COVEY–MARTIN ESTATES REPLAT
LOT 4 & PART LOT 6

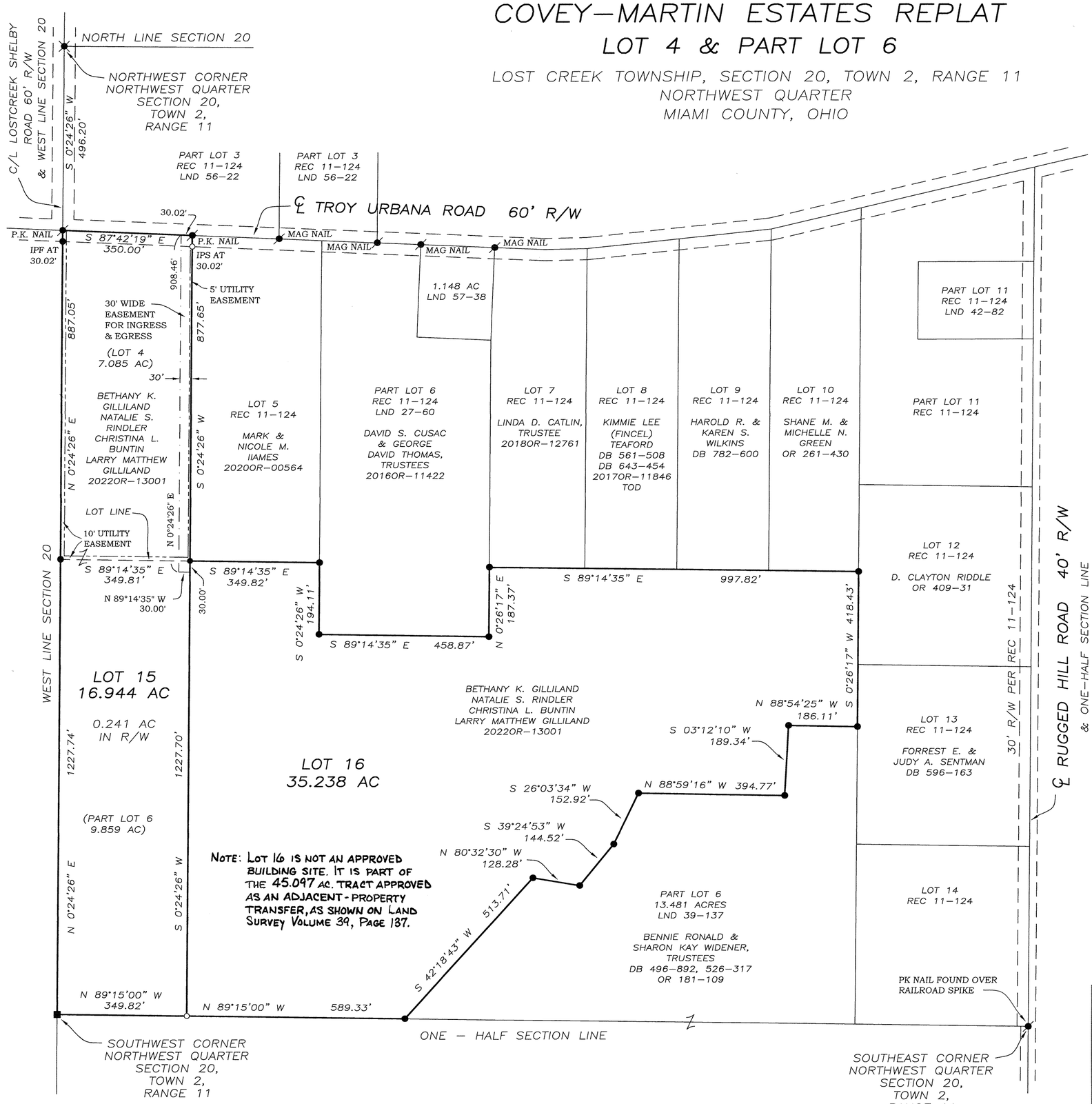
LOST CREEK TOWNSHIP, SECTION 20, TOWN 2, RANGE 11
NORTHWEST QUARTER
MIAMI COUNTY, OHIO

VOLUME 30 PAGE 1
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/04/2023 12:33:10 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 43.20 Jessica A. Lopez MIAMI COUNTY RECORDER Amy Tallin BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 4th DAY OF Jan, 2023.
Matthew W Gearhardt MIAMI COUNTY AUDITOR Joyce Gilliot BY DEPUTY AUDITOR



LEGEND
- ○ CAPPED IRON PIN SET
- ⌀ MAG NAIL SET
- ● IRON PIN FOUND
- ■ STONE FOUND
- ⌀ MAG NAIL OR P.K. NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 27, PAGE 60
VOLUME 39, PAGE 137
VOLUME 42, PAGE 82
VOLUME 56, PAGE 22
VOLUME 57, PAGE 38
BEARINGS CORRESPOND TO LAND SURVEY 39–137

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 11, PAGE 124, 124A
MISCELLANOUS 18, PAGE 678
MISCELLANOUS 29, PAGE 709
DEED BOOK 542, PAGE 567 (PIONEER EASE.)
DEEDS AS SHOWN HEREON

NOTE:
RESTRICTIVE COVENANTS WILL APPLY AS STATED IN COVEY–MARTIN ESTATES, IN PLAT BOOK 11, PAGE 124A, AND AS AMENDED IN MISCELLANEOUS BOOK 29, PAGE 709, MIAMI COUNTY RECORDER'S RECORDS.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

CERTIFICATION

I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON, PERFORMED UNDER MY DIRECTION.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37.

SEPTEMBER 9, 2022	REPLAT FOR THE GILLILAND FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	PREPARED BY: Neil E. Teaford P.S. #7724 NEIL E. TEAFORD 5260 TROY–URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

COVEY—MARTIN ESTATES REPLAT
LOT 4 & PART LOT 6

LOST CREEK TOWNSHIP, SECTION 20, TOWN 2, RANGE 11
NORTHWEST QUARTER
MIAMI COUNTY, OHIO

VOLUME 30 PAGE 1-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY ENGINEER

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 2nd DAY OF November, 2022.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.

MIAMI COUNTY COMMISSIONERS

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 29th DAY OF December, 2022.

Ted S. Mercer
TED S. MERCER

Wade H. Westfall
WADE H. WESTFALL

Gregory A. Simmons
GREGORY A. SIMMONS

MIAMI COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 20th DAY OF DECEMBER, 2022.

CHAIRMAN

SECRETARY

OWNER'S CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

Bethany K. Gilliland — BETHANY K. GILLILAND
Jana Nadine Dalton — JANA NADINE DALTON

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23 DAY OF Oct, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BETHANY K. GILLILAND, MARRIED, AND JANA NADINE DALTON, SPOUSE, 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 SHOWN HEREON.

MY COMMISSION EXPIRES: MM 5-23-23 / 10/23/22 (DATE) — NOTARY PUBLIC

MOLLY L. MARTIN
Notary Public, State of Ohio
My Comm. Expires 05-23-2023

OWNER'S CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

Natalie S. Rindler — NATALIE S. RINDLER
Michael G. Rindler — MICHAEL G. RINDLER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23 DAY OF Oct, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NATALIE S. RINDLER, MARRIED, AND MICHAEL G. RINDLER, SPOUSE, 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 SHOWN HEREON.

MY COMMISSION EXPIRES: 5-23-22 (DATE) — NOTARY PUBLIC

MOLLY L. MARTIN
Notary Public, State of Ohio
My Comm. Expires 05-23-2023

OWNER'S CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

Christina Buntin — CHRISTINA L. BUNTIN
Kevin E. Buntin — KEVIN E. BUNTIN

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23 DAY OF Oct, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CHRISTINA L. BUNTIN, MARRIED, AND KEVIN E. BUNTIN, SPOUSE, 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 SHOWN HEREON.

MY COMMISSION EXPIRES: 5-23-23 (DATE) — NOTARY PUBLIC

MOLLY L. MARTIN
Notary Public, State of Ohio
My Comm. Expires 05-23-2023

OWNER'S CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

Larry M Gilliland — LARRY MATTHEW GILLILAND
Heather Lynn Gilliland — HEATHER LYNN GILLILAND

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23 DAY OF Oct, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LARRY MATTHEW GILLILAND, MARRIED, AND HEATHER LYNN GILLILAND, SPOUSE, 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 SHOWN HEREON.

MY COMMISSION EXPIRES: 5-23-23 (DATE) — NOTARY PUBLIC

MOLLY L. MARTIN
Notary Public, State of Ohio
My Comm. Expires 05-23-2023

INDIAN RIDGE SUBDIVISION, SECTION 7 REPLAT

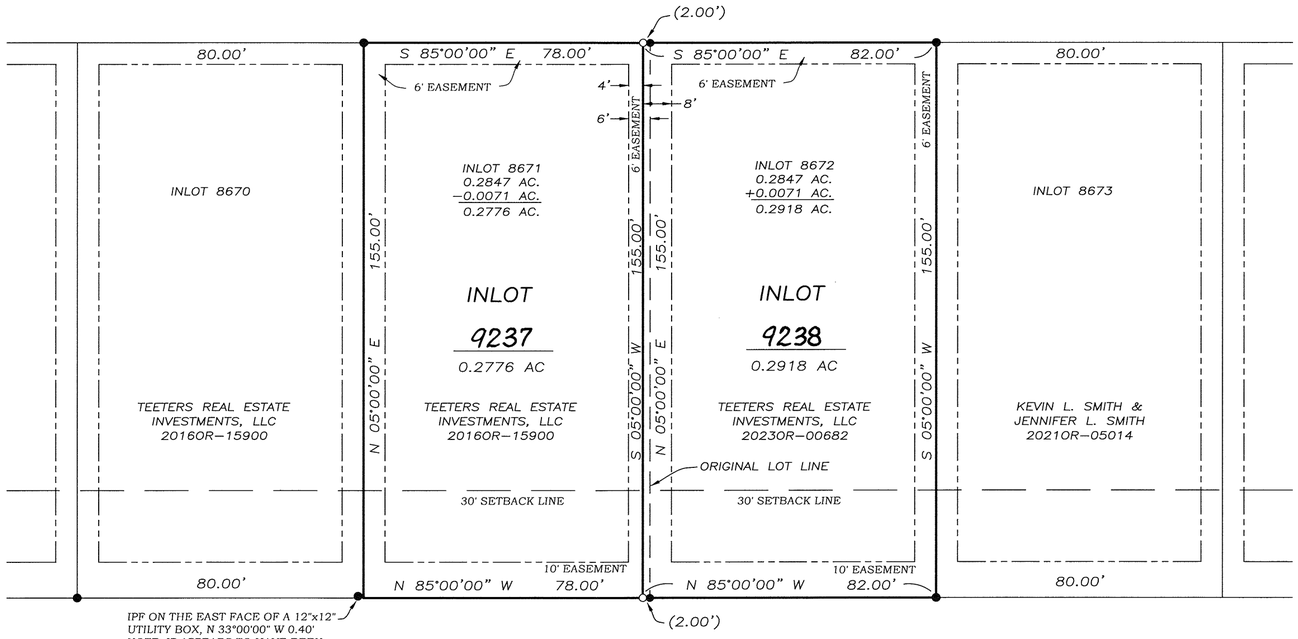
INLOTS 8671 & 8672
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 2
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00004
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/27/2023 01:49:30 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Jan. 27th, 2023.
Matthew W. Gearhardt MIAMI COUNTY AUDITOR
Mindy Dowd BY DEPUTY AUDITOR



IPF ON THE EAST FACE OF A 12"x12" UTILITY BOX, N 33°00'00" W 0.40'
NOTE: IP APPEARS TO HAVE BEEN DISTURBED BY PLACEMENT OF AN UNDERGROUND UTILITY.

OTTAWA CIRCLE 50' R/W

DESCRIPTION

BEING A REPLAT OF INLOT 8671 AND INLOT 8672 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 20160R-15900 AND 20230R-00682 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, SECTION 7 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 123.

CONSENT

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

OWNER

Julie A. Alexander, Managing Member
TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 24th DAY OF January, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

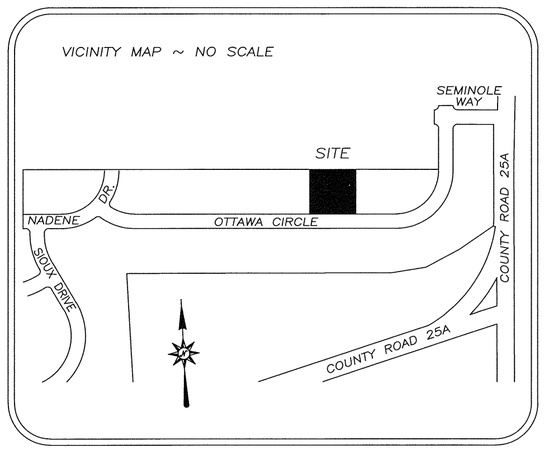
Christine L. Price
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/01/2027

Christine L. Price
Notary Public
State of Ohio
My Commission Expires
August 01, 2027

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 23rd DAY OF January, 2023.

