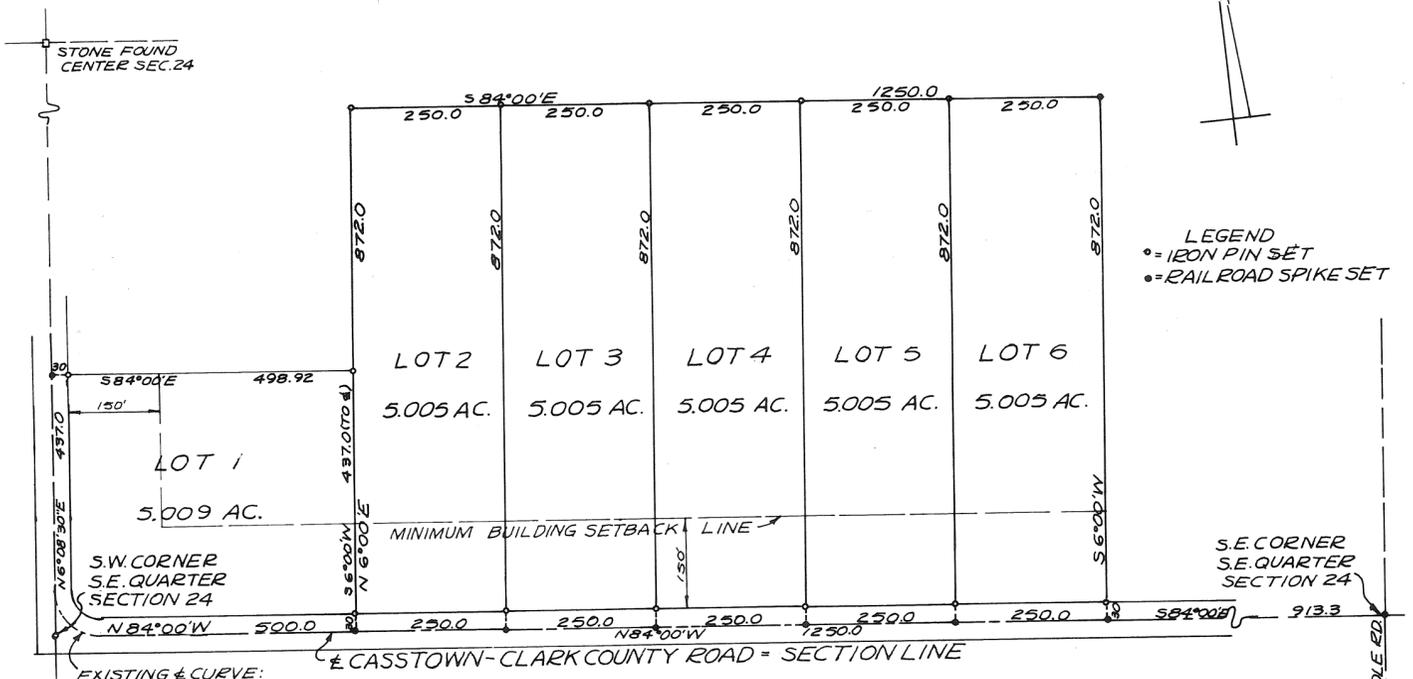
STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County PERSONALLY APPEARED J.R. PAUL, VICE PRESIDENT AND WILLIAM E. EICHOFF, SECRETARY OF PEOPLES BUILDING AND SAVINGS ASSOCIATION OF TROY, OHIO, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT AND DEED OF SAID PEOPLES BUILDING AND SAVINGS ASSOCIATION OF TROY, OHIO. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 22nd DAY OF May, 1972.  
Catharine C. Dooly NOTARY PUBLIC MY COMMISSION EXPIRES August 17, 1974

# HILLVIEW ESTATES - SECTION 1

SOUTHEAST QUARTER OF SECTION 24; TOWN-2; RANGE-10; LOSTCREEK TOWNSHIP  
 MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 30.034 ACRES OF A TOTAL OF 162.98 ACRES ACQUIRED BY JAMES E. AND MARYLEE DUNGAN BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 486; PAGE 147.

SCALE: 1 INCH = 200 FEET DATED: MAY 15, 1972



EXISTING CURVE:  
 R=75.0; A=90°30'; T=75.19

NOTE: FIVE(5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES AND RIGHT-OF-WAY LINES.

RESTRICTIVE COVENANTS

- NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES, AND NO BUILDINGS SHALL BE ERRECTED, PLACED ALTERED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH GARAGE AND ONE DETACHED STORAGE BUILDING, OF APPROVED DESIGN AND CONSTRUCTION.
- THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN; 1600 SQUARE FEET FOR SPLIT LEVEL DESIGN; AND 1000 SQUARE FEET ON FIRST FLOOR OF ONE AND ONE HALF STORY OR TWO STORY DESIGN HOUSES.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
- NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
- ANY FENCING OR HEDGES ERRECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL, NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERRECTED OR PLANTED NEARER TO THE ROADWAY THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT.
- THE GRADE AND LOCATION OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER OF THIS SUBDIVISION PRIOR TO ANY CONSTRUCTION.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- CATTLE, HORSES AND DOMESTIC ANIMALS MAY BE KEPT ON LOTS IN THIS SUBDIVISION AS LONG AS THE MAINTENANCE OF SAME DOES NOT BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD, NO HOGS WILL BE ALLOWED TO BE KEPT ON THESE LOTS.
- THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JUNE 1, 1992, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LOT OWNERS AGREE TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.
- INVALIDATION OF ANY OF SAID COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

APPROVAL

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 24th DAY OF MAY 1972.

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

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 24th DAY OF MAY, 1972.

John J. Knoop Kenneth Cook  
 APPROVED AND TRANSFERRED THIS 24th DAY OF May, 1972.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR - BY: Ed. Shellenbarger DEPUTY AUDITOR

**APPROVED**

By Committee: M.C. Adams  
 Date 5-17-72  
 Troy City - Miami County  
 Health Departments

**POOR SOIL**

NO FURTHER SUBDIVISION  
 UNTIL CENTRAL SEWAGE  
 SYSTEM IS AVAILABLE



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

I HEREBY CERTIFY THE ABOVE PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS AND RIGHT-OF-WAY OFFSETS AND RAILROAD SPIKES ARE SET AT CORNERS IN ROAD.

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

# WESTBROOK SUBDIVISION NO. 10

A SUBDIVISION OF PART OF OUTLOT 436 · CITY OF TROY · MIAMI COUNTY · OHIO  
SCALE: 1" = 100'

BOOK 11 PAGE 39  
MIAMI CO. RECORDER'S PLAT RECORDS  
FILE NO. 85041  
REC'D FOR RECORD MAY 25 1972  
AT 3:36 PM FEE \$8.60  
Mary B. Smith  
MIAMI COUNTY RECORDER

## DESCRIPTION

BEING A SUBDIVISION OF 8.463 ACRES TOTAL, 2.384 ACRES STREETS, 6.079 ACRES LOTS, OF OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO TROY LAND IMPROVEMENT CO. BY DEED RECORDED IN VOL. 414, PAGE 6, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

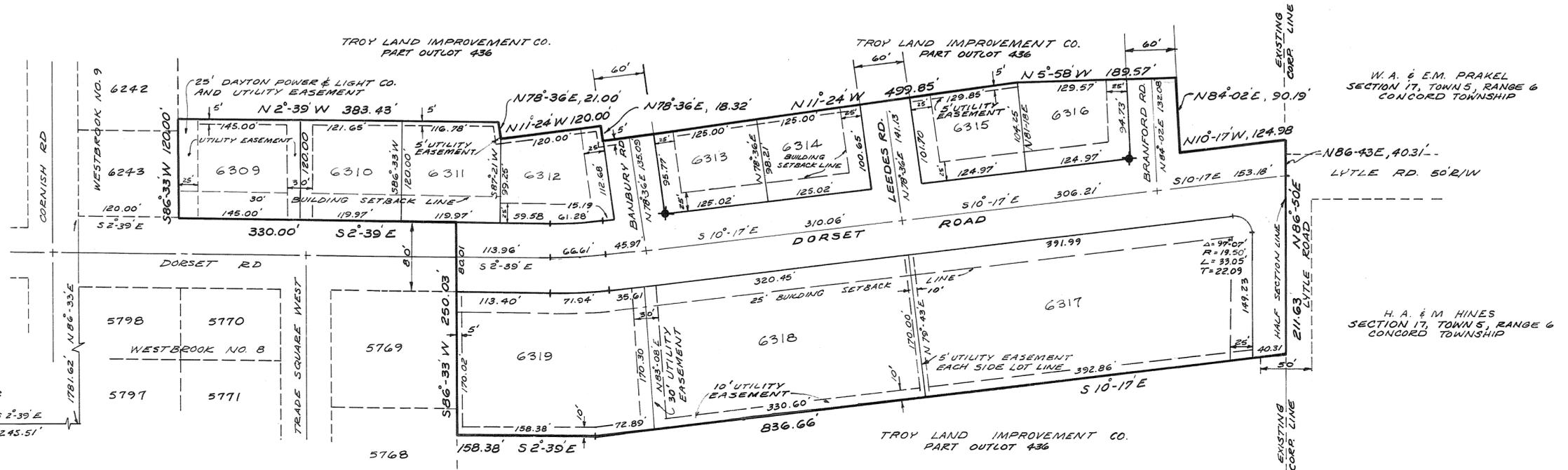
## NOTE

A FIVE (5) FT. UTILITY EASEMENT IS DEDICATED ALONG THE REAR PROPERTY LINE OF EACH LOT AND ALSO OTHER EASEMENTS AS SHOWN ON THIS PLAT.  
AN EASEMENT OF 25', AS SHOWN, IS DEDICATED FOR THE DAYTON POWER AND LIGHT CO. HIGH PRESSURE GAS LINE AND SHALL BE FOREVER FREE OF ALL BUILDING, FENCE POSTS, AND ALL OTHER BELOW GROUND LEVEL CONSTRUCTION EXCEPT UTILITIES.



**2 CURVE DATA**  
DORSET RD.  
Δ = 7°-38'00"  
R = 500.00'  
L = 66.61'  
T = 33.36'

SOUTHEAST CORNER SECTION 17, T.5, R.6  
52°-39' E  
1245.51'



## DEDICATION

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

TROY LAND IMPROVEMENT CO.  
E.G. Salbreath  
PRESIDENT  
R.B. Bravo  
ASST. SECRETARY

DATE March 22, 1972  
Shirley M. Miller  
WITNESS  
Jeanne A. Sargent  
WITNESS

## STATE OF OHIO, COUNTY OF MIAMI SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE TROY LAND IMPROVEMENT CO. A CORPORATION, BY E.G. SALBREATH, ITS PRESIDENT, AND R.B. BRAVO, ITS ASST. SECRETARY, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 22ND DAY OF MARCH 1972.  
MY COMMISSION EXPIRES OCTOBER 2, 1974

Stanley P. Hessong  
NOTARY PUBLIC MIAMI CO., OHIO

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

Walter H. C. Conwell Jr.  
REGISTERED SURVEYOR

◆ PERMANENT MONUMENT SET AS FURNISHED BY CITY OF TROY



## TROY CITY PLANNING AND ZONING COMMISSION

AT A MEETING HELD THIS 22nd DAY OF March 1972 ACCEPTED THIS PLAT.

Charles E. Reber  
CHAIRMAN

Dave Dillie  
SECRETARY

## CITY COUNCIL OF THE CITY OF TROY, OHIO

AT A MEETING HELD THIS 12th DAY OF May 1972 ACCEPTED THIS PLAT BY ORDINANCE NO. 0-12-72

Jan D. Ferrell  
MAYOR

John W. Hines  
PRESIDENT OF COUNCIL

Betty M. Glazier  
CLERK OF COUNCIL

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 25th DAY OF May, 1972.

Paul Davis  
MIAMI COUNTY AUDITOR  
by Kora Schellenberger, Deputy

McCONNELL · WAGNER · ASSOCIATES  
ARCHITECTS · ENGINEERS · SURVEYORS  
20 SOUTH LANE, TROY, OHIO



# WESTBROOK SUBDIVISION NO. 11

A SUBDIVISION OF PART OF OUTLOT 436 · CITY OF TROY · MIAMI COUNTY · OHIO  
SCALE: 1" = 100'

BOOK 11 PAGE 40  
MIAMI CO. RECORDERS PLAT RECORDS  
FILE NO. 85042  
REC'D FOR RECORD MAY 25, 1972  
AT 3:36 P.M. FEE: \$8.60  
*Mary B. Gustin*  
MIAMI COUNTY RECORDER

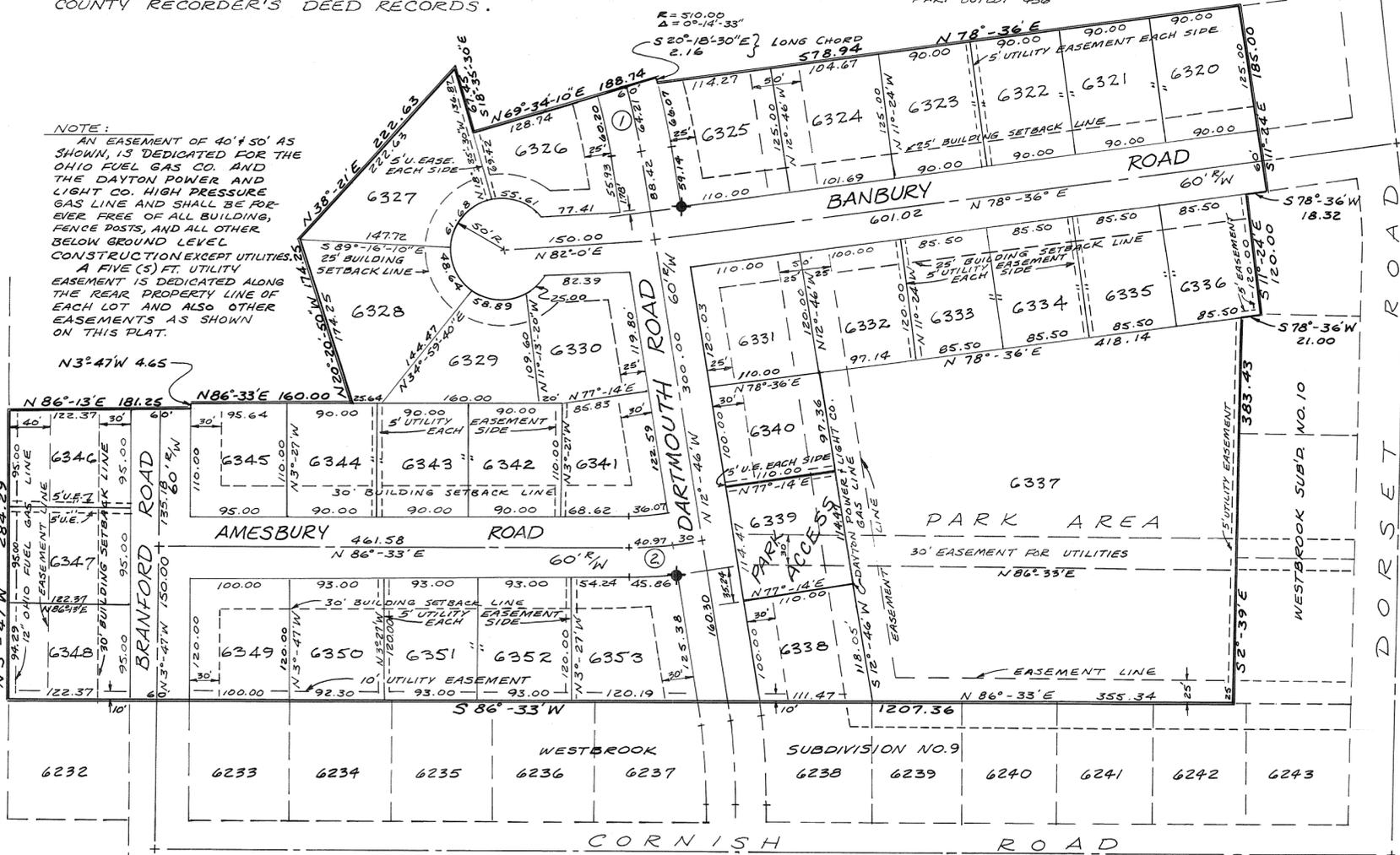
### DESCRIPTION

BEING A SUBDIVISION OF 14.995 ACRES TOTAL, 2.939 ACRES STREETS, 12.056 ACRES LOTS, OF OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO TROY LAND IMPROVEMENT CO. BY DEED RECORDED IN VOL. 414, PAGE 6, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

TROY LAND IMPROVEMENT CO.  
PART OUTLOT 436



**NOTE:**  
AN EASEMENT OF 40'± 50' AS SHOWN, IS DEDICATED FOR THE OHIO FUEL GAS CO. AND THE DAYTON POWER AND LIGHT CO. HIGH PRESSURE GAS LINE AND SHALL BE FOREVER FREE OF ALL BUILDING, FENCE POSTS, AND ALL OTHER BELOW GROUND LEVEL CONSTRUCTION EXCEPT UTILITIES.  
A FIVE (5) FT. UTILITY EASEMENT IS DEDICATED ALONG THE REAR PROPERTY LINE OF EACH LOT AND ALSO OTHER EASEMENTS AS SHOWN ON THIS PLAT.



### DEDICATION

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

TROY LAND IMPROVEMENT CO. DATE March 22, 1972  
*E. C. Galbreath* PRESIDENT  
*R. B. Bravo* SECRETARY  
*Shirley M. Miller* WITNESS  
*Jeanne L. Sargent* WITNESS

**STATE OF OHIO, COUNTY OF MIAMI S.S.**  
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE TROY LAND IMPROVEMENT CO. A CORPORATION, BY E. C. GALBREATH, ITS PRESIDENT, AND R. B. BRAVO, ITS SECRETARY, AND ACKNOWLEDGED THE SIGNING OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 22ND DAY OF MARCH 1972.  
MY COMMISSION EXPIRES OCTOBER 2, 1974  
*Stanley E. Hanning*  
NOTARY PUBLIC MIAMI CO., OHIO

**TROY CITY PLANNING AND ZONING COMMISSION**  
AT A MEETING HELD THIS 22nd DAY OF March 1972  
ACCEPTED THIS PLAT.  
*Charles E. Heber* CHAIRMAN  
*Paul G. Miller* SECRETARY

**CITY COUNCIL OF THE CITY OF TROY, OHIO**  
AT A MEETING HELD THIS 15th DAY OF May 1972  
ACCEPTED THIS PLAT BY ORDINANCE NO. D-13-72  
*Fran D. Ferrell* MAYOR  
*Betty M. Major* CLERK OF COUNCIL  
*John W. Harmer* PRESIDENT OF COUNCIL

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. PERMANENT MONUMENTS SET AS FURNISHED BY CITY OF TROY.



*Glen G. MacConnell, Jr.*  
REGISTERED SURVEYOR

◆ PERMANENT MONUMENT SET

⊙ CURVE DATA	
①	RADIUS = 480.00 Δ = 7°-39'-54" LENGTH = 64.21
②	RADIUS = 251.04 Δ = 9°-21' LENGTH = 40.97

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 25th DAY OF May, 1972.

*Paul Davis*  
MIAMI COUNTY AUDITOR  
by *Barbara Schellhauger*, Deputy

McCONNELL · WAGNER · ASSOCIATES  
ARCHITECTS · ENGINEERS · SURVEYORS  
20 SOUTH LANE TROY, OHIO



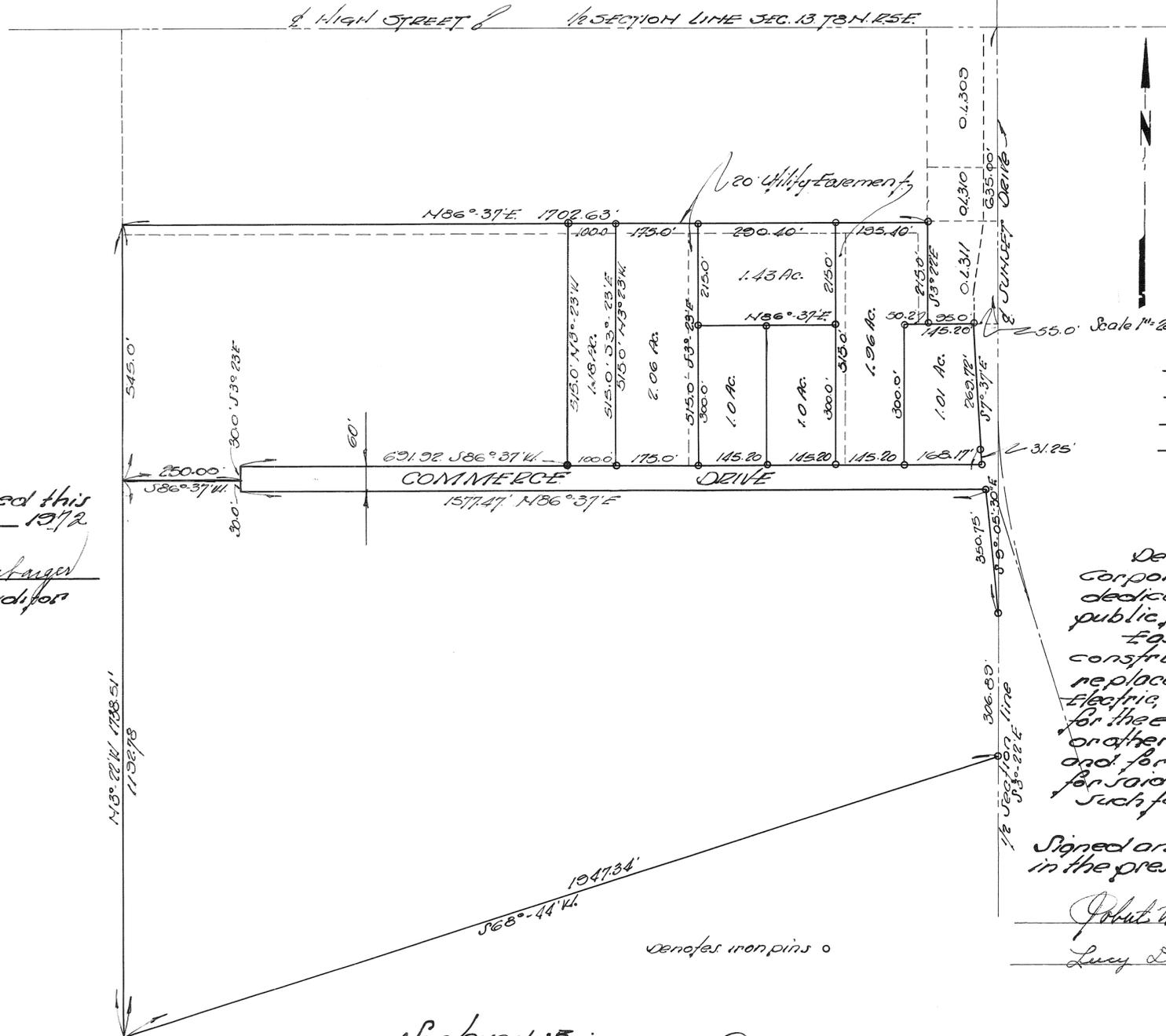


# DEDICATION

PLAT OF SURVEY OF  
INDUSTRIAL PARK  
PART OF OUTLOT 313  
FOR  
PIQUA AREA DEVELOPEMENT  
CITY OF PIQUA  
MIAMI COUNTY, OHIO

Book 11 Page 42  
Miami County Recorder's  
Plat Records.  
File No. 85405 Fee \$8.00  
Received for Record JUNE 8, 1972.  
TIME: 2:31 P.M.

Max B. Rustin  
MIAMI COUNTY RECORDER



Approved by the Piqua Planning Commission this 27 day of February 1967.

E. N. Beach Chm.

Robert F. Raab Jr.

Robert W. Stancu Jr.

Approved by the Piqua City Commission this 5 day of JUNE 1972

ORDINANCE No. 26-72

Jacobs Wilson

Charles H. Wagoner

James F. Delmer

Paul W. Hamm

Harvey Craft

Transferred and numbered this 8th day of June 1972  
Carl Davis by Vera Sheer, changed  
Miami County Auditor

Dedication: The Piqua Area Development Corporation its successors, and assigns do hereby dedicate the streets shown on said plat to the public forever.

Easements shown on plat are for the construction, operation, repair, maintenance replacement or removal of Water, Gas, Sewer, Electric, Telephone or other Utility lines or Services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purpose, and are to remain in full force and effect forever.

Signed and acknowledged in the presence of:

Robert W. Stancu Jr.

Lucy D. Lang

Piqua Area Development

Paul W. Hamm

Surveyed by:  
Robert F. Raab Jr.  
Robert F. Raab Jr.  
Registered Surveyor 1690  
Piqua, Ohio

# STONEHALL ESTATES

SOUTH HALF OF SECTION 12, TOWN 2, RANGE 10 M.R.S.  
LOSTCREEK TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK NO. 11, PLAT NO. 43  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

## DESCRIPTION

BEING A SUBDIVISION OF 90.308 ACRES OF 145.639 ACRES CONVEYED TO CLARENCE F. HALL BY DEED FILED IN DEED BOOK NO. 433, PAGE NO. 193, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

## DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

RECEIVED FOR RECORD THIS 9TH DAY OF JUNE, 1972 AT 2:39 P.M.  
FILE NUMBER 85427 FEE \$17.20  
Mary B. Justice, Recorder by Dona Whitmore, Deputy  
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED THIS 9th DAY OF June, 1972.  
Carl Davis by Laura Shellenbarger  
MIAMI COUNTY AUDITOR

WE HEREBY ACCEPT THE DEDICATION AND APPROVE THIS PLAT AS SHOWN HEREON.

John J. Knoop  
MIAMI COUNTY COMMISSIONERS

Benneth Cook  
MIAMI COUNTY COMMISSIONERS

DATE: JUNE 7, 1972

Arthur D. Hudson  
APPROVED MIAMI COUNTY ENGINEER

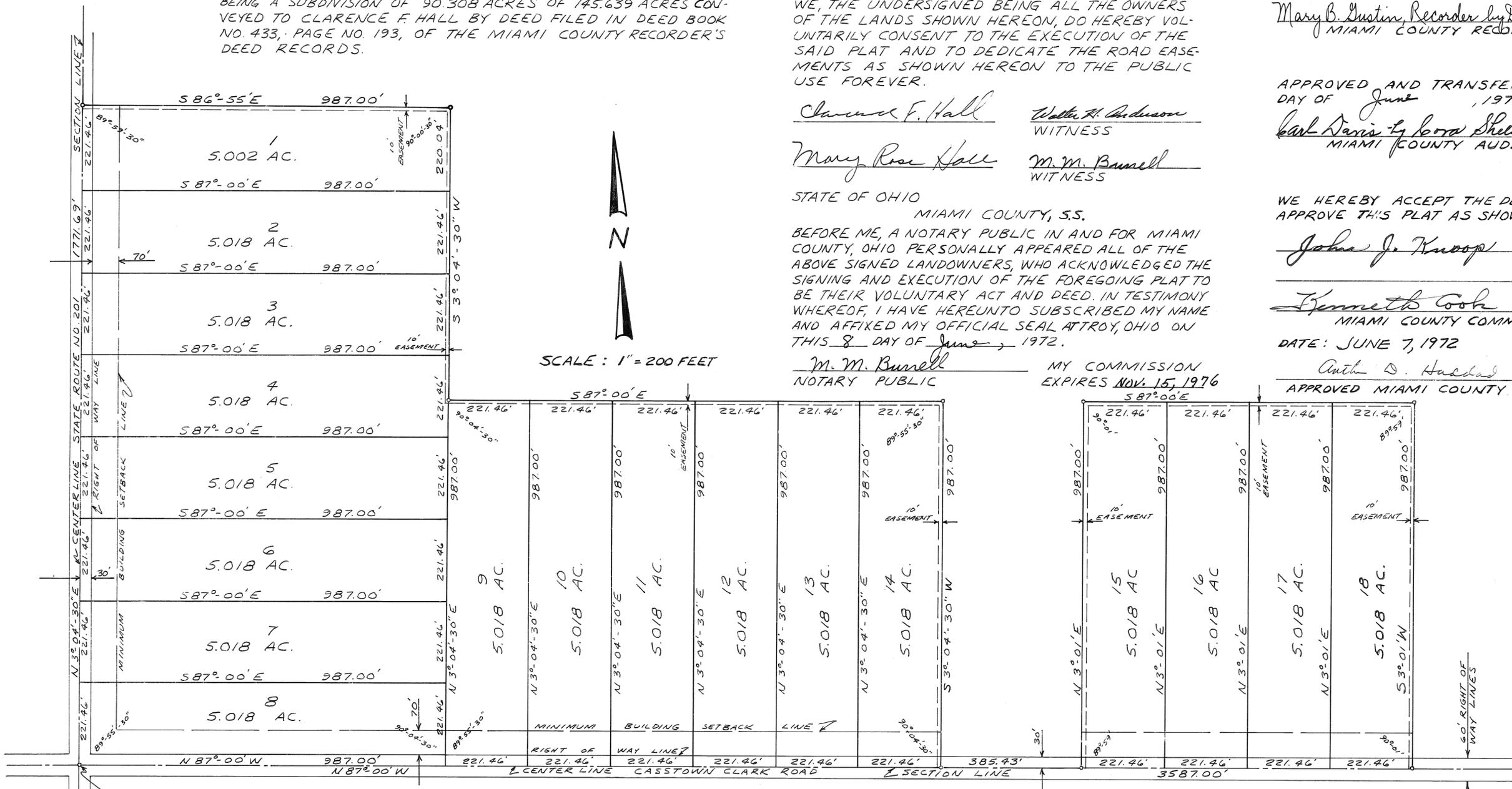
Clarence F. Hall  
Mary Rose Hall  
Walter H. Anderson  
M.M. Bunnell  
WITNESS  
WITNESS

STATE OF OHIO

MIAMI COUNTY, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO ON THIS 8 DAY OF June, 1972.

M.M. Bunnell  
NOTARY PUBLIC  
MY COMMISSION EXPIRES NOV. 15, 1976



SCALE: 1" = 200 FEET

NOTE:

IN ADDITION TO THE TEN (10) FOOT UTILITY EASEMENT SHOWN HEREON, FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES.

NOTE:

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

SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 12, T-2, R-10 M.R.S.

APPROVED  
By Sewage Committee Charles Deal  
Date: 6-7-72  
Troy City - Miami County  
Health Department  
POOR SOIL



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

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

# STONEHALL ESTATES

## RESTRICTIVE COVENANTS

PLAT BOOK NO. 11 PLAT NO. 43A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

RECEIVED FOR RECORD THIS 9TH DAY OF  
JUNE, 1972 AT 2:39 P.M.  
FILE NUMBER 85427 FEE \$17.20

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

- 1 NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING, AND A BARN. A GARAGE WILL BE PERMITTED IN ADDITION TO A BARN PROVIDED THE SAME IS ATTACHED TO AND IS AN INTEGRAL PART OF THE DWELLING.
- 2 THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, OR PATIOS, SHALL BE NOT LESS THAN 1,200 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1,500 SQUARE FEET FOR A SPLIT LEVEL DESIGN; AND 900 SQUARE FEET ON THE FIRST FLOOR OF TWO OR ONE-AND-ONE HALF STORY DESIGN.
- 3 NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE MINIMUM BUILDING SET BACK LINE SHOWN WHICH IS 70 FEET FROM THE RIGHT OF WAY LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 20 FEET TO THE INTERIOR LOT LINES.
- 4 NO LOTS SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
- 5 NO TRAILERS, BASEMENTS, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
- 6 ANY DWELLING TO BE CONSTRUCTED ON ANY LOT HEREIN SHALL BE COMPLETELY UNDER ROOF WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION OF THE SAME, AND THE SURROUNDING AREA CLEARED OF DEBRIS AND EXCAVATED DIRT RESULTING THEREFROM.
- 7 ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SET BACK LINE SHOWN ON THE PLAT.
- 8 NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING. NO JUNK PILE OR STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL SHALL BE PERMITTED ON ANY LOT.
- 9 NO BOAT OR TRAILER SHALL REMAIN IN THE FRONT OF ANY EXISTING DWELLING, BUT SHALL BE KEPT ALONGSIDE OR BEHIND SAID DWELLING.
- 10 THE WEEDS SHALL BE KEPT CUT ON EACH LOT HEREON, EITHER PRIOR TO CONSTRUCTION OF A DWELLING OR AFTER CONSTRUCTION OF THE SAME.
- 11 NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE.
- 12 NO SWINE OF ANY KIND SHALL BE BRED, RAISED OR KEPT ON ANY LOT IN THIS SUBDIVISION. HOUSEHOLD PETS AND LIVESTOCK OTHER THAN SWINE WILL BE PERMITTED.
- 13 NO INDUSTRIAL OR COMMERCIAL USE SHALL BE CARRIED ON WITHIN SAID PLAT, EXCEPT THAT WHICH IS ORDINARILY CARRIED ON IN A HOME, SUCH AS INSURANCE, REAL ESTATE, MUSIC TEACHING AND BEAUTY SHOP. SIGNS ADVERTISING SUCH USE SHALL BE LIMITED TO ONE SIGN PER LOT AND NOT MORE THAN TWO FEET SQUARE.
- 14 ANY COMPLAINTS PERTAINING TO LIVESTOCK OPERATIONS IN THE VICINITY OF THIS SUBDIVISION WILL NOT BE CONSIDERED BY THE MIAMI COUNTY HEALTH DEPARTMENT.
- 15 THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1, 1998, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSION TEN YEAR PERIODS, UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
- 16 THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.

Plat Book 11 Page 44  
Miami County Recorder's Record of Plats  
Received for Record this 21 day of  
JUN. 1972, at 9:30 a.m.  
File Number 85740 Fee \$ 8.60

Mary B. Gustin  
Miami County Recorder

# SCARFF ROAD ESTATES

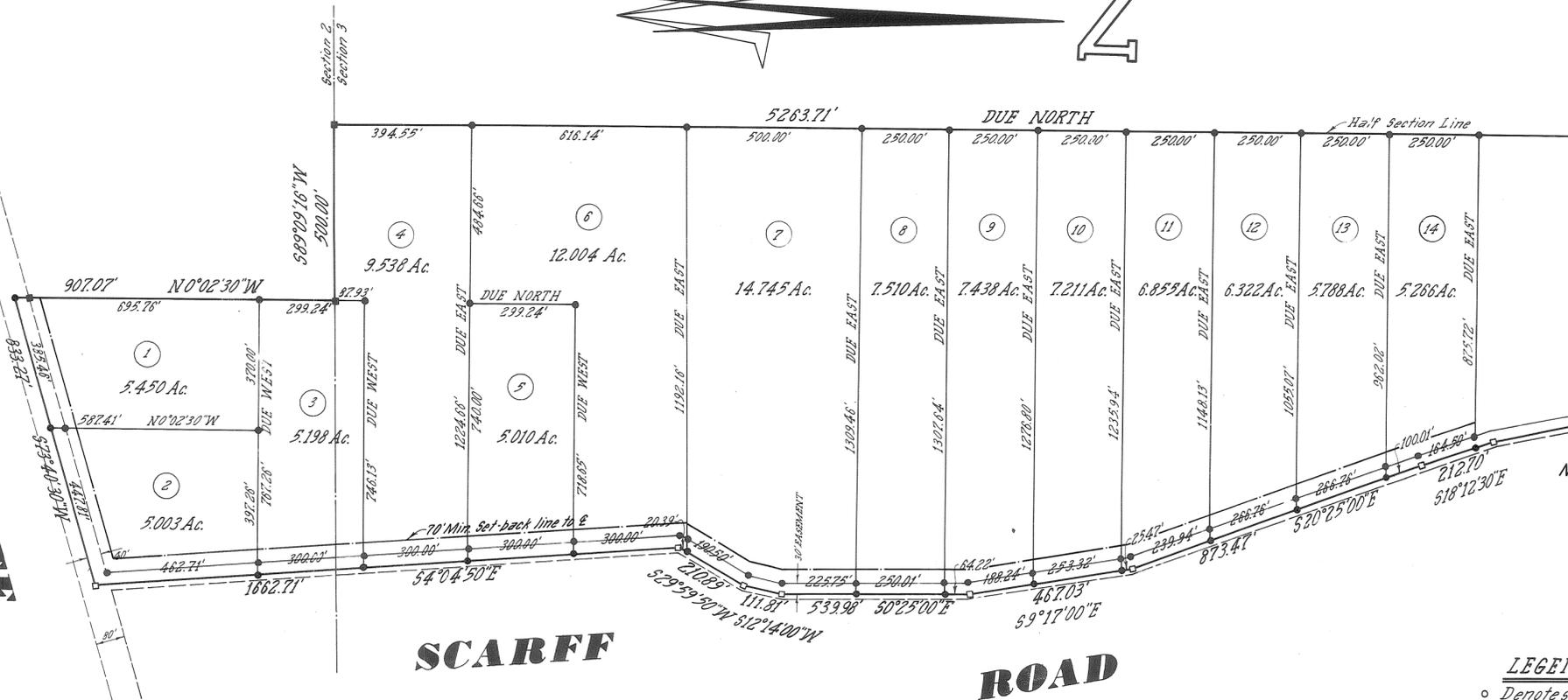
SEC. 2,3,4, T.2, R.9 Mrs BETHEL TWP.  
MIAMI COUNTY, OHIO

SCALE: 1"=300'

BEING A SUBDIVISION CONTAINING 190.224 ACRES AS  
CONVEYED TO JACK HENKLE, INC. BY DEED RECORDED IN  
VOL. 489 PAGE 745 IN THE DEED RECORDS OF MIAMI  
COUNTY, OHIO.



STATE  
ROUTE  
40



NOTE: Five (5) foot width utility easements  
are hereby reserved adjacent to  
all interior lot lines and adjacent  
to all right-of-way lines.

### LEGEND

- o Denotes Nail
- Denotes Iron Pin
- Denotes R.R. Spike
- Denotes Copper Monument
- △ Denotes Stone

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN-  
HOLDERS OF THE LAND HEREIN PLATTED DO HEREBY VOLUNTARILY  
CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY  
GRANT A PERPETUAL EASEMENT FOR HIGHWAYS PURPOSES FOR  
SCARFF ROAD AND STATE ROUTE 40 AS SHOWN HEREON TO THE  
PUBLIC USE FOREVER, PROVIDED, HOWEVER, THAT GRANTOR  
AND ALL SUCCESSORS IN TITLE TO THE LOTS SHOWN HEREIN  
RETAIN TITLE TO THE LAND OVER WHICH THIS EASEMENT  
IS GRANTED; AND DO HEREBY ACCEPT AND APPROVED THIS  
PLAT AND RESTRICTIVE COVENANTS.

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

JACK HENKLE, INC.

*Jack Henkle*  
JACK HENKLE PRESIDENT  
*Robert Womaley*  
ROBERT WOMALEY SECRETARY

*Jayne M. Slagel*  
WITNESS  
*Robert Wood*  
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY,  
PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES,  
WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORE-  
GOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY  
NAME AND AFFIXED MY OFFICIAL SEAL AT Troy  
OHIO ON THIS 19th DAY OF JUNE, 1972.

*Jonas J. Stuenkel*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES NO EXPIRATION  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

This plat reviewed by and approved by the Miami County Engineer  
this 20 day of June, 1972.

*Arthur D. Haddad* Arthur D. Haddad, Miami County Engineer  
This plat approved by the Miami County Commissioners this \_\_\_ day of \_\_\_, 1972.

*Robert Clawson* Robert Clawson, Kenneth Cook  
Approved and transferred this 21st day of JUNE, 1972.

*Carl Davis* Carl Davis, Miami County Auditor - By *Carol A. Helmsberger*  
Deputy Auditor

APPROVED

By *Committee M. Adams*

Date 5-17-72

Troy City - Miami County

Health Departments

Must Contact Health Dept.  
for Septic System Location on Lots.

GOOD SOIL

NO FURTHER SUBDIVISION  
UNTIL CENTRAL SEWAGE  
SYSTEM IS AVAILABLE

The measurements are certified  
correct and monuments are set  
as shown.

*As. Bodenstern*  
Registered Surveyor of Ohio No. 4235



Prepared By



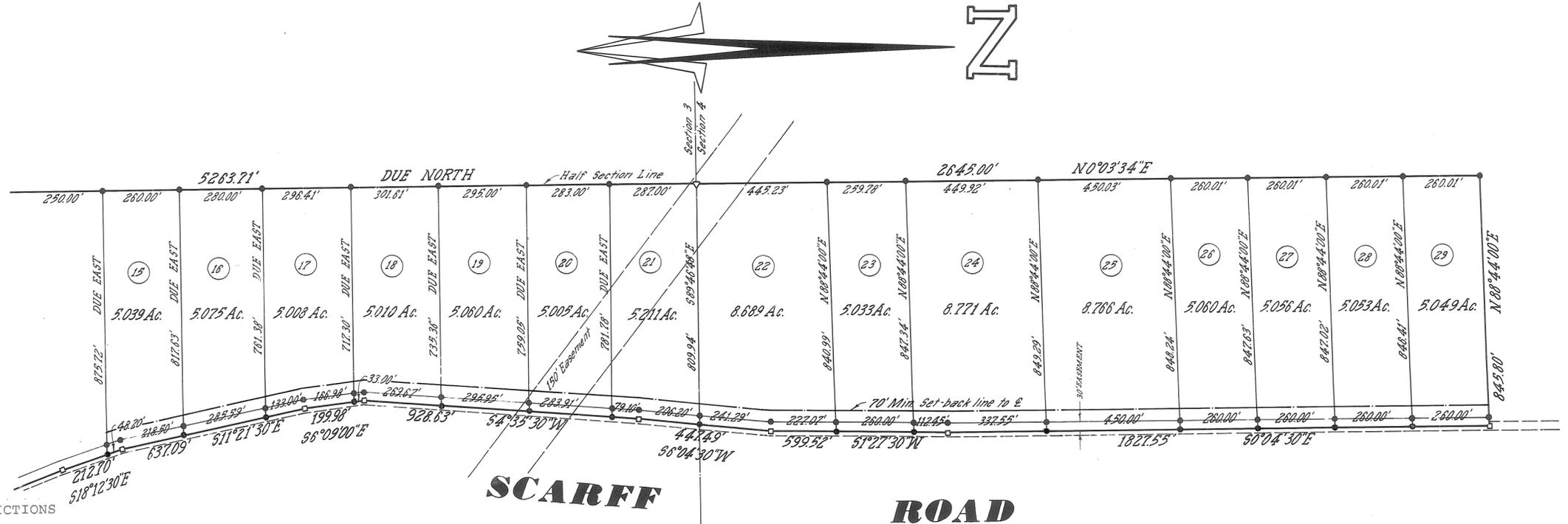
TRI-CITY ENGINEERING CO.  
CIVIL ENGINEERS & SURVEYORS  
1818 N. MAIN ST. DAYTON 5, OHIO  
MAY 23, 1972 \*T2-45-R.M.L.

Plat Book 11 Page 45  
 Miami County Recorder's Record of Plats  
 Received for Record this 21 day of  
 JUN. 1972, at 9:31 a.m.  
 File Number 85741 Fee \$ 860

Mary B. Gustin  
 Mary B. Gustin, Miami County Recorder

# SCARFF ROAD ESTATES

SEC. 2, 3, 4, T. 2, R. 9 Mrs BETHEL TWP.  
 MIAMI COUNTY, OHIO  
 SCALE: 1" = 300'



PROTECTIVE COVENANTS AND RESTRICTIONS

- NO RESIDENCE WITH LESS THAN 1400 SQUARE FEET OF LIVING AREA SHALL BE ERECTED OR PLACED ON THIS LAND. SUCH BUILDING SHALL BE ON A SOLID STONE, BRICK, BLOCK, OR CONCRETE FOUNDATION. THE EXTERIOR SHALL BE COVERED WITH DROP SIDING, WOOD, STONE, ROCK, BRICK OR ALUMINUM. NO ASPHALT BASE EXTERIOR SIDING IS PERMITTED. ROOF SHALL BE COVERED WITH WOOD, COMPOSITION OR ASPHALT SHINGLES OR APPROVED BUILT UP ROOFING. ROLL ROOFING IS NOT PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH AT LEAST TWO COATS OF PAINT. THE EXTERIOR OF ANY BUILDING SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR FROM THE TIME OF BEGINNING. CONCRETE BLOCK AND CINDER BLOCK HOUSES ARE NOT PERMITTED.
- ANY OUTBUILDING SHALL HAVE SAME QUALITY OF ROOF AS THAT PRESCRIBED FOR RESIDENCE IN RESTRICTION ONE (1) HEREOF. NO SUCH BUILDING CAN BE MADE OF UNSIGHTLY MATERIAL OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
- ALL BUILDINGS SHALL BE PLACED AT LEAST 70 FEET BACK (OR AS NOTED ON THE DRAWING) FROM THE CENTER-LINE OF EXISTING ROAD, (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN TWENTY FEET OF ANY SIDE PROPERTY LINE.
- NO TRAILER, DEFENSE CABIN, TENT OR SHACK IS PERMITTED ON THIS LAND, NOR IS ANY BASEMENT, GARAGE OR OTHER OUTBUILDING AT ANY TIME TO BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
- EACH DWELLING SHALL HAVE A WELL AND/OR CISTERN AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS PERMITTED.
- NO UNUSED BUILDING MATERIAL, JUNK, OR RUBBISH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
- NO WORN-OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY TRACT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
- THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEED AND UNDERBRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
- THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND WITH THE OTHER TRACTS BEING CONVEYED BY THIS GRANTOR OUT OF A CERTAIN 190 ACRE FARM, OF WHICH THE TRACT HEREIN IS A PART AND SHALL BE BINDING ON ALL OF SAID TRACTS AND THE OWNERS THEREOF AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1990, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF SIXTY (60) PER CENT OF THE THEN OWNERS OF TRACTS, EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE TRACT OWNED BY HIM.
- IF THE PARTIES HERETO, OR THE OWNERS OF ANY OF SAID TRACTS, OR THEIR HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR JACK HENKLE, INC. OR ANY OF SAID OWNERS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WIDE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- JACK HENKLE, INC. GRANTOR HEREIN, RESERVES THE RIGHT TO APPROVE THE DESIGN, PLANS AND LOCATION OF ALL BUILDINGS TO BE ERECTED SO AS TO BE IN ACCORDANCE WITH THESE RESTRICTIONS.
- ALL LAND IN THIS SUBDIVISION SHALL BE KNOWN AND USED AS RESIDENTIAL HOMESITES OR FOR AGRICULTURE PURPOSES.

LEGEND

- Denotes Nail
- Denotes Iron Pin
- Denotes R.R. Spike
- Denotes Copper Monument
- △ Denotes Stone

APPROVED

By *Committee - M.V. Adams*

Date *5-17-72*

Troy City - Miami County

Health Departments

*Must Contact Health Dept. for Sepsis System Location on Lots.*

GOOD SOIL

NO FURTHER SUBDIVISION  
 UNTIL CENTRAL SEWAGE  
 SYSTEM IS AVAILABLE

Prepared By



# ANNEXATION TO CITY OF PIQUA

° TOWN 8 ° RANGE 5 ° SECTION 24 ° WASHINGTON TOWNSHIP °  
° MIAMI COUNTY ° OHIO °  
68.412 ACRES

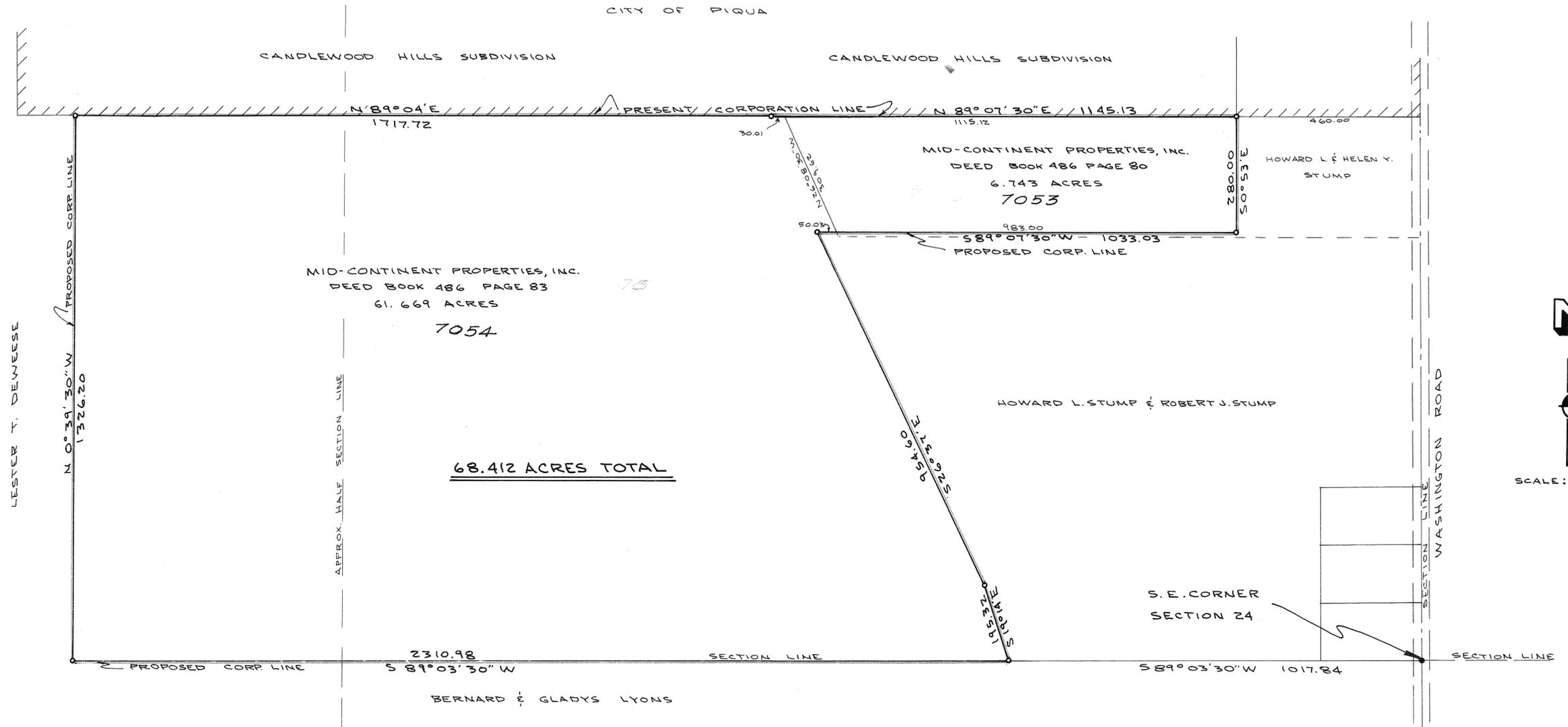
BOOK 11 PAGE 46

MIAMI COUNTY RECORDER'S  
RECORD OF RECORDED PLATS

FILE NO. 85818

RECEIVED FOR RECORD 8:25 AM, JUN. 23, 1972  
TIME DATE

FEE: \$ 8.60 Mary B. Austin  
MIAMI COUNTY RECORDER



**APPROVAL BY CITY OF PIQUA**

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 19 DAY OF June, 1972, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 32-72

Jack D. Wilson  
Joseph C. Reed  
Herb H. Dittmer  
Harvey L. Short

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 7<sup>TH</sup> DAY OF APRIL, 1972.

John J. Kwock  
Robert E. Clawson  
Genneth Cook

**MIAMI COUNTY AUDITOR**

APPROVED AND TRANSFERRED THIS 23<sup>RD</sup> DAY OF June, 1972.

Karl Davis by Carol Shellenbarger Deputy  
MIAMI COUNTY AUDITOR

**DESCRIPTION**

BEING A TOTAL OF 68.412 ACRES IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWN 8, RANGE 5 EAST, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO.



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

Daniel D. Turner  
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

ANNEXATION TO CITY OF PIQUA PIQUA - OHIO			
DANIEL D. TURNER & ASSOC. TROY - OHIO CIVIL ENGINEERING - LAND SURVEYING			
DATE	DRAWN BY:	J.T.	SHEET NO.
DEC. 1971	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 200'		
11-71-276			

# FARMVIEW ACRES SUBDIVISION - SECTION 2

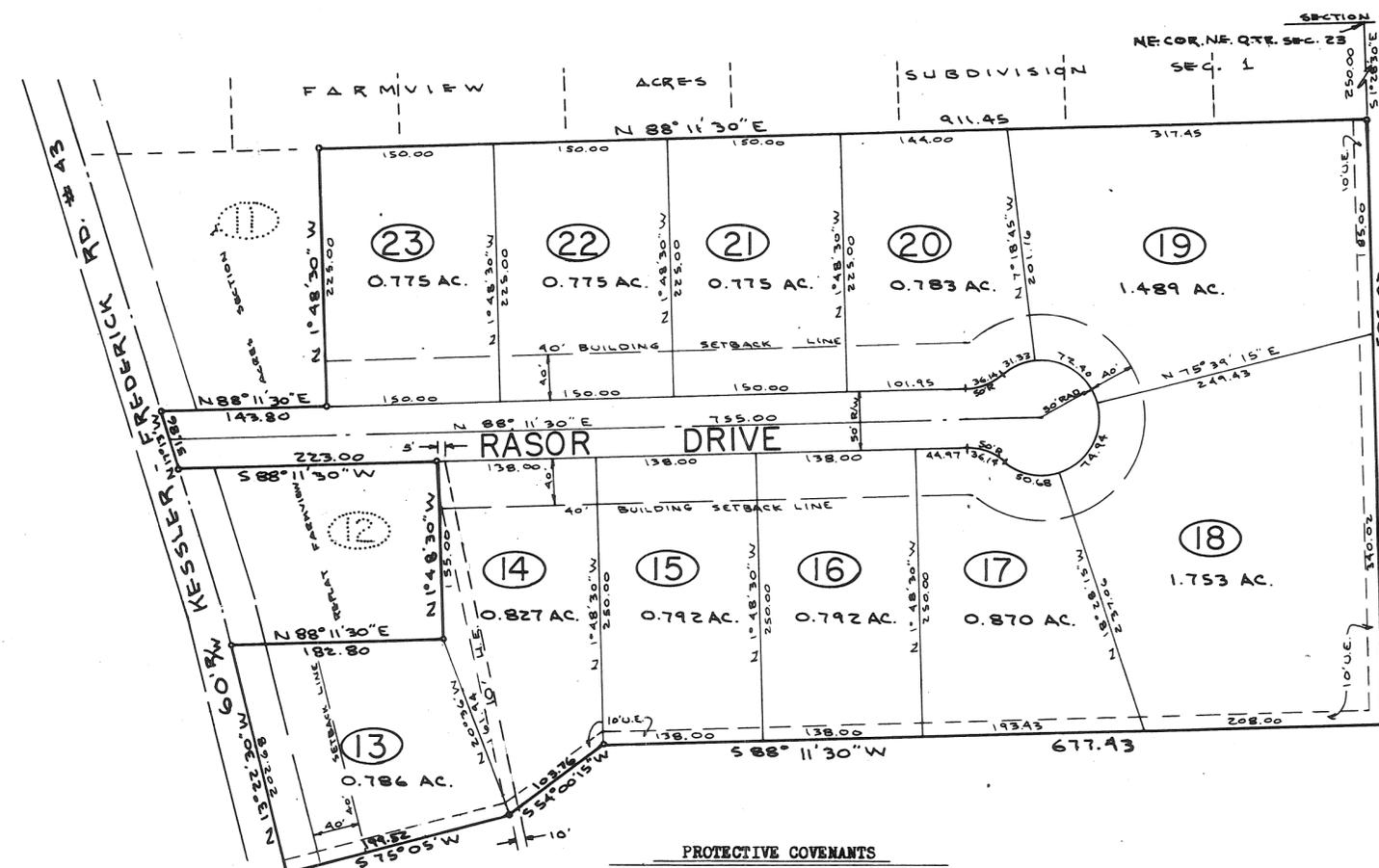
TOWN 6 - RANGE 5 - N.E. 1/4 SEC. 23 - UNION TOWNSHIP - MIAMI COUNTY - OHIO

BOOK 11 PAGE 47  
Miami County Recorder's record  
of recorded plats.  
File No. 86054  
Received for record 3:05 PM June 26, 1972  
time date

LOTS 10.417 AC.  
ROAD 0.995 AC.  
TOTAL 11.412 AC.

Fee \$ 8.00

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



### DESCRIPTION

Being a subdivision of 11.412 Acres of a 45.801 Acre tract conveyed to Nevin H. Rasor and Frances E. Rasor by deed recorded in Book 423, Page 386 of the Miami County Deed Records.

### DEDICATION

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

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

Thomas W. Stankle  
witness

Nevin H. Rasor  
Nevin H. Rasor

Joe M. Turner  
witness

Frances E. Rasor  
Frances E. Rasor

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

Be it remembered that on this 28<sup>th</sup> day of Feb., 1972, before me, a notary public in and for said County and State, personally came Nevin H. Rasor, and Frances E. Rasor,

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

My Commission Expires Dec. 7, 1976

Daniel D. Turner  
Notary Public

### APPROVED BY MIAMI COUNTY COMMISSIONERS

John J. Knapp

### APPROVED BY MIAMI COUNTY PLANNING COMMISSION

John J. Knapp  
Arthur D. Haddad

Fenneth Cook

Fenneth Cook

Arthur D. Haddad  
Miami County Engineer

Arthur D. Haddad  
Miami County Engineer

Date JUNE 30, 1972 No. 2193

### MIAMI COUNTY AUDITOR

Approved and transferred this 30<sup>th</sup> day of June, 1972.

Carl Davis by Dora Shelden  
Deputy  
Miami County Auditor



### APPROVED

By Charles H. Deal

Date Sept. 1, 1971

Troy City - Miami County

Health Departments

POOR SOIL

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

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

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios shall not be less than 1000 Sq. Ft. for a one floor plan, 1200 Sq. Ft. for a split level design and 900 Sq. Ft. on first floor of a two story or one and one half story structure.
- No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than fifteen (15) feet to any interior lot line.
- No lot shall be hereafter subdivided into additional residential lots.
- No trailers, basement, camp shack, garage, barn or other out-buildings shall at any time be used as a residence, temporarily or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
- Any fencing or hedges that be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing, or similar type of fencing may be used upon the property at any location.
- The grade of any residential structure shall be shown on a plot plan and approved by the developer before construction may begin. All house plans shall be reviewed and approved by developer before construction may begin.
- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which maybe or become an annoyance or nuisance.
- No structure of a temporary character may be permitted on any premises except during the active period of construction of buildings.
- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) Sq. Ft. or one sign of not more than five (5) Sq. Ft. advertising property for sale or for rent or signs by a builder to advertise the property during the active period of construction of the house.
- No animal, livestock or poultry or any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for commercial purposes.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties, and persons claiming under them until April 1, 2002, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

### NOTE

There is a five (5) foot utility easement along each side of all interior lot lines and each rear or side lot line except as shown otherwise.

Farmview Acres Subdivision- Sec. 2 for			
Nevin H. Rasor and Frances E. Rasor			
DANIEL D. TURNER & ASSOC. Troy - Ohio			
*CIVIL ENGINEERING- LAND SURVEYING*			
DATE	Drawn by:	T.S.	SHEET NO.
MARCH 1972	Checked by:	J.T.	
FILE NO.	Traced by:	D.T.	1/1
2-72-28	SCALE: 1" = 100'		

**STILLWATER ESTATES  
SECTION THREE**

located in  
Section 20, T-6, R 5 East  
VILLAGE of WEST MILTON  
MIAMI COUNTY, OHIO

Scale: 1"=100'  
Being a replat of part lots 1122, 1123 and all of lots 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1156, 1157, 1158 & 1159 of the consec. numbered lots of the village of West Milton, containing 10.221 acres of which 7.144 acres are in streets.

By the planning commission of the Village of West Milton, Ohio this 4 day of MAY 1972

Mervin R. Butts  
Chairman

Roy E. Woolley  
Secretary

By the Council of the Village of West Milton, Ohio this 6 day June 1972

William A. O'Callaghan  
VICE Mayor

Delous Frantz  
Clerk

By the Miami County Auditor this 6th day of July 1972

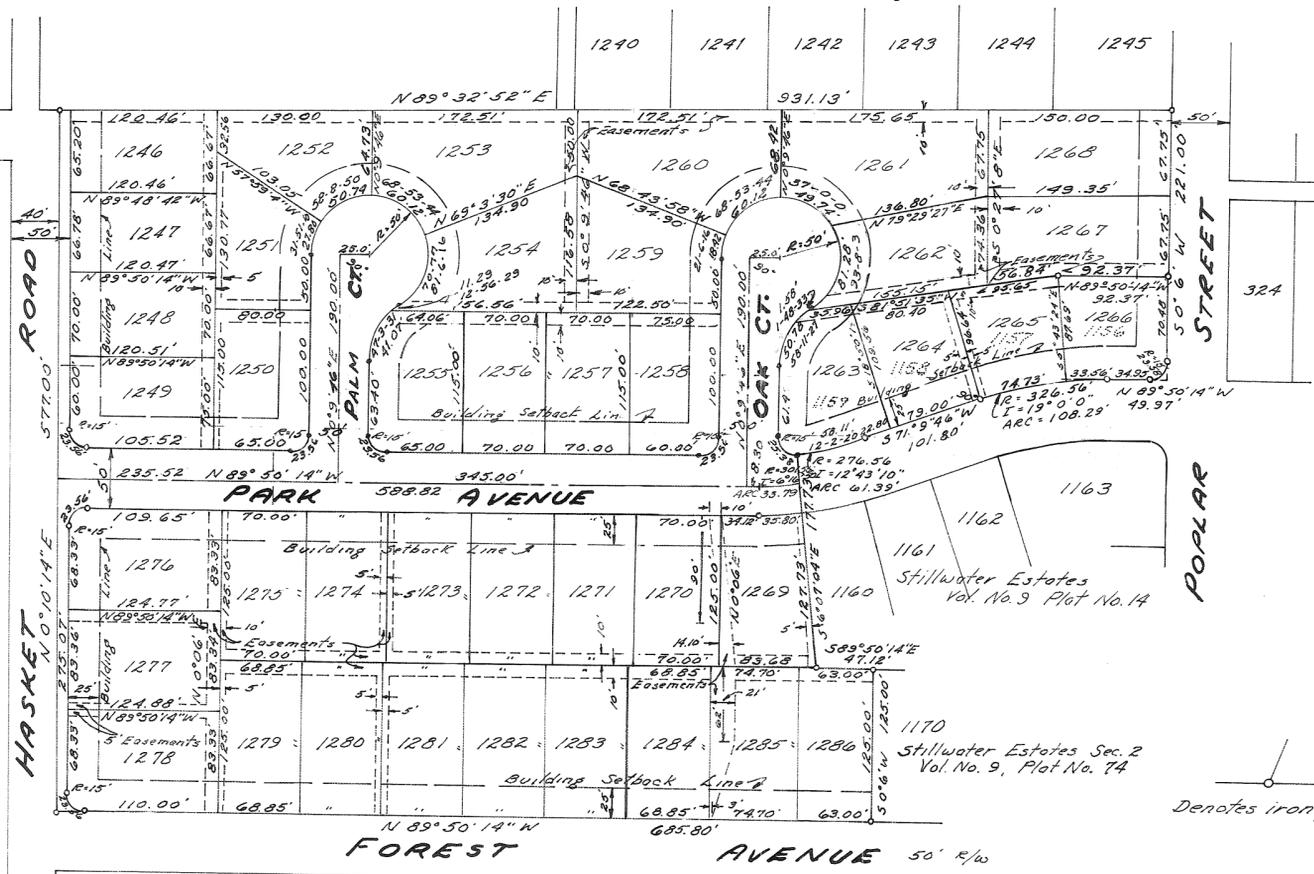
Carl Davis by Emma Hillenburger  
Auditor Deputy

Received for Record this 6th day of July, 1972 TIME 11:45 AM.

Book No. 11 Page 48

File No. 861A1 Fee \$8.00

Mary B. Austin Recorder  
Ray Nelson Deputy  
Miami County Recorder



Note:  
Central angles shown on all lot frontages of curves.

Protective covenants as recorded on Stillwater Estates shall apply to Stillwater Estates Section Three. Said covenants are recorded in Miami County Recorders Plat Records Volume No. 9 Plat No. 14 Miami County, Ohio Courthouse.

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

Wayne W. Russell  
Registered Surveyor #4581

Prepared by:  
MARION S. PENICK CO.  
CONSULTING ENGINEERS  
BOX 1, ALPHA, OHIO. 45301

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

Witnesses as to both signatures: Dick Kelchner Excavating Inc.  
Sandra L. Rega 2/21/72 Dick Kelchner 2/21/72  
Pamela U. Jones 2/21/72 Dick Kelchner, Pres.  
Noel Denlinger 2/21/72  
Noel Denlinger, Vice-Pres.

State of Ohio, County of Montgomery, ss.  
Be it remembered that on this 21st day of February, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally came the said Dick Kelchner Excavating Inc., by Dick Kelchner its president, and Noel Denlinger its Vice-pres and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.  
In testimony whereof, I have hereunto set my hand and notary seal on the day and date above written.

Joseph A. Lemmey  
Notary Public in and for Montgomery County, Ohio.

State of Ohio County of Montgomery, ss.  
Dick Kelchner being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or lienholders, have united in its execution.

Dick Kelchner  
In testimony whereof, I have hereunto set my hand and notary seal on the day and date above written.  
Joseph A. Lemmey  
Notary Public in and for Montgomery County, Ohio  
My commission expires 2/28/73

Mary B. Keating, Recorder by Bernice Studelaker, Deputy  
MIAMI COUNTY RECORDER

STREET DEDICATION PLAT  
-BY-

THE HOBART MANUFACTURING COMPANY  
TROY-OHIO

DEDICATION OF PROPERTY

We, the undersigned, being the owner of Outlot Number 141 and Inlot Number 1098 in Troy, Ohio, hereby dedicate the south twenty five feet of said properties for a street for public use forever; The same being the shaded portion of this plat.

The Hobart Manufacturing Company

Frank C. Bayler Witness By David B. Meeker President  
R. L. Lenox Witness By S. D. Mills Vice-President Manufacturing

STATE OF OHIO-COUNTY OF MIAMI-55:

Before me, a notary public in and for said county and state, personally appeared David B. Meeker, President, and S. D. Mills Vice-President Manufacturing of The Hobart Manufacturing Company, a corporation, who represented that they are duly authorized in the premises, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed as such officers and is the free act and deed of said corporation.

In testimony whereof, I here unto set my hand and official seal at Troy, Ohio, this 20 day of January, 1972.

Frank C. Bayler  
Notary Public

My Commission has no Expiration Date

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 2nd day of July 1972, this dedication was approved.

Ashley C. Reber President  
Dw. Filth Secretary

At a meeting of the Council of the City of Troy, Ohio, held this 19th day of June 1972, this dedication was approved and accepted by Ordinance Number 0-81-72.

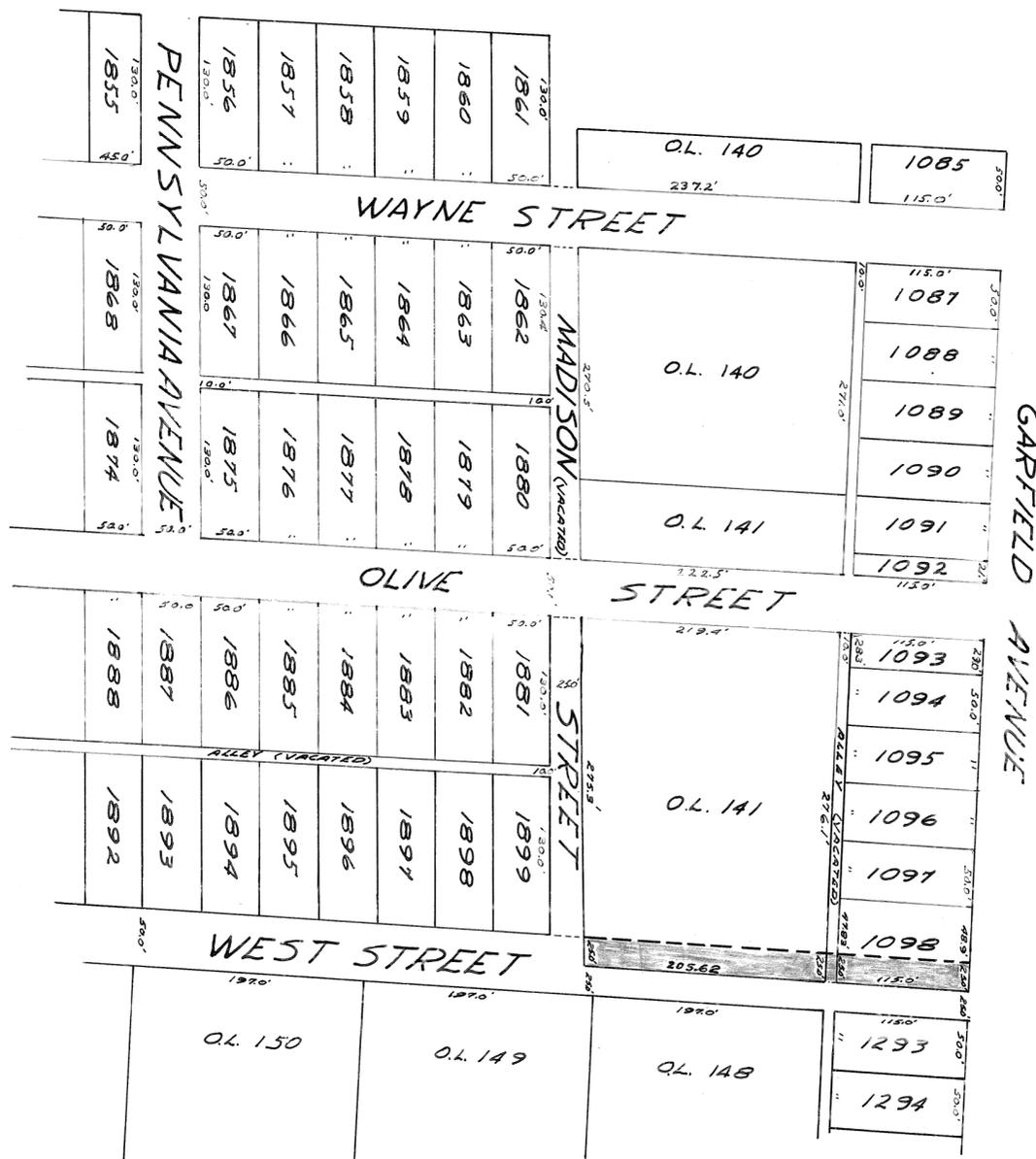
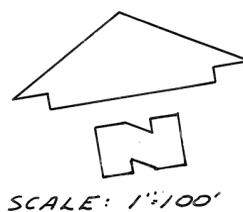
Joan D. Terrell Mayor  
John W. Harmer President of Council  
Betty M. Glasgow Clerk of Council

Transferred this 10th day of July 1972.

Paul Davis by Cora Shellenbarger, Deputy  
Miami County Auditor

I have examined this plat and do hereby certify it to be correct as shown hereon. Richard W. Hopkins

Registered Surveyors Number 4370



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF THE STREETS SHOWN HERON 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, SEWERS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: WESTERN BUILDERS, INC.

LIENHOLDERS: NORTH CENTRAL MORTGAGE CO.

Signatures of Peter Zinnel (President), Robert W. Klockner (Witness), Kenneth Bolinger (Vice President), Luke J. Albers (Witness), and Paul E. Johnson (Witness).

STATE OF OHIO, COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY PERSONALLY APPEARED Peter Zinnel, PRESIDENT AND Robert W. Klockner VICE PRES. OF WESTERN BUILDERS, INC. THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRES. IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRES. AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 5TH DAY OF JUNE, 1972.

Richard W. Klockner, Notary Public in and for Miami County, Ohio My Commission Expires Oct. 18, 1976

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR THE MIAMI COUNTY, PERSONALLY APPEARED KENNETH BOLINGER, VICE PRESIDENT, AND MARTIN KUNTZ, SECRETARY OF NORTH CENTRAL MORTGAGE CO., A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT AND DEED OF SAID NORTH CENTRAL MORTGAGE CO. OF DAYTON, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 5TH DAY OF JUNE, 1972.

Richard W. Klockner, Notary Public in and for Miami County, Ohio My Commission Expires Oct. 18, 1976

PROTECTIVE COVENANTS & RESTRICTIONS

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED ONE FAMILY DWELLING NOT TO EXCEED 2 1/2 STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
2. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
3. NO TRAILER, BASEMENT, TENT, SHACK OR OTHER OUTBUILDING ERECTED ON ANY LOT IN THIS SUBDIVISION SHALL BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY PORCHES, AND GARAGES, SHALL BE NOT LESS THAN 850 SQUARE FEET, IN CASE OF ONE FLOOR PLAN DESIGN, OR 800 SQUARE FEET FOR ONE AND ONE HALF STORY OR TWO STORY STRUCTURES.
5. NO FENCE OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON : THE RECORD PLAT.
6. NO BARN, STABLE OR OTHER OUTBUILDING FOR HOUSING DOMESTIC ANIMALS OR POULTRY, SHALL BE ERECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT HOUSEHOLD PETS BE PERMITTED TO BE KEPT ON LOTS IN THIS SUBDIVISION.
7. ANY RESTRICTIONS WHICH ARE ALREADY A PART OF THE CITY OF TROY, OHIO ZONING ORDINANCE SHALL BE APPLICABLE TO ALL LOTS IN THIS SUBDIVISION.
8. THESE RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL MAY 1, 2002, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY VOTE OF THE MAJORITY OF THE THEN LANDOWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

SARATOGA GARDENS-SECTION I

PLAT BOOK 11 PAGE 50

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 10TH DAY OF JULY, 1972, AT 1:51 P.M.

FILE NUMBER 86233 FEE \$ 8.60

Mary B. Gustin, Recorder, Miami County Recorder, MARY B. GUSTIN

CITY OF TROY, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 4.189 ACRES OF OUTLOT 430 IN TROY, OHIO, ACQUIRED BY WESTERN BUILDERS, INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED RECORDS BOOK 482 PAGE 446

SCALE: 1 INCH = 100 FEET

APRIL 24, 1972

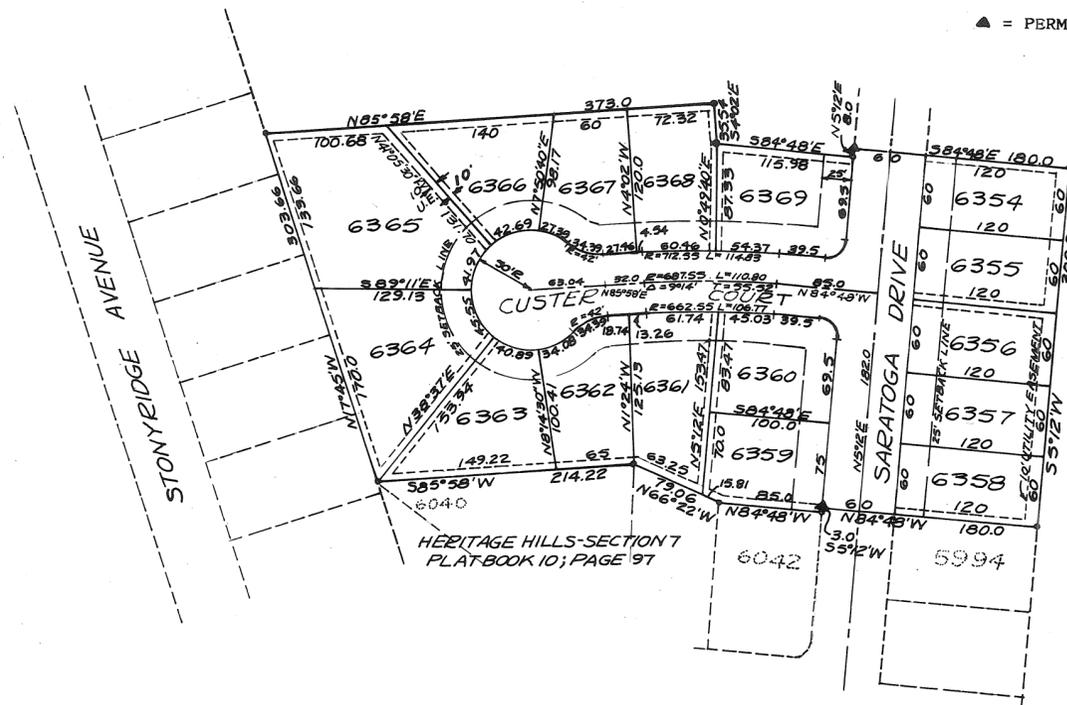
LEGEND

----- UTILITY EASEMENTS (5')

--- 25' BUILDING SETBACK LINES

CORNER RADIUS DATA: R= 15.5' = 90° L=24.35

▲ = PERMANENT SURVEY MARKER



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 10th DAY OF May, 1972, THIS PLAT WAS APPROVED.

Arden E. Reber, PRESIDENT; Ann Knight, SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19th DAY OF June 1972, THIS REPLATTED SUBDIVISION WAS ACCEPTED BY ORDINANCE NO. 0-24-72.

Joan D. Terrell, MAYOR; John W. Harrison, PRESIDENT OF COUNCIL; Betty M. Glasgow, CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 10th DAY OF July, 1972.

Carl Davis, MIAMI COUNTY AUDITOR; Lynn S. Hellenberger, DEPUTY AUDITOR



PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES CIVIL ENGINEERING & SURVEYING TROY, OHIO I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON, ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS. Richard W. Klockner, RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE FEE SIMPLE TITLE OF THE LANDS HEREIN DESCRIBED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND SUBMIT SAID LANDS TO THE PROVISIONS OF THE CONDOMINIUM STATUTES OF THE STATE OF OHIO, AND DO HEREBY DEDICATE THE STREETS SHOWN HERON 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, SEWERS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: GARDENINIUM, INC.

LIENHOLDERS: NORTH CENTRAL MORTGAGE CO.

Signatures of Peter Zureff (President), Richard W. Klockner (Witness), Kenneth Bolinger (Vice President), Luke J. Albers (Witness), John King (Vice President), Paul E. Johnson (Witness), Martin Kuntz (Secretary), and Luke J. Albers (Witness).

STATE OF OHIO, COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY PERSONALLY APPEARED Peter Zureff, PRESIDENT AND John King VICE PRESIDENT OF GARDENINIUM, INC. THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO SECTION 8 HERITAGE HILLS PLAT BK.10; PG.139 THIS 5TH DAY OF JUNE, 1972. RICHARD W. KLOCKNER, Notary Public In and for Miami County, Ohio My Commission Expires Oct. 18, 1976

STATE OF OHIO, COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY PERSONALLY APPEARED KENNETH BOLINGER, VICE PRESIDENT AND MARTIN KUNTZ, SECRETARY OF NORTH CENTRAL MORTGAGE CO., A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT AND DEED OF SAID NORTH CENTRAL MORTGAGE CO. OF DAYTON, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 5TH DAY OF JUNE, 1972. RICHARD W. KLOCKNER, Notary Public In and for Miami County, Ohio My Commission Expires Oct. 18, 1976

SEE HILLTOP MANOR PLAT RECORDED IN PLAT BOOK 12, PAGE 35 & 35A

OCTOBER 23, 1975

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

LEGEND

- UTILITY EASEMENTS
--- 25' BUILDING SETBACK LINES

CORNER RADIUS DATA: A: R = 15.5' = 90° L = 24.35 T = 15.5 B: R = 15.5' = 97°40'30" L = 26.42 T = 17.73 C: R = 15.5' = 82°19'30" L = 22.27 T = 13.55

SARATOGA GARDENS-SECTION 2 CONDOMINIUM

PLAT BOOK 11 PAGE 51

MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 10TH DAY OF JULY, 1972, AT 1:52 P. M.

FILE NUMBER 86234 FEE \$ 8.60

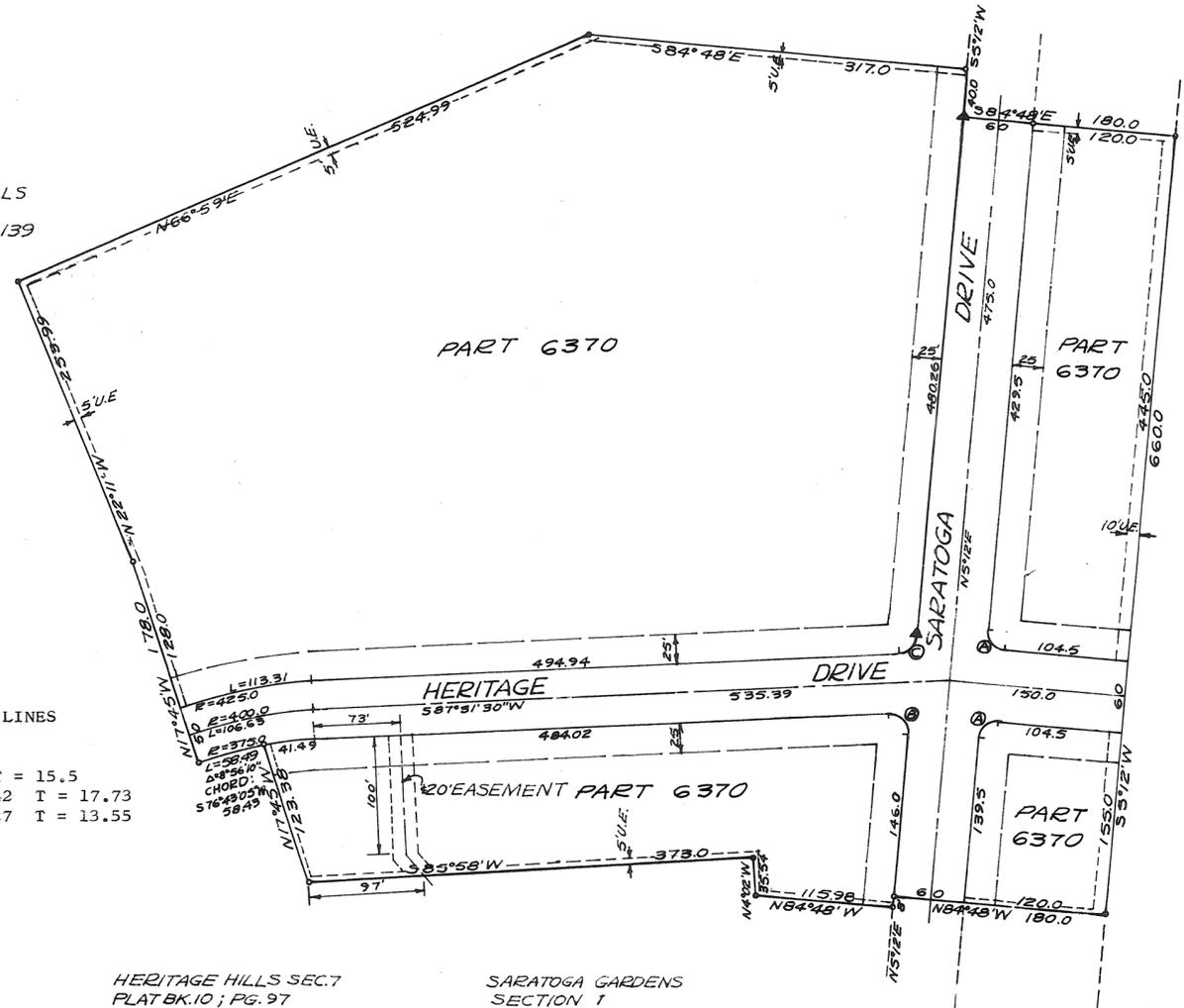
Mary B. Gustin, Recorder by Bernice Stuedelaker, MIAMI COUNTY RECORDER, MARY B. GUSTIN

CITY OF TROY, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

BEING A CONDOMINIUM CONSISTING OF 12.725 ACRES OF OUTLOT 430 IN TROY, OHIO, ACQUIRED BY GARDENINIUM, INC., BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 482; PAGE 448.

SCALE: 1 INCH = 100 FEET MAY 8, 1972

▲=PERMANENT SURVEY MARKER



HERITAGE HILLS SEC. 7 PLAT BK.10; PG.97

SARATOGA GARDENS SECTION 1

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 10th DAY OF May, 1972, THIS PLAT WAS APPROVED.

Signatures of Charles E. Reber (President) and Sue Knight (Secretary)

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19th DAY OF June, 1972, THIS REPLATTED SUBDIVISION WAS ACCEPTED BY ORDINANCE NO. O-25-72.

Signatures of Joie D. Ferrell (Mayor), Joseph W. Harman (President of Council), and Betty M. Glasgow (Clerk of Council)

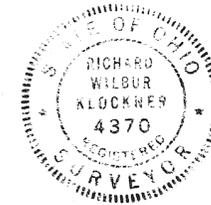
NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 10th DAY OF July, 1972.

Signatures of Carl Davis (Miami County Auditor) and Sara Shestenger (Deputy Auditor)

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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HERON, ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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



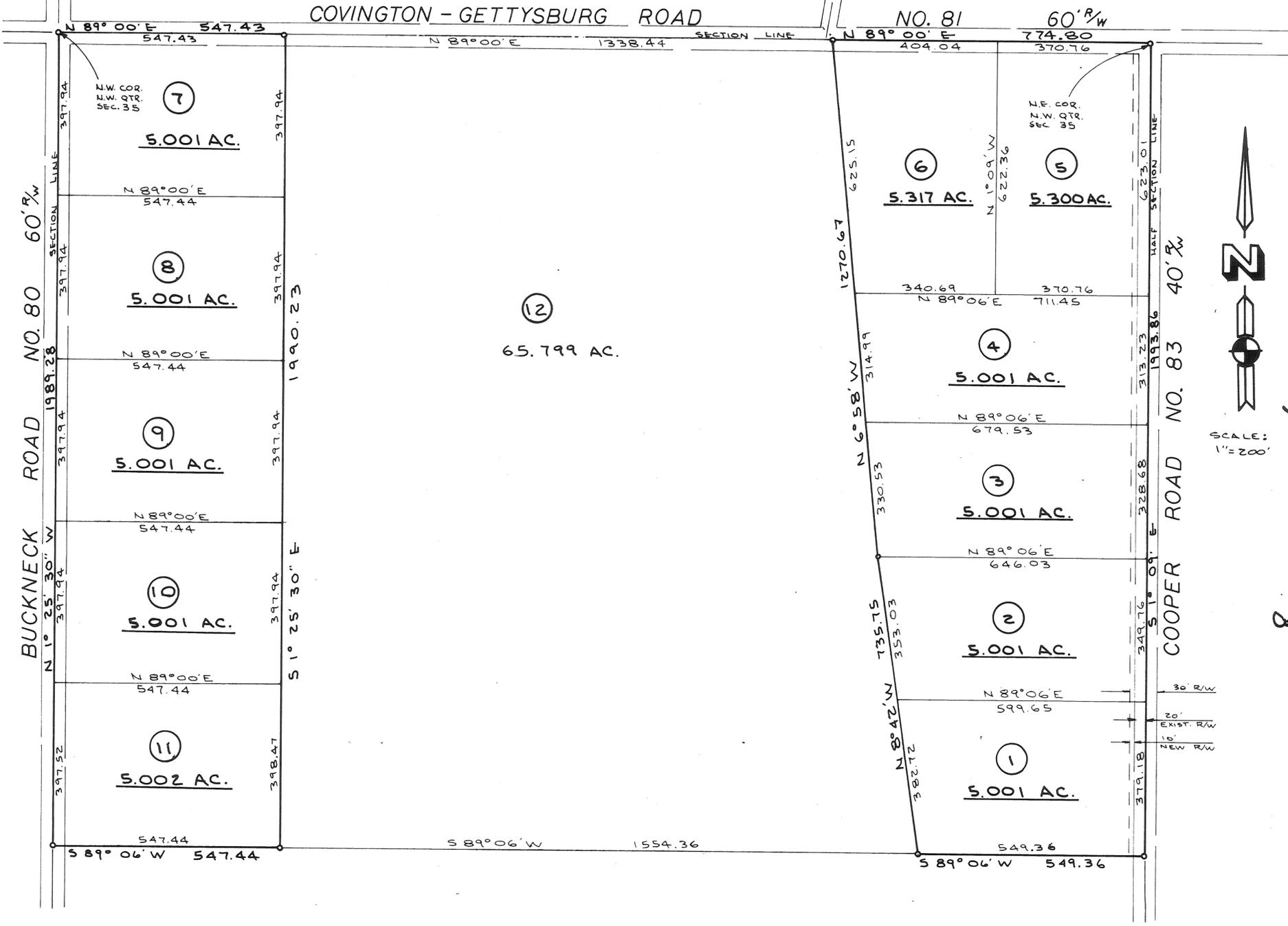


# CASA GRANDE SUBD.

## TOWN 9 - RANGE 4 - SECTION 35 N.W. QTR. - NEWBERRY TOWNSHIP - MIAMI COUNTY

CROFT MILL RD.

BOOK 11 PAGE 53  
 Miami County Recorders Record  
 of Recorded Plats  
 File No. 84528  
 Received for record 11:45 AM July 19, 1972  
 time date  
 Recorded in Plat Book No. 11 Page 53  
 Fee: \$ 8.60  
*Mary B. Swain*  
 Miami County Recorder



**DESCRIPTION**  
 Being a subdivision of 121.426 Acres of a 121.426 Acre Tract conveyed to James C. Subler and Janice M. Subler by deed recorded in Vol. 120, Page 476 of the Miami County Deed Records.

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

*Margaret Z. Kline* witness  
*James C. Subler*  
*Janice M. Subler*  
*Connie Reichman* witness

FEDERAL LAND BANK ASSOCIATION  
*Margaret Z. Kline* witness  
*Connie Reichman* witness  
*Joseph E. Elliot*  
 Joseph E. Elliot, representative

STATE OF OHIO, MIAMI COUNTY, ss:  
 Be it remembered that on this 15<sup>th</sup> day of June, 1972 before me, the undersigned, a notary public in and for said county and state, personally came James C. Subler and Janice M. Subler, and Federal Land Bank Association by its representative Joseph E. Elliot all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony thereof, I have set my hand and notarial seal on the day and date above written.

*Connie Reichman* My Commission Expires May 26, 1977  
*Connie Reichman*  
 Notary Public

MIAMI COUNTY AUDITOR  
 Approved and transferred this 19 day of July, 1972.  
*Carl Davis* by *Beverly Beebe*  
 Miami County Auditor Deputy

**APPROVED**  
 By *Committee - M.U. Adams*  
 Date 5-31-72  
 Troy City - Miami County  
 Health Departments  
**POOR SOIL**

NO FURTHER SUBDIVISION  
 UNTIL CENTRAL SEWAGE  
 SYSTEM IS AVAILABLE

APPROVED BY MIAMI COUNTY COMMISSIONERS  
*John J. Knapp*  
*Janice M. Cook*

ARTHUR D. HADDAD, by *R.T. Snider*, DEPUTY  
 Miami County Engineer

DATE: July 19, 1972



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners, and on right-of-way lines of roads.  
*Daniel D. Turner*  
 DANIEL D. TURNER, registered surveyor no. 4807

Subler Subdivision for		
James C. Subler and Janice M. Subler Covington, Ohio		
DANIEL D. TURNER and ASSOC. Troy Ohio		
*CIVIL ENGINEERING- LAND SURVEYING *		
DATE	Drawn by: J.T.	SHEET NO.
JUNE 1972	Traced by:	1
FILE NO.	Checked by: D.T.	1
5-72-137	SCALE 1"=200'	

7-3-72 57

Plat Book 11 Page 54  
 Received for record this 20<sup>th</sup> day  
 of July, 1972, at 10:00 A.M.  
 File 86553 Fee \$ 8.00  
 Mans B. Leating Recorder  
 by Helen J. Stamps, Deputy  
 Miami County Recorder

Record Plan  
**MILTON ESTATES, SEC. 2**

SECTION 28, TOWN 6, RANGE 5 VILLAGE OF WEST MILTON  
 MIAMI COUNTY, OHIO  
 Containing 5.099 Acres

Scale 1" = 100'  
 This instrument was prepared by:  
 JOHN W. JUDGE ENGINEERING COMPANY  
 1201 Hempstead Road, Kettering, Ohio  
 April 1972

The within plat is a subdivision of 4.016 Acres out of Out Lot No. 159 and 1.083 Acres out of Out Lot No. 160 conveyed to A.B.T.J. Corporation by deed recorded in Book 490, Page 401, of the Deed Records of Miami County, Ohio.