KYRSTEN FRENCH
CITY OF PIQUA PLANNER



NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 7, IN VOLUME 19, PAGE 123A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION SEVEN WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 20150R-01366, MIAMI COUNTY RECORDS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

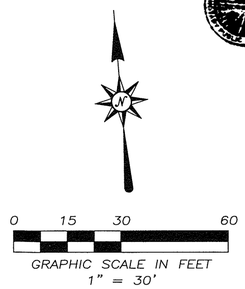
LEGEND

○ 5/8" CAPPED IRON PIN SET
● 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 19, PAGE 123, 123A
VOLUME 27, PAGE 16

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON



REPLAT OF INLOTS 8671 & 8672 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ NOVEMBER 3, 2022, REVISED JANUARY 20, 2023

PREPARED BY:

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

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

STONY BROOK ESTATES, SECTION 4

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

PLAT BOOK 30, PAGE 3
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00005
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/16/2023 08:47:37 AM
REFERENCES 0
RECORDING FEE
PAGES 3

FEE $ 129.60
Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Amy Dillow
DEPUTY

TRANSFERRED THIS 16th DAY
OF February, 2023
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Linda Olinger
BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 9.864 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONY BROOK ESTATES, SECTION 4 AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2022OR-04300.

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

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

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

OWNER:
STONY BROOK ESTATES, LLC
Frank Harlow MANAGER
FRANK HARLOW, MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 7th DAY OF November, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONY BROOK ESTATES, LLC, BY FRANK HARLOW ITS MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Magen B. Carney
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: September 15, 2023

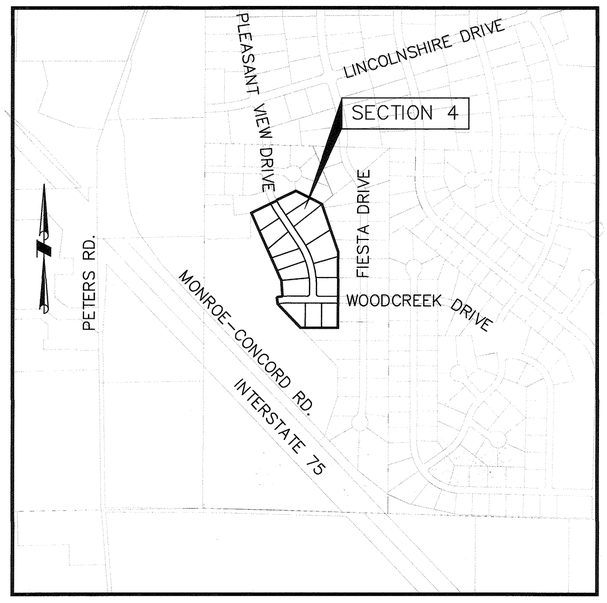
NOTARY PUBLIC STATE OF OHIO
MAGEN B CARNEY
Notary Public
State of Ohio
My Comm. Expires
September 15, 2025

MORTGAGEE:
Minster Bank
REPRESENTATIVE: Daniel J. Heitmeyer
TITLE: VP Commercial Banking

STATE OF OHIO, COUNTY OF Auglaize, S.S.
BE IT REMEMBERED THAT ON THIS 7th DAY OF November, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Minster Bank, BY Daniel Heitmeyer, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Magen B. Carney
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: September 15, 2025

NOTARY PUBLIC STATE OF OHIO
MAGEN B CARNEY
Notary Public
State of Ohio
My Comm. Expires
September 15, 2025



VICINITY MAP

N.T.S.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 9.864 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T4, R6, AS SHOWN ON LND. SUR. 61/36 AND OWNED BY STONY BROOK ESTATES, LLC, AS RECORDED IN 2022OR-04300.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 2016OR-05193 OF THE MIAMI COUNTY RECORDER'S RECORDS.

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 20th DAY OF October, 2022

Paul P. Hudson
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 18th DAY OF OCTOBER, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

, CHAIRMAN , SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 9th DAY OF February, 2023 APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

Ted S. Mercer (Absent)	Wade H. Westfall	Gregory A. Simmons
COMMISSIONER	COMMISSIONER	COMMISSIONER
TED S. MERCER	WADE H. WESTFALL	GREGORY A. SIMMONS

CERTIFICATION

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

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

10-18-2022
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	10-18-2022
DRAWN BY:	MPL
JOB NUMBER:	MIACON2101
SHEET NUMBER	1 OF 3

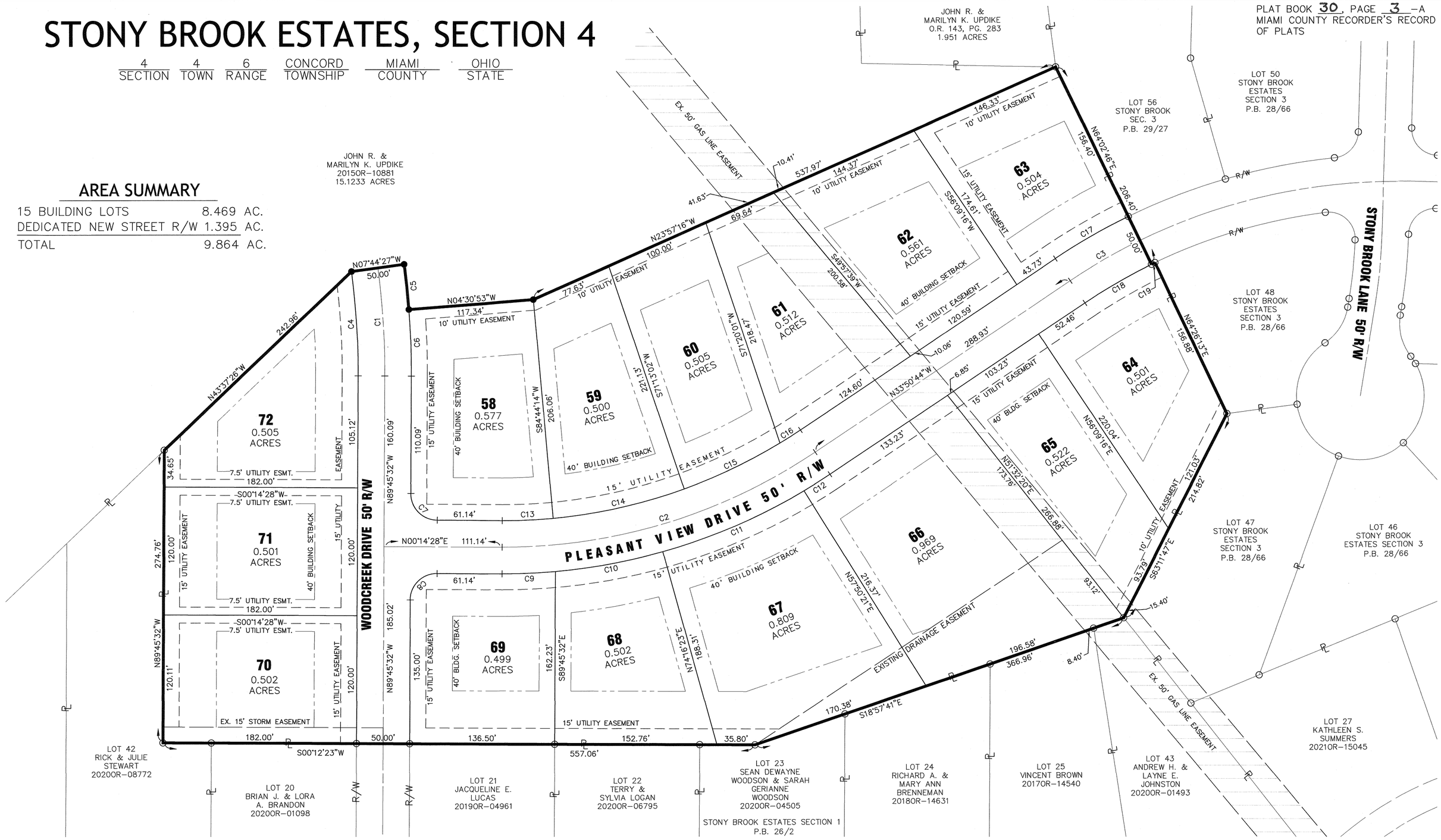
STONY BROOK ESTATES, SECTION 4

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

PLAT BOOK 30, PAGE 3-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

AREA SUMMARY

15 BUILDING LOTS	8.469 AC.
DEDICATED NEW STREET R/W	1.395 AC.
TOTAL	9.864 AC.



NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 15' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN.

2.) BUILDING SETBACKS
FRONT=40'
REAR=50'
SIDE=15' (UNLESS OTHERWISE SHOWN)

3.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

REFERENCES

LND. SUR. VOL. 6, PG. 31
LND. SUR. VOL. 56, PG. 65
LND. SUR. VOL. 56, PG. 164
LND. SUR. VOL. 60, PG. 28
LND. SUR. VOL. 61, PG. 36
REC. P.B. VOL. 9, PG. 15
REC. P.B. VOL. 11, PG. 62
REC. P.B. VOL. 26, PG. 2
REC. P.B. VOL. 27, PG. 83
REC. P.B. VOL. 28, PG. 31
REC. P.B. VOL. 28, PG. 66
REC. P.B. VOL. 29, PG. 27

DEED REFERENCE

20220R-04300

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- CONC. MONUMENT FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- BUILDING SETBACK LINE (SEE NOTE)
- CX CURVE NUMBER
- EX. GAS LINE EASEMENT

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

SCALE 1" = 60'
0 30 60 120

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	10-18-2022
DRAWN BY:	MPL
JOB NUMBER:	MIACON2101
SHEET NUMBER	2 OF 3

STONY BROOK ESTATES, SECTION 4

PLAT BOOK 30, PAGE 3-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

4 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	730.00'	101.70'	7°58'55"	101.62'	S86°15'00"W
C2	525.00'	312.34'	34°05'12"	307.75'	N16°48'08"W
C3	550.00'	75.75'	7°53'29"	75.69'	N29°54'00"W
C4	705.00'	98.22'	7°58'55"	98.14'	S86°15'00"W
C5	755.00'	42.51'	3°13'35"	42.51'	N83°52'20"E
C6	755.00'	62.67'	4°45'21"	62.65'	S87°51'48"W
C7	25.00'	39.27'	90°00'00"	35.36'	N45°14'28"E
C8	25.00'	39.27'	90°00'00"	35.36'	N44°45'32"W
C9	550.00'	50.43'	5°15'11"	50.41'	N02°23'08"W
C10	550.00'	102.86'	10°42'54"	102.71'	N10°22'10"W
C11	550.00'	145.00'	15°06'19"	144.58'	N23°16'47"W
C12	550.00'	28.93'	3°00'48"	28.92'	N32°20'20"W
C13	500.00'	48.03'	5°30'14"	48.01'	N02°30'39"W
C14	500.00'	126.58'	14°30'18"	126.24'	N12°30'55"W
C15	500.00'	100.00'	11°27'33"	99.83'	N25°29'51"W
C16	500.00'	22.85'	2°37'07"	22.85'	N32°32'11"W
C17	575.00'	79.20'	7°53'31"	79.14'	N29°53'59"W
C18	525.00'	72.31'	7°53'31"	72.26'	N29°53'59"W
C19	525.00'	3.58'	0°23'26"	3.58'	N25°45'31"W

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin found at the southwest corner of Lot 48 of Stony Brook Estates, Section 3 as recorded in Plat Book 28, Page 66 of the Miami County Recorder's Plat Records, being the principal place of beginning;

thence, North 64°26'13" East, 156.88 feet, along the south line of said Lot 48, to an iron pin found at the southwest corner of Lot 47 of said Stony Brook Estates, Section 3;

thence, South 63°11'47" East, 214.82 feet, along the south line of Lot 47 of said Stony Brook Estates, Section 3, to an iron pin found at the northwest corner of Lot 43 of Stony Brook Estates, Section 1, as recorded in Plat Book 28, Page 31 of the Miami County Recorder's Plat Records:

thence, South 18°57'41" East, 366.96' feet, along the westerly line of Lot 23–43 of said Stony Brook Estates, Section 1, to an iron pin found in the west line of said Lot 23;

thence, South 00°12'23" West, 557.06 feet, along the west line of Lots 20–23 of said Stony Brook Estates, Section 1 and the west line of Lot 42 of Stony Brook Estates, Section 2 as recorded in Plat Book 27, Pag 83 of the Miami County Recorder's Plat Records, to an iron pin found;

thence, North 89°45'32" West, 274.76 feet, along the north line of said Lot 42, to an iron pin found;

thence, North 43°37'26" West, 242.96 feet, to an iron pin set;

thence, North 07°44'27" West, 50.00 feet, to an iron pin set;

thence, Northeasterly, 42.51 feet, along the arc of a curve to the right having a radius of 755.00 feet, a delta angle of 03°13'35" and a chord 42.51 feet in length bearing North 83°52'20" East, to an iron pin set;

thence, North 04°30'53" West, 117.34 feet, to an iron pin set;

thence, North 23°57'16" West, 537.97 feet, to an iron pin found at the southerly line of Lot 49 of said Stony Brook Estates, Section 3;

thence, North 64°02'46" East, 206.40 feet, along the south line of said Lot 56 and its extension, to an iron pin found on the east right of way line of Pleasant View Drive;

thence, along the east right of way line of Pleasant View Drive, northwesterly, 3.58 feet, along the arc of a curve to the right, having a radius of 525.00 feet, a delta angle of 00°23'26" and a chord 3.58 feet in length bearing North 25°45'31" West, to the principal place of beginning.