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

John W. Judge Engineering Company  
 by Valdis Lapsins  
 Reg. Surveyor #4731

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

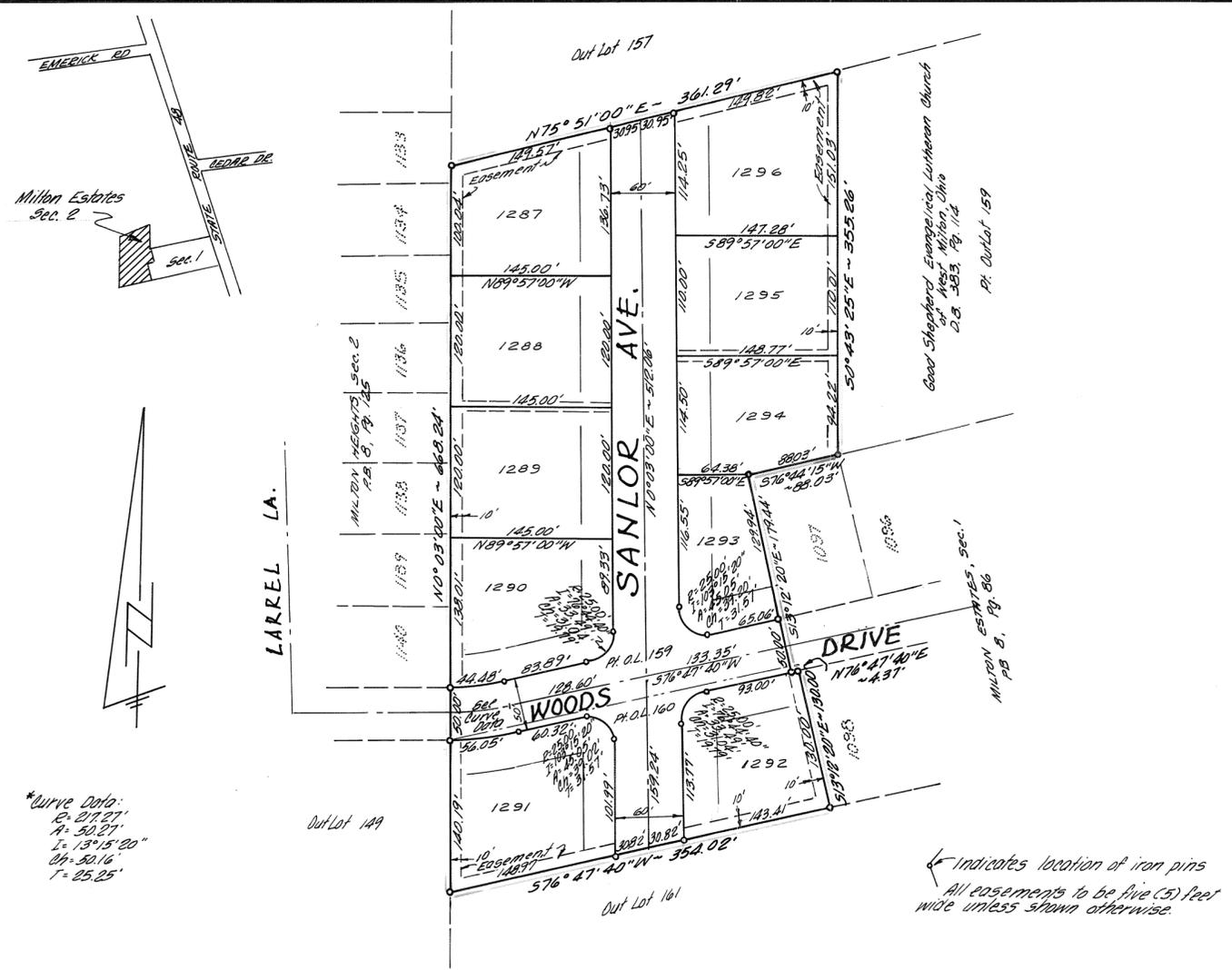
Signed and acknowledged in the presence of:  
Marjorie N. Haines Witness  
Sharon Kramer Witness  
Lyle D. Corbin Witness  
 A.B.T.J. Corporation  
Emanuel A. Yates President  
William E. Yates Secretary  
Lyle D. Corbin Lienholder

State of Ohio, County of Miami, ss.  
 Be it remembered that on this 11 day of July 1972, before me, a notary public in and for said county and state, personally came the said A.B.T.J. Corporation, by Emanuel A. Yates, its president and William E. Yates, its secretary, and Lyle D. Corbin, as lienholder, to me known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and notarial seal on the day and date above written.  
Marjorie N. Haines  
 Notary Public in and for Miami County, Ohio  
 MARJORIE H. HAINES, Notary Public  
 In and for Montgomery and Miami Counties, Ohio  
 My Commission Expires March 2, 1972.

State of Ohio, County of Miami, ss.  
 Emanuel A. Yates, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or as lienholders, have united in its execution.  
 In testimony whereof, I have hereunto set my hand and notarial seal on the day and date above written.

Approved on this 6<sup>th</sup> day of July 1972, by the Planning Commission of the Village of Miami County, Ohio.  
Roy E. Wooley Chairman  
Bill Ketchum Secretary  
 Approved on this 11<sup>th</sup> day of July 1972, by the Council of the Village of West Milton, Ohio.  
Neil Johnson Mayor  
Dolores Grantz Clerk



\*Curve Data:  
 R = 271.27'  
 A = 50.27°  
 L = 137.520"  
 Ch = 50.16'  
 T = 25.25'

Indicates location of iron pins  
 All easements to be five (5) feet wide unless shown otherwise.

**PROTECTIVE COVENANTS & RESTRICTIONS**

- All lots in the within subdivision shall be known as residential lots.
- No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached multi-family not to exceed two stories in height and a private garage to comply with the zoning regulations as adopted by the Village of West Milton.
- The main floor area of the principal structure, exclusive of one story open porches and garages, shall not be less than nine hundred sixty (960) square feet.
- No building shall be located closer than seven (7) feet to any side lot line, and said structure shall not be located nearer the front lot line than the setback shown on the recorded map, the above does not include steps, eaves, or open porches.
- No trailer, tent, basement, shack, garage, barn or other outbuilding or structure of a temporary character, erected on this tract shall at any time be used as a residence, temporarily or permanently, nor shall unused automobiles be stored on any lot.
- No fence shall be erected nearer the front lot line than thirty (30) feet unless same shall be a hedge or shrub growth not to exceed three feet in height.
- No sign or billboard except for professional or "for sale" signs shall be erected on any lot in this plat, and no barn, stable or other outbuilding for housing domestic animals or poultry be erected on any lot, nor shall any domestic animals or poultry except household pets be permitted.
- No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- These covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1992, at which time said covenants and restrictions are automatically extended for successive ten (10) year periods unless by a vote of a majority of the then property owners in this plat these covenants and restrictions are amended or terminated.
- These covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
- Invalidation of any one of these covenants and restrictions by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Miami County Engineer's Records  
 Records \_\_\_\_\_ Volume \_\_\_\_\_ Page \_\_\_\_\_

TRANSFERRED  
 on this 20<sup>th</sup> day of July 1972.  
 Carl Davis by Mary E. McEnlane, Deputy  
 County Auditor  
 Miami County, Ohio

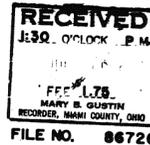
	BY	DATE
DETAILED	F.W.C.	7-72
DETAILS CHECKED		
DETAILS REVISED		

# CENTERLINE SURVEY PLAT



SPRINGCREEK TWP. SEC. 19 T-1-R.12 B.T.M.R.S.

PLAT BOOK NO. 11, PLAT NO. 55  
MIAMI COUNTY RECORDERS PLAT RECORDS

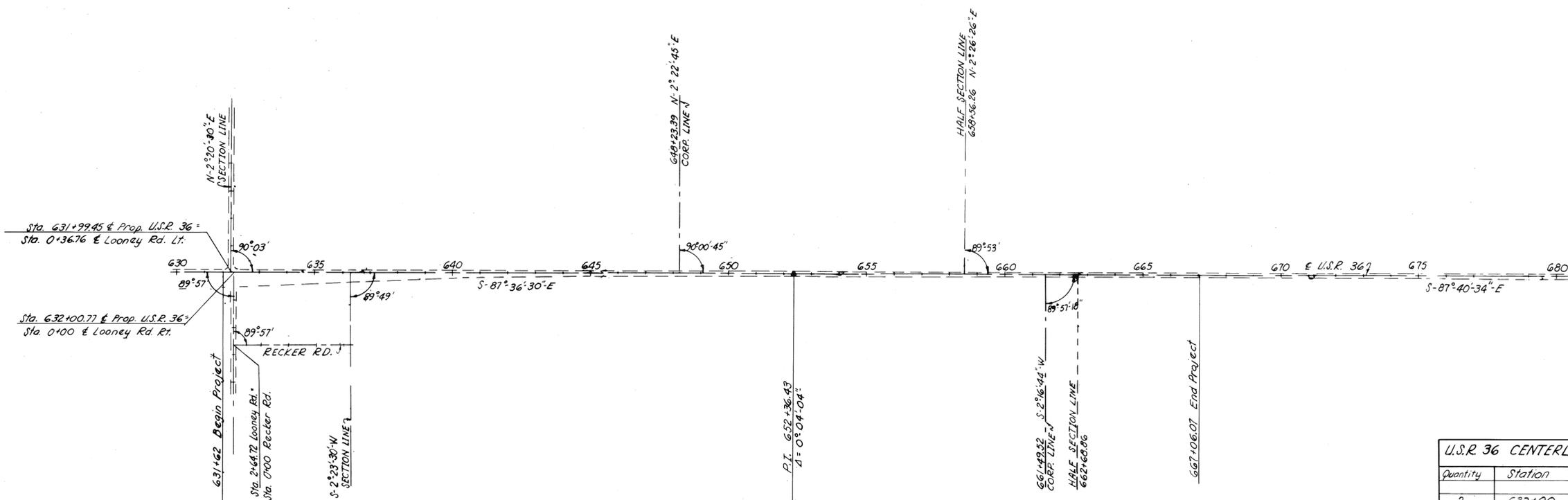
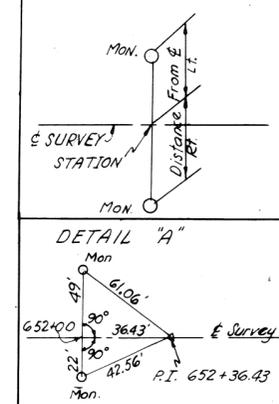


FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

MIAMI COUNTY  
MIA-36-(11.96-12.21)



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



Quantity	Station	Left	Right	Remarks
2	633+00	26'	54'	
2	639+70	54'	22'	
2	647+22	58'	22'	
2	652+00	49'	22'	Detail 'A'
2	660+00	31'	22'	
2	667+00	22'	22'	
12	TOTAL			

Center-line reference monuments at Sta. 633+00 and Sta. 640+00, shown on Location Plan for MIA-36-(11.12-11.97) and recorded in Vol. 8, page 113 dated 7-31-63, shall be relocated as shown.

RECORDED  
MIAMI COUNTY  
DATE  
VOL.  
PAGE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF HIGHWAYS IN 1970  
*(Signature)*  
CARL E. KEYSOR  
REGISTERED SURVEYOR N° 3783



SPRINGCREEK TWP. SEC. 24 T-1-R.11 B.T.M.R.S.

CENTERLINE SURVEY PLAT

# CANDLEWOOD HILLS SUBDIVISION - SEC. 10

## PART OF LOTS 7053 & 7054 PIQUA - OHIO

BOOK 11 PAGE 56  
Miami County Recorder's Record  
of recorded plats.

MIAMI COUNTY RECORDER

File No. 86802

Received for record 10:23 AM JULY 27, 1972  
time date

Recorded in Plat Book No. 11 Page 56

Fee: \$ 8.60  
*May B. Quater*  
Miami County Recorder

**PLANNING COMMISSION**

At a meeting of the City of Piqua Planning Commission held this 10 day of July 1972, this plat was approved.

*John D. ...*  
*Raymond L. ...*  
*Robert B. May*

**CITY COMMISSION**

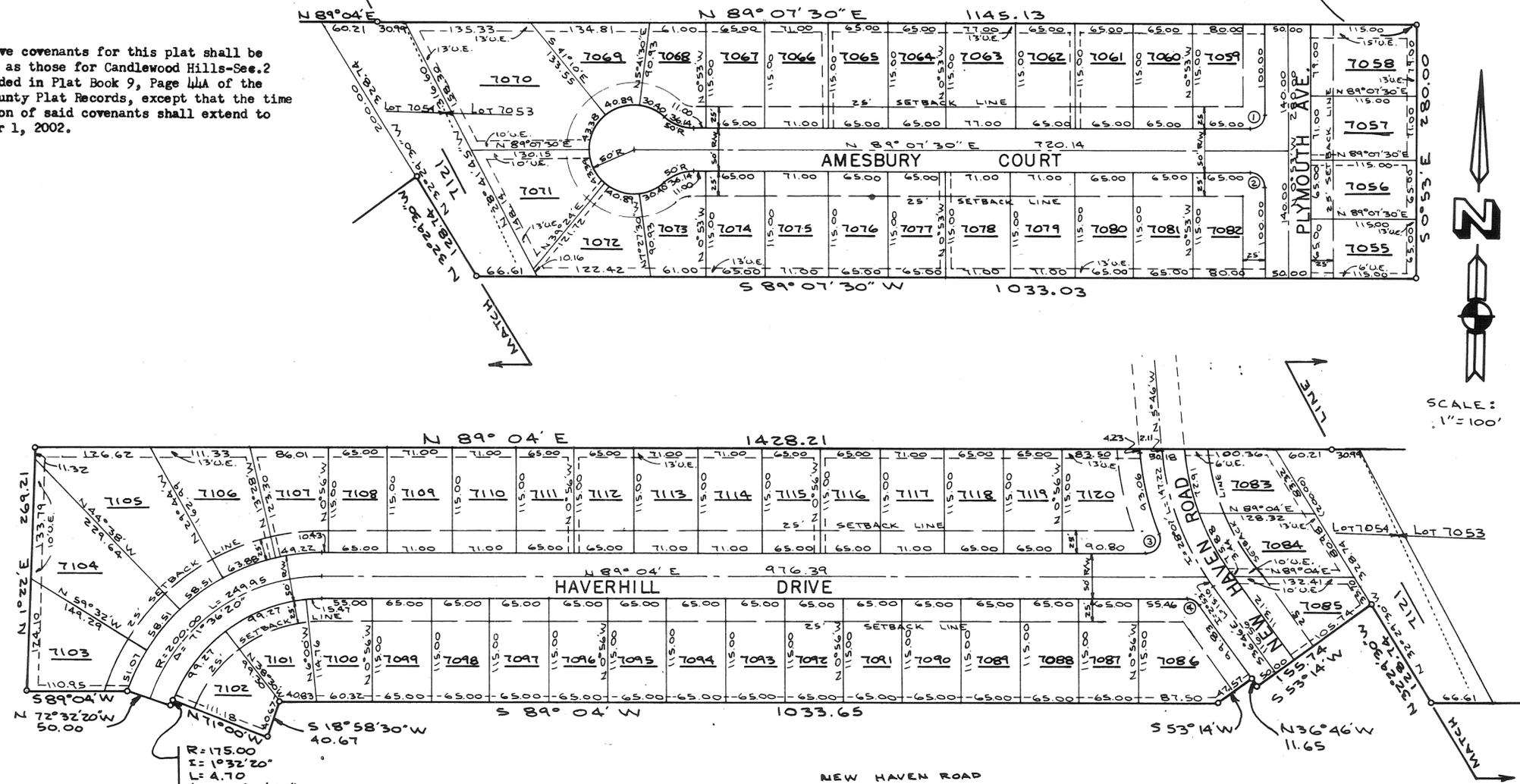
At meeting of the City Commission of the City of Piqua held this 17 day of July 1972, this plat was approved by ordinance no. 27-72

*Jack ...*  
*Harold R. ...*  
*Charles ...*  
*Joseph ...*  
*Mark H. ...*

**NOTE**  
Easements indicated on this plat are six (6) feet on each side of lot lines unless indicated otherwise. Easements are designated thus =====

Protective covenants for this plat shall be the same as those for Candlewood Hills-Sec. 2 as recorded in Plat Book 9, Page 44A of the Miami County Plat Records, except that the time limitation of said covenants shall extend to September 1, 2002.

LOT 7053 = 6.743 ACRES  
PART OF LOT 7054 = 9.569 ACRES  
TOTAL = 16.312 ACRES



**DESCRIPTION**  
Being a subdivision of 16.312 Acres of part of Lot 7054 and all of Lot 7053 in the City of Piqua, Miami County, Ohio as conveyed to Mid-Continent Properties, Inc. by deed recorded in Vol. 486, Page 80, of the Miami County Deed Records, and Vol. 486, Page 83,

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

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

*Delma A. Rinnence* witness  
*William J. Talbot* witness  
MID-CONTINENT PROPERTIES, INC.  
*Peter R. Thompson* Peter R. Thompson, president  
*Edwin W. Barnes* Edwin W. Barnes, executive vice-president

**NEW HAVEN ROAD CURVE DATA**

A = 31°00'
R = 300.00
L = 162.32
T = 83.20

**R/W CURVE DATA**

① A = 90°00'30"
R = 15.00
L = 23.56
T = 15.00
② A = 89°59'30"
R = 15.00
L = 23.56
T = 15.00
③ A = 110°14'22"
R = 15.00
L = 29.12
T = 15.00
④ A = 54°10'
R = 15.00
L = 18.18
T = 7.67

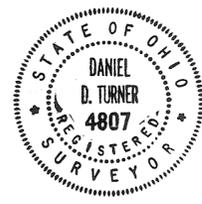
NOTE: ARC LENGTH IS NOT CORRECT; CALCULATES TO BE 14.18 FEET.  
MIAMI CO. MAP DEPT.  
4-16-2018 A.S.

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 10<sup>th</sup> day of July, 1972, before me, the undersigned a notary public in and for said county and state, personally came Mid-Continent Properties, Inc. by its president Peter R. Thompson and by its executive vice-president, Edwin W. Barnes, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires 11/5/93

*Delma A. Rinnence*  
Notary Public

MIAMI COUNTY AUDITOR  
Approved this 17 day of July, 1972.  
*Paul David ...*  
Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances measured along the arc.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

Candlewood Hills Subd.-Section 10 for Mid-Continent Properties, Inc. Piqua - Ohio			
DANIEL D. TURNER AND ASSOC. Troy, Ohio			
*CIVIL ENGINEERING -LAND SURVEYING*			
DATE	Drawn by:	J.T.	SHEET NO.
MAY 1972	Traced by:		1/1
FILE NO.	Checked by:	D.T.	
3-72-60	SCALE: 1"=100'		

# GERMAN STREET DEDICATION

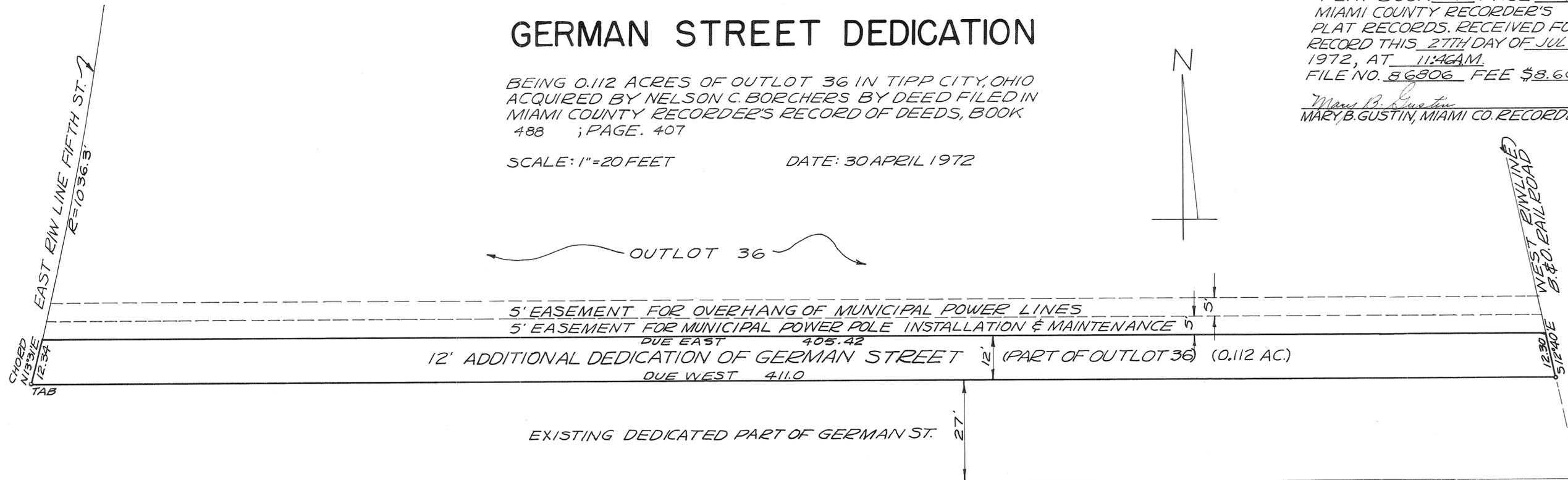
BEING 0.112 ACRES OF OUTLOT 36 IN TIPP CITY, OHIO ACQUIRED BY NELSON C. BORCHERS BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 488 ; PAGE. 407

SCALE: 1"=20 FEET

DATE: 30 APRIL 1972

PLAT BOOK 11 PAGE 57  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS. RECEIVED FOR  
RECORD THIS 27TH DAY OF JULY  
1972, AT 11:46AM.  
FILE NO. 86806 FEE \$8.60

Mary B. Gustin  
MARY B. GUSTIN, MIAMI CO. RECORDER



### DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND SHOWN HEREIN PLATTED AND DEDICATED FOR STREET PURPOSES INCLUDING ADJACENT EASEMENTS FOR PURPOSES SHOWN HEREON, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THE NORTH PART OF GERMAN STREET SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS ARE HEREBY GIVEN IN FAVOR OF TIPP CITY MUNICIPAL POWER CO. FOR PURPOSES SHOWN HEREON.

Nelson C. Borchers  
NELSON C. BORCHERS

James N. Borchers  
WITNESS

David C. Cook  
WITNESS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 22 DAY OF May 1972. THIS DEDICATION PLAT WAS APPROVED.

Philip H. Wampler  
CHAIRMAN

Jean Train  
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 19th DAY OF June 1972 THIS DEDICATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 22-72

Don J. Davie  
PRESIDENT OF COUNCIL

Phyllis Gieseman  
CLERK OF COUNCIL

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County, PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 15th DAY OF MAY, 1972.

Herbert W. Rose  
NOTARY PUBLIC.

EXPIRATION DATE: Sept. 11, 1972

MIAMI CITIZEN'S NATIONAL BANK & TRUST CO  
James J. Brown VICE PRESIDENT  
George Kessler ASST. CASHIER  
Richard W. Klockner WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED THE ABOVE SIGNED CORPORATE OFFICERS OF THE MIAMI CITIZEN'S NATIONAL BANK & TRUST CO., A CORPORATION, WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH CORPORATE OFFICERS. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 21st DAY OF JULY 1972.  
Richard W. Klockner  
NOTARY PUBLIC.

APPROVED AND TRANSFERRED THIS 21st DAY OF July, 1972

Carl Davis  
CARL DAVIS, MIAMI CO. AUDITOR

Corra Sheehan  
BY- DEPUTY AUDITOR

PREPARED BY-  
RICHARD W. KLOCKNER & ASSOCIATES  
CIVIL ENGINEERING & SURVEYING  
TROY, OHIO  
I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.

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

RICHARD W. KLOCKNER, Notary Public  
In and for Miami County, Ohio  
My Commission Expires Oct. 18, 1976





# VACATION AND REPLAT OF LOTS 51 AND 30 WOODLAWN VILLAGE - SECTION 3

TOWN 4 - RANGE 6 - SEC. 9 SE 1/4 - MONROE TOWNSHIP - MIAMI COUNTY - OHIO

BOOK 11 PAGE 59  
Miami County Recorder's Record  
of recorded plats

File No. 86825

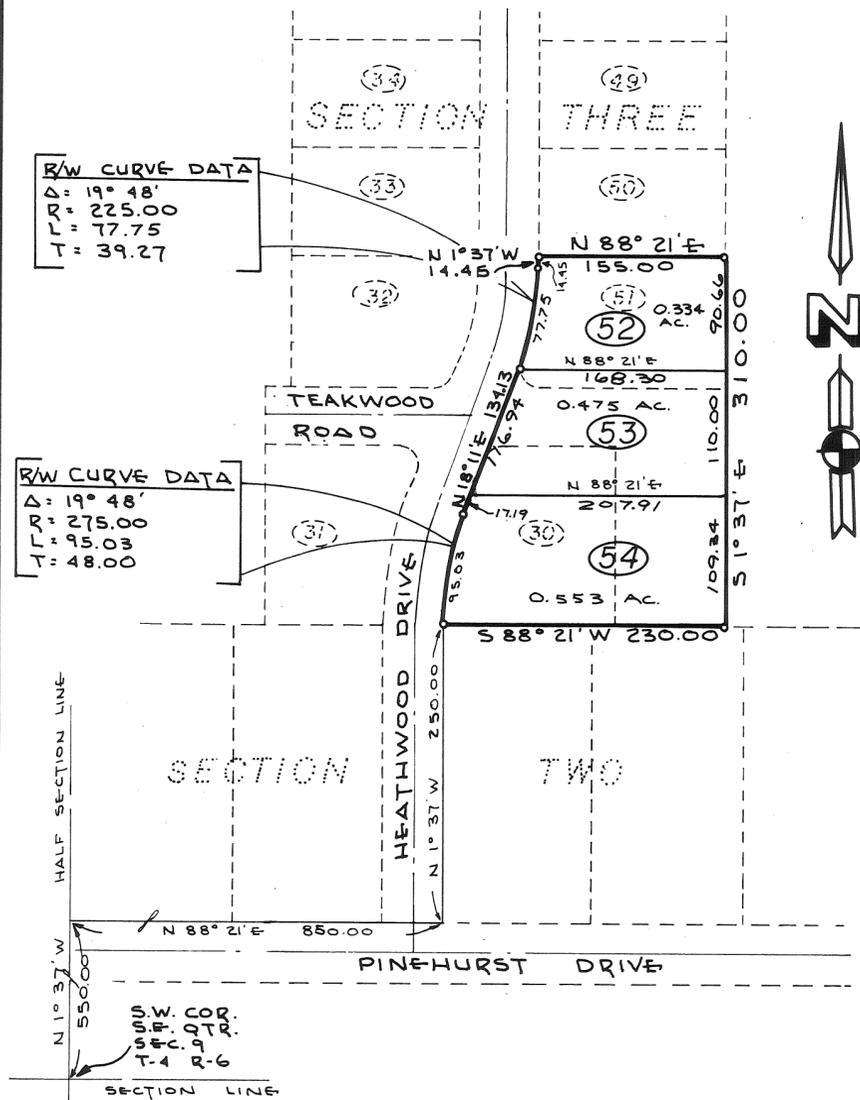
Received for record 11:00 A.M. July 28, 1972  
time date

Recorded in Plat Book No. 11 Page 59

Fee: \$ 8.60  
May 13, Justin  
Miami County Recorder

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

Protective covenants for this plat are the  
same as those for Woodlawn Village Sec. Three  
as recorded in Plat Book 11, Page 36 of the  
Miami County Record Plats.



0.840 AC. FROM LOTS 30 & 51  
0.522 AC. FROM LAND  
1.362 AC. TOTAL

**DESCRIPTION**

Being a replat of lots 30 and 51 of Woodlawn Village Section Three, as recorded in Volume 11, Page 36 of the Miami County Plat Records, and a plat of 0.522 Acres of a 116.112 Acre tract conveyed to Evanston Land Company by deed recorded in Volume 412, Page 257, of the Miami County Deed Records.

**DEDICATION**

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

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

PEOPLES BUILDING AND SAVINGS ASSOCIATION

John A. Ginday  
witness  
Carolyn R. Miller  
witness

J. Cameron Dungan  
J. Cameron Dungan, President  
W. E. Eickhoff  
W. E. Eickhoff, Secretary

Daniel D. Turner  
witness  
Joe M. Turner  
witness

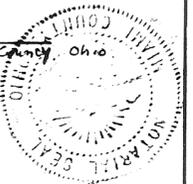
EVANSTON LAND COMPANY  
Ronald J. English  
Ronald J. English, President  
Paula J. English  
Paula J. English, Secretary

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

Be it remembered that on this 11<sup>th</sup> day of July, 1972, before me, the undersigned, a notary public in and for said county and state, personally came Evanston Land Company by its President Ronald J. English and its Secretary Paula J. English and Peoples Building and Savings Association by its President J. Cameron Dungan and its Secretary W. E. Eickhoff who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

June 18 1977  
My Commission Expires

Carolyn R. Miller  
Carolyn R. Miller, Notary Public, Miami County, Ohio



APPROVED BY MIAMI COUNTY PLANNING COMMISSION

ARTHUR D. HADDAD, by Ralph T. Snider,  
Miami County Engineer  
DATE July 19, 1972 No. \_\_\_\_\_

APPROVED BY TIPP CITY PLANNING COMMISSION

At a meeting of the Tipp City Planning Commission held this 26 day of JUNE, 1972, this plat was approved.  
Philip H. Wampler, Chairman  
Jean Fair, Secretary

MIAMI COUNTY AUDITOR

Approved and transferred this 17 day of July, 1972.

Carl Davis by Karen Boehlinger, Deputy  
Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

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

Woodlawn Village - Section Three Replat of lots 51 and 30- for Evanston Land Company Tipp City Ohio		
DANIEL D. TURNER and ASSOC. Troy Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE JUNE 1972	Drawn by: Traced by: Checked by:	T.S. DT
FILE NO.	SCALE 1" = 100'	SHEET NO. 1/1

# ANNEXATION TO CITY OF TROY, OHIO

ANNEXATION OF 21.713 ACRES OF NORTHEAST QUARTER OF FRACTIONAL SECTION 17; TOWN-1; RANGE-10 IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO TO CITY OF TROY, OHIO  
SCALE: 1"=100'  
8 FEBRUARY 1971

RECORDER'S PLAT BOOK 11, PAGE 60  
RECEIVED FOR RECORD THIS  
2 DAY OF AUGUST 1972  
AT 2:20 P.M. MIAMI COUNTY  
RECORDER'S PLAT RECORDS.  
FILE NO. 86961 FEE-\$ 8.60

*Mary B. Gustin*  
MARY B. GUSTIN - RECORDER

## APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 18<sup>th</sup> DAY OF FEBRUARY, 1972, IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

*John J. Knopp*  
*Bennett Cook*

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 14<sup>th</sup> DAY OF DECEMBER, 1971.

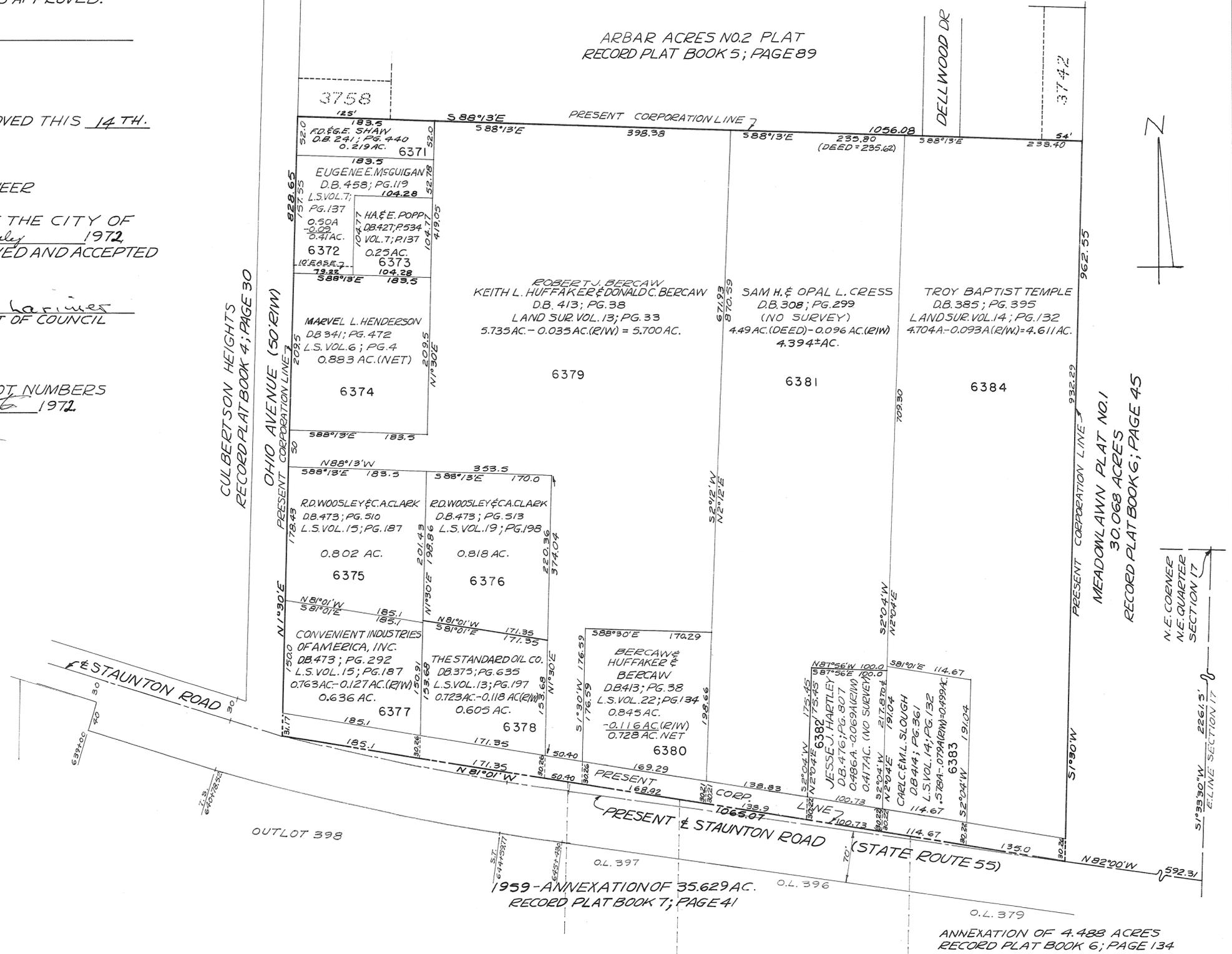
*Arthur D. Haddad*  
ARTHUR D. HADDAD - MIAMI COUNTY ENGINEER

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 17<sup>th</sup> DAY OF JULY, 1972, THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. O-29-72

*David D. Terrell* MAYOR  
*William W. Harries* PRESIDENT OF COUNCIL  
*Betty M. Glazier* CLERK OF COUNCIL

APPROVED AND TRANSFERRED WITH INLOT NUMBERS ASSIGNED THIS 2<sup>nd</sup> DAY OF AUGUST, 1972.

*Carl Davis by Loren Schellenberger Deputy*  
CARL DAVIS, MIAMI COUNTY AUDITOR



PREPARED BY - RICHARD W. KLOCKNER & ASSOC.  
CIVIL ENGINEERING & SURVEYING  
TROY, OHIO

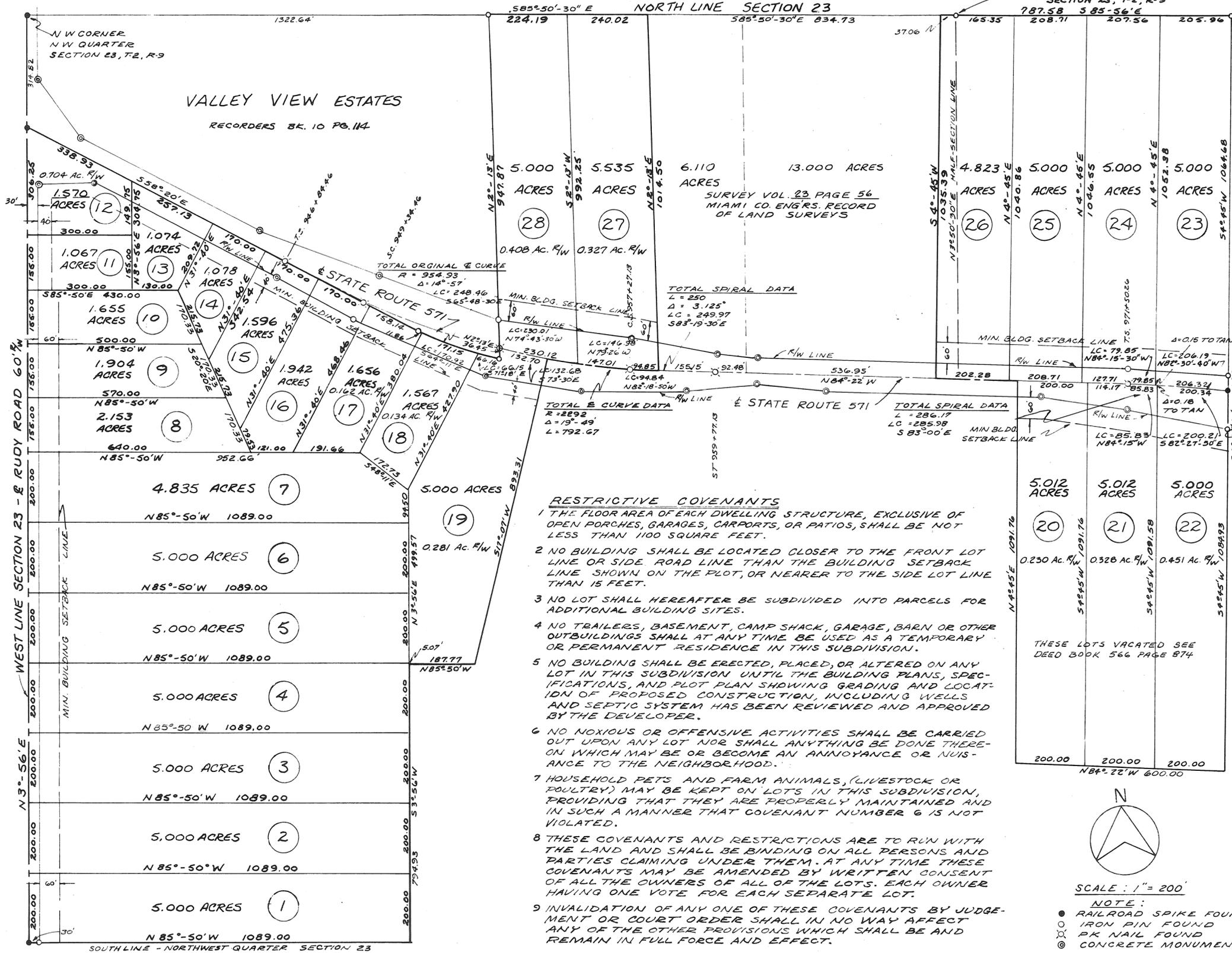
I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AS SHOWN HEREON.

*Richard W. Klockner*  
RICHARD W. KLOCKNER - PROF. SURVEYOR #4370

# TERRA ACRES - SECTION I CORRECTION PLAT

TOWN 2 RANGE 9 SECTION 23 BETHEL TOWNSHIP MIAMI COUNTY OHIO

BOOK 11 PAGE 61  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO 87057  
 REC'D AUG. 4 1972, AT 12:00 NOON  
 FEE \$ 8.60  
*Mary B. Guatieri*  
 MIAMI COUNTY RECORDER



**DESCRIPTION**  
 BEING A SUBDIVISION OF 102.479 ACRES OF A 187.546 ACRE TRACT LOCATED IN SECTION 23, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI CO., OHIO, CONVEYED TO DONALD A. AND REBECCA S. DICK BY DEED RECORDED IN VOL. 478 PAGE 432 OF THE MIAMI CO. RECORDERS DEED RECORDS; 33.771 ACRES OF WHICH ARE LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION AND 68.708 ACRES OF WHICH ARE LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION.

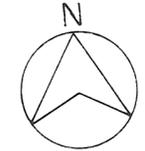
**DEDICATION:**  
 WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO DEDICATE THE INCLUDED HIGHWAY RIGHT-OF-WAY TO THE PUBLIC USE FOREVER.

*Donald A. Dick* *Ho Egger*  
*Rebecca S. Dick* *Carl Davis*  
*Jack E. Campbell* M.P.  
 FIRST NATIONAL BANK  
*Patricia J. Kuczak* *Malcolm K. Campbell*  
*Howard M. Wright* *Malcolm K. Campbell*  
*Walter H. Wright* *Malcolm K. Campbell*  
*Malcolm K. Campbell* *Malcolm K. Campbell*  
*Estate of Campbell* LOT 16  
 WITNESSES

**STATE OF OHIO, MONTGOMERY CO., S.S.**  
 BE IT REMEMBERED THAT ON THIS 31 DAY OF July, 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

*Carl Davis*  
 NOTARY PUBLIC IN AND FOR MONT. CO.  
 MY COMMISSION EXPIRES 3/4/74

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. IRON PINS AND SPIKES SET AT ALL LOT CORNERS AND RIGHT-OF-WAY LINES.  
*John A. G. Conwell*



SCALE: 1" = 200'  
 NOTE:  
 ● RAILROAD SPIKE FOUND  
 ○ IRON PIN FOUND  
 ⊗ PK NAIL FOUND  
 ⊙ CONCRETE MONUMENT



PREPARED BY  
 McCONNELL AND WAGNER  
 ARCHITECTS-ENGINEERS & SURVEYORS  
 20 SOUTH LANE  
 TROY, OHIO

APPROVED THIS 16 DAY OF July, 1971  
 BY TROY CITY - MIAMI CO. HEALTH DEPT.  
*Leauge Control Committee* *Charles H. Deal*  
 LOTS 1, 2, 3, TO BE TRENCH SYSTEM FOR LEACHING, 325 SQ. FT. PER BEDROOM. ALL OTHER LOTS 150 SQ. FT. PER BEDROOM.

APPROVED BY  
 MIAMI CO. PLANNING COMMISSION  
 THIS 31 DAY OF July, 1972  
*Sam A. Studebaker* - CHAIRMAN  
*Mary B. Cloud* - SEC.  
 No. 2217

APPROVED BY  
 MIAMI CO. COMMISSIONERS  
 THIS 4 DAY OF Aug, 1972  
*Robert Clawson*  
*Finnetha Cook*

APPROVED & TRANSFERRED.  
 THIS 4 DAY OF Aug, 1972  
*Carl Davis*  
 CARL DAVIS AUDITOR  
 By *Lois Spellenburg*  
 DEPUTY AUDITOR

APPROVED BY  
 MIAMI CO. ENGINEER  
 THIS 31 DAY OF JULY, 1972  
*Carl D. Hoedel*

STATE OF OHIO - COUNTY OF MONTGOMERY, S.S.: BE IT REMEMBERED THAT ON THIS 20 DAY OF JULY, 1972, THE ABOVE-INDICATED KUNRAD KUCZAK, PATRICIA J. KUCZAK, MALCOLM K. CAMPBELL, ESTER A. CAMPBELL PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC FOR MONTGOMERY COUNTY OHIO AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARIAL SEAL THIS 20 DAY OF JULY, 1972.  
*Donald T. Kuczak*  
 DONALD T. KUCZAK NOTARY PUBLIC  
 MY COMMISSION EXPIRES NOVEMBER 3, 1972.

# MERRIMONT SUBDIVISION NO. 7

TOWN 4 · RANGE 6 · SECTION 4 · CONCORD TOWNSHIP · MIAMI CO. · OHIO

SCALE 1" = 100'

BOOK 11 PAGE 62

MIAMI CO. RECORDER'S PLAT RECORDS

FILE NO. 87114

REC'D FOR RECORD AUGUST 7

1972 AT 1:22 PM FEE \$8.60

Mary B. Justin Recorder by Dora Whitmer  
MIAMI COUNTY RECORDER Deputy

## DESCRIPTION

BEING A SUBDIVISION OF 22.8996 ACRES OF A 99.50 ACRE TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO THE MERRIMONT DEVELOPMENT CORPORATION BY DEED RECORDED IN VOL. 374, PAGE 497 OF THE MIAMI CO. RECORDER'S RECORDS; 20.5733 ACRES LOTS, 2.3263 ACRES STREETS

## DEDICATION

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

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

THE MERRIMONT DEVELOPMENT CORPORATION

Mary J. Shroyer  
PRESIDENT  
Living H. Shroyer  
SECRETARY

Ermina Van Horn  
WITNESS  
Ruth M. Dexter  
WITNESS

## STATE OF OHIO COUNTY OF OHIO SS.

BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI CO., OHIO PERSONALLY CAME THE MERRIMONT DEV. CORP. BY Mary J. Shroyer, ITS PRESIDENT AND Living H. Shroyer, ITS SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 30<sup>th</sup> DAY OF November 1971.

Ermina Van Horn  
NOTARY PUBLIC MIAMI CO. OHIO

MY COMMISSION EXPIRES March 29, 1974

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

Wm. H. Russell  
REGISTERED SURVEYOR

## APPROVED MIAMI COUNTY ENGINEER

Orin S. Haddad DATE Aug 4 1972

## APPROVED MIAMI COUNTY PLANNING COMMISSION

Sam P. Studelaker - CHAIRMAN Sam B. Cline Sec.  
DATE July 31, 1972 NUMBER 2218

## APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS

John J. Murphy Robert E. Clawson Ernest Cook  
DATE \_\_\_\_\_

## APPROVED CITY OF TROY PLANNING AND ZONING COMMISSION

Harry J. Jones Ann Dills DATE Jan 18 1972  
PRESIDENT SECRETARY

## APPROVED TROY-CITY-MIAMI COUNTY HEALTH DEPT.

Sewage Control Committee DATE Jan 12, 1972  
Charles H. Deak Secy.

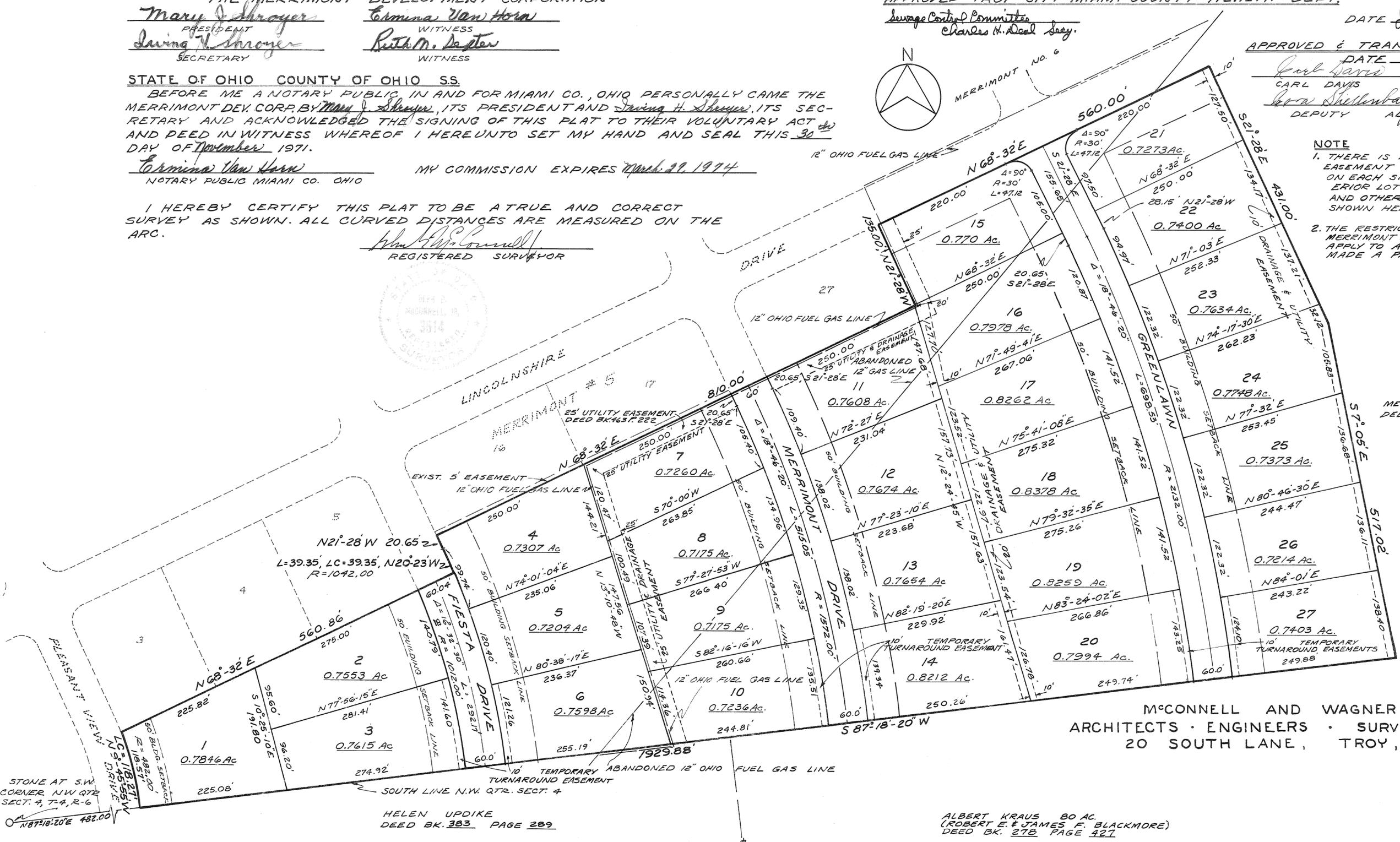
## APPROVED & TRANSFERRED

DATE August 7, 1972  
Carl Davis AUDITOR  
Dora Schellenbarger DEPUTY AUDITOR

## NOTE

1. THERE IS A 5' UTILITY EASEMENT HEREBY GRANTED ON EACH SIDE OF EACH INTERIOR LOT LINE OF THIS PLAT AND OTHER EASEMENTS AS SHOWN HEREON.
2. THE RESTRICTIVE COVENANTS OF MERRIMONT SUBD. NO. 6 SHALL APPLY TO AND ARE HEREBY MADE A PART OF THIS PLAT.

MERRIMONT DEV. CORP. DEED BK. 374, PAGE 497



McCONNELL AND WAGNER  
ARCHITECTS · ENGINEERS · SURVEYORS  
20 SOUTH LANE, TROY, OHIO

STONE AT SW CORNER NW QTR SECT. 4, T-4, R-6

HELEN UPDIKE  
DEED BK. 383 PAGE 289

ALBERT KRAUS 80 AC.  
(ROBERT E. & JAMES F. BLACKMORE)  
DEED BK. 278 PAGE 427



# CRESTWOOD ESTATES - SEC. FOUR

TOWN I - RANGE II - N.W. 1/4 SEC. 13 - STAUNTON TOWNSHIP  
MIAMI COUNTY - OHIO

LOTS = 16.010 AC.  
STREETS = 2.267 AC.  
TOTAL = 18.277 AC.

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

Protective covenants for this plat are the same as those for Crestwood Estates Section Three as recorded in Plat Book 10 Page 36 of the Miami County Record Plats.

A temporary 25 ft. wide turnaround easement is hereby reserved across the front of Lot 21 and Lot 34, said easement to be automatically vacated at such time as the street is extended.

BOOK 11, PAGE 63  
Miami County Recorder's record of recorded plats.  
File No. 88152  
Received for record 11:47 AM Sept. 7, 1972  
date  
Recorded in Plat Book No. 11, Page 63  
Fee: \$ 8.60

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

**DESCRIPTION**  
Being a subdivision of 18.277 Acres of a 56.007 Acre tract conveyed to Miami Realty Corporation by deed recorded in Vol. 424, Page 584, of the Miami County Deed Records.

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

MIAMI REALTY CORPORATION  
*Maxine Brandon* witness  
*William Houser* William Houser, president  
*Patricia L. Winsor* witness  
*J. Richard Gaier* J. Richard Gaier, secretary

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 11<sup>th</sup> day of August, 1972, before me, the undersigned, a notary public in and for said county and state, personally came Miami Realty Corporation by its president William Houser and its secretary J. Richard Gaier, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.  
July 21, 1975  
My Commission Expires  
*Patricia L. Winsor*  
Notary Public

**APPROVAL BY CITY OF TROY PLANNING COMMISSION**  
At a meeting of the City of Troy Planning Commission held this 17<sup>th</sup> day of June, 1972, this plat was approved.

*Marlen D. Reber* Chairman  
*Aue Knight* Secretary

**MIAMI COUNTY AUDITOR**  
Approved and transferred this 7<sup>th</sup> day of Sept., 1972.

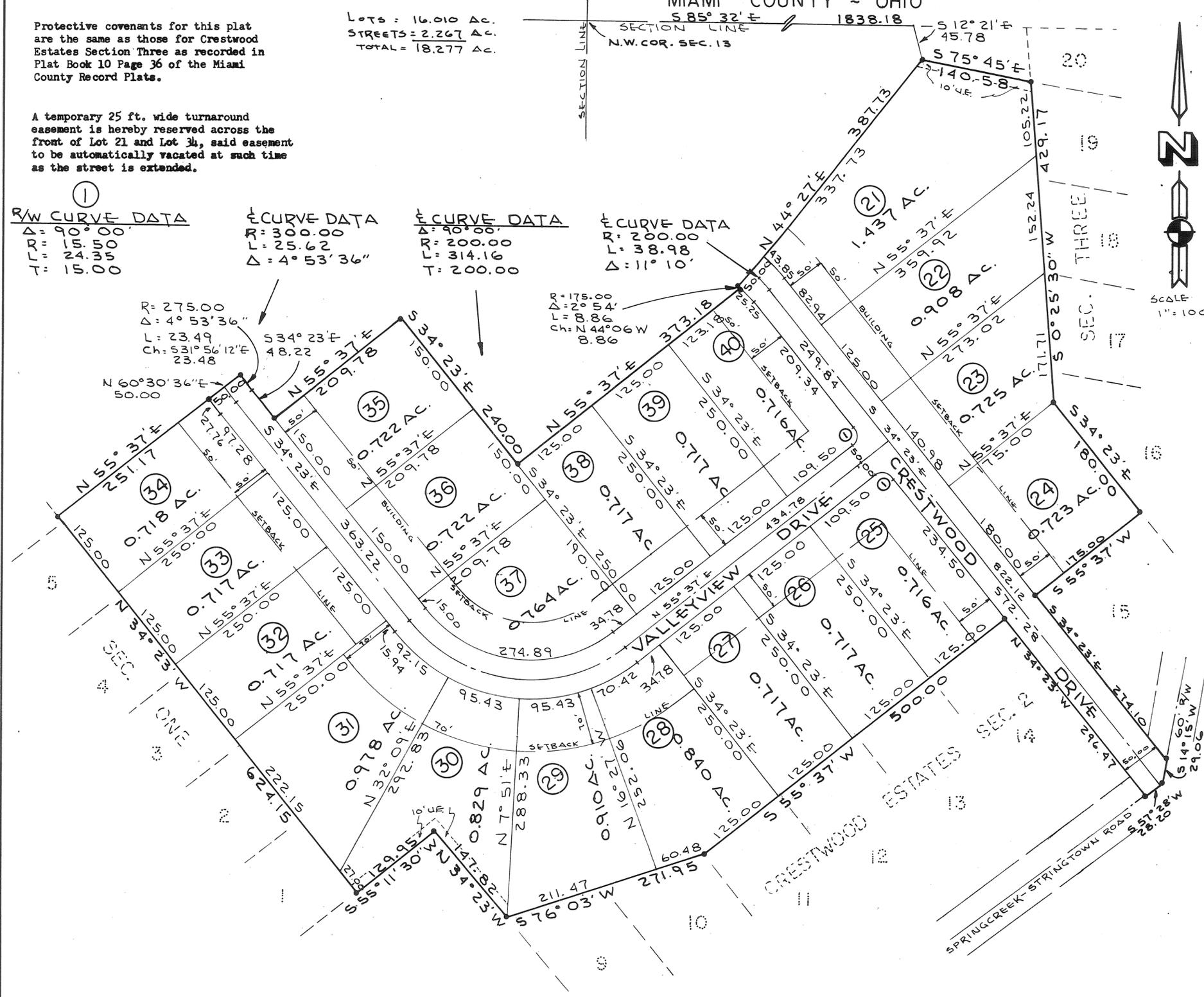
*Paul Davis* by *W. H. Schellinger* Deputy  
Miami County Auditor

**R/W CURVE DATA**  
Δ = 90° 00'  
R = 15.50  
L = 24.35  
T = 15.00

**ECURVE DATA**  
R = 300.00  
L = 25.62  
Δ = 4° 53' 36"

**ECURVE DATA**  
Δ = 90° 00'  
R = 200.00  
L = 314.16  
T = 200.00

**ECURVE DATA**  
R = 200.00  
L = 38.98  
Δ = 11° 10'



**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**  
*Ram A. Studebaker* Chairman  
*Lang B. Cline* sec.  
*Arthur D. Haddad*  
Miami County Engineer  
DATE August 14, 1972 No. 2221

**APPROVED BY MIAMI COUNTY COMMISSIONERS**  
*John D. Hoop*  
*Robert Clauson*  
*Bennett Cook*  
**ARTHUR D. HADDAD, by R.T. Snider,**  
Miami County Engineer  
DATE 6 SEPT. 1972  
DEPUTY

**APPROVED**  
By *Committee M.V. Adams*  
Date 12-1-71  
City of Miami County  
Health Department



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

Crestwood Estates- Section 4 for		
Miami Realty Corporation Troy - Ohio		
DANIEL D. TURNER AND ASSOC. Troy, Ohio		
*CIVIL ENGINEERING - LAND SURVEYING*		
DATE	Drawn by: T.S.	SHEET NO.
JUNE 1972	Traced by:	1/1
FILE NO.	Checked by: D.T.	
3-72-62	SCALE: 1" = 100'	

7-3-72 JT

DEDICATION

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

OWNERS: TIPPECANOE DEVELOPMENT INC. LIENHOLDERS: MIAMI CITIZEN'S NATIONAL BANK & TRUST CO.

Handwritten signatures of Alva M. Parsons, Thomas A. Thompson, Robert A. Reineke, William D. Mackellar, and Martha Davidson with their respective titles: President, Treasurer, Assistant Vice President, Assistant Cashier, and Witnesses.

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ALVA M. PARSONS, PRESIDENT AND THOMAS A. THOMPSON, TREASURER OF TIPPECANOE DEVELOPMENT INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND TREASURER AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 21 DAY OF August, 1972.

Brenda N. May NOTARY PUBLIC MY COMMISSION EXPIRES July 19, 1977

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ROBERT A. REINEKE ASST. VICE PRESIDENT AND WILLIAM D. MACKELLAR ASST. CASHIER OF MIAMI CITIZEN'S NATIONAL BANK AND TRUST CO. A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH ASST. VICE PRESIDENT AND ASST. CASHIER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH ASST. VICE PRESIDENT AND ASST. CASHIER AND THE FREE AND CORPORATE ACT AND DEED OF SAID MIAMI CITIZEN'S NATIONAL BANK AND TRUST CO. OF TIPP CITY, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 21 DAY OF August, 1972.

Brenda N. May NOTARY PUBLIC MY COMMISSION EXPIRES July 19, 1977

PROTECTIVE COVENANTS AND RESTRICTIONS

NOTE: THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THE RESTRICTIONS AND COVENANTS RECORDED WITH TIPPECANOE VILLAGE SECTION ONE (FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 10; PAGE 137) EXCEPT: THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL MAY 1, 2002 AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR TEN YEAR PERIODS UNLESS A MAJORITY OF THE THEN LAND OWNERS AGREE TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.

RAKE AND EAVE OVERHANGS ON DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL HAVE NO MINIMUM OVERHANG.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 24 DAY OF APRIL, 1972, THIS PLAT WAS APPROVED.

Philip H. Wampler, CHAIRMAN Jean C. Fair, SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 5th DAY OF SEPTEMBER, 1972, THIS PLAT WAS APPROVED BY ORDINANCE NO. 29-72

Thomas B. Kyle, PRESIDENT OF COUNCIL

Phyllis Gieseman, CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 7th DAY OF Sept, 1972.

Carl Davis, CARL DAVIS, MIAMI COUNTY AUDITOR BY: Con. Shellenbarger DEPUTY AUDITOR

TIPPECANOE VILLAGE-SECTION TWO

MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 7TH DAY OF SEPTEMBER, 1972, AT 3:27 P.M.

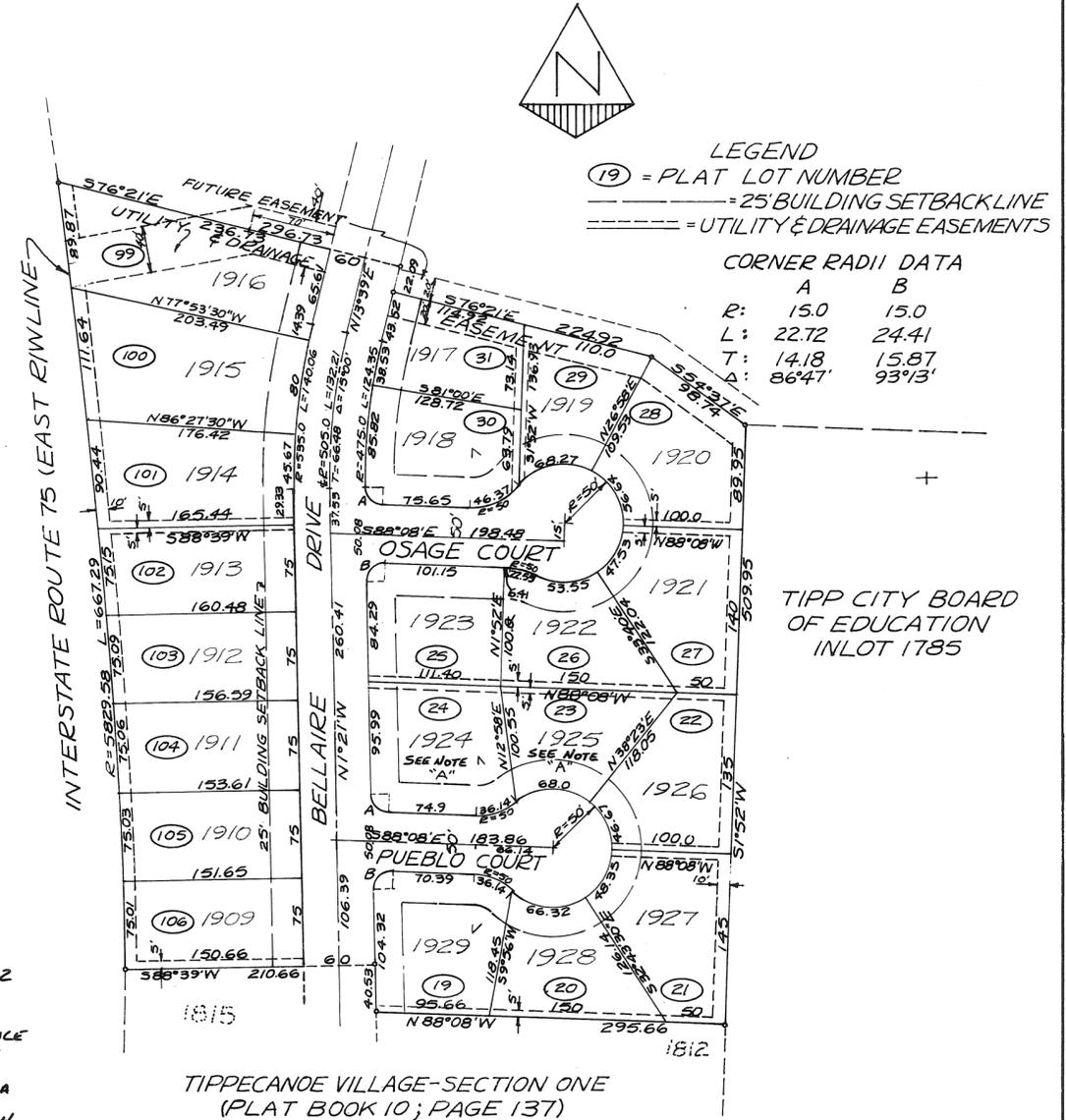
FILE NUMBER 88164 FEE \$8.60

Mary B. Gustin, MIAMI COUNTY RECORDER

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 7.439 ACRES ON INLOT 1770 IN TIPP CITY, OHIO ACQUIRED BY TIPPECANOE DEVELOPMENT INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 479; PAGE 890-892.

SCALE: 1 INCH = 100 FEET DATED: APRIL 17, 1972

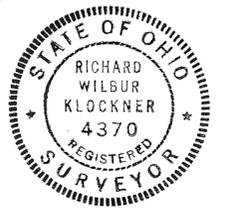


NOTE "A": SEE MISC. BOOK 26 PG. 582 FOR AFFIDAVIT CORRECTING LOT LINE BEARING & DISTANCE BETWEEN LOTS 1924 & 1925.

D. VENTURA DEPUTY 10-14-1994

NOTE "B": SEE MISC. BOOK 27 PG. 452 FOR AFFIDAVIT CORRECTING LOT LINE BEARING & DISTANCE BETWEEN LOTS 1928 & 1929

D. VENTURA DEPUTY 7-17-1995



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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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

# MEADOWVIEW VILLAGE - SECTION ONE

TOWN 4 - RANGE 6 - SEC. 9 N.E. QTR. - MONROE TOWNSHIP

MIAMI COUNTY - OHIO

LOTS = 10.640 AC.  
STREETS = 2.468 AC.  
TOTAL = 13.108 AC.

BOOK 11, PAGE 65  
Miami County Recorder's record  
of recorded plats

File No. 88386

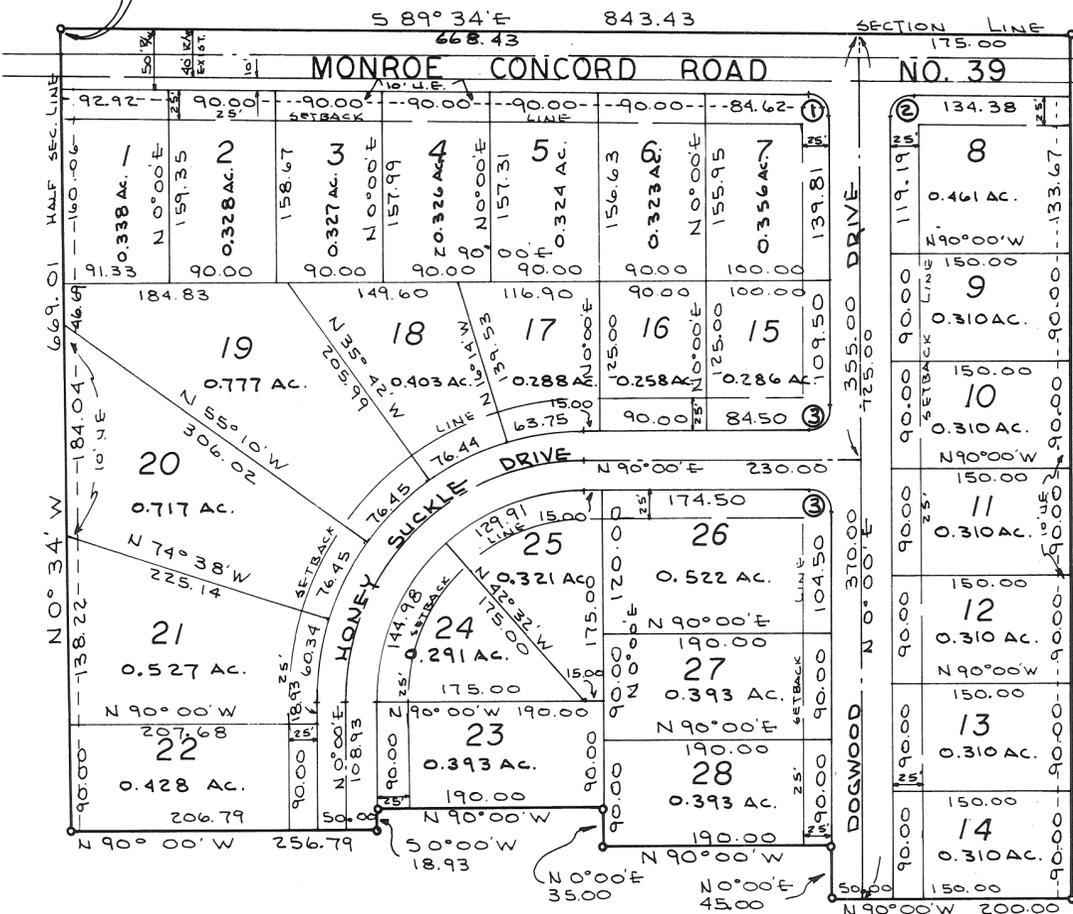
Received for record: 4:03 P.M. SEPT. 14, 1972  
time date

Recorded in Plat Book No. 11 Page 65

Fee: \$ 8.00  
Mary B. Austin  
Miami County Recorder

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

N.W. COR. N.E. QTR.  
SECTION 9  
T-4 R-6



NOTE  
A temporary 25 ft. wide turnaround  
easement is hereby reserved across the  
front of Lot 14 and Lot 22, said easement  
to be automatically vacated at such time  
as the street is extended.



SCALE: 1" = 100'

DESCRIPTION

Being a subdivision of 13.108 Acres of a 129.807 Acre tract conveyed to Hughes Development Company by deed recorded in Vol. 489, Page 770, of the Miami County Deed Records.

DEDICATION

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

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

Joe M. Turner  
witness  
Tom W. Steube  
witness

HUGHES DEVELOPMENT COMPANY  
Phillip L. Hughes, president  
Pauline S. Hughes, vice-president

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 12th day of Sept., 1972, before me, the undersigned, a notary public in and for said county and state, personally came Hughes Development Company by its president Phillip L. Hughes and its vice-president Pauline S. Hughes, both of them acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires DEC. 7, 1976

Daniel D. Turner  
Notary Public

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Delmar C. Kain V. CHAIRMAN  
Mary B. Cline - SECRETARY

Arthur D. Haddad  
Miami County Engineer  
DATE SEPT. 12, 1972 NO. 2226

APPROVED BY MIAMI COUNTY COMMISSIONERS

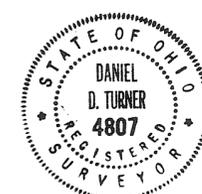
John J. Knoop  
Kenneth Cook  
Arthur D. Haddad  
Miami County Engineer

APPROVED BY TIPP CITY PLANNING COMMISSION

At a meeting of the Tipp City Planning Commission held this 26 day of June, 1972 this plat was approved.

Philip H. Wampler, Chairman  
Jean Fair, Secretary

MIAMI COUNTY AUDITOR  
Approved and transferred this 14th day of Sept., 1972.  
Carl Davis by Mary E. McEwen, Deputy  
Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
Daniel D. Turner  
DANIEL D. TURNER, registered surveyor no. 4807

Meadowview Village - Section One for		
Phillip L. and Pauline S. Hughes Tipp City, Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
*CIVIL ENGINEERING - LAND SURVEYING*		
DATE JUNE 1972	Drawn by: Traced by: Checked by:	T.S. D.T.
FILE NO.	SCALE: 1" = 100'	SHEET NO. 1/1

HONEY SUCKLE DR.  
CURVE DATA  
Δ = 90° 00'  
R = 200.00  
T = 200.00  
L = 314.16

R/W CURVE DATA  
① Δ = 89° 34'  
R = 15.50  
L = 24.23  
T = 15.38  
② Δ = 90° 26'  
R = 15.50  
L = 24.46  
T = 15.62  
③ Δ = 90° 00'  
R = 15.50  
L = 24.35  
T = 15.50

PROTECTIVE COVENANTS

- LAND USE - All lots shall be used for residential purposes only.
- DWELLING SIZE - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 900 square feet for a one floor plan, or as may be otherwise required by Miami County Zoning regulations.
- BUILDING LOCATION - No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than six ft. (6') to an interior lot line, except as may otherwise required by Miami County Zoning regulations.
- DIVISION OF LOTS - No lot shall be hereafter subdivided into additional residential lots.
- OTHER BUILDINGS - No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
- FENCES - No fence or solid hedge may be erected nearer to the street than the front side of the house.
- NUISANCES - No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
- TEMPORARY STRUCTURES - No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
- SIGNS - No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) sq.ft. or one sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
- LIVESTOCK - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
- TIME OF COVENANTS - These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until October 1, 1992, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the them owners of the lots, it is agreed to change said covenants.
- INVALIDATION OF COVENANTS - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
- ENFORCEMENT - These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

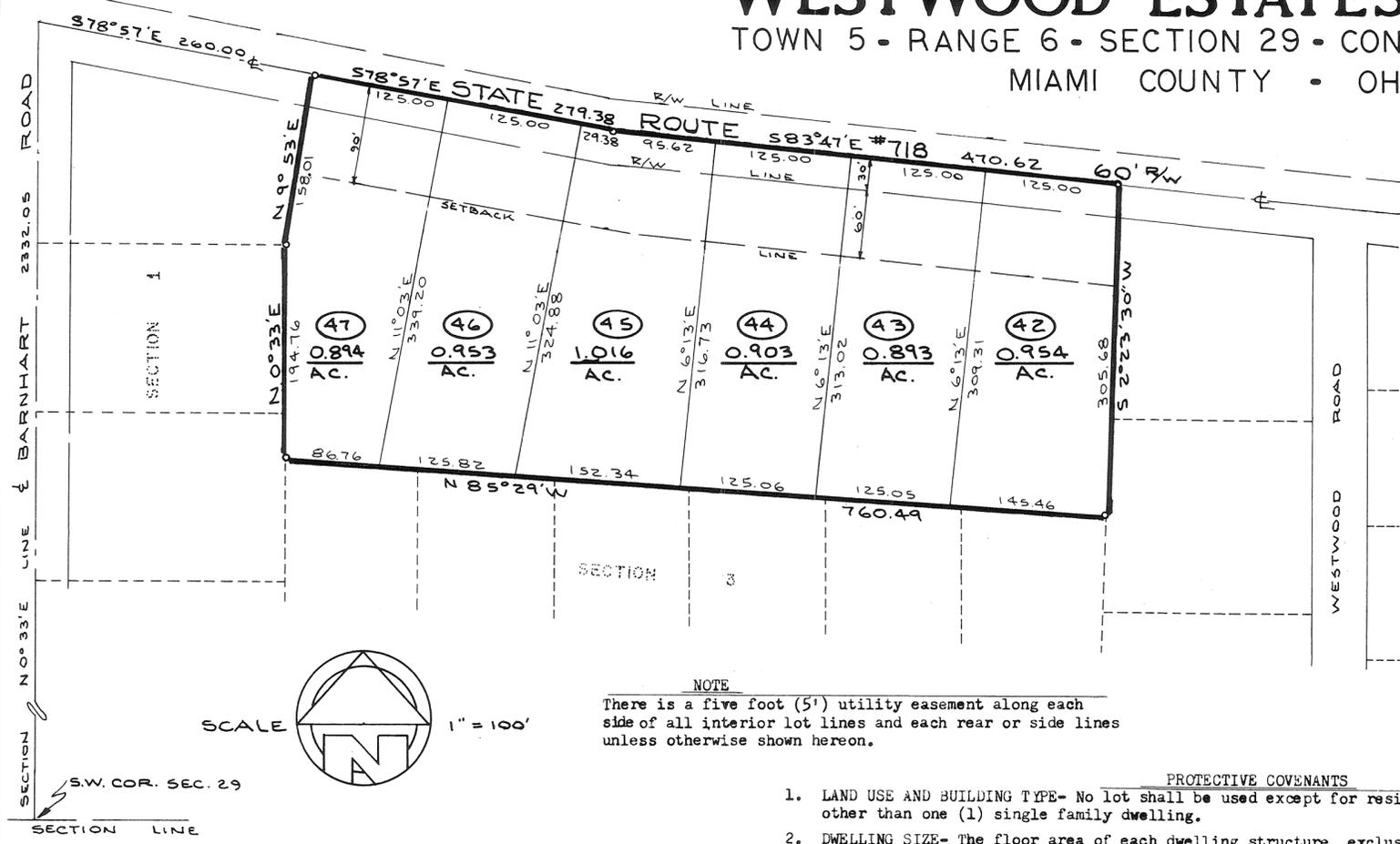
# WESTWOOD ESTATES - SEC. 4

## TOWN 5 - RANGE 6 - SECTION 29 - CONCORD TOWNSHIP

### MIAMI COUNTY - OHIO

BOOK 11, PAGE 66  
Miami County Recorder's  
record of recorded plats

MIAMI COUNTY RECORDER  
File No. 8827  
Received for record: 3:15 PM Sept 29 1972  
Recorded in Plat Book No. 11 Page 66  
Fee: \$ 8.50 May B. Gustin  
Miami County Recorder



**DESCRIPTION**  
Being a subdivision of 5.63 Acres of a 43.211 Acre tract conveyed to Daniel D. Turner and Gail W. Turner by deed recorded in Volume 379, Page 240, of the Miami County Deed Records.

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

*[Signatures]*  
witness  
Daniel D. Turner  
Gail W. Turner

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 22<sup>nd</sup> day of September 1972, before me, a notary public in and for said county and state, personally came Daniel D. Turner and Gail W. Turner, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission expires August 8, 1974  
*[Signature]*  
Notary Public, Miami County, Ohio

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

- PROTECTIVE COVENANTS**
1. LAND USE AND BUILDING TYPE- No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one (1) single family dwelling.
  2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1600 Sq. Ft. for one floor plans, 2000 Sq. Ft. for a split-level design, and 1000 Sq. Ft. on the first floor of a two story or one and one half story structure.
  3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the record plat. No building shall be located nearer than twenty (20) feet to any interior lot line.
  4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
  5. OTHER BUILDINGS- No trailer, basement, campshack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
  6. FENCES- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire field fencing or similar types of fencing may be used upon the property at any location.
  7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
  8. NUISANCES- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
  9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
  10. SIGNS- No signs or billboards of any kind shall be erected on any lot in this subdivision except one professional sign of not more than three Sq. Ft. or one sign of not more than five Sq. Ft. advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house.
  11. LIVESTOCK AND POULTRY- No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
  12. TIME OF COVENANTS - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until June 1, 1991, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
  13. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
  14. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
*[Signatures]*  
Chairman  
Sec.  
*[Signature]*  
Miami County Engineer  
DATE 9/25 1971. No. 2228

At a meeting of the City of Troy Planning Commission held this 17<sup>th</sup> day of June 1972, this plat was approved.  
*[Signatures]*  
President  
Secretary

MIAMI COUNTY AUDITOR  
Approved and transferred this 29<sup>th</sup> day of Sept 1972  
*[Signature]*  
Deputy



**APPROVED**  
By [Signature]  
Date 9-19-71  
Troy City - Miami County  
Health Department

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
*[Signature]*  
DANIEL D. TURNER, registered surveyor no. 4807

Westwood Estates- Section Four for Daniel D. and Gail W. Turner Troy - Ohio			
DANIEL D. TURNER and ASSOC. Troy-Ohio *CIVIL ENGINEERING-LAND SURVEYING*			
DATE	Drawn by:	T.S.	SHEET NO.
JUNE 1972	Traced by:	J.T.	1/1
FILE NO.	Checked by:	D.T.	
SCALE: 1" = 100'			

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

# EVANSTON ESTATES - SECTION ONE

## TOWN 4 • RANGE 6 • SEC. 28 SE. QTR. MONROE TOWNSHIP.

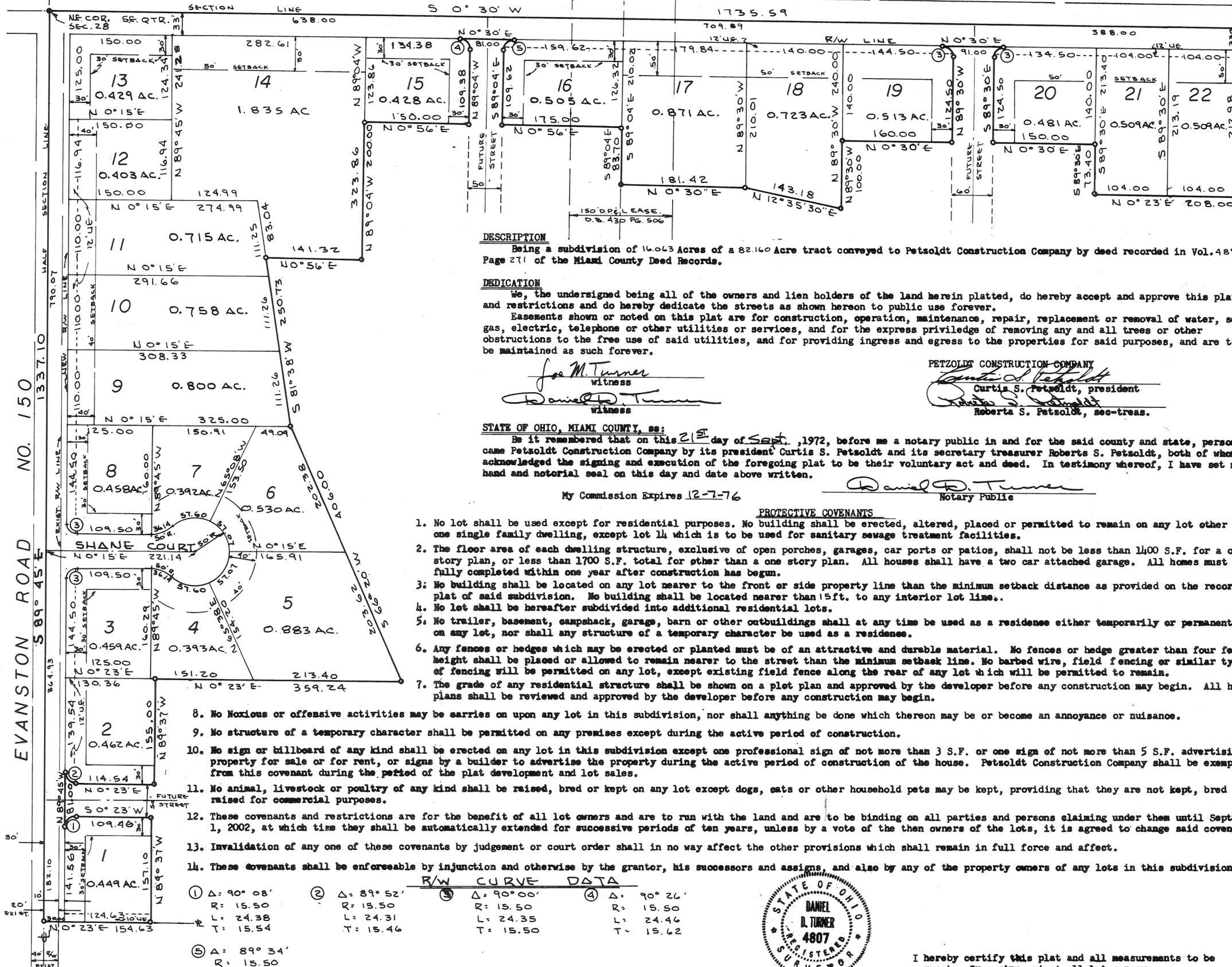
### MIAMI COUNTY • OHIO.

BOOK 11 PAGE 67  
Miami County Recorder's Record of Recorded Plats  
File No. 89112  
Received for record 1:41 PM Oct. 11, 1972  
date  
Recorded in Plat Book No. 11 Page 67  
Fee: \$ 8.00  
Mary B. Austin  
Miami County Recorder



COUNTY ROAD NO. 25-A 66' R/W

Lots: 13.505 AC.  
Streets: 2.558 AC.  
TOTAL 16.063 AC.



**DESCRIPTION**

Being a subdivision of 16.063 Acres of a 82.140 Acre tract conveyed to Petsoldt Construction Company by deed recorded in Vol. 489, Page 271 of the Miami County Deed Records.

**DEDICATION**

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

*Joe M. Turner*  
witness  
*Daniel D. Turner*  
witness

PETSOLDT CONSTRUCTION COMPANY  
*Curtis S. Petsoldt*  
Curtis S. Petsoldt, president  
*Roberta S. Petsoldt*  
Roberta S. Petsoldt, sec-treas.

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

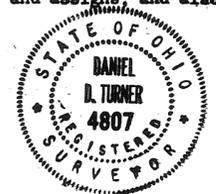
Be it remembered that on this 21<sup>st</sup> day of Sept, 1972, before me a notary public in and for the said county and state, personally came Petsoldt Construction Company by its president Curtis S. Petsoldt and its secretary treasurer Roberts S. Petsoldt, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

My Commission Expires 12-7-76

**PROTECTIVE COVENANTS**

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, except lot 14 which is to be used for sanitary sewage treatment facilities.
- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1400 S.F. for a one story plan, or less than 1700 S.F. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun.
- No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 15ft. to any interior lot line.
- No lot shall be hereafter subdivided into additional residential lots.
- No trailer, basement, campshack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
- Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
- No Noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
- No structure of a temporary character shall be permitted on any premises except during the active period of construction.
- No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 S.F. or one sign of not more than 5 S.F. advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Petsoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until September 1, 2002, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
- These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

R/W	CURVE	DATA
①	Δ: 90° 08'	R: 15.50 L: 24.38 T: 15.54
②	Δ: 89° 52'	R: 15.50 L: 24.31 T: 15.46
③	Δ: 90° 00'	R: 15.50 L: 24.35 T: 15.50
④	Δ: 90° 26'	R: 15.50 L: 24.46 T: 15.62
⑤	Δ: 89° 34'	R: 15.50 L: 24.23 T: 15.38



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

*Namuel Studelaker*  
*Mary B. Cline*

*Arthur D. Haddad*  
Miami County Engineer  
DATE Oct. 10, 1972 NO. 2231

APPROVED BY MIAMI COUNTY COMMISSIONERS

*John J. Knoop*  
*Henneth Cook*  
*Arthur D. Haddad*  
Miami County Engineer  
DATE Oct. 11, 1972

MIAMI COUNTY AUDITOR  
Approved and transferred this 11<sup>th</sup> day of Oct., 1972.

*Carl Davis by M.E. McErlane*  
Miami County Auditor Deputy

APPROVED BY TIPP CITY PLANNING COMMISSION

At a meeting of the Tipp City Planning Commission held this 26 day of June, 1972, this plat was approved.

*Philip H. Wampler*  
*Jean Fair*, Secretary

SEE DEED IN DEED BOOK 577 PAGE 235  
JUNE 6, 1972  
CIVIL ENGINEERING - LAND SURVEYING

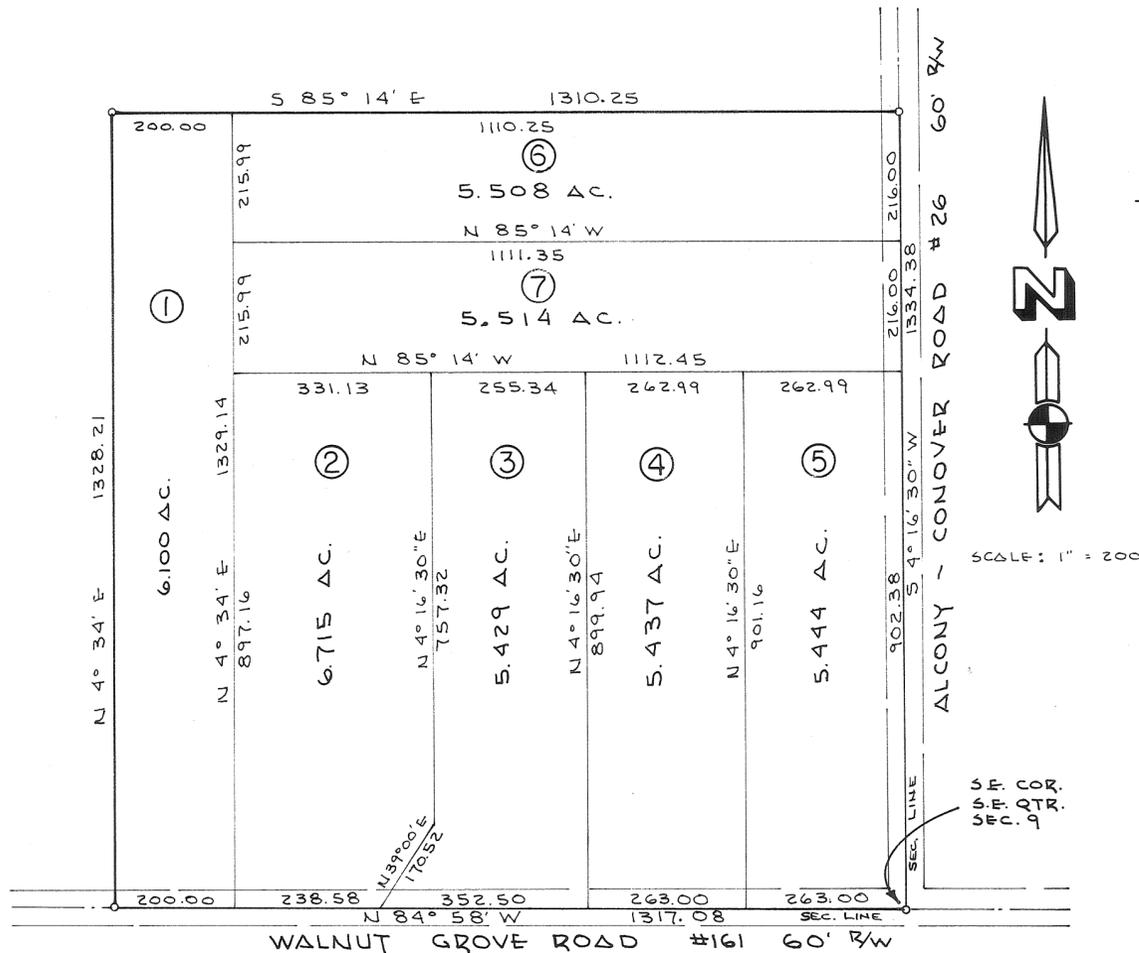
Evanston Estates- Section One for Petsoldt Construction Company Vandalia, Ohio DANIEL D. TURNER AND ASSOC. Troy- Ohio CIVIL ENGINEERING - LAND SURVEYING		
DATE JUNE 1972	Drawn by: TS Traced by: Checked by: DT	SHEET NO. 1/1
FILE NO.	SCALE: 1"=100'	

# WALNUT GROVE ACRES

RANGE 10-TOWN 2-SE 1/4 SEC. 9-ELIZABETH TOWNSHIP-MIAMI COUNTY-OHIO

BOOK 11 PAGE 68  
 Miami County Recorders Record  
 or Recorded Plats  
 File No. 89738  
 Received for record 9:14 A.M. Nov. 3, 1972  
 time date  
 Recorded in Plat Book No. 11 Page 68  
 Fee: \$ 8.60

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



ROAD DEDICATION  
 APPROVAL BY MIAMI COUNTY COMMISSIONERS

*Joseph P. Pennope*  
*Robert C. Cannon*  
*Bennett Cook*

*Paul D. Haddad*  
 MIAMI COUNTY ENGINEER

DATE: NOV. 3, 1972.