Containing 9.864 acres more or less and being subject to all easements and legal highways of record.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor number 8629 based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network and filed in Volume 61 Page 36 of Miami County Engineer's Record of Land Surveys.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON–AMMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.
4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. STONY BROOK ESTATES, LLC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 10–18–2022
DRAWN BY: MPL
JOB NUMBER: MIACON2101
SHEET NUMBER 3 OF 3

ANNEXATION TO THE CITY OF TIPP CITY

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTIONS 14 & 15, TOWN 4, RANGE 6

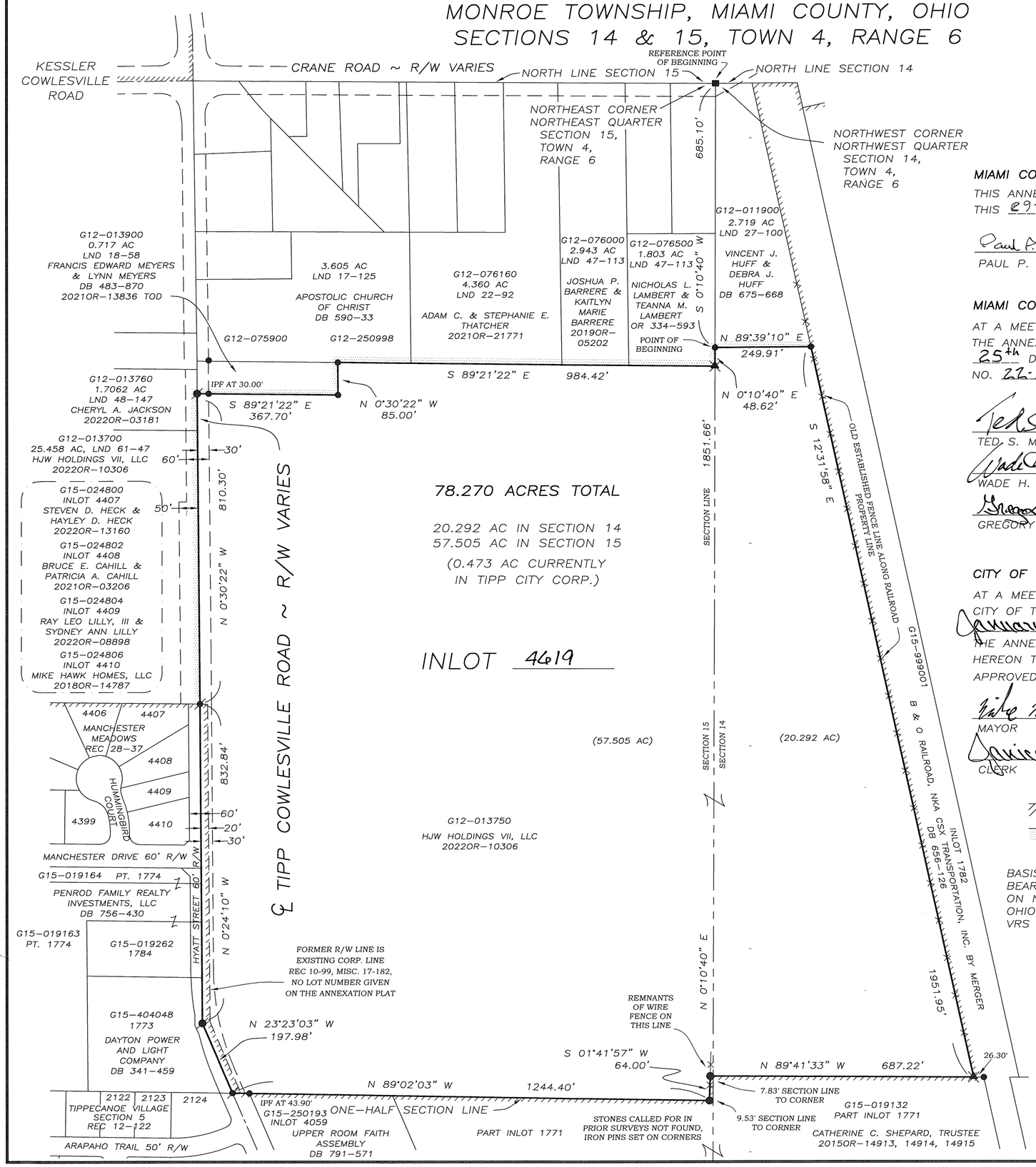
VOLUME 30 PAGE 4

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00006
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/16/2023 11:01:07 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

Jessica A. Lopez / Ann Dillon
MIAMI COUNTY RECORDER / BY DEPUTY RECORDER



MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 29th DAY OF Sept., 2022.

Paul P. Huelskamp
PAUL P. HUELSKAMP, PE, PS

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 25th DAY OF October, 2022. BY RESOLUTION NO. 22-10-1280.

Ted S. Mercer
TED S. MERCER
Wade H. Westfall
WADE H. WESTFALL
Gregory A. Simmons
GREGORY A. SIMMONS

CITY OF TIPP CITY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, HELD THIS 17 DAY OF January 2023, THE ANNEXATION OF THE TERRITORY SHOWN HEREON TO THE CITY OF TIPP CITY WAS APPROVED AND ACCEPTED BY ORDINANCE #1-23

Mike McFall 1.17.23
MAYOR / DATE
Janice Bates
CLERK

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 16th DAY OF February, 2023.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Mandy Rozeski
BY DEPUTY AUDITOR

DESCRIPTION

BEING A TOTAL OF 78.270 ACRES, 20.292 IN SECTION 14, 57.505 ACRES IN SECTION 15, AND 0.473 ACRES IN TIPP CITY CORP. LIMITS, AS SHOWN IN VOLUME 61, PAGE 46, MIAMI COUNTY ENGINEER'S LAND SURVEY RECORDS, AS ACQUIRED BY HJW HOLDINGS VII, LLC IN DOCUMENT 20220R-10306, MIAMI COUNTY DEED RECORDS, LOCATED IN SECTIONS 14 & 15, TOWN 4, RANGE 6, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOLUME 61, PAGE 46
MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

LEGEND

- ● 5/8" CAPPED IRON PIN SET
- • IRON PIN FOUND
- ◉ MAG NAIL SET
- ◉ MAG NAIL FOUND
- ✖ WOOD POST FOUND
- ■ STONE FOUND

EXISTING CORPORATION LINE

PROPOSED CORPORATION LINE

BASIS OF BEARING:
BEARINGS ARE BASED ON NAD 83, GEOD 2003 OHIO SOUTH ZONE ODOT VRS CORS NETWORK

CERTIFICATION

THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 61, PAGE 46. I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

AUGUST 25, 2022 REV. SEPT 17, 2022	ANNEXATION MAP OF 78.270 ACRES TO THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	PREPARED BY: Neil E. Teaford, P.S. # 7724 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

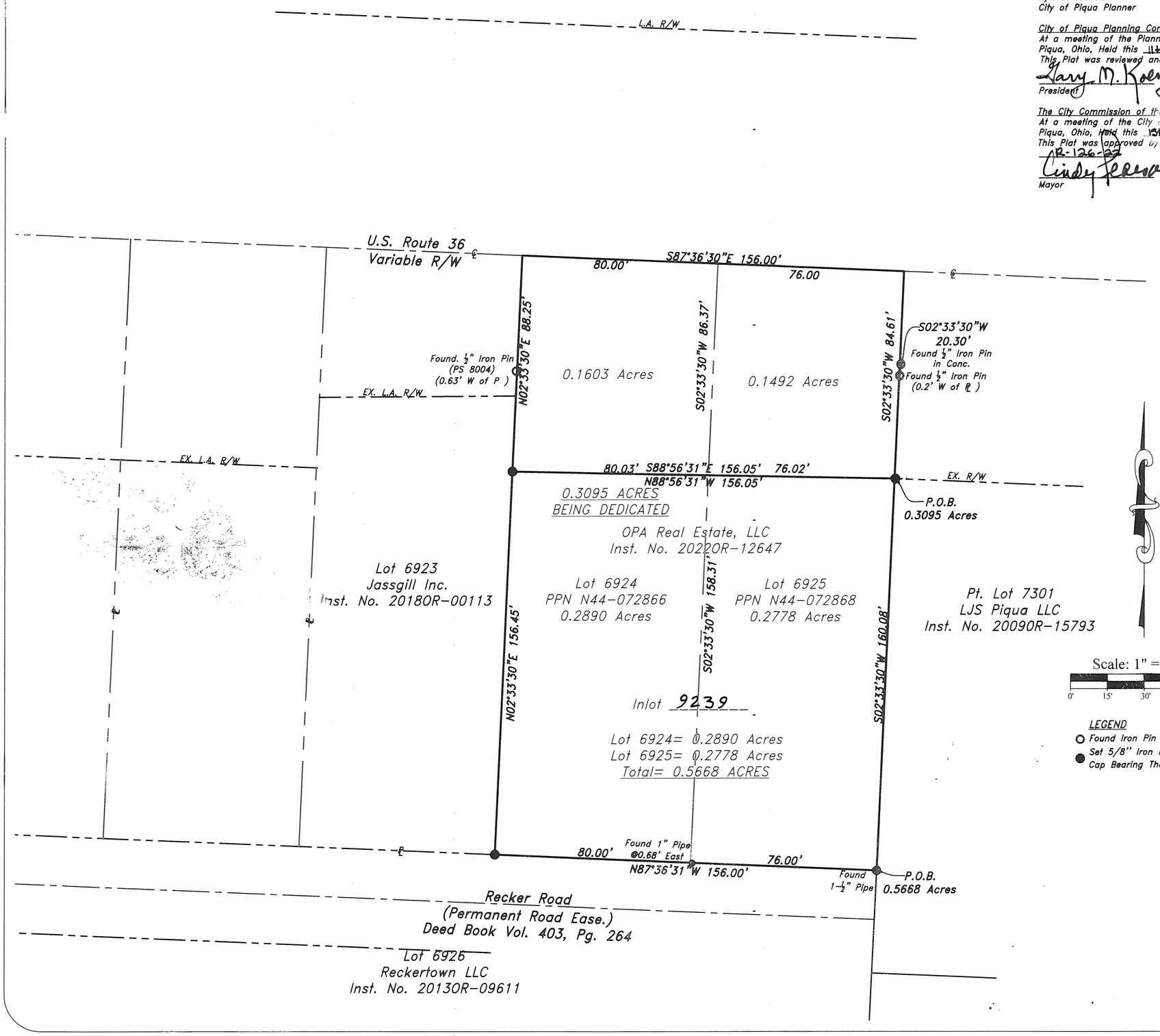
Consolidation Plat & Dedication
Lots 6924 & 6925
Springcreek Township, Section 30, Town 1, Range 11
City of Piqua, Miami County, Ohio
0.5668 Acres

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00007
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/17/2023 02:23:11 PM
REFERENCES 0
RECORDING FEE
PAGES 1

VOLUME 30 PAGE 5
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

NOTES:

1. Basis of Bearing: Centerline of Ohio State Route 36 as shown on Plan MIA-36-(11.98-12.21) of the records of the Department of Transportation of the State oh Ohio, bearing S87°36'30"E.
2. Lines of occupation, wherever they exist, generally agree with boundary lines.
3. All monumentation shown in good condition unless otherwise noted.
4. All documents used as shown.
5. Prior Reference: Instrument No. 20220R-12647



Scale: 1" = 30 Ft
0' 15' 30' 60'

LEGEND
- Found Iron Pin
- Set 5/8" Iron Pin With Plastic Cap Bearing The Number 7911.

City of Piqua Approval
This Consolidation was reviewed and approved by Me this 11th Day of November, 2022
Kyrsten French
City of Piqua Planner

City of Piqua Planning Commission
At a meeting of the Planning Commission of the City of Piqua, Ohio, Held this 11th Day of November, 2022
This Plat was reviewed and approved
Gary M. Kolenic — President
Bethany Hoyt — Secretary

The City Commission of the City of Piqua
At a meeting of the City Commission of the City of Piqua, Ohio, Held this 15th Day of November, 2022
This Plat was approved by ~~Ordinance~~ Resolution No. R-126-22
Cindy Terrell — Mayor
M. Kinney — Clerk

Fee $43.20
Jessica A Lopez — Miami County Recorder
Amy Dillon — By Deputy Recorder

Miami county Auditor
Approved and Transferred Feb. 17th, 2023
Matthew W. Gearhardt — Miami County Auditor
Mindy Dowd — By Deputy Auditor

Approval:

Description:
Being a Consolidation of Lots 6924 & 6925 & Dedication, City of Piqua, County of Miami, State of Ohio, as conveyed to OPA Real Estate, LLC in Instrument No. 20220R-12647 at the Miami County Recorder's Office.

Consent to Replat:

We, the undersigned, being all the Owners of the land herein replatted, free and clear of any liens, do hereby Dedicate the right-of-way shown hereon. Accept and approve this replat and do hereby voluntarily consent to the execution of said replat.

Owners: OPA Real Estate, LLC
an Ohio limited liability company
By: Eric M. Knotz
It's Managing Member

Acknowledgment:
State of Ohio, Miami County, SS
Before me, a Notary in and for the State of Ohio
Personally Appeared Eric Knotz, on behalf of the Owner, Jassgill, Inc. an Ohio corporation, who Executed the foregoing replat, who acknowledge that it is their free act and Deed.

In testimony whereof I have hereunto subscribed my name and affixed my Official Seal at Piqua, Ohio this 17th, Day of February, 2023
Notary Public
My Commission Expire 2-7-27

Dylan Schenck
Notary Public, State of Ohio
My Commission Expires:
February 7th, 2027

CERTIFICATION

This survey was made from an actual field survey performed on July 7, 2022. The Plat of Survey was prepared in accordance to the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys and that all monumentation is or is to be set as shown. I believe this survey to be correct to the best of my knowledge.

David J. Kuethe 1-11-23
David J. Kuethe
Registered Surveyor No. 7911
State of Ohio

STATE OF OHIO
DAVID J. KUETHE
S-7911
REGISTERED
PROFESSIONAL SURVEYOR

Owner: OPA Real Estate, LLC
1206 Recker Road
Piqua, Ohio

Prepared By: DJK

Bock & Clark
AN NVS COMPANY

National Coordinators
(513) 779-9944
Bock & Clark Corporation
7362 Kingsgate Way, Suite A, Cincinnat, Ohio 45069
maywehelpyou@bockandclark.com
www.bockandclark.com

Date	Scale	Drawing No.
July 7, 2022	1"=30'	5202206700

REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

THE HARRISON PHASE III PLAT

State of Ohio, County of Miami, City of Huber Heights
Pt. Inlot 1080

VOLUME 30, PAGE 6
Miami County Recorder's Record of Plats

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00008
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/21/2023 01:16:32 PM
REFERENCES 0
RECORDING FEE
PAGES 3

Fee $ 79.60

Jessica A. Lopez
Miami County Recorder

Lisa R Pence
By Deputy Recorder

DEDICATION

Being a replat of part of Inlot 1080 established by Plat Book 25, Page 100 and by Land Survey 59, Page 116, being all of that 10.957 acre tract of land conveyed to Harrison Three LLC, by a deed recorded in Document Number 2019OR-13262 of the Miami County Recorder's records.

The undersigned, David Conwill on behalf of Harrison Three LLC, an Ohio limited liability company, being the owner of the parcel herein replatted, does hereby certify that the attached plat correctly represents their "Replat of Part of Inlot 1080 and Dedication of Easements", do hereby accept this plat of same and dedicate to public use as such all of the easements shown herein and not heretofore dedicated.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water lines, sanitary sewers and storm water drainage, and for the express privilege of removing any and all trees or other obstructions to the free use of said utility and for providing of ingress and egress to the property for said purpose, and are to be maintained as such forever.

A portion of the existing Drainage Easement of record in Plat Book 25, Page 28 shown hereon is hereby vacated.

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations.

In witness thereof the 8th day of December, 2022.

Harrison Three LLC,
an Ohio limited liability Company

By: David Conwill
Title: Authorized Manager

STATE OF OHIO
COUNTY OF ~~FRANKLIN~~ CUYAHOGA

Be it remembered that on this 8th day of December, 2022, before me a Notary Public in and for said state, personally came David Conwill, Authorized Manager for Harrison Three LLC, an Ohio limited liability company, who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and affixed my notorial seal on the day and year last aforesaid.

Signed _____
Notary Public

My Commission Expires: June 22, 2027

NOTARIAL SEAL STATE OF OHIO
AMY B NEIL
Notary Public, State of Ohio
My Commission Expires:
June 22, 2027

LIENHOLDER:

LENDER: ~~ORIX~~ LUMENT REAL ESTATE CAPITAL, LLC, a Delaware limited liability company
Its attorney-in-fact

REPRESENTATIVE: _____

TITLE: Director

AUTHORIZED SIGNATURE: _____

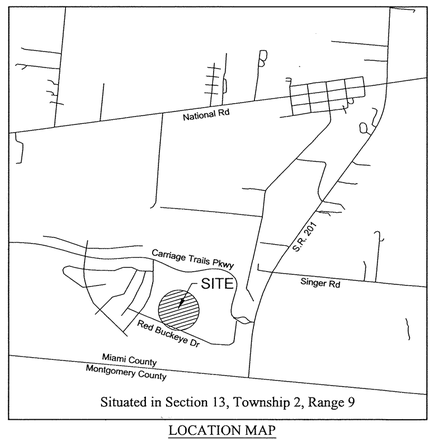
STATE OF TEXAS COUNTY OF DALLAS

The forgoing instrument was acknowledged before me this 17th day of January, 2023ST

by Jay Smith, on behalf of ORIX Real Estate Capital, LLC, a Delaware limited liability company.

Signed _____
Notary Public
My Commission Expires: July 21, 2025

SHARON LEIGH TAYLOR
Notary ID #3287151
My Commission Expires
July 21, 2025



LOCATION MAP
Not to Scale

GENERAL NOTES:

M.O.A. Restrictions:
This acreage in this plat is Subject to the Master Declaration of Covenants, Easements, Restrictions, Assessments, and Assessment Liens for Carriage Trails Development, as recorded in Vol. 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit and are binding in the subdivision.

BASIS OF BEARINGS:
Bearings described herein are based on the bearing of North 52 degrees 47 minutes 13 seconds West for the north right-of-way line for Red Buckeye Drive, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.

REFERENCES

MIAMI COUNTY RECORDER'S DEED RECORDS:
2014OR-13432 D.B. 791, PG 881
2019OR-13262 2017OR-02686

MIAMI COUNTY RECORDERS PLAT RECORDS
REC. 25-28 REC. 22-25
REC. 25-100 REC. 25-46
REC. 26-29

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
LND. 34-9 LND. 56-43
LND. 59-116 LND. 59-118
LND. 56-43

AUDITOR

Matthew W Gearhardt
Miami County Auditor

Joyce Grillot
Deputy County Auditor

Transferred this 21st day of Feb, 2022

APPROVAL

This plat and the waterline, sanitary sewer and drainage easements depicted hereon, as well as the drainage easement vacation shown hereon, is hereby accepted by the City of Huber Heights, Ohio.

This plat approved by the City of Huber Heights, Ohio on the 12 day of MARCH, ~~2022~~ 2019.

_____
Chairman of Planning Commission,
Huber Heights, Ohio

SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct and meets the accuracy standards set fourth in Ohio Revised Code Chapter 4733-37. All dimensions are in feet and decimal parts thereof. All monumentation is set as indicated.

By: _____ 12/05/2022
Brian P. Bingham Date
Registered Professional Surveyor No. 8438

STATE OF OHIO
BRIAN P.
BINGHAM
8438
REGISTERED
PROFESSIONAL SURVEYOR

Owner & Developer:
Harrison Three LLC
7007 East Pleasant Valley Rd,
Independence, OH 44131

Prepared By:
AMERICAN STRUCTUREPOINT INC.
2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

12/23/2021
Project Number: 2017.01638

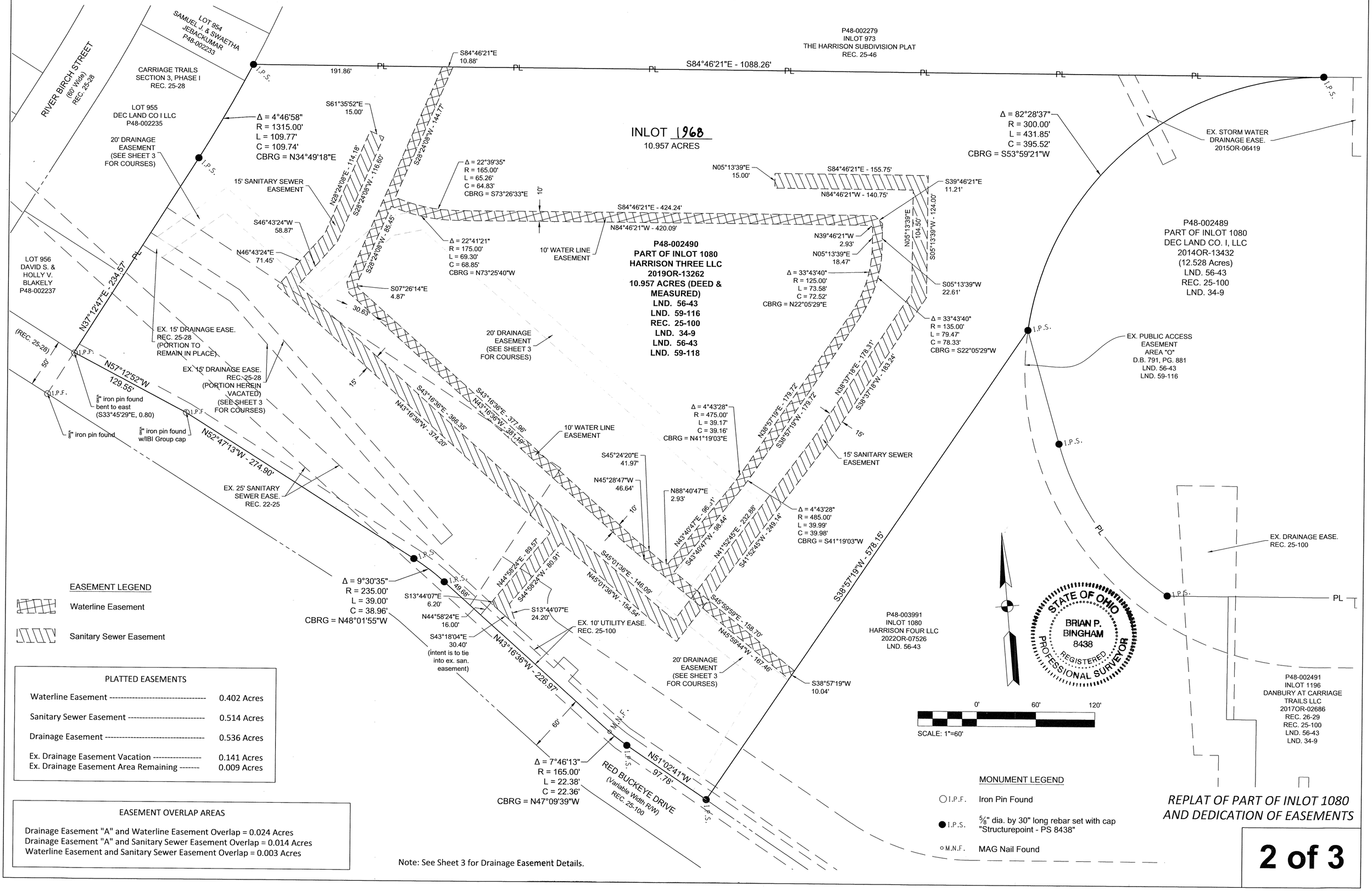
REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

THE HARRISON PHASE III PLAT

State of Ohio, County of Miami, City of Huber Heights
Pt. Inlot 1080

VOLUME 30, PAGE 6 A
Miami County Recorder's Record of Plats

BASIS OF BEARINGS:
Bearings described herein are based on the bearing of North 52 degrees 47 minutes 13 seconds West for the north right-of-way line for Red Buckeye Drive, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.



EASEMENT LEGEND

- Waterline Easement
- Sanitary Sewer Easement

PLATTED EASEMENTS	
Waterline Easement	0.402 Acres
Sanitary Sewer Easement	0.514 Acres
Drainage Easement	0.536 Acres
Ex. Drainage Easement Vacation	0.141 Acres
Ex. Drainage Easement Area Remaining	0.009 Acres

EASEMENT OVERLAP AREAS

Drainage Easement "A" and Waterline Easement Overlap = 0.024 Acres
Drainage Easement "A" and Sanitary Sewer Easement Overlap = 0.014 Acres
Waterline Easement and Sanitary Sewer Easement Overlap = 0.003 Acres

Note: See Sheet 3 for Drainage Easement Details.