**DESCRIPTION**

Being a subdivision of 40.147 Acres of a 40 Acre Tract conveyed to Marvin Cawmer and Loretta Cawmer by deed recorded in Volume 250, Page 126, of the Miami County Deed Records.

**DEDICATION**

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

*Joe M. Turner*  
 witness

*Thomas W. Steinko*  
 witness

*Marvin Cawmer*  
 Marvin Cawmer

*Loretta Cawmer*  
 Loretta Cawmer

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

Be it remembered that on this 25<sup>th</sup> day of Oct., 1972, before me, the undersigned a notary public in and for said county and state, personally came Marvin Cawmer and Loretta Cawmer both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony thereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires 12-7-76

*Daniel D. Turner*  
 Notary Public

**MIAMI COUNTY AUDITOR**

Approved and transferred this 3<sup>rd</sup> day of Nov., 1972.

*Carl Davis*  
 Miami County Auditor  
 by *Mary E. McErlane, Deputy*

**PROTECTIVE COVENANTS**

- Only one single-family residence may be erected on any lot. No lot shall be further sub-divided for the purpose of additional residences.
- No residence building with less than 1200 Square feet of livable first floor space or in case of a split level, 1500 total livable Square feet, shall be erected on any lot.
- All dwellings shall be constructed on a solid stone, brick, concrete or concrete block foundation. The exterior shall be of a conventional design and covered with drop siding, wood or aluminum, stone, stucco, rock or brick. No asphalt shingle or composition siding is permitted. The roof shall be covered with wood, asphalt, asbestos or metal shingles. Roll or rubberoid roofing is not permitted. Any building shall be fully completed within a period of twelve months from the time of beginning construction.
- Set-back, side and rear yard clearances will be in accordance with the Elizabeth Township zoning resolution.
- No basement or garage shall be used as a temporary or permanent residence.
- No unlicensed motor vehicle (normally required to be licensed) shall be permitted on any lot unless enclosed within a suitable building.
- No boat or travel trailer shall remain in front of any residence but shall be kept to the side or behind the residence.
- No noxious or offensive activities shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- Farm animals, livestock or poultry may be kept on lots providing that they are properly maintained and in such a manner that covenant number 8 is not violated.
- These covenants are for the benefit of the lot owners, and are to run with the land and shall be binding on all parties claiming under them until December 31, 1992, at which time they shall automatically be extended for successive periods of ten years, unless a vote of the then land owning majority agrees to a change of said covenants. These covenants shall be enforceable by injunction or other lawful means by the owners of the within lots, their successors and assigns.

Note: Restriction -  
 Health must approve location  
 of houses & sewage systems

APPROVED  
 Supt. of Zoning & Planning  
 BY *J.D. Sewage Comm.*  
 Date 11-1-72  
 City of Miami County  
 Health Department

POOR SOIL



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners, and on right-of-way lines of roads.

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

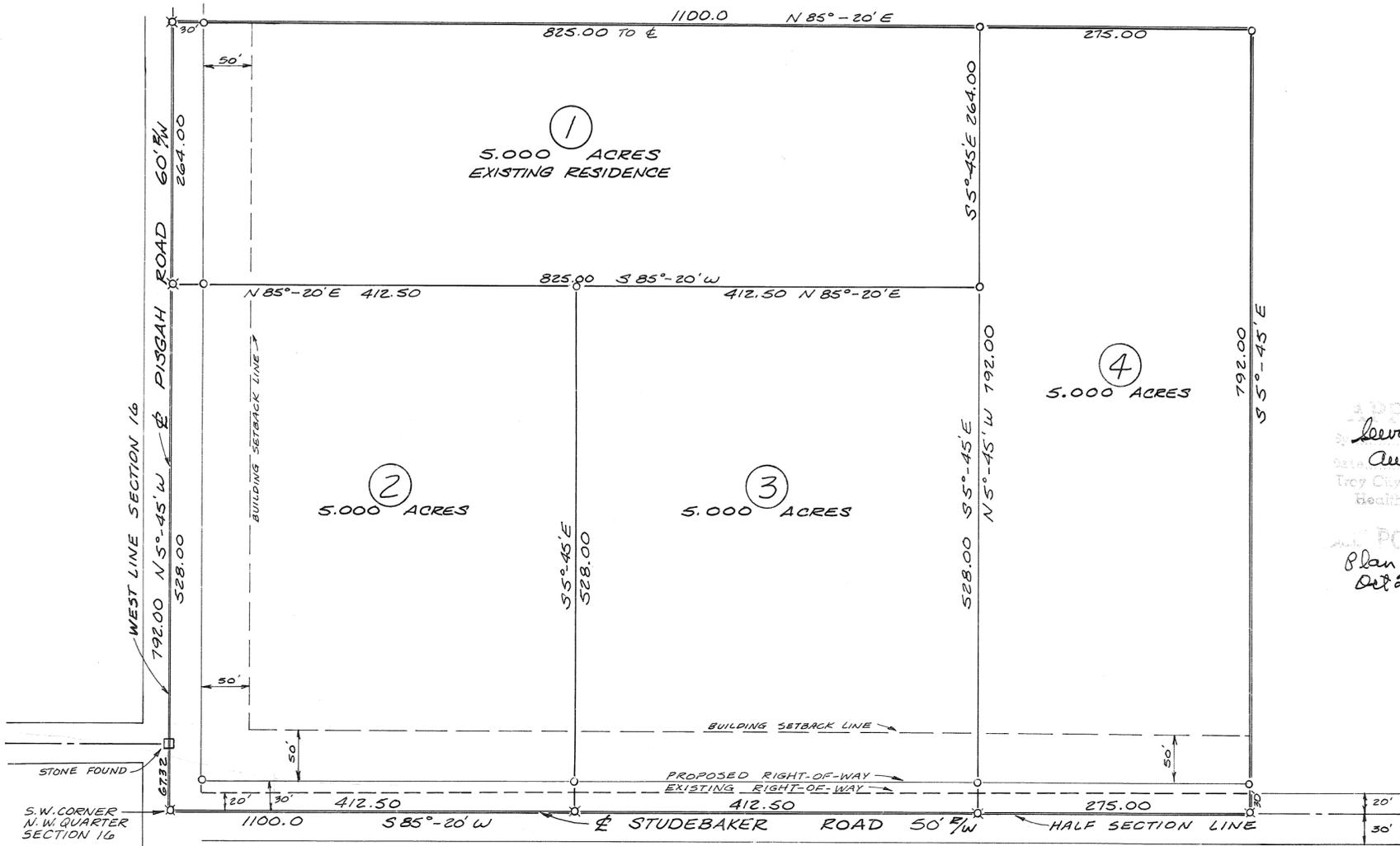
Walnut Grove Acres for Marvin Cawmer and Loretta Cawmer		
DANIEL D. TURNER AND ASSOC. Troy Ohio *CIVIL ENGINEERING - LAND SURVEYING*		
DATE Oct. 1972	Drawn by: Traced by: Checked by:	T.S. J.T.
FILE NO.	SCALE: 1" = 200'	SHEET NO. 1/1

# ROLLING HILLS

TOWN 2 - RANGE 9 - SECTION 16 - N.W. 1/4 - BETHEL TOWNSHIP - MIAMI COUNTY, OHIO

SCALE: 1" = 100'

BOOK 11 PAGE 69  
 MIAMI CO. RECORDER'S PLAT RECORDS  
 FILE NO. 90200  
 REC'D. FOR RECORD Nov. 20, 1972  
 AT 2:50 P.M. FEE: \$8.60  
*Mary B. Gustin*  
 MIAMI COUNTY RECORDER



**DESCRIPTION:**

BEING A SUBDIVISION OF 20.000 ACRES LOCATED IN SECTION 16, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI CO., OHIO, CONVEYED TO BERNICE AND EUNICE PENROD BY DEED RECORDED IN VOL. 484 PAGE 11 OF THE MIAMI CO. RECORDER'S DEED RECORDS.

**DEDICATION:**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO DEDICATE THE INCLUDED HIGHWAY RIGHT-OF-WAY TO THE PUBLIC USE FOREVER.

APPROVED  
 Sewage Committee  
 Aug. 23, 1972  
 Troy City, Miami County  
 Health Department  
 POOR SOIL  
 Plan submitted  
 Oct 24, 1972

*Bernice Penrod*  
*Eunice Penrod*  
*Frank J. Fennell* PRES.  
*Isabel J. Sedrow* ASST. SECY.  
*Delbert J. Fox*  
*G. J. Wist*  
*Andrus Stark*  
*Harold L. Jackson*

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

BE IT REMEMBERED THAT ON THIS 30th DAY OF SEPT., 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

*G. J. Wist*  
 NOTARY PUBLIC IN AND FOR MIAMI CO.  
 MY COMMISSION EXPIRES (NO EXP. DATE)  
 EDWARD J. WIST, Attorney  
 NOTARY PUBLIC - STATE OF OHIO  
 My commission has no expiration date.  
 Section 147.03 R.C.

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. IRON PINS AND SPIKES SET AT ALL LOT CORNERS AND RIGHT-OF-WAY LINES.

*John E. Connelley*



APPROVED & TRANSFERRED  
 THIS 20th DAY OF Nov., 1972  
*Carl Davis*  
 CARL DAVIS AUDITOR  
 BY *Mary E. McErlane*  
 DEPUTY AUDITOR

MCCONNELL-WAGNER-ASSOCIATES  
 ARCHITECTS - ENGINEERS - SURVEYORS  
 20 SOUTH LANE TROY, OHIO

APPROVED BY  
 BETHEL TWP. PLANNING COMMISSION  
 THIS 2 DAY OF October, 1972  
*James R. Juchacz*  
*John C. Miller*  
*P. E. Gustin*  
*James E. Humerick*

APPROVED BY  
 BETHEL TOWNSHIP TRUSTEES  
 THIS 30 DAY OF October, 1972  
*Earl F. Houser*  
*Charles Houser*  
*Maurice Lynch*

FOR ROAD DEDICATION  
 MIAMI COUNTY ENGINEER  
 THIS 17th DAY OF Nov., 1972  
*Arthur D. Haddad*

FOR ROAD DEDICATION  
 MIAMI COUNTY COMMISSIONERS  
 THIS 17th DAY OF Nov., 1972  
*John E. Connelley*  
*Harold E. Connelley*

**RESTRICTIVE COVENANTS**

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, PLACED, ALTERED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY RESIDENCE EXCEPT FOR LIVESTOCK ENCLOSURES.
2. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, CAR PORTS, GARAGES OR PATIOS SHALL BE NOT LESS THAN 1400 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, 1300 SQUARE FEET FOR SPLIT LEVEL DESIGN, AND 1000 SQUARE FEET ON THE FIRST FLOOR OF A 1 1/2 OR 2 STORY STRUCTURE.
3. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE AS SHOWN ON THIS PLAT, OR NEARER TO THE SIDE LOT LINE THAN 20 FEET.
4. NO LOT SHALL BE SUBDIVIDED INTO ADDITIONAL BUILDING SITES UNTIL A CENTRAL SEWERAGE SYSTEM IS MADE AVAILABLE.
5. NO TEALORS, BASEMENTS, CAMP SHACK, GARAGE, BARN, OR ANY OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON ANY LOT IN THIS SUBDIVISION.
6. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON TO WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. HOUSEHOLD PETS AND FARM ANIMALS (LIVESTOCK AND POULTRY) MAY BE KEPT ON LOTS IN THIS SUBDIVISION PROVIDING THAT THEY ARE PROPERLY MAINTAINED IN SUCH A MANNER THAT COVENANT NO. 6 IS NOT VIOLATED.
8. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE SQUARE FEET, OR ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE DURING CONSTRUCTION.
9. THESE RESTRICTIVE COVENANTS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM UNTIL SEPTEMBER 15, 1992, AT WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A VOTE OF A MAJORITY OF THE LOT OWNERS AT THAT TIME, IT IS AGREED TO CHANGE SAID COVENANTS.
10. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREIN STATED.
11. THESE COVENANTS SHALL BE ENFORCABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS, AND ASSIGNS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

HATHAWAY VILLAGE SECTION FIVE

PLAT BOOK 11 PAGE 70 MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 7TH DAY OF DECEMBER, 1972, AT 8:01 A.M. FILE NO. 90585 FEE \$ 8.60

Mary B. Gustin MARY B. GUSTIN, RECORDER

HATHAWAY VILLAGE DEVELOPMENT CO.

J. Jesse Chamberlain JESSE CHAMBERLAIN, VICE PRESIDENT

J. Clayton Finch J. CLAYTON FINCH, SECRETARY

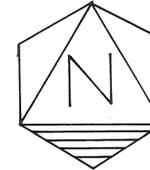
Herbert W. Rose HERBERT W. ROSE, WITNESS

James H. Carter JAMES H. CARTER, WITNESS

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 11.8385 ACRES WHICH ARE IN OUTLOT 83 IN TIPP CITY, OHIO, SAME BEING ACQUIRED BY HATHAWAY VILLAGE DEVELOPMENT CO. BY DEED RECORDED IN DEED BOOK 494, PAGE 38 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

SCALE: 1" = 100 FEET DATED: 25 SEPTEMBER 1972



HATHAWAY VILLAGE SECTION THREE PLAT BK. 10, PG. 144

STATE OF OHIO - COUNTY OF MIAMI S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED JESSE CHAMBERLAIN, VICE PRESIDENT AND J. CLAYTON FINCH, SECRETARY OF HATHAWAY VILLAGE DEVELOPMENT CO., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND SECRETARY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 15th DAY OF November, 1972.

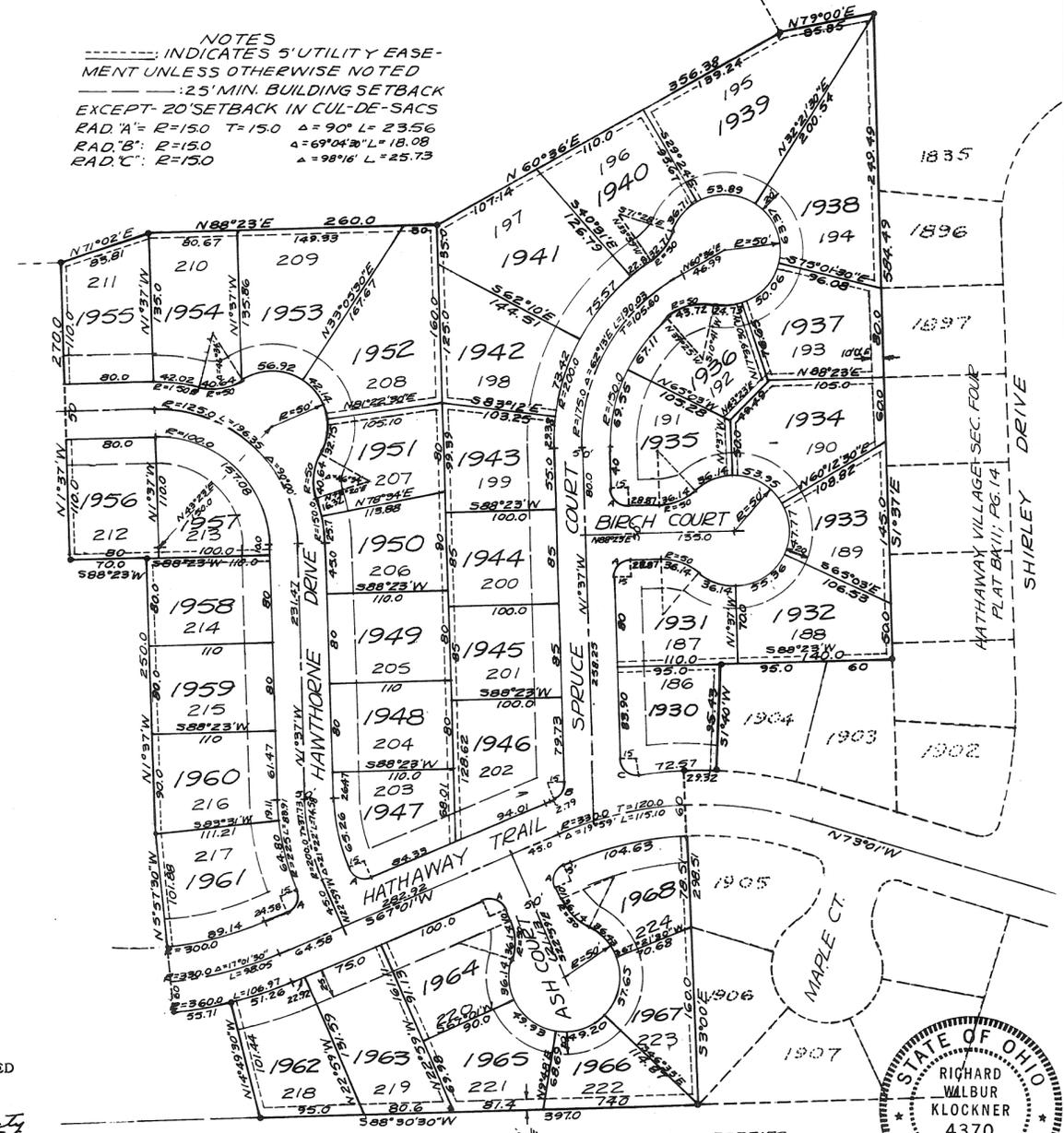
Herbert W. Rose HERBERT W. ROSE, NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 1977

NOTES: INDICATES 5' UTILITY EASEMENT UNLESS OTHERWISE NOTED. EXCEPT: 20' SETBACK IN CUL-DE-SACS. RAD. A: R=150 T=150 A=90° L=23.56. RAD. B: R=150 A=69°04'30" L=18.08. RAD. C: R=150 A=98°16' L=25.73

THE PROTECTIVE COVENANTS AND RESTRICTIONS

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED SINGLE OR MULTIPLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT LESS THAN ONE (1) CAR AND A NONCOMMERCIAL GREEN HOUSE NOT TO EXCEED 350 SQUARE FEET.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TWO (2) FEET TO ANY SIDE LOT LINE, NOR SHALL THE SUM OF THE SIDE YARDS BE LESS THAN TWELVE (12) FEET. NO ROOF PROJECTION SHALL BE ALLOWED TO EXTEND BEYOND ANY PROPERTY LINE. THIS RESTRICTION EXCLUDES STEPS AND OPEN PORCHES.
3. NO LOT AS SHOWN ON THE RECORDED PLAT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
4. THE GROUND FLOOR AREA OF THE MAIN BUILDING OF ANY DWELLING UNIT CONSTRUCTED IN THIS SUBDIVISION, EXCLUSIVE OF ONE STORY OPEN PORCHES, AND GARAGES, SHALL NOT BE LESS THAN 864 SQUARE FEET FOR A ONE OR ONE AND ONE-HALF STORY STRUCTURE, OR NOT LESS THAN 800 SQUARE FEET FOR A TWO AND ONE-HALF STORY STRUCTURE. A ONE (1) CAR GARAGE OF NOT LESS THAN 220 SQUARE FEET SHALL BE REQUIRED FOR EACH SINGLE FAMILY DWELLING CONSTRUCTED IN THIS SUBDIVISION.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE TO THE STREET LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED TWO (2) FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND NEARER THAN SIX (6) FEET TO THE GROUND. FENCING AND HEDGES ERECTED OR PLANTED ON ANY LOT IN THIS SUBDIVISION MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL.
8. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
9. NO BUILDING, STRUCTURE OR LANDSCAPING SHALL BE ERECTED OR PLACED NOR SHALL ANY MATERIAL OR REFUSE BE PLACED OR STORED ON ANY LOT WITHIN TEN (10) FEET OF THE PROPERTY LINE ADJUTING ANY PARK AREA OR WITHIN TEN (10) FEET OF THE EDGE OF ANY OPEN WATER COURSE, EXCEPT THAT CLEAN FILL MAY BE PLACED NEARER, PROVIDED THAT THE NATURAL WATER COURSE IS NOT ALTERED OR BLOCKED BY SUCH FILL. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL BUILDING PLANS, SPECIFICATIONS, PLOT PLAN, AND LANDSCAPING PLAN HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, HATHAWAY VILLAGE DEVELOPMENT CO. OF THEIR AUTHORIZED REPRESENTATIVE.
10. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
11. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES; AND NO DOGS, CATS OR OTHER HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON ANY LOT WITHIN PUBLIC VIEW.
12. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL OCTOBER 1, 2002, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
13. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 6th DAY OF December, 1972.

Carl Davis by Mary E. McErlane, Deputy CARL DAVIS, MIAMI COUNTY AUDITOR

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 25TH DAY OF SEPTEMBER, 1972, THIS PLAT WAS REVIEWED AND APPROVED.

Philip W. Wampler CHAIRMAN

Jean C. Fair SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 4TH DAY OF DECEMBER, 1972, THIS PLAT WAS APPROVED BY ORDINANCE NO. 43-72.

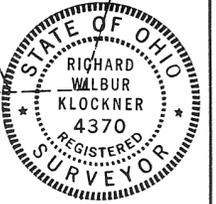
Thomas B. Kife PRESIDENT OF COUNCIL

Phyllis Timmerman CLERK OF COUNCIL

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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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



# MELISSTON HILLS EAST

PLAT BOOK NO. 11 PAGE NO. 71  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 18 DAY  
 OF DECEMBER 1972 AT 11:28 A.M.

FILE NUMBER 90829 FEE \$ 17.20

Mary B. Justin  
 MIAMI COUNTY RECORDER

FOR ROAD DEDICATION  
 THIS PLAT APPROVED BY THE MIAMI COUNTY  
 COMMISSIONERS THIS 15<sup>TH</sup> DAY OF DECEMBER, 1972.

John H. Kuoop  
Robert Clawson

Kenneth Cook  
 MIAMI COUNTY COMMISSIONERS

Arch A. Habel  
 MIAMI COUNTY ENGINEER

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

APPROVED  
 Subject to Zoning Approval  
 By Severage Comm.  
 Date June 7, 1972  
 Troy City-Health County  
 Health Department

Charles H. Deal Dec. 4, 1972  
 Home sites must be on high points of lots and  
 not to interfere with water course.

APPROVED AND TRANSFERRED THIS  
18<sup>TH</sup> DAY OF December 1972.

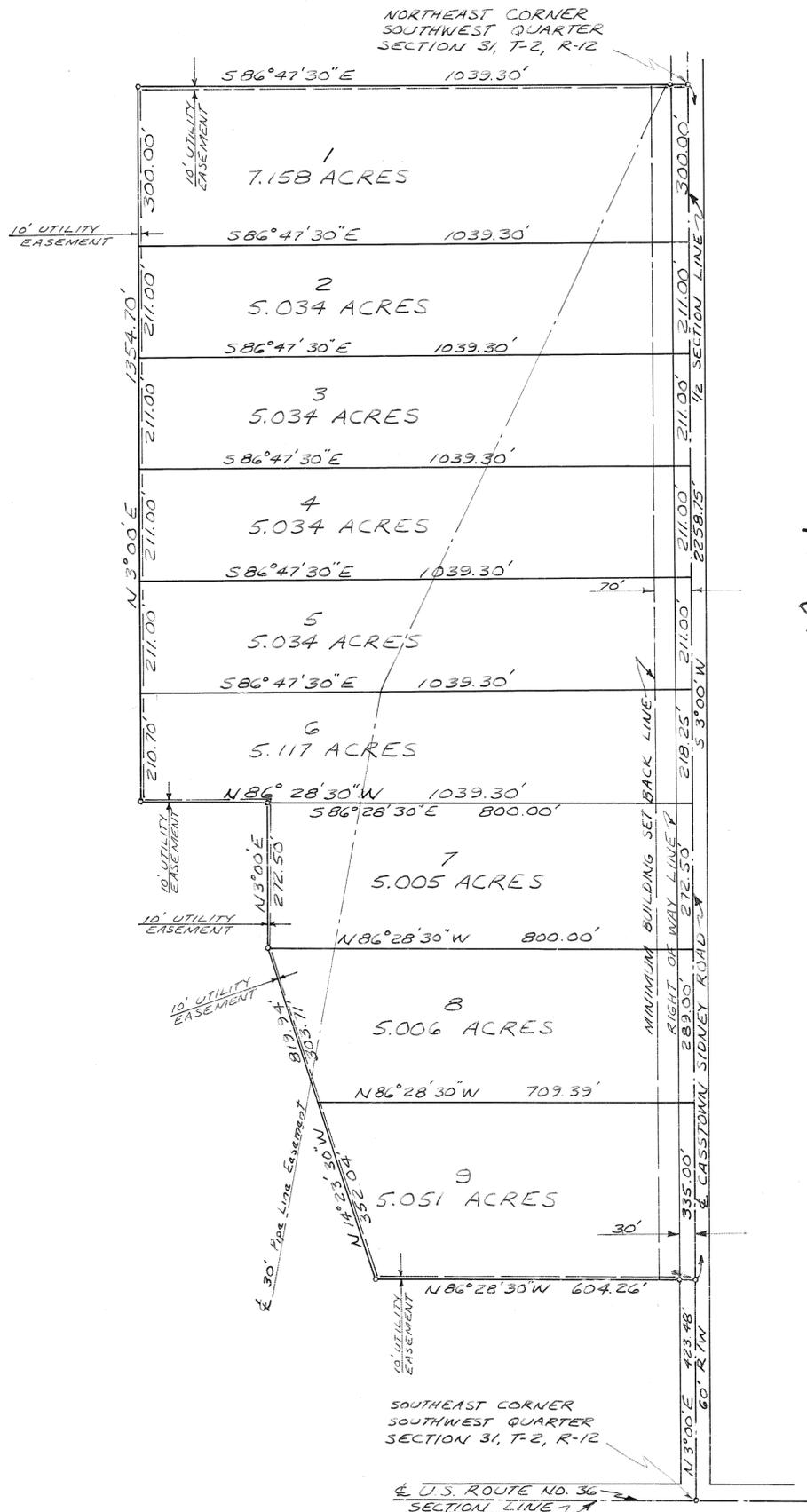
Carl Davis by Mary E. McErlane, Deputy  
 MIAMI COUNTY AUDITOR

IRON PINS OR RAILROAD SPIKES ARE  
 SET AT ALL LOT CORNERS AND RIGHT  
 OF WAY LINES.

PREPARED BY: SNIDER-TREON & ASSOCIATES  
 WEST MILTON & TROY, OHIO

I HEREBY CERTIFY THAT ALL MEASURE-  
 MENTS ARE CORRECT AS SHOWN HEREON.

Michael H. Treon  
 MICHAEL H. TREON  
 REGISTERED SURVEYOR NO. 5621



2 12 S.W. 31 BROWN  
 TOWN RANGE QUARTER SECTION TOWNSHIP

DESCRIPTION  
 BEING A SUBDIVISION OF 47.473 ACRES OF A  
 TOTAL OF 89.639 ACRES ACQUIRED BY  
 THOMAS C. AND PHYLLIS R. JOHNSTON BY  
 DEED FILED MIAMI COUNTY RECORDER'S  
 RECORD OF DEEDS BOOK NO. 492 PAGE NO. 738

SCALE 1" = 200'

### DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS  
 SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE  
 EXECUTION OF THE SAID PLAT AND TO DEDICATE THE  
 ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC  
 USE FOREVER.

Thomas C. Johnston  
 THOMAS C. JOHNSTON

Michael H. Treon  
 WITNESS

Phyllis R. Johnston  
 PHYLLIS R. JOHNSTON

Paul E. Johnson  
 WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS,  
 WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE  
 FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY  
 NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO ON  
 THIS 18<sup>TH</sup> DAY OF NOV. 1972.

Paul E. Johnson  
 NOTARY PUBLIC

MY COMMISSION  
 EXPIRES OCT. 19, 1976

# MELISSTON HILLS EAST

PLAT BOOK NO. 11 PAGE NO. 71A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 197\_ AT \_\_\_\_\_ M.  
FILE NUMBER \_\_\_\_\_ FEE \$ \_\_\_\_\_

## RESTRICTIVE COVENANTS

MIAMI COUNTY RECORDER

- 1 NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING, AND A BARN. A GARAGE WILL BE PERMITTED IN ADDITION TO A BARN. NO SUCH BUILDING CAN BE MADE OF UNSIGHTY MATERIAL OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
- 2 THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL BE NOT LESS THAN 720 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN; 1400 SQUARE FEET FOR A SPLIT LEVEL DESIGN; AND 900 SQUARE FEET ON THE FIRST FLOOR OF TWO OR ONE AND ONE HALF STORY DESIGN.
- 3 NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SET BACK LINE SHOWN, NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR OR PERIMETER LOT LINES.
- 4 NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
- 5 NO BASEMENTS, CAMP, SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
- 6 ANY DWELLING TO BE CONSTRUCTED ON ANY LOT HEREIN SHALL BE COMPLETELY UNDER ROOF WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION OF THE SAME, AND THE SURROUNDING AREA CLEARED OF DEBRIS AND EXCAVATED DIRT RESULTING THEREFROM.
- 7 ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT WITH THE EXCEPTION OF ANY FENCE ERECTED ON THE OUTERMOST PERIMETER OF THIS PLAT.
- 8 NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING. NO JUNK PILE OR STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL SHALL BE PERMITTED ON ANY LOT.
- 9 NO BOAT OR TRAILER SHALL REMAIN IN THE FRONT OF ANY DWELLING, BUT SHALL BE KEPT ALONGSIDE OR BEHIND SAID DWELLING.
- 10 THE WEEDS SHALL BE KEPT CUT ON EACH LOT HEREIN, EITHER PRIOR TO CONSTRUCTION OF A DWELLING OR AFTER CONSTRUCTION OF THE SAME, UNLESS THE LOT IS BEING USED FOR AGRICULTURAL PURPOSES BY THE DEVELOPER.
- 11 NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
- 12 NO SWINE OR POULTRY OF ANY KIND SHALL BE BRED, RAISED OR KEPT FOR COMMERCIAL PURPOSES ON ANY LOT IN THIS SUBDIVISION. THIS CLAUSE SHALL NOT BE CONSTRUED TO PREVENT THE BREEDING OF A HORSE, PONY, COW, DOG, CAT OR OTHER HOUSEHOLD PETS.
- 13 UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM HAS BEEN CONSTRUCTED TO SERVE THIS SUBDIVISION, A SEWAGE DISPOSAL SYSTEM CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI COUNTY BOARD OF HEALTH SHALL BE INSTALLED TO SERVE EACH DWELLING. THE EFFLUENT FROM SEPTIC TANKS SHALL NOT BE PERMITTED TO DISCHARGE INTO A STREAM, OPEN DITCH OR DRAIN TILE.
- 14 UNTIL SUCH TIME AS A PUBLIC WATER SUPPLY SYSTEM IS AVAILABLE TO SERVE THIS SUBDIVISION, DRINKING WATER SHALL BE SUPPLIED FROM INDIVIDUAL WELLS, DRILLED FOR EACH DWELLING ERECTED IN THE PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI COUNTY BOARD OF HEALTH.
- 15 THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1, 1983, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS, UNLESS A VOTE OF THE MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
- 16 THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.
- 17 INVALIDATION OF ANY ONE OF THESE RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 18 NO INDUSTRIAL OR COMMERCIAL USE SHALL BE CARRIED ON WITHIN SAID PLAT, EXCEPT THAT WHICH IS ORDINARILY CARRIED ON IN A HOME, SUCH AS INSURANCE, REAL ESTATE, MUSIC TEACHING AND BEAUTY SHOP. SIGNS ADVERTISING SUCH USE SHALL BE LIMITED TO ONE SIGN PER LOT AND NOT MORE THAN 10 SQUARE FEET.

CONSENT TO DEDICATION  
 WE, THE UNDERSIGNED, BEING ALLOF THE OWNERS OF THE PARTS OF INLOTS 1949 & 1950 IN TROY, OHIO, SHOWN HEREON AS BEING DEDICATED FOR PUBLIC ALLEY PURPOSES DO HEREBY VOLUNTARILY CONSENT TO SAID ALLEY DEDICATION TO THE PUBLIC USE FOREVER

COMMUNITY MEDICAL CENTER  
 OF TROY  
 A JOINT VENTURE PARTNERSHIP

*Robert L. Buchanan*  
*Robert D. Davis, M.D.*  
*Melba B. Meeker, M.D.*  
 BY ITS ABOVE NAMED  
 MANAGING PARTNERS:

# ALLEY DEDICATION-TROY, OHIO

DEDICATION OF 20' ALLEY, BEING PART OF INLOTS 1949 AND 1950 IN TROY, OHIO.

SCALE: 1"=40' AUGUST-1971

PLAT BOOK 11 PAGE 72  
 MIAMI COUNTY RECORDERS  
 RECORD OF PLATS. RECEIVED  
 FOR RECORD THIS 12 DAY OF  
 JANUARY 1973. AT 3:20 P.M.  
 FILE NO. 91389 FEE \$8.60  
*Mary B. Gustin*  
 MARY B. GUSTIN, RECORDER

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 PERSONALLY APPEARED, THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 30<sup>TH</sup> DAY OF AUGUST 1972.

*Thomas H. Rodgers*  
 NOTARY PUBLIC MY COMMISSION EXPIRES: HAS NO EXPIRATION DATE, O.R.C. §147.03

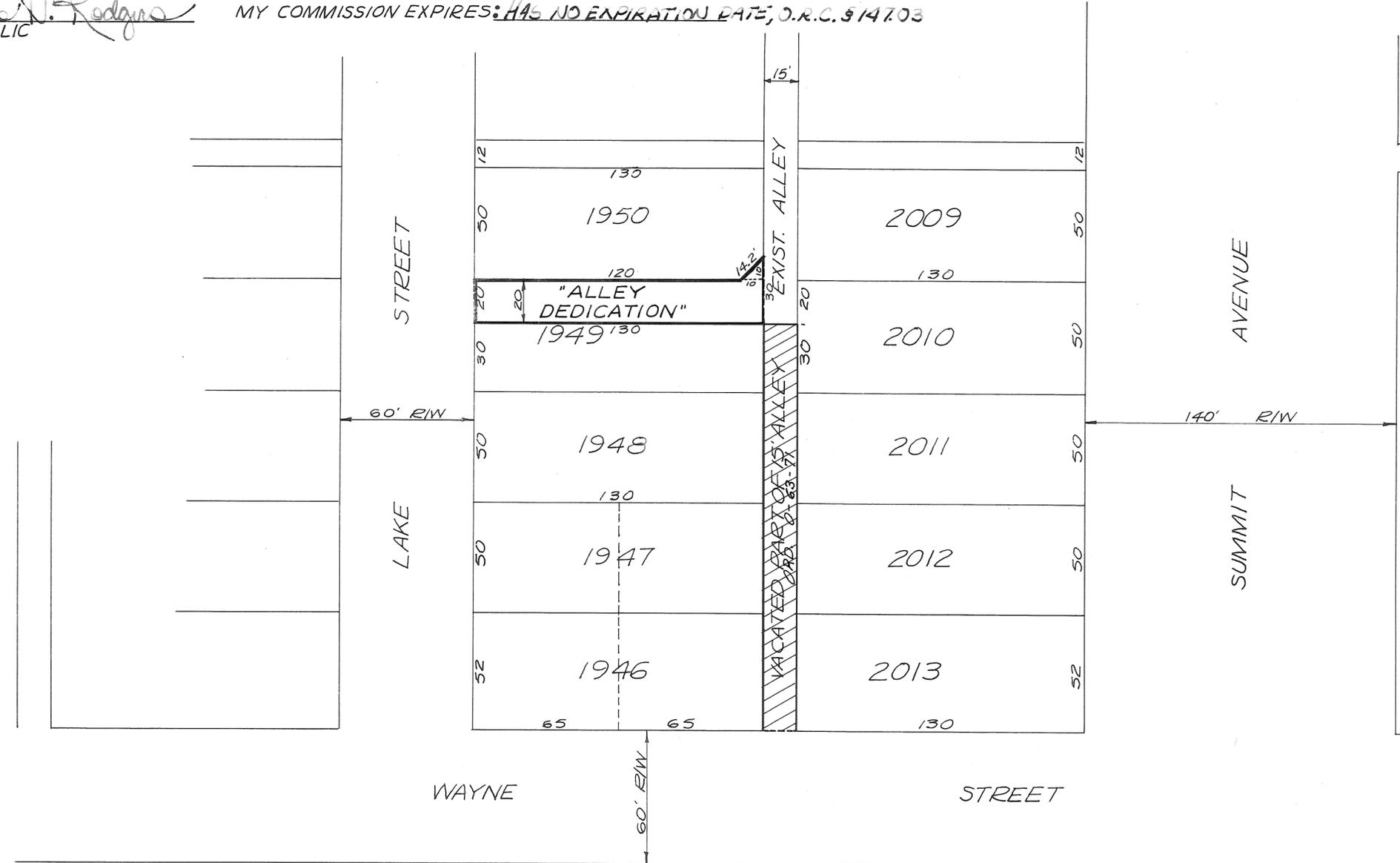
ATA MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 13<sup>TH</sup> DAY OF September 1972, THIS DEDICATION PLAT WAS APPROVED.

*Marlen E. Reber*  
 PRESIDENT  
*Sue Knight*  
 SECRETARY

ATA MEETING OF THE CITY COUNCIL OF TROY, OHIO HELD THIS 18<sup>TH</sup> DAY OF December 1972, THIS DEDICATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-44-72

*Joan D. Terrell*  
 MAYOR  
*John W. Kachner*  
 PRES. OF COUNCIL  
*Betty M. Glazier*  
 CLERK OF COUNCIL

TRANSFERRED THIS 12<sup>TH</sup> DAY OF January 1973.  
*Carl Davis*  
 CARL DAVIS - MIAMI CO. AUDITOR

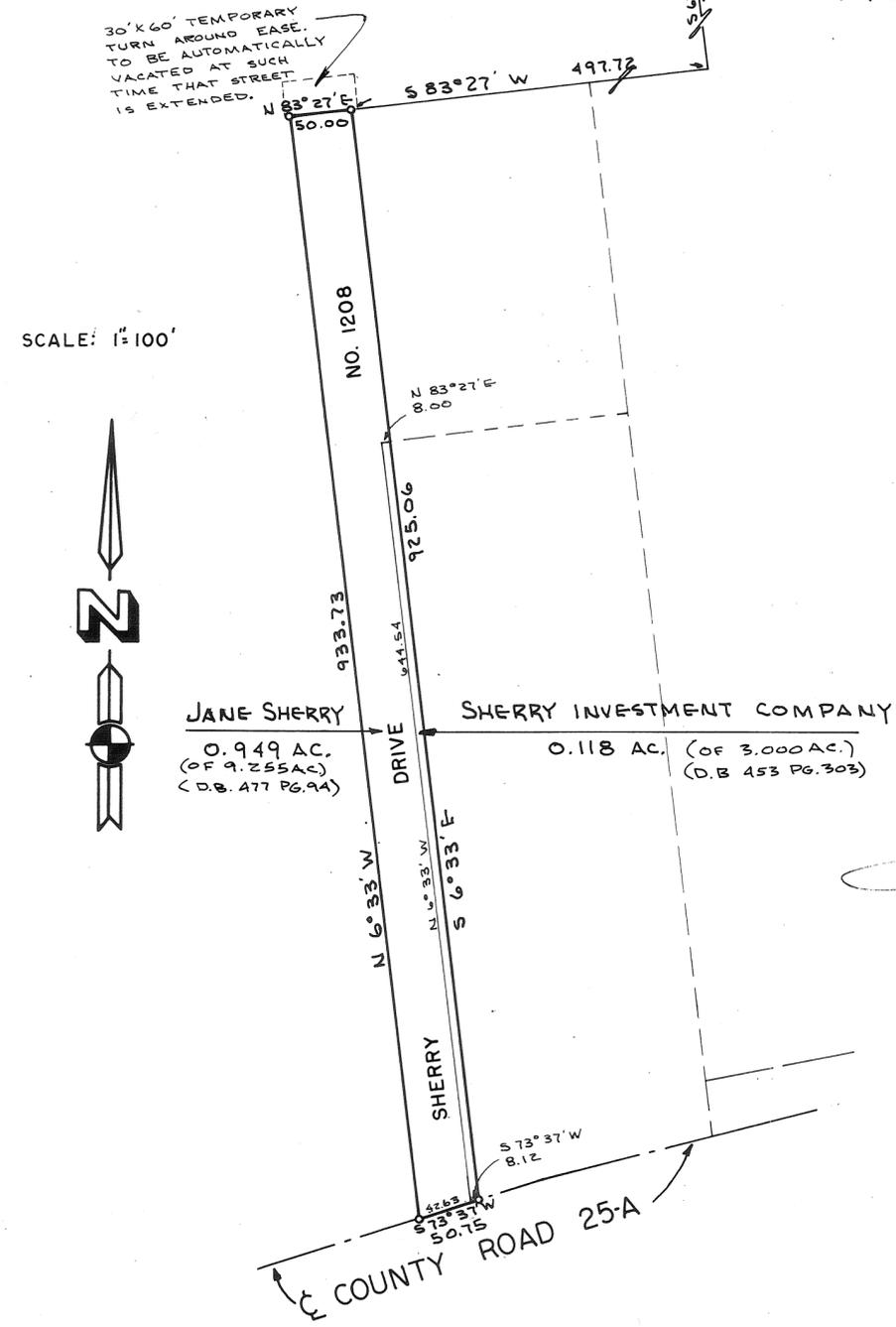
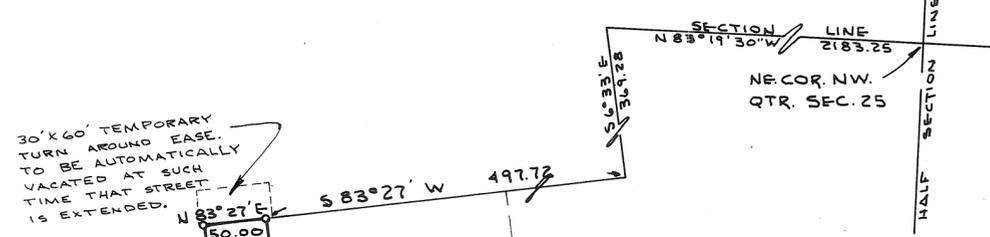


PREPARED BY-  
 RICHARD W. KLOCKNER & ASSOCIATES  
 CIVIL ENGINEERING & SURVEYING  
 TROY, OHIO  
 I HEREBY CERTIFY THIS DEDICATION PLAT TO BE CORRECT AS SHOWN.  
*Richard W. Klockner*  
 RICHARD W. KLOCKNER - PROF. SURV. #4370

# DEDICATION OF SHERRY DRIVE

TOWN 1 - RANGE 12 - N.W. 1/4 SEC. 25 - SPRINGCREEK TOWNSHIP  
MIAMI COUNTY OHIO

BOOK 11 PAGE 73  
Miami County Recorder's Record  
of Recorded Plats  
File No. 91422  
Received for record 2:16 PM JAN. 15, 1973  
time date  
Fee: \$ 8.60  
Mary B. Austin  
Miami County Recorder



CITY OF PIQUA PLANNING COMMISSION  
At a meeting of the City of Piqua Planning Commission held this 28<sup>th</sup> day of August, 1972, this plat was approved.

Robert B. Thompson, Chairman  
Robert B. May  
Frederick Z. Huffman, Jr.  
John O'Connell

DESCRIPTION  
Being 1.06 Acres hereby dedicated for roadway purposes situated in Section 25, Town 1, Range 12, in Springcreek Township, Miami County, Ohio, as shown hereon.

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

A. M. Kienle witness  
Jane Sherry Jane Sherry  
Joe W. ... witness  
Charles R. Popham witness  
Brian W. Phillips witness  
Elwood Penrod PIQUA NATIONAL BANK AND TRUST CO. president  
Kenneth S. Moore Kenneth Moore, cashier

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 10<sup>th</sup> day of August, 1972, before me, the undersigned a notary public in and for said county and state, personally came Jane Sherry, and Piqua National Bank and Trust Co. by its president Elwood Penrod and by its cashier Kenneth Moore, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Keith W. Haver Notary Public  
My Commission Expires JUNE 12, 1974

Sherry Investment Company  
Jill Rogers president  
Phyllis Little secretary  
Harold L. Short president  
Robert T. Dill vice-president

Phyllis Little witness  
Jill Rogers witness

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 26<sup>th</sup> day of MAY, 1972, before me, the undersigned a notary public in and for said county and state, personally came Sherry Investment Company by its president Jill Rogers and its secretary Phyllis Little, and Border City Savings and Loan Ass'n. by its president Harold L. Short, and its vice-president Robert T. Dill, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

July 2, 1972  
My Commission Expires

Keith W. Haver Notary Public

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
Norm D. Studelaker CHAIRMAN  
Gary B. Cline SECRETARY  
Arthur D. Haddad  
Miami County Engineer  
Date DEC. 18, 1972 No. 2241

APPROVED BY MIAMI COUNTY COMMISSIONERS  
John J. Koop  
Robert Clauson  
Kenneth Cook  
Arthur D. Haddad  
Miami County Engineer  
Date DECEMBER 20, 1972

MIAMI COUNTY AUDITOR  
Approved and transferred this 15 day of Jan, 1973  
Paul Davis by Coe Sheehy Deputy  
Miami County Auditor

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

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



Dedication of Sherry Drive for Jane Sherry and Sherry Investment Company		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
*CIVIL ENGINEERING - LAND SURVEYING*		
DATE MARCH 1972	Drawn by: Checked by:	T.S. T.S.
FILE NO. 1-71-19	SCALE: 1" = 100'	SHEET NO. 1/1

# GLENMAR ESTATES

6  
TOWN
5-EAST  
RANGE
S.W.  
QUARTER
18  
SECTION
UNION  
TOWNSHIP

PLAT BOOK NO. 11 PAGE NO. 74  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 15<sup>TH</sup> DAY  
 OF JANUARY 1973 AT 2:26 P.M.

FILE NO. 91424 FEE \$ 17.20

Mary B. Gustin  
MIAMI COUNTY RECORDER

THIS ROAD DEDICATION IS HEREBY  
APPROVED THIS 15<sup>TH</sup> DAY OF JANUARY  
1973.

Leslie W. Cook

John J. Knapp

MIAMI COUNTY COMMISSIONERS

Paul D. Haddad  
MIAMI COUNTY ENGINEER

APPROVED AND TRANSFERRED THIS  
15<sup>TH</sup> DAY OF JANUARY 1973.

Carl Davis by Mary E. McErlane, Deputy  
MIAMI COUNTY AUDITOR

NOTE: FIVE (5) FOOT UTILITY EASE-  
MENTS ARE HEREBY RESERVED AD-  
JACENT TO ALL INTERIOR LOT LINES  
IN THIS SUBDIVISION IN ADDITION  
TO THOSE SHOWN.

IRON PINS, R.R. SPIKES OR P.K. NAILS ARE  
SET AT ALL LOT CORNERS AND RIGHT  
OF WAY LINES.

## DESCRIPTION

BEING A SUBDIVISION OF 41.573 ACRES OF A TOTAL OF  
64.420 ACRES ACQUIRED BY CLETUS G. MINNICH, JR. AND  
MARILYNNE K. MINNICH BY DEED FILED IN MIAMI COUNTY  
RECORDER'S RECORD OF DEEDS, BOOK NO. 487, PAGE NO. 556.

## DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLD-  
ERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY  
CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO  
DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO  
THE PUBLIC USE FOREVER.

Cletus G. Minnich Jr.  
CLETUS G. MINNICH, JR.

Marilynne K. Minnich  
MARILYNNE K. MINNICH

Carris M. Fasick  
CARRIS M. FASICK

Hazel C. Fasick  
HAZEL C. FASICK

Dorothy E. Hill  
WITNESS

Mildred M. Buire  
WITNESS

WITNESS

WITNESS

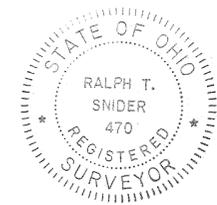
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS  
AND LIENHOLDERS, WHO ACKNOWLEDGED THE SIGNING AND  
EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNT-  
ARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERE-  
UNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL  
AT West Milton, Ohio ON THIS 12<sup>TH</sup> DAY OF JANUARY 1973.

Dorothy E. Hill  
NOTARY PUBLIC

MY COMMISSION  
EXPIRES SEPTEMBER 29, 1977

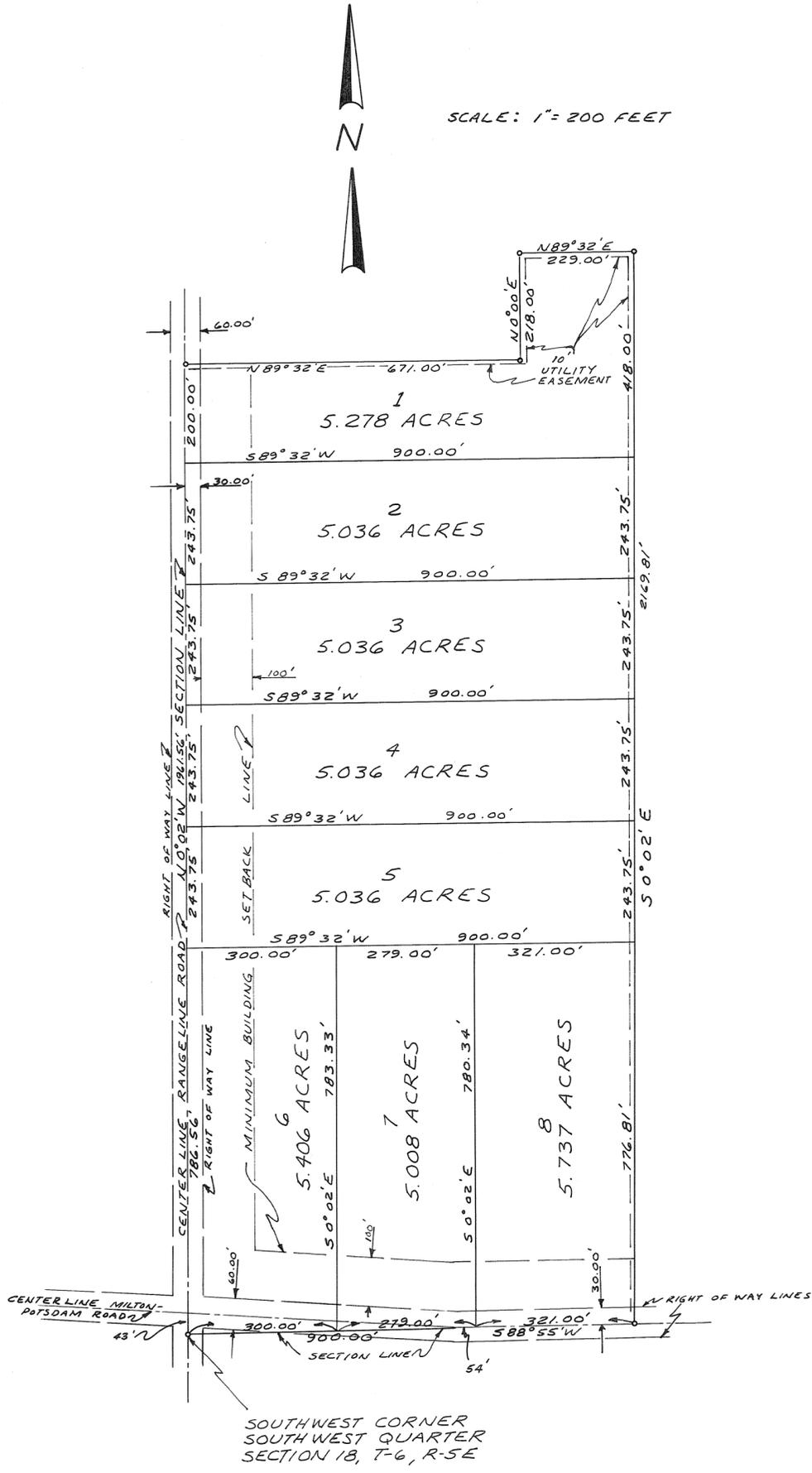
APPROVED  
Subject to Zoning Approval  
By P.D. Sewage Committee  
on 3-1-72 Signed 1-10-73  
Troy City-Miami County  
Health Department

PREPARED BY: SNIDER-TREON & ASSOCIATES  
WEST MILTON & TROY, OHIO



I HEREBY CERTIFY THAT ALL MEASURE-  
MENTS ARE CORRECT AS SHOWN HEREON.

Ralph T. Snider  
RALPH T. SNIDER  
OHIO REGISTRATION NO. 470



SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 18, T-6, R-5E

GLENMAR ESTATES  
RESTRICTIVE COVENANTS

PLAT BOOK NO. 11 PAGE NO. 74A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

RECEIVED FOR RECORD THIS DAY OF  
1973 AT M.  
FILE NO. FEE \$

- 1 NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING, AND ONE (1) BARN OR SHOP, SAID BARN OR SHOP SHALL NOT BE USED FOR COMMERCIAL OR BUSINESS PURPOSES. ALL DWELLINGS SHALL HAVE AT LEAST A 1-CAR BUT NOT MORE THAN A 3-CAR ATTACHED GARAGE.
- 2 THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES OR PATIOS, SHALL BE NOT LESS THAN 1300 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1500 SQUARE FEET FOR A SPLIT LEVEL DESIGN; AND 900 SQUARE FEET ON THE FIRST FLOOR OF TWO OR ONE AND ONE HALF STORY DESIGN.
- 3 NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE MINIMUM BUILDING SETBACK LINE SHOWN WHICH IS 100 FEET FROM THE RIGHT OF WAY LINE. NO BUILDING SHALL BE LOCATED NEARER TO THE INTERIOR LOT LINES THAN 20 FEET.
- 4 NO LOTS SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
- 5 NO TRAILERS, BASEMENTS, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDING OR VEHICLE SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
- 6 ANY DWELLINGS TO BE CONSTRUCTED ON ANY LOT HEREIN SHALL BE COMPLETELY UNDER ROOF AND ENCLOSED WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION OF THE SAME, AND THE SURROUNDING AREA CLEARED OF DEBRIS AND EXCAVATED DIRT RESULTING THEREFROM.
- 7 ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT. ANY SUCH FENCE SHALL BE KEPT IN GOOD REPAIR AT ALL TIMES. ANY SUCH HEDGE SHALL BE KEPT TRIMMED TO A MAXIMUM OF 4 FEET IN HEIGHT.
- 8 NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING. NO JUNK PILE OR STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL SHALL BE PERMITTED ON ANY LOT.
- 9 NO BOAT OR TRAILER SHALL REMAIN IN THE FRONT OF ANY EXISTING DWELLING BUT SHALL BE KEPT BEHIND SAID DWELLING.
- 10 THE WEEDS SHALL BE KEPT PROPERLY CUT ON EACH LOT HEREON, PRIOR TO CONSTRUCTION OF A DWELLING AND AFTER CONSTRUCTION OF SAME.
- 11 NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE.
- 12 NO SWINE OF ANY KIND SHALL BE BRED, RAISED OR KEPT ON ANY LOT IN THIS SUBDIVISION. HOUSEHOLD PETS AND LIVESTOCK OTHER THAN SWINE WILL BE PERMITTED AS LONG AS THEY ARE NOT BRED OR KEPT FOR COMMERCIAL PURPOSES AND DO NOT CONFLICT WITH COUNTY ZONING REGULATIONS.
- 13 NO INDUSTRIAL OR COMMERCIAL USE SHALL BE CARRIED ON WITHIN SAID PLAT, EXCEPT THAT WHICH IS ORDINARILY CARRIED ON IN A HOME, SUCH AS INSURANCE, REAL ESTATE, MUSIC TEACHING AND BEAUTY SHOP. SIGNS ADVERTISING SUCH USE SHALL BE LIMITED TO ONE SIGN PER LOT AND NOT MORE THAN TWO FEET SQUARE.
- 14 NO GARDENING (OTHER THAN FLOWERS), FARMING OR AGRICULTURAL ACTIVITIES OF ANY KIND SHALL BE PERMITTED ON ANY LOT BETWEEN A DWELLING AND THE HIGHWAY RIGHT OF WAY LINE.
- 15 THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1, 1998, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSION TEN YEAR PERIODS, UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREES TO A CHANGE OF SAID COVENANTS.
- 16 THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHER LAWFUL MEANS BY THE DEVELOPER OR OWNERS OF THE WITHIN LOTS, THEIR SUCCESSORS AND ASSIGNS.

# VICTORIA ACRES ~ SEC 3

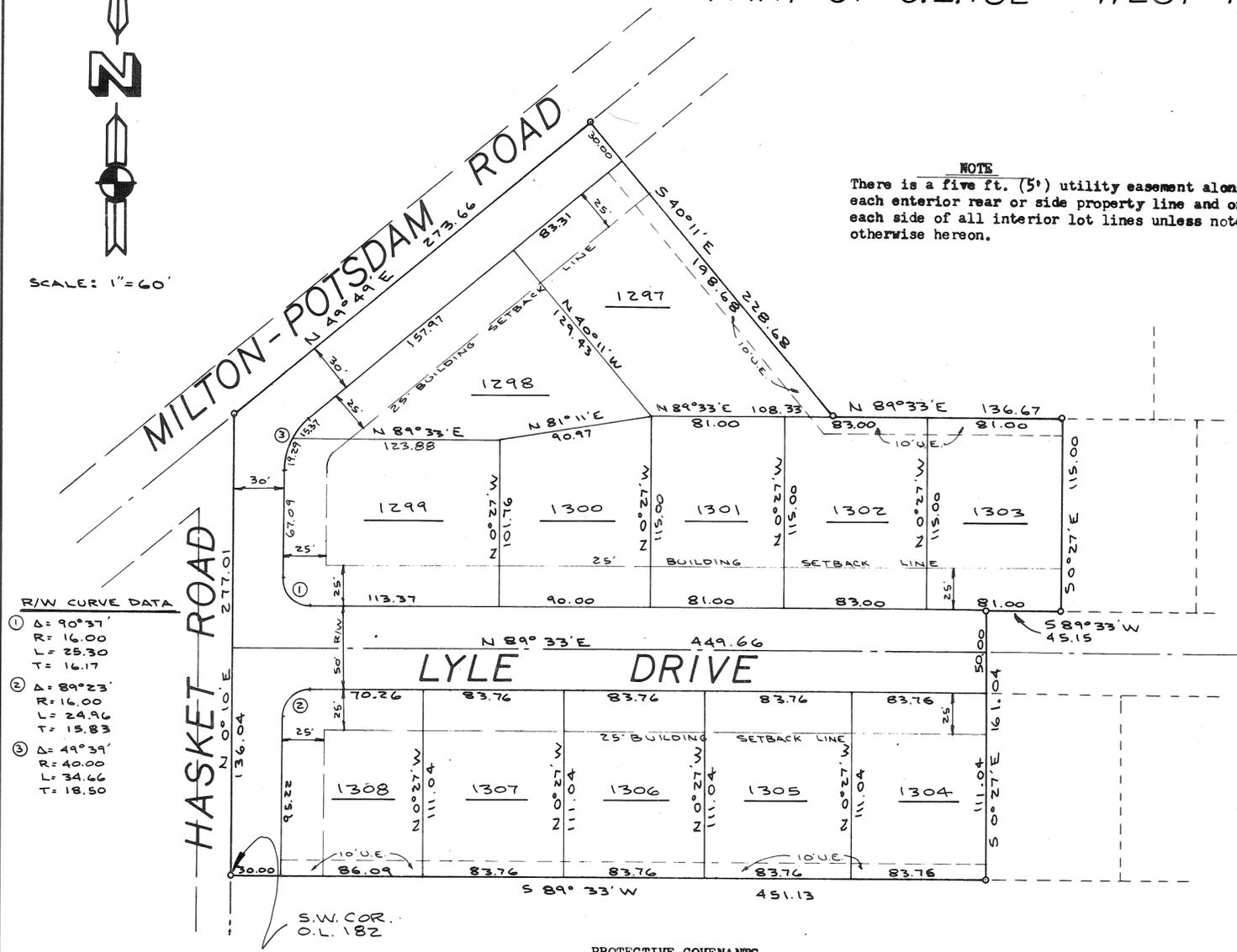
## PART OF O.L.182 WEST MILTON-OHIO

BOOK 11 PAGE 75  
 Miami County Recorder's  
 record of recorded plats  
 File 91726 Fee \$ 8.60  
 Received for record 3:25 P.M. JAN. 26, 1973  
 time date  
 Recorded in Plat Book No. 11 Page 75

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



SCALE: 1"=60'



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

**DESCRIPTION**  
 Being a subdivision of 3.691 Acres of a 1.4879 Acre tract, 2.000 Acre tract and part (021A) of 6.784 Acre tract conveyed to A.B.T.J. Corporation by deeds recorded in Vol. 478 Pg. 333, Vol. 478 Pg. 330 and Vol. 478 Pg. 327 of the Miami County Deed Records.

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

**A.B.T.J. CORPORATION**  
*Paul Reinhardt*  
 Paul Reinhardt, Vice-President  
*William E. Yates*  
 William E. Yates, Secretary  
*Lyle D. Corbin*  
 Lyle D. Corbin

witness  
*Doreas Engle*  
 Doreas Engle, witness  
*Maryanne H. Haines*  
 Maryanne H. Haines, witness

STATE OF OHIO, COUNTY, ss:  
 Be it remembered that on this 5<sup>th</sup> day of Oct. 1972, before me, the undersigned a notary public in and for said county, personally came A.B.T.J. Corporation by its Vice-President Paul Reinhardt, and its Secretary William E. Yates, and Lyle D. Corbin, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.  
*Maryanne H. Haines*  
 My Commission expires March 2, 1977  
 Notary Public

**VILLAGE PLANNING COMMISSION APPROVAL**  
 Accepted and approved by the Planning Commission of the Village of West Milton on this 21<sup>st</sup> day of Sept. 1972.

*Roy E. Woolley*  
 Roy E. Woolley, Notary Public

**VILLAGE COUNCIL APPROVAL AND ACCEPTANCE**  
 Approved and accepted by the Village of West Milton Council on this 7<sup>th</sup> day of Nov. 1972.

*Paul Johnson, Mayor*  
*Doreas Engle, Clerk*

**MIAMI COUNTY AUDITOR**  
 Approved and transferred this 26<sup>th</sup> day of Jan. 1973.  
*Paul Davis*  
 Paul Davis, Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distance measured along the arc.  
*Daniel D. Turner*  
 DANIEL D. TURNER, registered surveyor, no. 4807

- PROTECTIVE COVENANTS**
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land, and shall be binding on all parties and persons claiming under them until November 1, 1992, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
  - It shall be lawful for any person or persons owning any real property in this subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any covenant or restriction herein contained, and either to prevent him or them from so doing or to recover damages or other dues for such violation.
  - Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
  - No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than five feet (5') to an interior lot line. For purposes of this covenant, eaves and steps shall not be considered a part of the building, providing that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
  - No lot shall hereafter be subdivided into parcels for additional residential purposes.
  - No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
  - No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
  - No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building setback line.
  - Easements affecting lots shown and noted on the recorded plat are for utility installation and maintenance, and improvements made on any easement by the property owner are made at the risk of the property owner.
  - No signs of any kind shall be displayed to public view on any lot except one professional sign of not more than one sq. ft. or one sign of not more than five sq. ft. advertising the property for sale or for rent, or signs used by a builder to advertise the property during the construction and sales period.
  - Any lot area designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water.

Victoria Acres- Sec. 3 for A.B.T.J. Corporation Englewood, Ohio	
DANIEL D. TURNER & ASSOC. Troy- Ohio *CIVIL ENGINEERING - LAND SURVEYING*	
DATE SEPT. 1972	Drawn by: J.T. Traced by: D.T. Checked by: D.T.
FILE NO.	SHEET NO. 1/1
SCALE: 1"=60'	

Plat Book 11 Page 76  
 Miami County Recorder's Record of Plats  
 Received for Record this 23<sup>rd</sup> day of Feb.  
 1973, at 9:39 A.M.  
 File Number 92339 Fee \$ 17.20  
 Mary B. Dutton, Recorder  
 by Emily Mc Neal, Deputy  
 Mary B. Gustin, Miami County Recorder &

STUDEBAKER ROAD

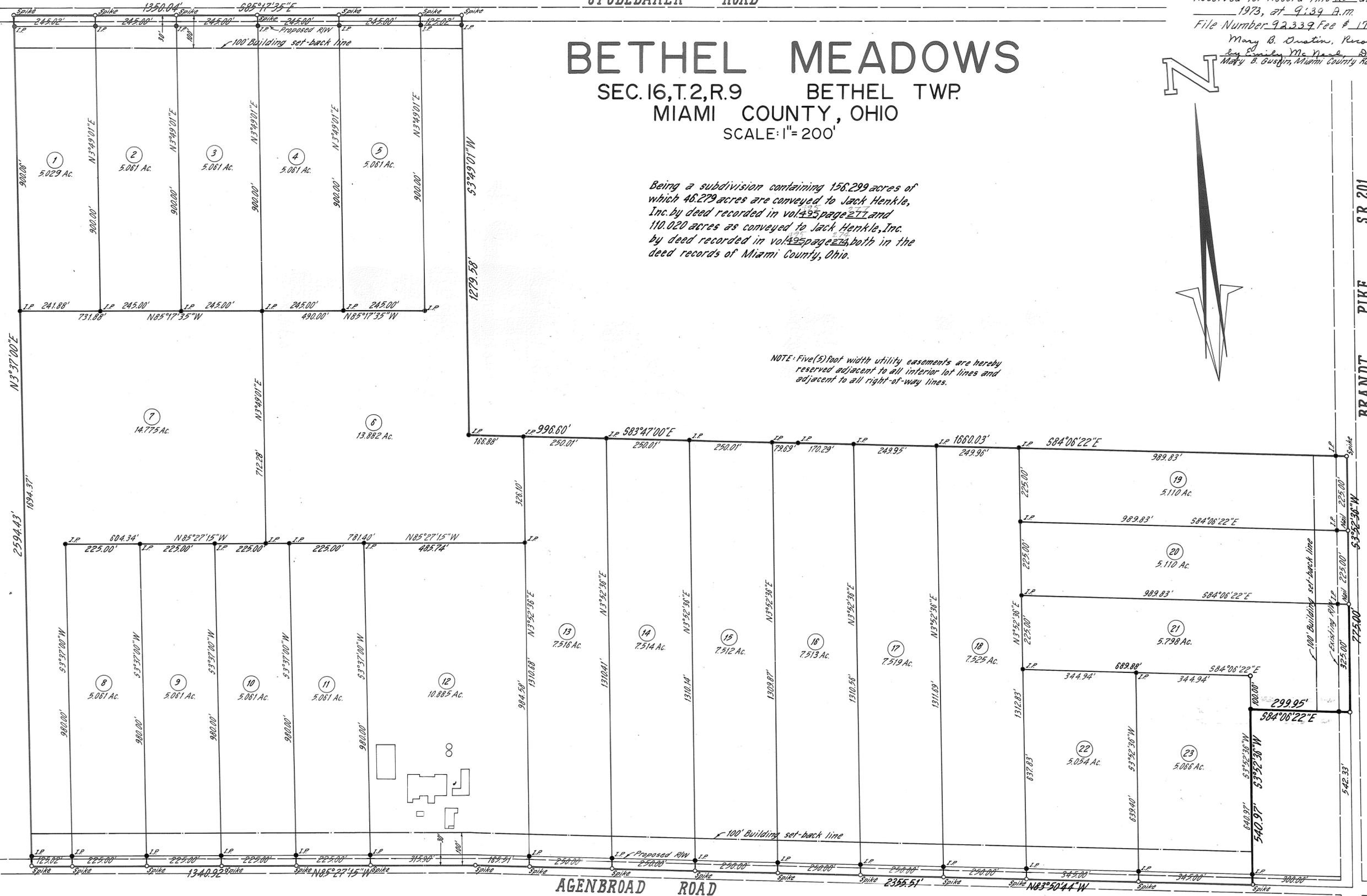
# BETHEL MEADOWS

SEC. 16, T. 2, R. 9      BETHEL TWP.  
 MIAMI COUNTY, OHIO  
 SCALE: 1" = 200'



Being a subdivision containing 156.299 acres of which 46.279 acres are conveyed to Jack Henkle, Inc. by deed recorded in vol. 495 page 277 and 110.020 acres as conveyed to Jack Henkle, Inc. by deed recorded in vol. 495 page 274, both in the deed records of Miami County, Ohio.

NOTE: Five (5) foot width utility easements are hereby reserved adjacent to all interior lot lines and adjacent to all right-of-way lines.



AGENBROAD ROAD

BRANDT PIKE      S.R. 201

The measurements are certified correct and monuments are set as shown.

By: *C. Bodenst*  
 REGISTERED SURVEYOR OF OHIO No. 4235



SHEET 1 OF 2

Prepared By



TRI-CITY ENGINEERING CO.  
 CIVIL ENGINEERS & SURVEYORS  
 1818 N. MAIN ST.      DAYTON, OHIO 45405

# BETHEL MEADOWS

SEC.16,T.2,R.9 BETHEL TWP.  
MIAMI COUNTY, OHIO

### PROTECTIVE COVENANTS AND RESTRICTIONS

1. NO RESIDENCE WITH LESS THAN 1400 SQUARE FEET OF LIVING AREA SHALL BE ERECTED OR PLACED ON THIS LAND. SUCH BUILDING SHALL BE ON A SOLID STONE, BRICK, BLOCK OR CONCRETE FOUNDATION. THE EXTERIOR SHALL BE COVERED WITH DROP SIDING, WOOD, STONE, ROCK, BRICK OR ALUMINUM. NO ASPHALT BASE EXTERIOR SIDING IS PERMITTED. ROOF SHALL BE COVERED WITH WOOD, COMPOSITION OR ASPHALT SHINGLES OR APPROVED BUILT UP ROOFING. ROLL ROOFING IS NOT PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH AT LEAST TWO COATS OF PAINT. THE EXTERIOR OF ANY BUILDING SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR FROM THE TIME OF BEGINNING. CONCRETE BLOCK AND CINDER BLOCK HOUSES ARE NOT PERMITTED.
2. ANY OUTBUILDING SHALL HAVE SAME QUALITY OF ROOF AS THAT PRESCRIBED FOR RESIDENCE IN RESTRICTION ONE (1) HEREOF. NO SUCH BUILDING CAN BE MADE OF UNSIGHTLY MATERIAL OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
3. ALL BUILDINGS SHALL BE PLACED AT LEAST 100 FEET BACK (OR AS NOTED ON THE DRAWING) FROM THE CENTER-LINE OF EXISTING ROAD, (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN TWENTY FEET OF ANY SIDE PROPERTY LINE.
4. NO TRAILER, DEFENSE CABIN, TENT OR SHACK IS PERMITTED ON THIS LAND, NOR IS ANY BASEMENT, GARAGE OR OTHER OUTBUILDING AT ANY TIME TO BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
5. EACH DWELLING SHALL HAVE A WELL AND/OR CISTERN AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS PERMITTED.
6. NO UNUSED BUILDING MATERIAL, JUNK, OR RUBBISH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
7. NO WORN-OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY TRACT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
8. THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEED AND UNDERBRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
9. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND WITH THE OTHER TRACTS BEING CONVEYED BY THIS GRANTOR OUT OF A CERTAIN 160 ACRE FARM, OF WHICH THE TRACT HEREIN IS A PART AND SHALL BE BINDING ON ALL OF SAID TRACTS AND THE OWNERS THEREOF AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1990, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10 YEARS. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF SIXTY (60) PER CENT OF THE THEN OWNERS OF TRACTS, EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE TRACT OWNED BY HIM.
10. IF THE PARTIES HERETO, OR THE OWNERS OF ANY OF SAID TRACTS, OR THEIR HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR JACK HENKLE, INC. OR ANY OF SAID OWNERS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
11. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. JACK HENKLE, INC. GRANTOR HEREIN, RESERVES THE RIGHT TO APPROVE THE DESIGN, PLANS AND LOCATION OF ALL BUILDINGS TO BE ERECTED SO AS TO BE IN ACCORDANCE WITH THESE RESTRICTIONS.
13. ALL LAND IN THIS SUBDIVISION SHALL BE KNOWN AND USED AS RESIDENTIAL HOMESITES OR FOR AGRICULTURE PURPOSES.

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN-HOLDERS OF THE LAND HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY GRANT A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES FOR BRANDT PIKE (STATE ROUTE 201), AGENBROAD ROAD AND STUDEBAKER ROAD AS SHOWN HEREON TO THE PUBLIC USE FOREVER, PROVIDED, HOWEVER, THAT GRANTOR AND ALL SUCCESSORS IN TITLE TO THE LOTS SHOWN HEREIN RETAIN TITLE TO THE LAND OVER WHICH THIS EASEMENT IS GRANTED: AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS.

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

JACK HENKLE, INC.

*Jack Henkle*  
 JACK HENKLE PRESIDENT  
*Robert Womsley*  
 ROBERT WOMSLEY SECRETARY

*Mary Conwell*  
 WITNESS  
*Mary L. Becker*  
 WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton OHIO ON THIS 5<sup>th</sup> DAY OF February, 1973.

*Jonas J. Gruenberg*  
 NOTARY PUBLIC JONAS J. GRUENBERG, Attorney-at-Law  
 My COMMISSION EXPIRES Notary Public, State of Ohio  
 My Commission has no expiration date.  
 Section 147.03 O. R. C.

This plat reviewed by and approved by the Miami County Engineer  
 this 23<sup>rd</sup> day of FEBRUARY, 1973.

*Arthur D. Haddad* Arthur D. Haddad, Miami County Engineer  
 This plat approved by the Miami County Commissioners this 23<sup>rd</sup> day of FEB, 1973  
 for Road Dedication.  
*Jenneth Cook* *Robert E. Clawson* *John J. Knaep*  
 Approved and transferred this 23<sup>rd</sup> day of FEB, 1973.

*Carl Davis* Carl Davis, Miami County Auditor: By *Conrad Schelinger*  
 Deputy Auditor

APPROVED  
 S.D. Sewage Comm. Htee  
 10-18-72 (signed 1-12-73)  
 Health Department

SHEET 2 OF 2

Prepared By



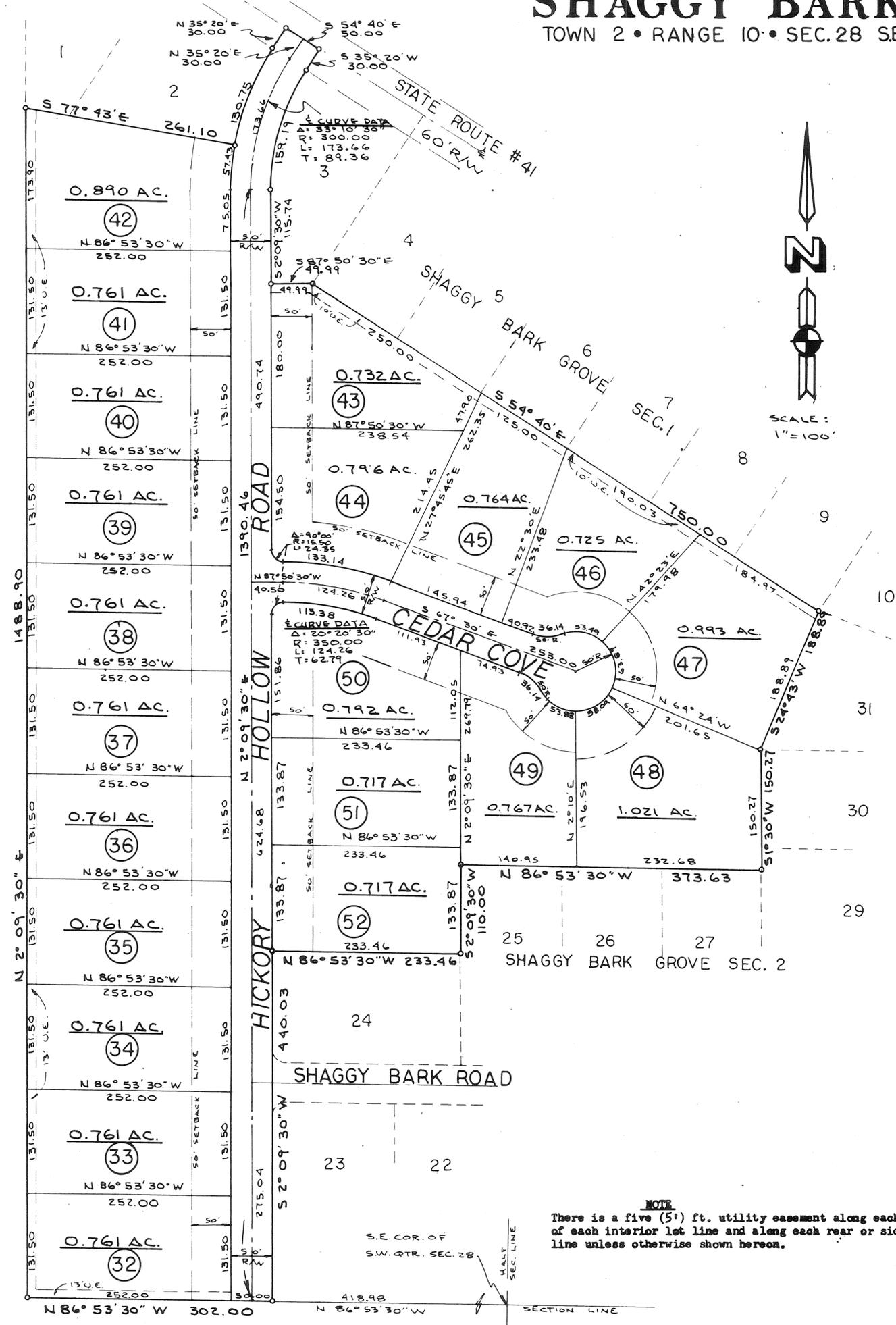
TRI-CITY ENGINEERING CO.  
 CIVIL ENGINEERS & SURVEYORS  
 1818 N. MAIN ST. DAYTON, OHIO 45405

# SHAGGY BARK GROVE · SEC. 3

TOWN 2 · RANGE 10 · SEC. 28 SE. & SW 1/4 · ELIZABETH TOWNSHIP

BOOK 11 PAGE 77  
 Miami County Recorder's Record  
 of Recorded Plats  
 File No. 92469 Fee \$ 8.60  
 Received for record 3:04 P.M. FEB 28 1973  
 Recorded in Plat Book No. 11 Page 77  
*Man B. Austin*  
 Miami County Recorder

LOTS = 16,524 AC.  
 ROADS = 2,437 AC.  
 TOTAL = 18,961 AC.



**DESCRIPTION**  
 Being a subdivision of 18.961 Acres of a 94.710 Acre tract conveyed to Louis C. Severtis by deed recorded in Vol. 488, Page 875 of the Miami County Deed Records.

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

*David D. Turner*  
 witness  
*Joe M. Turner*  
 witness  
*Wm. D. ...*  
*R. E. Hall*  
 R. E. HALL, president  
*Donald L. Pointer*  
 DONALD L. POINTER, Vice president

STATE OF OHIO, MIAMI COUNTY, ss:  
 Be it remembered that on this 28<sup>th</sup> day of November, 1972, before me, the undersigned, a notary public in and for said county and state, personally came Louis C. Severtis and Betty L. Severtis, and First National Bank and Trust Co. by its president B. E. Hall and its vice president Donald L. Pointer, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires: Dec 7, 1976

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
*Samuel S. Studabaker* chm.  
*Gary B. Cline* Sec.

APPROVED BY MIAMI COUNTY COMMISSIONERS  
*Kenneth Cook*  
*Robert Clawson*

*Arthur D. Haddad*  
 Miami County Engineer  
 DATE: DECEMBER 4, 1972 NO. 2239

*Arthur D. Haddad*  
 Miami County Engineer  
 DATE: FEB. 28, 1973

MIAMI COUNTY AUDITOR  
 Approved and transferred this 28 day of Feb, 1973.  
*Carl Davis* by *Beverly Beebe*  
 Miami County Auditor Deputy

APPROVED  
 By *Severtis Comm. S.O.*  
 Date: 11-20-72  
 Troy City - Miami County  
 Health Departments  
 CURTAIN DRAINS  
 AS REQUIRED

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



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances are measured along the arc.  
*David D. Turner*  
 DANIEL D. TURNER, registered surveyor no. 4807

Shaggy Bark Grove - Section three for Louis C. Severtis Troy - Ohio		
DANIEL D. TURNER AND ASSOC. Troy - Ohio		
*CIVIL ENGINEERING - LAND SURVEYING*		
DATE	Drawn by:	T.S.
Oct-1972	Traced by:	
FILE NO.	Checked by:	D.T.
8-72-229	SCALE: 1" = 100'	
		SHEET NO. 1/2

# SHAGGY BARK GROVE · SEC. 3

BOOK 11 PAGE 77A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF RECORDED PLATS  
 FILE NO. 92469 FEE \$ 8.60

RECEIVED FOR RECORD 3:04 P.M. FEB 28, 1973  
 TIME DATE

*Mary B. Austin*  
 MIAMI COUNTY RECORDER

## PROTECTIVE COVENANTS

The lots shown on the accompanying plat of Shaggy Bark Grove Section 3, shall be subject to the following limitations, restrictions and uses, which said limitations, restrictions and uses shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and all persons claiming under them and shall be for the benefit of and limitations upon all future owners in said Shaggy Bark Grove Section 3; said limitations, restrictions and uses being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified, to-wit:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected or placed upon any lot, except a single family residence and appurtenant garage. Such other buildings as are normally appurtenant to a single family residence may be erected, provided the location, architectural design, construction materials and purpose have been approved by the Architectural Committee hereinafter provided for.
2. DWELLING SIZE. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1400 sq. ft. for a one floor plan, 1750 sq. ft. for a split level design, and 1000 sq. ft. on the first floor level of a two story or one and one-half story structure.
3. BUILDING LOCATION. No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat. No building shall be located nearer than twenty feet (20') to any interior lot line.
4. DIVISION OF LOTS. No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS. No trailer, boat, vehicle, or personal property of any kind shall be placed upon or stored upon any lot except that the same be kept indoors or upon the lake shown hereon.
6. FENCES. The land from the set back lines to the street shall be used solely for lawn and garden purposes, driveways and walks. No fence shall be located between the set back line and the street. All fences must be suitable to and conform to the improvements in the neighborhood. The type, heights, and design of all fences must be approved in writing by the Architectural Committee before such fence is constructed. No owner of any unimproved lot shall allow any grass or weeds on his lot to attain a height of 6". When any building shall be constructed upon any lot, the owner of such lot shall cause that portion thereof owned by him which is not improved, to be seeded and suitably planted and shall maintain the lawn so that it shall not exceed 4" in height at any time.
7. GRADE. The grade of any residential structure shall be shown on a plat plan and approved by the Architectural Committee before any construction may begin. All house plans and materials lists shall be reviewed and approved in writing by the Architectural Committee before any construction may begin.
8. NUISANCES. No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES. No structure of a temporary character will be permitted on any premises, except during a reasonable period of time necessary for active construction of permanent buildings.
10. SIGNS. No signs, billboards or advertising devices, except those used in connection with the sale or rental of a dwelling house shall be placed upon any lot or building other than one device of not more than 3 square feet indicating the name of the residential owner or the designation of his address and any suitable name he may apply to the lot itself. This provision shall not prevent the erection of a sign by a builder advertising the fact that he is constructing a house during its period of construction. Such advertising signs as are permitted shall be not larger than three feet in height and four feet in width and not more than one such sign is permitted. This provision shall not be applicable to the developers of this subdivision who may erect advertising signs promoting the sale of lots in the subdivision itself.
11. LIVESTOCK. No animals of any kind shall be kept on any lot excepting household pets, which term is intended to include only dogs, cats, or small caged birds kept indoors. Notwithstanding the permission to keep household pets, no household pet may be kept, bred or maintained for commercial purposes.
12. TIME OF COVENANTS. These restrictions and covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons claiming under them until November 1, 1992, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners, of the lots it is agreed to change said covenants.
13. The following additional restrictions, limitations and uses shall apply to those lots which abut the body of water created by the developer and designated hereon as Pine Lake, to-wit:
  - A. No septic system shall be placed between the buildings and the lake.
  - B. The occupants of premises abutting Pine Lake shall have the right to use said Lake for the purpose of private boating, and fishing, provided, however, that no power boat may be placed upon said lake and no structure shall be erected or maintained in addition to the structures above provided for except a boat dock not to exceed 4 feet in width, 10 feet in length and standing not more than 3 feet above the water line. Boating is limited to one boat per lot.
  - C. Each owner of a lot abutting Pine Lake by virtue of accepting a deed thereto, covenants and agrees with and among all other owners of lots abutting said lake, that said lake shall be kept clean and free of all debris or hazard to health and that the cost of cleaning, maintenance of water level and other expense necessary to keep the same in an attractive and sanitary condition will be borne equally by each lot and paid promptly by them. If the said owners cannot agree on the necessity of expenditures for the above purpose, the matter shall be decided by the Architectural Committee and each owner agrees to be bound by the decision thereof. Each owner further agrees to indemnify the developer from any claim, including the expense of defending or compromising same, of any person for injury or damage resulting from the use and/or existence of said lake.
14. INVALIDATION OF COVENANTS. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
15. These covenants shall be enforceable by injunction and otherwise by the developer or by any lot owner in this subdivision or by the Architectural Committee. An Architectural Committee is hereby designated; said Committee to consist of Louis C. Severtis, Betty L. Severtis, and one other person designated by them. The vote of the Majority of said Committee shall be controlling. In the event of the death or resignation of any member of the Architectural Committee, his successor shall be named by the remaining two.
16. ABANDONMENT OF PINE LAKE. In the event that the aforementioned Pine Lake is abandoned and filled so as to eliminate said lake, it shall be the responsibility and expense of the abutting lot owners to do so. Also, in the event of the abandonment of Pine Lake, said abutting owners shall also be responsible for the construction of a storm sewer system through said abandoned lake, all in accordance with the requirements and specifications of the Miami County Engineer at the time of said construction work.

Shaggy Bark Grove- Section three for Louis C. Severtis Troy - Ohio		
DANIEL D. TURNER AND ASSOC. Troy - Ohio *CIVIL ENGINEERING -LAND SURVEYING*		
DATE OCT. - 1972	Drawn by: Traced by: Checked by;	SHEET NO. 2/2
FILE NO. 8-72-229	SCALE: 1" = 100'	

# REPLAT OF PART OUTLOT 157

NORTHWEST SECTION, CORPORATION OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

VOL. 11 PAGE 78  
 MIAMI COUNTY RECORDERS  
 PLAT RECORDS  
 FILE NO. 92693  
 REC'D MARCH 9, 1973, AT 1:48 P.M.  
 FEE \$ 8.60

Mary B. Austin, Recorder - by Emily McNeal, Deputy  
 MIAMI COUNTY RECORDER

CITY COMMISSION OF THE CITY OF PIQUA, OHIO  
 AT A MEETING HELD THIS 5<sup>th</sup> DAY OF  
March, 1973 ACCEPTED THIS PLAT BY  
 RESOLUTION NO. 5301

James Wilson CHAIRMAN      Mary C. Elliot CLERK

**DEDICATION:**

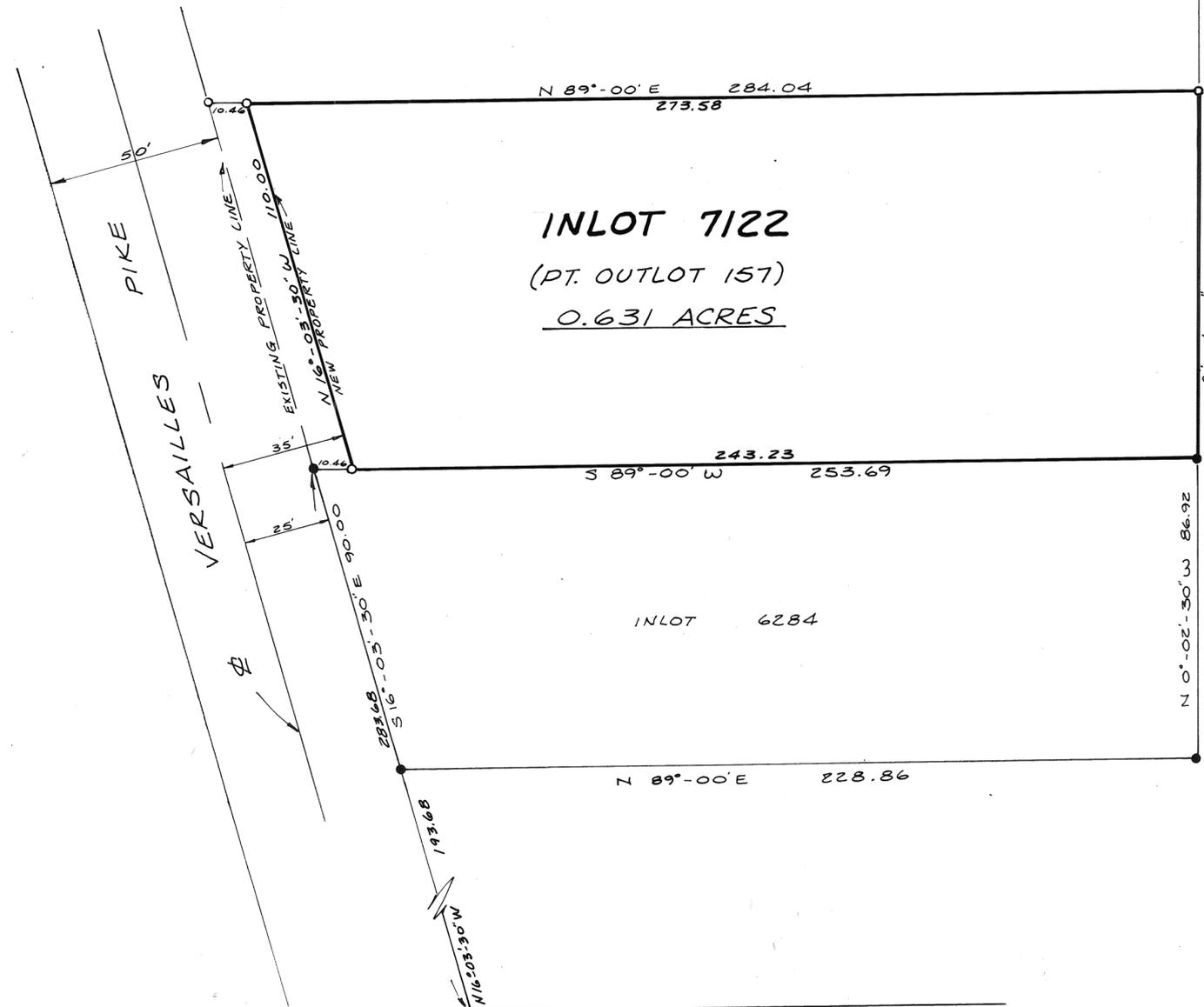
I, THE UNDERSIGNED, BEING THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY TO PUBLIC USE FOREVER.  
Edna Stephan      Barbara Pynch      Virginia Ross  
 WITNESS      WITNESS      WITNESS



SCALE: 1" = 30'

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 9<sup>th</sup> DAY OF February 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDNA STEPHAN, AND \_\_\_\_\_, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOR GOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

PT. OUTLOT 157



Michael W. Cozatt  
 NOTARY PUBLIC IN & FOR MIAMI CO., OHIO  
 MY COMMISSION EXPIRES 8-16-74

APPROVED AND TRANSFERRED  
 THIS 9 DAY OF March 1973.  
Carl Davis by Beverly Beebe  
 MIAMI COUNTY AUDITOR

APPROVED PG 2-73 ON FEB. 12, 1973  
 PIQUA CITY PLANNING COM-  
 MISSION  
John Deane  
Robert W. Stone

**SURVEY REFERENCE**  
 VOL 9, PG. 30 MIAMI COUNTY  
 ENGINEERS RECORD OF LOT SURVEYS

**LEGEND**  
 ○ IRON PIN SET  
 ● IRON PIN FOUND

SURVEY OF PT. OUTLOT 157 NOW  
 INLOT NO. 7122



Michael W. Cozatt  
 PROFESSIONAL SURVEYOR NO. 6001  
 MCCONNELL - WAGNER - ASSOCIATES  
 ARCHITECTS - ENGINEERS - SURVEYORS  
 20 SOUTH LANE TROY



# REPLAT OF PART OUTLOT 163

CITY OF PIQUA · COUNTY OF MIAMI · STATE OF OHIO

VOL. 11 PAGE 79  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 92694  
 RECEIVED FOR RECORD  
 1:49 P.M. MARCH 9 1973  
 FEE \$8.60  
 Mary B. Austin, Recorder  
 MIAMI COUNTY RECORDER  
 by Emily M. Neal, Deputy



SCALE: 1" = 50'

**SURVEY REFERENCES:**

VOL. 7 PG. 98 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 VOL. 7 PG. 60 MIAMI COUNTY ENGINEER'S  
 RECORD OF LOT SURVEYS

**LEGEND:**

● IRON PIN FOUND  
 ○ IRON PIN SET

**DEDICATION:**

WE, THE UNDERSIGNED, BEING OWNERS & LIENHOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY ACCEPT AND APPROVED THIS PLAT AS SHOWN HEREON.