MONUMENT LEGEND

- I.P.F. Iron Pin Found
- I.P.S. 5/8" dia. by 30" long rebar set with cap "Structurepoint - PS 8438"
- M.N.F. MAG Nail Found

STATE OF OHIO
BRIAN P. BINGHAM
8438
REGISTERED PROFESSIONAL SURVEYOR

REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

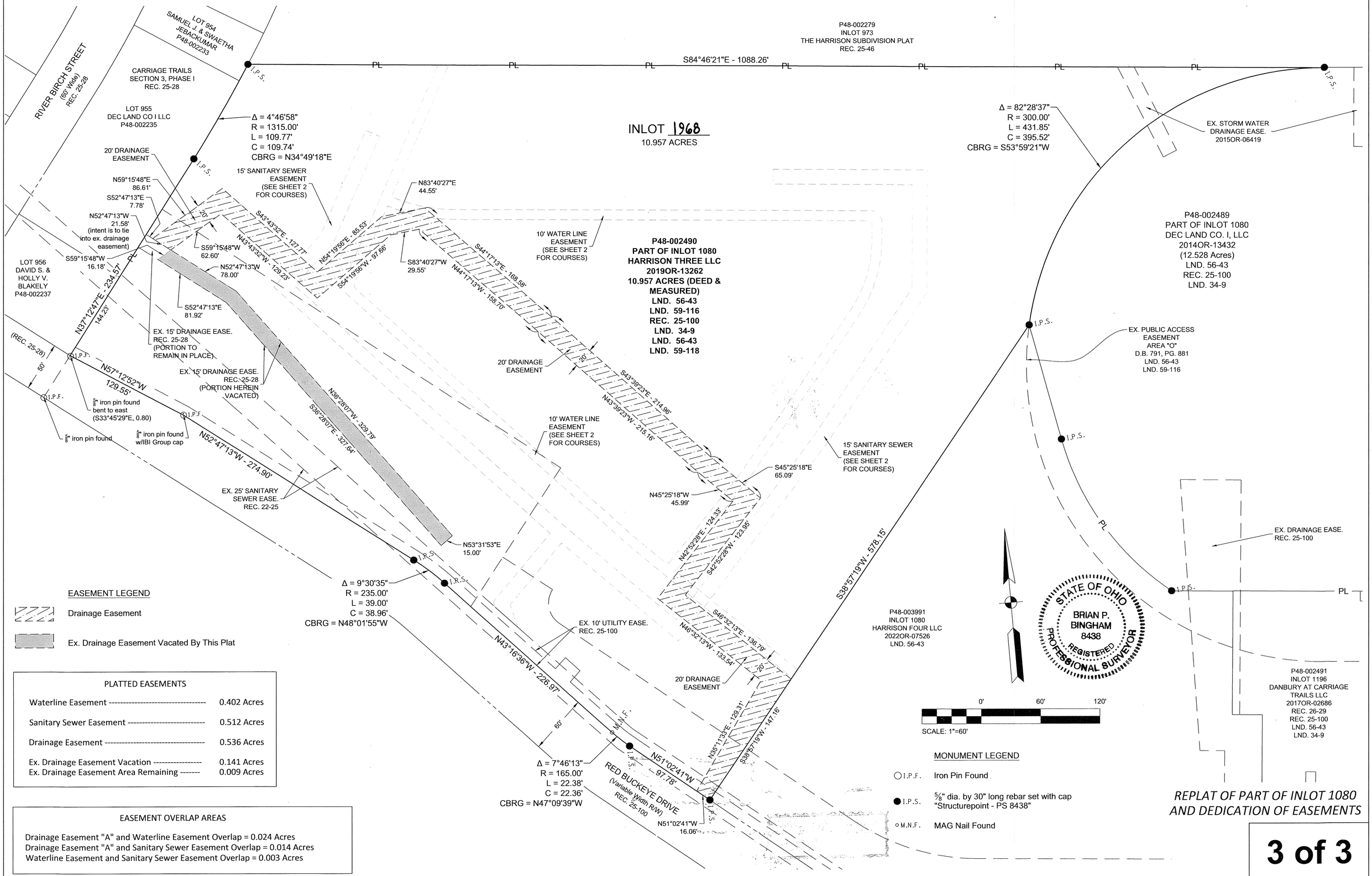
REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

THE HARRISON PHASE III PLAT

State of Ohio, County of Miami, City of Huber Heights
Pt. Inlot 1080

VOLUME 30, PAGE 6 B
Miami County Recorder's Record of Plats

BASIS OF BEARINGS:
Bearings described herein are based on the bearing of North 52 degrees 47 minutes 13 seconds West for the north right-of-way line for Red Buckeye Drive, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.



EASEMENT LEGEND

Drainage Easement

Ex. Drainage Easement Vacated By This Plat

PLATTED EASEMENTS	
Waterline Easement	0.402 Acres
Sanitary Sewer Easement	0.512 Acres
Drainage Easement	0.536 Acres
Ex. Drainage Easement Vacation	0.141 Acres
Ex. Drainage Easement Area Remaining	0.009 Acres

EASEMENT OVERLAP AREAS

Drainage Easement "A" and Waterline Easement Overlap = 0.024 Acres
Drainage Easement "A" and Sanitary Sewer Easement Overlap = 0.014 Acres
Waterline Easement and Sanitary Sewer Easement Overlap = 0.003 Acres

MONUMENT LEGEND

- ○ I.P.F. Iron Pin Found
- ● I.P.S. 5/8" dia. by 30" long rebar set with cap "Structurepoint - PS 8438"
- ○ M.N.F. MAG Nail Found

REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

THE HARRISON PHASE IV PLAT

State of Ohio, County of Miami, City of Huber Heights
Pt. Inlot 1080

VOLUME 30 **, PAGE** 7
Miami County Recorder's Record of Plats

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00009
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/21/2023 01:16:33 PM
REFERENCES 0
RECORDING FEE
PAGES 2

Fee $ 86.40

Miami County Recorder

By Deputy Recorder

DEDICATION

Being a replat of part of Inlot 1080 established by Record Plat 25, Page 100 and by Land Survey 59, Page 116, being all of that 5.214 acre tract of land conveyed to Harrison Four LLC, by a deed recorded in Document Number 2022OR-07526 of the Miami County Recorder's records (Land Survey 61, Page 62).

The undersigned, David Conwill on behalf of Harrison Four LLC, being the owner of the parcel herein replatted, does hereby certify that the attached plat correctly represents their "Replat of Part of Inlot 1080 and Dedication of Easements", do hereby accept this plat of same and dedicate to public use as such all of the easements shown herein and not heretofore dedicated.

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

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations.

In witness thereof the 20th day of December, 2022.

Harrison Four LLC

By: David Conwill
Title: Authorized Manager

STATE OF OHIO
COUNTY OF ~~FRANKLIN~~ CUYAHOGA

Be it remembered that on this 20th day of December, 2022, before me a Notary Public in and for said state, personally came David Conwill, Authorized Manager for Harrison Four LLC, who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and affixed my notorial seal on the day and year last aforesaid.

Signed
Notary Public

My Commission Expires: June 22, 2027

NOTARIAL SEAL STATE OF OHIO
AMY B NEIL
Notary Public, State of Ohio
My Commission Expires:
June 22, 2027

LIENHOLDER:

LENDER: FIRST FINANCIAL BANK, an Ohio state chartered bank

REPRESENTATIVE: John Wilgus

TITLE: Senior Vice President

AUTHORIZED SIGNATURE: John E Wilgus II

STATE OF Ohio COUNTY OF Hamilton

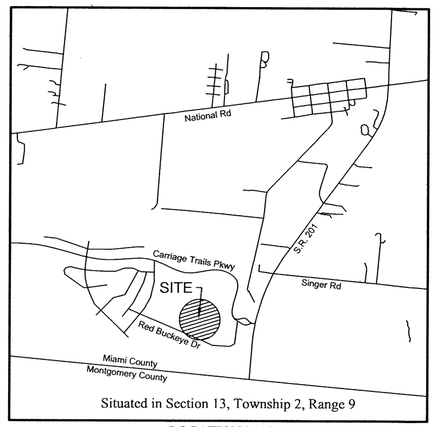
The forgoing instrument was acknowledged before me this 5th day of January, 2023 BMS

by John Wilgus, on behalf of FIRST FINANCIAL BANK.

Signed
Notary Public

My Commission Expires: May 10, 2027

NOTARY PUBLIC STATE OF OHIO
JULIE STAARMANN
Notary Public
State of Ohio
My Comm. Expires
May 10, 2027



LOCATION MAP
Not to Scale

BASIS OF BEARINGS:
Bearings described herein are based on the bearing of North 52 degrees 47 minutes 13 seconds West for the north right-of-way line for Red Buckeye Drive, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.

REFERENCES

MIAMI COUNTY RECORDER'S DEED RECORDS:
D.B. 791, PG 88 12014OR-13432 2019OR-13262
2017OR-02686 2022OR-07526

MIAMI COUNTY RECORDERS PLAT RECORDS
REC. 25, PG 28 REC. 22, PG 25 REC. 22, PG 37
REC. 25, PG 72 REC. 25, PG 75 REC. 25, PG 100
REC. 25, PG 46

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
LND. 54, PG 137 LND. 54, PG 136 LND. 55, PG 159
LND. 51, PG 23 LND. 34, PG 9 LND. 49, PG 76
LND. 55, PG 164 LND. 56, PG 43 LND. 59, PG 116
LND. 61, PG 62

Owner & Developer:
Harrison Four LLC
7007 East Pleasant Valley Road
Independence, Ohio 44131

AUDITOR

Matthew W Gearhardt
Miami County Auditor

Joyce Grillot
Deputy County Auditor

Transferred this 21st day of Feb, 2022

APPROVAL

This plat and the waterline and sanitary sewer easements depicted hereon, is hereby accepted by the City of Huber Heights, Ohio.

This plat approved by the City of Huber Heights, Ohio on the 28 day of SEPTEMBER, 2021 ~~2022~~

Chairman of Planning Commission,
Huber Heights, Ohio

SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct and meets the accuracy standards set fourth in Ohio Revised Code Chapter 4733-37. All dimensions are in feet and decimal parts thereof. All monumentation is set as indicated.

By: 12/05/2022
Brian P. Bingham Date
Registered Professional Surveyor No. 8438

STATE OF OHIO
BRIAN P.
BINGHAM
8438
REGISTERED
PROFESSIONAL SURVEYOR

REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

Prepared By:
AMERICAN STRUCTUREPOINT INC.
2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

09/06/2022

Project Number:
2021.00241

REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

THE HARRISON PHASE IV PLAT

State of Ohio, County of Miami, City of Huber Heights

Pt. Inlot 1080

VOLUME 30, PAGE 7A
Miami County Recorder's Record of Plats

BASIS OF BEARINGS:
Bearings described herein are based on the bearing of North 52 degrees 47 minutes 13 seconds West for the north right-of-way line for Red Buckeye Drive, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.

Line Table		
Line #	Length	Direction
L1	23.68	S78° 47' 59"W
L2	28.21	S41° 59' 50"E
L3	27.31	S26° 28' 52"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	193.55'	275.00'	040°19'33"	189.58'	S30°58'07"E
C2	131.67'	265.00'	028°28'07"	130.32'	N70°26'03"W
C3	14.85'	165.00'	005°09'18"	14.84'	N53°37'21"W
C4	5.36'	165.00'	001°51'35"	5.36'	S55°16'12"E
C5	44.81'	498.00'	005°09'20"	44.80'	S53°37'21"E
C6	43.91'	488.00'	005°09'20"	43.90'	S53°37'21"E

P48-002489
PART OF INLOT 1080
DEC LAND CO. I, LLC
2014OR-13432
(12.528 Acres)
LND. 56-43
REC. 25-100
LND. 34-9

P48-002490
PART OF INLOT 1080
HARRISON THREE LLC
2019OR-13262
10.957 ACRES (DEED & MEASURED)
LND. 56-43
LND. 59-116
REC. 25-100
LND. 34-9
LND. 56-43
LND. 59-118

P48-003991
PART OF INLOT 1080
HARRISON FOUR LLC
2022OR-07526
(5.214 Acres)
LND. 61-62

INLOT 1969
5.214 ACRES

P48-002491
INLOT 1196
DANBURY AT CARRIAGE TRAILS LLC
2017OR-02686
REC. 25-46
REC. 25-100
REC. 26-29
LND. 56-43
LND. 34-9

PUBLIC ACCESS EASEMENT AREA "O" D.B. 791, PG. 881 LND. 56-43 LND. 59-16

DRAINAGE EASE. REC. 25-100

REDBUCKEYE DRIVE (R/W VARIES - PUBLIC) REC.25-75

RED BUCKEYE DRIVE (Variable Width R/W) REC. 25-100

10' UTILITY EASE. REC. 25-100

25' SANITARY SEWER EASE. REC. 22-25

EASEMENT LEGEND

Waterline Easement

Sanitary Sewer Easement

PLATTED EASEMENTS	
Water Line Easement	0.211 Acres
Sanitary Sewer Easement	0.239 Acres

MONUMENT LEGEND

- M.N.S. MAG Nail Set
- I.P.F. Iron Pin w/Cap Found
- I.P.F. Iron Pin Found
- I.P.S. 5/8" dia. by 30" long rebar set with cap "Structurepoint - PS 8438"
- M.N.F. MAG Nail Found

STATE OF OHIO
BRIAN P. BINGHAM
8438
REGISTERED
PROFESSIONAL SURVEYOR

0' 60' 120'
SCALE: 1"=60'

REPLAT OF PART OF INLOT 1080 AND DEDICATION OF EASEMENTS

2 of 2

Replat of Part O.L. 37 & InLot 484

#45 Tax Map | *484* InLot | *37* Part Outlot | *Bradford* Village | *Miami* County | *Ohio* State

PLAT BOOK 30 PAGE 8
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00010
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/24/2023 12:08:07 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20
Jessica A Lopez — MIAMI COUNTY RECORDER
R. George — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 24th
DAY OF February, 2023.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Mindy Dozeck
BY DEPUTY AUDITOR

JOANN FERREE BEING THE OWNER OF INLOT 484, AND PT. OUTLOT 37, VILLAGE OF BRADFORD, OHIO DOES HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO TWO NEW LOTS CREATED BY THIS REPLAT.

Craig Van Culin — 2-16-23
CRAIG VANCULIN– EXECUTOR OF THE JOANNE M. FERREE ESTATE — DATE

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

Tonya S. Magoto 2-16-23
NOTARY PUBLIC — DATE

Nov. 30, 2026
MY COMMISSION EXPIRES

NOTARIAL SEAL STATE OF OHIO — Tonya S. Magoto Notary Public-State of Ohio My Comm. Exp. November 30, 2026

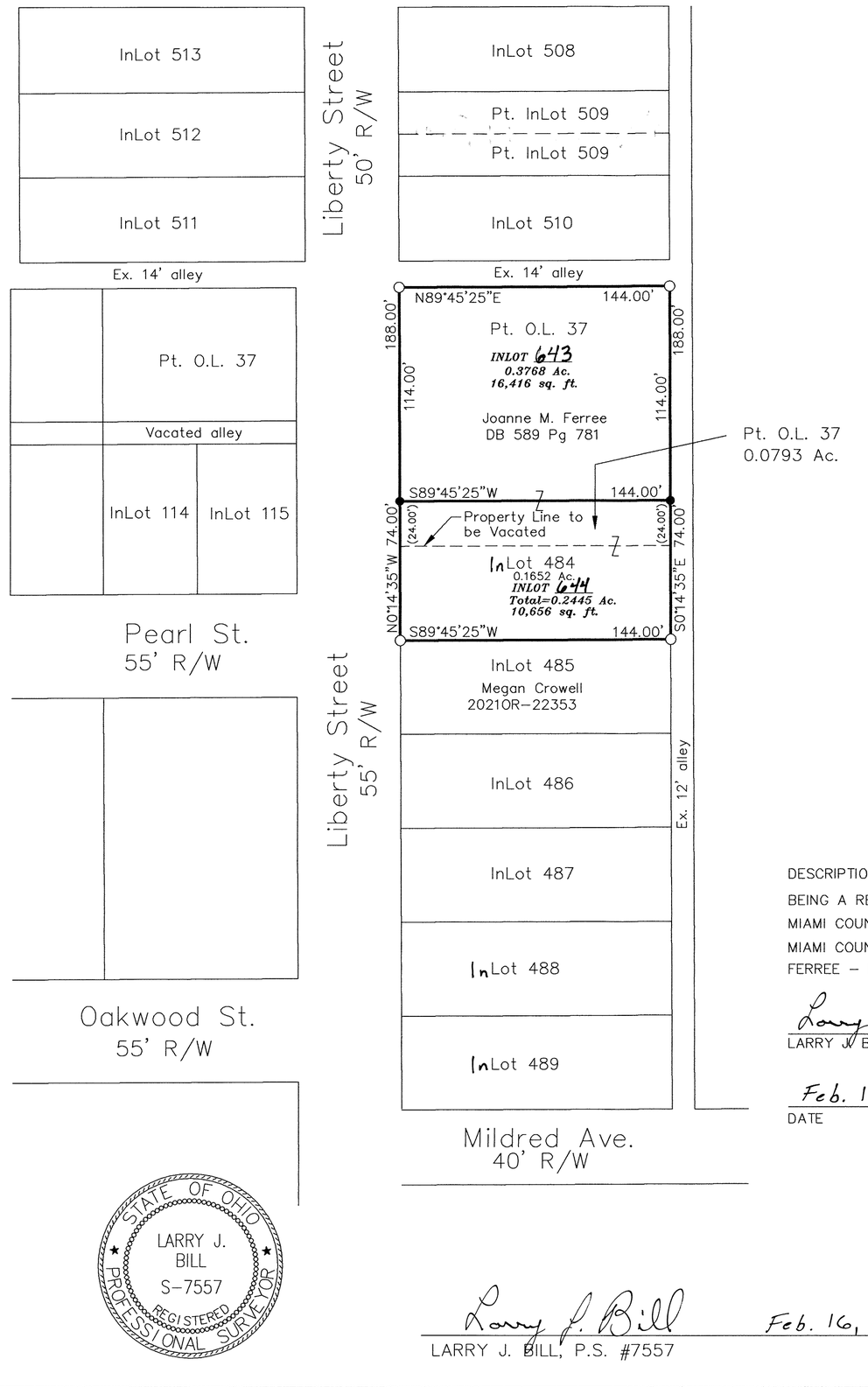
APPROVALS

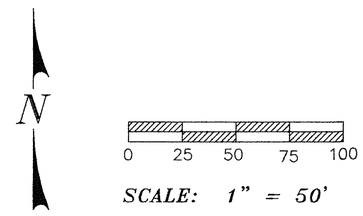
ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO THIS 23rd DAY OF February, 2023.

Don Stump — MAYOR
Brenda Delaudeus — CLERK

ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO THIS 20TH DAY OF February, 2023.

Don Stump — CHAIRMAN





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

LEGEND

- RAILROAD SPIKE FOUND
- MAG NAIL SET
- PK NAIL FOUND
- STONE FOUND
- REBAR FOUND
- ANGLE IRON FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

SURVEY REFERENCES

Miami County Recorder's Record Plat Book
- Plat Book 3 Page 46
- Plat Book 3 Page 54
- Plat Book 3 Page 91
- Plat Book 12 Page 130

Miami County Engineer's Record of Lot Surveys
- Survey Volume 7 Page 42
- Survey Volume 9 Page 163
- Survey Volume 17 Page 130

DESCRIPTION:
BEING A REPLAT OF PART O.L. 37 AND INLOT 484 IN THE VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO AS SHOWN ON P.V. 3 PAGE 46 AND P.V. 3 PAGE 54 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS AND AS ACQUIRED BY JOANNE M. FERREE – D.B. 589 PAGE 781 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

Larry J. Bill
LARRY J. BILL P.S. 7557

Feb. 16, 2023
DATE

STATE OF OHIO — LARRY J. BILL — S-7557 — REGISTERED PROFESSIONAL SURVEYOR

Larry J. Bill — Feb. 16, 2023
LARRY J. BILL, P.S. #7557 — DATE

Prepared by Larry J. Bill

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

AGENBROAD DITCH PERMANENT EASEMENT LOCATION MAP

SECTION 16, TOWN 2, RANGE 9
SECTION 22, TOWN 2, RANGE 9
BETHEL TWP., MIAMI COUNTY, OHIO

VOLUME 30 PAGE 9
MIAMI COUNTY RECORDER'S RECORD OF PLATS

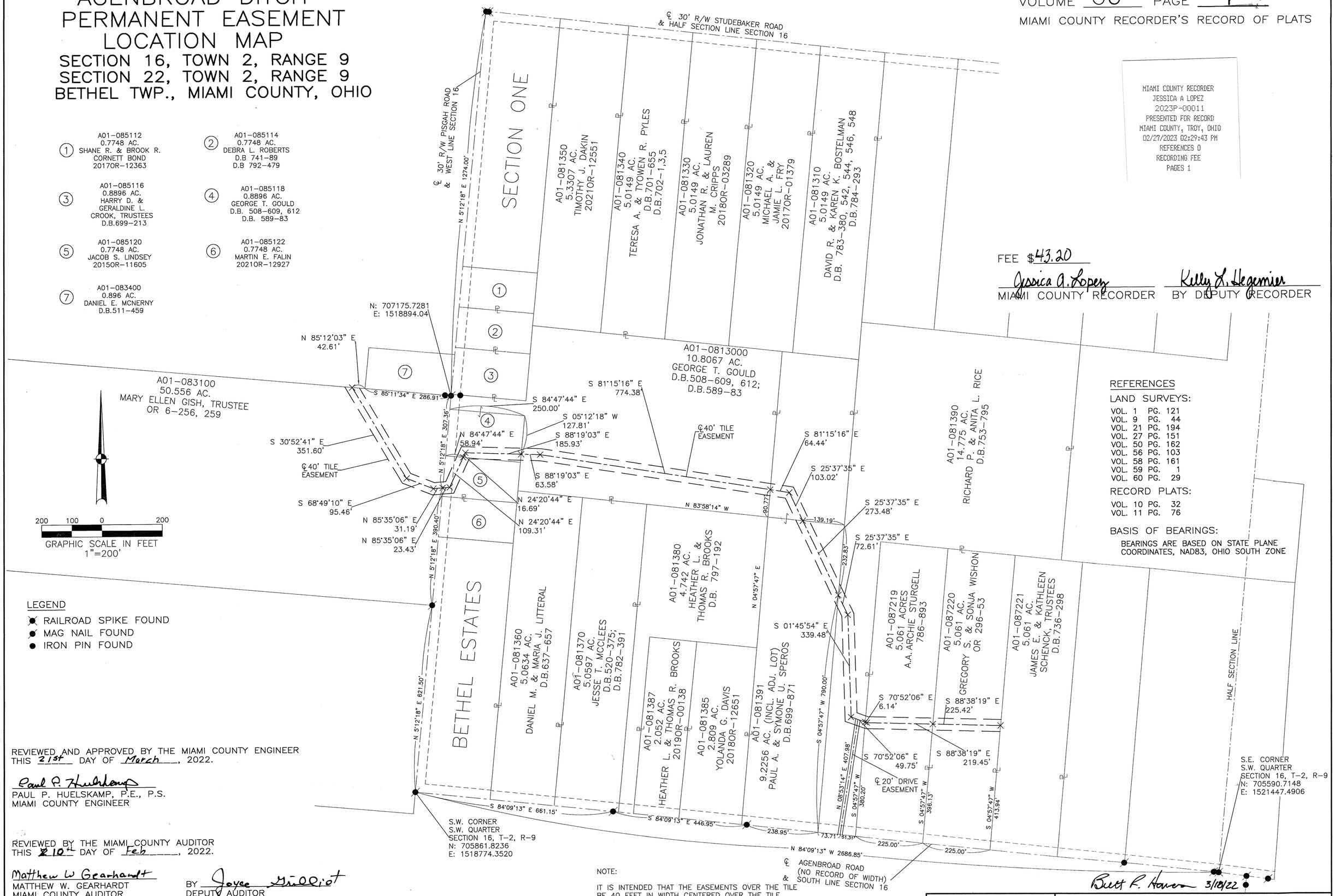
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00011
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/27/2023 02:29:43 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER

Kelly L. Hegemier
BY DEPUTY RECORDER

1. A01-085112, 0.7748 AC., SHANE R. & BROOK R. CORNETT BOND, 20170R-12363
2. A01-085114, 0.7748 AC., DEBRA L. ROBERTS, D.B 741-89, D.B 792-479
3. A01-085116, 0.8896 AC., HARRY D. & GERALDINE L. CROOK, TRUSTEES, D.B.699-213
4. A01-085118, 0.8896 AC., GEORGE T. GOULD, D.B. 508-609, 612, D.B. 589-83
5. A01-085120, 0.7748 AC., JACOB S. LINDSEY, 20150R-11605
6. A01-085122, 0.7748 AC., MARTIN E. FALIN, 20210R-12927
7. A01-083400, 0.896 AC., DANIEL E. MCNERNY, D.B.511-459



200 100 0 200
GRAPHIC SCALE IN FEET
1"=200'

LEGEND
- RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- IRON PIN FOUND

REFERENCES

LAND SURVEYS:
VOL. 1 PG. 121
VOL. 9 PG. 44
VOL. 21 PG. 194
VOL. 27 PG. 151
VOL. 50 PG. 162
VOL. 56 PG. 103
VOL. 58 PG. 161
VOL. 59 PG. 1
VOL. 60 PG. 29

RECORD PLATS:
VOL. 10 PG. 32
VOL. 11 PG. 76

BASIS OF BEARINGS:
BEARINGS ARE BASED ON STATE PLANE COORDINATES, NAD83, OHIO SOUTH ZONE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 21st DAY OF March, 2022.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 10th DAY OF Feb, 2022.

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Joyce Gilliot
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 7th DAY OF February, 2023, BY RESOLUTION NO. 23-02-162.

Ted S. Mercer (Absent)
TED S. MERCER
MIAMI COUNTY COMMISSIONER

Wade H. Westfall
WADE H. WESTFALL
MIAMI COUNTY COMMISSIONER

Gregory A Simmons
GREGORY A. SIMMONS
MIAMI COUNTY COMMISSIONER

NOTE:

IT IS INTENDED THAT THE EASEMENTS OVER THE TILE BE 40 FEET IN WIDTH CENTERED OVER THE TILE CONSTRUCTED AS PART OF THE AGENBROAD DITCH DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

IT IS ALSO INTENDED THAT THE OPEN DITCH EASEMENTS BE 20 FEET OUTWARD FROM THE TOP OF BANK ON EACH SIDE. EASEMENTS SHALL ALSO INCLUDE THE AREA OF THE ACTUAL OPEN DITCH THAT WAS IMPROVED AS PART OF THE AGENBROAD DITCH DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

STATE OF OHIO
BRITT R. HAVENAR
S-8266
REGISTERED PROFESSIONAL SURVEYOR

Britt R. Havenar 3/10/22

BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: FEBRUARY 24, 2022

REPLAT OF INLOTS 4783, 4784, 4785, 4786, 4787, 4788 AND PORTION OF VACATED ALLEY IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 30, PAGE 10
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00012
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/08/2023 03:08:19 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