Juan R. Cline S.R. Turner Robert D. Deal S.R. Turner  
 William W. Cline Mildred R. Deal  
WITNESSES BORDER CITY SAVINGS & LOAN WITNESSES BORDER CITY SAVINGS & LOAN

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

BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF FEBRUARY, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JEAN R. CLINE AND WILLIAM W. CLINE, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mildred R. Deal  
 NOTARY PUBLIC IN & FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES July 27, 1977

APPROVED: PC 5-73 ON FEB. 12, 1973  
 PIQUA CITY PLANNING COMMISSION

APPROVED AND TRANSFERRED  
 THIS 9 DAY OF Mar 1973.  
 Carl Davis by Beverly Beebe  
 MIAMI COUNTY AUDITOR

Raymond L. Hammer, Jr.  
 John Harbough

APPROVED: Resolution 5300 3-5-73  
 PIQUA CITY COMMISSION

Jack Wilson  
 Fred H. Dickman  
 Charles E. Tyler  
 Joseph C. Brown

I HEREBY CERTIFY THAT THE MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET AS SHOWN.

Michael W. Cozatt  
 PROFESSIONAL SURVEYOR 6001



McCONNELL - WAGNER - ASSOCIATES  
 ARCHITECTS - ENGINEERS - SURVEYORS  
 20 SOUTH LANE TROY



# ANNEXATION TO CITY OF TROY, OHIO

RECORDER'S PLAT BOOK II PAGE 80  
 RECEIVED FOR RECORD THIS 21<sup>TH</sup>  
 DAY OF MARCH 1973.  
 AT 1:18 P.M. MIAMI COUNTY  
 RECORDER'S PLAT RECORDS.  
 FILE NO. 93010 FEE- \$ 8.60

Mary B. Gustin Recorder  
 MARY B. GUSTIN - RECORDER  
 by Emily M. Neal, Deputy

## APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 4<sup>TH</sup> DAY OF DECEMBER, 1972, IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

John J. Kupper  
Robert E. Clawson  
Hennette Cook

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 1972.

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

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19<sup>TH</sup> DAY OF MARCH, 1973, THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 0-11-73.

Joan D. Ferrill  
 MAYOR  
John W. Hartman  
 PRESIDENT OF COUNCIL  
Betty M. Glasier  
 CLERK OF COUNCIL

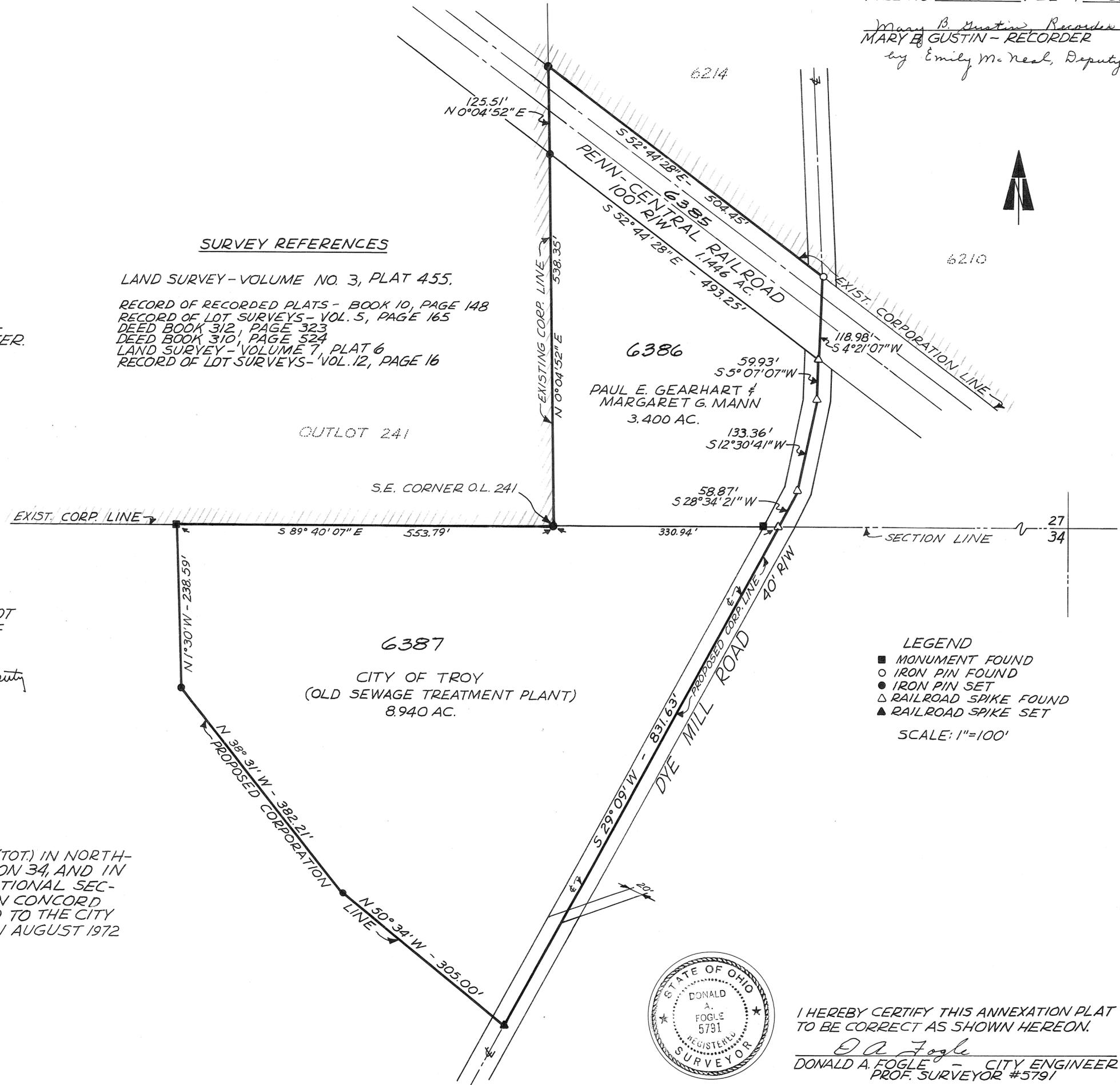
APPROVED AND TRANSFERRED WITH 3 LOT NUMBERS ASSIGNED THIS 21 DAY OF MARCH, 1973.

Carl Davis by Beverly Beebe Deputy  
 CARL DAVIS, MIAMI COUNTY AUDITOR

ANNEXATION OF 13.485 ACRES (TOT.) IN NORTHERN HALF OF FRACTIONAL SECTION 34, AND IN SOUTHEAST QUARTER OF FRACTIONAL SECTION 27; TOWN-5; RANGE-6; IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO TO THE CITY OF TROY, OHIO.  
 1 AUGUST 1972

## SURVEY REFERENCES

LAND SURVEY - VOLUME NO. 3, PLAT 455.  
 RECORD OF RECORDED PLATS - BOOK 10, PAGE 148  
 RECORD OF LOT SURVEYS - VOL. 5, PAGE 165  
 DEED BOOK 312, PAGE 323  
 DEED BOOK 310, PAGE 524  
 LAND SURVEY - VOLUME 7, PLAT 6  
 RECORD OF LOT SURVEYS - VOL. 12, PAGE 16



I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AS SHOWN HEREON.  
Donald A. Fogle  
 DONALD A. FOGLE - CITY ENGINEER  
 PROF. SURVEYOR #5791

# COUNTRY ESTATES EAST - SECTION FIVE

TOWN 4 • RANGE 6 • SEC. 27 S.E. 1/4 • MONROE TOWNSHIP • MIAMI COUNTY • OHIO

BOOK 11 PAGE 81  
 Miami County Recorder's record  
 of recorded plats.  
 File No. 93021 Fee \$ 8.60  
 Received for record 2:48 PM Mar. 21, 1973  
 time date  
 Recorded in Plat Book No. (1) Page 81

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



ROADS = 1.732 AC.  
 LOTS = 14.344 AC.  
 TOTAL = 16.076 AC.

**DESCRIPTION**  
 Being a subdivision of 16.076 Acres of a 16.076 Acre tract conveyed to Petzoldt Construction Company by deed recorded in Vol. 492, Page 810, of the Miami County Deed Records.

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

PETZOLDT CONSTRUCTION COMPANY

Daniel D. Turner witness  
Joe M. Turner witness  
Curtis A. Petzoldt president  
Roberta S. Petzoldt sec-treas.

**STATE OF OHIO, MIAMI COUNTY, ss:**  
 Be it remembered that on this 21<sup>st</sup> day of Sept., 1972, before me a notary public in and for the said county and state, personally came Petzoldt Construction Company by its president Curtis A. Petzoldt and its secretary-treasurer Roberta S. Petzoldt, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

Dec. 7, 1976  
 My Commission Expires  
Daniel D. Turner  
 Notary Public

- PROTECTIVE COVENANTS**
- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
  - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1400 S.F. for a one story plan, or less than 1600 S.F. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun.
  - No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 20 ft. to any interior lot line.
  - No lot shall be hereafter subdivided into additional residential lots.
  - No trailer, basement, campshack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
  - Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
  - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
  - No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
  - No structure of a temporary character shall be permitted on any premises except during the active period of construction.
  - No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 Sq. Ft. or one sign of not more than 5 Sq. Ft. advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
  - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
  - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until November 1, 1992, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
  - Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
  - These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

**APPROVED BY MIAMI COUNTY COMMISSIONERS**  
Genneth Cook  
Robert C. Johnson  
 By: Seaweed Comm. S.D. John J. Knapp  
 Date: 10-6-72  
 Troy City - Miami County Health Department  
 DATE March 21, 1973

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**  
Genneth Cook Acting Chairman  
Larry B. Clive - Secretary  
Ante D. Haddad  
 Miami County Engineer  
 DATE MARCH 20, 1973 NO. 2250

**APPROVED BY TIPP CITY PLANNING COMMISSION**  
 At a meeting of the Tipp City Planning Commission held this 15 day of SEPTEMBER, 1972, this plat was approved.  
Shirley H. Wampler Chairman  
Jean Fain Secretary

**MIAMI COUNTY AUDITOR**  
 Approved and transferred this 21 day of March, 1973.  
Carl Davis by Beverly Beebe Deputy  
 Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
Daniel D. Turner  
 DANIEL D. TURNER, registered surveyor no. 4807

COUNTRY ESTATES EAST - SECTION FIVE FOR	
Petzoldt Construction Company Vandalia, Ohio	
DANIEL D. TURNER AND ASSOC. Troy - Ohio	
*CIVIL ENGINEERING - LAND SURVEYING*	
DATE	Drawn by: J.T.
SEPT.-1972	Traced by: D.T.
FILE NO.	Checked by: D.T.
7-72-185	SCALE: 1" = 100'
SHEET NO. 1/1	

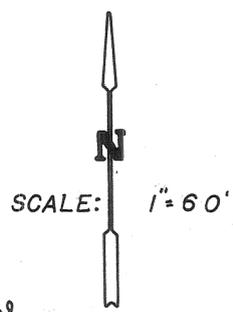
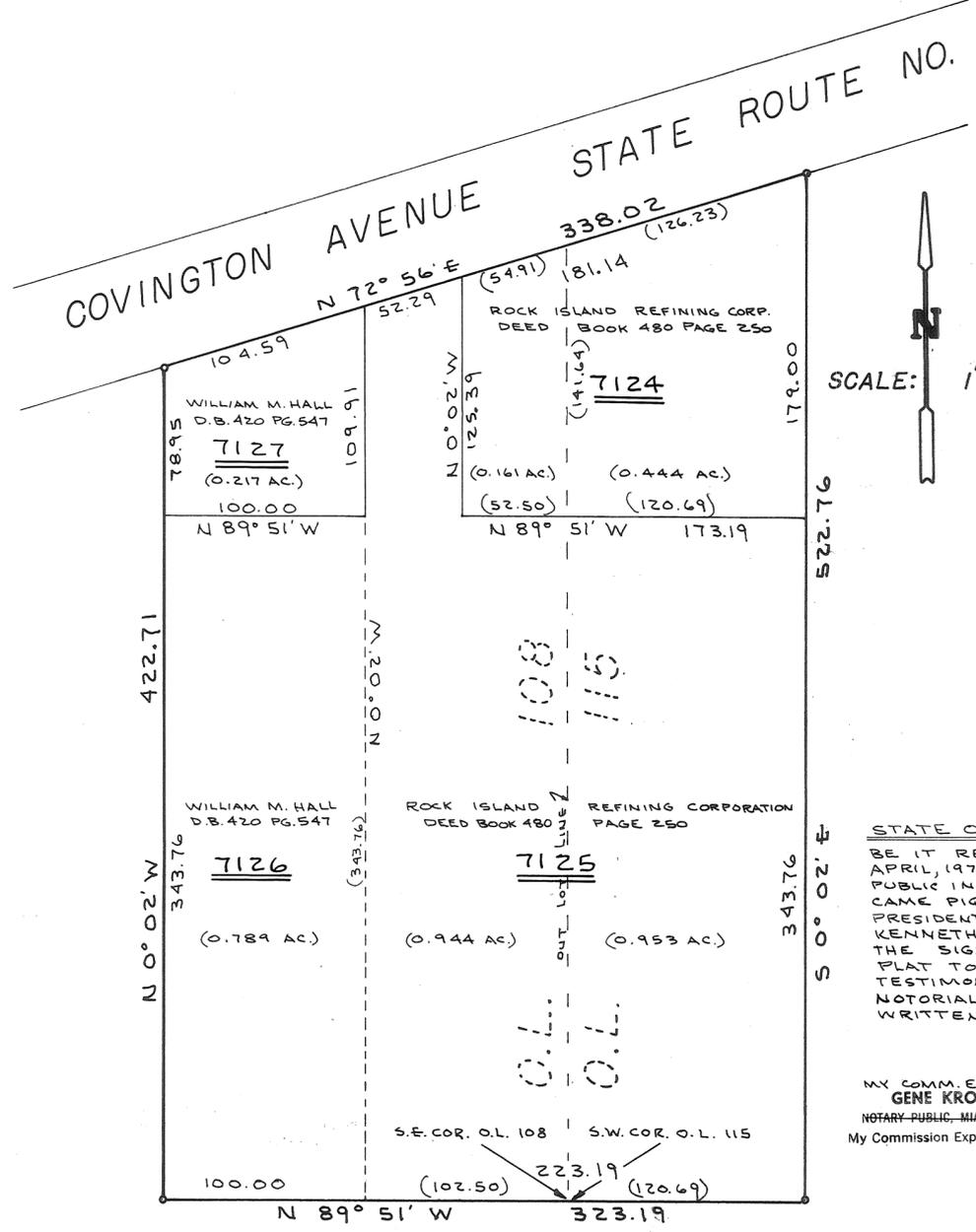
# SUBDIVISION OF PART OF O.L. 108 AND PART OF O.L. 115 PIQUA OHIO

BOOK 11 PAGE 82  
Miami County Recorder's Record  
of recorded plats.

File No. 93528

Received for record 11:15 A.M. APRIL 19, 1973  
time date

Fee: \$ 8.00  
*Mary B. Austin, Recorder*  
Miami County Recorder  
*by Emily M. Neal, Deputy*



**DESCRIPTION**  
Being a subdivision of 2.111 Acres of part of Outlot 108 and 1.347 Acres of part of Outlot 115 in the City of Piqua, Miami County, Ohio as conveyed to Rock Island Refining Corporation and William M. Hall by deeds recorded in Vol. 480, Page 250 and Vol. 420, Page 547, respectively, of the Miami County Deed Records.

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

PIQUA NATIONAL BANK AND TRUST CO.  
*Edward Renrod*  
ELWOOD RENROD, PRES.  
*Kenneth Moore*  
KENNETH MOORE, V. PRES.  
*William A. Hanger*  
WITNESS  
*Eugene Kronenberg*  
WITNESS

*Roggy Clark*  
witness  
*Eugene Kronenberg*  
witness  
*Clifford J. Stein*  
witness  
*Eugene Kronenberg*  
witness

ROCK ISLAND REFINING CORPORATION  
*W.J. Thomas, Jr.*  
*D.L. Musolino*  
  
*William M. Hall*  
William M. Hall

STATE OF OHIO, MIAMI COUNTY, ss:  
BE IT REMEMBERED THAT ON THIS 6th DAY OF APRIL, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PIQUA NATIONAL BANK AND TRUST CO., BY ITS PRESIDENT ELWOOD RENROD, AND ITS VICE PRESIDENT KENNETH MOORE, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

STATE OF INDIANA, MARION COUNTY, ss:  
Be it remembered that on this 15th day of February, 1973, before me, the undersigned, a notary public in and for said county and state, personally came Rock Island Refining Corporation, by its vice presidents W.J. Thomas, Jr. and D.L. Musolino, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

MY COMM. EXPIRES  
GENE KRONENBERG  
NOTARY PUBLIC, MIAMI COUNTY, OHIO  
My Commission Expires Aug. 24, 1973  
*Gene Kronenberg*  
NOTARY PUBLIC

My Commission Expires 11-11-75

*Elizabeth G. Spencer*  
Notary Public

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 28th day of February, 1973, before me, the undersigned, a notary public in and for said county and state, personally came William M. Hall who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

JANET SCHURR  
NOTARY PUBLIC, MIAMI COUNTY, OHIO  
My Commission Expires Aug. 24, 1973

*Janet Schurr*  
Notary Public

**APPROVAL BY CITY OF PIQUA PLANNING COMMISSION**  
At a meeting of the City of Piqua Planning Commission held this 12th day of March, 1973, this plat was approved.  
*Richard R. Thompson, Chairman*  
*Richard A. Garter*  
*Raymond Z. Hummer, Jr.*

**APPROVAL BY PIQUA CITY COMMISSION**  
At a meeting of the City Commission of the City of Piqua held this 19th day of MARCH, 1973, this plat was approved by ordinance no.             
*Jack Wilson*  
*Harold R. Shurt*  
*Joseph C. Rupp*  
*Charles E. Tyle*  
*Harold N. Berman*

**MIAMI COUNTY AUDITOR**  
Approved and transferred this 10 day of April, 1973.  
*Carl Davis* by *Beverly Beebe, Deputy*  
Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

Subdivision of Part of O.L. 108 and Part of O.L. 115 - Piqua, Ohio for Rock Island Refining Corporation and William M. Hall		
DANIEL D. TURNER AND ASSOC. Troy - Ohio *CIVIL ENGINEERING - LAND SURVEYING*		
DATE MARCH 1973	Drawn by: T.S. Traced by: Checked by: J.T.	SHEET NO. 1/1
FILE NO. 2-73-26	SCALE: 1" = 60'	

# REPLAT OF INLOTS 5617, 5618, AND 5619 IN CITY OF TROY, OHIO

PLAT BOOK 11 PAGE 83  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 19TH DAY OF APRIL, 1973, AT 8:58 A.M.  
 FILE NUMBER 93801 FEE \$ 8.60  
Mary B. Gustin  
 MIAMI COUNTY RECORDER, MARY B. GUSTIN

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWERS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

BEING A SUBDIVISION OF INLOTS 5617, 5618 & 5619 IN SHERWOOD MANOR SUBDIVISION - SECTION 2 IN TROY, OHIO AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 9; PAGE 117 AND ACQUIRED BY DELBERT & NANCY E. BREESE BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 494; PAGES 631 & 634.

SCALE: 1 INCH = 50 FEET FEBRUARY 10, 1973

Delbert Breese Jr. OWNER  
Ruby E. Klockner WITNESS

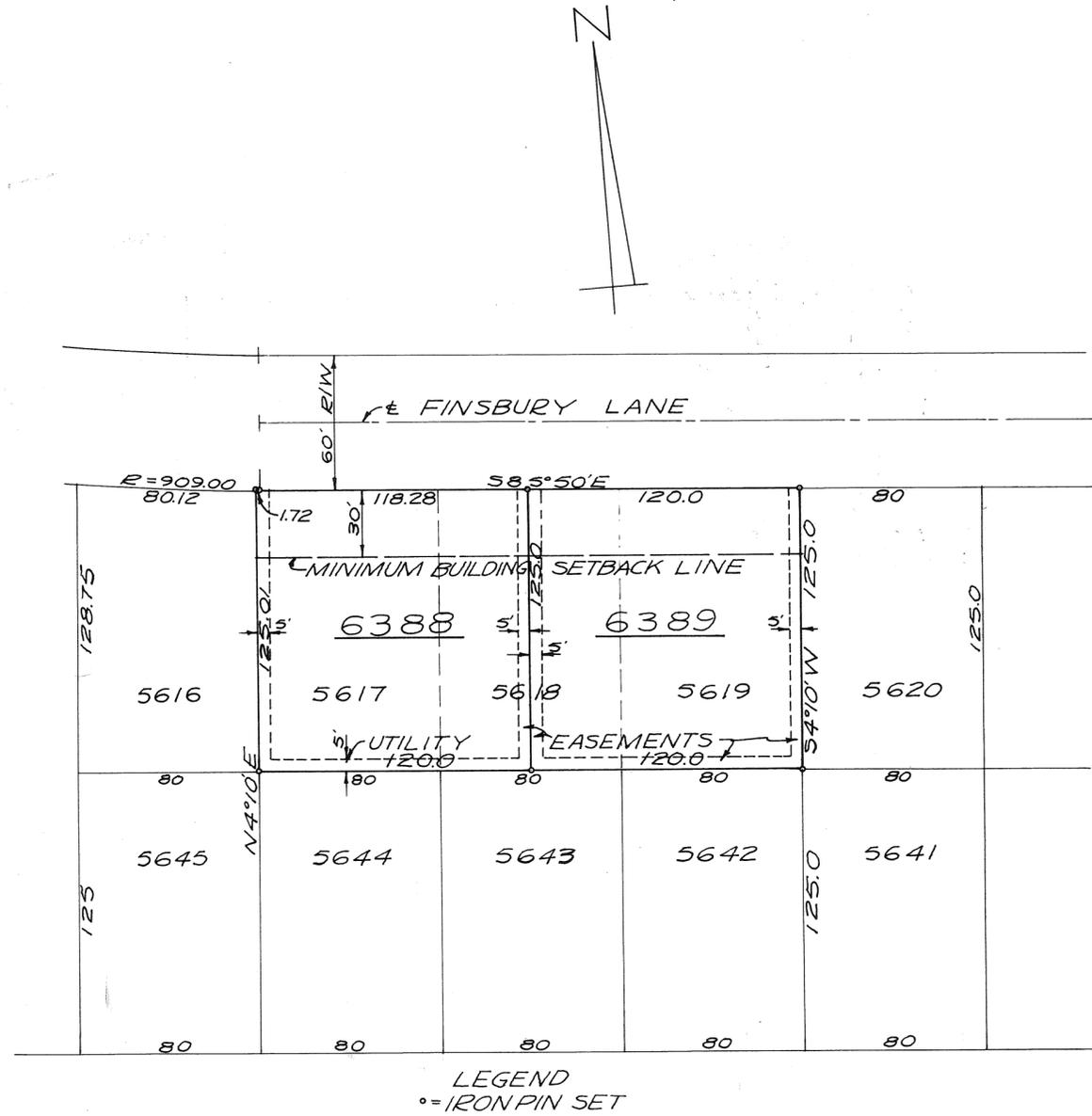
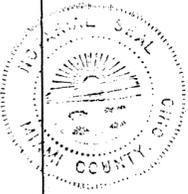
Nancy E. Breese OWNER  
Richard W. Klockner WITNESS

STATE OF OHIO - MIAMI COUNTY S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO CONSENT TO THE EXECUTION OF THE FOREGOING REPLAT WHO ACKNOWLEDGED THAT THEY DID SIGN SAID INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 12TH DAY OF FEBRUARY, 1973.

Richard W. Klockner NOTARY PUBLIC  
 MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires Oct. 18, 1976



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 27th DAY OF February, 1973, THIS REPLAT WAS APPROVED.

John J. Shaney Jr. PRESIDENT Sue Knight SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 16th DAY OF April, 1973, THIS REPLATED SUBDIVISION WAS ACCEPTED BY ORDINANCE NO. 0-14-73

Arvon D. Ferrell MAYOR John M. Harris PRESIDENT OF COUNCIL Betty M. Elagier CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 19TH DAY OF APRIL, 1973.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR BY: Beverly Beebe DEPUTY AUDITOR

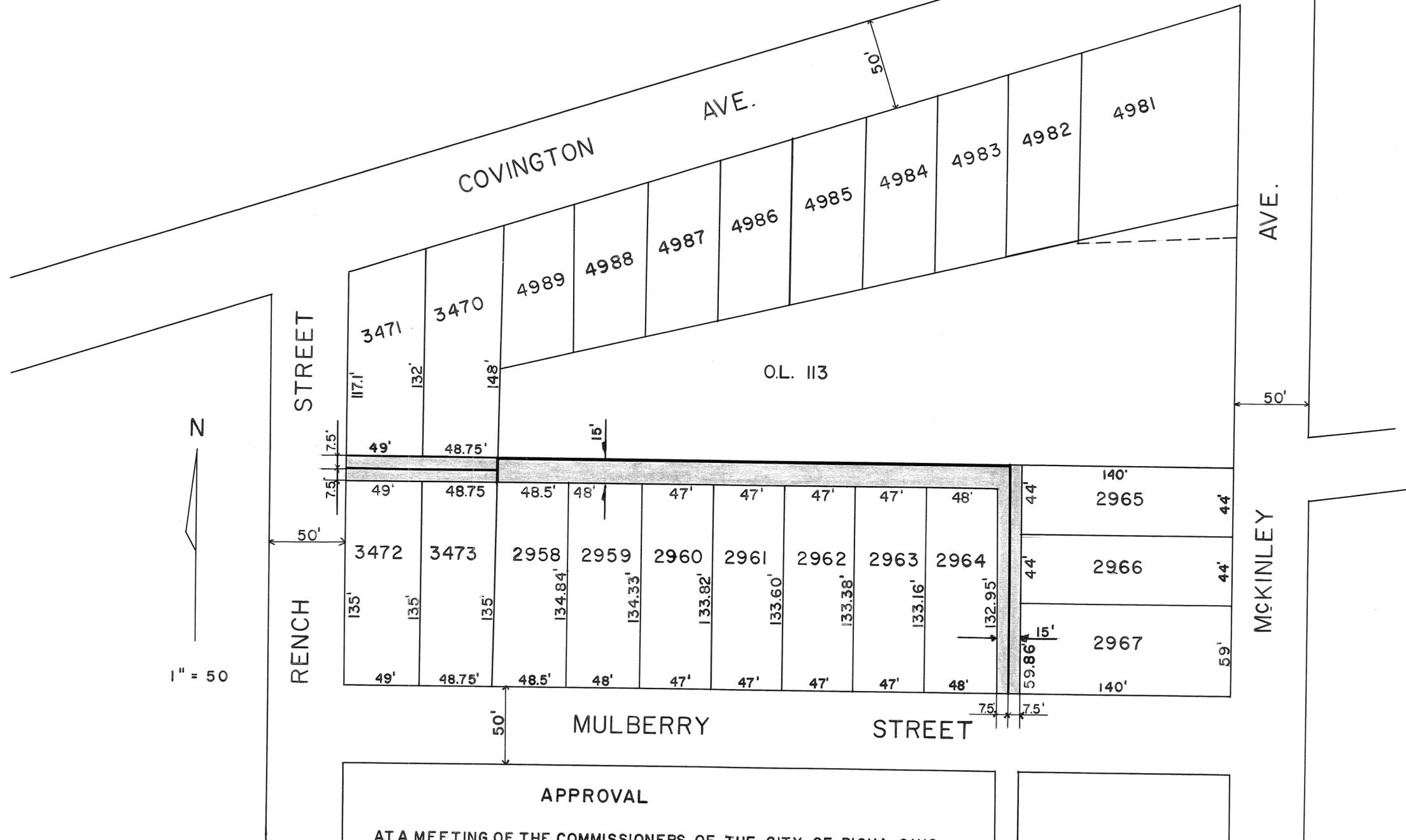


PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES CIVIL ENGINEERING & SURVEYING TROY, OHIO  
 I HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND CORRECT AS SHOWN HEREON, ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C AND P.T POINTS.  
Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

CITY OF PIQUA, OHIO  
 PLAT OF  
 ALLEY VACATION

PLAT BOOK 11 PAGE 84  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 2nd DAY  
 OF May, 1973, AT 9:50 A.M.  
 FILE NO. 94218 FEE \$ 8.60

*Mary B. Gustin*  
 MIAMI COUNTY RECORDER



N  
 1" = 50'

APPROVAL  
 AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO,  
 HELD THE 2 DAY OF JANUARY 1973 THIS PLAT WAS APPROVED  
 AND ACCEPTED BY ORDINANCE NO. 2-73

*Jack Wilson*  
 MAYOR, CITY OF PIQUA, O  
*Harold L. Short*  
*Joseph C. ...*  
*Charles E. Tyler*  
*Paul N. ...*

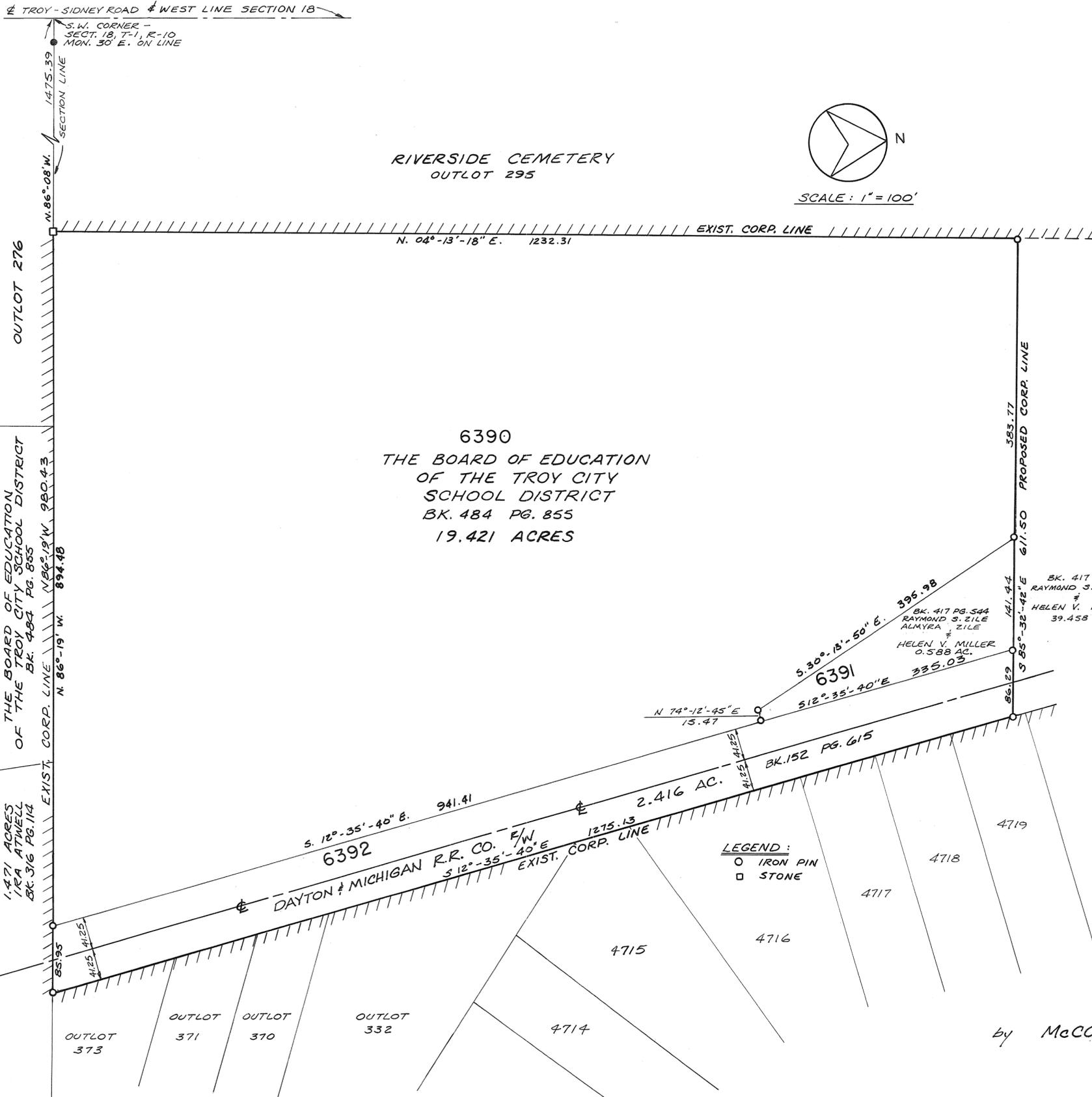
I HEREBY APPROVE THIS PLAT AND TRANSFERRED SAME THIS 2nd DAY  
 OF May 1973

*Carl Davis by Rosa Schellenbarger Deputy*  
 MIAMI COUNTY AUDITOR

# ANNEXATION TO CITY OF TROY

TOWN 1 • RANGE 10 • SECTION 18-SW¼ • STAUNTON TOWNSHIP  
 MIAMI COUNTY, OHIO  
 22.425 ACRES

BOOK 11 PAGE 85  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 94450  
 REC'D MAY 11, 1973 AT 1:51 PM.  
 FEE \$ 8.60  
 Mary B. Austin Recorder  
 MIAMI COUNTY RECORDER  
 By Dora Whitmer, Deputy



## APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 29<sup>TH</sup> DAY OF DECEMBER, 1972 IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

*John J. Knapp Robert Clauson Kenneth Cook*

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 11<sup>TH</sup> DAY OF OCTOBER, 1972.

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

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7<sup>TH</sup> DAY OF May, 1973, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE NO. 0-19-73

*James W. ... Frank J. ... Betty M. ...*  
 ACTING MAYOR PRESIDENT OF COUNCIL, Pro Tem CLERK OF COUNCIL

APPROVED AND TRANSFERRED WITH INLOT NUMBER ASSIGNED THIS 11 DAY OF May, 1973.

*Carl Davis by Beverly Beebe, Deputy*  
 CARL DAVIS, MIAMI COUNTY AUDITOR

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK NO. 17 PAGE NO. 691

*Mary B. Austin Recorder*  
 RECORDER  
 By Dora Whitmer, Deputy

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

*Hubert G. ...*  
 REGISTERED SURVEYOR NO. 3614



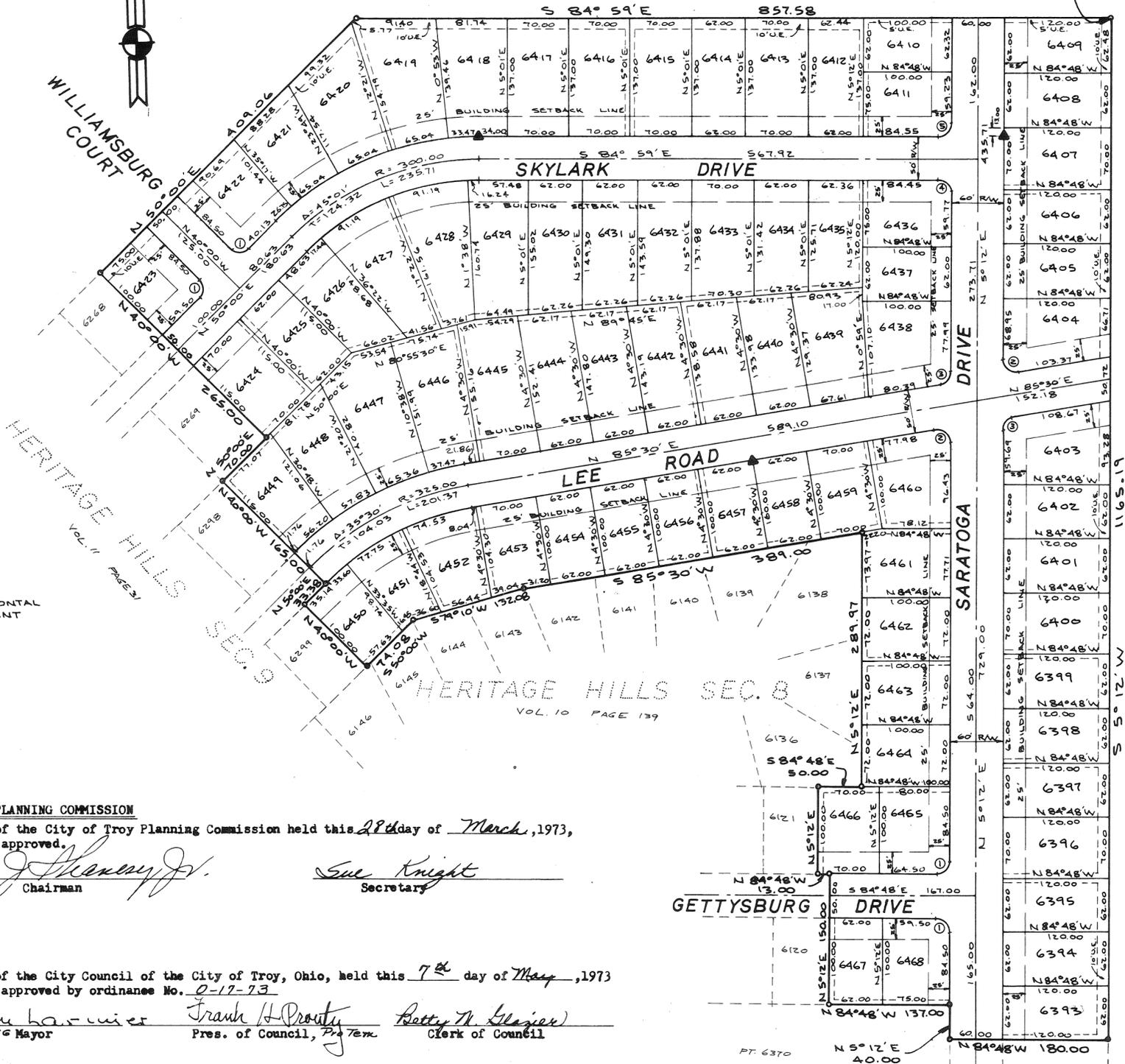
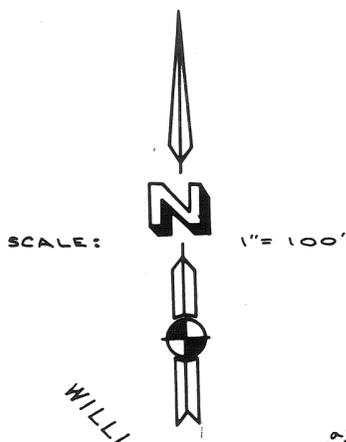
THIS INSTRUMENT PREPARED FOR THE BOARD OF EDUCATION OF THE TROY CITY SCHOOL DISTRICT  
 by McCONNELL · WAGNER · ASSOCIATES · ARCHITECTS · ENGINEERS · SURVEYORS  
 20 SOUTH LANE TROY, OHIO

# ~ HERITAGE HILLS ~ SECTION 10 ~ ~ PART OF OUTLOT 430 ~ TROY OHIO ~

BOOK 11 PAGE 86  
Miami County Recorder's Record  
of Recorded Plats  
File No. 94718  
Received for record 3:52 P.M. MAY 18, 1973  
time date  
Fee: \$ 8.00 *Mary B. Gustafson, Recorder*  
*by: Helen G. Stimpf, Deputy*  
Miami County Recorder

**R/W CURVE DATA**

①	Δ: 90°00'
	R: 15.50
	L: 24.35
	T: 15.50
②	Δ: 99°42'
	R: 15.50
	L: 26.97
	T: 18.37
③	Δ: 80°18'
	R: 15.50
	L: 21.72
	T: 13.07
④	Δ: 90°11'
	R: 15.50
	L: 24.40
	T: 15.55
⑤	Δ: 89°49'
	R: 15.50
	L: 24.30
	T: 15.45



**DESCRIPTION**  
Being a subdivision of 18.354 Acres of Part of Outlot 430 as conveyed to Mid-Continent Properties, Inc. by Deed recorded in Volume 470, Page 195 of the Miami County Record of Recorded Deeds.

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

*Alice L. Funke* witness  
*Peter R. Thompson* President  
*Frederick B. Freed* witness  
*J. Richard Gaier* Secretary

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 10 day of April, 1973, before me, the undersigned a notary public in and for said County and State, personally came Mid-Continent Properties, Inc. by its President Peter R. Thompson and its Secretary, J. Richard Gaier, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

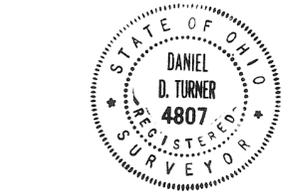
*Alice L. Funke*  
Notary Public  
My Commission Expires \_\_\_\_\_  
ALICE L. FUNKE, Notary Public  
In and for Miami County, Ohio  
My Commission Expires Dec. 14, 1973

**CITY OF TROY PLANNING COMMISSION**  
At a meeting of the City of Troy Planning Commission held this 28 day of March, 1973, this plat was approved.  
*John J. Shanley Jr.* Chairman  
*Sue Knight* Secretary

**CITY COUNCIL**  
At a meeting of the City Council of the City of Troy, Ohio, held this 7 day of May, 1973, this plat was approved by ordinance No. 0-17-73  
*Spencer L. Haines* Acting Mayor  
*Frank H. Prouty* Pres. of Council, Pro Tem  
*Betty N. Gleason* Clerk of Council

**MIAMI COUNTY AUDITOR**  
Approved and transferred this 18 day of May, 1973.  
*Carl Davis by Beverly Beebe, Deputy*  
Miami County Auditor

**NOTE**  
Restrictive covenants for this plat shall be the same as those restrictions listed for Heritage Hills- Section One. Plat Book 8, Page 143A, except that said covenants shall extend to June 15, 2003. Easements indicated on this plat are five feet (5') on each side of lot lines as shown unless indicated otherwise. Easements are designated thus: \_\_\_\_\_



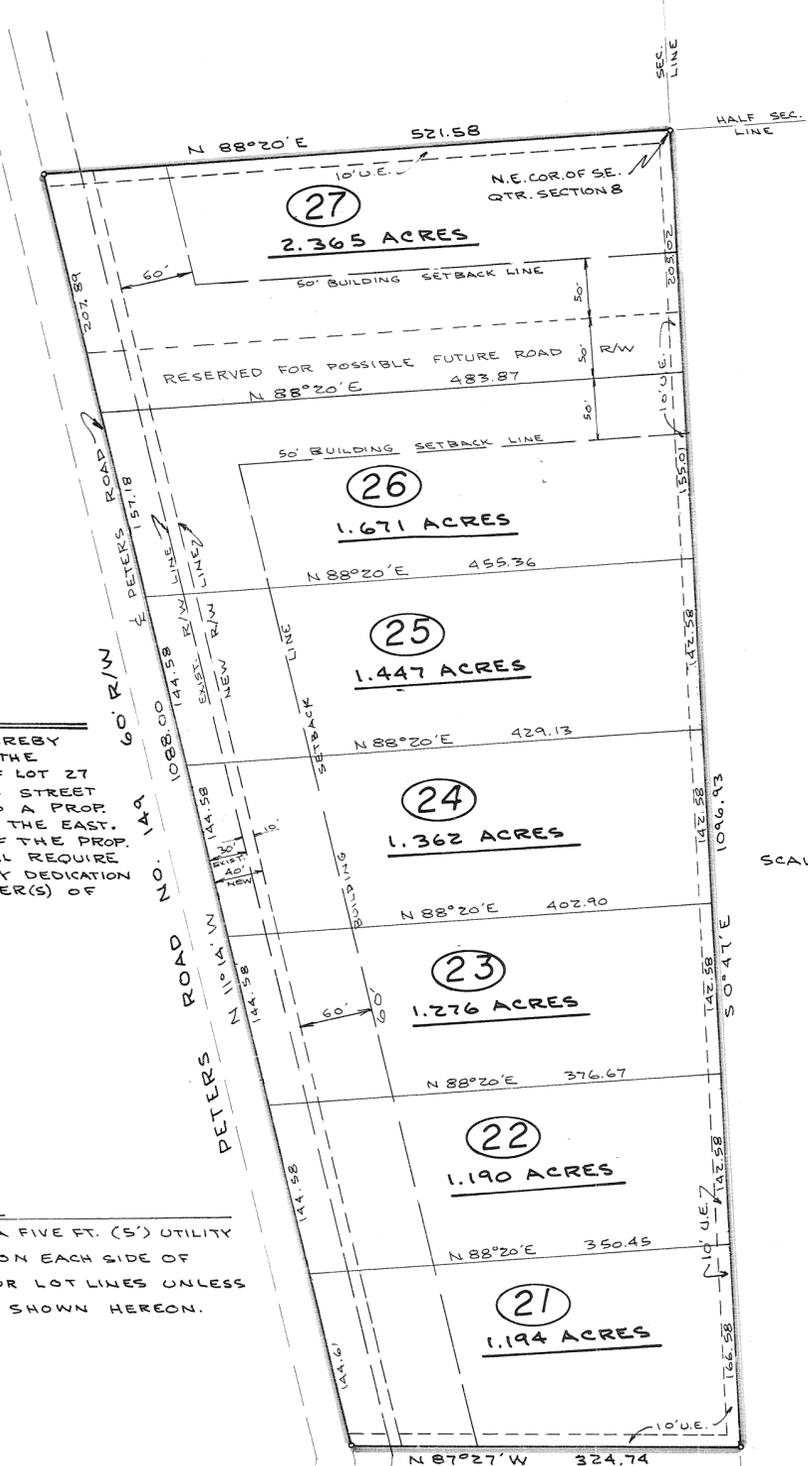
I hereby certify this plat and all measurements to be correct. Curved distances measured along the arc. Iron pins set at all lot corners.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

Heritage Hills- Section 10 for Mid-Continent Properties, Inc. Piqua, Ohio	
DANIEL D. TURNER and ASSOC. Troy- Ohio *CIVIL ENGINEERING - LAND SURVEYING*	
DATE	Drawn by: J.T. SHEET NO.
FILE NO.	Checked by: D.T. 1/1
SCALE: 1" = 100'	

# TALL OAKS SUBDIVISION SEC. 2

~ TOWN 4 ~ RANGE 6 ~ SECTION 8 ~ MONROE TOWNSHIP ~  
~ MIAMI COUNTY ~ OHIO ~

BOOK 11 PAGE 87  
MIAMI COUNTY RECORDER'S RECORD  
OF RECORDED PLATS.  
FILE NO. 94765  
RECEIVED FOR RECORD. 3:25 PM MAY 21 1973  
DATE  
FEE # 8.50 May B. Justice  
MIAMI COUNTY RECORDER



**DESCRIPTION**  
BEING A SUBDIVISION OF 10.505 ACRES OF A 31.712 ACRE TRACT CONVEYED TO HAROLD E. BEHM AND B. KATE BEHM BY DEED RECORDED IN VOLUME 403 PAGE 71, OF THE MIAMI COUNTY DEED RECORDS.

**DEDICATION**  
WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AND DO HEREBY DEDICATE AN ADDITIONAL TEN FT (10') OF RIGHT-OF-WAY ALONG PETERS ROAD AS SHOWN HEREON TO PUBLIC USE FOREVER. UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESSED PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTIES FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Daniel D. Turner  
WITNESS  
Joe M. Turner  
WITNESS

Harold E. Behm  
HAROLD E. BEHM  
B. Kate Behm  
B. KATE BEHM

STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THIS 22<sup>nd</sup> DAY OF MARCH, 1971, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAROLD E. BEHM AND B. KATE BEHM, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

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

Daniel D. Turner  
NOTARY PUBLIC

**CITY PLANNING COMMISSION**  
AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 14 DAY OF APRIL 1971, THIS PLAT WAS APPROVED.  
Harvey Legris  
CITY MANAGER  
Sue Gilles  
SECRETARY

**MIAMI COUNTY PLANNING COMMISSION**  
Selma E. Kain  
Larry B. Cline - Sec.

**ARTHUR D. HADDAD, by R.T. Snider, DEPUTY COUNTY ENGINEER**  
April 3, 1973 NO. 2253  
DATE

**ROAD R/W ACCEPTANCE**  
**MIAMI COUNTY COMMISSIONERS**  
Robert Clawson  
John L. Knapp  
Arthur D. Haddad  
COUNTY ENGINEER  
MAY 21, 1973  
DATE

**MIAMI COUNTY AUDITOR**  
APPROVED AND TRANSFERRED THIS 21 DAY OF May, 1973.  
Carl Davis by Beverly Beebe Deputy  
MIAMI COUNTY AUDITOR

**APPROVED**  
Subject to Zoning Approval  
By Committee - M.U. Adams  
Date 3-29-73  
City-Miami County Health Department  
**APPROVED**  
By Max V. Adams  
Date 2-5-71  
Troy City - Miami County Health Department  
**POOR SOIL**  
325 SQ. FT. PER BEDROOM

**NOTE**  
50 FEET IS HEREBY RESERVED ON THE SOUTH SIDE OF LOT 27 FOR A FUTURE STREET TO CONNECT TO A PROP. STREET FROM THE EAST. EXTENSION OF THE PROP. STREET SHALL REQUIRE A MANDATORY DEDICATION BY THE OWNER(S) OF LOT 27.

**NOTE**  
THERE IS A FIVE FT. (5') UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES UNLESS OTHERWISE SHOWN HEREON.

THE RESTRICTIVE COVENANTS FOR THIS PLAT SHALL BE THE SAME AS FOR TALL OAKS SUBDIVISION SEC. 1 AS RECORDED IN VOL. 8 PG. 139-A OF THE MIAMI COUNTY PLAT RECORDS.

TALL OAKS SUBDIVISION SEC. 1  
VOL. 8 PG. 139  
LOT 20



SCALE: 1" = 100'



I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS.

Daniel D. Turner  
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

TALL OAKS SUBDIVISION, SEC. 2 FOR		
HAROLD E. & B. KATE BEHM TROY - OHIO		
DANIEL D. TURNER & ASSOC. TROY - OHIO		
CIVIL ENGINEERING LAND SURVEYING.		
DATE	DRAWN BY: JT.	SHEET NO.
FEB. 1971	CHECKED BY: D.T.	1/1
FILE NO.	SCALE: 1" = 100'	

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

# MICHAEL MANOR - SEC. SIX

TOWN 4 ~ RANGE 6 ~ SEC. 21 SW 1/4 ~ MONROE TOWNSHIP  
MIAMI COUNTY ~ OHIO

BOOK 11 PAGE 88  
Miami County Recorder's record  
of recorded plats

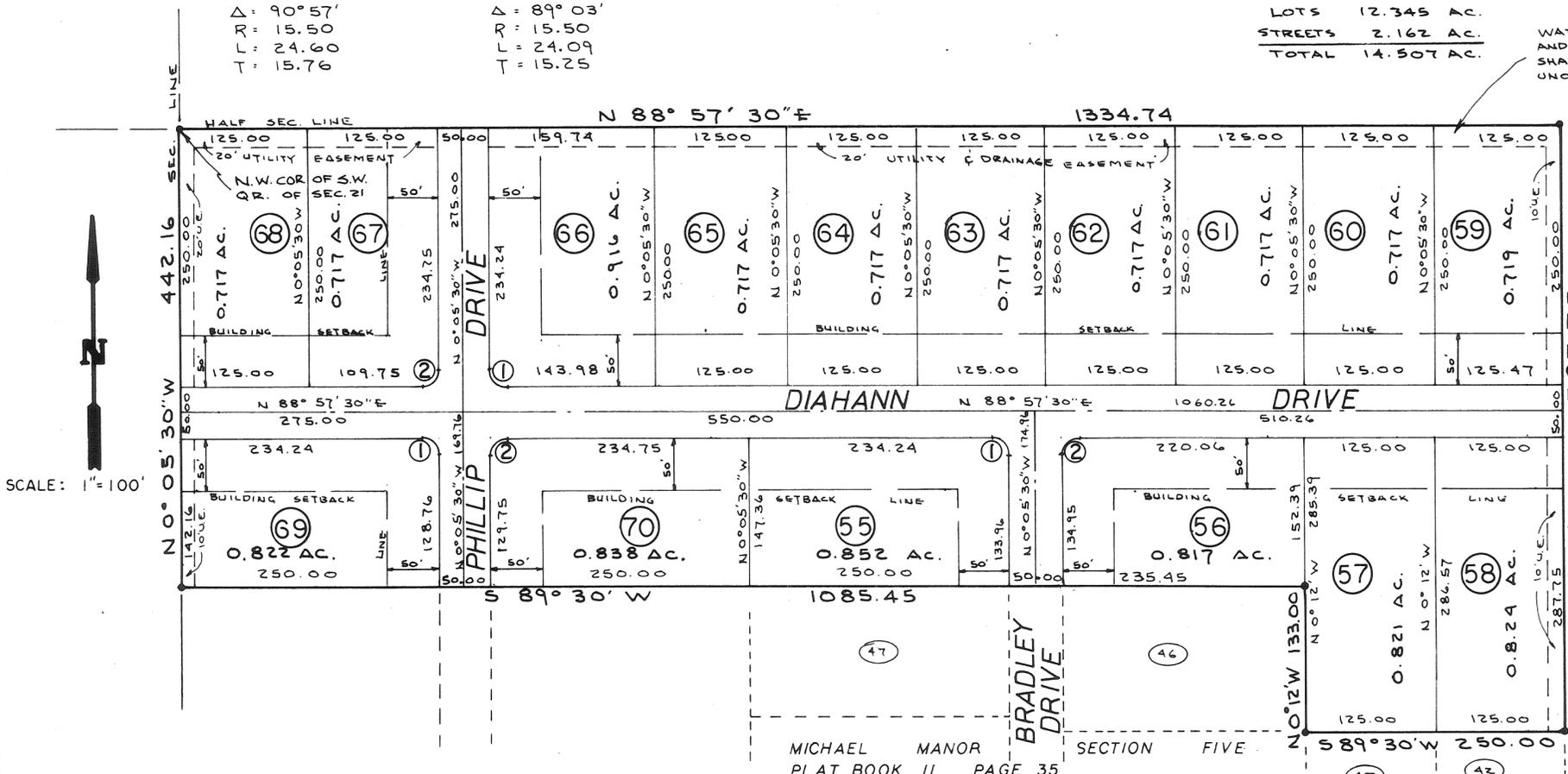
File No. 94921

Received for record: 3:40 PM May 25, 1973  
time date

Fee: \$ 8.60  
*Mary B. Swisher, Recorder*  
*By: Helen Y. Blinn, Deputy*  
Miami County Recorder

LOTS 12.345 AC.  
STREETS 2.162 AC.  
TOTAL 14.507 AC.

WATER FLOW BETWEEN LOTS 62 & 63, ALONG WEST LINE LOT 68, AND ALONG REAR OF LOTS 59 THRU 68 SHALL BE MAINTAINED AND KEPT UNOBSTRUCTED AT ALL TIMES.



**DESCRIPTION**

Being a subdivision of 14.507 Acres of a 71.426 Acre Tract conveyed to Hughes Development Company by deed recorded in Vol. 459, Page 249, of the Miami County Deed Records.

**DEDICATION**

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

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

HUGHES DEVELOPMENT COMPANY  
*Vicki Shively* witness  
*Phillip L. Hughes* President  
*Pauline S. Hughes* vice-president  
*Thomas B. Ryjalen* witness

STATE OF OHIO, MIAMI COUNTY, ss: Me day of May 1973, before me, the undersigned, a notary public in and for said county and state, personally came Hughes Development Company by its president Phillip L. Hughes and its vice-president Pauline S. Hughes, both of them acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

*Margaret J. Gammie*  
Notary Public  
My Commission Expires April 5, 1979

**PROTECTIVE COVENANTS**

- LAND USE- All lots shall be used for residential purposes only.
- DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1400 square feet for a one floor plan. All houses shall have a two car attached garage.
- BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than twenty feet (20') to an interior lot line.
- DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
- OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
- FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
- GRADE- The grade of any residential structure shall be shown on a plat plan and approved by the developer before any construction may begin.
- NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
- TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
- SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) sq. ft. or one sign of not more than five (5) sq. ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
- LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
- TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until May 1, 1993, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
- INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
- ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**

*Delmar E. Kain* CHAIRMAN  
*Larry B. Cline* SECRETARY

*Arthur D. Haddad*  
Miami County Engineer

Date May 16, 1973 No. 2258

**APPROVED BY MIAMI COUNTY COMMISSIONERS**

*Robert Clawson*

*John J. Knapp*

*Arthur D. Haddad*  
Miami County Engineer

**APPROVED**  
Subject to Zoning Approval  
By Sewage Comm. J.O.  
2-9-73 (orig. 2-19-71)  
Troy City-Miami County  
Health Department  
(see 2-9-73 Sewage Comm. Minutes)

**APPROVED BY TIPP CITY PLANNING COMMISSION**

*Phillip H. Wampler* Pres.  
*Jean Farris* Secretary  
FEBRUARY 26TH 1973

MIAMI COUNTY AUDITOR  
Approved and transferred this 25 day of May, 1973

*Carl Davis* by *Beverly Beebe* Deputy  
Miami County Auditor

**IMPERIAL STATE BANK**

*O. Jesse Chamberlain* Pres  
*Richard Ross* Pres.  
*Vicki Shively* Witness  
*Larry D. Hamblin* Witness

**STATE OF OHIO, MONTGOMERY COUNTY, SS:**

Be it remembered that on this 17th day of May, 1973, before me, the undersigned, a notary public in and for said county and state, personally came Imperial State Bank, by its president C. Richard Ross, and its Vice president O. Jesse Chamberlain, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.  
*Inogen W. Ball*  
Notary Public  
My Commission Expires Oct 31, 1976



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

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

Michael Manor- Section Six for		
Phillip L. and Pauline S. Hughes Tipp City, Ohio		
DANIEL D. TURNER AND ASSOC. Troy- Ohio		
* CIVIL ENGINEERING- LAND SURVEYING*		
DATE FEB 1973	Drawn by: T.S. Traced by: Checked by:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

# MICHAEL MANOR - SEC. SEVEN

TOWN 4 ~ RANGE 6 ~ SEC. 21 SW 1/4 ~ MONROE TOWNSHIP  
MIAMI COUNTY ~ OHIO

BOOK 11 PAGE 89  
Miami County Recorder's record  
of recorded plats

File No. 94922

Received for record 3:41 PM MAY 25 1973  
time date

Fee: \$ 8.65  
Mary B. Quartin, Recorder  
by William G. Altman, Deputy  
Miami County Recorder

LOTS 10.038 AC.  
STREETS 1.010 AC.  
TOTAL 11.048 AC.

**NOTE**

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

**DESCRIPTION**

Being a subdivision of 11.048 Acres of a 71.426 Acre Tract conveyed to Hughes Development Company by deed recorded in Vol. 459, Page 249 of the Miami County Deed Records.

**DEDICATION**

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

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

Vickie Shively  
witness  
Thomas B. Bigelow  
witness

HUGHES DEVELOPMENT COMPANY  
Phillip L. Hughes  
Phillip L. Hughes, President  
Pauline S. Hughes  
Pauline S. Hughes, vice-president

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

Be it remembered that on this 17th day of May, 1973, before me, the undersigned, a notary public in and for said county and state, personally came Hughes Development Company by its president Phillip L. Hughes and its vice-president Pauline S. Hughes, both of them acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

MARGARET J. GWINN, Notary Public  
in and for Miami County, Ohio  
My Commission Expires 12-15-73

Margaret J. Gwinin  
Notary Public

**PROTECTIVE COVENANTS**

1. LAND USE- All lots shall be used for residential purposes only.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1400 Square Feet for a one floor plan. All houses shall have a two car attached garage.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than twenty ft. (20') to an interior lot line.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin.
8. NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
10. SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) Sq. Ft. or one sign of not more than five (5) Sq. Ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
11. LIVESTOCK- No animal, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
12. TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until June 1, 1993, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
13. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
14. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

**APPROVED BY TIPP CITY PLANNING COMMISSION**

At a meeting of the Tipp City Planning Commission held this 23rd day of April, 1973, this plat was approved.

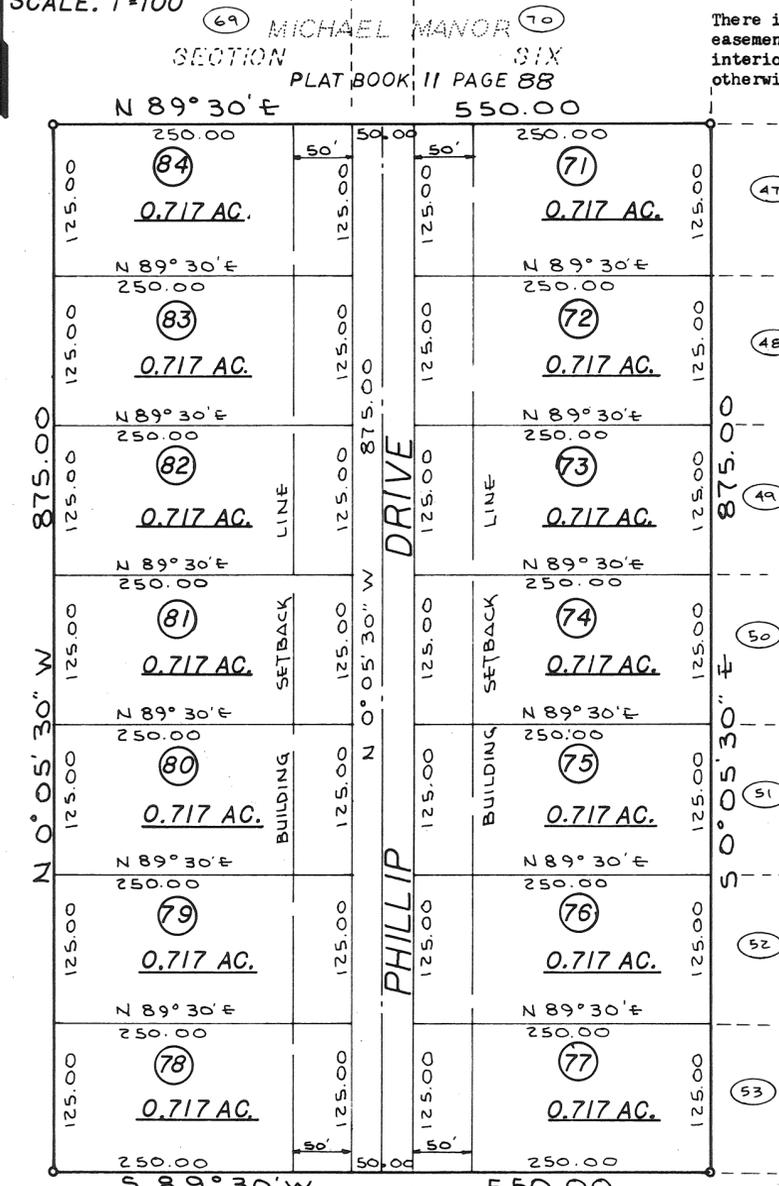
Phillip H. Wampler Chairman  
Jean Zair Secretary



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

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

SCALE: 1"=100'



SECTION FIVE  
MICHAEL MANOR  
PLAT BOOK 11 PAGE 35

**APPROVED**  
Subject to Zoning Approval  
By J.D. Selman & Co. Health Dept.  
Date 3-23-73 (3-28-73)  
Troy City-Miami County  
Health Department

MIAMI COUNTY AUDITOR  
Approved and transferred this 25 day  
of May, 1973.  
Carl Davis by Beverly Beebe, Deputy  
Miami County Auditor

APPROVED BY MIAMI COUNTY COMMISSIONERS  
Robert Clayson  
John J. Ruggs  
Ante D. Haddad  
Miami County Engineer

DATE \_\_\_\_\_

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
Delmar E. Kain CHAIRMAN  
Larry B. Ohio SECRETARY  
Ante D. Haddad  
Miami County Engineer

DATE May 16, 1973 NO. 2259

Michael Manor- Section Seven for Phillip L. and Pauline S. Hughes Tipp City, Ohio		
DANIEL D. TURNER AND ASSOC. Troy - Ohio		
*CIVIL ENGINEERING- LAND SURVEYING*		
DATE MARCH 1973	Drawn by: <u>r.s.</u> Traced by: Checked by: <u>D.T.</u>	SHEET NO. <b>1/1</b>
FILE NO.	SCALE: 1"=100'	

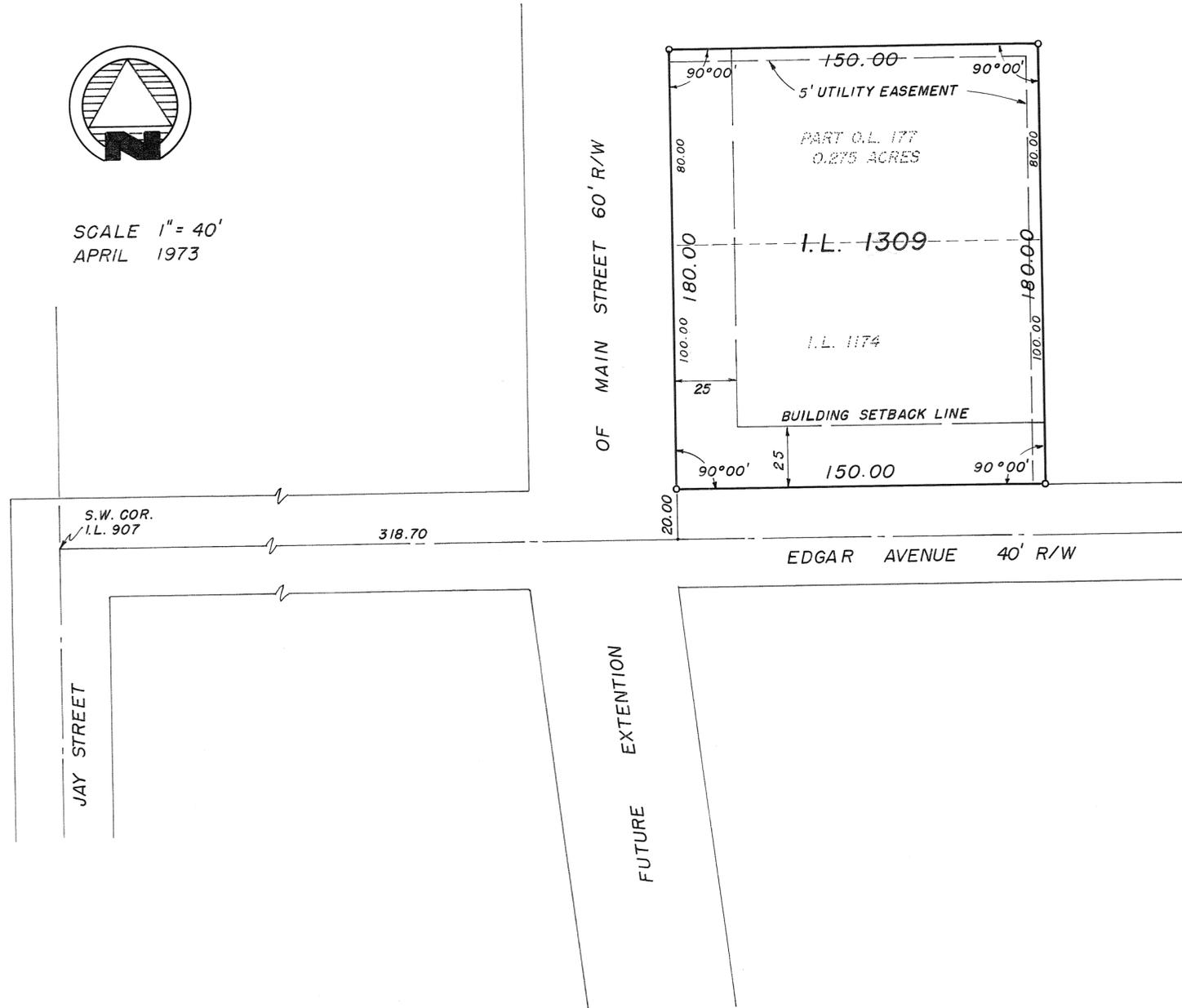
# GREEN ACRES SUBDIVISION SEC. - ONE

## REPLAT OF INLOT 1174 AND PART OF OUTLOT 177 - WEST MILTON, OHIO

BOOK 11 PAGE 90  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.



SCALE 1" = 40'  
 APRIL 1973



**DESCRIPTION**

BEING A REPLAT OF I.L. 1174 AND 0.275 ACRES OF O.L. 177 IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO.

**REFERENCE**

PLAT BOOK 10, PAGE 2, MIAMI COUNTY RECORDER'S, PLAT RECORDS.  
 VOLUME 12, PAGE 119, MIAMI COUNTY ENGINEER'S, LOT SURVEY RECORDS.

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.  
 EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTIES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

*Pauline Kimmel*  
 WITNESS  
*Richard W. Klockner*  
 WITNESS

*Paul E. Johnson*  
 PAUL E. JOHNSON  
*Carol S. Johnson*  
 CAROL S. JOHNSON

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

BE IT REMEMBERED THAT ON THIS 3RD DAY OF APRIL, 1973, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL E. JOHNSON AND CAROL S. JOHNSON BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

RICHARD W. KLOCKNER, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires Oct. 15, 1976

*Richard W. Klockner*  
 NOTARY PUBLIC

**PLANNING COMMISSION APPROVAL**

AT A MEETING OF THE VILLAGE OF WEST MILTON PLANNING COMMISSION HELD THIS 5 DAY OF April, 1973, THIS PLAT WAS APPROVED.

*Nannette J. Davis*  
 CHAIRMAN  
*John H. Longman*  
 SECRETARY

**COUNCIL APPROVAL**

AT A MEETING OF THE VILLAGE OF WEST MILTON COUNCIL HELD THIS 1st DAY OF May, 1973, THIS PLAT WAS APPROVED.

*Neil Johnson*  
 MAYOR  
*Dolores Frantz*  
 CLERK

**MIAMI COUNTY AUDITOR**

APPROVED AND TRANSFERRED THIS 3rd DAY OF May, 1973

*Paul Davis by Lorea Shellenbarger, Deputy*  
 MIAMI COUNTY AUDITOR

**MIAMI COUNTY RECORDER**

FILE NO. 95040  
 RECEIVED FOR RECORD 3:45 P.M. MAY 30 - 1973  
 TIME DATE  
 RECORDED PLAT BOOK 11, PAGE 90  
 FEE: \$8.60  
*Mary B. Guatier*  
 MIAMI COUNTY RECORDER



I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT

*Paul E. Johnson*  
 PAUL E. JOHNSON, REGISTERED SURVEYOR NO. 6030

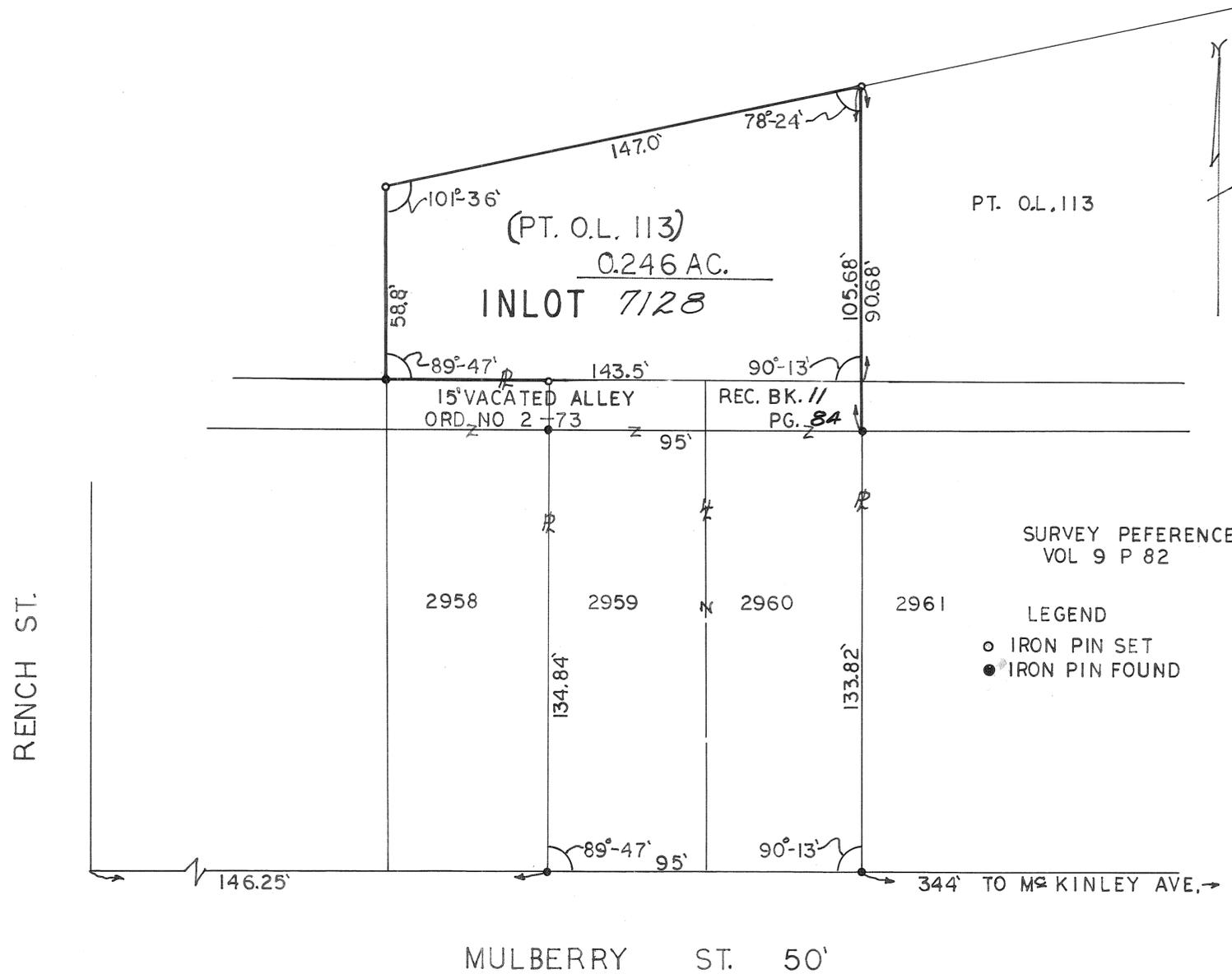
# REPLAT OF PART OF OUTLOT 113

SOUTHWEST SECTION CORPORATION PIQUA

FILE NO. 95 226  
 RECEIVED FOR RECORD June 5, 1973  
 RECORDED IN PLAT BOOK 11 PAGE 91  
 FEE \$ 8.60

Mary B. Mastin, Recorder  
 MIAMI COUNTY RECORDER  
 by Emily M. Neal, Deputy

TRANSFERED AND NUMBERED TO  
 DESIGNATE LOTS THIS 5 DAY  
 OF June, 1973  
Paul Davis by Cora Kelenburg, Deputy  
 MIAMI COUNTY AUDITOR



APPROVAL  
 WE THE UNDERSIGNED BEING OWNERS & LIENHOLDERS  
 OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT, AND  
 APPROVE THIS PLAT AS SHOWN HEREON.

Russell W. Langston  
Susanne Reed  
June W. Barnes  
Jeanette C. Langston  
Susanne Reed  
June W. Barnes  
 WITNESS  
 WITNESS  
 WITNESS  
 WITNESS  
 WITNESS  
 WITNESS

Richard K. Dean  
Susanne Reed  
June W. Barnes  
 WITNESS  
 WITNESS  
 WITNESS

APPROVED CITY OF PIQUA  
 PLANNING COMMISSION  
Fred R. Thompson, Chairman  
John D. ...  
Richard A. ...

DATE JUNE 1, 1973

APPROVED CITY OF PIQUA  
 COMMISSION  
Jack D. Wilson  
Mark H. ...  
Harold K. ...  
Joseph C. ...  
Charles E. Tyler  
 DATE JUNE 4, 1973

STATE OF OHIO, COUNTY OF MIAMI S.S.  
 BE IT REMEMBERED THAT ON THIS 1st DAY OF June, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN  
 AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RUSSELL W. LANGSTON, JEANETTE LANGSTON, AND  
THE THIRD SAVING & LOAN CO., TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOR GOING PLAT  
 TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL  
 ON THE DAY AND DATE ABOVE WRITTEN.

June W. Barnes  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES July 2, 1975

SURVEY OF PART OUTLOT 113 NOW		
INLOT NO.		
RUSSELL W. & JEANETTE LANGSTON		
JOHN E. FERMAN PIQUA, OHIO		
PROFESSIONAL SURVEYOR, 4864		
DRAWN BY <u>JF</u>	SCALE <u>1" = 30'</u>	DRAWING No. <u>73-1-10</u>
CHK'D BY	DATE <u>2-10-73</u>	SHEET No.
TRACED BY		<u>1/1</u>

John E. Ferman

# REPLAT OF PART OUTLOT 152

NORTHWEST SECTION, CORPORATION OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

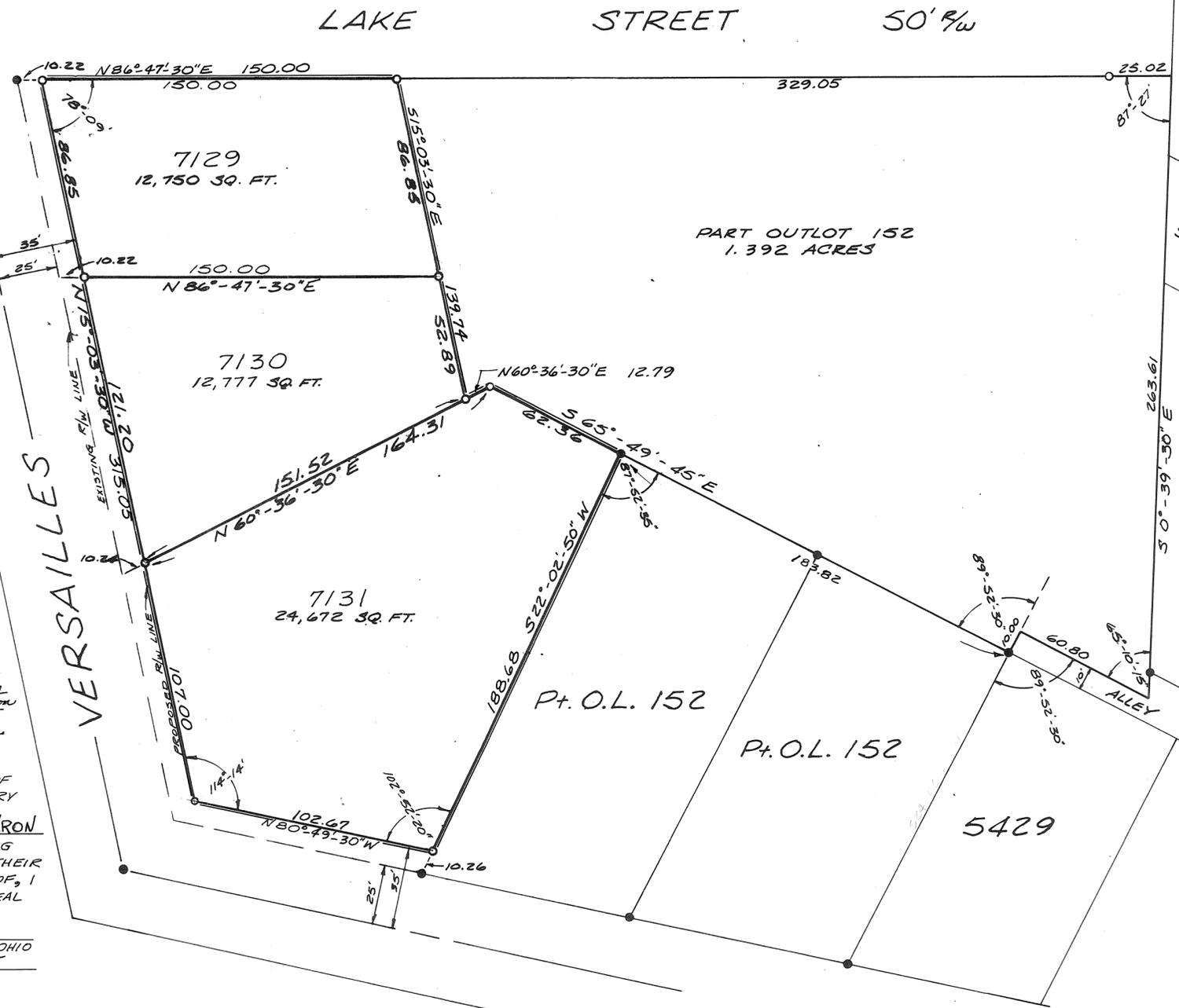
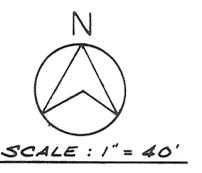
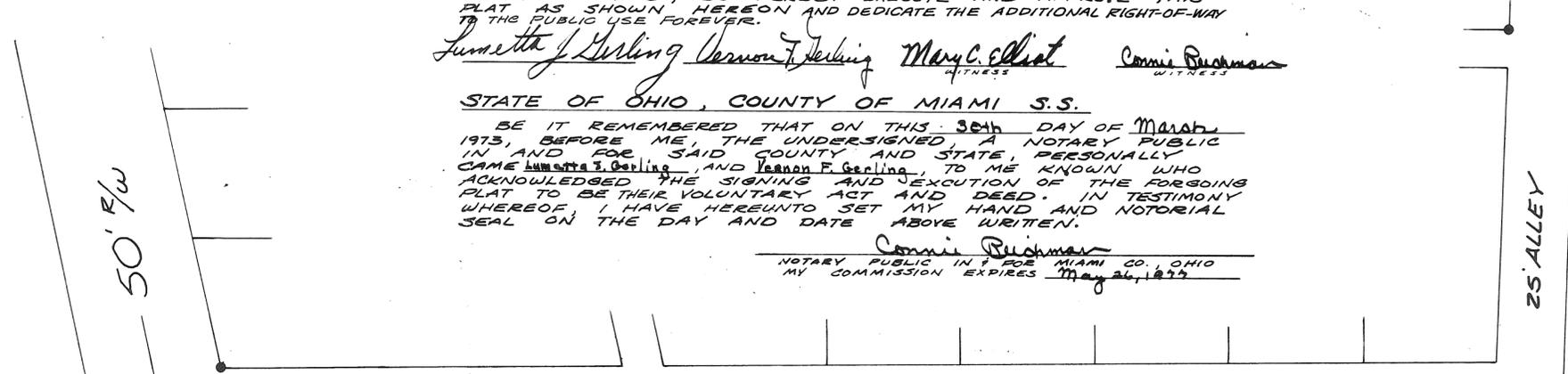
VOL. 11 PAGE 92  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 95299  
 REC'D JUNE 6, 1973, AT 2:54 PM  
 FEE \$ 8.60  
*Michael W. Cozatt, Recorder*  
*By Allen W. Cozatt, Deputy*  
 MIAMI COUNTY RECORDER

**DEDICATION:**  
 WE THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS  
 HEREIN PLATED, DO HEREBY EXECUTE AND APPROVE THIS  
 PLAT AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY  
 TO THE PUBLIC USE FOREVER.

*Lumetta J. Gerling* *Vernon F. Gerling* *Mary C. Elliott* *Connie Buchanan*  
 WITNESSES

STATE OF OHIO, COUNTY OF MIAMI S.S.  
 BE IT REMEMBERED THAT ON THIS 30th DAY OF March  
 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC  
 IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
 CAME Lumetta J. Gerling AND Vernon F. Gerling, TO ME KNOWN WHO  
 ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING  
 PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY  
 WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTORIAL  
 SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Connie Buchanan*  
 NOTARY PUBLIC IN AND FOR MIAMI CO., OHIO  
 MY COMMISSION EXPIRES May 24, 1974



# TIPPECANOE VILLAGE - SECTION THREE

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
 BEING A SUBDIVISION OF 21.342 ACRES OF INLOT 1770 IN TIPP CITY, OHIO ACQUIRED BY  
 TIPPECANOE DEVELOPMENT INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF  
 DEEDS BOOK 479; PAGES 890-892.

MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED FOR RECORD THIS 21ST DAY OF  
JUNE, 1973, AT 2:20 P.M.

FILE NUMBER 95800 FEE \$ 8.60

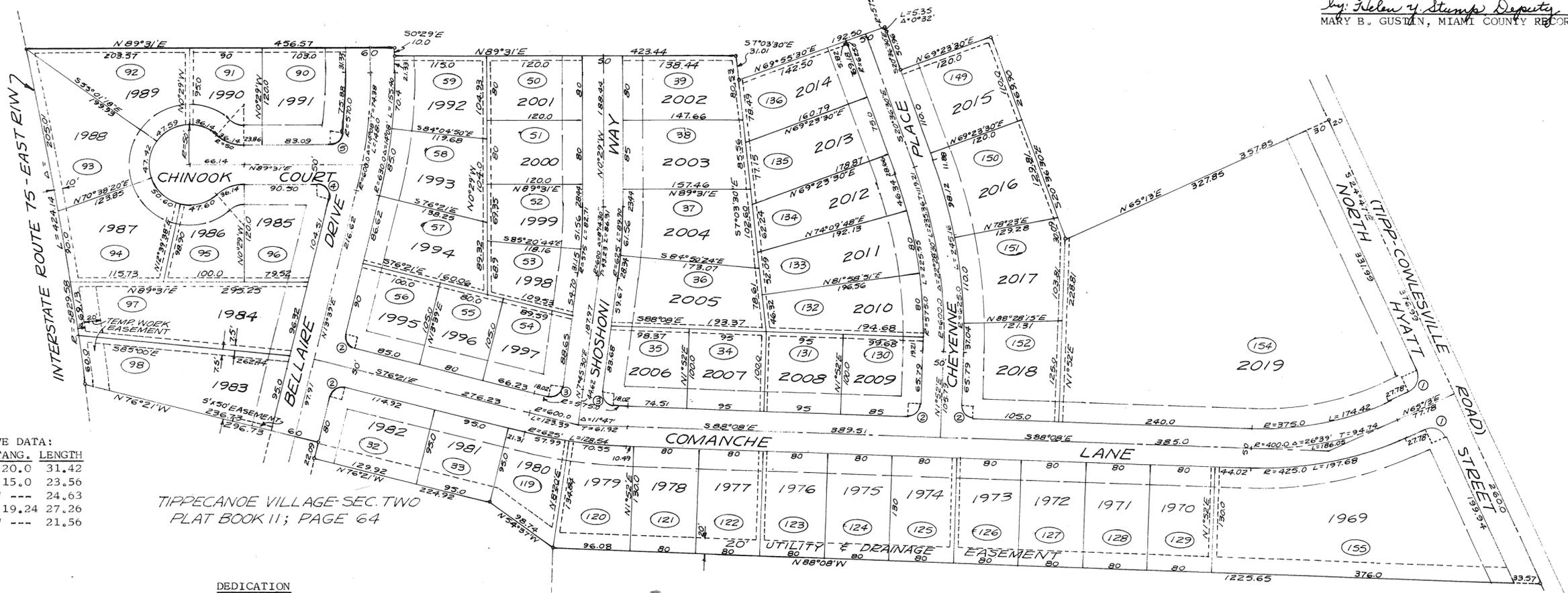
Mary B. Gustin, Recorder  
 by: Helen Y. Stump, Deputy  
 MARY B. GUSTIN, MIAMI COUNTY RECORDER

SCALE: 1 INCH = 100 FEET

MARCH 10, 1973

### LEGEND

- (90) = PLAT LOT NUMBER
- 25' BUILDING SETBACK LINE
- 5' UTILITY & DRAINAGE EASEMENT
- UNLESS OTHERWISE DIMENSIONED



CORNER RADIUS CURVE DATA:

NO.	RADIUS	CEN. ANG.	TANG. LENGTH
1	20.0	90°00'	20.0 31.42
2	15.0	90°00'	15.0 23.56
3	15.0	94°05'145"	24.63
4	15.0	104°08'	19.24 27.26
5	15.0	82°22'20"	21.56

TIPPECANOE VILLAGE - SEC. TWO  
 PLAT BOOK 11; PAGE 64

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, INCLUDING THE WEST HALF OF NORTH HYATT STREET, 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.

OWNERS: TIPPECANOE DEVELOPMENT INC. LIENHOLDERS: MIAMI CITIZEN'S NATIONAL BANK & TRUST CO.

Alva M. Parsons PRESIDENT: ALVA M. PARSONS  
Karen Jackson WITNESS  
Robert A. Reineke VICE PRESIDENT  
Karen Jackson WITNESS  
Thomas A. Thompson TREASURER: THOMAS A. THOMPSON  
Alveta Passon WITNESS  
William D. Markellor ASSISTANT CASHIER  
Alveta Passon WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED Alva M. Parsons, PRESIDENT AND Thomas A. Thompson, TREASURER OF TIPPECANOE DEVELOPMENT INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND TREASURER AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 21 DAY OF March, 1973.

Brenda N. May NOTARY PUBLIC MY COMMISSION EXPIRES July 19, 1977

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ROBERT A. REINEKE, VICE PRESIDENT, AND WILLIAM D. MARKELLOR, ASSISTANT CASHIER OF MIAMI CITIZEN'S NATIONAL BANK AND TRUST CO. A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER AND THE FREE AND CORPORATE ACT AND DEED OF SAID MIAMI CITIZEN'S NATIONAL BANK & TRUST CO. TIPP CITY, O.

IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 21 DAY OF March, 1973.

Brenda N. May NOTARY PUBLIC MY COMMISSION EXPIRES July 19, 1977

### TIPP CITY BOARD OF EDUCATION

PROTECTIVE COVENANTS AND RESTRICTIONS  
 NOTE: THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THE RESTRICTIONS AND COVENANTS RECORDED WITH TIPPECANOE VILLAGE SECTION ONE ( MIAMI COUNTY RECORDER'S PLAT BOOK 10; PAGE 137)  
 EXCEPT: THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL MAY 1, 2003 AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR TEN YEAR PERIODS UNLESS A MAJORITY OF THE THEN OWNERS OF THE LAND AGREE TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.  
 RAKE AND EAVE OVERHANGS ON DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL HAVE NO MINIMUM OVERHANG.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 12TH DAY OF MARCH, 1973, THIS PLAT WAS APPROVED.

Phillip H. Wampler CHAIRMAN  
Phyllis Gieseman SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 2nd DAY OF April, 1973, THIS PLAT WAS APPROVED BY ORDINANCE NO. 15-73.

Thomas B. Kyle PRESIDENT OF COUNCIL  
Phyllis Gieseman CLERK OF COUNCIL  
 NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 21ST DAY OF JUNE, 1973.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR-BY: Beverly Beebe DEPUTY AUDITOR



PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES  
 CIVIL ENGINEERING & SURVEYING  
 TROY, OHIO  
 I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.  
Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

DEDICATION

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

# REPLAT OF PART OF OUTLOT 43 PLEASANT HILL, OHIO

PLAT BOOK 11 PAGE 94  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 29TH DAY OF  
JUNE 1973, AT 9:38 A. M.  
FILE NUMBER 96014 FEE \$ 8.60  
Mary B. Gustin  
MARY B. GUSTIN, MIAMI COUNTY RECORDER

BEING A SUBDIVISION OF 0.508 ACRES OF OUTLOT 43 IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO AS ACQUIRED BY DON COATE AND REBECCA COATE BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 494;PAGE 76

SCALE: 1" = 30 FEET  
MAY 24, 1973

Donald O. Coate  
OWNER  
Rebecca A. Coate  
OWNER

Dean C. Schauer  
WITNESS  
Dean Schauer  
WITNESS

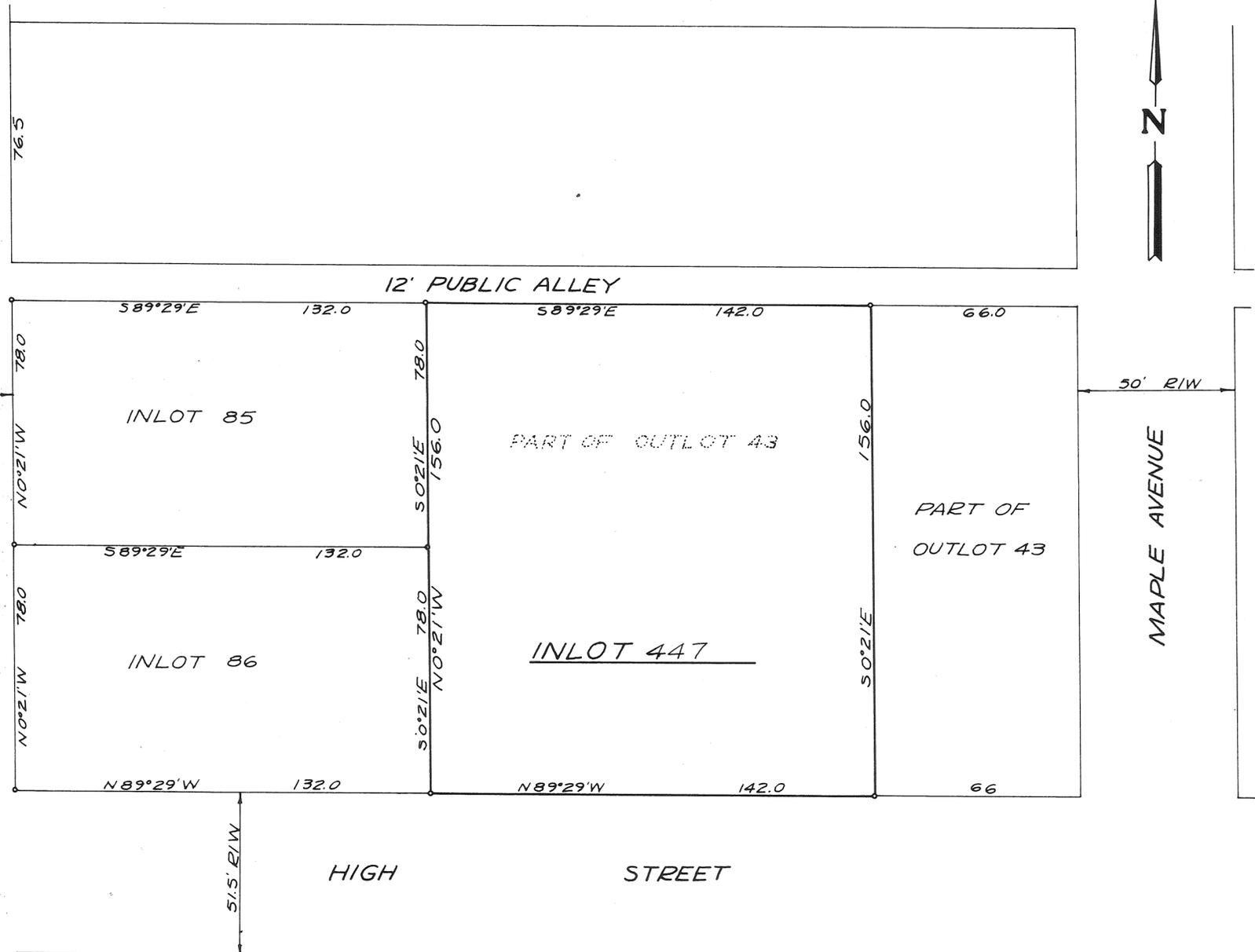
STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO CONSENT TO THE EXECUTION OF THE FOREGOING REPLAT WHO ACKNOWLEDGED THAT THEY DID SIGN SAID INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PLEASANT HILL, OHIO THIS 5 DAY OF JUNE, 1973.

Dean C. Schauer  
NOTARY PUBLIC  
DEAN C. SCHAUER, Notary Public  
IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 2/28/77

PROTECTIVE COVENANTS AND RESTRICTIONS

- EACH UNIT WILL CONTAIN NOT MORE THAN TWO (2) FAMILY DWELLINGS.
- NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL UNITS.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN TWENTY (20) FEET. NO BUILDING SHALL BE CLOSER THAN TWELVE (12) FEET TO ANY LOT LINE OR SIXTEEN FEET TO THE REAR LINE OF SAID LOT.
- THE GROUND FLOOR AREA OF ONE UNIT SHALL BE 1250 SQ. FEET. EACH APARTMENT SHALL BE 625 SQ. FEET, CONSISTING OF ONE BEDROOM, ONE LIVING ROOM, ONE BATHROOM, ONE KITCHEN AND ONE UTILITY ROOM.
- NO BASEMENTS, TRAILERS, TENTS, SHACKS, GARAGES, BARNs, OR OTHER OUT BUILDINGS ERECTED ON THIS LOT SHALL BE USED FOR HOUSING, TEMPORARILY OR PERMANENTLY.
- NO CAMPING TRAILERS, BUSES, OR TENTS SHALL BE PARKED ON THIS LOT AND USED OVERNIGHT.
- NO NOXIOUS OR OFFENSIVE TRADES OR ACTIVITIES SHALL BE CARRIED OUT ON THIS LOT THAT WOULD BE AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- TRASH CAN RACKS SHALL BE FURNISHED FOR EACH APARTMENT.
- EACH APARTMENT SHALL HAVE ITS OWN PRIVATE WALK AND PATIO.
- NO SIGNS OR BILLBOARDS SHALL BE ERECTED ON THIS LOT EXCEPT "FOR RENT" AND SIGNS ERECTED BY BUILDER DURING CONSTRUCTION.
- NO HOUSING OF DOMESTIC ANIMALS OR POULTRY EXCEPT FOR HOUSEHOLD PETS WILL BE PERMITTED.
- THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS SHALL BE WELL-KEPT, AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD, DISCARDED VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS, OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON THIS LOT.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL RESIDENTS AND NEIGHBORS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1999, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF NEIGHBORING LANDOWNERS, THAT THESE COVENANTS ARE AMENDED OR TERMINATED.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND, OR ASSIGNEES.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO HELD THIS 30 DAY OF May, 1973, THIS REPLAT WAS APPROVED.

Robert J. Knight CHAIRMAN  
Larry D. Cecil SECRETARY

AT A MEETING OF THIS COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO HELD THIS 4th DAY OF June, 1973, THIS REPLAT WAS ACCEPTED BY ORDINANCE NO. 623.

Robert A. Bond MAYOR  
Philip Stut CLERK OF COUNCIL

NUMBERED TO DESIGNATE AN INLOT AND TRANSFERRED THIS 29TH DAY OF JUNE, 1973.

Carl Davis CARL DAVIS, MIAMI COUNTY AUDITOR  
BY: Beverly Slough DEPUTY AUDITOR



I HEREBY CERTIFY THIS REPLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS.

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

REPLAT OF OUTLOT 43-PLEASANT HILL, OHIO		
DONALD O. & REBECCA A. COATE		
TURNER-KLOCKNER AND ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS TROY, OHIO		
DATE MAY 1973	DRAWN BY: RWK TRACED BY: RWK CHECKED BY:	SHEET NO.
FILE NO.	SCALE: 1" = 30'	

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

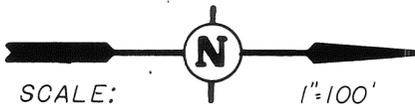
# EVANSTON ESTATES - SECTION TWO

• TOWN 4 • RANGE 6 • SEC. 28 SE. QTR. MONROE TOWNSHIP •

• MIAMI COUNTY • OHIO •

BOOK 11 PAGE 95  
Miami County Recorder's Record of Recorded Plats  
File No. 96068  
Received for record 10:14 A.M. July 2, 1973  
time date  
Fee: \$ 8.50 Mary B. Austin  
Miami County Recorder

- ① Δ = 89° 53'  
R = 15.50  
L = 24.32  
T = 15.47
- ② Δ = 90° 07'  
R = 15.50  
L = 24.38  
T = 15.53
- ③ Δ = 90° 00'  
R = 15.50  
L = 24.35  
T = 15.50
- ④ Δ = 11° 48'  
R = 200.00  
L = 41.19  
T = 20.67



Lots = 12.303 Ac.  
Streets = 2.427 Ac.  
TOTAL = 14.730

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Sam J. Studebaker Chm.  
Sandy B. Cline - Sec.

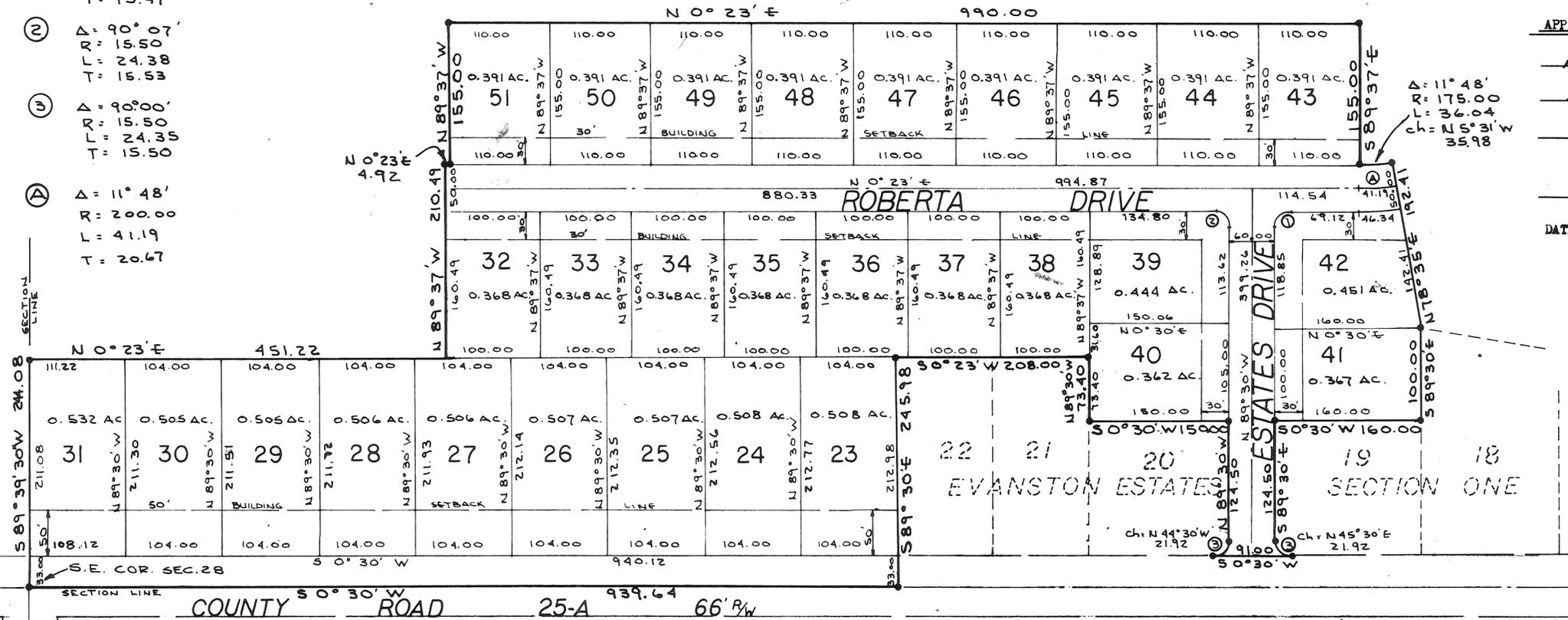
Arthur D. Haddad  
Miami County Engineer

DATE April 17, 1973 NO. 2255

APPROVED BY MIAMI COUNTY COMMISSIONERS

Therese E. Cook  
Robert A. Dawson  
John J. Swop  
Arthur D. Haddad  
Miami County Engineer

DATE July 2, 1973



- PROTECTIVE COVENANTS**
- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling.
  - The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1400 S.F. for a one story plan, or less than 1700 S.F. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun.
  - No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 15 ft. to any interior lot line.
  - No lot shall be hereafter subdivided into additional residential lots.
  - No trailer, basement, campshack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
  - Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
  - The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
  - No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
  - No structure of a temporary character shall be permitted on any premises except during the active period of construction.
  - No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 Sq. Ft. or one sign of not more than 5 Sq. Ft. advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Petsoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
  - No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
  - These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until February 1, 2003, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
  - Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
  - These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

**DESCRIPTION**  
Being a subdivision of 14.730 Acres of a 82.160 Acre tract conveyed to Petsoldt Construction Company by deed recorded in Vol. 489, Page 271 of the Miami County Deed Records.

**DEDICATION**  
We, the undersigned being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever.  
Easements shown or noted on this plat are for construction, operation, 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.

PETZOLDT CONSTRUCTION COMPANY  
Daniel D. Turner witness  
Joe M. Turner witness  
Curtis S. Petsoldt president  
Roberta S. Petsoldt sec-treas.

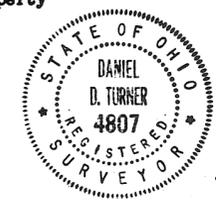
STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 14<sup>th</sup> day of APRIL, 1973, before me a notary public in and for the said county and state, personally came Petsoldt Construction Company by its president, Curtis S. Petsoldt and its secretary treasurer, Roberta S. Petsoldt, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

DEC. 7, 1976  
My Commission Expires  
Daniel D. Turner  
Notary Public

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

MIAMI COUNTY AUDITOR  
Approved and transferred this 2 day of July, 1973.  
Carl Davis by Beverly Beebe, Deputy  
Miami County Auditor

APPROVED BY TIPP CITY PLANNING COMMISSION  
At a meeting of the Tipp City Planning Commission held this 26<sup>th</sup> day of FEBRUARY, 1973, this plat was approved.  
Philip H. Wampler Pres.  
Jean Hair, Secretary



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

Evanston Estates- Section Two for Petsoldt Construction Company Vandalia, Ohio		SHEET NO. <u>1/1</u>
DANIEL D. TURNER AND ASSOC. Troy - Ohio		
DATE Feb. 1973	Drawn by: T.S. Traced by: Checked by: D.T.	SCALE: 1"=100'
FILE NO.		

# REPLAT OF PART OUTLOT 207

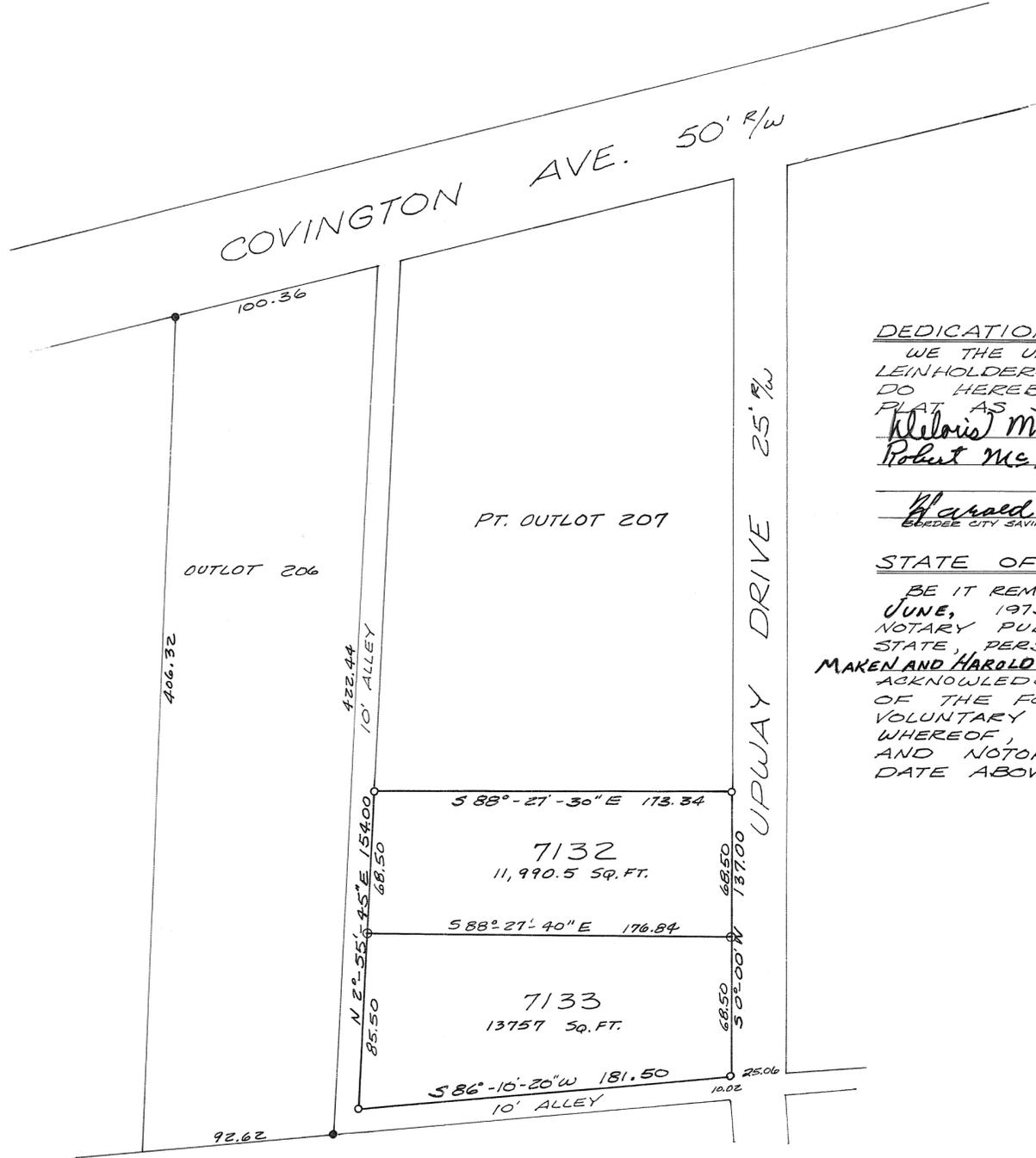
SOUTHWEST SECTION, CORPORATION OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

VOL. 11 PAGE 96  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 96203  
 REC'D JULY 5, 1973, AT 3:40 PM.  
 FEE \$ 8.00

*May B. Gustin*  
 MIAMI COUNTY RECORDER



SCALE: 1" = 50'



**DEDICATION:**

WE THE UNDERSIGNED, BEING THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON.

*Helois M. McMaken*      *Dorothy Tabler*  
*Robert M. McMaken*      *Audrey S. Frings*  
 \_\_\_\_\_  
*Harold L. Short, pres.*      \_\_\_\_\_  
EDGE CITY SAVINGS & LOAN      WITNESSES

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 26 DAY OF JUNE, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Robert M. McMaken, Helois M. McMaken and Harold L. Short, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Audrey S. Frings*  
 NOTARY PUBLIC IN & FOR MIAMI CO., OHIO  
 MY COMMISSION EXPIRES 12-19-1975.

APPROVED AND LOT NUMBERS  
 ASSIGNED THIS 5th DAY OF JULY, 1973.  
*Carl Davis by Beverly Slough*  
 MIAMI COUNTY AUDITOR

APPROVED JUNE-25-1973  
 PIQUA CITY PLANNING COMMISSION

*John R. Thompson, Chmn.*  
*Robert W. France*  
*John Deanebaugh*  
*Richard A. Apple*  
*Raymond L. Hammer, Jr.*

AT A MEETING HELD THIS 6-25-73  
 DAY OF MAY, 1973, THIS PLAT  
 ACCEPTED BY RESOLUTION NO. DC-18-73  
*Robert B. Beck City Eng.*

**LEGEND:**  
 ○ IRON PIN SET  
 ● IRON PIN FOUND

**SURVEY REFERENCES:**  
 VOL. 5 Pgs. 157 MIAMI COUNTY ENGINEER'S  
 " 8 " 81 RECORD OF LOT SURVEYS  
 VOL. 5 Pgs. 71 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS

PT.  
 SURVEY OF PART OF OUTLOT 207  
 FOR ROBERT McMAKEN



*Michael W. Cozatt*  
 PROFESSIONAL SURVEYOR NO. 6001

McCONNELL - WAGNER - ASSOCIATES  
 ARCHITECTS - ENGINEERS - SURVEYORS  
 20 SOUTH LANE TROY

# ~ SCOTTSDALE SUBDIVISION ~ SEC 3 ~

~ TOWN 4 ~ RANGE 6 ~ S.W.QTR. SEC. 20 ~ MONROE TOWNSHIP ~ MIAMI COUNTY ~ OHIO ~

BOOK 11 PAGE 97  
Miami County Recorders Record  
of Recorded Plats

File No. 96575

Received for record 12:08 P.M. JULY 18, 1973  
time date

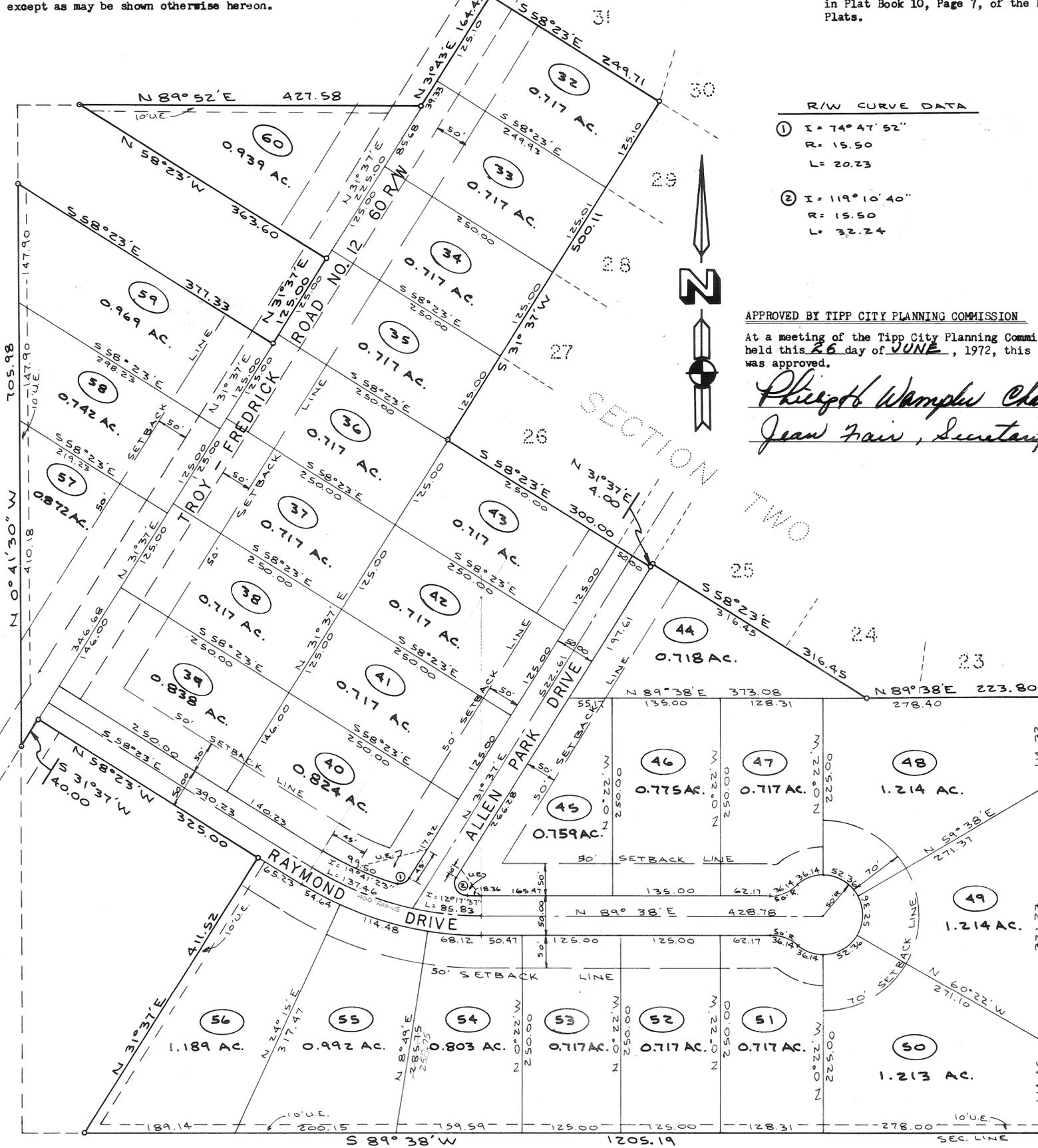
Recorded in Plat Book No. 11 Page 97

Fee: \$ 8.60  
*Mary B. Austin Recorder*  
Miami County Recorder  
By *Dora Whitmer, Deputy*

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

LOTS 24.099 AC.  
NEW STREETS 1.697 AC.  
TOTAL 25.796 AC.

Protective covenants for this plat are the same as those for Scottsdale Subdivision Sec. One as recorded in Plat Book 10, Page 7, of the Miami County Record Plats.



**R/W CURVE DATA**

- ① I = 74° 47' 52"  
R = 15.50  
L = 20.23
- ② I = 119° 10' 40"  
R = 15.50  
L = 32.24

**APPROVED BY TIPP CITY PLANNING COMMISSION**

At a meeting of the Tipp City Planning Commission held this 26 day of JUNE, 1972, this plat was approved.

*Phleght Wampler Chairman*  
*Jean Fair, Secretary*

**DESCRIPTION**

Being a subdivision of 25.796 Acre tract conveyed to H. E. Behm, Inc. by deed recorded in Vol. 472 Page 26, of the Miami County Deed Records.

**DEDICATION**

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

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

<i>Sella V. Covey</i> witness	<i>Harold E. Behm</i> H.E. BEHM, INC. Harold E. Behm, president
<i>Margaret E. Haffel</i> witness	<i>William H. Harrellson</i> William Harrellson, secretary
<i>Sella V. Covey</i> witness	<i>R. E. Hall</i> FIRST NATIONAL BANK AND TRUST COMPANY R. E. Hall, President
<i>Margaret E. Haffel</i> witness	<i>Paul E. Laufer</i> Paul E. Laufer, vice-president

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

Be it remembered that on this 30 day of May, 1972, before me, the undersigned, a notary public in and for said county and state, personally came H. E. Behm, Inc. by its president Harold E. Behm, and its secretary, William Harrellson and the First National Bank and Trust Company by its president R. E. Hall and its vice-president Paul E. Laufer all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony thereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires 4/30/75  
LEILA V. COVEY, NOTARY PUBLIC  
IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 4/30/75

**APPROVED BY MIAMI COUNTY COMMISSIONERS**

*Kenneth Cook*  
*Joseph L. Troop*

*Arthur D. Haddad*  
Miami County Engineer  
DATE July 18, 1973

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**

*Sigmund Stojek*  
*Larry B. Cline*

*Arthur D. Haddad*  
Miami County Engineer  
DATE July 3, 1973 NO. 2265



**MIAMI COUNTY AUDITOR**  
Approved and transferred this 18 day of July, 1973.  
*Carl Davis* by *Beverly Beebe, Deputy*  
Miami County Auditor

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

Scottsdale Subdivision- Sec. 3 for H. E. Behm, Inc. Troy- Ohio		
DANIEL D. TURNER and ASSOC. Troy- Ohio		
*CIVIL ENGINEERING- LAND SURVEYING *		
DATE JUNE 1972	Drawn by: Traced by: Checked by:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

# VILLAGE OF BRANDT, OHIO

## ALLEY VACATION PLAT

PLAT BOOK NO. 11 PAGE NO. 98  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED FOR RECORD THIS 20 DAY OF  
JULY, 1973, AT 8:25 AM  
 FILE NUMBER: 96607  
 FEE: NO FEE

*Mary B. Gustin, Recorder*  
*by: Helen Y. Stump, Deputy*  
 MARY B. GUSTIN, MIAMI COUNTY RECORDER

### DESCRIPTION

THE ENTIRE LENGTH OF A 30 FOOT ALLEY LYING EAST OF AND IMMEDIATELY ADJACENT TO LOT 93 BEING APPROXIMATELY 220 FEET IN LENGTH.  
 THAT PORTION OF A 16.5 FOOT ALLEY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO LOTS 92 AND 93 BEING 49.5 FEET IN LENGTH.

### NOTE

THE ALLEYS AS SHOWN HEREON HAVE BEEN UNOPENED AND UNUSED FOR A PERIOD OF TIME LONGER THAN 21 YEARS AND THE VACATION IS IN ACCORDANCE WITH SECTION 5553.042 OHIO REVISED CODE.

WE THE UNDERSIGNED BEING THE OWNERS OF LOTS ABUTTING ON THE ALLEYS TO BE VACATED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT THIS 13<sup>TH</sup> DAY OF JULY 1973.

SIGNED

WITNESS

*Ernest Blythe*  
*Nettie Blythe*

*Paul Warbler*  
*Paul E. Johnson*

STATE OF OHIO, MIAMI COUNTY SS.

BE IT REMEMBERED THAT ON THIS 13<sup>TH</sup> DAY OF JULY, 1973, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ERNEST BLYTHE AND NETTIE BLYTHE BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Paul E. Johnson* My Commission Expires  
 NOTARY PUBLIC October 19, 1976

APPROVED BY MIAMI COUNTY COMMISSIONERS ON MAY 14, 1973.  
 RECORDED IN COMMISSIONERS JOURNAL 43, PAGE 297.

*Kenneth Cook*  
 KENNETH COOK

*John J. Knoop*  
 JOHN J. KNOOP

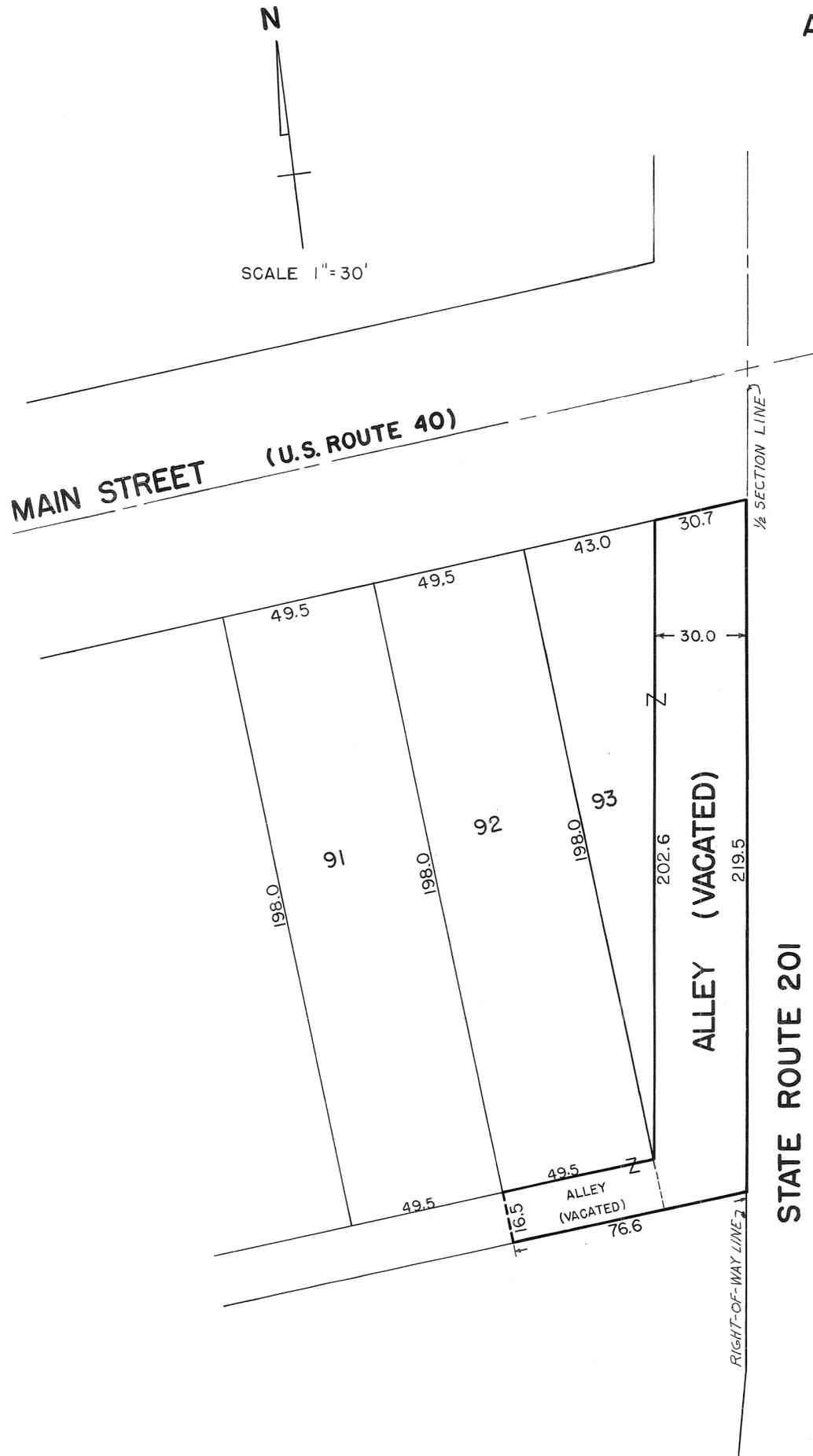
*Robert Clawson*  
 ROBERT CLAWSON

APPROVED BY MIAMI COUNTY ENGINEER ON THIS 14 DAY OF MAY, 1973.

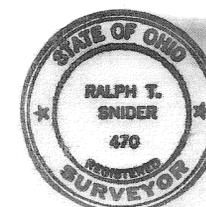
*Arthur D. Haddad*  
 ARTHUR D. HADDAD

APPROVED AND TRANSFERRED BY MIAMI COUNTY AUDITOR ON THIS 19 DAY OF July, 1973.

*Carl Davis Auditor by Beverly Beebe, Deputy*  
 CARL DAVIS



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



*Ralph T. Snider*  
 RALPH T. SNIDER, PROFESSIONAL SURVEYOR  
 OHIO REGISTRATION NO. 470  
 PREPARED BY THE MIAMI COUNTY ENGINEER'S OFFICE

# MILTON HEIGHTS, SECTION 5

Section 28, Town 6, Range 5

Village of West Milton, Miami County, Ohio

Containing 6.834 Acres

Scale: 1"=100'

Old Book 11, Page 99  
Received for record this 30 day  
of July, 1973  
File No. 96882 Fee \$8.60

Mary R. Guertin  
Miami County Recorder

April, 1973

This instrument was prepared by:  
**JOHN W. JUDGE ENGINEERING COMPANY**  
1201 Hempstead Road  
Kettering, Ohio 45429

The within plat is a subdivision of Part O.L. 149, containing 6.834 acres out of land conveyed to Ideal Builders, Inc., by deed recorded in Book 446, Page 306 of the Deed Records of Miami County, Ohio.  
The measurements are certified correct and measurements are set as shown. Curved distances are measured on the arc.

John W. Judge Engineering Company  
by: Valdis Lapsins  
Valdis Lapsins, Registered Surveyor #423

## DEDICATION

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

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

Signed and acknowledged in the presence of:

IDEAL BUILDERS, INC.

Herbert W. Rose Witness  
Joseph R. Popov Witness

James H. Carter James H. Carter, President  
Nelson C. Brothers Nelson C. Brothers, Vice President

## STATE OF OHIO, COUNTY OF MIAMI, SS

Be it remembered that on this 21<sup>st</sup> day of May, 1973, before me, a notary public in and for said county and state, personally came the said Ideal Builders, Inc., by James H. Carter, its president and Nelson C. Brothers, its vice-president, to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

HERBERT W. ROSE, Notary Public  
In and for Miami County, Ohio  
My Commission Expires Aug. 31, 1977

Herbert W. Rose  
Notary Public in and for Miami County, Ohio

## STATE OF OHIO, COUNTY OF MIAMI, SS

James H. Carter, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

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

HERBERT W. ROSE, Notary Public  
In and for Miami County, Ohio  
My Commission Expires Aug. 31, 1977

James H. Carter James H. Carter  
Herbert W. Rose Notary Public in and for Miami County, Ohio

## APPROVALS

Approved on this 3 day of May 1973 by the Planning Commission of the Village of West Milton, Ohio.

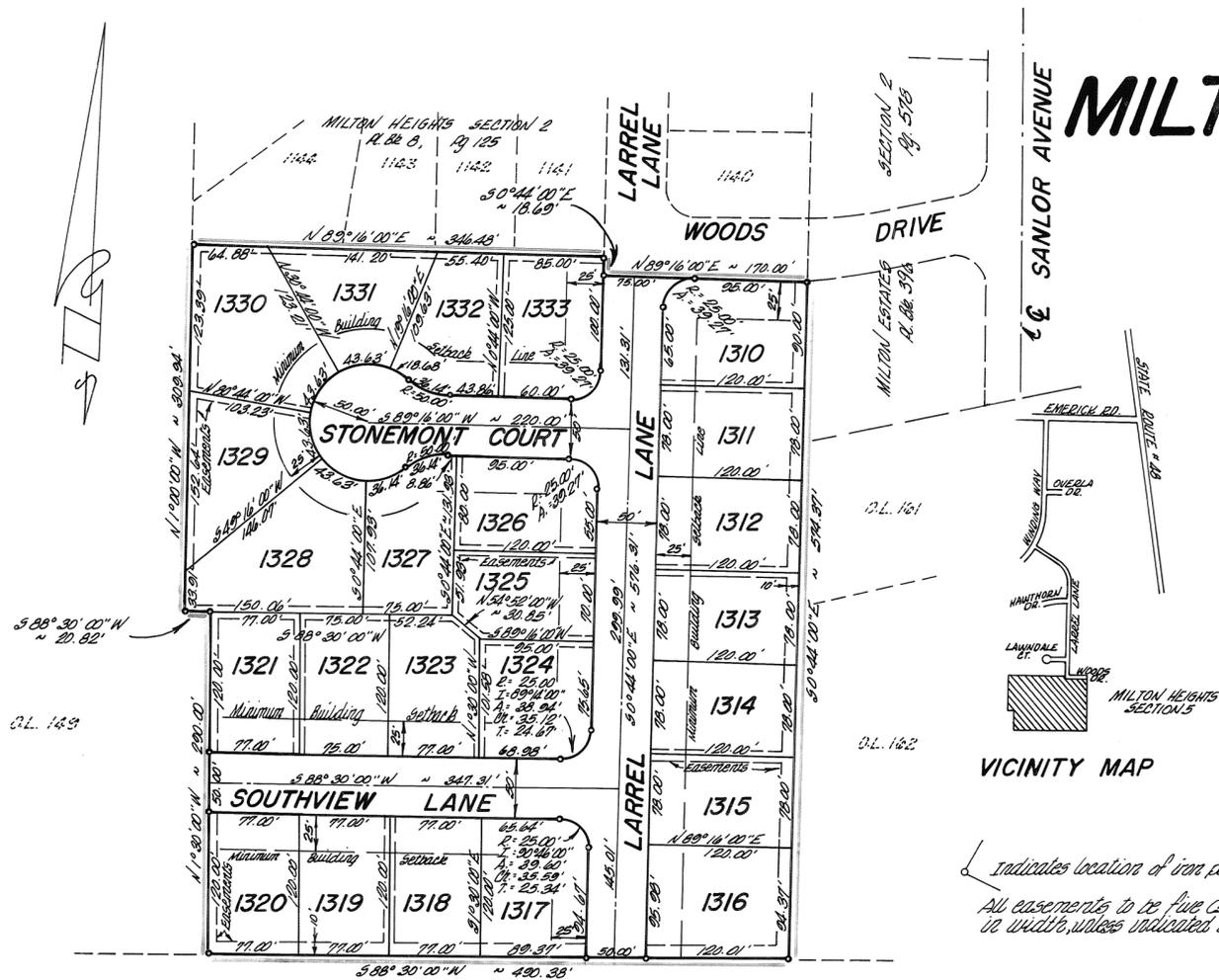
Approved on this 15 day of May 1973 by the Council of the Village of West Milton, Ohio.

Harriet L. Davis 5-3-73 Chairman  
[Signature] 5-3-73 Secretary

W. D. Colby 5-15-73 Mayor  
Deloris Frantz 5-15-73 Clerk

Transferred on this 30 day of July, 1973

Carl Davis by Reverly Slough  
Miami County Auditor



## PROTECTIVE COVENANTS AND RESTRICTIONS

1. All lots in this plat shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than three (3) cars.

2. No dwelling shall be permitted on any lot at a cost of less than \$13,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the maximum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages shall not be less than two square feet for a one story dwelling.

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line, nor nearer than 25 feet to any side street line. No building shall be located nearer than five (5) feet to any interior lot line and each lot shall contain a total of 15 feet of side yard space. No structure shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, awns, steps, and open porches shall not be considered as a part of a building provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4. No lot shall be further subdivided into smaller lots or parcels for the purpose of providing additional building sites.

5. No trailer, basement, shack, garage, barn, or other out-building erected on the plat shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. No fence, wall, hedge or shrub planting which obstructs sight lines of elevation between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street, property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted within such distance of such intersections unless the foliage size is maintained at sufficient height to prevent obstruction of such sight lines.

8. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction or sales period.

9. No animal, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not bred, or maintained for any commercial purpose.

10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1993, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

11. The covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

## VICINITY MAP

Indicates location of iron pins  
All easements to be five (5) feet  
in width, unless indicated otherwise

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING THE PORTION OF EXISTING KESSLER-COWLESVILLE ROAD WITHIN THE PLAT LIMITS, TO THE PUBLIC USE FOREVER.

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

OWNERS  
*Sidney Joe Eidemiller*  
 SIDNEY JOE EIDEMILLER  
*Linda A. Eidemiller*  
 LINDA A. EIDEMILLER  
 WITNESSES  
*Clyde Mann*  
 CLYDE MANN  
*Regan Anne Martin*  
 REGAN ANNE MARTIN

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Jing, OHIO ON THIS 21st DAY OF May, 1973

*Regan Anne Martin* NOTARY PUBLIC EXPIRATION DATE: November 13, 1977

COVENANTS AND RESTRICTIONS.

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
- NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO DWELLING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION WITH LESS THAN 1200 SQUARE FEET UNDER ROOF EXCLUSIVE OF OPEN PORCHES AND A MINIMUM OF A TWO CAR GARAGE.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR SIDE ROAD LINE, THAN THE BUILDING SETBACK LINE SHOWN ON THIS RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN (20) TWENTY FEET TO ANY INTERIOR LOT LINE.
- NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT, ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE (3) SQUARE FEET OR ONE SIGN OF NOT MORE THAN SIX (6) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGN BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
- ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO FENCE, WALL, HEDGE, OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY ROAD RIGHT-OF-WAY LINE THAN THE BUILDING SETBACK LINE.
- NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND MAY BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT, DOGS, CATS, OR OTHER HOUSEHOLD PETS PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
- THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL OF THE OWNERS OF ALL OF THE LOTS.. EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
- INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

APPROVAL

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 7<sup>TH</sup> DAY OF August, 1973

*Samuel H. Huchelbacher* Chairman *Mary B. Cline* Sec'y *Arthur D. Haddad* Co. Engr.

PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 8TH DAY OF AUGUST, 1973

*Arthur D. Haddad* by *Arthur D. Haddad* ARTHUR D. HADDAD - MIAMI COUNTY ENGINEER PLAT NUMBER 2271

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 8TH DAY OF AUGUST, 1973

*Bonnet C. Cook* *Robert C. Plummer* *John J. Pascoe*  
 APPROVED AND TRANSFERRED THIS 8th DAY OF August, 1973

*Carl Davis* CARL DAVIS, MIAMI COUNTY AUDITOR by: *Beverly Slough*, Deputy

THIS PLAT REVIEWED AND APPROVED AT A MEETING OF THE PLANNING COMMISSION OF TIPP CITY, OHIO HELD THIS 23RD DAY OF JULY, 1973.

*Phillip W. Wampler* CHAIRMAN *Jean Fraw* SECRETARY

# ASH GROVE SUBDIVISION-SEC. TWO

PART OF SOUTHWEST QUARTER OF SECTION 9; TOWN - 4; RANGE - 6; MONROE TOWNSHIP; MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 10.127 ACRES OF A TOTAL OF 160.00 ACRES ACQUIRED BY SIDNEY JOE EIDEMILLER BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED RECORDS BOOK 418 : PAGE 193.

PLAT BOOK 11 PAGE 100

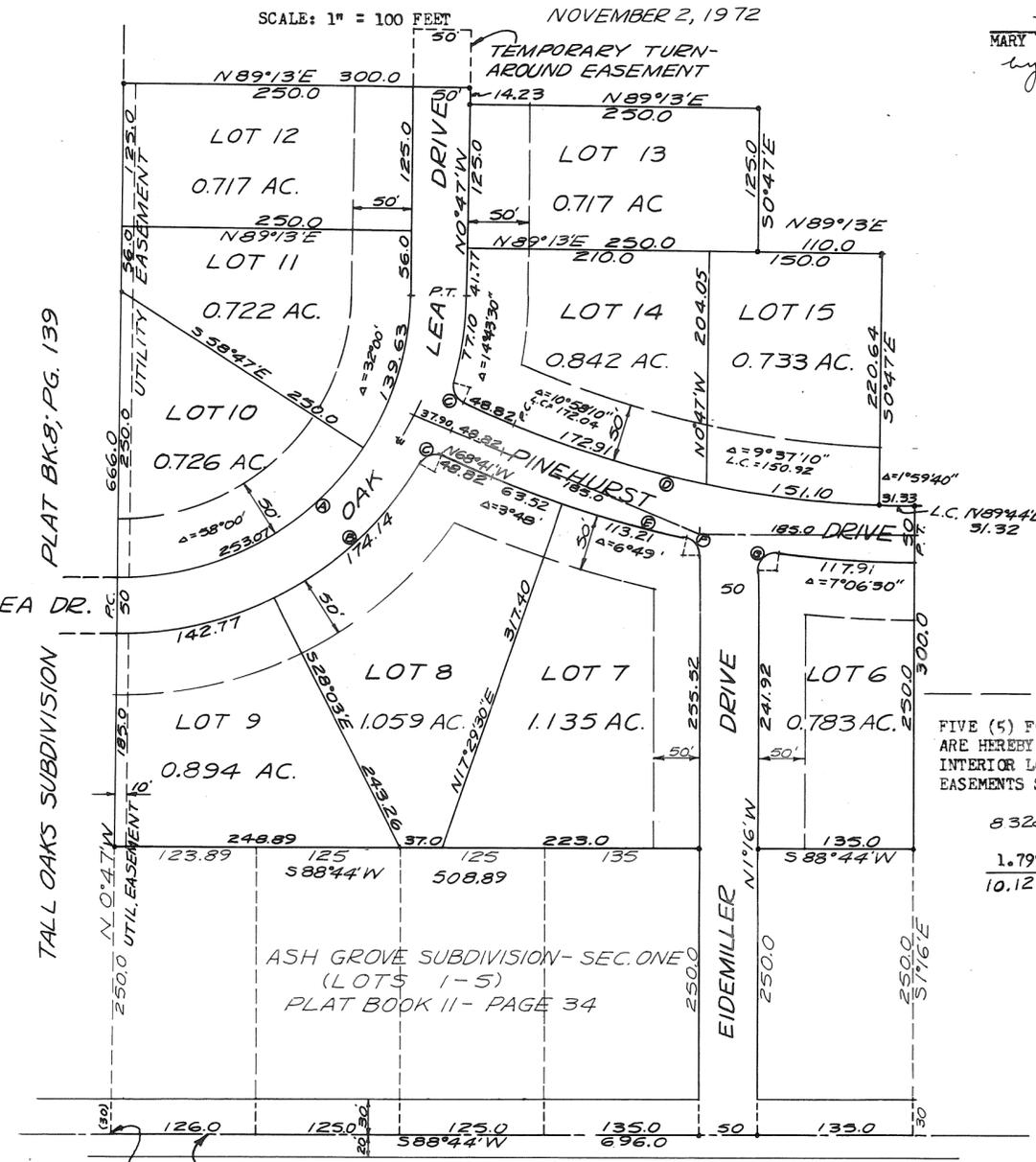
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD

THIS 8TH DAY OF AUGUST

1973 AT 11:07A.M.

FILE NO. 97158 FEE \$8.60

*Mary B. Gustin* Recorder  
 MARY B. GUSTIN, MIAMI COUNTY RECORDER  
 by *Emily Mc Neal*, Deputy



TALL OAKS SUBDIVISION  
 PLAT BK 8, PG. 139

NOTE  
 ——— = MINIMUM BUILDING SETBACK LINE  
 FIVE (5) FOOT WIDTH UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN ADDITION TO EASEMENTS SHOWN HEREON.  
 8.328 ACRES IN LOTS  
 1.799 ACRES IN ROADS  
 10.127 ACRES TOTAL

SW CORNER S.W. QUARTER SECTION 9  
 KESSLER-COWLESVILLE ROAD = SECTION LINE

CURVE	RADIUS	ANGLE	LENGTH
A	250.0	90°00'	392.70
B	300.0	90°00'	471.24
C	15.5	82°37'30"	22.35
D	901.53	22°35'	355.34
E	951.53	22°35'	375.05
F	15.5	78°01'	21.10
G	15.5	97°06'	26.27

APPROVED  
 Subject to Zoning Approval  
 By *J. D. Sewage Comm.*  
 Date 5-4-73 (2-23-72)  
 Troy City-Miami County Health Department

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

I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS AND OFFSETS ON RIGHT-OF-WAY LINES AND RAILROAD SPIKES ARE SET IN CENTERLINE OF KESSLER-COWLESVILLE ROAD.



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



# CANDLEWOOD HILLS SUBDIVISION - SEC. 11

## PART OF LOT 7054

### PIQUA - OHIO

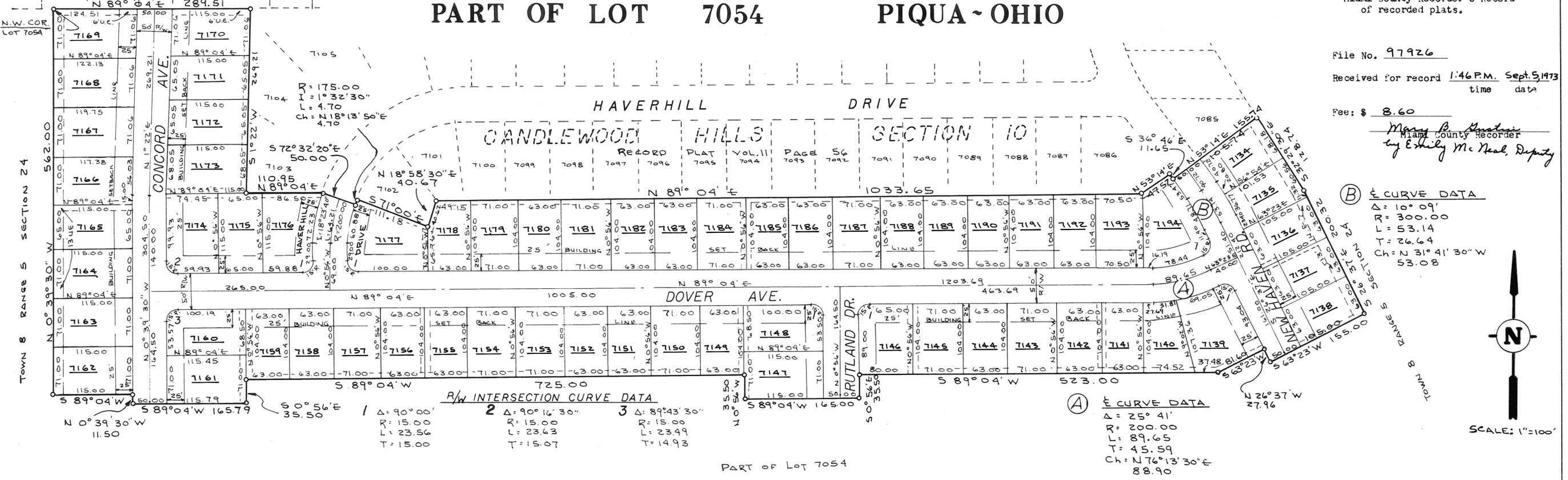
Miami County Recorder's Record  
 of recorded plats.

File No. 97926

Received for record 1:46 P.M. Sept. 5, 1973  
 time date

Fee: \$ 8.60

Mary B. Shadwin  
 Miami County Recorder  
 by Esthly M. Neal, Deputy



# PARK RIDGE SUBDIVISION SEC. 5

PART OF OUTLOT NO. 319

PIQUA OHIO

BOOK 11 PAGE 103  
Miami County Recorder's Record  
of Recorded Plats

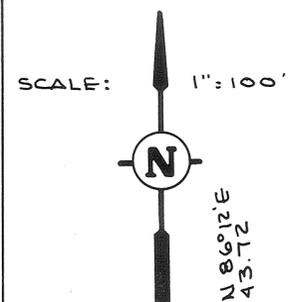
File No. 97927

Received for record 1:47 P.M. Sept. 5, 1973  
time date

Fee: \$ 8.60

Mary B. Sustine  
Miami County Recorder  
by Emily McNeal, Deputy

R/W INT. CURVE DATA  
① Δ=90°00' R=15.00 L=23.56 T=15.00  
② Δ=85°47'30" R=15.00 L=22.46 T=13.94



**DESCRIPTION**

Being a subdivision of 15.547 Acres of part of Outlot No. 319 in the City of Piqua, Miami County, Ohio as conveyed to Park Ridge, Inc. by deed recorded in Vol. 406, Page 159 of the Miami County Deed Records.

**DEDICATION**

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

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

PARK RIDGE, INC.

Mary C. Elliot  
witness

Clifford M. Utterback  
Clifford M. Utterback, president

H. Kay Hardman  
witness

Robert P. Fite  
Robert P. Fite, secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 18<sup>th</sup> day of July, 1973, before me, the undersigned, a notary public in and for said county and state, personally came Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

July 1, 1975  
My Commission Expires

H. Kay Hardman  
Notary Public

**CITY PLANNING COMMISSION**

At a meeting of the City of Piqua Planning Commission held this 23 day of July, 1973, this plat was approved.

Peter R. Thompson, Chairman  
John Shearlock  
Robert L. Hammer, Jr.  
Robert M. Hance  
Richard J. Jester

**CITY COMMISSION**

At a meeting of the City Commission of the City of Piqua held this 20 day of Aug., 1973, this plat was approved by resolution no. C 9381

Jack W. Stow  
Harold L. Short  
Paul N. Dietmer  
Joseph C. Reed  
Charles E. Tyle

MIAMI COUNTY AUDITOR  
Approved and transferred this 5  
day of Sept, 1973

Carl Davis by Beverly Becke, Deputy  
Miami County Auditor

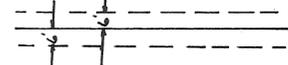


I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances measured along the arc.

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

Park Ridge Subdivision-Sec. 5 for Park Ridge, Inc. Piqua, Ohio		TURNER- KLOCKNER & ASSOCIATES, INC. Troy-Ohio	
*CIVIL ENGINEERING- LAND SURVEYING*		DATE JUNE 1973	Drawn by: T.S. Traced by: Checked by: J.T.
FILE NO.	SCALE: 1" = 100'	SHEET NO. 1/1	

**NOTE**  
Easements indicated on this plat are six feet on each side of lot lines unless indicated otherwise. Easements are designated thus



**RESTRICTIONS**  
Restrictions for this plat shall be the same as those for Section Two as recorded in Vol. 9, Page 66 A of the Miami County Plat Records.

# REPLAT OF PART OF OUTLOT 313 PIQUA - OHIO

Book 11 Page 104  
Miami County Recorder's Record  
of recorded plats.

File No. 98216  
Received for record 3:07 PM SEPT 17 1973  
Fee \$8.60 TIME DATE

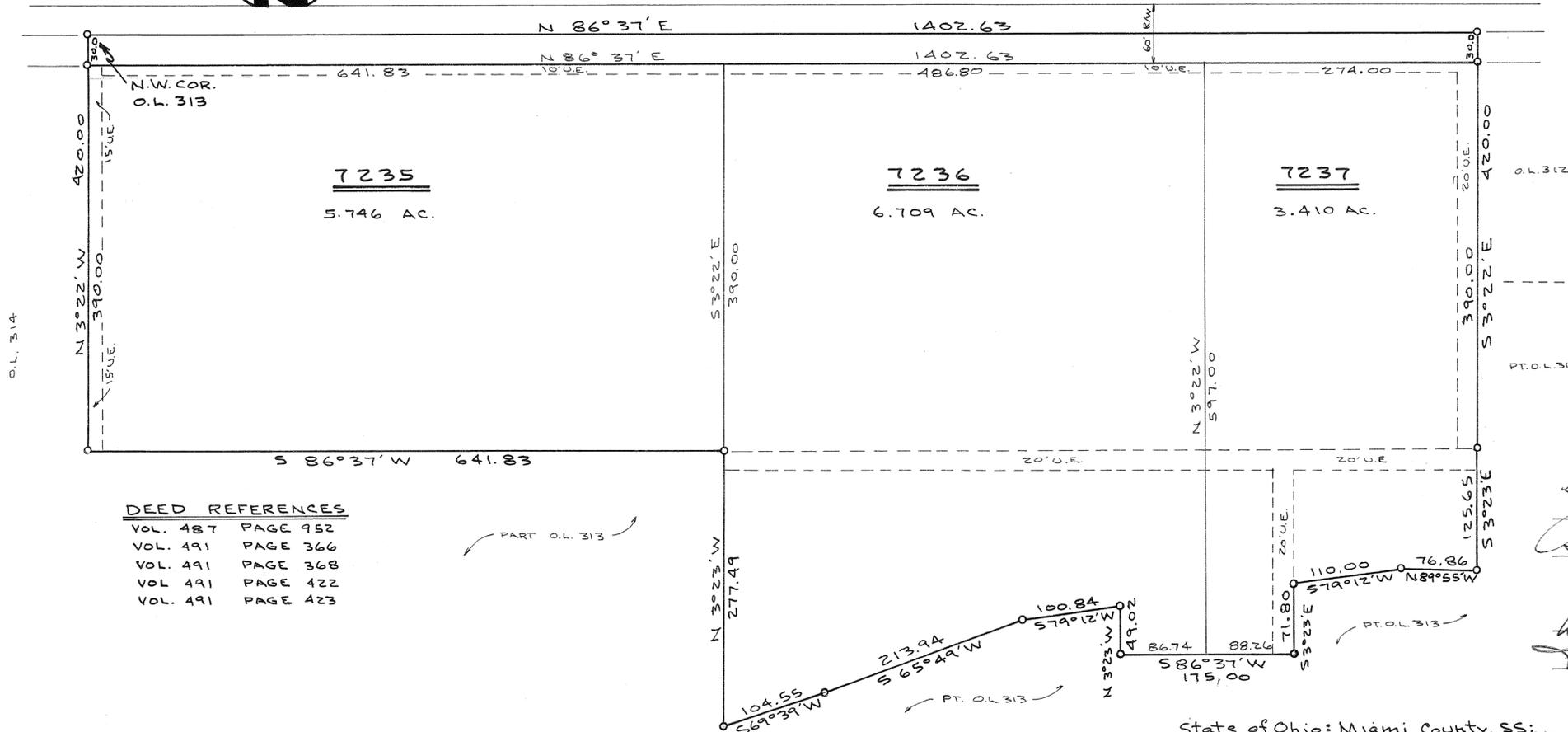
Mary B. Santini Recorder  
MIAMI COUNTY RECORDER  
by Emily Mc Neal, Deputy

SCALE: 1"=100'



WEST HIGH STREET 60' R/W

LOTS = 15.865 AC.  
STREET = 0.966 AC.  
TOTAL = 16.831 AC.



Description  
Being a subdivision of 16.831 acres of part of Outlot 313 in the City of Piqua, Miami County, Ohio as conveyed to First Financial Service Corp. by deeds whose references are shown hereon.

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

DEED REFERENCES  
VOL. 487 PAGE 952  
VOL. 491 PAGE 366  
VOL. 491 PAGE 368  
VOL. 491 PAGE 422  
VOL. 491 PAGE 423

Witnesses:  
James K. Short HAROLD L. SHORT, PRESIDENT  
B.R. Turner S.R. TURNER, SECRETARY  
Milan G. Busta MILAN G. BUSTA, EXECUTIVE VICE PRES  
Harry L. Kraush HARRY L. KRAUSH, VICE PRES

City of Piqua Planning Commission  
AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 27 DAY OF Aug. 1973, THIS PLAT WAS APPROVED

John D. Harbaugh  
Russell J. Hamma Jr.  
Richard A. Spater

City Commission  
AT A MEETING OF THE CITY COMMISSION HELD THIS 4 DAY OF SEPT 1973, THIS PLAT WAS APPROVED.

Jack Wilson  
Harold L. Short  
Harold N. Ditmer  
Charles E. Tyler  
Joseph C. [Signature]

Miami County Auditor  
APPROVED AND TRANSFERRED THIS 17 DAY OF Sept 1973.

Carl Davis by Beverly Beebe, Deputy  
MIAMI COUNTY AUDITOR

State of Ohio: Miami County, SS:  
Be it remembered that on this 17th day of AUGUST 1973, before me, the undersigned, a notary public in and for said county and state, personally came First Financial Service Corp. by its president, Harold L. Short and its secretary, S.R. Turner, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

MY COMMISSION EXPIRES  
My Commission has no expiration date  
O. R. C. Sec. 147.03

Witness  
Notary Public

State of Ohio: County, SS:  
Be it remembered that on this 20th day of August 1973, before me, the undersigned, a notary public in and for said county and state, personally came Union Savings and Loan Association by its EXEC. VP, MILAN G. BUSTA and its VP, HARRY L. KRAUSH who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

NOVEMBER 23 1976  
MY COMMISSION EXPIRES

DOROTHY D. KULAK, Notary Public  
For Cuyahoga County, Ohio  
My commission expires Nov. 23, 1976

Notary Public



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

Daniel D. Turner  
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF PT. OUTLOT 313 FOR		
FIRST FINANCIAL SERVICE CORP. PIQUA - OHIO		
TURNER - KLOCKNER & ASSOC., INC. 19 SOUTH PLUM ST. TROY - OHIO		
CIVIL ENGINEERING - LAND SURVEYING		
DATE	DRWN. BY:	J.T. SHEET NO.
AUG. 1973	CHKD. BY: DT.	1/1
FILE NO	SCALE: 1"=100'	

This plat reviewed by and approved by the Miami County Engineer this 18<sup>th</sup> day of SEPTEMBER, 1973.

Arthur D. Haddad Arthur D. Haddad, Miami County Engineer  
This plat approved by the Miami County Commissioners this 21<sup>st</sup> day of SEPTEMBER, 1973 for road dedication.

Samuel A. Cook Robert Clemons John H. Kueop  
Approved and transferred this 21 day of Sept. 1973.

Carl Davis Carl Davis, Miami County Auditor By Beverly Beebe  
Deputy Auditor

# PALMER ROAD ESTATES

SEC. 1, T. 2, R. 9 BETHEL TWP.

MIAMI COUNTY, OHIO

SCALE: 1" = 200'

Plat Book 11 Page 105  
Miami County Recorder's Record of Plats  
Received for Record this 21 day of  
SEPTEMBER, 1973, at 2:21 P.M.  
File Number 98350 Fee \$ 17.20

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

September 4, 1973  
Being a subdivision containing 98.273 acres conveyed  
to Jack Henkle, Inc. by deed recorded in Vol. 500  
page 874 in the deed records of Miami County, Ohio.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY GRANT A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES FOR PALMER ROAD AND BELLEFONTAINE ROAD AS SHOWN HEREON TO THE PUBLIC USE FOREVER PROVIDED. HOWEVER, THAT GRANTOR AND ALL SUCCESSORS IN TITLE TO THE LOTS SHOWN HEREIN RETAIN TITLE TO THE LAND OVER WHICH THIS EASEMENT IS GRANTED: AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS.

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

JACK HENKLE, INC.

*Jack Henkle*  
JACK HENKLE PRESIDENT  
*Robert Womsley*  
ROBERT WOMSLEY SECRETARY  
*Jonas J. Gruenberg*  
JONAS J. GRUENBERG WITNESS  
*Joseph M. Slagel*  
JOSEPH M. SLAGEL WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO ON THIS 12<sup>th</sup> DAY OF September 1973.

*Jonas J. Gruenberg*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:  
JONAS J. GRUENBERG, Attorney-at-Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

10 - Sewer Comm  
9-7-73 (8-3-73)



The measurements are certified correct and monuments are set as shown.

By: *A. Bodenstein*  
REGISTERED SURVEYOR OF OHIO No. 4235



SHEET 1 OF 2  
Prepared By

**TE** TRI-CITY ENGINEERING CO.  
CIVIL ENGINEERS & SURVEYORS  
1818 N. MAIN ST. DAYTON, OHIO 45405

Sec. 7, T. 2, R. 9 Miami County  
Sec. 12, T. 2, R. 8 Montgomery County  
Stone  
Sec. 1, T. 2, R. 9 Miami County  
Sec. 9, T. 2, R. 8 Montgomery County

NOTE: Five (5) foot wide utility easements are hereby reserved adjacent to all interior lot lines and adjacent to all right-of-way lines.

# PALMER ROAD ESTATES

SEC.1,T.2,R.9 BETHEL TWP.  
MIAMI COUNTY, OHIO

Plat Book 11 Page 105-A  
Miami County Recorder's Record of Plats  
Received for Record this 21 day of  
SEP'T. 1973, at 2:21 P.M.  
File Number 98350 Fee \$

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

1. NO RESIDENCE BUILDING WITH LESS THAN 1,400 SQUARE FEET OF LIVING AREA SHALL BE ERECTED OR PLACED ON THIS LAND. RESIDENCE BUILDINGS SHALL BE ON A SOLID STONE, BRICK, BLOCK, OR CONCRETE FOUNDATION. THE EXTERIOR SHALL BE COVERED WITH DROP SIDING, WOOD, STONE, ROCK, BRICK, OR ALUMINUM. NO ASPHALT BASE EXTERIOR SIDING IS PERMITTED. ROOF SHALL BE COVERED WITH WOOD, COMPOSITION OR ASPHALT SHINGLES OR APPROVED BUILT UP ROOFING. ROLL ROOFING IS NOT PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH AT LEAST TWO COATS OF PAINT. THE EXTERIOR OF ANY BUILDING SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR FROM THE TIME OF BEGINNING. CONCRETE BLOCK AND CINDER BLOCK HOUSES ARE NOT PERMITTED.
2. ANY OUTBUILDING MUST BE TO THE REAR OF THE RESIDENCE BUILDING, MUST BE OF CONVENTIONAL CONSTRUCTION, PERMANENT IN NATURE, MAY NOT BE MADE OF UNSIGHTLY MATERIAL OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
3. ALL BUILDINGS SHALL BE PLACED AT LEAST 100 FEET BACK (SEE MAP OR AS NOTED ON DRAWING) FROM THE CENTERLINE OF EXISTING ROAD (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN TWENTY FEET OF ANY SIDE PROPERTY LINE.
4. TRAILERS, DEFENSE CABINS, TENTS, SHACKS, OTHER OUTBUILDINGS, BASEMENTS OR GARAGES MAY NOT BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS LAND.
5. EACH DWELLING SHALL HAVE A WELL AND/OR CISTERN AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS ARE PERMITTED.
6. NO UNUSED BUILDING MATERIAL, JUNK, OR RUBBISH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
7. NO WORN-OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY TRACT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
8. THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
9. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND WITH THE OTHER TRACTS BEING CONVEYED BY THIS GRANTOR OUT OF A CERTAIN 98.273 ACRE FARM, OF WHICH THE TRACT HEREIN IS A PART AND SHALL BE BINDING ON ALL OF SAID TRACTS AND THE OWNERS THEREOF AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1990, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF SIXTY (60) PER CENT OF THE THEN OWNERS OF TRACTS, EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE TRACT OWNED BY HIM.
10. IF THE PARTIES HERETO, OR THE OWNERS OF ANY OF SAID TRACTS, OR THEIR HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR JACK HENKLE, INC. OR ANY OF SAID OWNERS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
11. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. JACK HENKLE, INC., GRANTOR HERIN, RESERVES THE RIGHT TO APPROVE THE DESIGN, PLANS AND LOCATION OF ALL BUILDINGS TO BE ERECTED SO AS TO BE IN ACCORDANCE WITH THESE RESTRICTIONS. APPROVAL BY JACK HENKLE, INC. SHALL NOT LIMIT THE RIGHTS OF OTHERS TO ENFORCE THESE RESTRICTIONS, OR CONSTITUTE A WAIVER AS TO SUBSEQUENT VIOLATIONS.
13. ALL LAND IN THIS SUBDIVISION SHALL BE KNOWN AND USED AS RESIDENTIAL HOMESITES OR FOR AGRICULTURAL PURPOSES.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY GRANT A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES FOR PALMER ROAD AND BELLE-FONTAINE ROAD AS SHOWN HEREON TO THE PUBLIC USE FOREVER, PROVIDED, HOWEVER, THAT GRANTOR AND ALL SUCCESSORS IN TITLE TO THE LOTS SHOWN HEREIN RETAIN TITLE TO THE LAND OVER WHICH THIS EASEMENT IS GRANTED, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS.

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

JACK HENKLE, INC.

Jack Henkle  
JACK HENKLE PRESIDENT  
Robert Wmsley  
ROBERT WMSLEY SECRETARY

James M. Slay  
JAMES M. SLAY WITNESS  
Jonas J. Gruenberg  
JONAS J. GRUENBERG WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED ALL OF THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO ON THIS 18th DAY OF SEPTEMBER 1973.

Jonas J. Gruenberg  
JONAS J. GRUENBERG, Attorney-at-Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

SHEET 2 OF 2

Prepared By



TRI-CITY ENGINEERING CO.  
CIVIL ENGINEERS & SURVEYORS  
1818 N. MAIN ST. DAYTON, OHIO 45405

# PEACEFUL ACRES SUBD. - SEC. ONE

TOWN 8 ~ RANGE 5 ~ SECTION 17 S.E. & S.W. QTRS. ~ NEWBERRY TOWNSHIP ~ MIAMI COUNTY OHIO

BOOK 11 PAGE 106  
Miami County Recorder's Record  
of Recorded Plats

File No. 98576 Fee: \$ 8.60

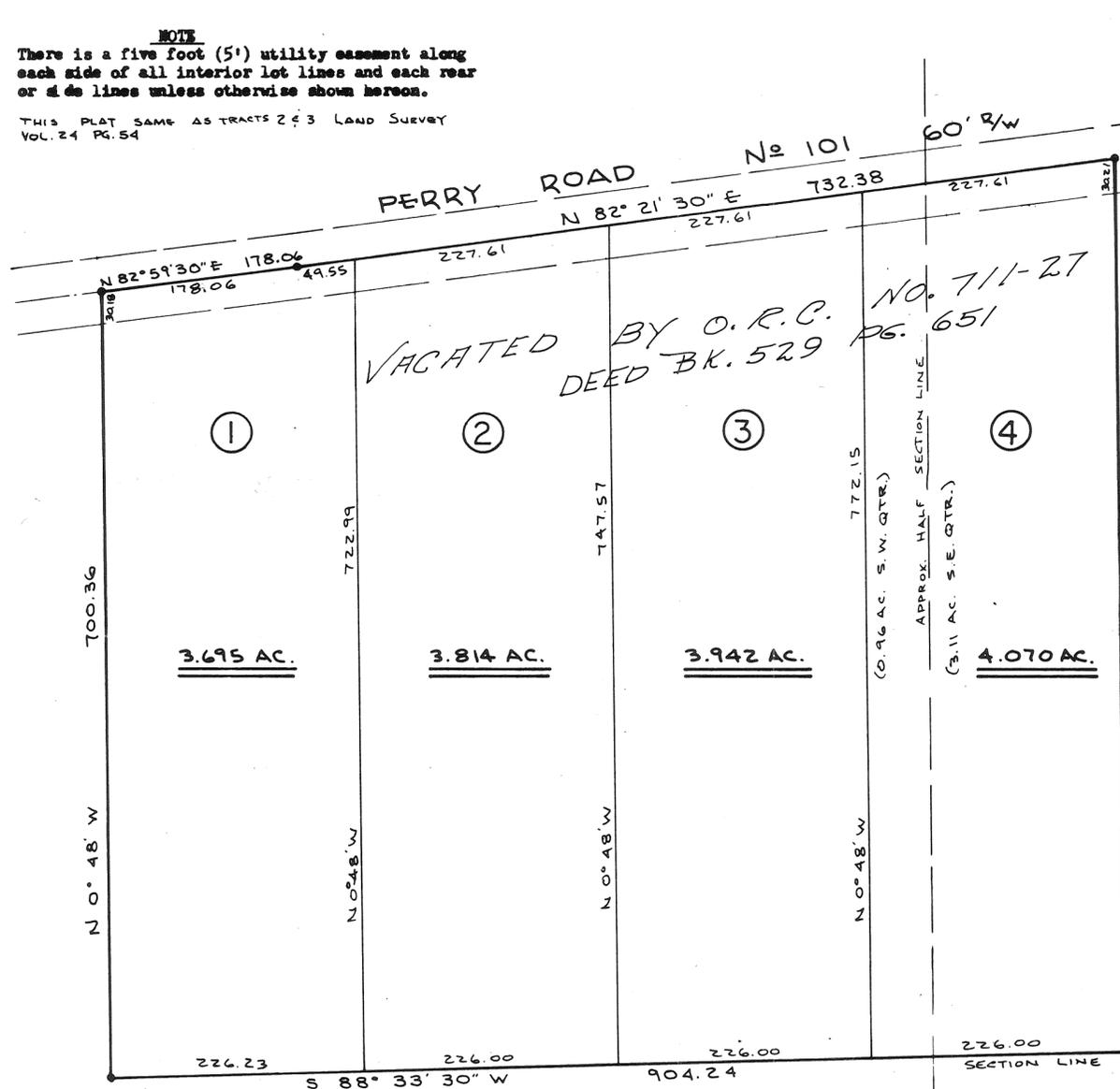
Received for record 1:10 P.M. Oct. 1, 1973  
time date

Recorded in Plat Book No. 11 Page 106

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

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

THIS PLAT SAME AS TRACTS 2 & 3 LAND SURVEY VOL. 24 PG. 54



**DESCRIPTION**

Being a subdivision of 15.521 Acres of a 39.797 Acre tract conveyed to Carl W. Bowman and Mildred E. Bowman by deed recorded in Volume 486, Page 302 of the Miami County Deed Records.

**DEDICATION**

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

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

*Carl W. Bowman*  
Carl W. Bowman  
*Mildred E. Bowman*  
Mildred E. Bowman

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

Be it remembered that on this 11<sup>th</sup> day of October, 1972, before me, a notary public in and for said county and state, personally came Carl W. Bowman and Mildred E. Bowman, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Dec. 7, 1976  
My Commission Expires  
*Daniel D. Turner*  
Notary Public

**PROTECTIVE COVENANTS**

1. LAND USE AND BUILDING TYPE.- No lot shall be used except for residential purposes. No permanent building shall be erected, placed, altered, or permitted to remain on any lot other than one (1) single family dwelling, with attached garage.
2. DWELLING SIZE.- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1500 Sq. Ft.
3. BUILDING LOCATION.- No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the record plat. No building shall be located nearer than twenty (20') feet to any interior lot line.
4. DIVISION OF LOTS. - No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS. - No trailer, basement, campshack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. FENCES. - Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. GRADE.- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. NUISANCES. - No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything to be done thereon which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES. - No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
10. SIGNS. - No signs or billboards of any kind shall be erected on any lot in this subdivision except one professional sign of not more than three Sq. Ft. or one sign of not more than five Sq. Ft. advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house.
11. LIVESTOCK AND POULTRY.- No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
12. TIME OF COVENANTS.- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until November 1, 1992, at which time they shall be automatically extended for successive periods of ten years, unless by a note of the majority of the then lot owners, it is agreed to change said covenants.
13. INVALIDATION OF COVENANTS. - Invalidation of any one of these covenants by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and affect.
14. ENFORCEMENT.- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**

*Sam D. Strohbecker*  
CHAIRMAN  
*Amy B. Cline*  
SECRETARY  
*Arthur D. Haddad*  
Miami County Engineer

DATE: AUGUST 7, 1973 NO. 2274

**ROAD R/W ACCEPTANCE**

**APPROVED BY MIAMI COUNTY COMMISSIONERS**

*Fenneth Cook*  
*John D. Kuorp*  
*Arthur D. Haddad*  
Miami County Engineer

DATE: OCTOBER 1, 1973

**APPROVED**

By *Committee - M.H. Adams*  
Date 7-26-72 (10-10-72)  
Troy City - Miami County  
Health Departments

**FAIR SOIL**  
RESTRICTED FOR  
SINGLE FAMILY  
DWELLINGS ONLY

NO FURTHER SUBDIVISION  
UNTIL CENTRAL SEWAGE  
SYSTEM IS AVAILABLE

**MIAMI COUNTY AUDITOR**

Approved and transferred this 1st day of October, 1973.

*Carl Davis by Beverly Slough, Deputy*  
Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

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

Peaceful Acres Subd. - Section One for Carl W. Bowman and Mildred E. Bowman Covington - Ohio		
DANIEL D. TURNER AND ASSOC. Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE OCT. 1972	Drawn by: Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO. 6-72-161	SCALE: 1" = 100'	

# MELISSTON HILLS WEST

2 TOWN 12 RANGE S.W. QUARTER 31 SECTION BROWN TOWNSHIP



SCALE 1" = 200 FEET

## DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Thomas C. Johnston  
THOMAS C. JOHNSTON  
Phyllis R. Johnston  
PHYLLIS R. JOHNSTON

Sue Ellen Lange  
WITNESS  
M. Kay Hardman  
WITNESS

PLAT BOOK NO. 11 PAGE NO. 107  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS 13<sup>TH</sup> DAY  
OF OCTOBER 1973 AT 2:54 P.M.  
FILE NUMBER 98579 FEE \$ 8.60  
Mary B. Gustin, Recorder by Dora Whitmer, Deputy  
MIAMI COUNTY RECORDER

FOR ROAD DEDICATION  
THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 25<sup>TH</sup> DAY OF JUNE, 1973.  
Kenneth Cook  
Robert Clawson  
John J. Keage  
MIAMI COUNTY COMMISSIONERS  
Arch A. Heald  
MIAMI COUNTY ENGINEER

## DESCRIPTION

BEING A SUBDIVISION OF 29.530 ACRES OF A TOTAL OF 89.639 ACRES ACQUIRED BY THOMAS C. AND PHYLLIS R. JOHNSTON BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK NO. 492, PAGE NO. 738.

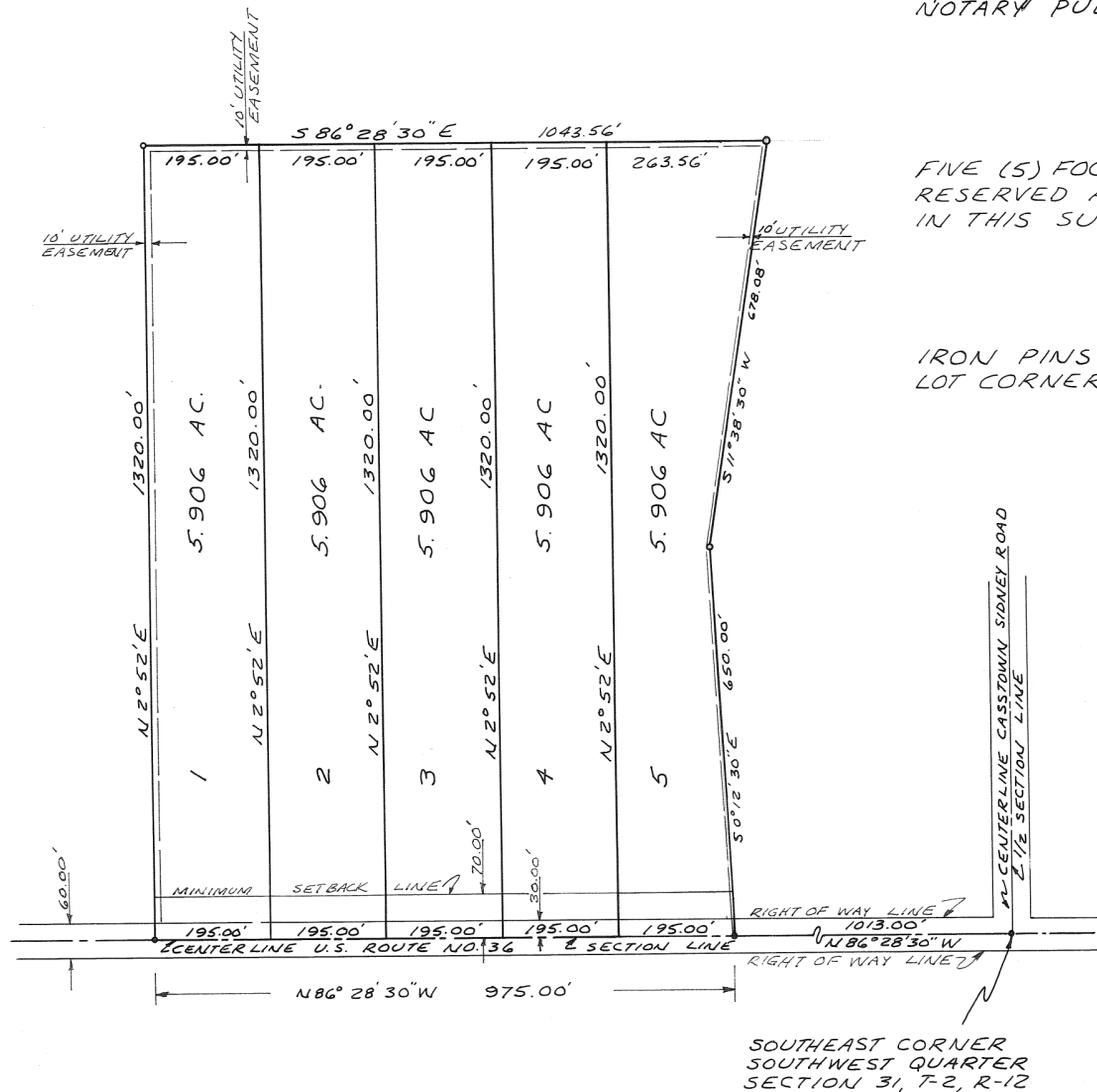
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO ON THIS 10<sup>TH</sup> DAY OF May 1973.

M. Kay Hardman  
NOTARY PUBLIC

MY COMMISSION  
EXPIRES : July 1, 1975

APPROVED AND TRANSFERRED THIS 1 DAY OF Oct. 1973.

Carl Davis by Beverly Beebe, Deputy  
MIAMI COUNTY AUDITOR



FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN THIS SUBDIVISION IN ADDITION TO THOSE SHOWN.

IRON PINS OR BOAT SPIKES ARE SET AT ALL LOT CORNERS AND RIGHT OF WAY LINES.

THE RESTRICTIVE COVENANTS OF MELISSTON HILLS EAST AS RECORDED IN PLAT BOOK NO. 11, PAGE 71A, MIAMI COUNTY RECORDER'S PLAT RECORDS APPLY TO THIS PLAT ALSO.

APPROVED  
Subject to Zoning Approval  
By J.D. Sewage Comm  
Date 6-15-73 (5-31-72)  
Troy City-Miami County  
Health Department

PREPARED BY: SNIDER-TREON & ASSOCIATES  
WEST MILTON & TROY, OHIO



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

Michael H. Treon  
MICHAEL H. TREON  
REGISTERED SURVEYOR NO. 5621

# EAST VISTA RIDGE SUBDIVISION - SEC. 3

• TOWN 4 • RANGE 6 • S.W. & N.W. QTR. SEC. 3 • CONCORD TOWNSHIP • MIAMI COUNTY • OHIO •

BOOK 11 PAGE 108  
Miami County Recorder's record  
of recorded plats.

File No. 98684 Fee \$ 8.00

Received for record 10:10 AM Oct 5, 1973  
time date

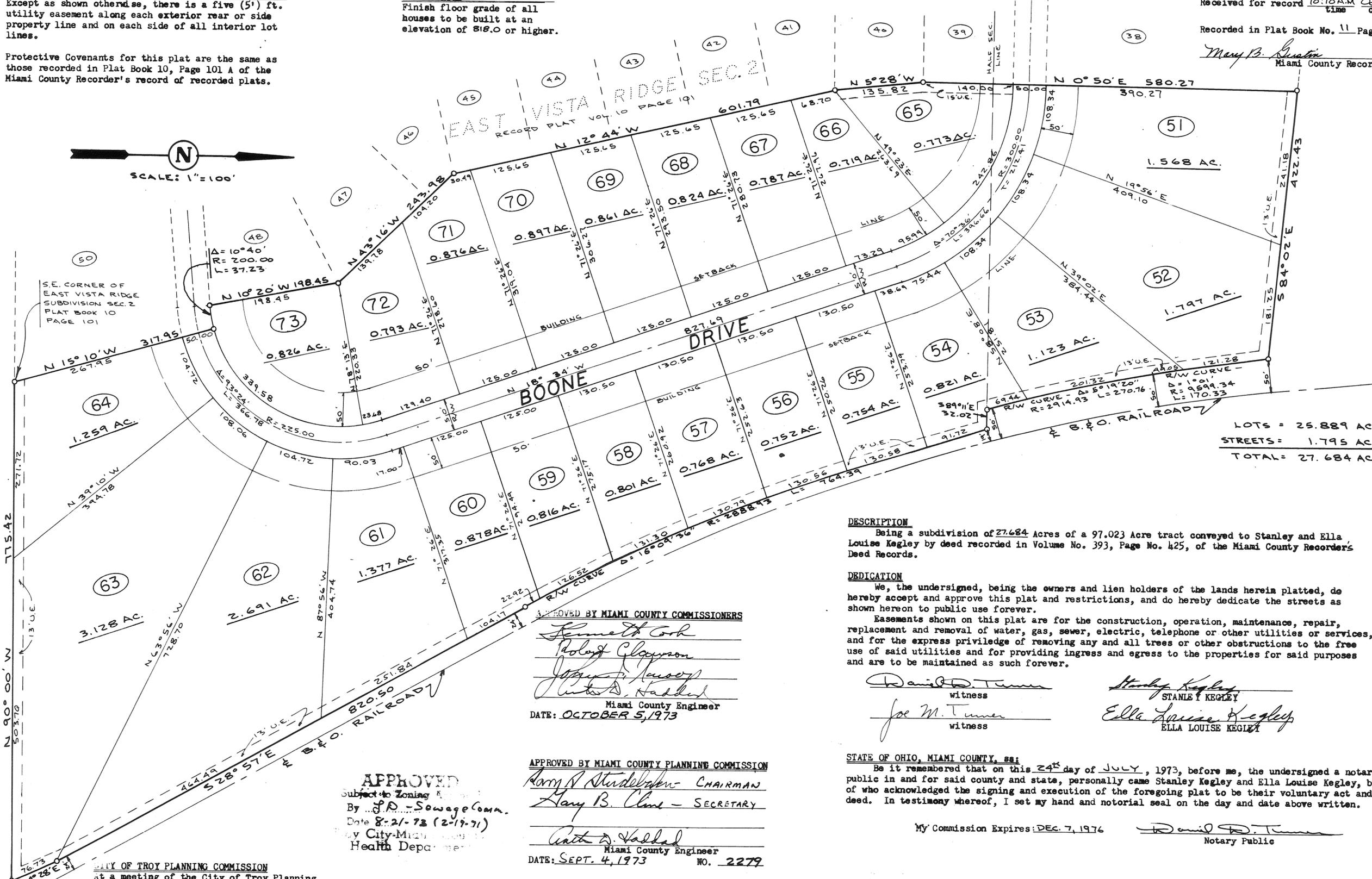
Recorded in Plat Book No. 11 Page 108

Mary B. Glavin  
Miami County Recorder

**NOTE**  
Except as shown otherwise, there is a five (5') ft. utility easement along each exterior rear or side property line and on each side of all interior lot lines.

**NOTE**  
Finish floor grade of all houses to be built at an elevation of 818.0 or higher.

Protective Covenants for this plat are the same as those recorded in Plat Book 10, Page 101 A of the Miami County Recorder's record of recorded plats.



LOTS = 25.889 AC.  
STREETS = 1.795 AC.  
TOTAL = 27.684 AC.

**DESCRIPTION**  
Being a subdivision of 27.684 Acres of a 97.023 Acre tract conveyed to Stanley and Ella Louise Kegley by deed recorded in Volume No. 393, Page No. 425, of the Miami County Recorder's Deed Records.

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

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

APPROVED BY MIAMI COUNTY COMMISSIONERS  
*Samuel Cook*  
*Robert Glasgow*  
*James H. Houser*  
*Arthur D. Vallada*  
Miami County Engineer  
DATE: OCTOBER 5, 1973

*Daniel D. Turner*  
witness  
*Joe M. Turner*  
witness  
*Stanley Kegley*  
STANLEY KEGLEY  
*Ella Louise Kegley*  
ELLA LOUISE KEGLEY

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
*Harry A. Studebaker* - CHAIRMAN  
*Larry B. Cline* - SECRETARY  
*Arthur D. Vallada*  
Miami County Engineer  
DATE: SEPT. 4, 1973 NO. 2279

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 24<sup>th</sup> day of JULY, 1973, before me, the undersigned a notary public in and for said county and state, personally came Stanley Kegley and Ella Louise Kegley, both of who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I set my hand and notarial seal on the day and date above written.