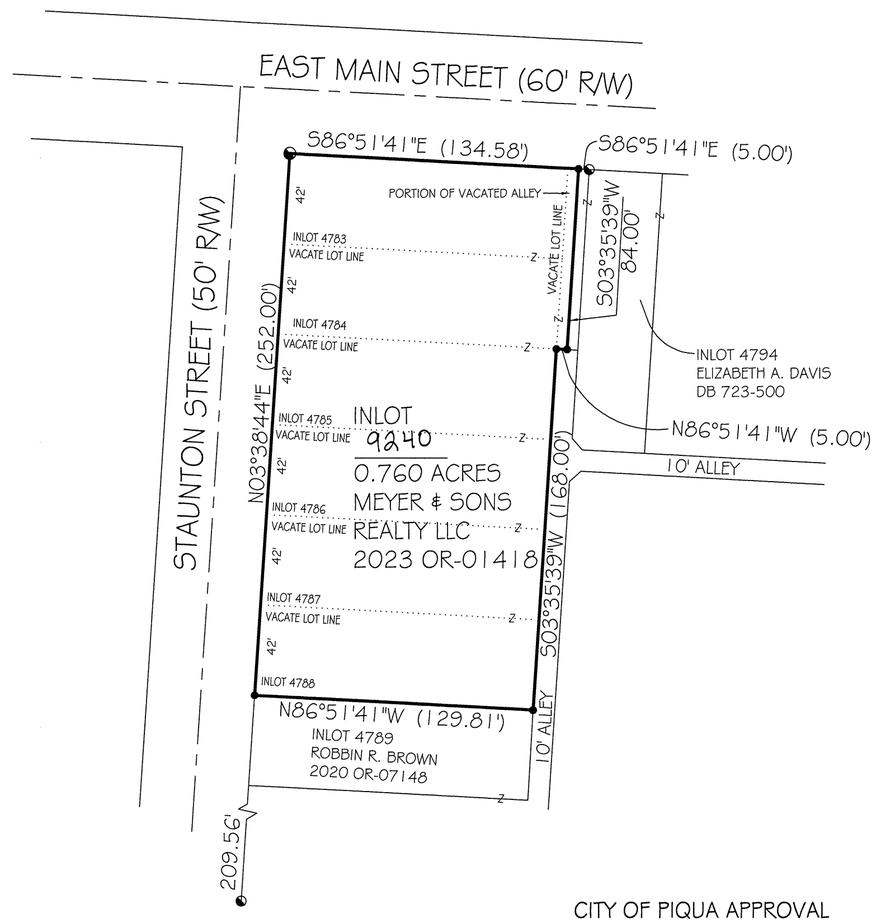
Jessica A. Lopez
MIAMI COUNTY RECORDER

Amy Dillon
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED March 8th, 2023.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Olinger
BY DEPUTY AUDITOR



DESCRIPTION
BEING A 0.760 ACRE REPLAT OF INLOTS 4783, 4784, 4785, 4786, 4787, 4788 AND PORTION OF VACATED ALLEY AS CONVEYED TO MEYER & SONS REALTY LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023OR-01418 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED SOUTH OF E. MAIN STREET AND EAST OF STAUNTON STREET IN THE CITY OF PIQUA.

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

OWNER
William J Meyer
MEYER & SONS REALTY LLC
BY: WILLIAM J. MEYER

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 8 DAY OF March, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM J. MEYER, OF MEYER & SONS REALTY LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

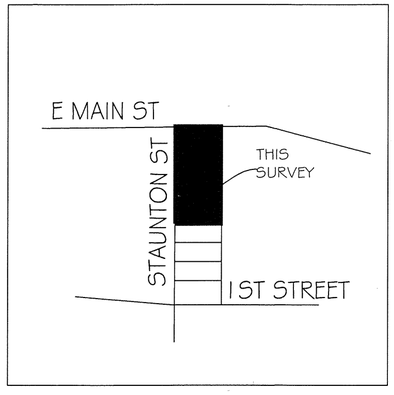
Kathy J Magel
NOTARY PUBLIC
MY COMMISSION EXPIRATION DATE 5-24-2025

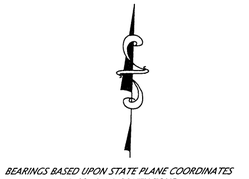
KATHY J MAGEL
Notary Public
State of Ohio
My Comm. Expires
May 24, 2025

CITY OF PIQUA APPROVAL
THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 8th DAY OF March, 2023.

Kyrsten French
KYRSTEN FRENCH
CITY OF PIQUA PLANNER

VICINITY MAP (N.T.S.)





LEGEND
- ● --5/8" X 30" REBAR WITH CAP SET
- ⊠ --MAG NAIL SET
- ⊠ --RAILROAD SPIKE FOUND/CALC
- ○ --IRON PIN FOUND/CALC
- ⊡ --CONC. MARKER IN MON. BOX FOUND
- ◕ --IRON PIPE FOUND
- △ CALCULATED SECTION CORNER/QUARTER SECTION CORNER

SURVEY REFERENCES:
LOT SURVEY 23, PG. 186
LAND SURVEY 53, PG. 178
REC. P.B. 3, PG 107
REC. P.B. 28, PG 71

REPLAT OF INLOTS 4783, 4784, 4785, 4786, 4787, 4788 AND PORTION OF ALLEY IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO- FEBRUARY 19, 2023.

PREPARED BY:

NICHOLAS L. MILLER
OHIO PROFESSIONAL SURVEYOR #8384
2201 Patterson-Halpin Road
Piqua, Ohio 45356

SURVEYING CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

3/7/2023
DATE

STATE OF OHIO
NICHOLAS L MILLER
NO. 8384
REGISTERED
PROFESSIONAL SURVEYOR

ANNEXATION TO THE CITY OF TROY, OHIO

CONTAINING 163.634 TOTAL ACRES
SECTION 36, TOWN 7 , RANGE 5 EAST
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

THE PERIMETER OF THE TERRITORY SHOWN HEREIN IS 11,245.98 FEET, OF WHICH 3,239.83 FEET (28.81%) IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE.

VOLUME 30 PAGE 11
MIAMI COUNTY RECORDER'S PLAT RECORDS

FEE 43.20
Jessica Lopez MIAMI COUNTY RECORDER — Dwi Mercer BY DEPUTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED AS INSTRUMENT 2023OR-02656.

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Mar 14, 2023.
Matthew W Gearhardt MIAMI COUNTY AUDITOR — Joyce Guillot BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00013
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/14/2023 12:04:05 PM
REFERENCES 0
RECORDING FEE
PAGES 1

THE CITY COUNCIL OF THE CITY OF TROY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6th DAY OF Feb, 2023, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER O-4-2023.

Robin J. Oda MAYOR — PRESIDENT OF COUNCIL

Sue Y. Knight CLERK

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER ON THIS ____ DAY OF _____, 20____.

SIGNATURE NOT REQ'D

CITY OF TROY ENGINEER

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED THIS 19th DAY OF Dec., 20 22 BY THE MIAMI COUNTY ENGINEER.

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

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, HELD THIS 29 DAY OF November, 20 22, THIS ANNEXATION WAS APPROVED. RESOLUTION NUMBER 22-11-1427

Ted S. Mercer
TED S. MERCER

Wade H. Westfall
WADE H. WESTFALL

Gregory A. Simmons (Absent)
GREGORY A. SIMMONS

SURVEYORS NOTES

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN SEPTEMBER OF 2022, SCALED TO GROUND AT A LAT. N40°00'51.28096", LONG. W84°15'34.75168" AT A PROJECT HEIGHT OF 798.426 FEET AND A SCALE FACTOR OF 1.00004189878668.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO, UNLESS NOTED OTHERWISE.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN SEPTEMBER OF 2022, ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS ANNEXATION IS A CORRECT REPRESENTATION OF A FIELD SURVEY PERFORMED BY CESO IN SEPTEMBER OF 2022 UNDER MY DIRECTION. I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

DATE OF PLAT OF MAP 10/18/2022

SEAN T. BROOKS, P.S. — DATE 10-13-22
OHIO PROFESSIONAL SURVEYOR #8828

STATE OF OHIO · SEAN BROOKS PS-8828 · REGISTERED PROFESSIONAL SURVEYOR

ANNEXATION

LANDS OF HUEGEL AND ISERN

3054 & 3435 S.R. 55
CONCORD TOWNSHIP

SEC. 36 T7, R5E
MIAMI COUNTY, OHIO

SCALE: 1" = 200' | DATE: 10/18/2022

DESIGN: N/A
DRAWN: RSL
CHECKED: JKH

PREPARED BY: CESO WWW.CESOINC.COM

JOB NO.: 761451
SHEET NO.: 1 OF 1

W:\PROJECTS\DDCM\761451 - TROY OH\04-SURVEY\DWG\761487_ANNEXATION PLAT.DWG - 10/18/2022 8:29 AM

PID: C06-043250
JOHN H. & SHARON K. RAWERS
D.B. 583-819
LND 19 - 116

PID: C06-042400
VAUGHN ALAN & KAY A. JACKSON
2022OR-11659

N.W. COR. OF S.E. 1/4 OF SEC. 36
IRF 5/8IN.NO.CAP (FOUND @ 29.94')
MAG F (HELD)
P.O.B.

PID: C06-043200
VAUGHN A. JACKSON, TRUSTEE
2022OR-06600
LND. 61 - 56

CONCORD TOWNSHIP
S 89° 47' 39" E 1979.72'
990.00' PROPOSED CORPORATION LINE
NORTH LINE OF S.E 1/4 OF SECTION 36
989.72' PROPOSED CORPORATION LINE
STN
IRF 5/8IN.YELLOW.CAP (@ N82°49'08"W, 0.89')

EDGEWATER SECTION 4
REC. 21-9
EXISTING CONCORD TOWNSHIP / EXISTING CITY OF TROY
INLOT 9870 | INLOT 9869 | INLOT 9868 | INLOT 9867 | INLOT 9866 | INLOT 9865 | INLOT 9864 | INLOT 9198
CITY OF TROY
IRF 5/8IN.NO.CAP (HELD)
STN (HELD)
IRF 5/8IN.YELLOW.CAP (@ S70°44'17"E, 2.12')
N 89° 55' 07" E 660.76'
S 00° 10' 06" E 234.24'
IRF 5/8IN.ORANGE"NORTHMONT_ENGRS_4343"CAP (FOUND @ 201.68')
CONCORD TOWNSHIP
N 00° 08' 00" W 329.67'
PROPOSED CORPORATION LINE

PID: C06-043000
ANN HUEGEL & CHARLES E. ISERN
PART OF TRACT 2
2014OR-12378
660.86'
S 89° 47' 39" E
STN (FOUND @ 98.74', AND HELD FOR E&W LINE)
IRF 5/8IN.ORANGE"NORTHMONT_ENGRS_4343"CAP (FOUND @ 142.47')

INLOT 9197 | INLOT 9196 | INLOT 9195 | INLOT 9194 | INLOT 9193 | INLOT 9192 | INLOT 9191
WOOD PARK DRIVE
PARKVIEW DR.
EDGEWATER SECTION 2
REC. 19-109
INLOT 9188 | INLOT 9187 | INLOT 9186 | INLOT 9185
MANOR COURT
S 00° 00' 30" W 730.29'
IRF 5/8IN.NO.CAP
IRF 5/8IN.ORANGE"NORTHMONT_ENGRS_4343"CAP (FOUND @ 730.29', AND HELD)
INLOT 9183
STATE ROUTE 55 (WEST MARKET STREET)
80' RIGHT-OF-WAY
40.0' RIGHT-OF-WAY LINE
KENSINGTON NORTH
REC. 20-34
INLOT 9483 | INLOT 9482 | INLOT 9481 | INLOT 9480
SOUTHSIDE DR.
30.0'
NASHVILLE ROAD
60' RIGHT-OF-WAY
EXISTING CITY OF TROY CORPORATION LINE
INLOT 8890 | INLOT 8889 | INLOT 8888 | INLOT 8887 | INLOT 8886 | INLOT 8755
WINCHESTER DR.
KENSINGTON SECTION 6A REC. 19-21
S 00° 08' 54" E 1614.54'
1570.74'
HUNTINGTON DRIVE
INLOT 8805
KENSINGTON SECTION 5 REC. 18-119
INLOT 9253 | INLOT 9254
CHATHAM DRIVE
INLOT 9255 | INLOT 9256 | INLOT 9257 | INLOT 9258
PAMELA SUBDIVISION SECTION 1 REC. 10-18
EAST LINE OF S.E 1/4 OF SECTION 36
SECTION 31 | SECTION 36 | SECTION 6 | SECTION 1
CITY OF TROY
SWAILES ROAD

PID: C06-042500
BRADLEY A. WEBB
2020OR-00267
LND 41 - 139
CONCORD TOWNSHIP
PROPOSED CORPORATION LINE
RIGHT-OF-WAY LINE
IRF BENT_5/8IN.NO.CAP

PID: C06-042800
CHARLES EDWARD ISERN & ANN LOUISE HUEGEL
2012OR-08834
60.231 ACRES (AS-SURVEYED)
60.000 ACRES (PER DEED)
INLOT 11549

PID: C06-043000
ANN HUEGEL & CHARLES E. ISERN
PART OF TRACT 2
2014OR-12378
102.961 ACRES (PER DEED)
103.403 ACRES (AS-SURVEYED)
INLOT 11550

30.0' | 30.0'
WILSON ROAD
60' RIGHT-OF-WAY
WEST LINE OF S.E. 1/4 OF SECTION 36
1916.30'
1451.03'
60.231 ACRES (INCLUDING 2.796 ACRES WITHIN THE RIGHT-OF-WAY) LEAVING 57.435 NET ACRES
103.403 ACRES (INCLUDING 3.563 ACRES WITHIN THE RIGHT-OF-WAY) LEAVING 99.840 NET ACRES

PID: C06-042550
MARJORIE JOANN KROPP (1/2 INT.)
D.B.597-713
STAR BANK, N.A., TRUSTEE (1/2 INT.)
D.B. 668-207

RIGHT-OF-WAY AREA 3.563 ACRES
RIGHT-OF-WAY LINE
CENTERLINE
60.0'
N 64° 59' 41" E 1821.02'
STATE ROUTE 55
60' RIGHT-OF-WAY
30.0' | 30.0'
RIGHT-OF-WAY AREA 2.796 ACRES
N 64° 59' 41" E 1092.30'