My Commission Expires: DEC. 7, 1976  
*Daniel D. Turner*  
Notary Public

APPROVED  
Subject to Zoning  
By *J.P. Sowers* Comm.  
Date 8-21-73 (2-19-71)  
City-Health Department

COMMISSION OF TROY PLANNING COMMISSION  
At a meeting of the City of Troy Planning Commission held this 25<sup>th</sup> day of July, 1973, this plat and restrictions were approved.  
*John G. Haney Jr.* PRES.  
*Sue Knight* Secretary

MIAMI COUNTY AUDITOR  
Approved and transferred this 5 day of Oct, 1973.  
*Carl Davis by Beverly Beale, Deputy*  
Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

EAST VISTA RIDGE SUBDIVISION- SEC. 3		
for Stanley Kegley and Ella Louise Kegley Troy - Ohio		
DANIEL D. TURNER and ASSOC. Troy - Ohio		
* CIVIL ENGINEERING- LAND SURVEYING*		
DATE	Drawn by;	SHEET NO.
JULY 1973	Traced by;	1/1
FILE NO.	Checked by;	
	SCALE: 1"=100'	

Mary B. Swain  
MIAMI COUNTY RECORDER

STREET VACATION PLAT  
-FOR-  
THE HOBART MANUFACTURING COMPANY  
TROY, OHIO

CONSENT TO VACATION

The undersigned, being the owner of all land abutting the shaded streets and alley herein shown, which the undersigned has petitioned the Council of the City of Troy, Ohio, to vacate, does hereby consent to such vacation and waive notice of the pendency of such petition.

The Hobart Manufacturing Company

Frank K. Mares Witness By Carl F. Spang Vice-President & Treasurer  
Frank Barber Witness By S.W. Miller Vice-President Manufacturing

STATE OF OHIO-COUNTY OF MIAMI-55:

Before me, a notary public in and for said county and state, personally appeared Carl F. Spang, Vice-President & Treasurer, and S.W. Miller, Vice-President Manufacturing of The Hobart Manufacturing Company, a corporation, who represented that they are duly authorized in the premises, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed as such officers and is the free act and deed of said corporation.

In testimony whereof, I here unto set my hand and official seal at Troy, Ohio, this 15 day of May, 1973.

Frank Barber  
Notary Public

My commission has no expiration date

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 13<sup>th</sup> day of June 1973, this vacation was approved.

John J. Pharesy Jr.  
President  
Sue Knight  
Secretary

At a meeting of the Council of the city of Troy, Ohio, held this 10<sup>th</sup> day of October 1973, this vacation was approved and accepted by Ordinance Number 0-30-73.

Joan D. Terrell  
Mayor

John W. Klockner  
Pres. of Council

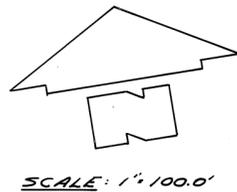
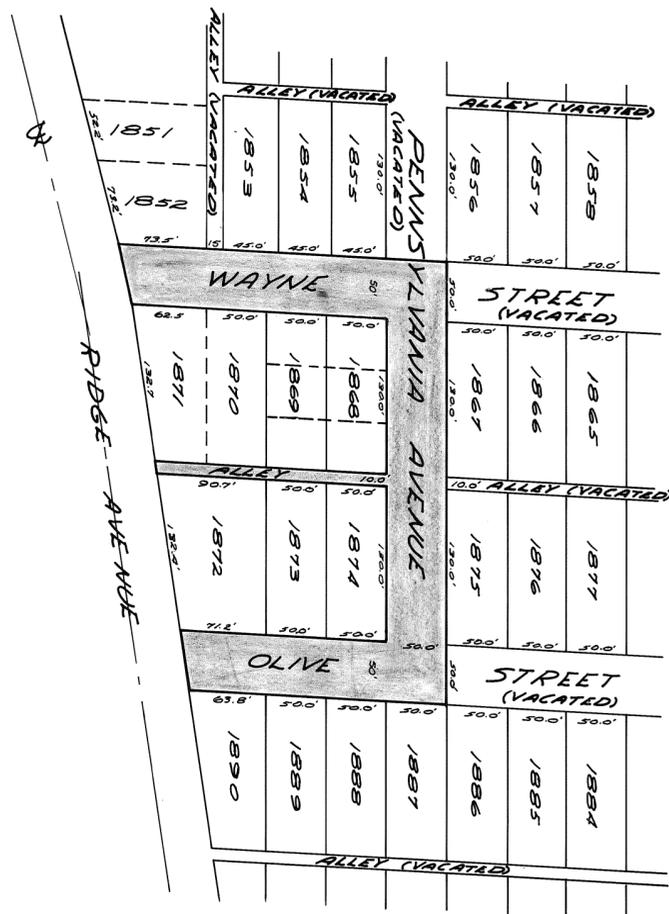
Sue G. Knight  
Clerk of Council

Transferred this 10 day of Oct 1973.

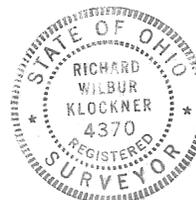
Carl Davis, Miami County Auditor  
by Beverly Beebe, Deputy

I have examined this vacation plat and do hereby certify it to be correct as shown here on Richard W. Klockner 2 MAY 1973

Registered Surveyors Number 4370



SCALE: 1" = 100.0'



# ANNEXATION TO CITY OF TIPP CITY

· TOWN 4 · RANGE 6 · SECTION 26 · MONROE TOWNSHIP ·  
· MIAMI COUNTY · OHIO ·  
1.5448 ACRES

BOOK 11 PAGE 110  
MIAMI COUNTY RECORDER'S  
RECORD OF RECORDED PLATS.

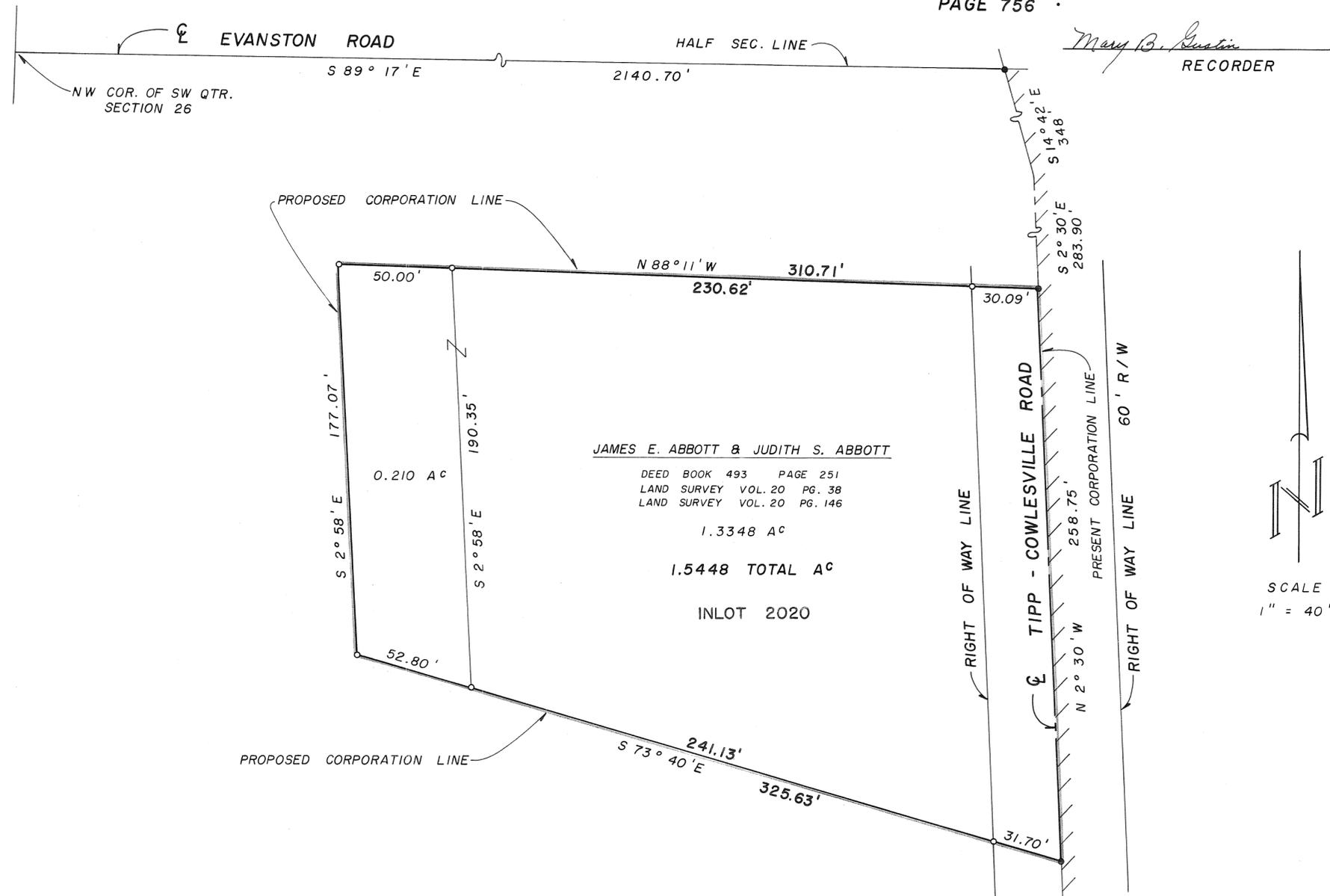
FILE NO. 99009  
RECEIVED FOR RECORD 3:35 P.M.  
TIME

OCT. 23, 1973 . FEE \$8.60  
DATE

Mary B. Austin  
MIAMI COUNTY RECORDER

SEE ANNEXATION PROCEEDINGS  
RECORDED IN MISC. BOOK NO. 17 ,  
PAGE 756 .

Mary B. Austin  
RECORDER



LEGEND:  
● DENOTES RAILROAD SPIKES  
○ DENOTES IRON PINS

APPROVAL BY CITY OF TIPP CITY  
AT A MEETING OF THE CITY COMMISSION  
OF THE CITY OF TIPP CITY, HELD THIS  
17<sup>th</sup> DAY OF SEPTEMBER, 1973 THIS  
ANNEXATION PLAT WAS ACCEPTED AND  
APPROVED BY ORDINANCE NO. 36-73

Thomas B. Kyle, Pres.  
Phyllis Tressman, Clerk of Council

APPROVAL BY MIAMI COUNTY COMMISSIONERS  
THE ANNEXATION OF THE FOREGOING AREA WAS  
APPROVED BY THE MIAMI COUNTY COMMISSIONERS  
THIS 25<sup>th</sup> DAY OF JUNE, 1973.

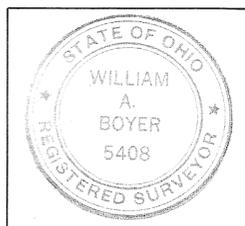
James H. Cook  
Robert Chauson  
John H. Knapp

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED  
THIS 23 DAY OF Oct 1973,

Carl Davis by Beverly Beebe, Deputy  
MIAMI COUNTY AUDITOR

DESCRIPTION  
BEING A TOTAL OF 1.5448 ACRES IN THE SOUTHWEST QUARTER OF  
SECTION 26 IN TOWN 4 , RANGE 6 , MONROE TOWNSHIP ,  
MIAMI COUNTY , OHIO .

I HEREBY CERTIFY THIS PLAT AND ALL  
MEASUREMENTS TO BE IN ACCORDANCE WITH  
LAND SURVEYS AND DEEDS OF RECORD .  
William A. Boyer  
WILLIAM A. BOYER , REG. SURVEYOR 5408

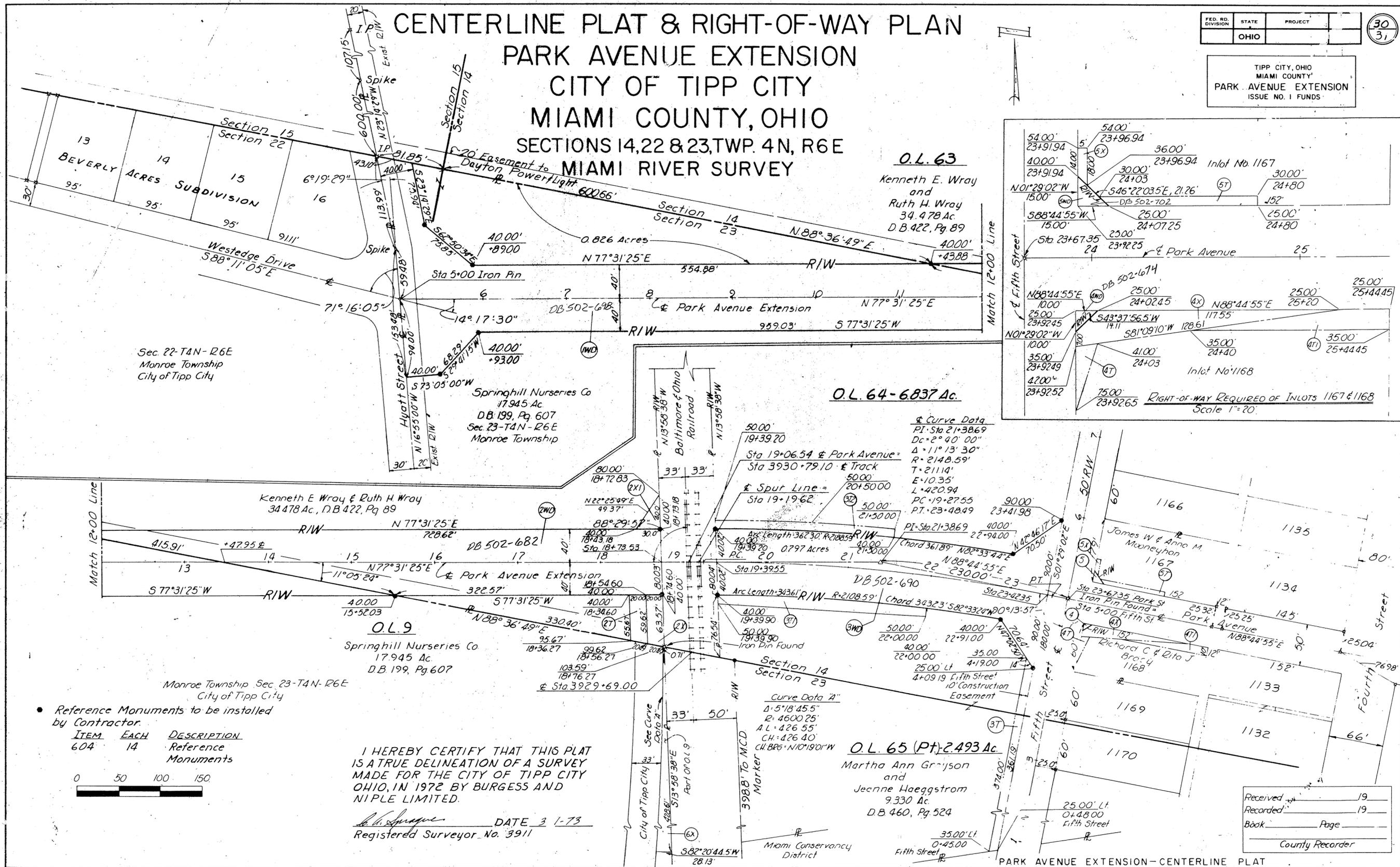


*Mary B. Austin*  
 MIAMI COUNTY RECORDER

CENTERLINE PLAT & RIGHT-OF-WAY PLAN  
 PARK AVENUE EXTENSION  
 CITY OF TIPP CITY  
 MIAMI COUNTY, OHIO  
 SECTIONS 14, 22 & 23, TWP. 4N, R6E  
 MIAMI RIVER SURVEY

FED. RD. DIVISION	STATE	PROJECT	30 31
	OHIO		

TIPP CITY, OHIO  
 MIAMI COUNTY  
 PARK AVENUE EXTENSION  
 ISSUE NO. 1 FUNDS



Sec 22-T4N-R6E  
 Monroe Township  
 City of Tipp City

Springhill Nurseries Co  
 17.945 Ac  
 D.B. 199, Pg 607  
 Sec 23-T4N-R6E  
 Monroe Township

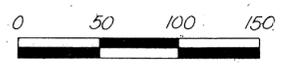
Kenneth E. Wray & Ruth H. Wray  
 34.478 Ac., D.B. 422, Pg 89

Springhill Nurseries Co  
 17.945 Ac  
 D.B. 199, Pg 607

Monroe Township, Sec 23-T4N-R6E  
 City of Tipp City

Reference Monuments to be installed  
 by Contractor.

ITEM	EACH	DESCRIPTION
604	14	Reference Monuments

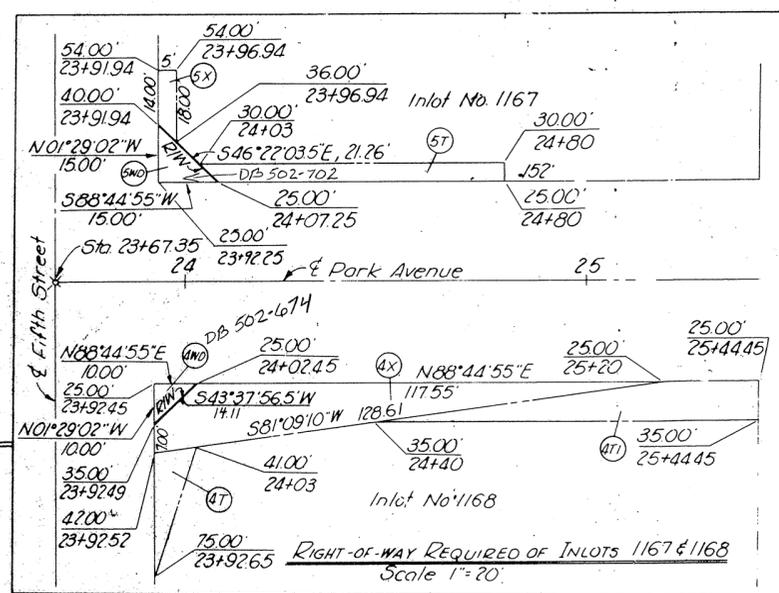


I HEREBY CERTIFY THAT THIS PLAT  
 IS A TRUE DELINEATION OF A SURVEY  
 MADE FOR THE CITY OF TIPP CITY  
 OHIO, IN 1972 BY BURGESS AND  
 NIPLE LIMITED.

*Burgess and Niple*  
 DATE 3-1-73  
 Registered Surveyor No. 3911

Curve Data  
 P.I. Sta 21+3869  
 Dc=2° 40' 00"  
 Δ=11° 13' 30"  
 R=2148.59'  
 T=2111.4'  
 E=10.35'  
 L=420.94'  
 PC=19+27.55'  
 PT=23+48.49'

Curve Data 71"  
 Δ=5° 18' 45.5"  
 R=4600.25'  
 A.L.=426.55'  
 CH.=426.40'  
 CH.BRG.=N10°19'01"W



O.L. 65 (Pt.) 2.493 Ac  
 Martha Ann Grigson  
 and  
 Jeanne Haeggstrom  
 9.330 Ac  
 D.B. 460, Pg 524

Received	19
Recorded	19
Book	Page
County Recorder	



# DEDICATION PLAT OF PART OF EXPERIMENT FARM ROAD AND WEST MAIN STREET. IN TROY, OHIO

PLAT BOOK 11 PAGE 113  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED FOR RECORD THIS 28TH DAY OF  
NOVEMBER, 1973. AT 3:16 P.M.  
 FILE NUMBER 99830 FEE \$ NONE

*Mary B. Gustin*  
 MARY B. GUSTIN, MIAMI COUNTY RECORDER

THIS DEDICATION OF A PORTION OF INLOT 6045 IN THE CITY OF TROY, MIAMI COUNTY, OHIO FOR PUBLIC HIGHWAY PURPOSES CONTAINS A TOTAL OF 3.692 ACRES, OF WHICH 1.774 ACRES ARE PRESENTLY PUBLIC HIGHWAYS BY REASON OF ANNEXATION AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS, BOOK 10; PAGE 116. THE PORTION OF INLOT 6045 SHOWN HEREON FOR DEDICATION, WAS ACQUIRED IN 1911 BY THE COMMISSIONERS OF MIAMI COUNTY BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 142; PAGE 222. THE STATE OF OHIO ACQUIRED AN ADDITIONAL HIGHWAY EASEMENT FROM THE MIAMI COUNTY COMMISSIONERS OVER A PORTION OF INLOT 6045 COMPRISING 0.803 ACRES OF THE AREA DEDICATED HEREIN BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 500; PAGE 901, DATED JUNE 6, 1973..

### DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED AND DEDICATED FOR PUBLIC HIGHWAY AND STREET PURPOSES, DO HEREBY ACCEPT AND APPROVE THIS PLAT, AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID DEDICATION PLAT AND DO HEREBY DEDICATE THE PORTIONS OF EXPERIMENT FARM ROAD AND WEST MAIN STREET (STATE ROUTE 41) SHOWN HEREON TO THE PUBLIC USE FOREVER.

THE 20 FOOT WIDTH EASEMENT SHOWN HEREON, EXTENDING FROM THE WEST LINE OF PROPOSED EXPERIMENT FARM ROAD TO THE WEST LINE OF THE 25.031 ACRE PORTION OF INLOT 6045, IS GRANTED FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR 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 PURPOSES AND IS TO BE MAINTAINED AS SUCH FOREVER.

COMMISSIONERS OF MIAMI COUNTY, OHIO

*Kenneth W. Cook*  
 KENNETH W. COOK, CHAIRMAN

*Janet E. Cain*  
 WITNESS

*Robert E. Clawson*  
 ROBERT E. CLAWSON

*Jessie W. Spudeback*  
 WITNESS

*John J. Knoop*  
 JOHN J. KNOOP

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED KENNETH W. COOK, ROBERT E. CLAWSON AND JOHN J. KNOOP, COMMISSIONERS OF MIAMI COUNTY, OHIO, WHO EXECUTED THE FOREGOING DEDICATION PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SAID MIAMI COUNTY COMMISSIONERS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH COMMISSIONERS AND INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 24 DAY OF October, 1973.

*Janet E. Cain* NOTARY PUBLIC. MY COMMISSION EXPIRES July 29, 1977

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 24th DAY OF October, 1973, THIS DEDICATION PLAT WAS REVIEWED AND APPROVED.

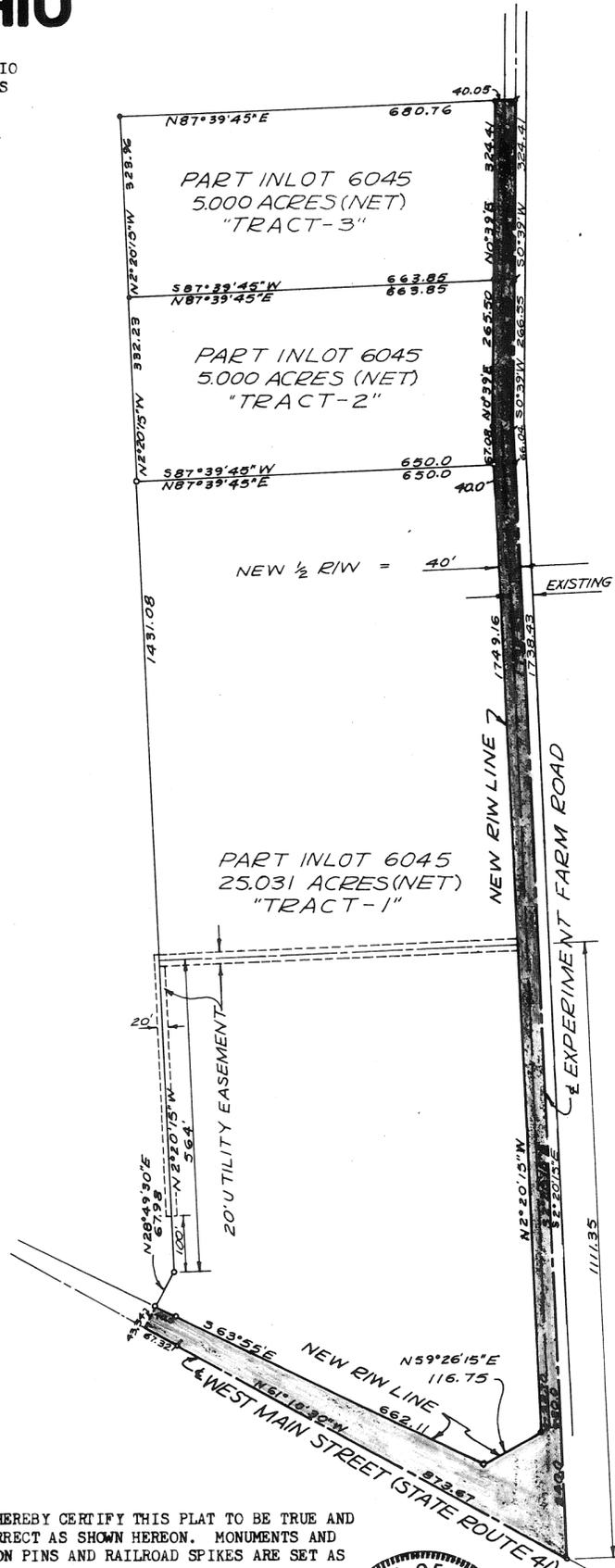
*John J. Shanley Jr.* PRESIDENT      *Sue L. Knight* SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19th DAY OF November, 1973, THIS DEDICATION PLAT WAS APPROVED BY ORDINANCE NUMBER O-43-73.

*John W. Harner* PRESIDENT OF COUNCIL      *John W. Terrell* MAYOR  
*Sue L. Knight* CLERK OF COUNCIL

TRANSFERRED THIS 28 DAY OF November, 1973.

*Carl Davis* CARL DAVIS, MIAMI COUNTY AUDITOR BY: *Beverly Beebe* DEPUTY AUDITOR



LEGEND  
 ● = IRON PIN  
 ○ = CONC. HWY. MONUMENT  
 # = RAILROAD SPIKE

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. MONUMENTS AND IRON PINS AND RAILROAD SPIKES ARE SET AS NOTED.

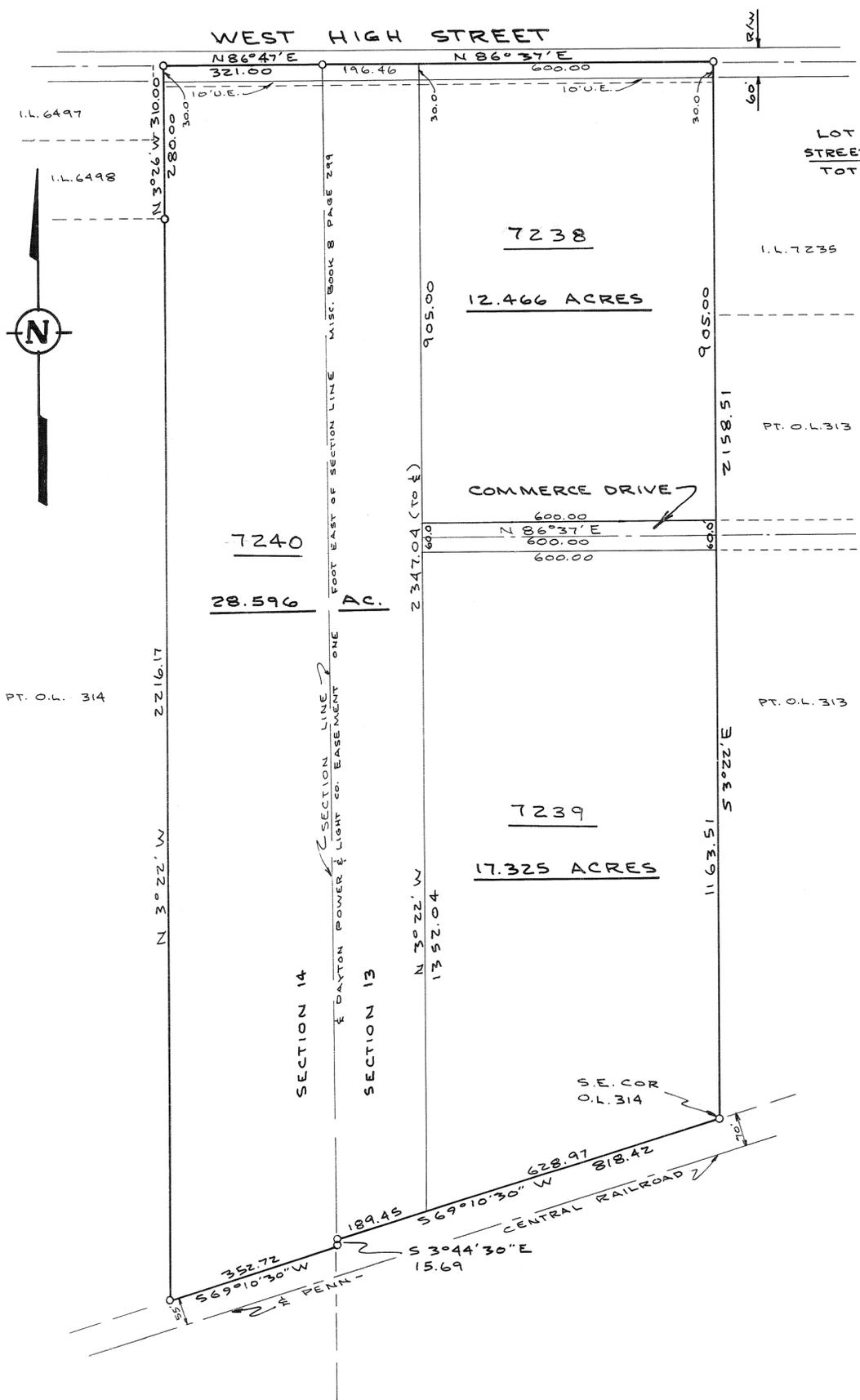
*Richard W. Klockner*  
 RICHARD W. KLOCKNER  
 PROFESSIONAL SURVEYOR #4370



DEDICATION PLAT OF PART OF EXPERIMENT FARM RD. & WEST MAIN ST.- TROY, OHIO		
BY: MIAMI COUNTY COMMISSIONERS TROY, MIAMI COUNTY, OHIO		
PREPARED BY: TURNER-KLOCKNER & ASSOC. INC CIVIL ENGINEERS & SURVEYORS 19 S. PLUM ST.-TROY, OHIO		
DATE 15 OCT. 1973	DRAWN BY: TRACED BY: CHECKED BY: SCALE: 1" = 200'	SHEET NO. 1/1
FILE NO. 10-73-208		

# REPLAT OF PART OF OUTLOT 314 PIQUA - OHIO

Book 11 Page 114  
 Miami County Recorder's Record  
 of recorded plats.  
 File No. 100044  
 Received for Record 9:14 A.M. DEC. 11, 1973  
 Fee \$ 8.60 TIME DATE  
*Mary B. Kuntz, Recorder*  
*By: Helen J. Stearns, Deputy*  
 MIAMI COUNTY RECORDER



LOTS = 58.387 AC.  
 STREETS = 1.595 AC.  
 TOTAL = 59.982 AC.

Description  
 Being a subdivision of 59.982 Acres of part of Outlot 314 in the City of Piqua, Miami County, Ohio as conveyed to Mid-Continent Properties, Inc. by deed recorded in Vol. 483, Page 136, of the Miami County Record of Deeds.

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

*Patricia L. Wain*  
 WITNESS  
*Alice L. Fumke*  
 WITNESS  
*Peter R. Thompson*  
 PETER R. THOMPSON, PRESIDENT  
*J. Richard Gaier*  
 J. RICHARD GAIER, SECRETARY

City of Piqua Planning Commission  
 At a meeting of the City of Piqua Planning Commission held this 26 day of NOV. 1973, this plat was approved.

*Robert M. House*  
*Richard A. Gaeter*  
*Raymond J. Hammer, Jr.*  
*John D. Scarborough*

City Commission  
 At a meeting of the City Commission held this 3 day of DEC. 1973, this plat was approved.

Resolution No. C-5434  
*Harold L. Sleat*  
*Joseph C. Roy*  
*Charles E. Tyler*  
*Arvid N. Dietmer*

State of Ohio, Miami County, SS:  
 Be it remembered that on this 9<sup>th</sup> day of November, 1973, before me, the undersigned, a notary public in and for said County and state, personally came Mid-Continent Properties, Inc., by its president, Peter R. Thompson, and its secretary, J. Richard Gaier, who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires \_\_\_\_\_  
 DANIEL D. TURNER, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires Dec. 14, 1973

Miami County Auditor  
 Approved and transferred this 11 day of Dec. 1973.  
*Carl Davis* by *Beverly Beebe*, Deputy  
 MIAMI COUNTY AUDITOR

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.



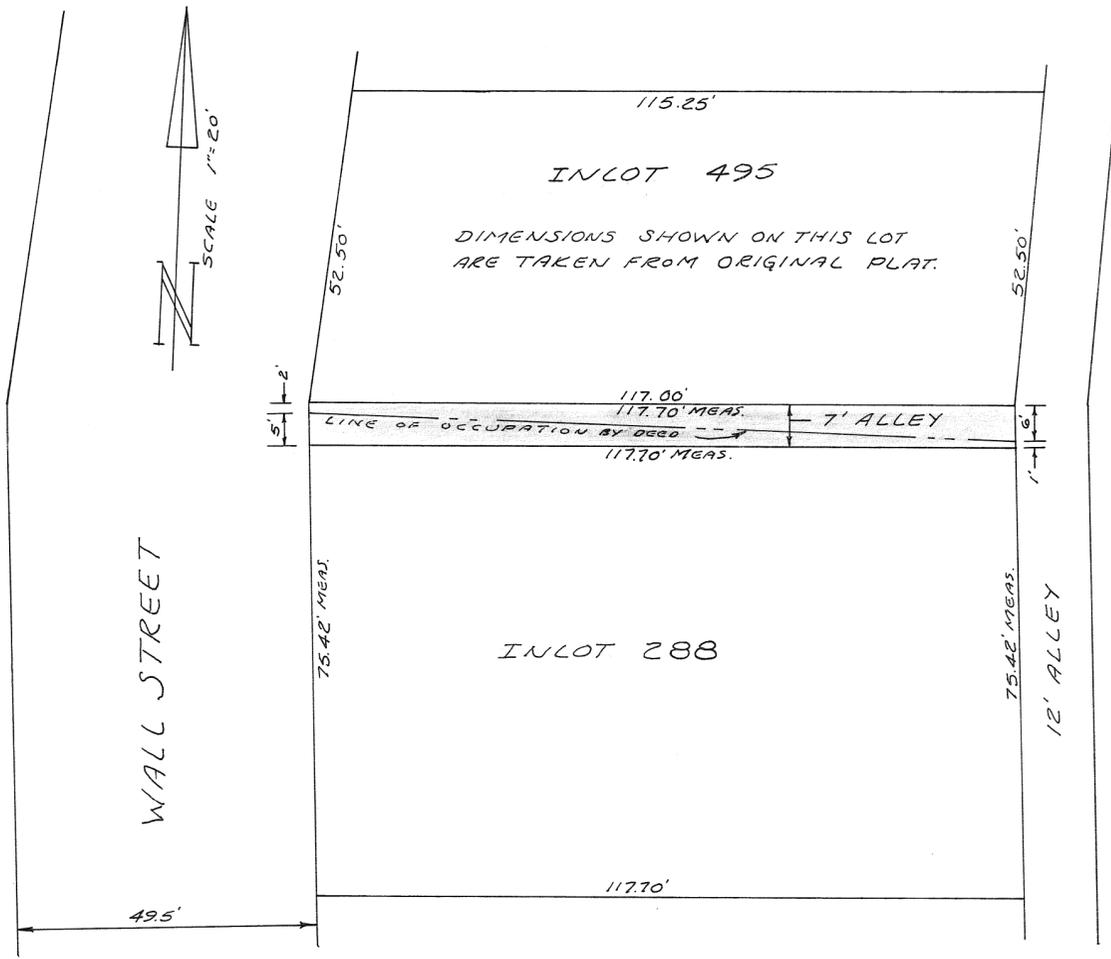
*Daniel D. Turner*  
 DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF PT. OUTLOT 314 PIQUA - OHIO		
MID-CONTINENT PROPERTIES, INC. PIQUA - OHIO		
TURNER - KLOCKNER & ASSOC. 19 SOUTH PLUM ST. TROY - OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE NOV. 1973	DRAWN BY: J.T. CHECKED BY: D.T.	SHEET 1/1
FILE NO. 10-73-210	SCALE: 1" = 200'	

VILLAGE OF COVINGTON, OHIO  
ALLEY VACATION PLAT

PLAT BOOK NO. 11 PAGE NO. 115  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED FOR RECORD THIS 11TH DAY OF  
DECEMBER, 1973. AT 3.37 P.M.  
FILE NUMBER: 100053  
FEE: \$ 8.60

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



VACATION PLAT OF A SEVEN (7) FOOT ALLEY  
BETWEEN INLOTS NO. 288 AND 495 FROM THE  
EAST LINE OF WALL STREET TO THE WEST  
LINE OF A TWELVE (12) FOOT ALLEY.

- PLAT REFERENCES:  
PLAT BOOK # 1, PAGE # 229  
" " " 1, " # 494  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.
- DEED REFERENCES:  
I.L. # 288 -  
DEED BOOK # 270, PAGE # 290  
" " # 277, " # 273  
I.L. # 495 -  
DEED BOOK # 412, PAGE # 205  
MIAMI COUNTY RECORDER'S  
DEED RECORDS.

APPROVED BY THE PLANNING COMMISSION  
OF THE VILLAGE OF COVINGTON, OHIO THIS  
4 DAY OF DEC. 1973.

B. W. Bruden  
CHAIRMAN  
John Whitman  
SECRETARY

AT A MEETING OF THE VILLAGE COUNCIL  
OF COVINGTON, OHIO HELD THIS 4  
DAY OF DEC 1973, THIS ALLEY VACATION  
PLAT WAS APPROVED AND ACCEPTED BY:  
ORDINANCE NO: 121-73

George Rudy  
MAYOR  
Kay E. Thomas  
CLERK

TRANSFERRED THIS 11 DAY OF Dec  
1973  
Carl Davis by Beverly Beck, Deputy  
MIAMI COUNTY AUDITOR

WE, THE UNDERSIGNED BEING ALL OF THE  
PROPERTY OWNERS WITH LAND ABUTTING  
THE ALLEY SHOWN SHADED HEREON FOR  
VACATION DO HEREBY CONSENT TO SUCH  
VACATION AND WAIVE ANY AND ALL  
NOTICE OF THE PENDENCY THEREOF IN THE  
COUNCIL OF THE VILLAGE OF COVINGTON,  
OHIO. WE ALSO AGREE THAT THE ALLEY  
SHALL REVERT TO THE ABUTTING PROPERTY  
OWNERS AS SHOWN ABOVE ON THIS PLAT.  
THE DIMENSIONS AS SHOWN ARE THE  
DIMENSIONS WHICH ARE GIVEN IN THE  
PRESENT DEEDS FOR THE RESPECTIVE  
INLOTS. SEE ABOVE REFERENCES FOR  
DEED BOOK AND PAGE.

STATE OF OHIO, COUNTY OF MIAMI S.S.  
BEFORE ME A NOTARY PUBLIC IN AND  
FOR MIAMI COUNTY, OHIO PERSONALLY  
APPEARED, THE SIGNED WHO ACKNOWLEDGED  
THE SIGNING OF THE FOREGOING ALLEY  
VACATION AND THE SAME IS THEIR  
VOLUNTARY ACT AND DEED. IN TEST-  
IMONY WHEREOF, I HAVE HEREUNTO  
SUBSCRIBED MY NAME AND AFFIXED  
MY OFFICAL SEAL AT Piqua,  
OHIO THIS 10th DAY OF December 1973.

William B. M. Keif NOTARY PUBLIC.

Forest B. Johnson Sue Ellen Large  
FOREST B. JOHNSON WITNESS  
Merrill Johnson William B. M. Keif  
MERRILL JOHNSON WITNESS  
Elizabeth E. Wenrick Sue Ellen Large  
ELIZABETH E. WENRICK WITNESS  
EXECUTRIX OF THE  
VEDA VANATTA ESTATE



I HEREBY CERTIFY THIS ALLEY VACATION  
PLAT TO BE CORRECT AS SHOWN HEREON  
Douglas L. Christian 11-28-73  
DOUGLAS L. CHRISTIAN  
REGISTERED SURVEYOR NO. 6118  
104 RIDGE AVENUE, TROY

CONSENT TO VACATION  
 WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF EXISTING 16 FOOT ALLEY SHOWN HEREON BEING VACATED HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION  
 THE FIRST NATIONAL BANK & TRUST CO., TROY, OHIO

BY- E. Hall  
 PRESIDENT  
 BY- M. Ward  
 VICE PRESIDENT & CASHIER

Quaith F. Bassell  
 WITNESS  
Richard W. Klockner  
 WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED E. HALL, PRESIDENT AND C.E. GORREL, VICE PRESIDENT & CASHIER OF THE FIRST NATIONAL BANK AND TRUST CO., TROY, OHIO, THE CORPORATION WHO EXECUTED THIS VACATION PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT & CASHIER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT & CASHIER AND THE FREE ACT AND DEED OF SAID CORPORATION.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 21ST DAY OF SEPTEMBER 1973.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES  
 RICHARD W. KLOCKNER, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires Oct. 18, 1976

# ALLEY VACATION-TROY, OHIO

VACATION OF 16' ALLEYS BETWEEN INLOTS 404, 405, 406, 407, 408, 409, 410, AND PART OF INLOT 417.

SCALE: 1" = 40'

DECEMBER 1972

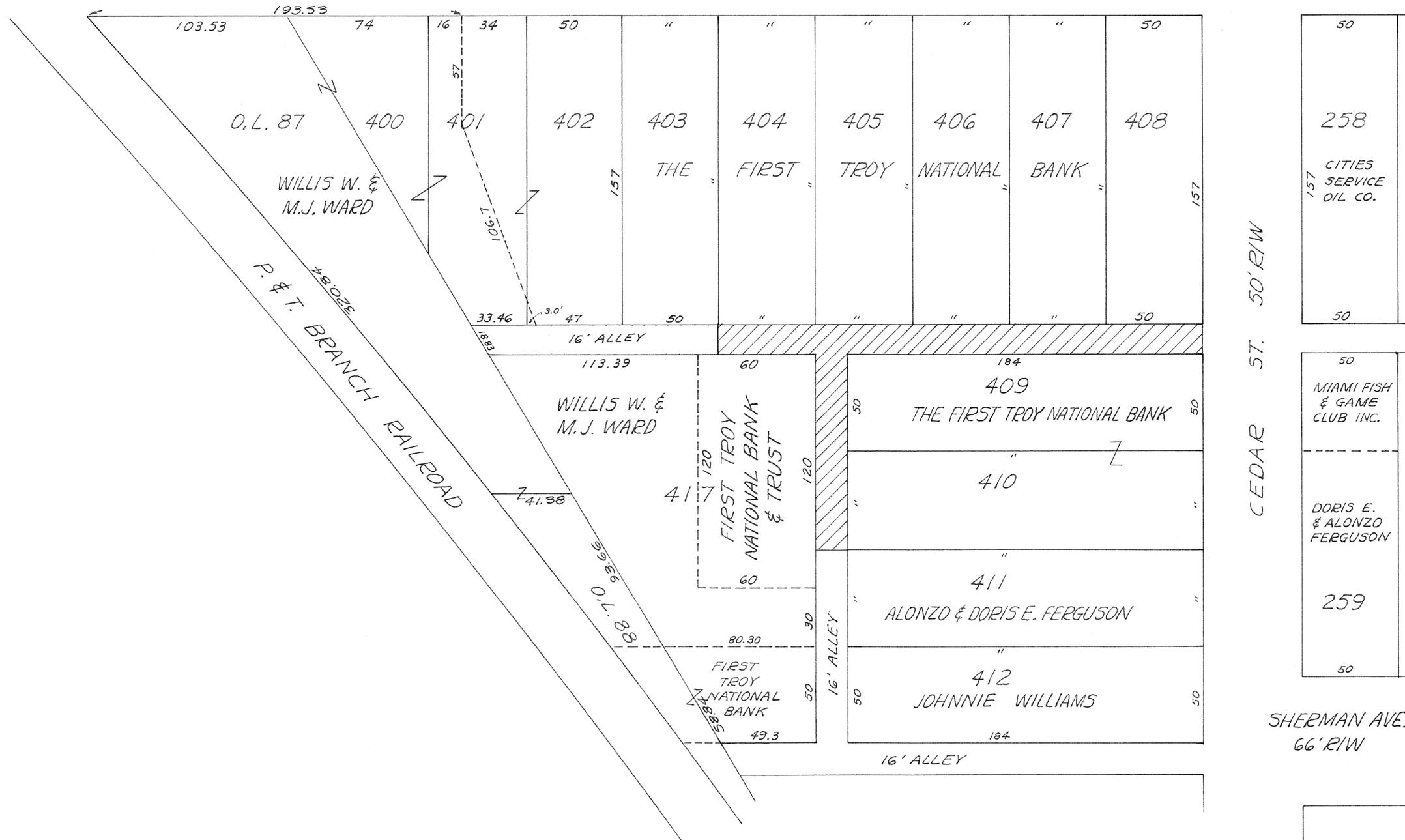
PLAT BOOK 11 PAGE 116  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS, RECEIVED FOR RECORD THIS 18 DAY OF December 1973 AT 11:33 A.M.  
 FILE NO. 100199 FEE \$8.60

Mary B. Austin  
 MARY B. GUSTIN, RECORDER  
 by Emily Mc Neal, Deputy

AT A MEETING OF THE TROY CITY PLANNING AND ZONING COMMISSION HELD THIS 26th DAY OF September 1973 THIS VACATION PLAT WAS APPROVED.

John J. Shanley Jr.  
 PRESIDENT  
Sue S. Knight  
 SECRETARY

WEST MAIN ST. 80' R/W



AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19th DAY OF December 1973, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 0-40-73

Jean D. Ferrell  
 MAYOR  
Joseph W. Garrison  
 PRES. OF COUNCIL  
Sue S. Knight  
 CLERK OF COUNCIL

TRANSFERRED THIS 18 DAY OF December 1973

Carl Davis by Beverly Keebe, Deputy  
 CARL DAVIS-MIAMI CO. AUDITOR



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

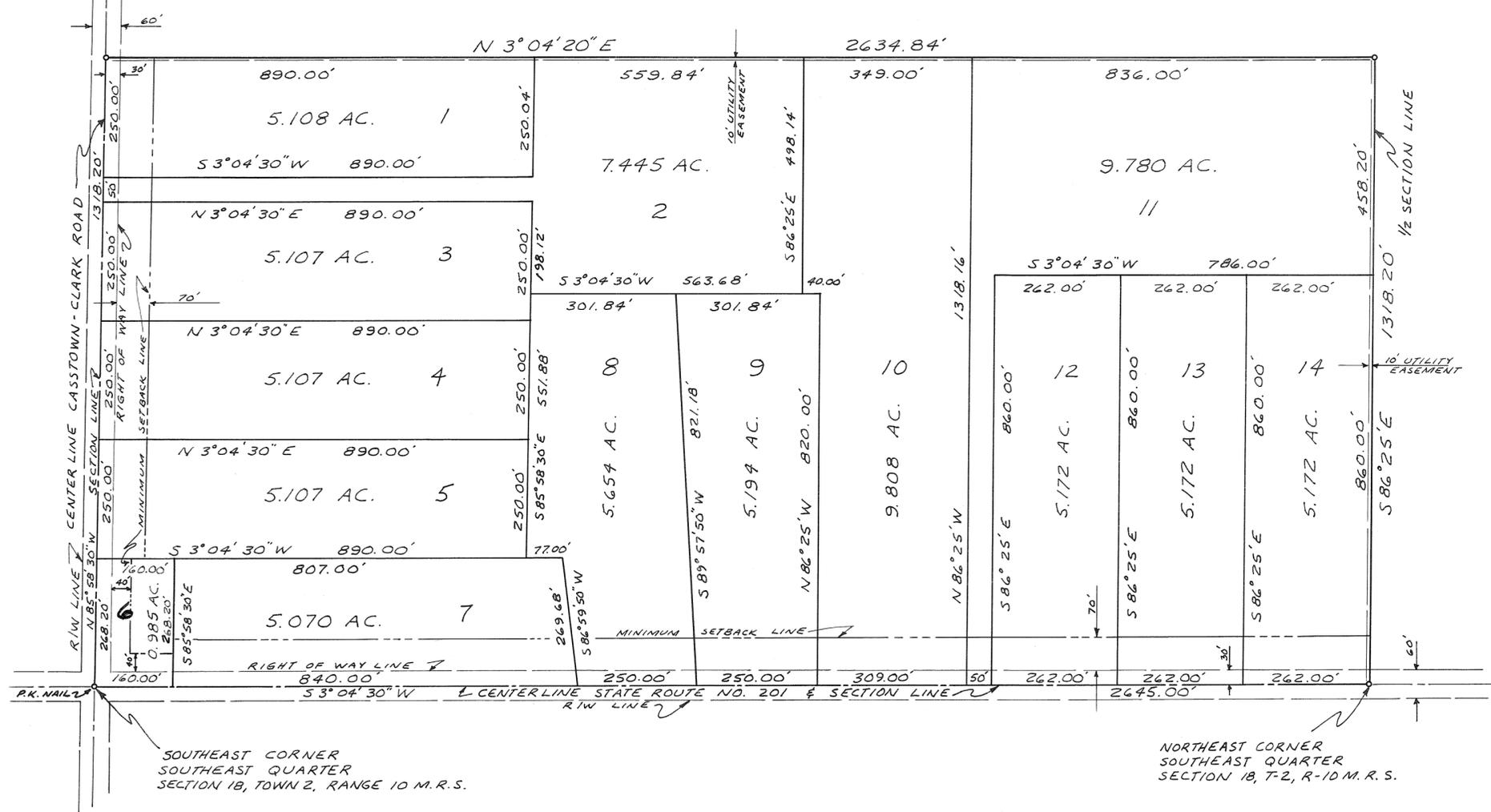
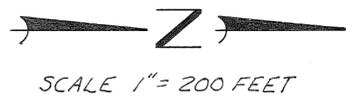
I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.

Richard W. Klockner  
 RICHARD W. KLOCKNER - PROF. SURV. # 4370

# INDIAN CREEK ESTATES

PLAT BOOK NO. 11 PAGE NO. 117  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 4<sup>TH</sup> DAY OF  
JANUARY, 1974 AT 10<sup>40</sup> A.M.  
 FILE NUMBER 100503 FEE \$17.20  
*Mary B. Austin Recorder by Dora Whitmer, Deputy*  
 MIAMI COUNTY RECORDER

2  
TOWN
10 M.R.S.  
RANGE
S.E.  
QUARTER
18  
SECTION
LOSTCREEK  
TOWNSHIP



FOR ROAD DEDICATION  
 THIS PLAT APPROVED BY THE MIAMI  
 COUNTY COMMISSIONERS THIS 4<sup>TH</sup> DAY  
 OF JANUARY 1974.

*Kenneth Cook*  
*Robert E. Clason*  
*John J. Neumann*  
 MIAMI COUNTY COMMISSIONERS

*Arthur D. Haddad* JAN. 4, 1974  
 MIAMI COUNTY ENGINEER DATE

APPROVED AND TRANSFERRED THIS  
4 DAY OF January 1974.  
*Carl Davis by Beverly Beecher, Deputy*  
 MIAMI COUNTY AUDITOR

APPROVED MIAMI COUNTY PLANNING  
 COMMISSION

*Daniel D. Studer* Chm.  
*Deborah A. Millhouse*, Acting Sec.  
 DATE January 2, 1974 NO. 2299  
*Arthur D. Haddad by Douglas Christian* - CHIEF DEPUTY  
 APPROVED MIAMI COUNTY ENGINEER 12-17-73

**DESCRIPTION**  
 BEING A SUBDIVISION OF 79.881 ACRES  
 OF A TOTAL OF 79.881 ACRES ACQUIRED  
 BY B. IRENE GUY, DEED BOOK NO. 502,  
 PAGE 5 AND JAMES H. JOHNSON AND  
 BETTY S. JOHNSON, DEED BOOK NO. 502,  
 PAGE 7 FILED IN MIAMI COUNTY REC-  
 ORDER'S RECORD OF DEEDS.

**DEDICATION**  
 WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE  
 LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EX-  
 ECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD EASEMENTS  
 AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

(1) *B. Irene Guy* As to 1  
 B. IRENE GUY WITNESS *Michael F. Jay*  
 (2) *James H. Johnson* As to 2 and 3  
 JAMES H. JOHNSON WITNESS *Jay Michael F. Jay*  
 (3) *Betty S. Johnson*  
 BETTY S. JOHNSON WITNESS *Michael F. Jay*

**NOTE:**  
 FIVE (5) FOOT UTILITY EASEMENTS ARE  
 HEREBY RESERVED ADJACENT TO ALL IN-  
 TERIOR LOT LINES IN THIS SUBDIVISION  
 IN ADDITION TO THOSE SHOWN.

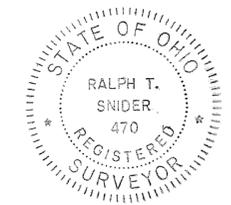
**NOTE:**  
 IRON PINS OR RAILROAD SPIKES ARE  
 SET AT ALL LOT CORNERS AND RIGHT  
 OF WAY LINES.

APPROVED  
 Subject to Zoning Approval  
 By *PH - Sewer Comm.*  
 Date 12/7/73 (1/14/73)  
 Troy City-Miami County  
 Health Department

GEM/CITY SAVINGS ASSOCIATION  
*James W. Ardery* VICE CHAIRMAN  
*R. Dickstein* Senior Vice President  
*J.E. Dohse* WITNESS  
*Jay Michael F. Jay* WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR Montgomery COUNTY, OHIO PERS-  
 ONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS AND LIENHOLDERS,  
 WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT  
 TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE  
 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT  
 Dayton, OHIO ON THIS 13<sup>th</sup> DAY OF December 1973.

*Jay Michael F. Jay*  
 NOTARY PUBLIC MY COMMISSION EXPIRES: 7/5/75



I HEREBY CERTIFY THAT ALL MEASURE-  
 MENTS ARE CORRECT AS SHOWN  
 HEREON.

SNIDER-TREON & ASSOCIATES WEST MILTON & TROY, OHIO <i>Ralph T. Snider</i> REGISTERED SURVEYOR NO. 470		
DRAWN BY: T	DATE: DEC. '73	SHEET NO. 1/2
CHECKED BY: RTS		

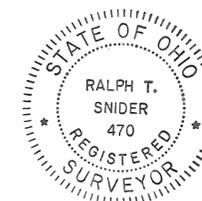
# INDIAN CREEK ESTATES

## RESTRICTIVE COVENANTS

PLAT BOOK NO. 11 PAGE NO. 117A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS 4<sup>TH</sup>  
DAY OF JANUARY, 1974 AT 10<sup>40</sup> A.M.  
FILE NUMBER: 100503 FEE: \_\_\_\_\_

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

1. NO RESIDENCE BUILDING WITH LESS THAN 1,400 SQUARE FEET OF LIVING AREA SHALL BE ERRECTED OR PLACED ON THIS LAND. RESIDENCE BUILDINGS SHALL BE ON A SOLID STONE, BRICK, BLOCK, OR CONCRETE FOUNDATION. THE EXTERIOR SHALL BE COVERED WITH DROP SIDING, WOOD, STONE, ROCK, BRICK, OR ALUMINUM. NO ASPHALT BASE EXTERIOR SIDING IS PERMITTED. ROOF SHALL BE COVERED WITH WOOD, COMPOSITION OR ASPHALT SHINGLES OR APPROVED BUILT UP ROOFING. ROLL ROOFING IS NOT PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH AT LEAST TWO COATS OF PAINT. THE EXTERIOR OF ANY BUILDING SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR FROM THE TIME OF BEGINNING. CONCRETE BLOCK AND CINDER BLOCK HOUSES ARE NOT PERMITTED.
2. ANY OUTBUILDING MUST BE TO THE REAR OF THE RESIDENCE BUILDING, MUST BE OF CONVENTIONAL CONSTRUCTION, PERMANENT IN NATURE, MAY NOT BE MADE OF UNSIGHTLY MATERIAL OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
3. ALL BUILDINGS SHALL BE PLACED AT LEAST 100 FEET BACK (SEE MAP OR AS NOTED ON DRAWING) FROM THE CENTERLINE OF EXISTING ROAD (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN TWENTY FEET OF ANY SIDE PROPERTY LINE, EXCEPT LOT NO. 6, WHICH SHALL BE 70 FEET FROM THE CENTERLINES OF THE ROADS.
4. TRAILERS, DEFENSE CABINS, TENTS, SHACKS, OTHER OUTBUILDINGS, BASEMENTS OR GARAGES MAY NOT BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS LAND.
5. EACH DWELLING SHALL HAVE A WELL AND/OR CISTERN AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS ARE PERMITTED.
6. NO UNUSED BUILDING MATERIAL, JUNK, OR RUBBISH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
7. NO WORN-OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY TRACT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
8. THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
9. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND WITH THE OTHER TRACTS BEING CONVEYED BY THIS GRANTOR OUT OF A CERTAIN 79.881 ACRE FARM, OF WHICH THE TRACT HEREIN IS A PART AND SHALL BE BINDING ON ALL SAID TRACTS AND THE OWNERS THEREOF AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1994, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF SIXTY (60) PER CENT OF THE THEN OWNERS OF TRACTS, EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE TRACT OWNED BY HIM.
10. IF THE PARTIES HERETO OR THE OWNERS OF ANY OF SAID TRACTS OR THEIR HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR INDIAN CREEK ESTATES OR ANY OF SAID OWNERS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
11. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. INDIAN CREEK ESTATES, GRANTORS HEREIN, RESERVES THE RIGHT TO APPROVE THE DESIGN, PLANS AND LOCATION OF ALL BUILDINGS TO BE ERRECTED SO AS TO BE IN ACCORDANCE WITH THESE RESTRICTIONS. APPROVAL BY INDIAN CREEK ESTATES SHALL NOT LIMIT THE RIGHTS OF OTHERS TO ENFORCE THESE RESTRICTIONS, OR CONSTITUTE A WAIVER AS TO SUBSEQUENT VIOLATIONS.
13. ALL LAND IN THIS SUBDIVISION SHALL BE KNOWN AND USED AS RESIDENTIAL HOMESITES OR FOR AGRICULTURAL PURPOSES.



SNIDER - TREON & ASSOCIATES WEST MILTON & TROY, OHIO		
<i>Ralph T. Snider</i> REGISTERED SURVEYOR NO. 470		
DRAWN BY: T	DATE	SHEET 2/2
CHECKED BY: RTS	DEC. '73	NO.

# WILEY INDUSTRIAL PARK

## SECTION - TWO

TOWN 2 - RANGE 9 - SEC. 25 S.W. QTR. - BETHEL TOWNSHIP  
MIAMI COUNTY - OHIO

BOOK 11 PAGE 118

Miami County Recorder's Record of  
Recorded Plats

File No. 100741

Received for record JAN. 17, 1974 3:12 PM  
date time

Fee: \$ 8.60

*Mary B. Gustin, Recorder*  
Miami County Recorder  
By *Dora Whitmer, Deputy*

Lots = 40.558 AC.  
NEW STREETS = 3.742 AC.  
TOTAL 44.300 AC.

A	B	C	D
Δ CURVE DATA	Δ CURVE DATA	Δ CURVE DATA	Δ CURVE DATA
Δ = 39° 08'	Δ = 39° 05' 30"	Δ = 89° 54' 30"	Δ = 36° 26' 30"
R = 400.00	R = 400.00	R = 75.00	R = 425.00
L = 273.20	L = 272.91	L = 117.69	L = 270.31
T = 142.17	T = 142.01	T = 74.88	T = 139.90



SCALE: 1" = 200'

### R/W CURVE DATA

1	Δ = 89° 54' 30"
	R = 50.00
	L = 78.46
	T = 49.92
2	Δ = 90° 00'
	R = 15.50
	L = 24.35
	T = 15.50
	Ch = 539° 04' 30" E
	21.92
3	Δ = 90° 00'
	R = 15.50
	L = 24.35
	T = 15.50
	Ch = 250° 55' 30" E
	21.92
4	Δ = 24° 29'
	R = 450.00
	L = 97.29
	T = 27.64
	Ch = 198° 10' E
	190.83
5	Δ = 36° 26' 30"
	R = 400.00
	L = 254.41
	T = 131.67
	Ch = 324° 08' 45" W
	250.14

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

*Sam A. Studebaker* CHAIRMAN

*Larry B. Cline* - SECRETARY

*Ant D. Haddad* 12-11-73  
Miami County Engineer

DATE: DECEMBER 18, 1973 NO. 2297

APPROVED BY MIAMI COUNTY COMMISSIONERS

*John J. Knopp*  
*Kenneth Cook*

*Ant D. Haddad* 12-11-73  
Miami County Engineer

DATE: 1-16-74, 1973

MIAMI COUNTY AUDITOR

Approved and transferred this 16 day of January, 1974

*Carl Davis* by *Beverly Boels*, Deputy  
Miami County Auditor

### NOTE

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

### APPROVED

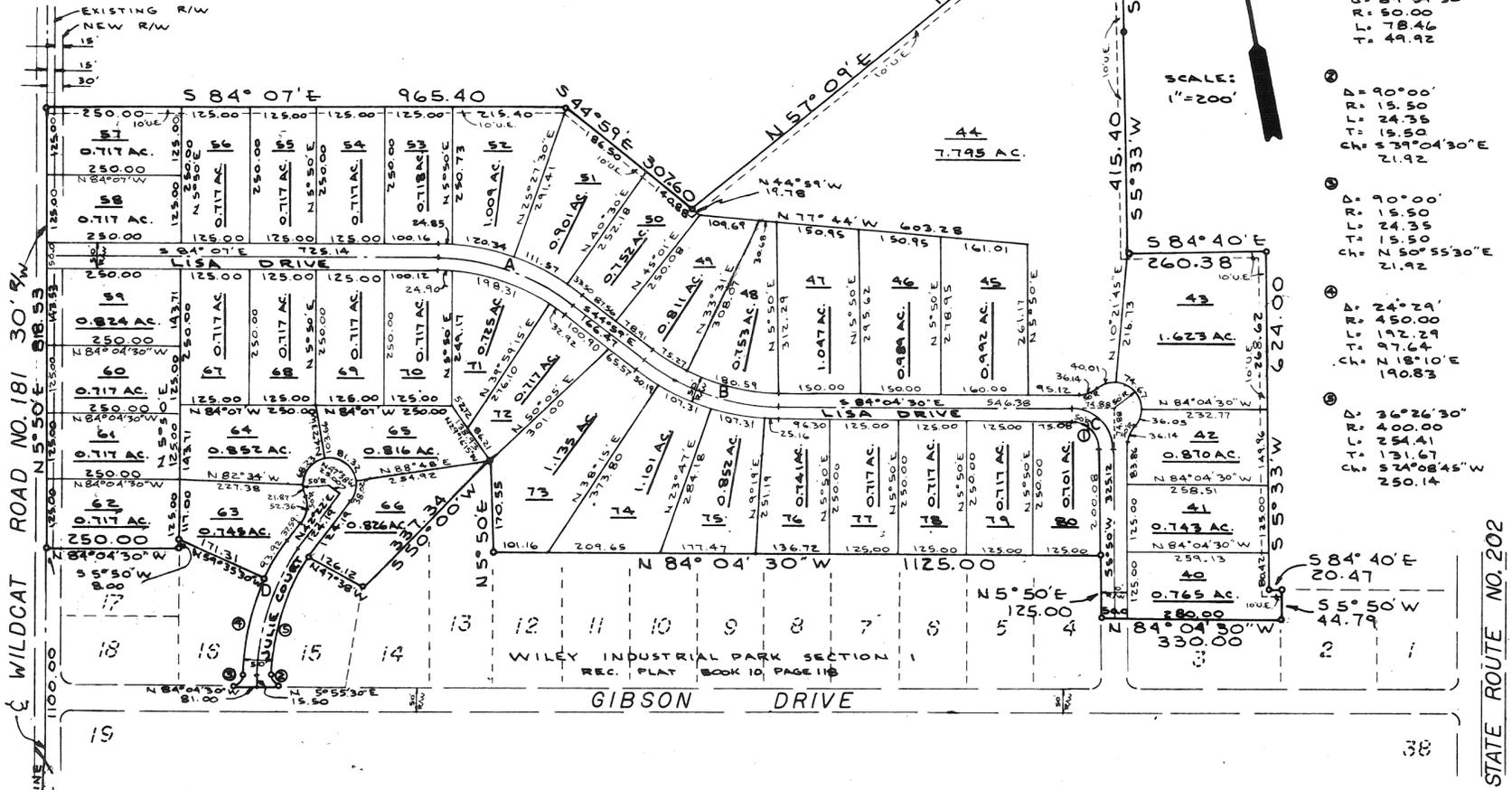
Subject to Zoning Approval  
By *Southern Commercial, Inc.*  
Date 12/7/73 (7/8/69)  
Troy City-Miami County  
Health Department



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor No. 4807

Wiley Industrial Park- Section Two for Wiley Cement Construction, Inc.	
TURNER-KLOCKNER AND ASSOC., INC. Troy Ohio *CIVIL ENGINEERING- LAND SURVEYING*	
DATE Nov. 1973	Drawn by: T.S. Traced by: J.T. Checked by: J.T.
FILE NO.	SCALE: 1" = 200'



**DESCRIPTION**  
Being a subdivision of 44.300 Acres of a 110,000 Acre Tract conveyed to Wiley Cement Construction, Inc. by deed recorded in Volume 458, Page 215, of the Miami County Deed Records.

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

*Daniel D. Turner* witness  
*Delbert Wiley*, President of Wiley Cement Construction, Inc.  
*James Hooper*, Secretary of Wiley Cement Construction, Inc.

STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 3<sup>rd</sup> day of December, 1973, before me, the undersigned, a notary public in and for said County and State, personally came Wiley Cement Construction, Inc. by its President Delbert Wiley and its Secretary, James Hooper, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony thereof, I have set my hand and notarial seal on the day and date written above.

Dec. 7, 1976  
My Commission Expires

*Daniel D. Turner*  
Notary Public

# REPLAT OF INLOTS 6346-6347-6348 & PART OUTLOT 436

CITY OF TROY - COUNTY OF MIAMI - OHIO

VOL. 11 PAGE 119  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 100885  
 REC'D JAN. 24, 1974, AT 3:20 PM  
 FEE \$ 8.60

*Mary B. Austin*  
 MIAMI COUNTY RECORDER

## DESCRIPTION

BEING A REPLAT OF INLOTS 6346, 6347, 6348 AND 0.166 ACRES OF PART OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO TROY LAND IMPROVEMENT CO. BY DEED RECORDED IN VOL. 414, PAGE 6, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

LEGEND:  
 O IRON PIN SET

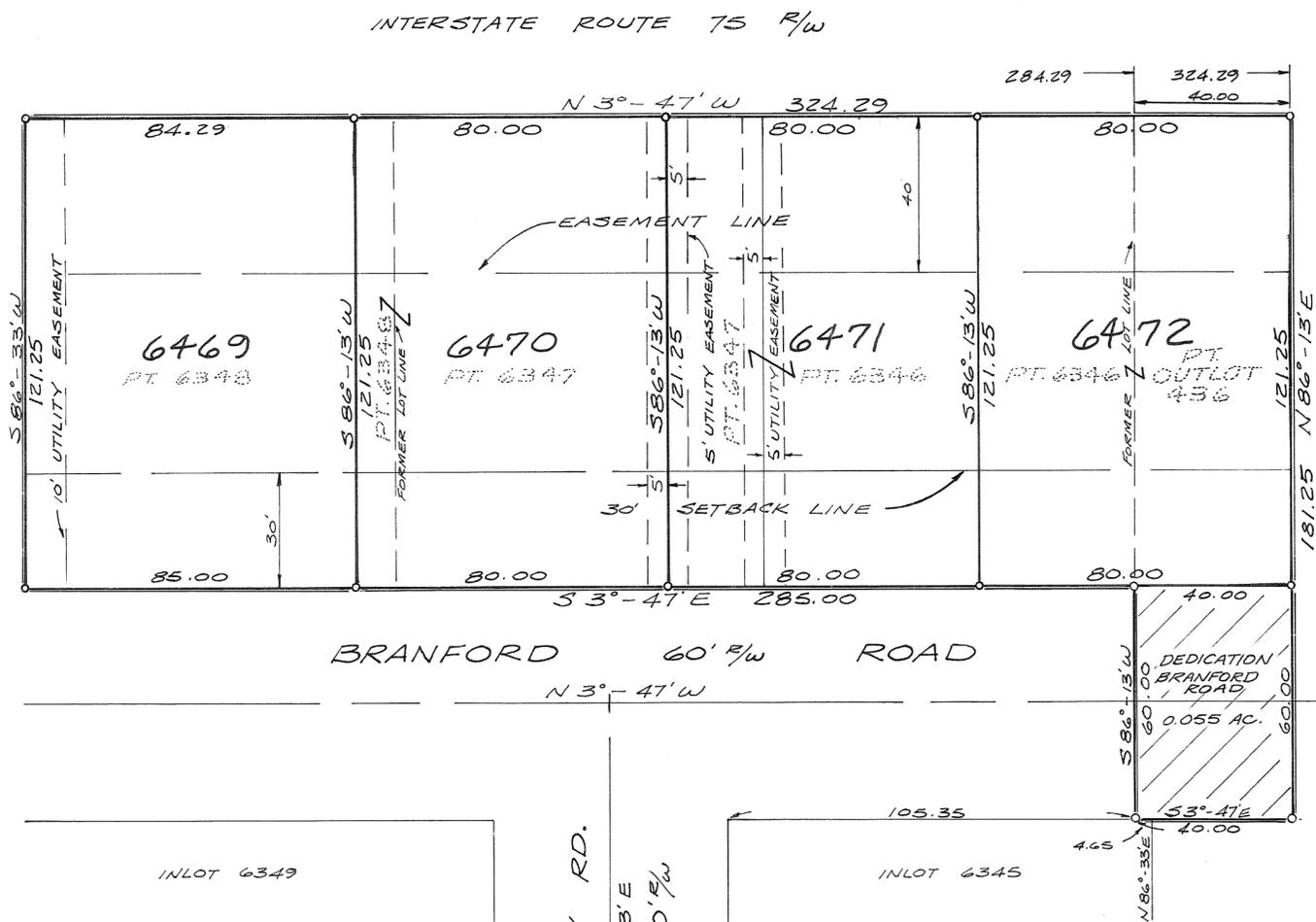
SURVEY REFERENCES:  
 BK. 11 PG. 40 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS

  
 SCALE: 1" = 30'

## DEDICATION

WE THE UNDERSIGNED, BEING THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON.

*Troy Land Improvement Co.*  
*E. C. Halbrath Pres. Margaret Stratton*  
*Robert B. Bran. V. PRES. Jeanne L. Sargent*



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

BE IT REMEMBERED THAT ON THIS 4TH DAY OF DECEMBER 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED INDIVIDUALS TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*W. G. Ehlers*  
 NOTARY PUBLIC IN & FOR MIAMI CO. OHIO  
 MY COMMISSION EXPIRES MARCH 24, 1974

CITY COUNCIL OF THE CITY OF TROY  
 AT A MEETING HELD THIS 17th DAY OF December 1973 ACCEPTED THIS PLAT BY ORDINANCE No. 0-41-73

*Ivan D. Ferrell* Mayor  
*Josephine K. Kinsler* Pres. of Council  
*Sue L. Knight* Clerk of Council

TROY CITY PLANNING COMMISSION  
 AT A MEETING HELD THIS 24th DAY OF September 1973 ACCEPTED THIS PLAT

*John J. Shaney* PRES. *Sue M. Knight* SEC.

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 24 DAY OF January, 1974.

*Carl Davis by Beverly Beebe, Deputy*  
 MIAMI COUNTY AUDITOR

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

*Michael W. Cozatt*  
 PROFESSIONAL SURVEYOR



MICHAEL W. COZATT  
 CIVIL ENGINEER - LAND SURVEYOR  
 20 SOUTH LANE TROY

# REPLAT OF PART OF OUTLOT 331 PIQUA - OHIO

BOOK 11 PAGE 120

Miami County Recorder's Record  
of recorded plats.

File No. 101139

Received for record 11:47 AM. Feb. 7, 1974  
TIME DATE

Fee \$8.60

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

### Description

Being a subdivision of 6.341 Acres of part of Outlot 331  
In the City of Piqua, Miami County, Ohio, as conveyed  
to First Financial Service Corp. by Deed Book 486, Page 252.

### Dedication

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

<u>Stephen Byman</u> WITNESS	FIRST FINANCIAL SERVICE CORP.
<u>JERON W. King</u> WITNESS	<u>Harold L. Short</u> HAROLD L. SHORT, PRESIDENT.
<u>Bernadette K. Holdheide</u> WITNESS	<u>S.R. Turner</u> S.R. TURNER, SECRETARY
<u>Lucy J. Hill</u> WITNESS	THE MUTUAL SAVINGS AND LOAN ASSOC.
	<u>J.D. Temple</u> , Vice Pres.
	<u>James Halderman, Inc.</u>

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

Be it remembered that on this 3rd day of Dec. 1973, before  
me, the undersigned, a notary public in and for said county  
and state, personally came First Financial Service Corp.  
by its president, Harold L. Short and its secretary, S.R. Turner,  
who acknowledged the signing and execution of the foregoing  
plat to be their voluntary act and deed, in testimony  
whereof, I have set my hand and notarial seal on the day  
and date above written.

Oct. 9, 1977  
MY COMMISSION EXPIRES

Dorothy Tables  
NOTARY PUBLIC

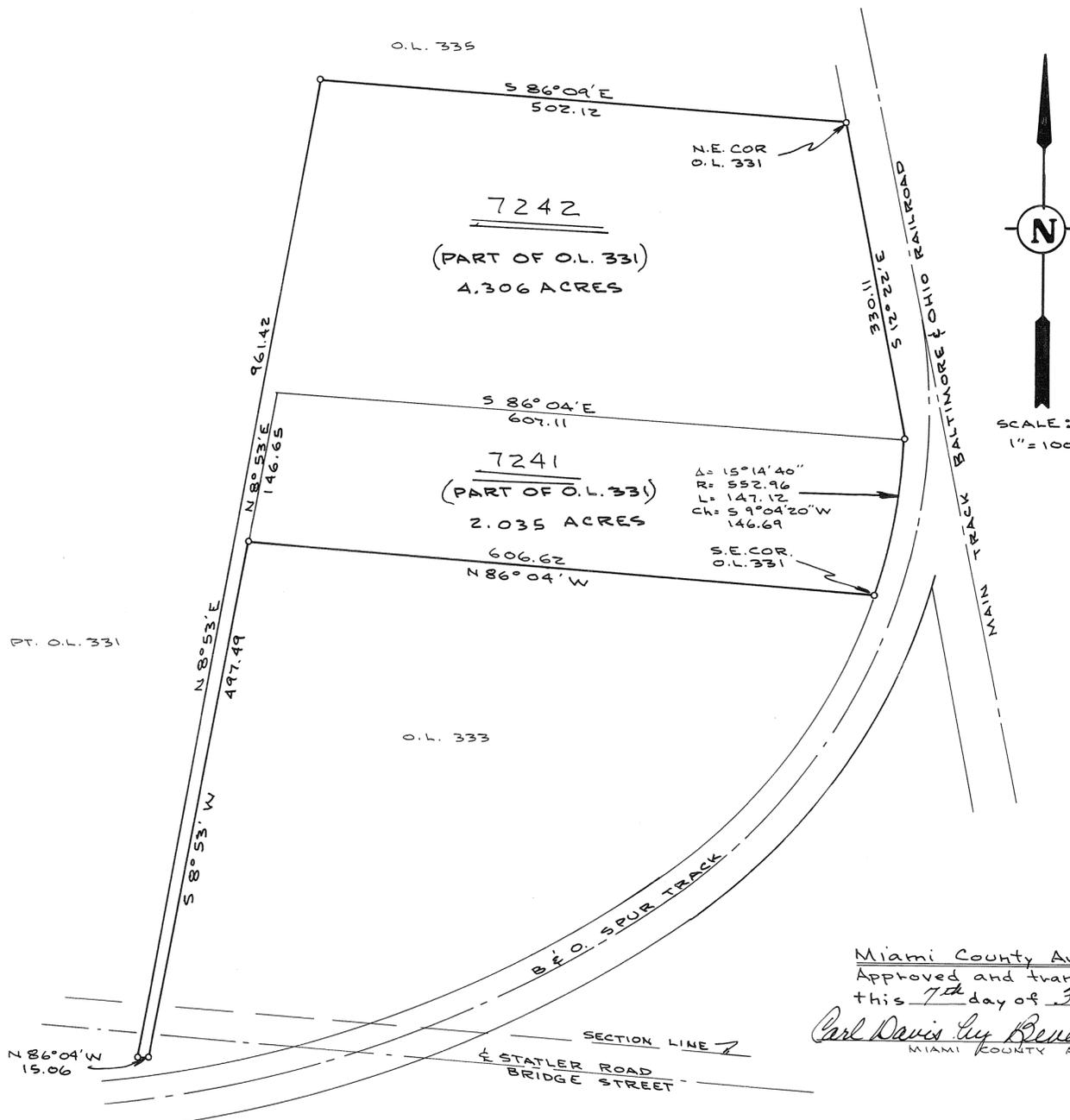
### State of Ohio: Mercer County, S.S.:

Be it remembered that on this 18 day of Dec. 1973, before  
me, the undersigned, a notary public in and for said county  
and state, personally came The Mutual Savings And Loan  
Association by its Vice-President J.D. Temple and its Secretary  
James Halderman who acknowledge the signing and  
execution of the foregoing plat to be their voluntary act  
and deed, in testimony whereof, I have set my hand  
and notarial seal on the day and date above written.

June 11, 1974  
MY COMMISSION EXPIRES

Bernadette K. Holdheide  
NOTARY PUBLIC

BERNADETTE K. HOLDHEIDE, Notary Public,  
Mercer County, Ohio  
My Commission Expires June 11, 1974

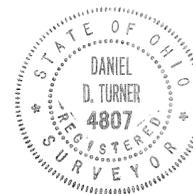


Miami County Auditor  
Approved and transferred  
this 7th day of Feb. 1974.

Carl Davis by Beverly Slough  
MIAMI COUNTY AUDITOR

City of Piqua Planning Commission  
At a meeting of the City of Piqua  
Planning Commission held this  
14 day of JAN. 1974, this  
plat was approved.

Fred R. Thompson, Chairman  
Robert M. Shance  
John D. Scarborough  
Richard A. Bacter  
Raymond Z. Hamner, Jr.



I hereby this plat and all  
measurements to be correct.  
Iron pins set at all lot corners.

Daniel D. Turner  
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

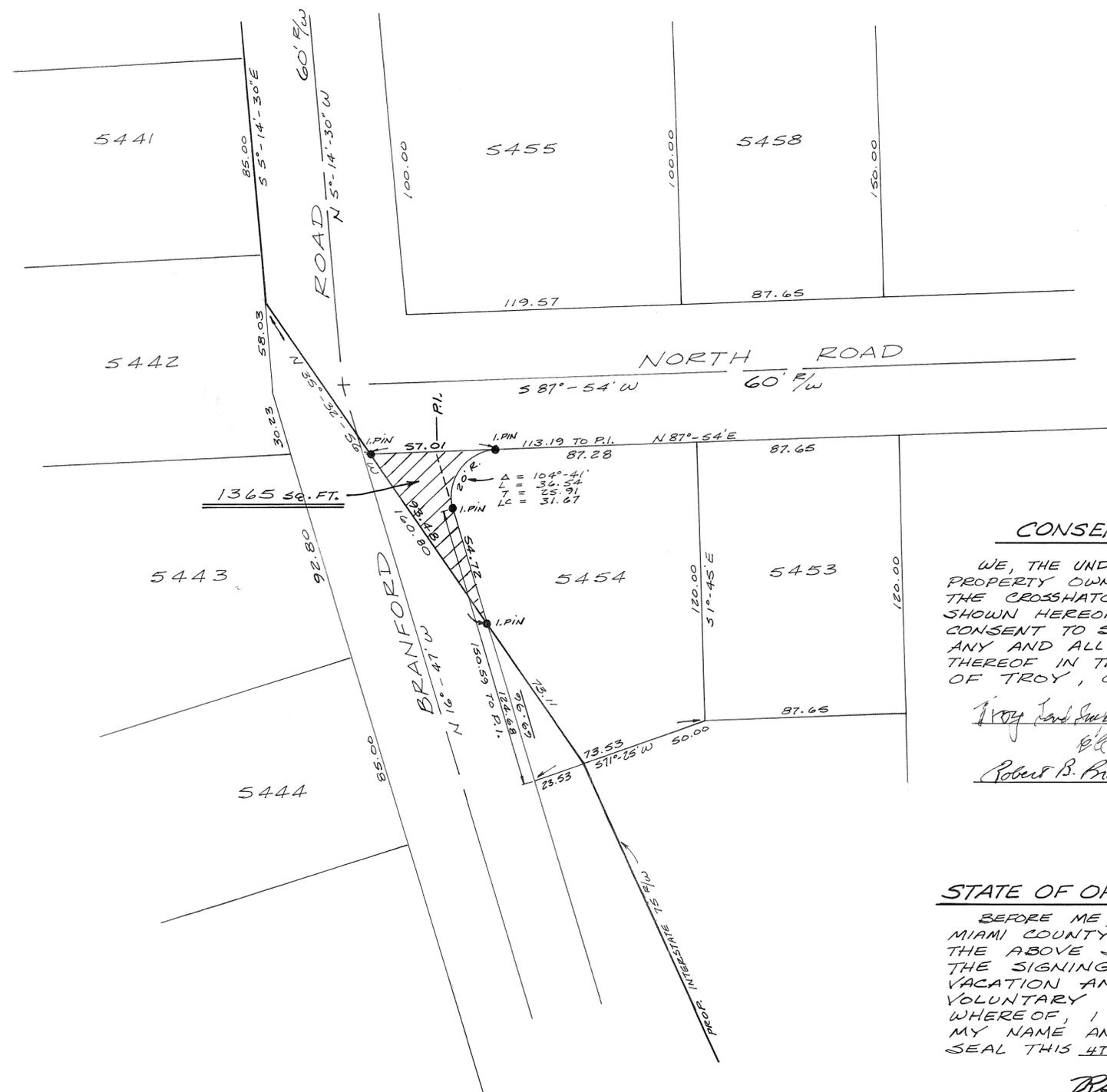
REPLAT OF PT. OUTLOT 331 PIQUA - OHIO		
FIRST FINANCIAL SERVICE CORP. PIQUA - OHIO		
TURNER - KLOCKNER & ASSOC., INC. 19 SOUTH PLUM ST. TROY - OHIO		
CIVIL ENGINEERING - LAND SURVEYING		
DATE	DRAWN BY: J.T.	SHEET NO.
NOV. 1973	CHKD BY: D.T.	1
FILE NO. 11-73-238	SCALE: 1"=100'	1

# STREET VACATION PLAT

CITY OF TROY • MIAMI COUNTY • OHIO

PLAT BOOK NO. 11 PAGE NO. 121  
 MIAMI COUNTY RECORDER'S PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 7<sup>th</sup> DAY OF  
FEBRUARY, 1974, AT 3:00 P.M.  
 FILE NUMBER 101156  
 FEE \$ 8.60

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



**DESCRIPTION**  
 VACATION PLAT OF PART OF  
 BRANFORD ROAD AS RECORDED  
 IN WESTBROOK SUBDIVISION NO. 7  
 VOLUME 9 PAGE 57 OF THE  
 PLAT RECORDS OF MIAMI COUNTY  
 OHIO. DIMENSIONS FROM ABOVE  
 PLAT AND OHIO HIGHWAY DEPARTMENT  
 SURVEY OF ACQUISITION.

APPROVED BY THE PLANNING COMMISSION  
 OF THE CITY OF TROY, OHIO  
 THIS 28<sup>th</sup> DAY OF Nov. 1973.

*John J. Shoney Jr.* Pres.  
*Sue E. Knight* Sec.

### CONSENT TO VACATION

WE, THE UNDERSIGNED BEING ALL OF THE  
 PROPERTY OWNERS WITH LAND ABUTTING  
 THE CROSSHATCHED PORTION OF THE STREET  
 SHOWN HEREON FOR VACATION, DO HEREBY  
 CONSENT TO SUCH VACATION AND WAIVE  
 ANY AND ALL NOTICE OF THE PENDENCY  
 THEREOF IN THE COUNCIL OF THE CITY  
 OF TROY, OHIO.

*Troy Land Improvement Co.* *Margaret Stratton*  
*Robert B. Brann, V. PRES.* *Jeanne L. Sargent*

AT A MEETING OF THE CITY COUNCIL  
 OF TROY, OHIO HELD THIS 4<sup>th</sup>  
 DAY OF February 1974, THIS STREET  
 VACATION WAS APPROVED AND  
 ACCEPTED BY:  
 ORDINANCE NO: 0-2-74

*Don D. Terrell* *Frank D. Prouty*  
*Sue E. Knight*  
 Clerk of Council

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

BEFORE ME, A NOTARY IN AND FOR  
 MIAMI COUNTY, OHIO PERSONALLY APPEARED,  
 THE ABOVE SIGNED WHO ACKNOWLEDGED  
 THE SIGNING OF THE FOREGOING STREET  
 VACATION AND THE SAME IS THEIR  
 VOLUNTARY ACT AND DEED. IN TESTIMONY  
 WHEREOF, I HAVE HEREUNTO SUBSCRIBED  
 MY NAME AND AFFIXED MY OFFICAL  
 SEAL THIS 4<sup>th</sup> DAY OF DECEMBER, 1973.

*R. G. Ehlers*  
 NOTARY PUBLIC IN AND FOR MIAMI CO.  
 MY COMMISSION EXPIRES  
 MARCH 24, 1974

TRANSFERRED THIS 7<sup>th</sup> DAY OF  
Feb. 1974.

*Carl Davis* by *Beverly Beebe* Deputy  
 MIAMI COUNTY AUDITOR

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

*Michael W. Cozatt*  
 REGISTERED SURVEYOR 6001

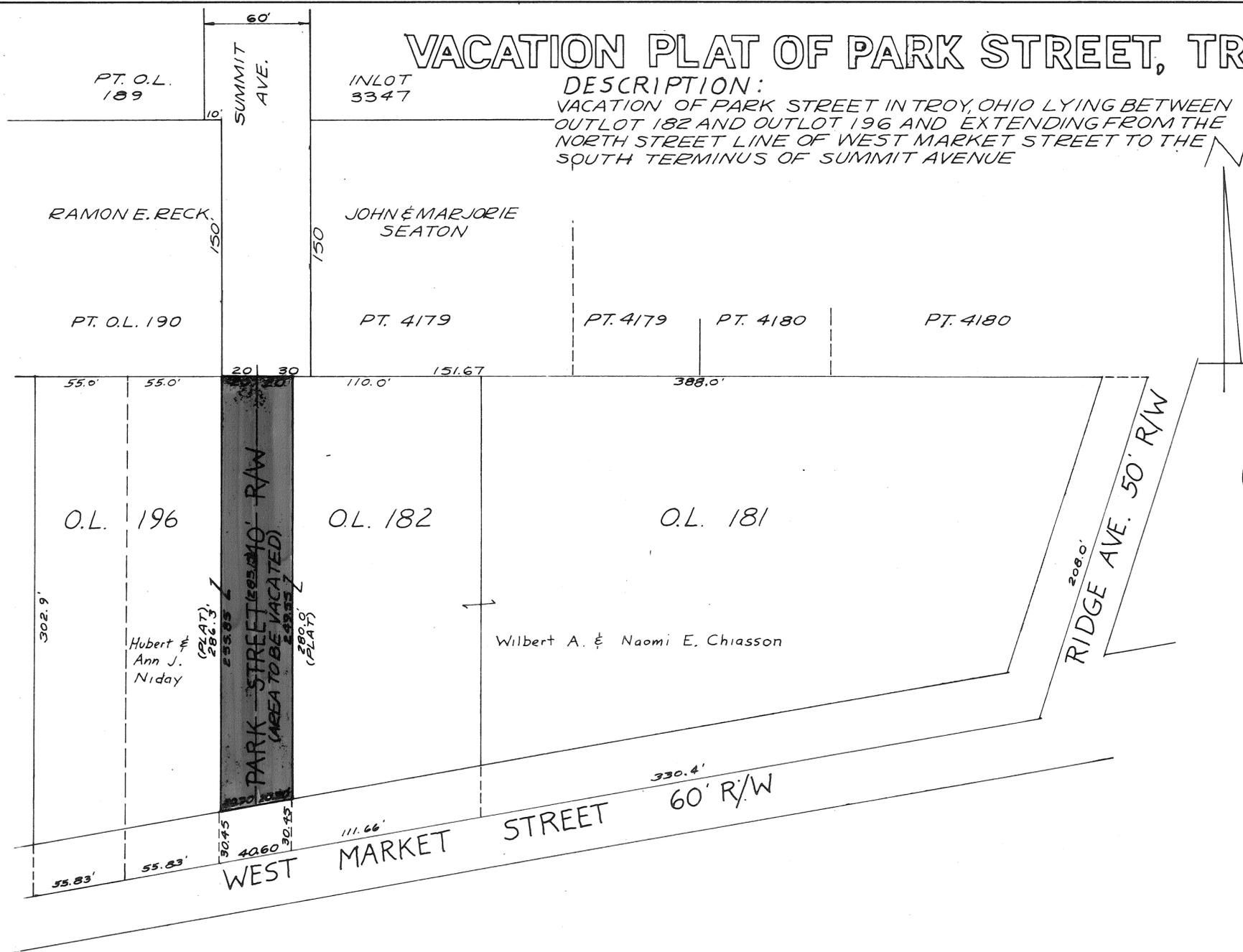


**MICHAEL W. COZATT**  
 CIVIL ENGINEER LAND SURVEYOR  
 20 SOUTH LANE TROY

# VACATION PLAT OF PARK STREET, TROY, OHIO

BOOK 11, PAGE 122  
 Miami County Recorder's record of recorded plats.  
 Received for record this 11 Day of Feb.  
 1974 at 2:02 P.M.  
 File Number 101194 Fee \$8.60  
May B. Austin  
 Miami County Recorder

DESCRIPTION:  
 VACATION OF PARK STREET IN TROY, OHIO LYING BETWEEN  
 OUTLOT 182 AND OUTLOT 196 AND EXTENDING FROM THE  
 NORTH STREET LINE OF WEST MARKET STREET TO THE  
 SOUTH TERMINUS OF SUMMIT AVENUE



## CONSENT TO VACATION

We, the undersigned, being all of the property owners with land abutting the street herein shown for vacation do hereby consent to such vacation and waive any and all notice of the pendency thereof in the council of the City of Troy, Ohio

Witness: [Signature]  
 Witness: Betty G. Hollopeter  
 Witness: [Signature]  
 Witness: [Signature]

Wilbert A. Chiasson  
 Wilbert A. Chiasson  
Naomi E. Chiasson  
 Naomi E. Chiasson  
Hubert Niday  
 Hubert Niday  
Ann J. Niday  
 Ann J. Niday

## COUNTY OF MIAMI STATE OF OHIO

Personally appeared before me the above signed parties and acknowledged the signing thereof. Sworn to and subscribed before me this 11th day of Feb. 1973

Notary Public in and for Miami County, Ohio  
 My Commission Expires December 28, 1975

At a meeting of the Troy City Planning and Zoning Commission held this 29th day of Nov., 1973, this vacation plat was approved.

John J. Haney Jr.  
 President  
Sue L. Knight  
 Secretary

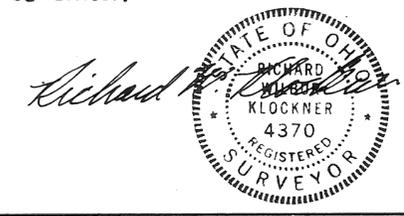
At a meeting of the City Council of the City of Troy, Ohio, held this 4th day of February 1974, this vacation plat was approved and accepted by Ordinance No. 0-1-74

Joan D. Ferrell  
 Mayor  
Frank H. Priddy  
 Pres. of Council  
Sue L. Knight  
 Clerk of Council

Transferred this 11th day of Feb. 1974

Carl Davis by Beverly Boake, Deputy  
 Miami County Auditor

I hereby certify this vacation plat to be correct.



Vacation of Park St., Troy, Ohio		
For Wilbert A. & Naomi E. Chiasson		
TURNER-KLOCKNER & ASSOC. INC. 19 South Plum Street Troy, Ohio		
Date	Drawn by J.V.B. Checked by <u>[Signature]</u>	Sheet No. 1/1
File No.	Scale 1" = 50'	

# HORSESHOE BEND ESTATES - SECTION TWO

PLAT BOOK NO. 11 PLAT NO. 123  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 20<sup>TH</sup> DAY OF  
MARCH, 1974 AT 10:47 A.M.

FILE NUMBER 101978 FEE \$ 8.60

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

### FOR ROAD DEDICATION

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 20<sup>TH</sup> DAY OF MARCH 1974.

John J. Kowop

Kenneth Cook  
 MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad MARCH 20, 1974  
 MIAMI COUNTY ENGINEER DATE

APPROVED AND TRANSFERRED THIS 20<sup>TH</sup> DAY OF MARCH 1974.

Carl Davis by Beverly Slough, Deputy  
 MIAMI COUNTY AUDITOR

APPROVED FOR LOT NO. 8  
 MIAMI COUNTY PLANNING COMMISSION

Sam J. Stuchlik  
Larry B. Cline - SECRETARY

DATE MARCH 19, 1974 NO. 2303

Arthur D. Haddad 2-27-74  
 APPROVED MIAMI COUNTY ENGINEER

### NOTE:

FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN THIS SUBDIVISION IN ADDITION TO THOSE SHOWN.

### NOTE:

IRON PINS OR MINE SPIKES ARE SET AT ALL LOT CORNERS AND RIGHT OF WAY LINES.

### PREPARED BY:

SNIDER-TREON & ASSOCIATES  
 WEST MILTON & TROY, OH IO

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

Ralph T. Snider  
 RALPH T. SNIDER - SURVEYOR  
 OHIO REGISTRATION NO. 470

7 TOWN 5-EAST RANGE S.E. QUARTER 32 SECTION NEWTON TOWNSHIP

### DESCRIPTION

BEING A SUBDIVISION OF 28.589 ACRES OF A 72.478 ACRE TRACT CONVEYED TO HAROLD HOLFINGER AND LUCILLE HOLFINGER BY DEED RECORDED IN VOL. NO. 255, PAGE NO. 268, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

### DEDICATION

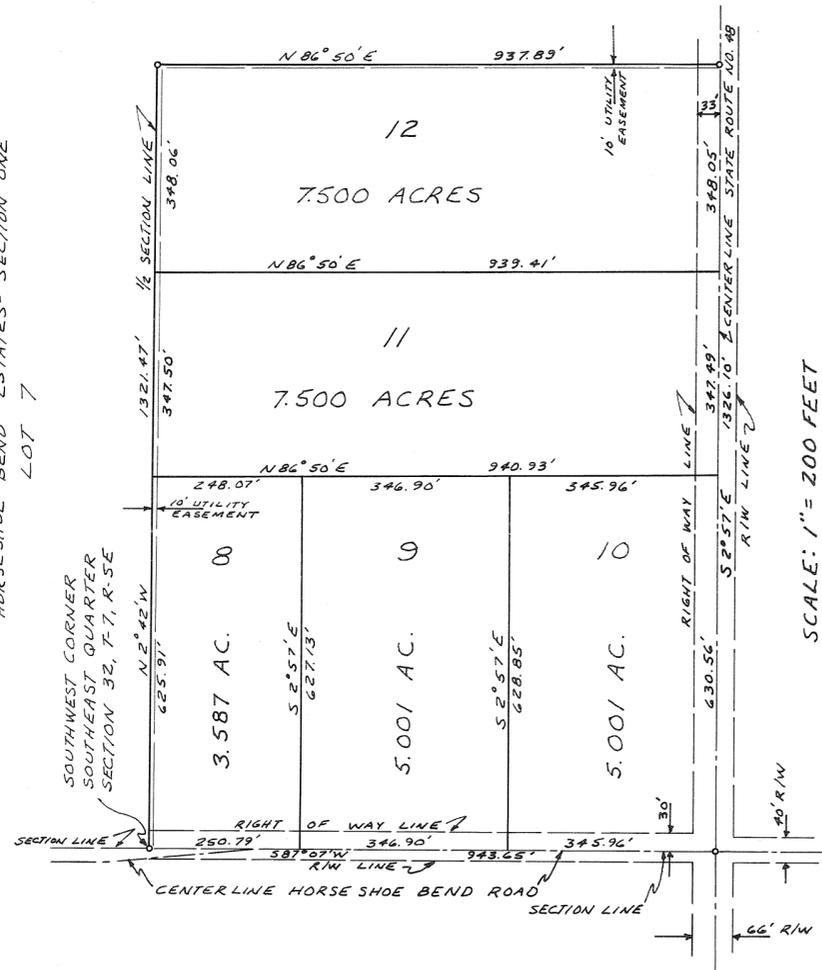
WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Harold Holfinger  
 HAROLD HOLFINGER  
Lucille Holfinger  
 LUCILLE HOLFINGER

William E. Kessler  
 WITNESS  
Betty J. Kessler  
 WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDHOLDERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY OHIO, ON THIS 20<sup>TH</sup> DAY OF Feb 1974.

William E. Kessler  
 NOTARY PUBLIC MY COMMISSION EXPIRES: 10 Exp 1980



### RESTRICTIVE COVENANTS

1. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE-FLOOR PLAN DESIGN; 1500 SQUARE FEET FOR A SPLIT LEVEL DESIGN; AND 900 SQUARE FEET ON THE FIRST FLOOR OF A TWO OR ONE AND ONE HALF STORY DESIGN.
2. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOTS.
3. NO TRAILERS, BASEMENT, CAMPSHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS PROPERTY.
4. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
5. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
6. FINISH FLOOR GRADE OF HOUSES ON LOTS NO. 9 & 10 TO BE 1.0 FOOT ABOVE THE GRADE OF THE CENTER LINE OF THE HORSESHOE BEND ROAD.
7. FINISH FLOOR GRADE OF HOUSES ON LOTS NO. 11 & 12 TO BE 1.0 FOOT ABOVE THE GRADE OF THE CENTER LINE OF STATE ROUTE NO. 48.
8. ALL PIPE CULVERTS OR SLAB STRUCTURES PLACED IN OR OVER ROCKY RUN CREEK SHALL BE SIZED BY THE MIAMI COUNTY ENGINEER.

APPROVED  
 Subject to Zoning Approval  
 By J.D. Sewage Comm  
 Date 2/22/74 (2/20/73)  
 Troy City-Miami County  
 Health Department

APPROVED  
 Subject to Zoning Approval  
 By J.D. Sewage Comm  
 Date 2/1/74 (2/20/73)  
 Troy City-Miami County  
 Health Department



2 TOWN 11-MRS RANGE N.W. QUARTER 20 SECTION LOSTCREEK TOWNSHIP

# COVEY-MARTIN ESTATES

PLAT BOOK NO. 11 PLAT NO. 129  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 1ST DAY  
 OF APRIL 1974 AT 2:07 P.M.  
 FILE NUMBER 102209 FEE \$17.20

SEE WAIVER RECORDED IN MISC. BK. 18 PG. 623  
 AUGUST 26, 1976  
 MARY B. GUSTIN, RECORDER  
 Dora Whitmer DEPUTY

Mary B. Gustin  
 MIAMI COUNTY RECORDER

SEE RELEASE OF RESTRICTIVE COVENANT  
 RECORDED IN MISC. BK. 18 PG. 678

FOR ROAD DEDICATION  
 THIS PLAT APPROVED BY THE MIAMI  
 COUNTY COMMISSIONERS THIS 1ST DAY  
 OF APRIL, 1974.

## DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND  
 LIENHOLDERS OF THE LANDS SHOWN HEREON, DO  
 HEREBY VOLUNTARILY CONSENT TO THE EXECUTION  
 OF THE SAID PLAT AND DO HEREBY DEDICATE  
 THE ROAD EASEMENTS AS SHOWN HEREON TO THE  
 PUBLIC USE FOREVER.

FEBRUARY 4, 1977  
 KENNETH COOK RECORDER  
 Dora Whitmer DEPUTY

Robert E. Clauger  
 John J. Troop  
 Kenneth Cook  
 MIAMI COUNTY COMMISSIONERS

Genevieve Helen Martin  
 KIRKE L. MARTIN  
 WITNESS  
 WITNESS

Art D. Haddad  
 MIAMI COUNTY ENGINEER  
 APRIL 1, 1974  
 DATE

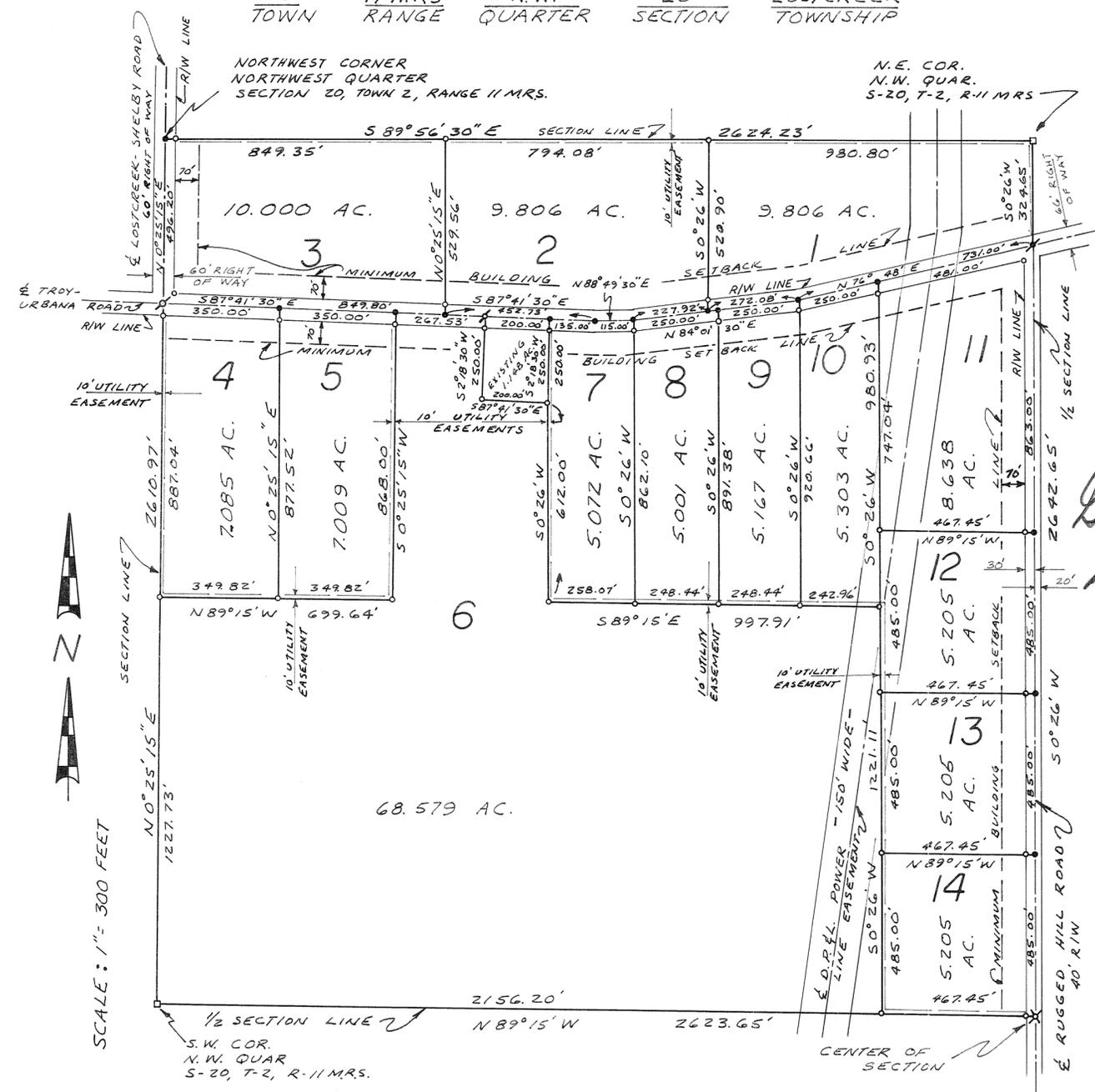
THE FIRST NATIONAL BANK & TRUST CO.  
 R.E. Hall Pres.  
 WITNESS  
 WITNESS

APPROVED AND TRANSFERRED THIS  
 1st DAY OF April 1974.  
 Carl Davis, Deputy  
 MIAMI COUNTY AUDITOR

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami  
 COUNTY, OHIO PERSONALLY APPEARED ALL OF THE  
 ABOVE SIGNED LANDOWNERS AND LIENHOLDERS,  
 WHO ACKNOWLEDGED THE SIGNING AND EXECUTION  
 OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY  
 ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE  
 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED  
 MY OFFICIAL SEAL AT Troy OHIO ON THIS  
 28 DAY OF March 1974.  
 Patricia L. Long  
 NOTARY PUBLIC MY COMMISSION EXPIRES: 8-3-77

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

- LEGEND
- \* RAILROAD SPIKE FOUND.
  - o RAILROAD SPIKE SET.
  - x IRON PIPE FOUND.
  - o IRON PIN SET.
  - x IRON PIN & CONCRETE MONUMENT.
  - CORNER STONE FOUND.

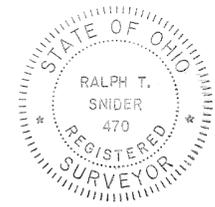


SCALE: 1" = 300 FEET

## DESCRIPTION

BEING A SUBDIVISION OF 157.081 ACRES OF A TOTAL OF 157.081 ACRES AC-  
 QUIRED BY GENEVIEVE HELEN MARTIN BY DEED RECORDED IN DEED  
 BOOK NO. 364, PAGE NO. 269 MIAMI COUNTY RECORDER'S DEED  
 RECORDS.

APPROVED  
 Subject to Zoning Approval  
 By [Signature]  
 Date 3/28/74 (3/18/74)  
 Troy City-Miami County  
 Health Department



I HEREBY CERTIFY THAT ALL MEASURE-  
 MENTS ARE CORRECT AS SHOWN  
 HEREON.

SNIDER-TREON & ASSOCIATES  
 WEST MILTON & TROY, OHIO

[Signature]  
 REGISTERED SURVEYOR

DRAWN BY: T	DATE: MAR. 1974	SHEET 1/2
CHECKED BY: RTS		NO. /Z

# COVEY-MARTIN ESTATES

PLAT BOOK NO. 11 PLAT NO. 124A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS 1<sup>ST</sup> DAY  
OF APRIL 1974 AT 2:07 P.M.  
FILE NO. 102209 FEE: \$17.00  
Mary B. Quastie  
MIAMI COUNTY RECORDER

## RESTRICTIVE COVENANTS

- 1 LAND USE AND BUILDING TYPE - NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING. NO COMMERCIAL ENTERPRISE OF ANY NATURE SHALL BE ENTERED INTO BY THE OWNERS AND -OR OCCUPANTS OF PROPERTY IN THIS SUBDIVISION, EXCEPT LOT NUMBER 3 AND LOT NUMBER 6.
- 2 DWELLING SIZE - FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS SHALL NOT BE LESS THAN 1400 SQ. FT. FOR A ONE FLOOR PLAN DESIGN; 2000 SQ. FT. FOR SPLIT LEVEL DESIGN AND 1200 SQ. FT. ON THE FIRST FLOOR OF TWO STORY OR ONE AND ONE HALF STORY STRUCTURES.
- 3 BUILDING LOCATION - NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT, REAR OR SIDE PROPERTY LINE THAN THE MINIMUM SETBACK PROVIDED ON THE RECORDED PLAT OF SAID SUBDIVISION. NO BUILDING SHALL BE LOCATED NEARER THAN TWENTY FIVE (25) FEET TO ANY INTERIOR LOT LINE.
- 4 OUTBUILDINGS - ANY OUTBUILDING MUST BE TO THE REAR OF THE RESIDENTIAL BUILDING, MUST BE OF CONVENTIONAL CONSTRUCTION, PERMANENT IN NATURE, MAY NOT BE MADE OF UNSIGHTLY MATERIAL OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
- 5 DIVISION OF LOTS - NO LOT OR LOTS SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL LOT OR LOTS.
- 6 WATER AND SEWER - EACH DWELLING SHALL HAVE A WELL AND/OR CISTERN AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS ARE PERMITTED.
- 7 OTHER BUILDINGS - NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 8 UPKEEP OF PREMISES - THE PREMISES MUST BE KEPT NEAT & CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
- 9 FENCES - ANY FENCING OR HEDGES THAT MAY BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE PUT IN OR ALLOWED TO REMAIN NEARER THE STREET THAN THE MINIMUM BUILDING SETBACK LINE OR LINES.
- 10 GRADE - THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLAT PLAN AND APPROVED BY THE DEVELOPER AND THE PLAT ENGINEER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSES SHALL FRONT ON A STREET AS SHOWN ON THE RECORDED PLAT.
- 11 NUISANCES - NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE IN THE NEIGHBORHOOD.
- 12 TEMPORARY STRUCTURES - NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY PREMISE EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION OF BUILDINGS.
- 13 SIGNS - NO SIGN OF ANY KIND SHALL BE PLACED FOR PUBLIC VIEW ON ANY LOT EXCEPT ONE (1) SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION.
- 14 LIVESTOCK AND POULTRY - CATTLE, HORSES AND DOMESTIC ANIMALS MAY BE KEPT IN THIS SUBDIVISION AS LONG AS THE MAINTENANCE OF SAME DOES NOT BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD. NO HOGS WILL BE ALLOWED TO BE KEPT ON THESE LOTS.
- 15 GARBAGE AND REFUSE DISPOSAL - NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN AN ATTRACTIVE, CLEAN AND SANITARY MANNER.
- 16 METERS AND UTILITY SERVICE BOXES - NO EXPOSED UTILITY SERVICE BOXES OR UTILITY SERVICE METERS SHALL BE PERMITTED IN ANY FRONT YARD AREA.
- 17 BUILDING PLAN - THE PURCHASER OF ANY LOT PRIOR TO ERECTION OF ANY BUILDING SHALL SUBMIT DETAILED PLANS AND SPECIFICATIONS OF SUCH BUILDING TO THE DEVELOPER FOR THEIR GENERAL APPROVAL AS TO COMPLIANCE WITH THESE RESTRICTIONS AND GENERAL LAYOUT OF SAID SUBDIVISION. THEY SHALL BE RETURNED TO THE LOT OWNER WITHIN THIRTY (30) DAYS AFTER SUBMISSION. IF FOR ANY REASON THEY ARE APPROVED, NOR AMENDMENTS CANNOT BE MADE THERETO, THE DEVELOPER SHALL BE OBLIGATED TO REFUND THE PURCHASE PRICE OF SAID PROPERTY TO THE PURCHASER.
- 18 OPTION TO PURCHASE - THERE IS FURTHER GRANTED BY EACH PURCHASER TO THE DEVELOPER THE FIRST REFUSAL TO PURCHASE THE PROPERTY OWNED BY SAID PURCHASER SHOULD SAID PURCHASER DESIRE TO SELL IT, AT ANY PRICE TO BE DETERMINED BY SAID PURCHASER, WHICH HAS BEEN OFFERED BY THE PROSPECTIVE BUYER ON THE OPEN MARKET. SAID PURCHASER SHALL GIVE THE DEVELOPER FIFTEEN (15) DAYS NOTICE OF INTENT TO SELL AND THE PRICE AND IF THE OPTION HEREIN GRANTED IS NOT EXERCISED WITHIN THE FIFTEEN DAY PERIOD, THE PURCHASER MAY SELL WITHOUT RESERVATION.
- 19 CREEK - SAID LOT OWNERS SHALL NOT IN ANY WAY CONTAMINATE, RESTRICT OR OBSTRUCT THE NATURAL FLOW OF THE CREEK UPON SAID PREMISES AS IT PRESENTLY EXISTS.
- 20 TIME OF COVENANTS AND RESTRICTIONS - THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND, AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL MARCH 1, 1999, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS.
- 21 INVALIDATION OF COVENANTS - INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 22 ENFORCEMENT OF COVENANTS - THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

PREPARED BY:  
SNIDER-TREON & ASSOCIATES  
WEST MILTON  
& TROY, OHIO

DRAWN BY: T  
CHECKED BY: RTS

DATE:  
MAR. 1974

SHEET 2/  
NO. 1/2

# CITY OF TROY, OHIO

## ALLEY DEDICATION

Transferred this 10<sup>th</sup> day of April, 1974

Carl Davis, by Beverly Slough, Deputy  
MIAMI COUNTY AUDITOR

PLAT BOOK 11 PAGE 125

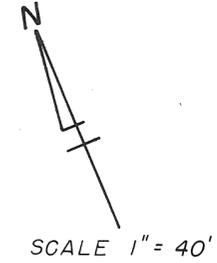
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 10<sup>th</sup>

DAY OF APRIL, 1974 AT 11:54 A.M.

FILE NO. 102460 FEE: \$ NO FEE

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



### DEDICATION

We, the undersigned, being the owner of Inlots Number 14 and 33 in Troy, Ohio, hereby dedicate the East twenty (20) feet of Inlot 33 and an additional ten (10) feet off the East side of Inlot 14 and adjacent to an existing ten (10) foot alley, for an alley for public use forever, the same being the shaded portion of this plat.

This dedication provides for a twenty (20) foot alley along the original East Line of Inlots 14 and 33 running from Main Street to Water Street.

MIAMI COUNTY COMMISSIONERS

Kenneth Cook  
Robert Clawson  
John D. Knapp

COMMISSIONERS JOURNAL NO. 43,  
PAGE NO. 281

Phyllis Shavers  
witness  
Sue Whiting  
witness

STATE OF OHIO, MIAMI COUNTY: ss

Before me, a notary public in and for said County and State, personally appeared the above Commissioners of Miami County, who executed the foregoing dedication, and who acknowledged that such execution is their voluntary act and deed.

In testimony whereof, I hereunto set my hand and official seal at Troy, Ohio this 4<sup>th</sup> day of May, 1973.

Janet E. Cain  
Notary Public

My Commission Expires

July 29, 1977

At a meeting of the Planning Commission of the City of Troy, Ohio held this 9<sup>th</sup> day of May, 1973, this dedication was approved.

John J. Haney Jr.  
President

Sue Knight  
Secretary

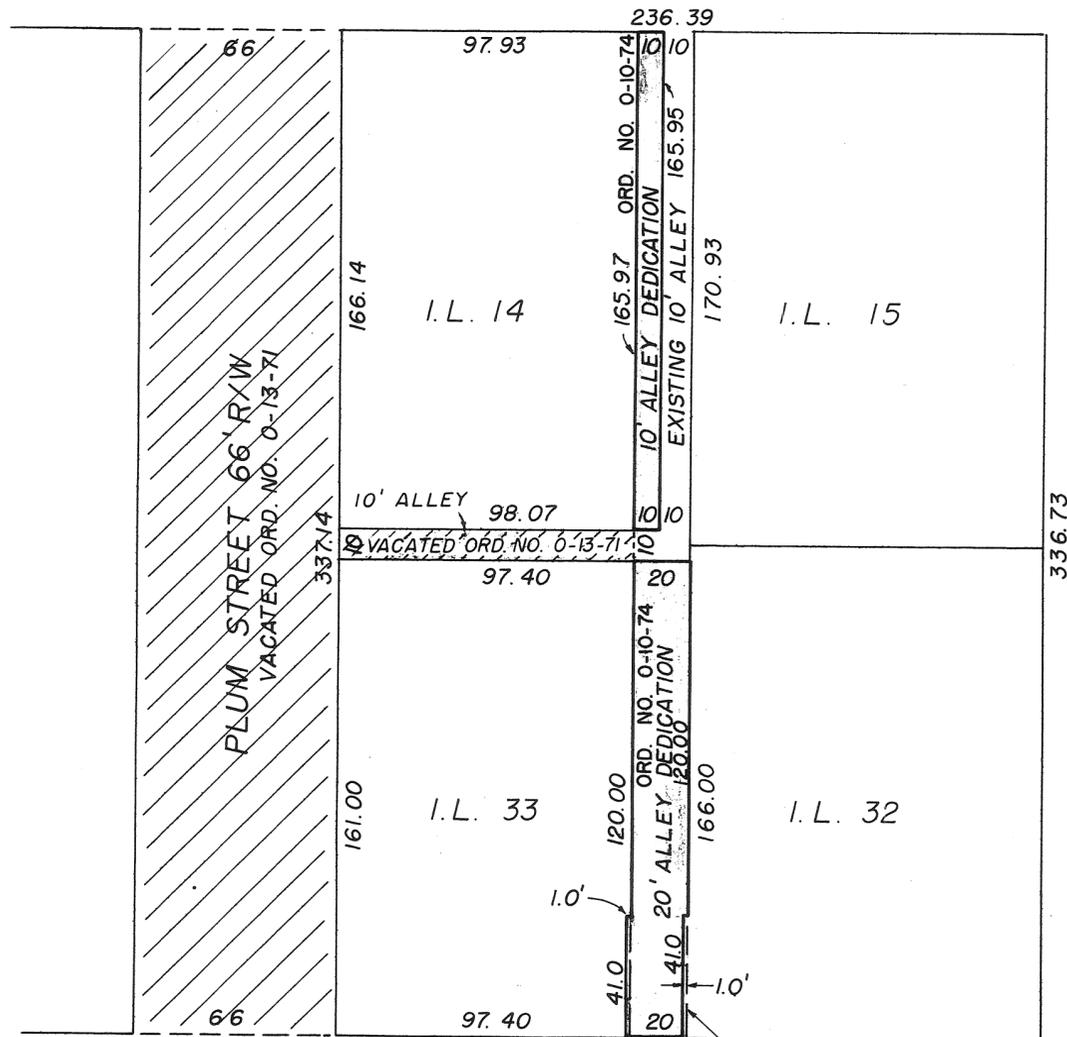
At a meeting of the Council of the City of Troy, Ohio, held this 5<sup>th</sup> day of April, 1973, this dedication was approved and accepted by Ordinance Number 0-10-74.

Joan D. Ferrell  
Mayor

Frank A. Priddy  
President of Council

Sue E. Knight  
Clerk of Council

NOTE: DIMENSIONS FOR THIS PLAT ARE TAKEN FROM VOL. 11 PG. 80 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.



MAIN STREET 99' R/W

NOTE: This 1' x 41' strip of Inlot 33 presently owned by the Miami County Commissioners has been deleted from the dedication at the request of The City of Troy. An existing building on Inlot 32 encroaches approximately 0.60 feet, onto Inlot 33. (See Recorders Book 496, Pages 268-271).



I hereby certify this plat to be correct.

Paul E. Johnson  
Paul E. Johnson, Registered Surveyor No. 6030

# CRESTWOOD ESTATES - SEC. FIVE

TOWN 1 - RANGE 11 - N.W. 1/4 SEC. 13 - STAUNTON TOWNSHIP  
MIAMI COUNTY - OHIO

BOOK 11, PAGE 126  
Miami County Recorder's Record  
of recorded plats.  
File No. 102633  
Received for record 2:21 P.M. APRIL 17, 1974  
time date

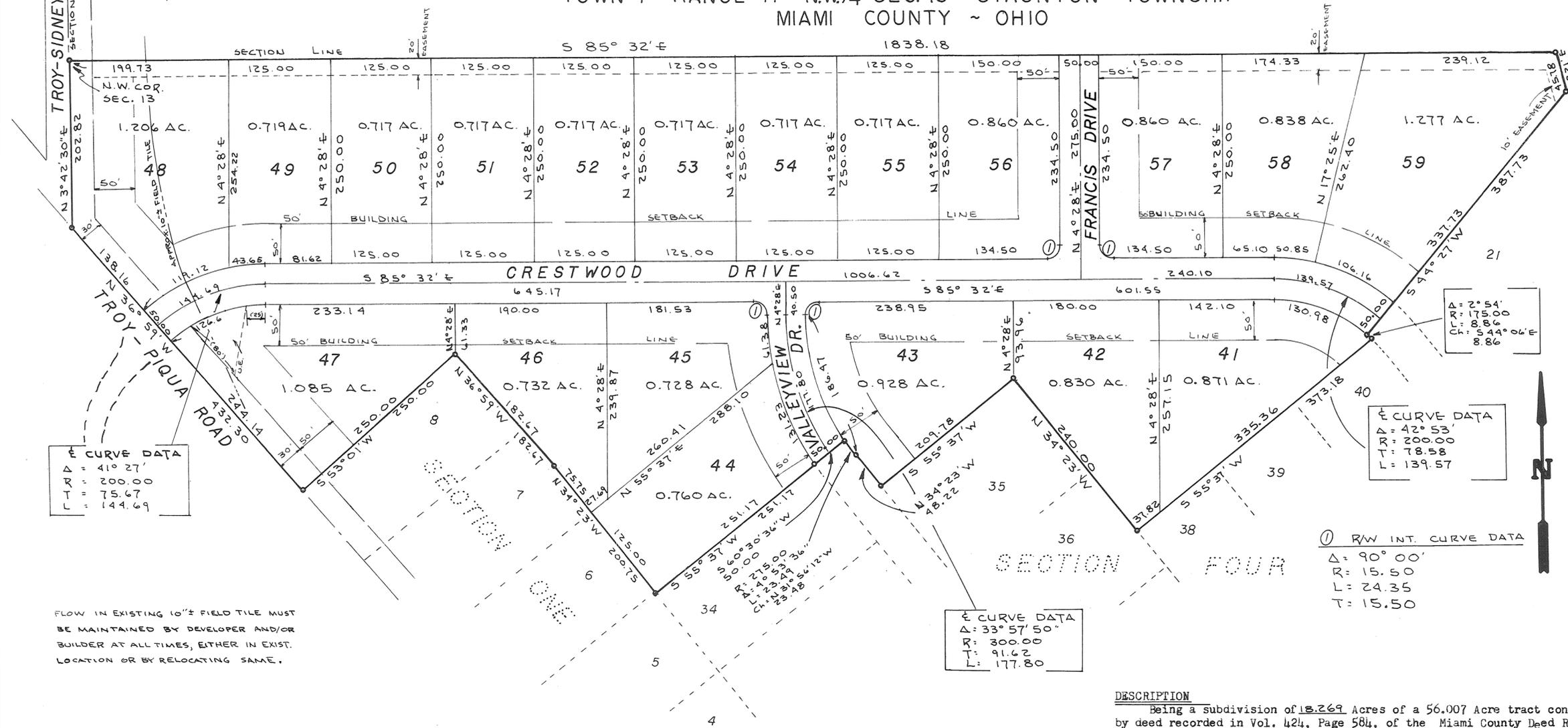
Fee: \$ 8.60  
*Mary B. Quirk*  
Miami County Recorder

**NOTE**  
There is a five (5') ft. utility easement along each side of all interior lot lines and along each side or rear lot line except as may be shown otherwise hereon, excepting that the minimum floor area shall not be less than 1400 Sq. Ft. in accordance with Miami County Zoning regulations.

Protective covenants for this plat are the same as those for Crestwood Estates Section Three as recorded in Plat Book 10, Page 36 of the Miami County Record Plats.

ALL EASEMENTS SHOWN OR NOTED HEREON SHALL INCLUDE USAGE FOR STORM SEWER AND SURFACE WATER DRAINAGE.

LOTS = 15.996 AC.  
NEW ROAD = 2.273 AC.  
TOTAL 18.269 AC.



**E CURVE DATA**  
Δ = 41° 27'  
R = 200.00  
T = 75.67  
L = 144.69

**E CURVE DATA**  
Δ = 2° 54'  
R = 175.00  
L = 8.86  
Ch = 5.44° 06'E  
8.86

**E CURVE DATA**  
Δ = 42° 53'  
R = 200.00  
T = 78.58  
L = 139.57

**E CURVE DATA**  
Δ = 33° 57' 50"  
R = 300.00  
T = 91.62  
L = 177.80

FLOW IN EXISTING 10" FIELD TILE MUST BE MAINTAINED BY DEVELOPER AND/OR BUILDER AT ALL TIMES, EITHER IN EXIST. LOCATION OR BY RELOCATING SAME.

**① RW INT. CURVE DATA**  
Δ = 90° 00'  
R = 15.50  
L = 24.35  
T = 15.50

**DESCRIPTION**  
Being a subdivision of 18.269 Acres of a 56.007 Acre tract conveyed to Miami Realty Corporation by deed recorded in Vol. 424, Page 584, of the Miami County Deed Records.

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

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
*Sam S. Studdabaker, Chm.*  
*Mary B. Chino - Sec.*  
*Arthur D. Haddad*  
Miami County Engineer  
DATE April 17, 1973 NO. 2254

APPROVED BY MIAMI COUNTY COMMISSIONERS  
*Robert E. Clason*  
*James J. Knapp*  
*Kenneth Cook*  
*Arthur D. Haddad*  
Miami County Engineer  
DATE APRIL 15, 1974

*Allice J. Furr*  
witness  
*Patricia L. Wison*  
witness

MIAMI REALTY CORPORATION  
*William Houser*  
William Houser, president  
*J. Richard Gaier*  
J. Richard Gaier, secretary

MIAMI COUNTY AUDITOR  
Approved and transferred this 17th day of April, 1974.  
*Carl Davis, Sup. Beverly Slough, Deputy*  
Miami County Auditor

APPROVAL BY CITY OF TROY PLANNING COMMISSION  
At a meeting of the City of Troy Planning Commission held this 14th day of March, 1973, this plat was approved.  
*John J. Shanley Jr.*  
Chairman  
*Sue Knight*  
Secretary

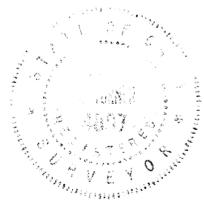
STATE OF OHIO, MIAMI COUNTY, ss:  
Be it remembered that on this 3rd day of MARCH, 1973, before me, the undersigned, a notary public in and for said county and state, personally came Miami Realty Corporation by its president William Houser and its secretary J. Richard Gaier, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires  
ALICE J. FURR, Notary Public  
In and for Miami County, Ohio  
My Commission Expires Dec. 14, 1975

*Allice J. Furr*  
Notary Public

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

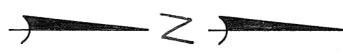
APPROVED  
Subject to Existing Approval  
By F.D. Sewage Comm.  
3-30-73  
By Miami County  
Health Department



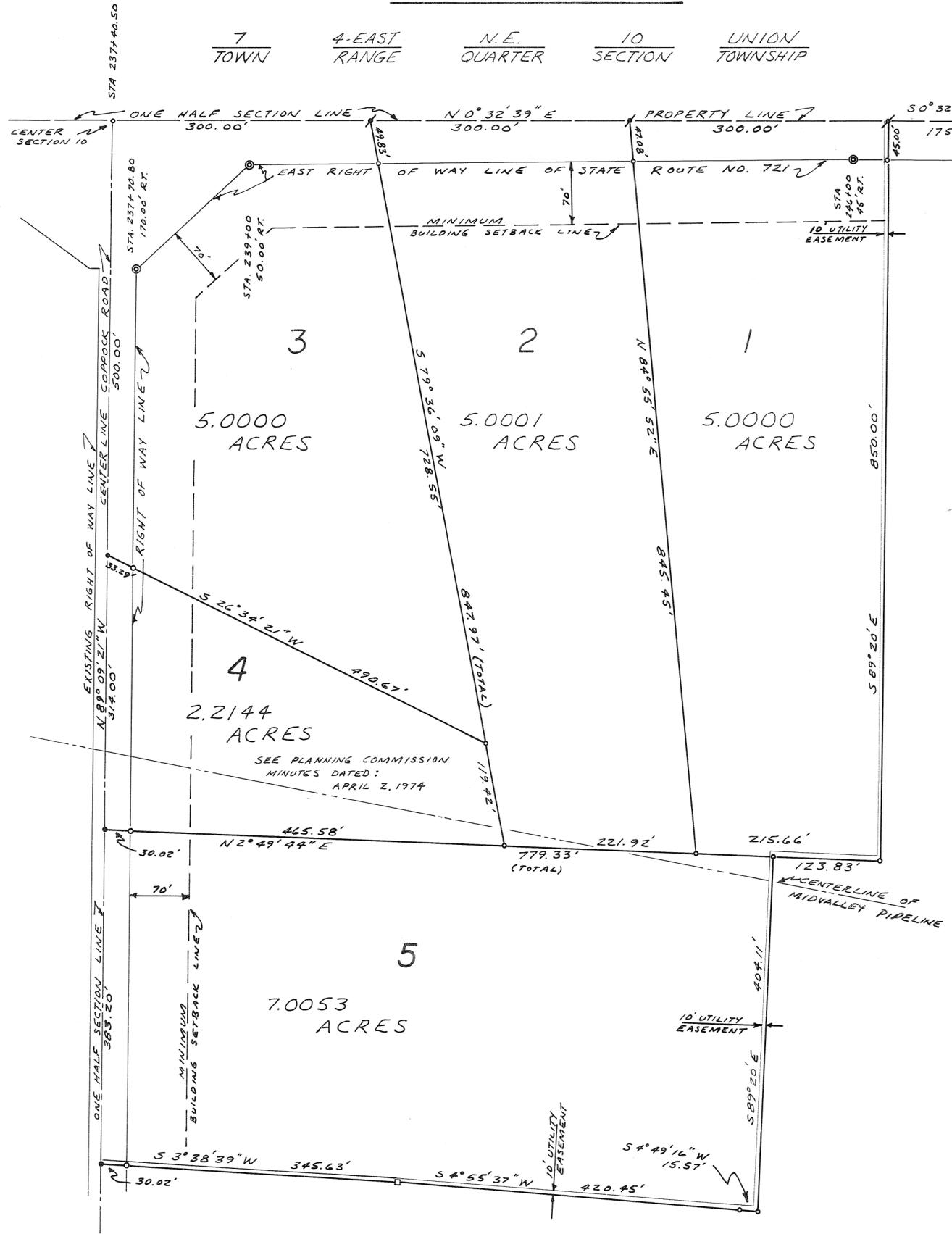
Crestwood Estates - Section 5 for Miami Realty Corporation Troy - Ohio		
DANIEL D. TURNER AND ASSOC. Troy - Ohio *CIVIL ENGINEERING - LAND SURVEYING*		
DATE MARCH 1973	Drawn by: T.S. Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

# LYNETTE ESTATES

7 TOWN 4-EAST RANGE N.E. QUARTER 10 SECTION UNION TOWNSHIP



SCALE: 1" = 100 FEET



## DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Elroy L. Miller Shirley M. Miller  
ELROY L. MILLER SHIRLEY M. MILLER  
WITNESS

MILTON FEDERAL SAVINGS AND LOAN ASSOCIATION

C. J. McInnis Mildred McInnis  
C. J. McINNIS MILDRED MCINNIS  
WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS AND LIENHOLDERS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT WEST MILTON OHIO ON THIS 19<sup>TH</sup> DAY OF APRIL 1974.

Donna E. Hile  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: SEPTEMBER 29, 1977

PLAT BOOK NO. 11 PAGE NO. 127  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS 25<sup>TH</sup> DAY OF  
APRIL 1974 AT 12:19 P.M.  
FILE NUMBER 102807 FEE \$ 17.20  
Mary B. Austin, Recorder  
Lee J. Stump, Deputy  
MIAMI COUNTY RECORDER

## FOR ROAD DEDICATION

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 22<sup>ND</sup> DAY OF APRIL, 1974.

Polite Clawson  
John D. Kutz  
Geneva Cook  
MIAMI COUNTY COMMISSIONERS

Arch A. Haddad APRIL 22, 1974  
MIAMI COUNTY ENGINEER DATE

APPROVED AND TRANSFERRED THIS 25<sup>TH</sup> DAY OF APRIL 1974.  
Carl Davis, Dep. Beverly Slough, Deputy  
MIAMI COUNTY AUDITOR

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

- ### LEGEND
- CONCRETE FENCE POST.
  - IRON PINS.
  - RAILROAD SPIKES.
  - ✱ P.K. NAILS
  - ⊗ CONCRETE HIGHWAY MONUMENTS.

## DESCRIPTION

BEING A SUBDIVISION OF 24.2198 ACRES OF A TOTAL OF 42.220 ACRES ACQUIRED BY ELROY L. MILLER AND SHIRLEY M. MILLER AS RECORDED IN DEED BOOK NO. 476, PAGE NO. 643 MIAMI RECORDER'S DEED RECORDS.

APPROVED  
Subject to Zoning Approval  
By T. D. ...  
Date 4/23/74 (2/2/73)  
Troy City-Miami County  
Health Department



SNIDER-TREON & ASSOCIATES WEST MILTON & TROY, OHIO		
<u>Ralph T. Snider</u> REGISTERED SURVEYOR NO. 470		
DRAWN BY: T	DATE	SHEET 1/2
CHECKED: RTS	MARCH, 1974	NO.

# LYNETTE ESTATES

PLAT BOOK NO. 11 PAGE NO. 127A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS 25<sup>TH</sup> DAY OF  
APRIL 1974 AT 12:19 P.M.

FILE NUMBER 102807 FEE \_\_\_\_\_  
Mary B. Austin, Recorder  
Lyn Nelson, Deputy  
MIAMI COUNTY RECORDER

## RESTRICTIVE COVENANTS

1. NO RESIDENCE BUILDING WITH LESS THAN 1400 SQUARE FEET OF LIVING AREA SHALL BE ERECTED OR PLACED ON THIS LAND. RESIDENCE BUILDINGS SHALL BE ON A SOLID STONE, BRICK, BLOCK OR CONCRETE FOUNDATION. THE EXTERIOR SHALL BE COVERED WITH DROP SIDING, WOOD, STONE, BRICK, ROCK OR ALUMINUM. NO ASPHALT BASE EXTERIOR SIDING IS PERMITTED. ROOF SHALL BE COVERED WITH WOOD, COMPOSITION OR ASPHALT SHINGLES OR APPROVED BUILT UP ROOFING. ROLL ROOFING IS NOT PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH AT LEAST TWO COATS OF PAINT. THE EXTERIOR OF ANY BUILDING SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR FROM THE TIME OF BEGINNING. CONCRETE BLOCK AND CINDER BLOCK HOUSES ARE NOT PERMITTED.
2. ANY OUTBUILDING MUST BE TO THE REAR OF THE RESIDENCE BUILDING, MUST BE OF CONVENTIONAL CONSTRUCTION, PERMANENT IN NATURE, MAY NOT BE MADE OF UNSIGHTLY MATERIAL OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
3. ALL BUILDINGS SHALL BE PLACED AT LEAST 70 FEET BACK FROM THE ROAD RIGHT OF WAY LINE (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN 20 FEET OF ANY SIDE PROPERTY LINE.
4. TRAILERS, DEFENSE CABINS, TENTS, SHACKS, OTHER OUTBUILDINGS, BASEMENTS OR GARAGES MAY NOT BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS LAND.
5. EACH DWELLING SHALL HAVE A WELL AND/OR CISTERN AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS ARE PERMITTED.
6. NO UNUSED BUILDING MATERIAL, JUNK, OR RUBBISH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
7. NO WORN OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY TRACT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
8. THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
9. NO CHICKENS OR HOGS SHALL AT ANY TIME BE KEPT ON THESE PREMISES, AND NO MORE THAN ONE HEAD OF LIVESTOCK PER ACRE OF LAND OWNED BY THE KEEPER SHALL BE KEPT ON SAID PREMISES, AND ALL SUCH ANIMALS SHALL BE KEPT IN SUCH MANNER THAT THERE SHALL BE NO OFFENSIVE ODORS AND IN ACCORDANCE WITH THE RULES OF THE HEALTH AUTHORITIES HAVING JURISDICTION. NO KENNELS SHALL BE MAINTAINED ON SAID PREMISES, BUT DOGS, CATS AND OTHER SMALL ANIMALS MAY BE KEPT IN REASONABLE NUMBERS AS PETS OF MEMBERS OF THE FAMILY RESIDING THEREON.
10. NO PERMANENT SIGN SHALL BE ERECTED ON SAID PREMISES MORE THAN 18 INCHES BY 30 INCHES IN SIZE.
11. NO TRACT CONVEYED SHALL BE SUBDIVIDED OR SPLIT TO FORM AN ADDITIONAL BUILDING SITE.
12. IN THE EVENT THE GRANTEE, THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN CONTAINED, IT SHALL BE LAWFUL FOR THE GRANTORS, THEIR HEIRS AND ASSIGNS, AND ALL PERSONS FOR WHOSE BENEFIT THESE RESTRICTIONS ARE IMPOSED, AS HEREIN SET FORTH, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF SAID COVENANTS EITHER TO ENJOIN SUCH VIOLATION OR RECOVER DAMAGES THEREFOR.

PREPARED BY: SNIDER-TREON & ASSOCIATES WEST MILTON & TROY, OHIO	
MARCH, 1974	SHEET NO. 2/2



SCALE: 1"=100'

# ~ SHENANDOAH SUBDIVISION ~ SEC. ONE ~

~ TOWN 4 ~ RANGE 6 ~ SECTION 5 N.W. QTR. ~ CONCORD TOWNSHIP ~  
~ MIAMI COUNTY ~ OHIO ~

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

BOOK 11 PAGE 128  
Miami County Recorder's Record  
of Recorded Plats

File No. 102946

Received for record Apr 30, 1974 3:32 PM  
date time

Fee: \$ 17.20

*Mary B. Swaine*  
Miami County Recorder

### DESCRIPTION

Being a subdivision of 22.305 Acres of a 63.893 Acre tract and a 25.590 Acre tract as conveyed to Daniel D. Turner, and Gail W. Turner by deeds recorded in Volume 497, Page 913 and Volume 503, Page 213 respectively of the Miami County Deed Records.

### DEDICATION

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

Easements shown or noted on this plat are for construction, operation, 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.

*Catharina E. Dooley* witness  
*Daniel D. Turner* Daniel D. Turner

*Marilyn K. Boehinger* witness  
*Gail W. Turner* Gail W. Turner

### PEOPLES BUILDING AND SAVINGS ASSOCIATION

*Catharina E. Dooley* witness  
*Wm. E. Eickhoff* Wm. E. Eickhoff, secretary

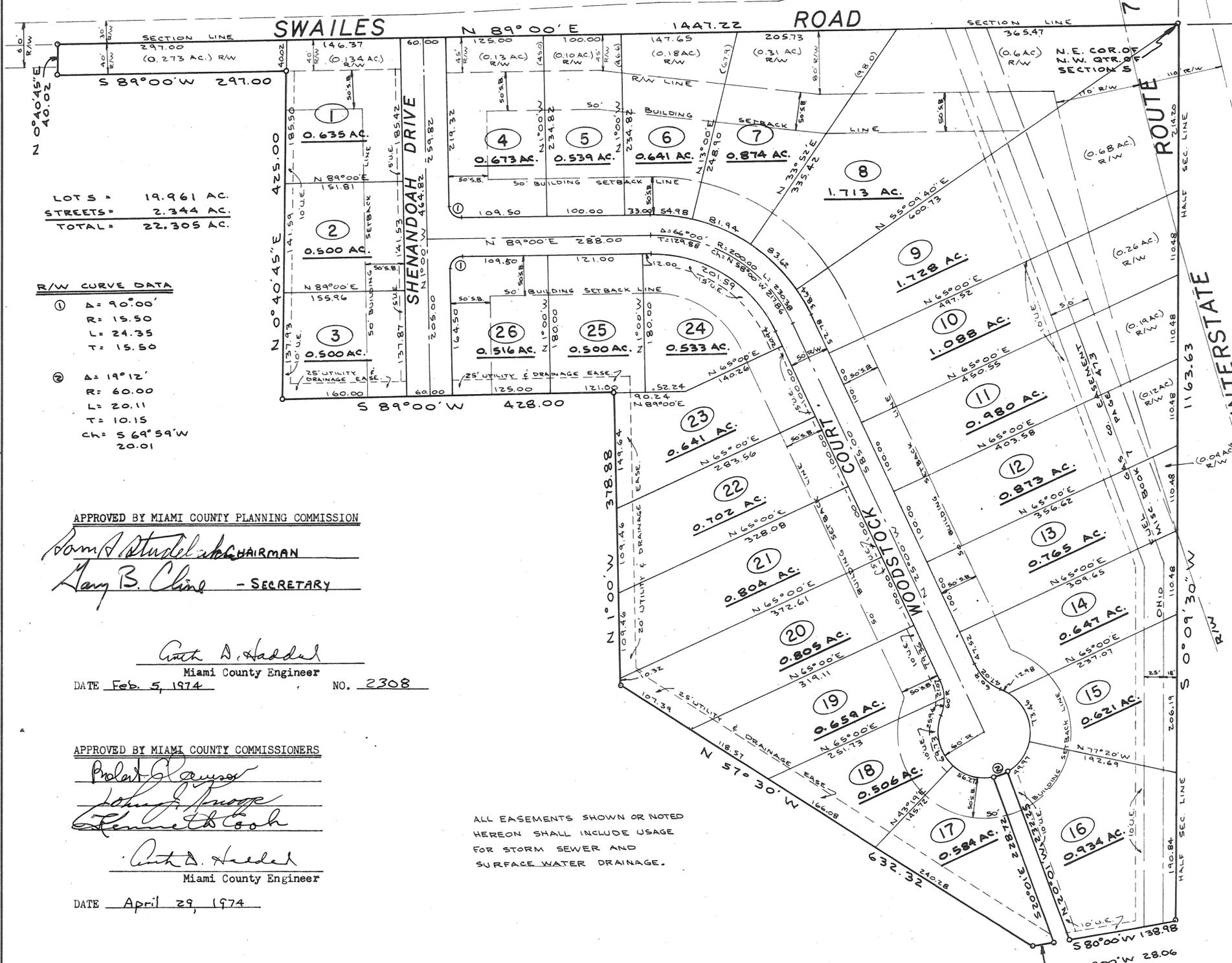
*Marilyn K. Boehinger* witness  
*R. L. Coffey* R. L. Coffey, treasurer

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

Be it remembered that on this 7th day of January, 1974, before me a notary public in and for the said county and state, personally came Daniel D. Turner, and Gail W. Turner and Peoples Building and Savings Association by its secretary, Wm. E. Eickhoff and its treasurer R. L. Coffey, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.

My Commission Expires 8-14-74

*Catharina E. Dooley*  
Notary Public



LOTS = 19.961 AC.  
STREETS = 2.344 AC.  
TOTAL = 22.305 AC.

### R/W CURVE DATA

- ① D = 90°00'  
R = 15.50  
L = 24.35  
T = 15.50
- ② A = 19°12'  
R = 60.00  
L = 20.11  
T = 10.15  
CH = S 69°54'W 20.01

### APPROVED BY MIAMI COUNTY PLANNING COMMISSION

*Norm A. Studel* CHAIRMAN  
*Mary B. Chise* - SECRETARY

*Arch A. Haddad*  
Miami County Engineer

DATE Feb. 5, 1974 NO. 2308

### APPROVED BY MIAMI COUNTY COMMISSIONERS

*Prolet G. ...*  
*John ...*  
*Stewart ...*

*Arch A. Haddad*  
Miami County Engineer

DATE April 29, 1974

### APPROVED BY CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 9th of January, 1974, this plat was approved.

*John J. Shanley, Jr.* PRES.  
*Sam D. Knight* SEC.

MIAMI COUNTY AUDITOR  
Approved and transferred this 29th day of April, 1974.

*Carl Davis by Sharon Broesky deputy*  
Miami County Auditor



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

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

Shenandoah Subdivision- Section One for Daniel D. Turner and Gail W. Turner Troy Ohio			
TURNER-KLOCKNER AND ASSOCIATES, INC. Troy Ohio			
*CIVIL ENGINEERING * LAND SURVEYING*			
DATE	Drawn by: J.T.	SHEET NO.	1/2
FILE NO.	Traced by: Checked by: D.T.		
SCALE: 1"=100'			

# - SHENANDOAH SUBDIVISION - SEC. ONE -

## PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE- No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one (1) single family dwelling, except that the rear part of lots 8 and 9 may be used for a possible future central water system.
2. DWELLING SIZE - The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1500 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 1000 Sq. Ft.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the record plat. No building shall be located nearer than fifteen (15) feet to any interior lot line.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No trailer, basement, campshack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. FENCES- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. NUISANCES- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
10. LIVESTOCK AND POULTRY- No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
11. TIME OF COVENANTS- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until June 1, 1994, at which time they shall be automatically extended for successive period of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
12. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
13. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.

Shenandoah Subdivision- Section One for Daniel D. Turner and Gail W. Turner Troy - Ohio		
TURNER-KLOCKNER AND ASSOCIATES, INC. Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE	Drawn by:	SHEET NO.  2/2
FILE NO.	Traced by: Checked by:	
SCALE: 1" 100'		

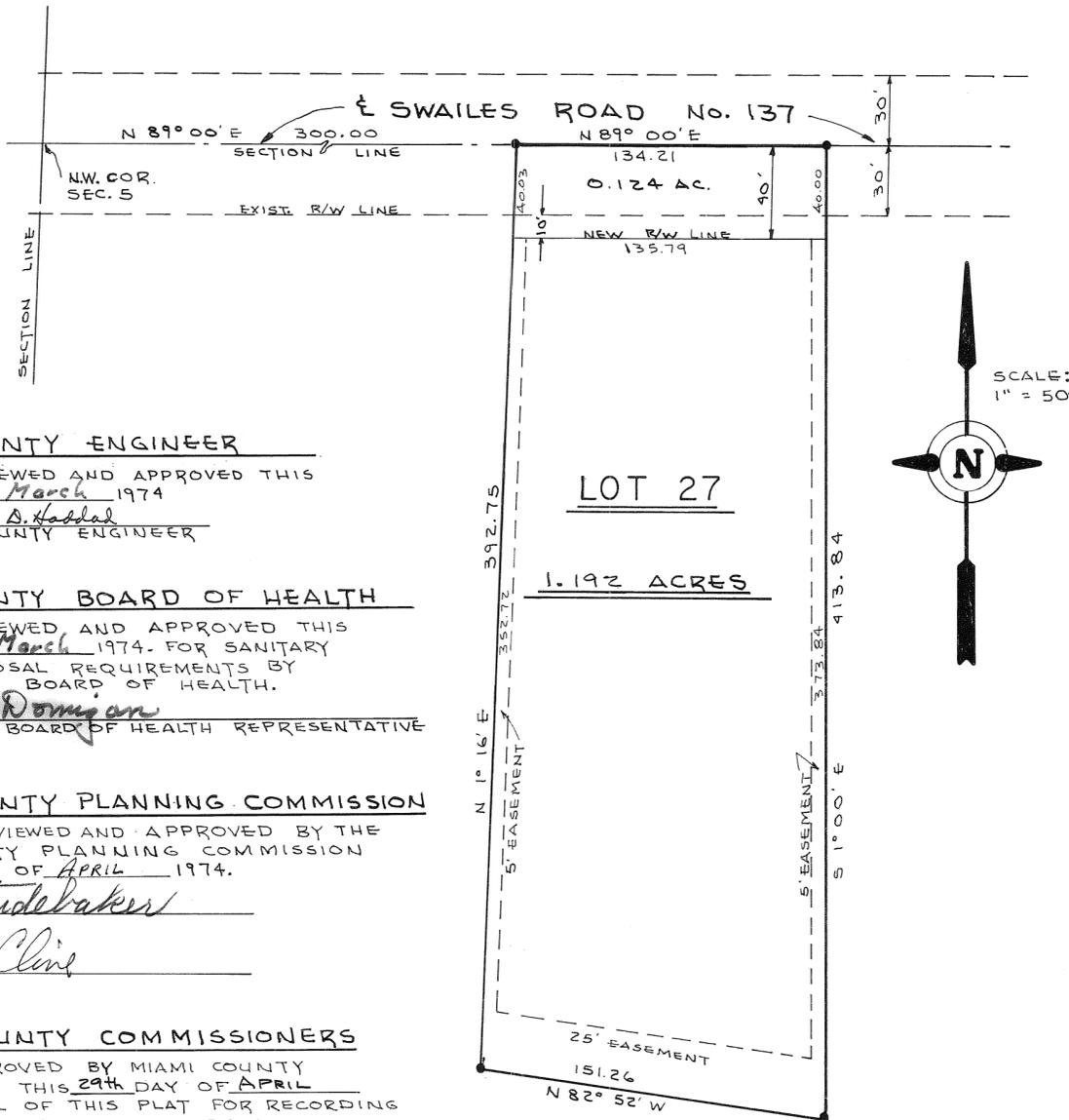
# SHENANDOAH SUBDIVISION - SEC. TWO

TOWN 4 - RANGE 6 - SECTION 5 N.W. QTR. - CONCORD TOWNSHIP  
MIAMI COUNTY - OHIO

BOOK 11 PAGE 129  
MIAMI COUNTY RECORDER'S RECORD  
OF RECORDED PLATS

FILE NO.: 102947  
RECEIVED FOR RECORD: APR 30 1974 3:33 PM  
DATE TIME  
FEE: \$ 8.60

*Mary B. Austin*  
MIAMI COUNTY RECORDER



### DESCRIPTION

BEING A SUBDIVISION SITUATED IN SECTION 5, TOWN 4, RANGE 6, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 1.316 ACRES OF A TOTAL OF 78.402 ACRES AS CONVEYED TO DANIEL D. TURNER AND GAIL W. TURNER, BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 503 PAGE 347.

### 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 ALL PARTS OF THE ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED, TO PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE DRAINAGE OR OPEN WATERWAYS OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESSED PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATION OF OFF-STREET PARKING AND LOADING REQUIREMENTS OF MIAMI COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

*Catharine E. Dooley*  
WITNESS

*Daniel D. Turner*  
DANIEL D. TURNER

*Marilyn K. Boehinger*  
WITNESS

*Gail W. Turner*  
GAIL W. TURNER

PEOPLES BUILDING AND SAVINGS ASSOCIATION

*Catharine E. Dooley*  
WITNESS

*Wm. E. Eickhoff*  
WM. E. EICKHOFF, SECRETARY

*Marilyn K. Boehinger*  
WITNESS

*R. L. Coffey*  
R. L. COFFEY, TREASURER

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

BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF MARCH 1974, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME DANIEL D. TURNER AND GAIL W. TURNER AND PEOPLES BUILDING AND SAVINGS ASSOCIATION BY ITS SECRETARY WM. E. EICKHOFF AND ITS TREASURER R. L. COFFEY, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY THEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THIS DAY AND DATE ABOVE WRITTEN.

August 17, 1974  
MY COMMISSION EXPIRES

*Catharine E. Dooley*  
NOTARY PUBLIC

### MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 29<sup>th</sup> DAY OF MARCH 1974  
*Arthur S. Haddad*  
MIAMI COUNTY ENGINEER

### MIAMI COUNTY BOARD OF HEALTH

THIS PLAT REVIEWED AND APPROVED THIS 15<sup>th</sup> DAY OF MARCH 1974 FOR SANITARY SEWAGE DISPOSAL REQUIREMENTS BY MIAMI COUNTY BOARD OF HEALTH.  
*Jewell K. Domyan*  
MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

### MIAMI COUNTY PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 2<sup>nd</sup> DAY OF APRIL 1974.  
*Sam J. Studebaker*  
CHAIRMAN  
*Gay B. Clive*  
SECRETARY

### MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 29<sup>th</sup> DAY OF APRIL 1974. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)  
*Walter Clavin*  
*John S. Knapp*  
*Gene H. Cook*

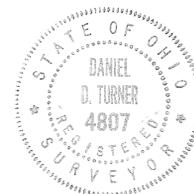
### MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 29<sup>th</sup> DAY OF APRIL 1974

*Carl Davis by Sharon Brooker, Deputy*  
MIAMI COUNTY AUDITOR

### CITY OF TROY

APPROVED BY CITY OF TROY, OHIO PLANNING COMMISSION THIS 27<sup>th</sup> DAY OF MARCH 1974.  
*John J. Shanley Jr.*  
CHAIRMAN  
*Sue L. Knight*  
SECRETARY



I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS.

*Daniel D. Turner*  
DANIEL D. TURNER REG. SURVEYOR NO. 4807

SHENANDOAH SUBD. - SEC. TWO FOR		
DANIEL D. TURNER & GAIL W. TURNER TROY OHIO		
TURNER-KLOCKNER & ASSOC. INC. TROY OHIO CIVIL ENGINEERING LAND SURVEYING		
DATE MARCH 1974	DRAWN BY: T S	SHEET NO. 1/1
FILE NO.	CHECKED BY: DT	
SCALE: 1" = 50'		

# REPLAT OF PART OUTLOT 95 & INLOT 6399

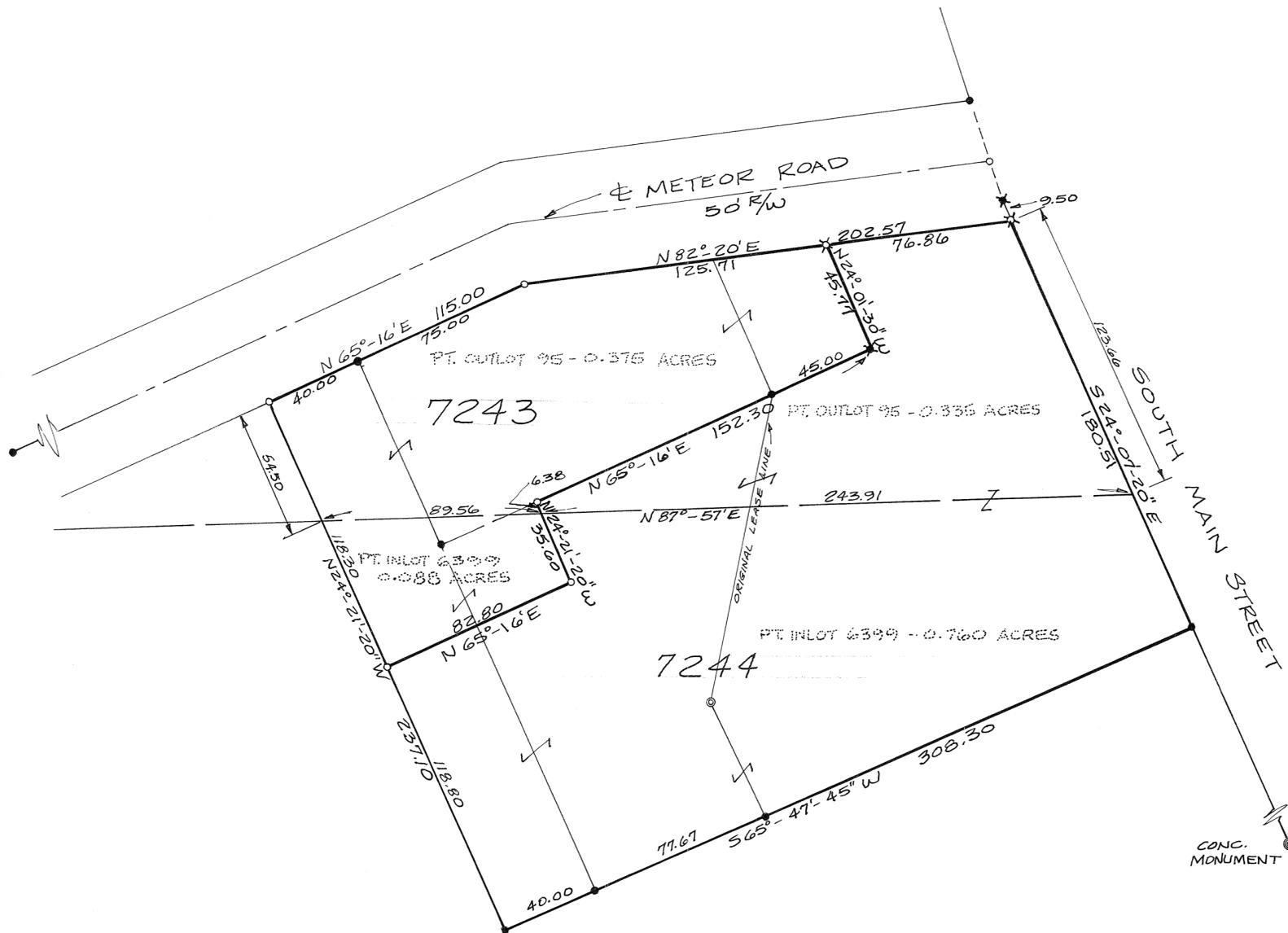
SOUTHEAST SECTION, CORPORATION OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

VOL. 11 PAGE 130  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO 103071  
 REC'D. MAY 3, 1974, AT 2:02 P.M.  
 FEE \$8.60

*May B. Austin*  
 MIAMI COUNTY RECORDER



SCALE: 1" = 40'



**DEDICATION:**

WE THE UNDERSIGNED, BEING THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON.

*Leonard P. Bailey*

Signed in presence of:

*J. Deussen*  
*Richard S. Baird*

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 25th DAY OF April, 1974, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Leonard P. Bailey AND \_\_\_\_\_, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*J. Deussen*  
 NOTARY PUBLIC IN AND FOR MIAMI CO., O.  
 Commission has no expiration date.

APPROVED AND LOT NUMBERS ASSIGNED THIS 3rd DAY OF MAY, 1974.  
 Carl Davis by *Sharon Brooker*  
 MIAMI COUNTY AUDITOR

APPROVED THIS 9th DAY OF APRIL 1974 BY THE CITY OF PIQUA PLANNING COMMISSION

*Peter B. Thompson, Chairman*  
*Raymond J. Hammer, Jr.*  
*Richard A. Hoated*  
*Robert M. Stance*  
 RESOLUTION PC-10-74

**LEGEND:**

- IRON PIN SET
- IRON PIN FOUND
- ✕ R.R. SPIKE SET
- ✕ R.R. SPIKE FOUND
- ✕ P.K. NAIL FOUND

**SURVEY REFERENCES:**

- VOL. 2, PG. 123 } MIAMI CO. ENG'RS. RECORD OF LOT SURVEYS
- VOL. 9, PG. 175 } MIAMI CO. ENG'RS. RECORD OF LAND SURVEYS
- VOL. 12, PG. 159 }
- VOL. 9, PG. 19 }

SURVEY OF PART OUTLOT 95 AND INLOT 6399 FOR L.P. BAILEY



*Michael W. Cozatt*  
 MICHAEL W. COZATT  
 CIVIL ENGINEER - LAND SURVEYOR  
 25 SOUTH NORWICH RD. TROY

# MEADOWVIEW VILLAGE - SECTION TWO

## TOWN 4 - RANGE 6 - SEC. 9 N.E. QTR. - MONROE TOWNSHIP

### MIAMI COUNTY - OHIO

BOOK 11, PAGE 131  
Miami County Recorder's Record  
of Recorded plats.

File No. 103172

Received for record 10:14 AM MAY 8, 1974  
time date

Fee: \$ 3.60

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

HUGHES DEV. CO.  
T. 4, R. 6, S. 9

LOTS: 9.806 AC.  
STREETS: 1.762 AC.  
I-75 R/W: 1.809 AC.  
TOTAL = 13.377 AC.

R/W CURVE DATA  
D = 90° 00'  
R = 15.50  
L = 24.35  
T = 15.50

APPROVED BY TIPP CITY PLANNING COMMISSION  
At a meeting of the Tipp City Planning Commission held this 26 day of FEBRUARY, 1974, this plat was approved.  
Phillip H. Wampler Chairman  
Jean Zain Secretary

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

SEE MORTGAGE BOOK 485-130 AND RELEASE BOOK. 22-PAGE 38-SUBORDINATION  
Mary B. Justin  
MIAMI COUNTY RECORDER

**DESCRIPTION**

Being a subdivision of 13.377 Acres of a 129.807 tract conveyed to Hughes Development Company by deed recorded in Volume 489, Page, 770, of the Miami County Deed Records.

**DEDICATION**

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and the protective covenants and restrictions and do hereby voluntarily consent to the execution of said plat, and to the dedication of all parts of the roads, streets, cul-de-sacs, and public grounds shown hereon and not heretofore dedicated, to public use forever.

Easements shown or noted on this plat are for the construction, maintenance, repair, replacement or removal of open ditch surface drainage or open waterways or operation of gas, sewer, water, electric, telephone or other utility lines or services, and for the expressed privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. We, the undersigned, further agree that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the application of off-street parking and loading requirements of Miami County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Daniel D. Turner witness  
Joe M. Turner witness

HUGHES DEVELOPMENT COMPANY  
Phillip L. Hughes president  
Pauline S. Hughes vice-president

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

Be it remembered that on this 18<sup>th</sup> day of Feb., 1974, before me, the undersigned, a notary public in and for said county and state, personally came Hughes Development Company by its president Phillip L. Hughes, and its vice-president Pauline S. Hughes, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My Commission Expires 12-7-76

Daniel D. Turner  
Notary Public

**APPROVED BY MIAMI COUNTY PLANNING COMMISSION**

Kenneth Brunson - VICE CHAIRMAN  
Harry B. Cline - SECRETARY  
Arthur D. Haddad 2-27-74  
Miami County Engineer

**APPROVED BY MIAMI COUNTY COMMISSIONERS**

John J. Knoop  
Arthur D. Haddad  
Miami County Engineer

DATE MARCH 5, 1974

NO. 2300

DATE 5-8-74

**PROTECTIVE COVENANTS**

1. LAND USE- All lots shall be used for residential purposes only.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 900 Sq. Ft. for a one floor plan, or as may be otherwise required by the Miami County Zoning regulations.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than six ft. (6') to an interior lot line, except as may otherwise be required by Miami County Zoning regulations.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
7. NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
8. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
9. SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) Sq. Ft. or one sign of not more than five (5) Sq. Ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
10. LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
11. TIME OF COVENANTS- These covenants are for the benefit of all lot corners and are to run with the land and are to be binding on all persons and parties claiming under them until June 1, 1994 at which time they shall be automatically extended for successive periods of ten (10) years, unless by a note of the then owners of the lots, it is agreed to change said covenants.
12. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
13. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

MIAMI COUNTY AUDITOR  
Approved and transferred this 8<sup>th</sup> day of May, 1974.  
Carl Davis by Sharon Brookley, deputy  
Miami County Auditor



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.  
Daniel D. Turner  
DANIEL D. TURNER, registered surveyor no. 4807

Meadowview Village- Section Two for Phillip L. and Pauline S. Hughes Tipp City Ohio			
TURNER- Klockner and ASSOC., Troy Ohio			
*CIVIL ENGINEERING- LAND SURVEYING*			
DATE	Drawn by:	L.H.	SHEET NO.
FEB. 1974	Traced by:	J.T.	1/1
FILE NO.	Checked by:	J.T.	
SCALE: 1" = 100'			

# WESTBROOK SUBDIVISION NO. 12

A SUBDIVISION OF PART OF OUTLOT 436 · CITY OF TROY · MIAMI COUNTY · OHIO

BOOK 11 PAGE 132  
 MIAMI CO. RECORDER'S PLAT RECORDS  
 FILE NO. 103592  
 REC'D FOR RECORD MAY 22, 1974  
 AT 8:52 A.M. FEE: \$8.60  
*Mary B. Austin*  
 MIAMI COUNTY RECORDER



SCALE: 1"=100'

### DESCRIPTION

BEING A SUBDIVISION OF 10.194 ACRES TOTAL, 2.334 ACRES STREETS, 8.460 ACRES LOTS, OF OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO TROY LAND IMPROVEMENT CO. BY DEED RECORDED IN VOL. 414, PAGE 6, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

### DEDICATION

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

TROY LAND IMPROVEMENT CO. DATE 4/3/74  
*E.C. Galbreath* PRESIDENT  
*R.G. Ehlers* SECRETARY  
*Margaret Stratton* WITNESS  
*Jessie L. Sargent* WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE TROY LAND IMPROVEMENT CO. A CORPORATION, BY E.C. Galbreath IT'S PRESIDENT AND R.G. Ehlers IT'S SECRETARY, AND ACKNOWLEDGED THE SIGNING OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARY SEAL THIS 3rd DAY OF JANUARY 1974.

MY COMMISSION EXPIRES MAY 11, 1978

*J.E. Ehlers*  
 NOTARY PUBLIC MIAMI CO., OHIO

### TROY CITY PLANNING AND ZONING COMMISSION

AT A MEETING HELD THIS 9th DAY OF JANUARY 1974

ACCEPTED THIS PLAT.  
*John J. Haney, Jr.* CHAIRMAN  
*Sue G. Knight* SECRETARY

### CITY COUNCIL OF THE CITY OF TROY, OHIO

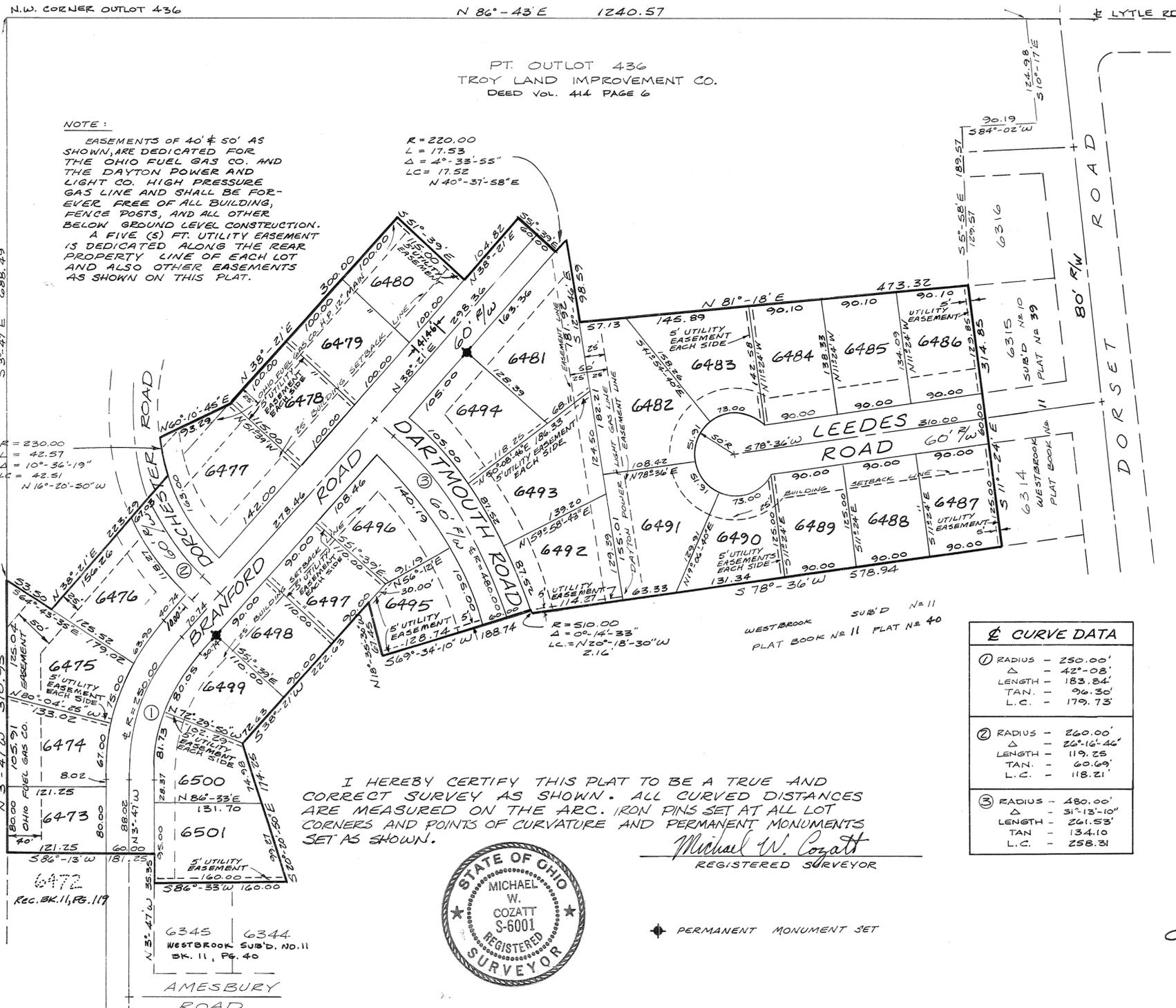
AT A MEETING HELD THIS 30th DAY OF MAY 1974  
 ACCEPTED THIS PLAT BY ORDINANCE NO. 0-28-74

MAYOR  
*Frank A. Prouty* PRESIDENT OF COUNCIL  
*Sue G. Knight* CLERK OF COUNCIL

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 22nd DAY OF MAY, 1974

*Carl Davis, by Beverly Slough, Deputy*  
 MIAMI COUNTY AUDITOR

**MICHAEL W. COZATT**  
 CIVIL ENGINEER LAND SURVEYOR  
 25 SOUTH NORWICH RD. TROY, OHIO



I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE AND PERMANENT MONUMENTS SET AS SHOWN.

*Michael W. Cozatt*  
 REGISTERED SURVEYOR



◆ PERMANENT MONUMENT SET

# ANNEXATION TO THE CITY OF PIQUA

TOWN 6 ~ RANGE 6 ~ PT. FRAC. SEC. 20, 29 ~ WASHINGTON TOWNSHIP

MIAMI COUNTY ~ OHIO

BOOK 11 PAGE 133  
 MIAMI COUNTY RECORDER'S  
 RECORD OF RECORDED PLATS  
 FILE NUMBER. 103754  
 RECEIVED FOR RECORD. 11:08 5-29-74  
 TIME DATE  
 FEE \$ 8.60

*Mary B. Justice*  
 MIAMI COUNTY RECORDER  
 by *Emily McNeal, Deputy*

SEE MISC. BK. 18 PAGE 23  
 FOR PROCEEDINGS MAY 29, 1974

MIAMI COUNTY RECORDER  
*Mary B. Justice*

## DESCRIPTION

BEING A TOTAL OF 5.5 ACRES IN PARTS OF FRACTIONAL SECTIONS 20 & 29,  
 TOWN 6, RANGE 6, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

## APPROVAL BY CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD  
 THIS 6 DAY OF May, 1974, THIS ANNEXATION PLAT WAS ACCEPTED AND  
 APPROVED BY ORDINANCE NO. 18-74

*Cletus J. Peltier*  
*Harold K. Slough*  
*Charles E. Tyler*  
*Joseph C. Ross*

## APPROVAL BY MIAMI COUNTY COMMISSIONERS

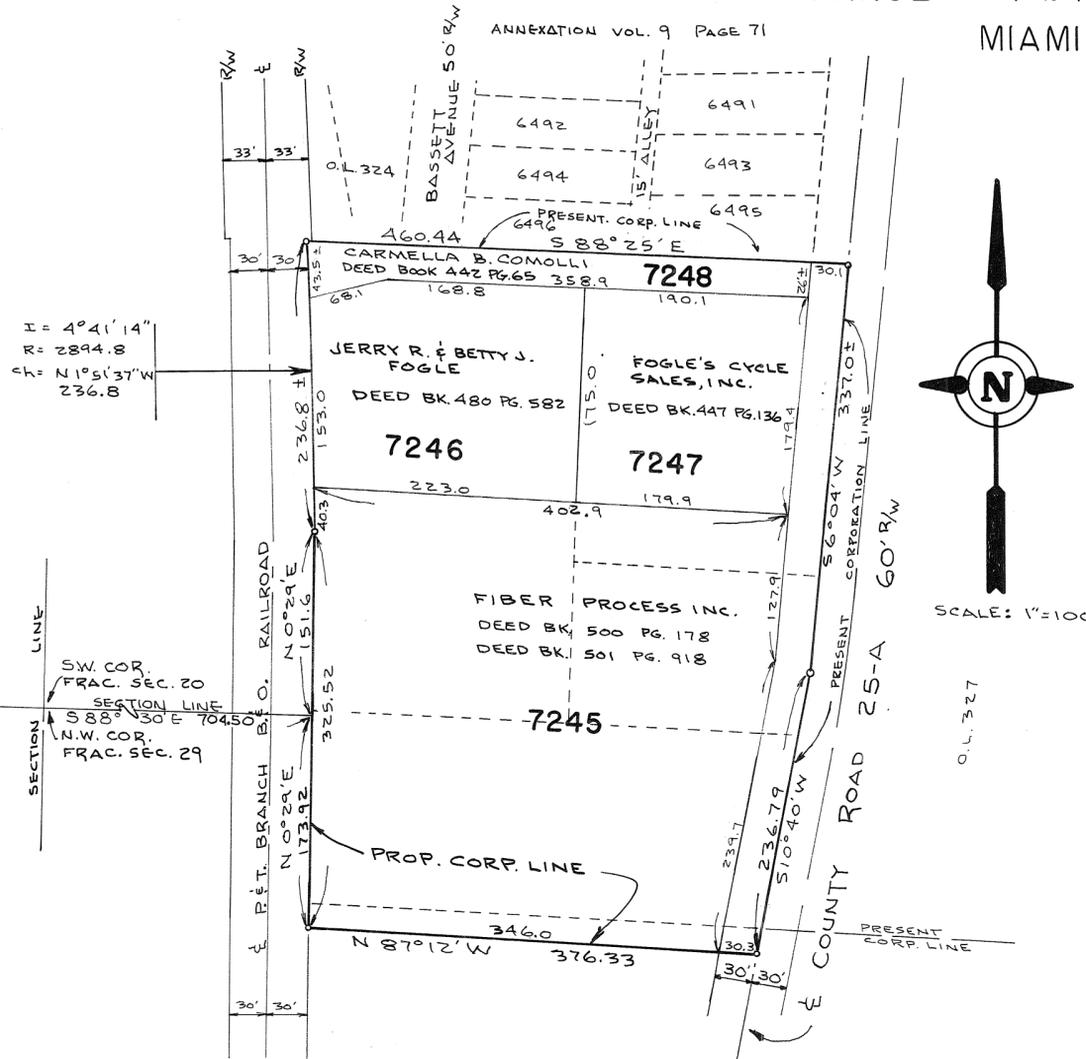
THE ANNEXATION OF THE FOREGOING AREA APPROVED BY  
 THE MIAMI COUNTY COMMISSIONERS THIS 28<sup>th</sup> DAY OF JANUARY 1974

*Rudolf Clauson*  
*John J. Knapp*  
*Bennett Cook*  
*Arch D. Haddad*  
 MIAMI COUNTY ENGINEER

## MIAMI COUNTY AUDITOR

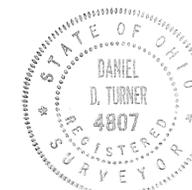
APPROVED AND TRANSFERRED THIS 29<sup>th</sup> DAY OF May 1974.

*Carl Davis, by Beverly Slough, Deputy*  
 MIAMI COUNTY AUDITOR



### REFERENCE LAND SURVEYS

VOL. 7	PAGE 71
VOL. 8	PAGE 193
VOL. 10	PAGE 117
VOL. 19	PAGE 162
VOL. 22	PAGE 176
VOL. 25	PAGE 27
RECORD PLAT VOL. 9 PAGE 71	



I HEREBY CERTIFY THIS ANNEXATION  
 PLAT TO BE TRUE AND ACCURATE IN  
 ACCORDANCE WITH COUNTY RECORDS.

*Daniel D. Turner*

DANIEL D. TURNER - REGISTERED SURVEYOR #4807

ANNEXATION TO CITY OF PIQUA PIQUA ~ OHIO		
TURNER-KLOCKNER & ASSOC., INC. TROY ~ OHIO CIVIL ENGINEERING ~ LAND SURVEYING		
DATE OCT. 1973	DRAWN BY: T.S.	SHEET NO. 1/1
FILE NO. 8-73-158	CHECKED BY: D.T.	SCALE 1" = 100'

2 TOWN 10 M.R.S. RANGE N.E. QUARTER

23 SECTION ELIZABETH TOWNSHIP

# COUNTRY VILLA ESTATES

PLAT BOOK NO. 11 PAGE NO. 134  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS 17<sup>TH</sup> DAY OF  
JUNE 1974 AT 11:25 AM.  
FILE NUMBER 104303 FEE \$ 8.60

Mary B. Justice  
MIAMI COUNTY RECORDER

FOR ROAD DEDICATION

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 12<sup>TH</sup> DAY OF JUNE, 1974.

Robert E. Clayton  
Joseph H. Ranges  
Samuel Cook  
MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad JUNE 12, 1974  
MIAMI COUNTY ENGINEER DATE

APPROVED AND TRANSFERRED THIS 17<sup>TH</sup> DAY OF JUNE 1974.

Carl Davis, by Beverly Slough, Deputy  
MIAMI COUNTY AUDITOR

APPROVED  
Subject to Zoning Approval  
By Drainage Committee  
Date 5-3-74 MJ Adams (6-12-74)  
Troy City-Miami County Health Department

**NOTE:**

FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN THIS SUBDIVISION IN ADDITION TO THOSE SHOWN.

**NOTE:**

IRON PINS OR RAILROAD SPIKES ARE SET AT ALL LOT CORNERS AND ROAD RIGHT OF WAY LINES.

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

SNIDER-TREON & ASSOCIATES  
WEST MILTON & TROY, OHIO  
Ralph T. Snider  
REGISTERED SURVEYOR NO. 470  
DRAWN BY: T DATE: JUNE 1974 SHEET NO. 1/2  
CHECKED: RTS



## DESCRIPTION

BEING A SUBDIVISION OF 36.458 ACRES OF A TOTAL OF 36.458 ACRES ACQUIRED BY B. IRENE GUY AND JAMES H. COYLE AS RECORDED IN DEED BOOK NO. 506, PAGE NO. 148, MIAMI COUNTY RECORDER'S DEED RECORDS.

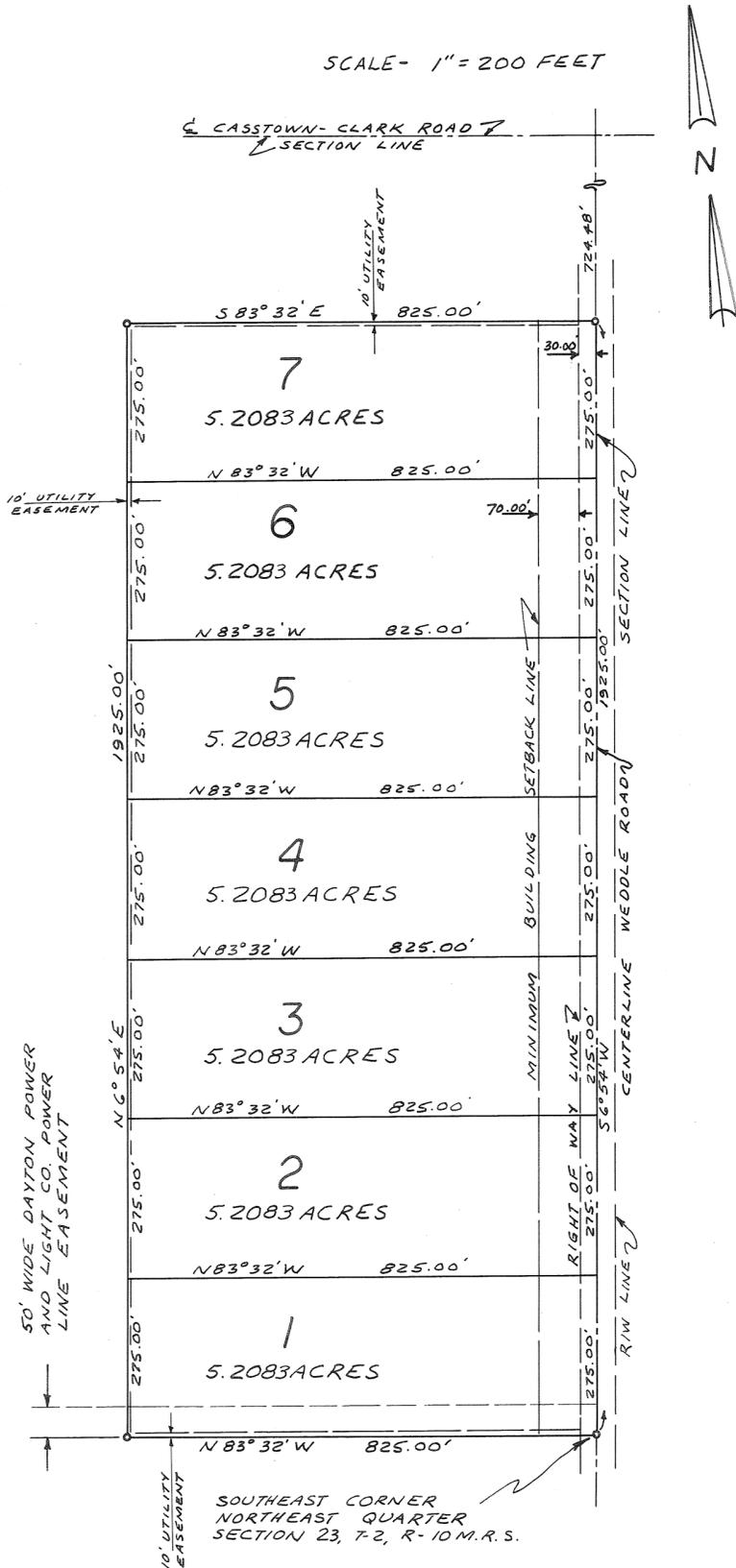
## DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

B. Irene Guy Mary Ann Treon  
B. IRENE GUY WITNESS WITNESS  
James H. Coyle Donald R. Hamann  
JAMES H. COYLE WITNESS WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami COUNTY, OHIO PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL AT Troy OHIO ON THIS 10<sup>TH</sup> DAY OF June 1974.

Pauline Z. Kimmel May 7-1979  
NOTARY PUBLIC MY COMMISSION EXPIRES:

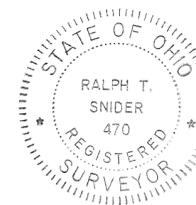


# COUNTRY VILLA ESTATES

PLAT BOOK NO. 11 PAGE NO. 134-A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.  
RECEIVED FOR RECORD THIS 17TH DAY OF  
JUNE 1974 AT 11:25 AM.  
FILE NUMBER: 104303 FEE: \$ 8.60  
Mary B. Guatier  
MIAMI COUNTY RECORDER

## RESTRICTIONS

1. NO RESIDENCE BUILDING WITH LESS THAN 1400 SQUARE FEET OF LIVING AREA SHALL BE ERECTED OR PLACED ON THIS LAND. RESIDENCE BUILDINGS SHALL BE ON A SOLID STONE, BRICK BLOCK, OR CONCRETE FOUNDATION. THE EXTERIOR SHALL BE COVERED WITH DROP SIDING, WOOD, STONE, ROCK, BRICK, OR ALUMINUM. NO ASPHALT BASE EXTERIOR SIDING IS PERMITTED. ROOF SHALL BE COVERED WITH WOOD, COMPOSITION OR ASPHALT SHINGLES OR APPROVED BUILT-UP ROOFING. ROLL ROOFING IS NOT PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH AT LEAST TWO COATS OF PAINT. THE EXTERIOR OF ANY BUILDING SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR FROM THE TIME OF BEGINNING. CONCRETE BLOCK AND CINDER BLOCK HOUSES ARE NOT PERMITTED.
2. ANY OUTBUILDING MUST BE TO THE REAR OF THE RESIDENCE BUILDING, MUST BE OF CONVENTIONAL CONSTRUCTION, PERMANENT IN NATURE, MAY NOT BE MADE OF UNSIGHTLY MATERIALS OR BOXES OR SIMILAR LUMBER, AND MUST BE KEPT PAINTED.
3. ALL BUILDINGS SHALL BE PLACED AT LEAST 100 FEET BACK (SEE MAP OR AS NOTED ON PLAT) FROM THE CENTERLINE OF EXISTING ROAD (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN TWENTY FEET OF ANY SIDE PROPERTY LINE.
4. TRAILERS, DEFENSE CABINS, TENTS, SHACKS, OTHER OUTBUILDINGS, BASEMENTS OR GARAGES MAY NOT BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THIS LAND.
5. EACH DWELLING SHALL HAVE A WELL AND/OR CISTERN AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS ARE PERMITTED.
6. NO UNUSED BUILDING MATERIAL, JUNK, OR RUBBISH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
7. NO WORN-OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY TRACT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
8. THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDER BRUSH MUST BE KEPT UNDER CONTROL AT ALL TIMES.
9. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND WITH THE OTHER TRACTS BEING CONVEYED BY THIS GRANTOR OUT OF A CERTAIN 160 ACRE FARM, OF WHICH THE TRACT HEREIN IS A PART AND SHALL BE BINDING ON ALL OF SAID TRACTS AND THE OWNERS THEREOF AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1990, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF SIXTY (60) PER CENT OF THE THEN OWNERS OF TRACTS, EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE TRACT OWNED BY HIM.
10. IF THE PARTIES HERETO OR THE OWNERS OF ANY OF SAID TRACTS OR THEIR HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR COUNTRY VILLA ESTATES OR ANY OF SAID OWNERS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
11. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. COUNTRY VILLA ESTATES, GRANTORS HEREIN, RESERVES THE RIGHT TO APPROVE THE DESIGN, PLANS AND LOCATION OF ALL BUILDINGS TO BE ERECTED SO AS TO BE IN ACCORDANCE WITH THESE RESTRICTIONS. APPROVAL BY COUNTRY VILLA ESTATES SHALL NOT LIMIT THE RIGHTS OF OTHERS TO ENFORCE THESE RESTRICTIONS, OR CONSTITUTE A WAIVER AS TO SUBSEQUENT VIOLATIONS.
13. ALL LAND IN THIS SUBDIVISION SHALL BE KNOWN AND USED AS RESIDENTIAL HOMESITES OR FOR AGRICULTURAL PURPOSES.
14. OWNERS SHALL HAVE SOLE RESPONSIBILITY OF INSTALLATION AND MAINTENANCE OF LANES OR DRIVEWAYS ON THEIR RESPECTIVE PROPERTIES.



SNIDER-TREON & ASSOCIATES WEST MILTON & TROY, OHIO		
<u>Ralph T. Snider</u> REGISTERED SURVEYOR NO. 470		
DRAWN BY: T	DATE JUNE, 1974	SHEET NO. 2/2
CHECKED: RTS		

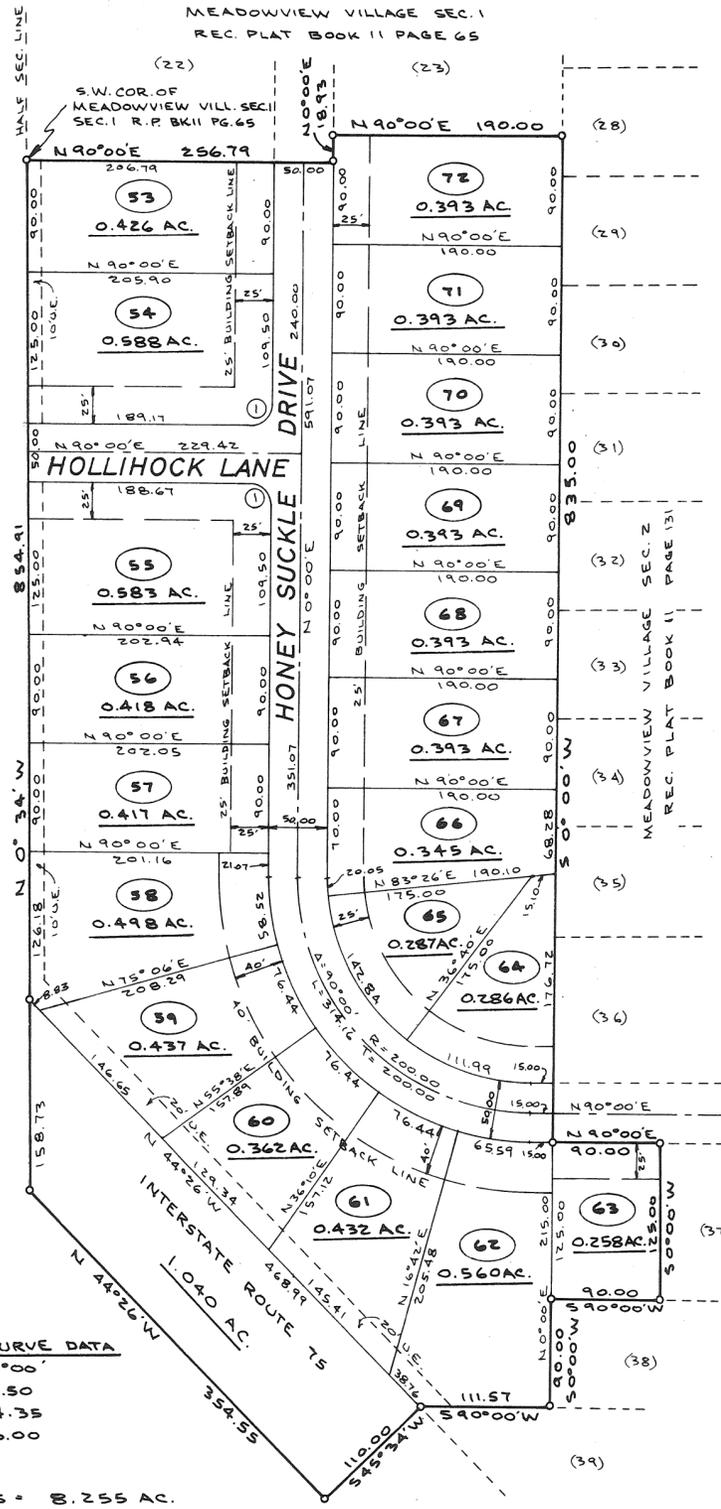
**NOTE:**  
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon.

# MEADOWVIEW VILLAGE - SECTION THREE

## TOWN 4 - RANGE 6 - SEC. 9 N.E. QTR. - MONROE TOWNSHIP

### MIAMI COUNTY - OHIO

PLAT BOOK 11 PAGE 135  
Miami County Recorder's Plat Records  
Received for record this 17<sup>th</sup> day of July, 1974 at 1:17 P.M.  
File Number 105132 Fee: \$ 8.60  
*Mary B. Justin*, Recorder  
Miami County Recorder  
*Dora Whitmer*, Deputy  
This plat reviewed and approved this 3<sup>rd</sup> day of JUNE, 1974.  
*Auth. D. Haddad*  
Miami County Engineer



**DESCRIPTION**  
Being a subdivision situated in Section Nine (9); Town Four (4); Range Six (6); in Monroe Township, Miami County, Ohio. Containing 10.586 Acres of a total of 129.807 Acres as conveyed to Hughes Development Company by deed recorded in Miami County Recorder's Record of Deeds Book 489, Page 770.

**DEDICATION**  
We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and the protective covenants and restrictions and do hereby voluntarily consent, to the execution of said plat, and to the dedication of all parts of the roads, streets and public grounds, shown hereon and not heretofore dedicated, 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 drainage or open waterways 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. We, the undersigned, further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the application of off-street parking and loading requirements of Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this 21<sup>st</sup> day of MAY, 1974.

Witness *Richard W. Klockner*  
Witness *Joe M. Turner*

HUGHES DEVELOPMENT COMPANY  
*Phillip L. Hughes*, president  
*Pauline S. Hughes*, vice-president

STATE OF OHIO, MIAMI COUNTY, ss:  
Before me, a notary public in and for Miami Co., Ohio, personally appeared Hughes Development Company by its president Phillip L. Hughes, and its vice-president Pauline S. Hughes, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 21<sup>st</sup> day of MAY, 1974.  
*Daniel D. Turner*  
Notary Public  
12-7-76  
My Commission Expires

This plat reviewed and approved by the Miami County Planning Commission this 4<sup>th</sup> day of JUNE, 1974.  
*James J. Stucke*, Chairman  
*Larry B. Cline*, Secretary

This plat approved by Miami County Commissioners this 17 day of July, 1974. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)  
*Robert C. ...*  
*John J. ...*  
*Lenneth Cook*

Transferred this 17<sup>th</sup> day of July, 1974.  
*Carl Davis*, Miami County Auditor  
*Sharon Brooker*, Deputy Auditor

- PROTECTIVE COVENANTS**
- LAND USE- All lots shall be used for residential purposes only.
  - DEWLLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 900 Sq. Ft. for a one floor plan, or as may be otherwise required by the Miami County Zoning regulations.
  - BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than six ft. (6') to an interior lot line, except as may otherwise be required by Miami County Zoning regulations.
  - DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
  - OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
  - FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
  - NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
  - TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
  - SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) Sq. Ft. or one sign of not more than five (5) Sq. Ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
  - LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
  - TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until August 1, 1994, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
  - INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
  - ENFORCEMENT- These covenants shall be enforceable by injuntion and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

**R/W CURVE DATA**  
① Δ = 90°00'  
R = 15.50  
L = 24.35  
T = 15.00

LOTS = 8.255 AC.  
STREETS = 1.291 AC.  
I-75 R/W = 1.040 AC.  
TOTAL 10.586 AC.

Approved by the City of Tipp City, Ohio Planning Commission  
this 28<sup>th</sup> day of MAY, 1974.  
*Phillip H. Wampler*, Chairman  
*John ...*, Secretary



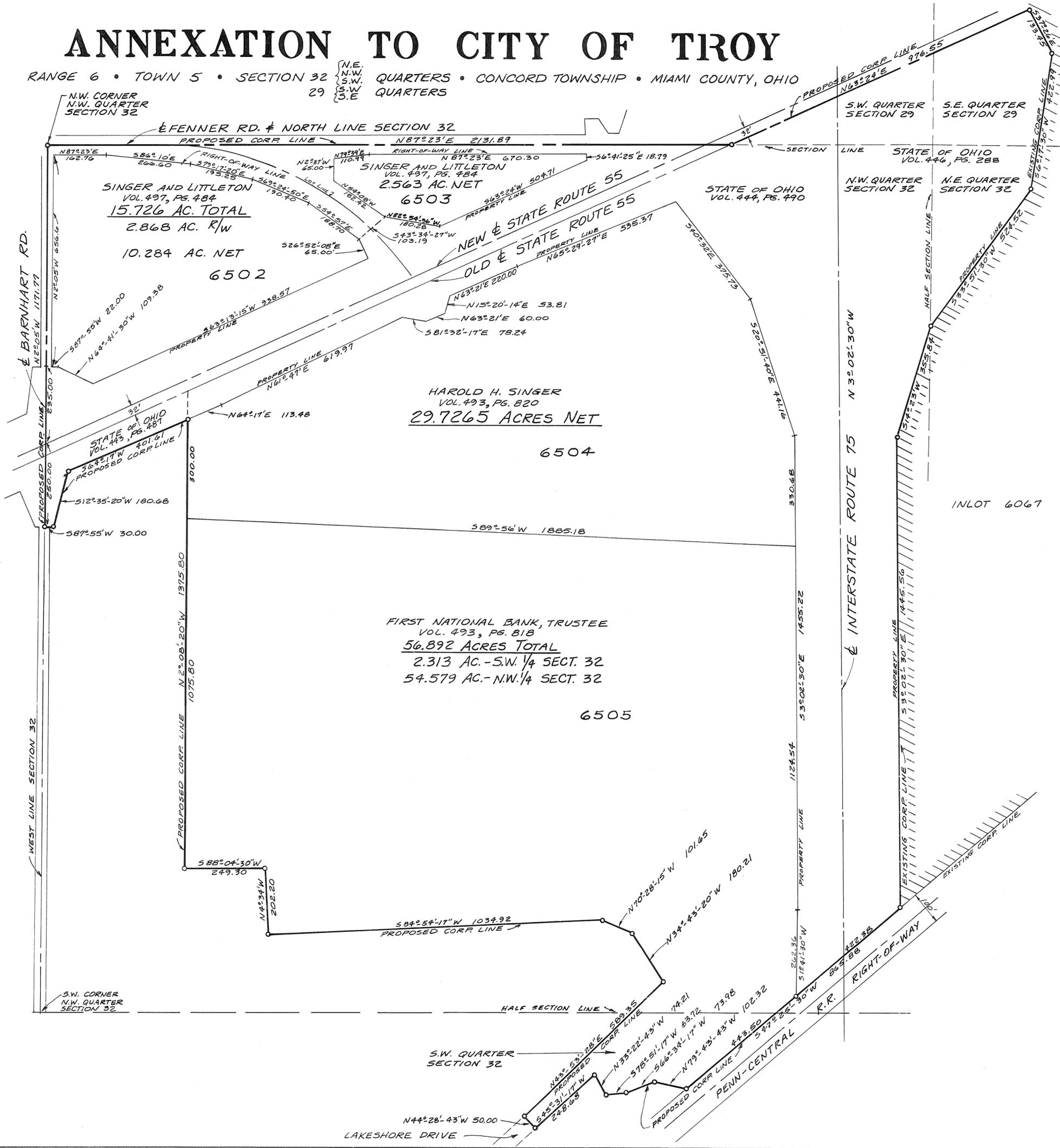
I hereby certify that this map is a true and complete survey made under my supervision, on May 21, 1974. That all monuments are set as shown.  
*Daniel D. Turner*  
DANIEL D. TURNER, registered surveyor no. 4807

Meadowview Village- Section Three for		
Phillip L. and Pauline S. Hughes Tipp City, Ohio		
TURNER- KLOCKNER AND ASSOC. Troy Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE 5-21-74	Drawn by: Traced by: Checked by:	SHEET NO. 1/1
File No.	SCALE: 1" = 100'	

# ANNEXATION TO CITY OF TROY

RANGE 6 • TOWN 5 • SECTION 32 <sup>N.E.</sup> <sup>N.W.</sup> <sup>S.W.</sup> <sup>S.E.</sup> QUARTERS • CONCORD TOWNSHIP • MIAMI COUNTY, OHIO

BOOK 11 PAGE 136  
 MIAMI COUNTY RECORDERS  
 PLAT RECORDS  
 FILE NO. 105606  
 REC'D AUG 1, 1974, AT 3:12 PM  
 FEE \$8.60  
 Mary B. Austin Recorder  
 MIAMI COUNTY RECORDER  
 By Dora Whitmer, Deputy.



INLOT 6057



ANNEXATION OF 143.455 ACRES SITUATED IN THE N.E., N.W., & S.W. QUARTERS OF SECTION 32 AND THE S.W. & S.E. QUARTERS OF SECTION 29, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.  
 MARCH 31, 1973 SCALE: 1" = 200'

## APPROVAL

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 25<sup>TH</sup> DAY OF JUNE, 1973.

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

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 11 DAY OF MARCH, 1974 IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

*Robert E. Clauson* *John J. Knepp* *Thomas G. Cook*

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 15<sup>TH</sup> DAY OF JULY, 1974, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE NO. O-30-74

*Earl Jewell* *Frank H. Prouty* *Sue L. Knight*  
 MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED AND TRANSFERRED WITH INLOT NUMBERS ASSIGNED THIS 1<sup>ST</sup> DAY OF AUGUST, 1974.

*Carl Davis* *Benjamin Slough*, Deputy  
 CARL DAVIS, MIAMI COUNTY AUDITOR

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK NO. 18 PAGE NO. 184

Mary B. Austin Recorder  
 By Dora Whitmer, Deputy  
 RECORDER

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



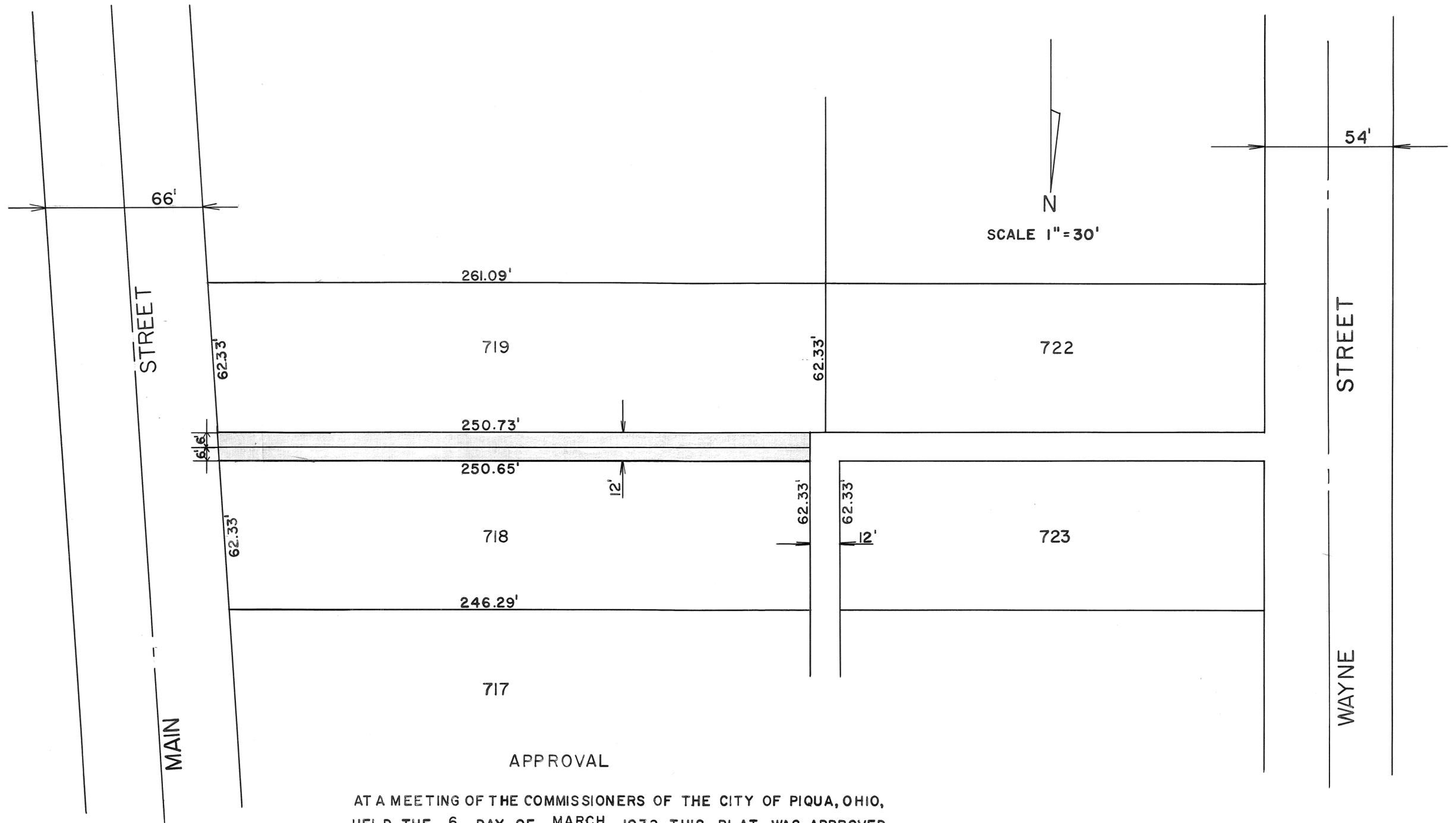
*Glen C. McConnell, Jr.*  
 REGISTERED SURVEYOR

THIS INSTRUMENT PREPARED BY:  
 McCONNELL-WAGNER-ASSOCIATES  
 ARCHITECTS-ENGINEERS-SURVEYORS  
 20 SOUTH LANE TROY



CITY OF PIQUA, OHIO  
 PLAT OF  
 ALLEY VACATION

PLAT BOOK 11 PAGE 137  
 MIAMI COUNTY RECORDERS  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 13<sup>TH</sup> DAY  
 OF AUGUST 1974 AT 10:05 A.M.  
 FILE NO. 105888 FEE \$ 8.60  
*Mary B. Austin*  
 MIAMI COUNTY RECORDER



APPROVAL

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO,  
 HELD THE 6 DAY OF MARCH 1972 THIS PLAT WAS APPROVED  
 AND ACCEPTED BY ORDINANCE NO. 49-71

*Robert Roth*  
 ROBERT ROTH REG. SUR. 4620

*Jack D. Wilson*  
 MAYOR, CITY OF PIQUA, O.  
*Harold L. Sherrill*  
*Joseph C. [unclear]*  
*Charles E. Tyler*

I HEREBY APPROVE THIS PLAT AND TRANSFERRED SAME THIS 30<sup>TH</sup> DAY  
 OF July, 1974

*Carl Davis, by Beverly Slough, Deputy*  
 MIAMI COUNTY AUDITOR

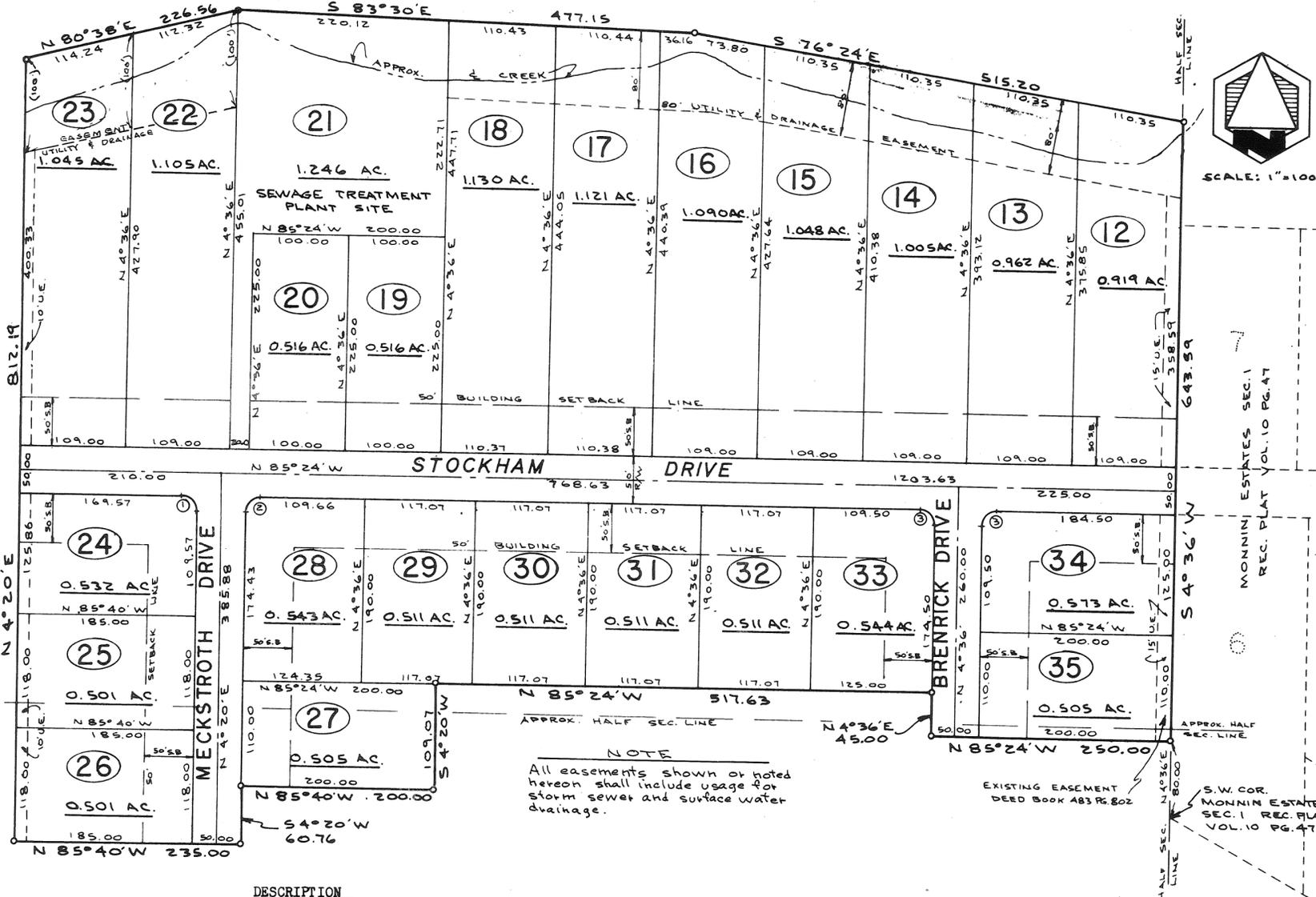
LOTS 17.951 AC.  
STREETS 2.048 AC.  
TOTAL 20.019 AC.

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

# MONNIN ESTATES - SEC 2

TOWN 1 - RANGE 12 - SEC. 26 N.W. & S.W. 1/4 SPRINGCREEK TOWNSHIP  
MIAMI COUNTY OHIO

BOOK 11 PAGE 138  
Miami County Recorder's Record  
of Recorded Plats  
File No. 106135  
Received for record Aug. 22 1974 11:34 AM  
date time  
Fee: \$ 8.60 May B. Gustin  
Miami County Recorder



- ### PROTECTIVE COVENANTS
1. LAND USE AND BUILDING TYPE- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than (1) one single family dwelling. Lot 21 to be used for sewage plant.
  2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1200 sq. ft. for one floor plans, or 1400 sq. ft. for a split level design and 1000 sq. ft. on the first floor or a two story or one and one half story structure.
  3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the record plat. No building shall be nearer to any interior lot line than (15) fifteen feet.
  4. DIVISION OF LOTS- No lot shall hereafter be subdivided into additional residential lots.
  5. OTHER BUILDINGS- No trailer, basement, camp shack, garage, barn or other out-building shall be at any time used as a residence, temporary or permanently upon said property nor shall any structure of a temporary character be used as a residence.
  6. FENCES- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) ft. in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire field fencing or similar types of fencing may be used upon the property at any location.
  7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before construction may begin.
  8. NUISANCE- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
  9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any residential lot except during the active period of construction of building.
  10. SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 sq. ft. or one sign of not more than 5 sq. ft. advertising property for sale or rent, or signs by a builder to advertise the property during the active period of construction. Monnin Constr. Inc. shall be exempt from this covenant during the period of the plat development and lot sales.
  11. LIVESTOCK AND POULTRY- No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes.
  12. TIME OF COVENANTS- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until May 1, 1994, at which time they shall be automatically extended for periods of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
  13. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
  14. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.

NOTE  
All easements shown or noted hereon shall include usage for storm sewer and surface water drainage.

R/W CURVE DATA

①	Δ = 89°44'
	R = 15.50
	L = 24.27
	T = 15.43
②	Δ = 90°16'
	R = 15.50
	L = 24.42
	T = 15.57
③	Δ = 90°00'
	R = 15.50
	L = 24.75
	T = 15.50

DESCRIPTION  
Being a subdivision of 20.019 Acres of a 13.852 and a 30.902 Acre tract as conveyed to Monnin Construction Inc. by deeds recorded in Volumes 506, Page 573, and Volume 506, Page 575, respectively of the Miami County Deed Records.

DEDICATION  
We, the undersigned being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever.  
Easements shown or noted on this plat are for construction, operation, 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.

APPROVED BY MIAMI COUNTY COMMISSIONERS  
Walter C. Brown  
Joseph B. Hoover  
Kenneth Cook  
Arthur D. Hurdal  
Miami County Engineer  
DATE: August 21, 1974

APPROVED BY MIAMI COUNTY PLANNING COMMISSION  
Thomas C. Mason - Acting Chairman  
Langley Clark - Secretary  
Arthur D. Hurdal  
Miami County Engineer  
DATE: JAN. 15, 1974

MIAMI COUNTY AUDITOR  
Approved and transferred this 22ND day of August, 1974.

Carl Davis, Auditor  
Miami County Auditor  
Sharon Brooker, Deputy

APPROVED BY CITY OF PIQUA PLANNING COMMISSION  
James P. Thompson, Chairman  
John D. ...  
Richard ...  
DATE: 1-14-74 NO. 2-74



I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances measured along the arc.  
Daniel D. Turner  
DANIEL D. TURNER, registered surveyor no. 4807

MONNIN ESTATES- SECTION TWO FOR Monnin Construction, Inc. Piqua, Ohio		
TURNER- KLOCKNER AND ASSOC. INC. Troy Ohio		
*CIVIL ENGINEERING - LAND SURVEYING*		
DATE	Drawn by;	SHEET NO
	Traced by;	
	Checked by;	1/1
FILE NO	SCALE: 1" = 100'	

Betty R. Rogers witness  
Douglas Stewart witness  
John W. Denton witness

MONNIN CONSTRUCTION, INC.  
Roger E. Monnin, president  
PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION  
Joseph B. Cook, president  
George R. Koellrich, exec. vice-pres.

Betty R. Rogers  
Notary Public  
My Commission Expires

STATE OF OHIO, MIAMI COUNTY, ss: I, Shelley, ss: Be it remembered that on this 21st day of June, 1974, before me a notary public in and for said county and state, personally came Monnin Constr. Inc. by its president Roger E. Monnin and Peoples Federal Savings and Loan Association by its president Joseph B. Cook and its executive vice-president all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on this day and date above written.



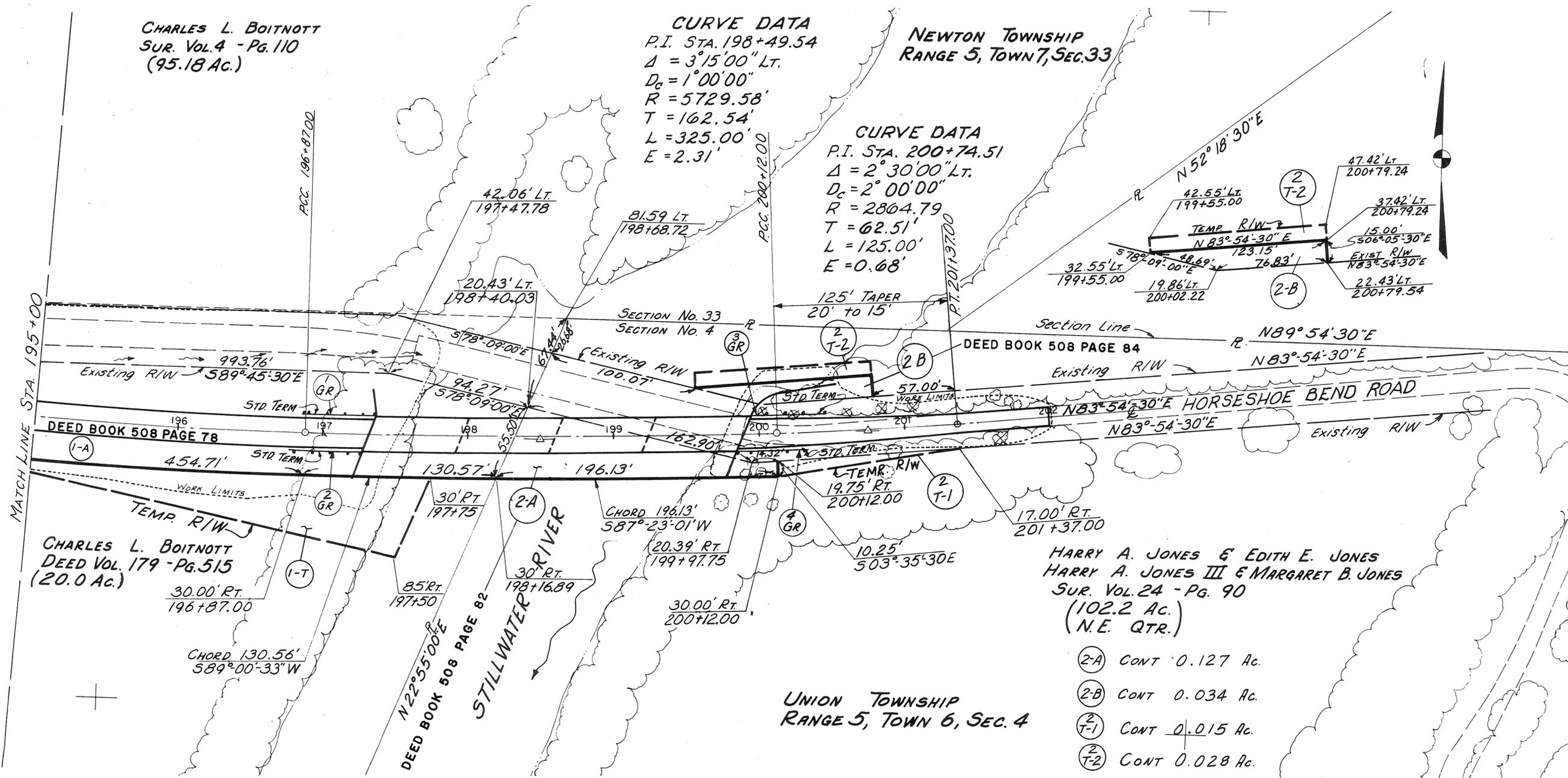
NEWTON 7 5 33  
 UNION 6 5 4  
 TOWNSHIP TOWN RANGE SECTION

PLAT BOOK NO. 11 PLAT NO. 139A  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED FOR RECORD THIS 23<sup>RD</sup> DAY OF  
**AUGUST**, 1974 AT **1:40 PM**  
 FILE NUMBER: 106165 FEE: MIAMI COUNTY

ADDITIONAL RIGHT-OF-WAY FOR HORSESHOE BEND ROAD NO. 38, BRIDGE NO. 494

*Mary B. Gustin*  
 MIAMI COUNTY RECORDER

ROAD RECORD BOOK 8 PAGE 78  
 MIAMI COUNTY ENGINEER'S RECORD OF ROAD SURVEYS



APPROVED AUGUST 23, 1974

*Robert E. Cannon*  
*James H. Knopf*  
*Gene E. Cook*  
 MIAMI COUNTY COMMISSIONERS

OFFICE OF MIAMI COUNTY ENGINEER  
 APPROVED BY:

*Arthur A. Haddad* 8-22-74  
 MIAMI COUNTY ENGINEER

# KINSEY ESTATES

PLAT BOOK NO. 11 PAGE NO. 140  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 5<sup>TH</sup> DAY  
 OF SEPTEMBER, 1974 AT 2:06 P.M.  
 FILE NUMBER 106444 FEE \$ 8.60  
 Mary B. Austin, Recorder  
 by: Helen Y. Stamps, Deputy  
 MIAMI COUNTY RECORDER

7 TOWN 4 EAST RANGE NORTHEAST QUARTER 12 SECTION UNION TOWNSHIP

## DESCRIPTION

BEING A SUBDIVISION OF 4.000 ACRES OF A TOTAL OF 25.498 ACRES ACQUIRED BY KINSEY BROTHERS EXCAVATING CO., INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK NO. 493, PAGE NO. 345.

## DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

KINSEY BROTHERS EXCAVATING CO., INC.

James S. Kinsey, President  
 JAMES S. KINSEY, PRESIDENT  
Roger W. Kinsey, Secretary  
 ROGER W. KINSEY, SECRETARY

W.D. Fleming  
 WITNESS  
Roger W. Kinsey  
 WITNESS

Evelyn Schaefer  
 WITNESS  
Clarence C. Kinsey  
 WITNESS

LIENHOLDERS

Clarence C. Kinsey  
 CLARENCE C. KINSEY  
Hazel M. Kinsey  
 HAZEL M. KINSEY

Clarence C. Kinsey  
 WITNESS  
Hazel M. Kinsey  
 WITNESS

Clarence C. Kinsey  
 WITNESS  
Hazel M. Kinsey  
 WITNESS

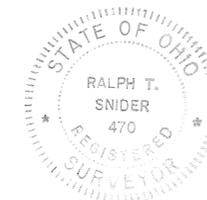
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami COUNTY, OHIO PERSONALLY APPEARED ALL OF THE ABOVE SIGNED LANDOWNERS AND LIENHOLDERS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton, OHIO ON THIS 23<sup>rd</sup> DAY OF August, 1974.

NOTARY PUBLIC Wendell D. Fleming MY COMMISSION EXPIRES: September 27, 1977

## RESTRICTIONS

- NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING. ALL HOUSES SHALL HAVE AN ATTACHED GARAGE.
- THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, CARPORTS, GARAGES OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE STORY PLAN, 1600 SQUARE FEET FOR A SPLIT-LEVEL DESIGN, AND 1200 SQUARE FEET ON THE FIRST FLOOR OF A TWO STORY OR A ONE AND ONE HALF STORY STRUCTURE.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 100 FEET FROM THE STREET LINE AS SHOWN BY THE MINIMUM BUILDING SETBACK LINE SHOWN HEREON. NO BUILDING SHALL BE LOCATED NEARER THAN TWENTY FEET TO ANY INTERIOR LOT LINE.
- NO LOT SHALL BE HEREAFTER DIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
- NO TRAILER, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- ANY FENCING OR HEDGES WHICH MAY BE ERRECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM SETBACK LINE. NO BARBED WIRE, FIELD FENCING OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION, EXCEPT FIELD FENCING ALONG THE REAR OF THESE LOTS WILL BE PERMITTED.
- THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN.
- NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
- NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY PREMISES EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION OF BUILDINGS. ALL HOUSES SHALL BE COMPLETED WITHIN A PERIOD OF ONE (1) YEAR AFTER BEGINNING OF CONSTRUCTION.
- NO SIGN OR BILL BOARD OF ANY KIND SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN THREE (3) SQUARE FEET OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE.
- NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND MAY BE RAISED, BRED OR KEPT ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDING THAT THEY ARE NOT KEPT, BRED OR RAISED FOR COMMERCIAL PURPOSES.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND ARE TO BE BINDING ON ALL PARTIES OR PERSONS CLAIMING UNDER THEM UNTIL JAN. 1, 1999, AT WHICH TIME THEY ARE TO BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- THESE COVENANTS SHALL BE ENFORCABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, OR BY ANY OF THE LOT OWNERS IN THIS SUBDIVISION.

APPROVED  
 Subject to Zoning Approval  
 By [Signature] Sewage Comm.  
 Date 3/8/74  
 Troy City-Miami County  
 Health Department



FOR ROAD DEDICATION

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4<sup>TH</sup> DAY OF September, 1974.

Robert E. Clawson  
John J. Knoop  
Henneth Cook  
 MIAMI COUNTY COMMISSIONERS

Arthur D. Haddad 8-29-1974  
 MIAMI COUNTY ENGINEER DATE

APPROVED AND TRANSFERRED THIS 5<sup>TH</sup> DAY OF Sept, 1974.

Carl Davis by Sharon Brookway  
 MIAMI COUNTY AUDITOR

MIAMI COUNTY PLANNING COMMISSION  
[Signature] CHAIRMAN  
[Signature] SECRETARY  
 DATE SEPT. 3, 1974 NO. 2322

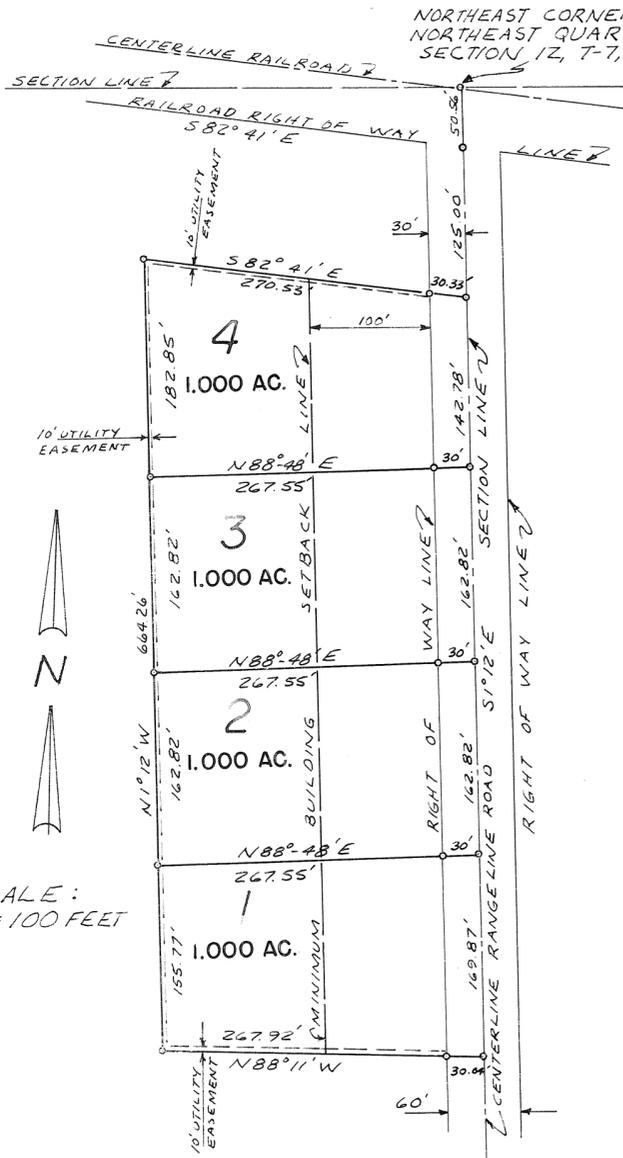
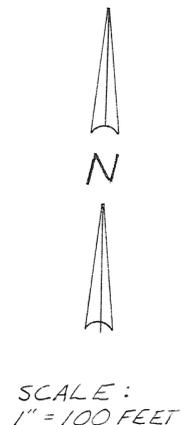
FIVE (5) FOOT UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES IN ADDITION TO THOSE SHOWN HEREON.

IRON PINS OR RAILROAD SPIKES ARE SET AT ALL LOT CORNERS AND RIGHT OF WAY LINES.

PREPARED BY:  
 SNIDER-TREON & ASSOCIATES  
 WEST MILTON & TROY, OHIO

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

Ralph T. Snider  
 RALPH T. SNIDER  
 OHIO REGISTRATION NO. 470



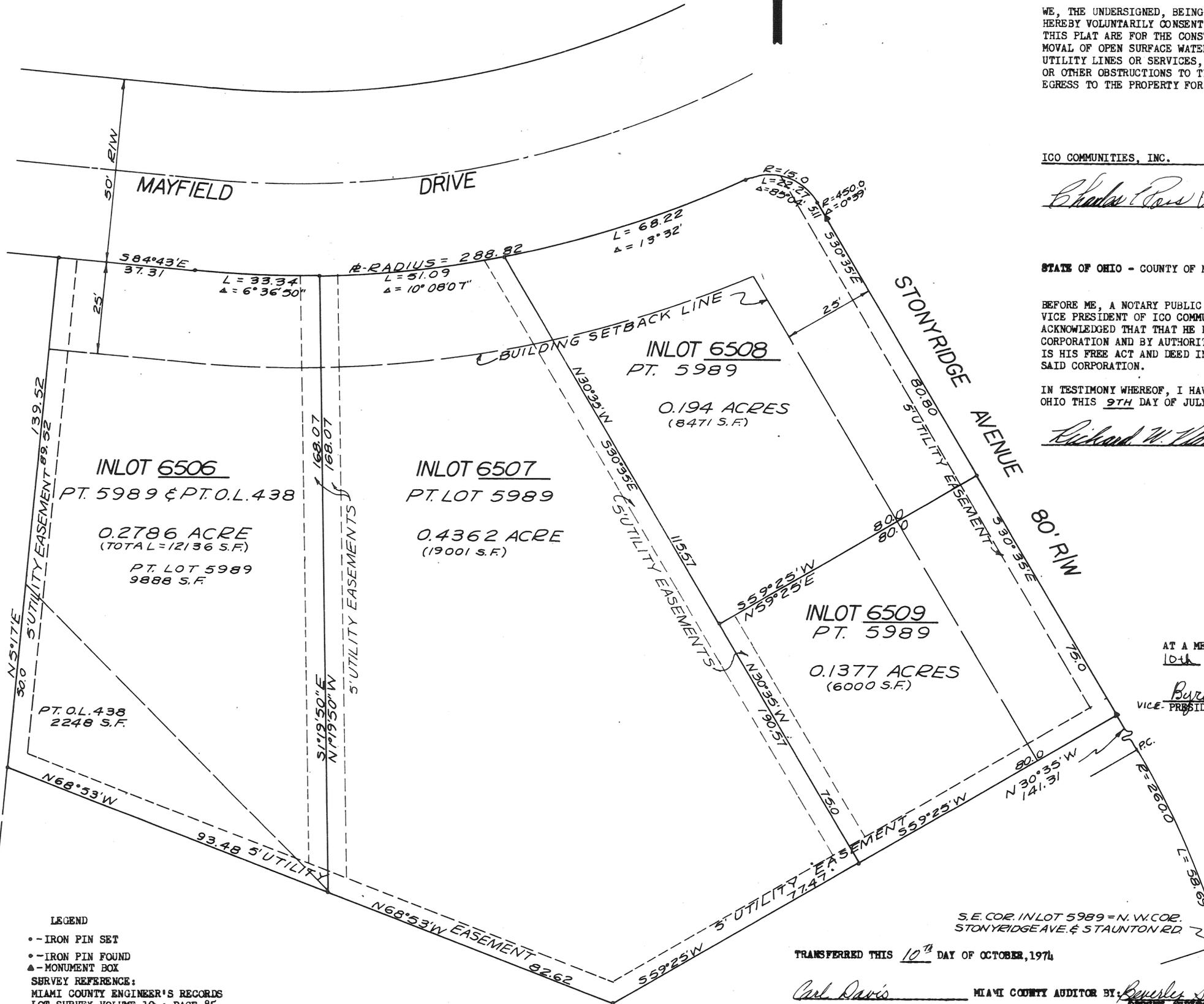
# REPLAT OF PART OF INLOT 5989 AND PART OUTLOT 438 TROY, OHIO

PLAT BOOK 11 PAGE 141  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 10TH DAY OF  
OCTOBER, 1974 AT 11:02 A.M.

FILE NUMBER 107205 FEE \$ 8.60

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

BEING A REPLAT OF 0.995 ACRES OF INLOT 5989 AND 0.051 ACRES OF OUTLOT 438  
IN THE CITY OF TROY, MIAMI COUNTY, OHIO ACQUIRED BY ICO COMMUNITIES INC.  
BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 494 :  
PAGE 871.



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

ICO COMMUNITIES, INC.

*Charles C. Ross*

*Richard W. Klockner*

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED CHARLES C. ROSS, VICE PRESIDENT OF ICO COMMUNITIES, INC. THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THAT HE DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 9TH DAY OF JULY, 1974.

*Richard W. Klockner*

NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public  
for and for Miami County, Ohio  
My Commission Expires Oct. 18, 1976  
MY COMMISSION EXPIRES

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 10th DAY OF JULY 1974, THIS REPLAT WAS REVIEWED AND APPROVED.

*Byron M. Shepard*  
VICE-PRESIDENT

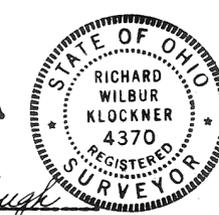
*Sue D. Knight*  
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 7th DAY OF JULY, 1974, THIS REPLAT WAS APPROVED BY ORDINANCE NO. O-84-74 OCT. 64

*Dwain J. Terrell*  
MAYOR

*Frank H. Prouty*  
PRESIDENT OF COUNCIL

*Sue D. Knight*  
CLERK OF COUNCIL



S.E. COR. INLOT 5989 = N.W. COR. STONYRIDGE AVE. & STAUNTON RD.

TRANSFERRED THIS 10th DAY OF OCTOBER, 1974

*Carl Davis*

MIAMI COUNTY AUDITOR BY *Beverly Slough*  
DEPUTY AUDITOR

LEGEND  
-- IRON PIN SET  
• IRON PIN FOUND  
▲ MONUMENT BOX  
SURVEY REFERENCE:  
MIAMI COUNTY ENGINEER'S RECORDS  
LOT SURVEY VOLUME 10 ; PAGE 85

REPLAT OF PART OF INLOT 5989 AND PART OF OUTLOT 438 IN TROY, OHIO		
FOR: ICO COMMUNITIES, INC. COLUMBUS, OHIO		
PREPARED BY: RICHARD W. KLOCKNER AND ASSOCIATES CIVIL ENGINEERS & SURVEYORS, TROY, OHIO		
DATE: 9 JUL 1974	DRAWN BY: TRACED BY: <i>RWB</i> CHECKED BY:	SHEET NO. 1/1
FILE NO. 74-9	SCALE: 1" = 20'	

# DEDICATION OF TIPPECANOE DRIVE AND HATHAWAY TRAIL TIPP CITY, OHIO

PLAT BOOK 11 PAGE 142  
 MIAMI COUNTY RECORDER'S PLAT RECORDS.  
 RECEIVED FOR RECORD THIS 11TH DAY OF  
OCTOBER, 1974. AT 1:07 P.M.  
 FILE NUMBER 107240 FEE \$8.60

BEING PARTS OF OUTLOTS 70, 82 AND 83 IN TIPP CITY, MIAMI COUNTY, OHIO SAID ROAD DEDICATION CONTAINS A TOTAL OF 1.938 ACRES OF WHICH 1.484 ACRES ARE IN OUTLOT 82; 0.287 ACRES ARE IN OUTLOT 83 AND 0.167 ACRES ARE IN OUTLOT 70. MARATHON OIL COMPANY ACQUIRED TITLE TO 46.589 ACRES BY DEED FILED IN DEED BOOK 472, PAGE 144 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

SCALE: 1 INCH = 100 FEET      FEBRUARY 23, 1973

*Mary B. Gustin, Recorder*  
 MARY B. GUSTIN, MIAMI COUNTY RECORDER  
*By Dora Whitmer, Deputy*

WE, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND HEREIN PLATTED AND DEDICATED FOR STREET PURPOSES, DO HEREBY ACCEPT AND APPROVE THIS PLAT, AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THE PORTION OF TIPPECANOE DRIVE AND HATHAWAY TRAIL SHOWN HEREON TO THE PUBLIC USE FOREVER.

MARATHON OIL COMPANY

*J. H. Herring*  
 J. H. HERRING, VICE PRESIDENT

*K. L. Evans*  
 WITNESS

*J. M. Frankart*  
 J. M. FRANKART, ASSISTANT SECRETARY

*F. Lawrence J. Fite*  
 WITNESS

STATE OF OHIO - COUNTY OF HANCOCK

BEFORE ME, A NOTARY PUBLIC IN AND FOR HANCOCK COUNTY PERSONALLY APPEARED J. H. HERRING, VICE PRESIDENT AND J. M. FRANKART, ASSISTANT SECRETARY OF MARATHON OIL COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT FINDLAY, OHIO THIS 7<sup>th</sup> DAY OF MARCH, 1973.

*Karen J. Mays*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES Aug. 27, 1977

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 26 DAY OF February, 1973. THIS PLAT WAS REVIEWED AND APPROVED.

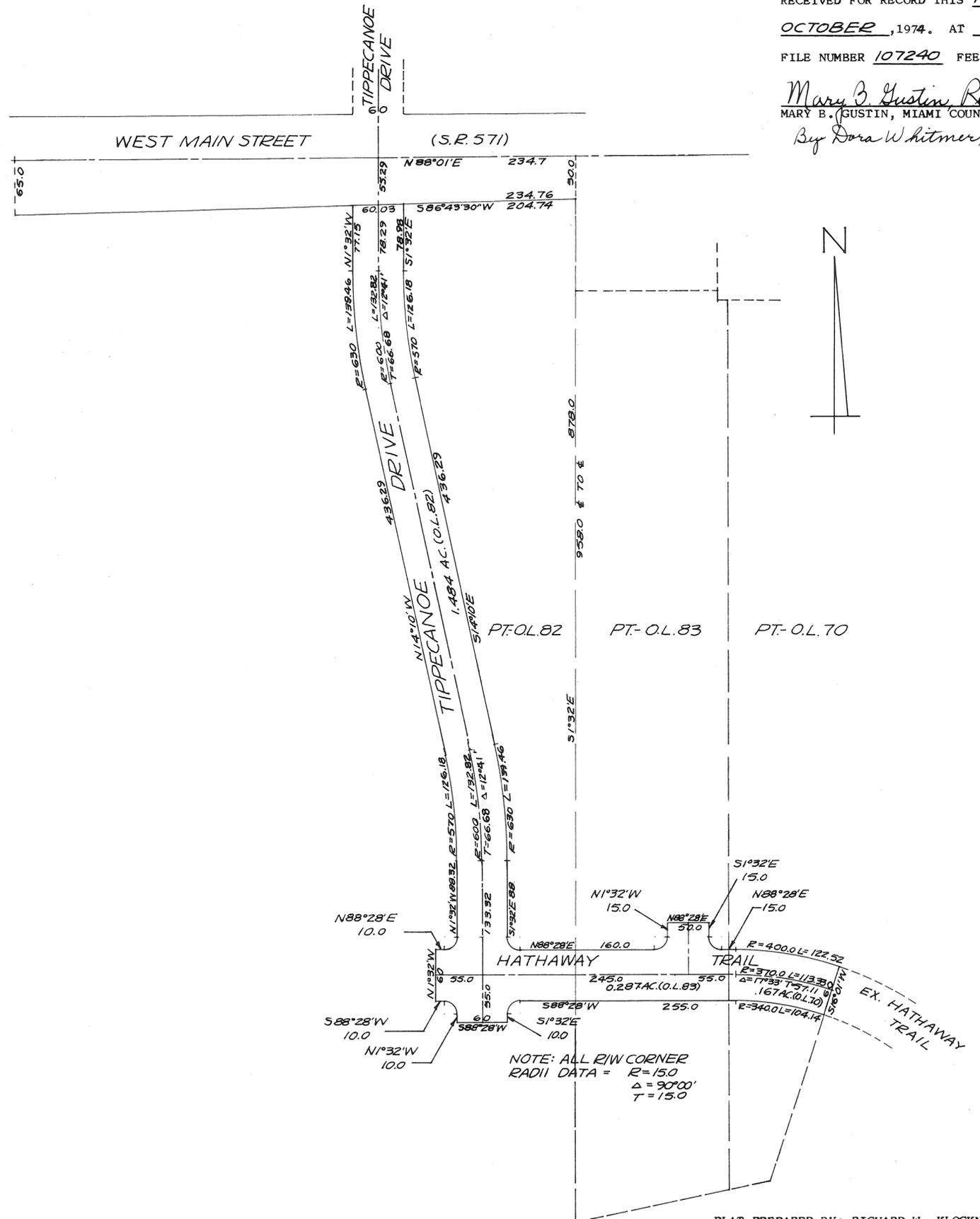
*Phillip H. Wampler*, CHAIRMAN      *Jean Fair*, SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 16<sup>th</sup> DAY OF April, 1973, THIS PLAT WAS APPROVED BY ORDINANCE NO. 21-73.

*Thomas B. Kyle* PRES. OF COUNCIL      *Phyllis Gieseman* CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 11<sup>th</sup> DAY OF October, 1974.

*Carl Davis* MIAMI COUNTY AUDITOR      BY: *Beverly Slough* DEPUTY AUDITOR



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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

*Richard W. Klockner*  
 RICHARD W. KLOCKNER - PROF. SURVEYOR #4370

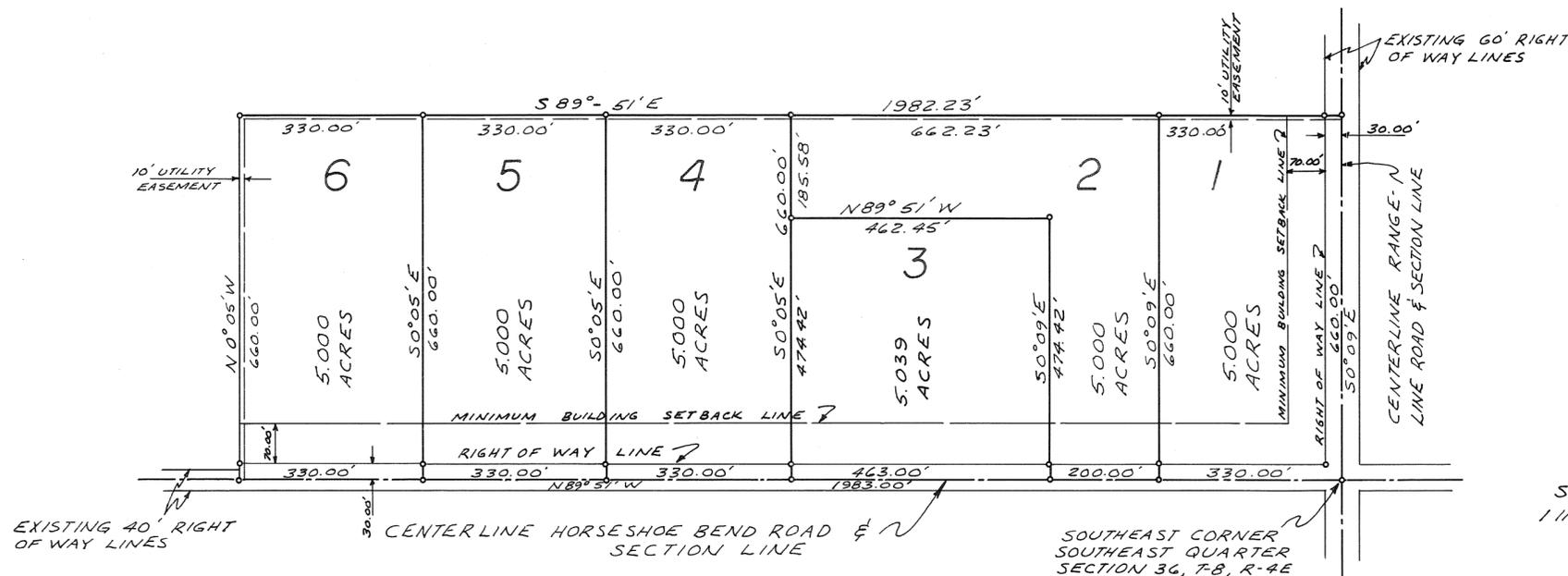


# WEST RANGE ESTATES

PLAT BOOK NO. 11 PAGE NO. 144  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.

8 TOWN      4-EAST RANGE      SOUTHEAST QUARTER      36 SECTION      NEWTON TOWNSHIP

RECEIVED FOR RECORD THIS 8TH DAY OF NOVEMBER 1974 AT 2:02 PM.  
 FILE NUMBER 107765 FEE \$ 17.20  
*Mary B. Justin* Recorder by *Dora Whitmer*, Deputy  
 MIAMI COUNTY RECORDER



FOR ROAD DEDICATION

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 30TH DAY OF OCTOBER 1974.

*John J. Knoop*  
 MIAMI COUNTY COMMISSIONERS  
*Kenneth Cook*  
 MIAMI COUNTY COMMISSIONERS  
*Arthur A. Fiedler*      Oct 30, 1974  
 MIAMI COUNTY ENGINEER      DATE

DESCRIPTION

BEING A SUBDIVISION OF 30.039 ACRES OF A TOTAL OF 30.039 ACRES CONVEYED TO STILLWATER DEVELOPMENT CORPORATION BY DEED FILED IN DEED BOOK NO. 468 PAGE NO. 146 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

APPROVED AND TRANSFERRED THIS 8TH DAY OF November 1974.  
*Carl Davis*, by *Gwendolyn Slough*  
 MIAMI COUNTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE ROAD EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

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

STILLWATER DEVELOPMENT CORPORATION

*Charles E. Boitnott* Pres.      *Judith J. Seime*  
 CHARLES E. BOITNOTT, PRESIDENT      WITNESS  
*Carol A. English*      *Cathy Poston*  
 CAROL A. ENGLISH, SECRETARY      WITNESS

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

BE IT REMEMBERED THAT ON THIS 24th DAY OF October 1974, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR Miami COUNTY, OHIO PERSONALLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

APPROVED  
 Subject to Zoning Approval  
 By *[Signature]*  
 Date 4/1/74  
 Troy City-Miami County  
 Health Department

*Max E. Warner*  
 NOTARY PUBLIC IN AND FOR  
 Miami COUNTY - STATE OF OHIO  
 MY COMMISSION EXPIRES: April 8, 1976



I, HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AS SHOWN HEREON.  
OCTOBER 5, 1974  
*Amos Greene*  
 AMOS GREENE  
 REGISTERED SURVEYOR NO. 6141

# WEST RANGE ESTATES

PLAT BOOK NO. 11 PLAT NO. 144A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS.

RECEIVED FOR RECORD THIS 8TH DAY OF  
NOVEMBER 1974 AT 2:02 P.M.  
FILE NUMBER 107765 FEE \_\_\_\_\_  
*Mary B. Hustin* Recorder by *Dora Whitmer*, Deputy  
MIAMI COUNTY RECORDER

## RESTRICTIVE COVENANTS

SAID PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS, AT THE END OF WHICH PERIOD THEY SHALL CONTINUE THEREAFTER UNLESS THE MAJORITY OF THE THEN OWNERS SHALL BY MAJORITY VOTE CHANGE, AMEND, OR REMOVE ANY SUCH RESTRICTIONS.

1. EACH LOT IN SAID PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES, AND NOT MORE THAN (1) SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED OR USED ON ANY LOT.
2. NO BUILDING OR STRUCTURE SHALL BE ERECTED OR PLACED NEARER TO THE FRONT LOT LINE THAN THE SETBACK LINE SHOWN ON SAID PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 20 FEET TO THE INTERIOR LOT LINES.
3. NO SHACK, TENT, MOBIL HOME, OR OTHER TEMPORARY OUTBUILDING SHALL BE ERECTED ON ANY LOT, NOR SHALL ANY OTHER BUILDING BE ERECTED EXCEPT A HOUSE, BARN OR STORAGE BUILDING.
4. THE WEEDS SHALL BE KEPT CUT ON EACH LOT AND EACH LOT MUST BE KEPT CLEAN OF ALL DEBRIS AT ALL TIMES.
5. ANY FENCING OR HEDGES ERECTED ON THE WITHIN LOTS SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 5 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE PLAT.
6. NO UNLICENSED MOTOR VEHICLE (NORMALLY REQUIRED TO BE LICENSED) OR ANY OTHER IMPLEMENT OR DEBRIS SHALL BE PERMITTED ON ANY LOT UNLESS ENCLOSED WITHIN AN EXISTING BUILDING.
7. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE KEPT EXCEPT FOR OWNERS USE, NOT FOR COMMERCIAL USE. ANIMALS SHALL BE FENCED ON OWNERS PROPERTY. NO PETS SHALL BE USED OR KEPT FOR COMMERCIAL PURPOSES.
8. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
9. NO INDUSTRIAL OR COMMERCIAL USE SHALL BE CARRIED ON WITHIN SAID PLAT, EXCEPT THAT WHICH IS ORDINARILY CARRIED ON IN A HOME, SUCH AS INSURANCE, REAL ESTATE, MUSIC TEACHING AND BEAUTY SHOP. SIGNS ADVERTISING SUCH USE SHALL BE LIMITED TO ONE SIGN PER LOT AND NOT MORE THAN TWO (2) FEET SQUARE.

# COUNTRY ESTATES EAST - SEC. 6

TOWN 4 ~ RANGE 6 ~ SEC. 27 SE. 1/4 ~ MONROE TOWNSHIP ~ MIAMI COUNTY ~ OHIO

**NOTE**  
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon, EXCEPT NO EASEMENTS ON LOT LINES WITHIN D.P.E.L. EASEMENT UNLESS SPECIFICALLY SHOWN

FLOYD C. HUNT  
T.A. - R.6 - SEC. 27

DEED BOOK 430  
PAGE 506

SCALE 1"=100'

PLAT BOOK 11 PAGE 145

Miami County Recorder's Plat Records

Received for record this 3<sup>rd</sup> day of NOV, 1974, at 3:11 P.M.

File Number 107768 Fee: \$ 8.50

Mary B. Austin, Recorder  
Miami County Recorder  
by Emily M. Neal, Deputy

**DESCRIPTION**

Being a subdivision situated in Section Twenty Seven (27); Town Four (4), Range Six (6); in Monroe Township, Miami County, Ohio. Containing 14.955 Acres of a 14.955 Acre tract as conveyed to Petzoldt Construction Company by deed recorded in Miami County Recorder's Record of Deeds Book 508, Page 200.

**DEDICATION:**

We the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and the protective covenants and restrictions and do hereby voluntarily consent, to the execution of said plat, and to the dedication of all parts of the roads, streets, and public grounds, shown hereon and not heretofore dedicated, 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 drainage or open waterways or operation of gas, sewer, water, electric, telephone or other utility lines of 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.

We, the undersigned, further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the application of off-street parking and loading requirements of Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this 21<sup>st</sup> day of MAY, 1974.

*[Signatures]*  
witness  
witness  
PETZOLDT CONSTRUCTION COMPANY  
Curtis S. Petzoldt, president  
Roberta S. Petzoldt, sec-treas.

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

Before me, a notary public in and for Miami Co., Ohio personally appeared Petzoldt Construction Company by its president Curtis S. Petzoldt and its sec-treas. Roberta S. Petzoldt, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 21<sup>st</sup> day of MAY, 1974.

*[Signature]* 12-7-76  
Notary Public My Commission Expires

This plat reviewed and approved this 4<sup>TH</sup> day of JUNE, 1974.

Transferred this 8<sup>th</sup> day of November, 1974.  
Carl Davis, by Beverly Slough, Deputy  
Miami County Auditor

This plat reviewed and approved by the Miami County Planning Commission this 4<sup>TH</sup> day of JUNE, 1974.

*[Signatures]*  
Chairman Secretary

This plat approved by Miami County Commissioners this 8<sup>th</sup> day of NOV, 1974. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 21.041, Ohio Revised Code.)

*[Signatures]*

Approved by the City of Tipton Planning Commission this 26<sup>th</sup> day of MAY, 1974.

*[Signatures]*  
Chairman Secretary



I hereby certify that this map is a true and complete survey made under my supervision, on MAY 21, 1974. That all monuments are set as shown.

*[Signature]*  
DANIEL D. TURNER, registered surveyor no. 4807

**PROTECTIVE COVENANTS**

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling, except that one (1) outbuilding will be permitted on lot 75.
- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1200 Sq. Ft. for a one story plan, or less than 1400 Sq. Ft. total for other than a one story plan. All houses shall have a two car attached garage. All homes must be fully completed within one year after construction has begun.
- No building shall be located on any lot nearer to the front or side property line that the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 20 feet to any interior lot line. Minimum rear setback shall be fifty (50') feet.
- No lot shall be hereafter subdivided into additional residential lots.
- No trailer, basement, campshack, garage, barn or other outbuildings shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
- Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
- No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
- No structure of a temporary character shall be permitted on any premises except during the active period of construction.
- No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 Sq. Ft. or one sign of not more than 5 Sq. Ft. advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until August 1, 1994, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
- These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

This Plat Reviewed and Approved this 10<sup>TH</sup> day of October, 1974, for sanitary sewage disposal requirements by Miami County Board of Health.

*[Signature]*  
Miami County Board of Health Representative

Country Estates East - Sec. Six for Petzoldt Construction Company Vandalia, Ohio		
TURNER- KLOCKNER AND ASSOCIATES Troy Ohio		
*CIVIL ENGINEERING -LAND SURVEYING*		
DATE MAY 1974	Drawn by: T.S. Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

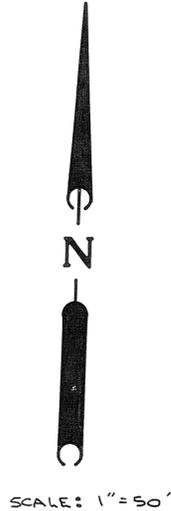
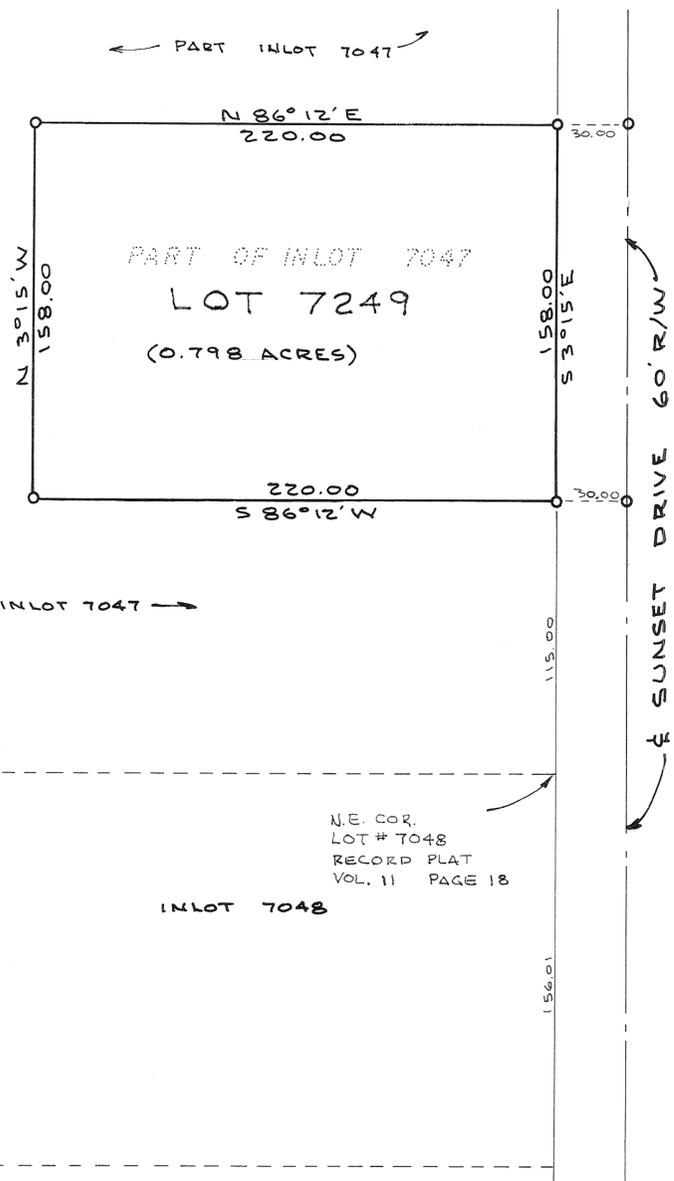
# REPLAT OF PART OF LOT 7047

PIQUA

OHIO

BOOK 11 PAGE 146  
 MIAMI COUNTY RECORDER'S  
 RECORD OF RECORDED PLATS.  
 FILE No. 107769  
 RECEIVED FOR RECORD 3:12 PM Nov. 8 1974  
 FEE. \$ 8.00 TIME DATE

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



## DESCRIPTION

BEING A SUBDIVISION OF 0.798 ACRES OF PART OF LOT 7047 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO AS CONVEYED TO LOUIS V. DECKER AND FLORENCE DECKER PRICE BY DEED RECORDED IN VOL. 243 PG. 405 OF THE MIAMI COUNTY DEED RECORDS.

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Richard Gaiser  
 WITNESS

Robert Schwable  
 WITNESS

Florence Decker Price  
 FLORENCE DECKER PRICE

EXECUTORS OF ESTATE OF LOUIS V. DECKER  
Florence Decker Price  
 FLORENCE DECKER PRICE

Robert Schwable  
 ROBERT SCHWABLE

STATE OF OHIO: MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 13 DAY OF Sept, 1974 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE, PERSONALLY CAME THE EXECUTORS OF THE ESTATE OF LOUIS V. DECKER, FLORENCE DECKER PRICE AND ROBERT SCHWABLE, AND FLORENCE DECKER PRICE 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.

J. RICHARD GAIER, Attorney at Law  
 Notary Public - State of Ohio  
 My commission has no expiration date.  
 Section 147.05 R.C.

MY COMMISSION EXPIRES

Richard Gaiser  
 NOTARY PUBLIC

MIAMI COUNTY AUDITOR

APPROVED THIS 8th DAY OF November, 1974

Carl Davis, Esq. Beverly Slough, Deputy  
 MIAMI COUNTY AUDITOR

Planning Commission  
 At a meeting of the City of Piqua Planning Commission held this 14th day of Oct. 1974, this plat was approved.

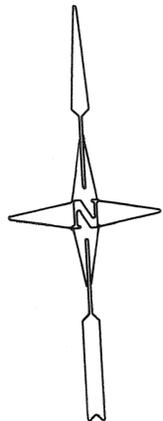
James R. Thompson, Chairman  
Robert M. Vance  
John D. Kishbaugh  
Raymond L. Plummer, Jr.



I hereby certify this plat and all measurements to be correct as shown hereon. Iron pins set at all lot corners.

Daniel D. Turner  
 Daniel D. Turner, reg. surveyor no. 4807

REPLAT OF PART OF INLOT 7047 PIQUA-OHIO		
DANIEL D. TURNER & ASSOC. INC. TROY-OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE	DRAWN BY: T.S. TRACED BY: J.T. CHECKED BY: J.T.	SHEET No
JULY 1974		1/1
FILE No.	SCALE:	
7-74-31	1" = 50'	

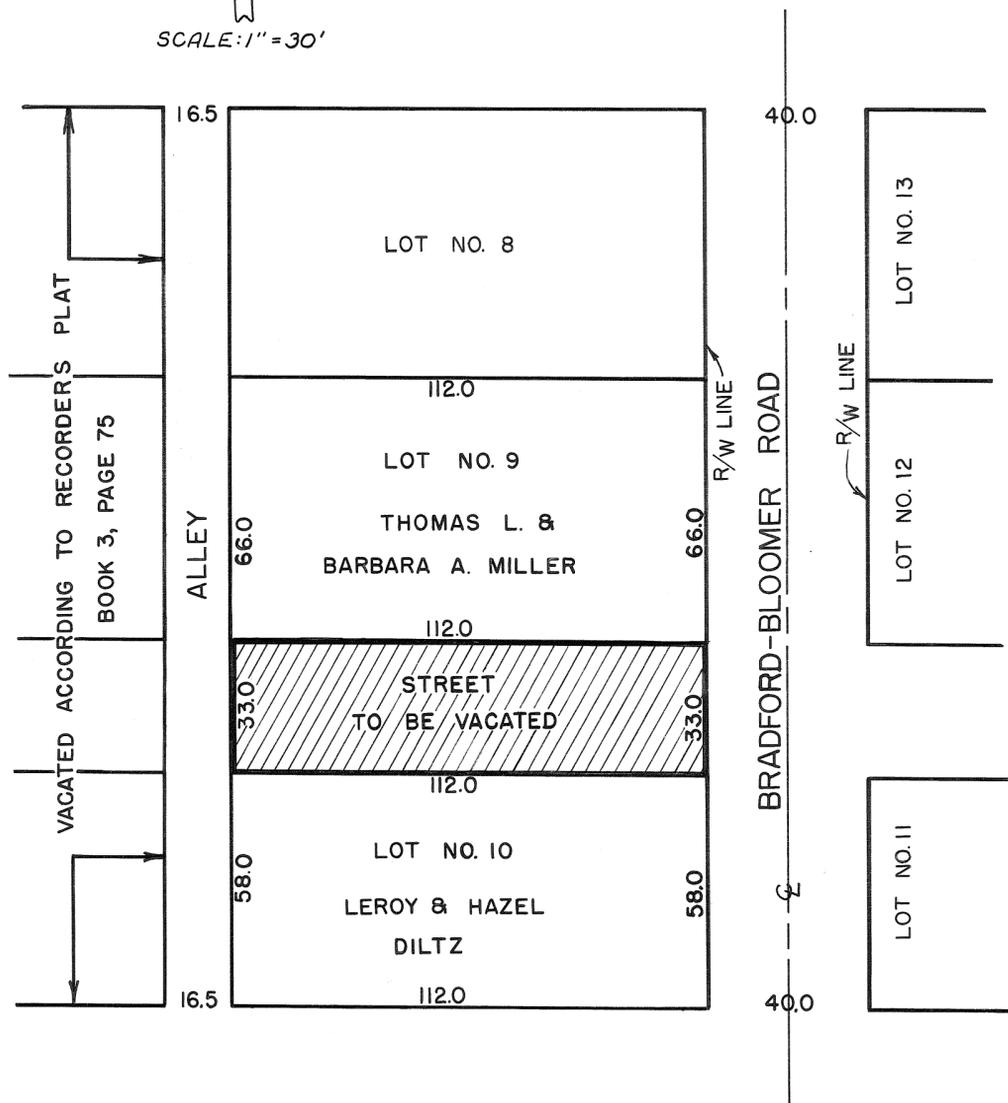


SCALE: 1" = 30'

# VILLAGE OF BLOOMER, OHIO STREET VACATION PLAT

PLAT BOOK NO. 11 PAGE NO. 147  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED FOR RECORD THIS 5<sup>TH</sup> DAY OF  
DEC., 1974, AT 2:54 P.M.  
FILE NUMBER: 108218  
FEE: NO FEE

*Mary B. Gustin by Bernice Studelaker*  
MARY B. GUSTIN, MIAMI COUNTY RECORDER



NOTE:  
33' STREET DIMENSION IS ACCORDING  
TO FIELD MEASUREMENTS.

## DESCRIPTION

THAT PORTION OF THE 33' UNNAMED STREET BETWEEN LOTS NUMBERED 9 & 10 FROM THE WEST RIGHT OF WAY LINE OF THE BRADFORD-BLOOMER ROAD TO THE EAST LINE OF A 16.5' ALLEY.

## NOTE

THE STREET AS SHOWN HEREON HAS BEEN UNOPENED AND UNUSED FOR A PERIOD OF TIME LONGER THAN 21 YEARS AND THE VACATION IS IN ACCORDANCE WITH SECTION 5553.042 OHIO REVISED CODE.

APPROVED BY MIAMI COUNTY COMMISSIONERS ON Nov. 18, 1974.  
RECORDED IN COMMISSIONERS JOURNAL 44, PAGE 492

*Kenneth Cook*  
KENNETH COOK

*John J. Knoop*  
JOHN J. KNOOP

*Robert Clawson*  
ROBERT CLAWSON

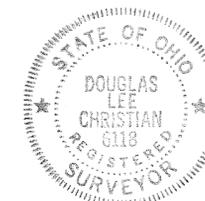
APPROVED BY MIAMI COUNTY ENGINEER ON THIS 15 DAY OF NOV. 1974.

*Arthur D. Haddad*  
ARTHUR D. HADDAD

APPROVED AND TRANSFERRED BY MIAMI COUNTY AUDITOR ON THIS 5<sup>th</sup> DAY OF Dec., 1974.

*Carl Davis by Sharon Brooker*  
CARL DAVIS

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



*Douglas L. Christian*  
DOUGLAS L. CHRISTIAN, PROFESSIONAL SURVEYOR, OHIO REGISTRATION NO. 6118

PREPARED BY MIAMI COUNTY ENGINEER'S OFFICE.



VILLAGE OF WEST MILTON, OHIO  
 PLAT OF INLOT NO. 1334

PLAT BOOK 11 PAGE 149  
 MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 16<sup>th</sup> DAY OF  
January, 1975 AT 9:35 A.M.  
 FILE NO. 108935 FEE \$8.60

Mary B. Justin  
 MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED THIS 16<sup>th</sup> DAY OF January,  
 1975.  
Carl Davis by Beverly Slough, Deputy  
 MIAMI COUNTY AUDITOR

NOTE:

THE PURPOSE OF THIS RECORD PLAT IS TO ASSIGN  
 AN INLOT NUMBER TO THE OLD DEPOT LOT FOR  
 CLARIFICATION.

DEED REFERENCE

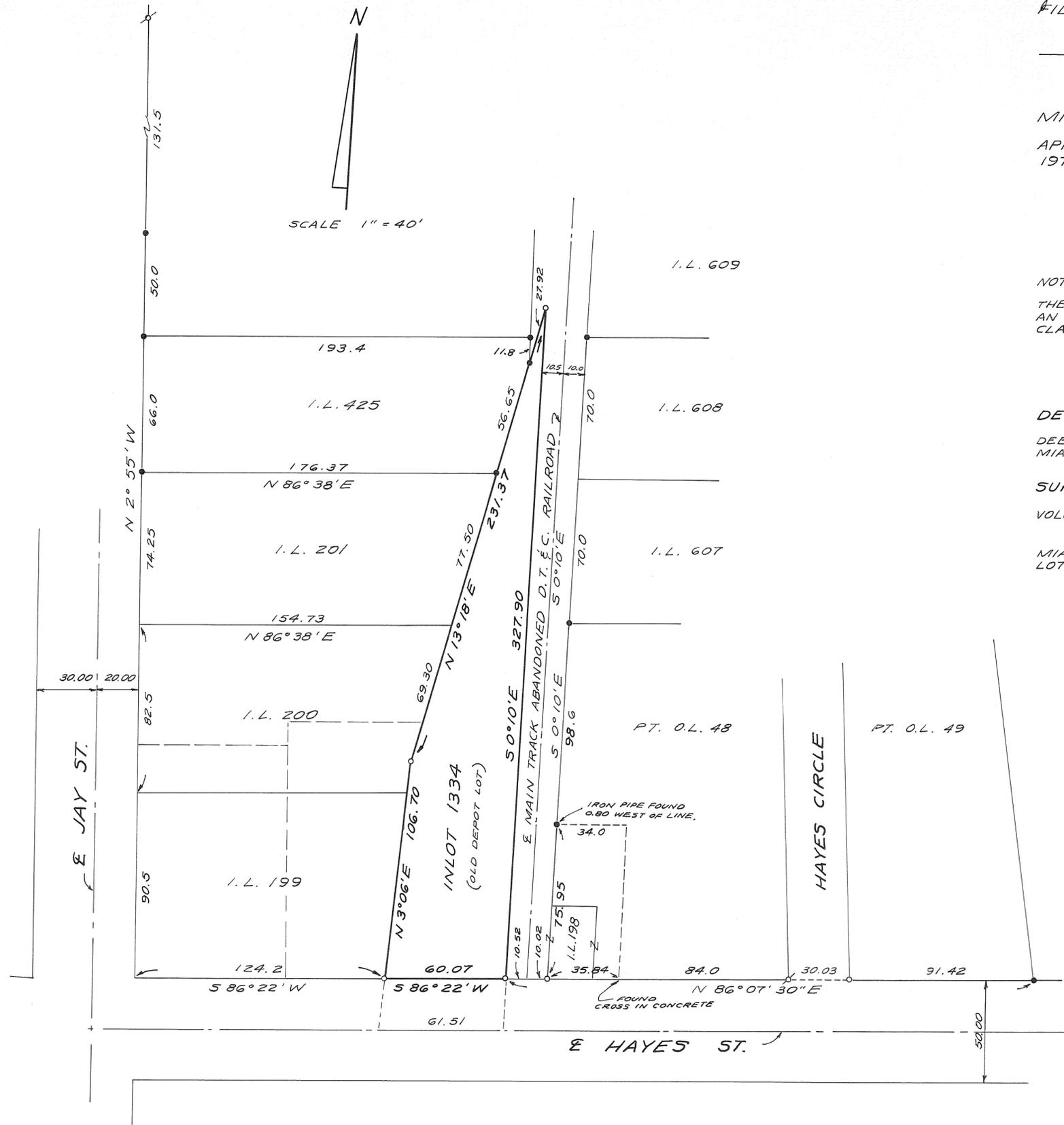
DEED BOOK 504, PAGE NO. 220 OF THE  
 MIAMI COUNTY RECORDER'S DEED RECORDS.

SURVEY REFERENCE

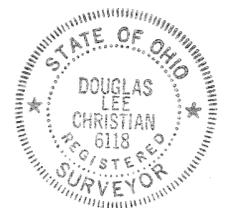
VOLUME NO. 5, PLAT NO. 82  
 " " 5, " " 113  
 " " 5, " " 136  
 MIAMI COUNTY ENGINEER'S RECORD OF  
 LOT SURVEYS.

LEGEND

- = IRON PIPE FOUND
- ⊗ = IRON PIN FOUND
- = IRON PIN SET



I HEREBY CERTIFY THIS PLAT TO BE  
 CORRECT AS SHOWN HEREON.  
Douglas L. Christian  
 DOUGLAS L. CHRISTIAN  
 REGISTERED SURVEYOR #6118  
 TROY, OHIO



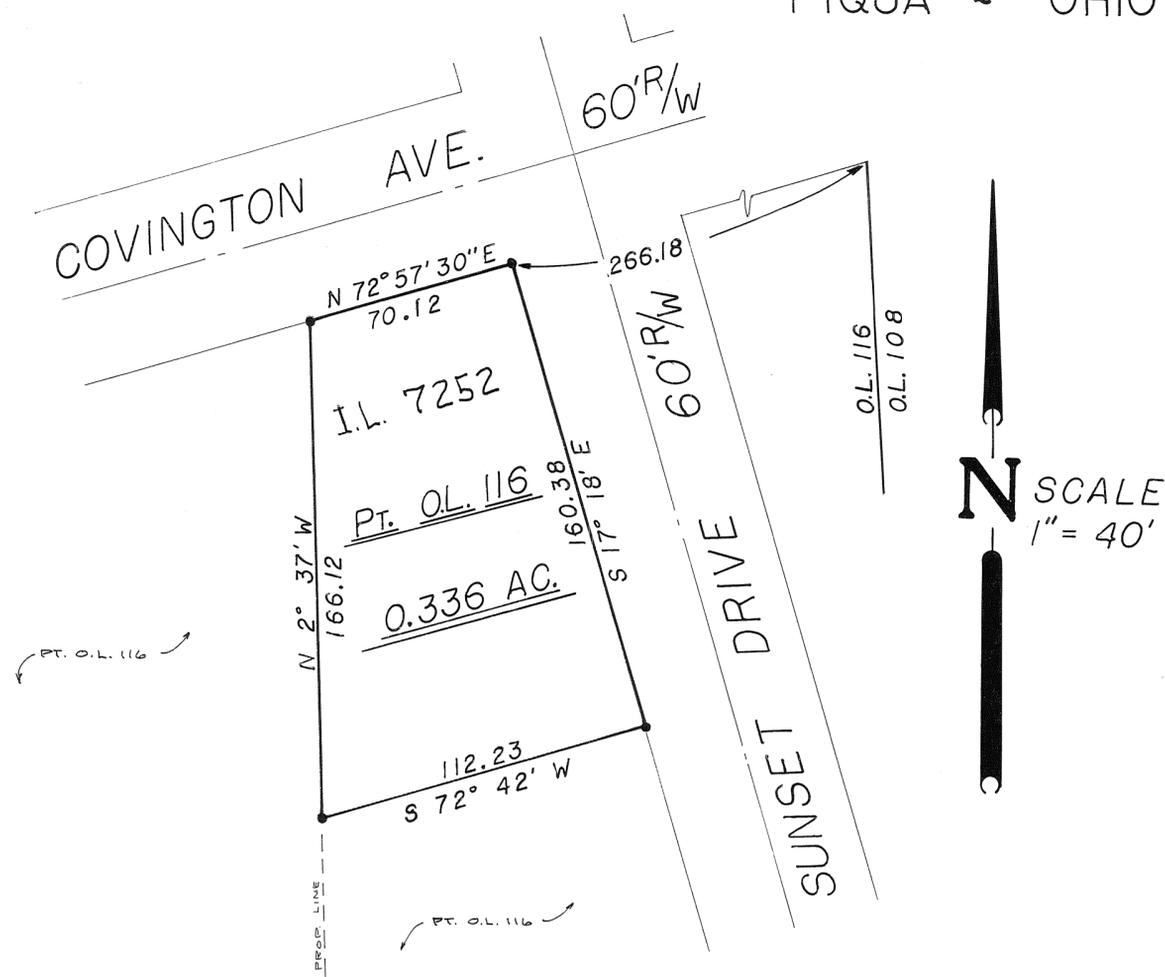
# REPLAT OF PART OF OUTLOT 116

PIQUA ~ OHIO

BOOK 11 PAGE 150

MIAMI COUNTY RECORDER'S  
 RECORD OF RECORDED PLATS  
 FILE NO. 109409  
 RECEIVED FOR RECORD: 2:10 PM FEB. 18, 1975  
 FEE \$ 8.60 TIME DATE

Mary B. Gustin Recorder



### DESCRIPTION

Being a subdivision of 0.336 Acres of part of Outlot 116 in the City of Piqua, Miami County, Ohio as conveyed to Nazarene Church of Piqua, Ohio, by deed recorded in Vol. 441, Page 122 and Vol. 424, Page 183, of the Miami County Deed Records.

### DEDICATION

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

Margaret E. Kruca  
 WITNESS  
Pauland Pills  
 WITNESS

Pauland Sherrwood  
 WITNESS  
Pauland Pills  
 WITNESS

Jane L. Odo  
 WITNESS  
Pauland Pills  
 WITNESS

### NAZARENE CHURCH

Donald Jenkins  
 DONALD JENKINS  
Harold Street  
 HAROLD STREET  
Kenneth Ward  
 KENNETH WARD  
Richard Langston  
 RICHARD LANGSTON

### THE COVINGTON BUILDING AND LOAN ASSOC.

C.R. Crawford Pres.  
John R. Reck, Secy. Treas.

### BORDER CITY SAVINGS AND LOAN ASSOC.

Harold L. Short, Pres.  
Robert F. Dill, Treas.

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

Before me, a notary public in and for Miami County, Ohio, personally appeared the Nazarene Church of Piqua, Ohio, by its trustees, Donald Jenkins, Harold Street, Kenneth Ward, Richard Langston, and The Covington Building And Loan Association by its president, C.R. Crawford, and its Sec. Treas., John R. Reck, and Border City Savings And Loan Assoc. by its president, Harold L. Short, and its Treasurer, Robert F. Dill who acknowledge they did sign such instrument and that such instrument is their free act and deed for the purposes herein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Piqua, Ohio this 10th day of Feb. 1975.

Pauland Pills  
 NOTARY PUBLIC

Nov. 3 1976  
 MY COMMISSION EXPIRES:

IRMTRAUD 0113, Notary Public  
 In and for Miami County, Ohio  
 My Commission Expires Nov. 3, 1976

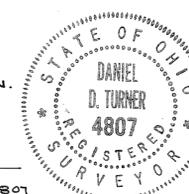
PIQUA PLANNING COMMISSION  
 AT A MEETING OF THE CITY OF PIQUA  
 PLANNING COMMISSION HELD THIS  
10th DAY OF February, 1975,  
 THIS PLAT WAS APPROVED

Robert R. Thompson, Chrmn.  
Robert M. House  
Richard L. Keaton  
Raymond S. Hammer, Jr.

MIAMI COUNTY AUDITOR  
 APPROVED THIS 18th DAY OF February, 1975  
Carl Davis Auditor by Sharon Brookley  
 MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JAN. 9, 1975. MONUMENTS SET AS SHOWN.

Daniel D. Turner  
 DANIEL D. TURNER, REG. SURVEYOR NO. 4807



REPLAT OF PART OF O.L. 116 PIQUA-OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY ~ OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE JAN, 1975	DRAWN BY: T.S. CHECKED BY:	SHEET NO. 1/1
FILE NO. 12-74-104	SCALE 1" = 40'	