PID: C06-042600
MARJORIE J. KROPP & STAR BANK, N.A., TRUSTEE
D.B. 667-764
LND 41-160
N 00° 00' 36" W 2651.19'
N 00° 00' 36" W 2649.15'
1198.12'
734.89'
CONCORD TOWNSHIP
PROPOSED CORPORATION LINE

PID: C06-042700
LANG PHILLIPS & JOHN M. PHILLIPS JR.
D.B. 798-417

S.W. COR. OF S.E. QUART. OF SEC. 36
STN AT SE BASE WOOD FC COR PO (HELD)
PID: C06-008800
LANG PHILLIPS & JOHN M. PHILLIPS JR.
D.B. 798-417

SECTION 36 | SECTION 1
990.00' PROPOSED CORPORATION LINE
CONCORD TOWNSHIP
N 89° 54' 45" W 2423.55'
SOUTH LINE OF S.E 1/4 OF SECTION 36
1433.55' PROPOSED CORPORATION LINE
CONCORD TOWNSHIP
FNCF 6IN.DIA.WOOD
N 89° 54' 45" W 221.68'
IRF LEANING 5/8 " NO CAP HELD FOR SECTION LINE FOUND @ 28.20' FROM CORNER

PID: C06-009600
KEITH E. & TRACI L. KROPP
2019OR-05856
LND 59-50

PID: C06-009500
PETER J. & JUDY N. ZELNICK
D.B. 592 - 474
LND 33-134

IPF 1" OD FOUND @ 29.31'
S 89° 26' 52" W 224.83'
IPF 1IN.OD
PROPOSED CORPORATION LINE
S 00° 36' 08" E 397.19'
CONCORD TOWNSHIP
PID: C06-042900
KURT D. & DEBBIE S. WEIKERT
D.B. 614-681
LND 5 - 169

PID: C06-009800
J. RANDOLPH MOTT & JOSEPH CARNER CO-TRUSTEES
D.B. 787 - 633
S.E. COR. OF S.E. 1/4 OF SEC. 36

LEGEND

- MONUMENT FOUND AS NOTED
- 5/8" x 30" IRON PIN WITH "CESO" CAP SET
- MAG NAIL SET
- FENCE POST FOUND
- STONE FOUND
- MAG NAIL FOUND

- PROPERTY BOUNDARY
- ADJOINER LINE
- SECTION LINE
- FENCE LINE
- RIGHT-OF-WAY LINE
- PROPOSED CORPORATION LINE
- EXISTING CORPORATION LINE

GRAPHIC SCALE
200 0 100 200 400
SCALE: 1" = 200'

CHERRY AVENUE (TR NO 1036) VACATION PLAT OF SHUMAN'S ADDITION TO WEST COVINGTON

SECTION 30, TOWN 8, RANGE 5

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

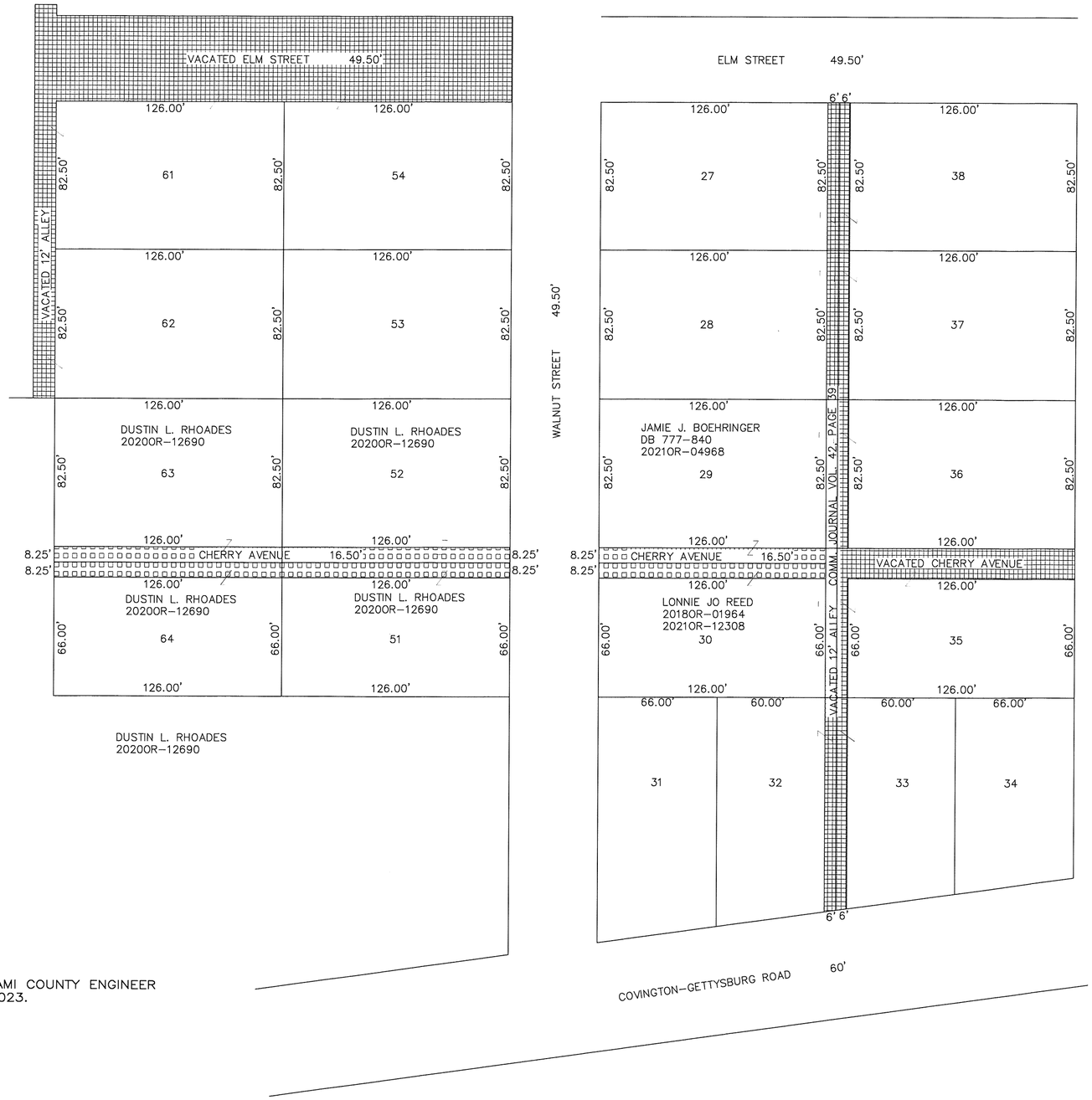
VOLUME 30 PAGE 12

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00014
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/14/2023 03:34:30 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

MIAMI COUNTY RECORDER BY DEPUTY RECORDER



LEGEND

AREA TO BE VACATED

PREVIOUSLY VACATED AREAS

50 25 0 50

GRAPHIC SCALE IN FEET
1"=50'

NORTH

APPROVED AND AUTHORIZED BY THE BOARD OF TRUSTEES OF NEWBERRY TOWNSHIP BY RESOLUTION NO. 2023-02, 01/10/223.

THIS PLAT SIGNED BY NEWBERRY TOWNSHIP ON FEBRUARY 1, 2023

J. JASON SARGENT, CHAIRMAN
NEWBERRY TWP. TRUSTEES

MIKE MANIACI, TRUSTEE
NEWBERRY TWP. TRUSTEES

GEORGE A. FURROW, JR., TRUSTEE
NEWBERRY TWP. TRUSTEES

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 31st DAY OF January, 2023.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 14th DAY OF March, 2023.

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 28th DAY OF FEBRUARY, 2023, BY RESOLUTION NO. 23-02-227.

WADE H. WESTFALL, PRES.
MIAMI COUNTY COMMISSIONER

GREGORY A. SIMMONS, V.PRES.
MIAMI COUNTY COMMISSIONER

TED S. MERCER, MEMBER
MIAMI COUNTY COMMISSIONER

REFERENCES

RECORDER'S BOOK:
VOL. 1 PG. 299
VOL. 10 PG. 141

NOTE: DIMENSIONS AND LOCATION OF LOTS 29, 30, 51, 52, 63, 64 BASED ON RECORD PLAT VOL 1, PG 299.

PREPARED BY:

STATE OF OHIO
BRITT R. HAVENAR
S-8266
REGISTERED PROFESSIONAL SURVEYOR

1/31/23

BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER
DATE: JANUARY 20, 2023

SNYDER REPLAT

PT. LOT 1331 & 7124 INLOT | TROY CITY | MIAMI, OHIO COUNTY

VOLUME 30 PAGE 13
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00015
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/20/2023 10:56:55 AM
REFERENCES 0
RECORDING FEE
PAGES 1

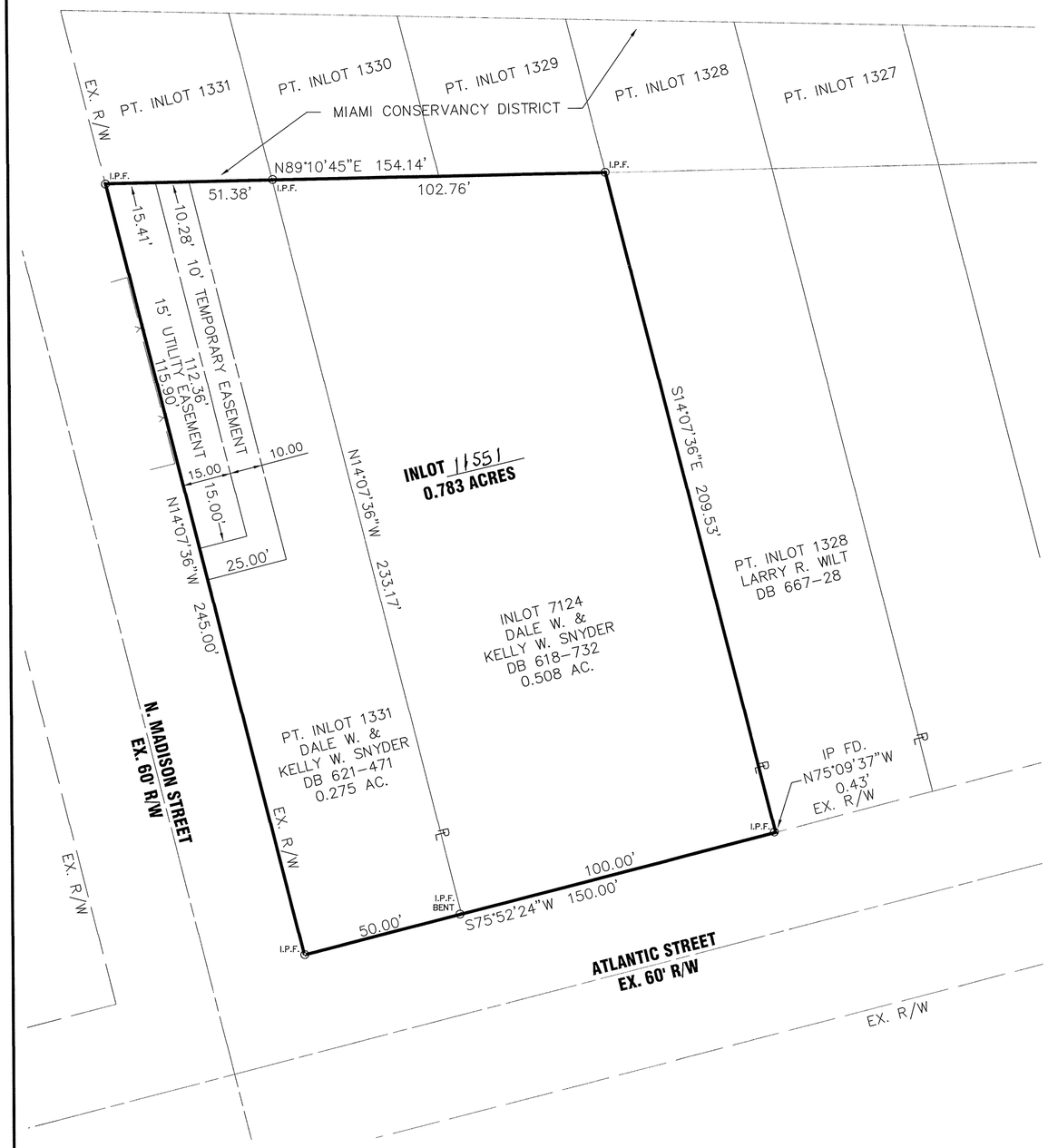
FEE $43.20

Jessica A Lopez
MIAMI COUNTY RECORDER

Kelly L. Hegemier
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Mar 20, 2023

Matthew W Gearhardt Joyce Grillist
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



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

SCALE: 1"=30'

0 15 30 60

LEGEND

o I.P.F. IRON PIN FOUND

PLAT AUTHORIZATION AND DEDICATION

DALE W. AND KELLY W. SNYDER, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS SNYDER PLAT. FURTHERMORE, DALE W. AND KELLY W. SNYDER, DEDICATE THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

OWNER: DALE W. & KELLY W. SNYDER

Dale Snyder
DALE W. SNYDER

Kelly W. Snyder
KELLY W. SNYDER

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DALE W. & KELLY W. SNYDER, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 11th DAY OF January, 2023.

NOTARY PUBLIC Julie Lynn Morrison

MY COMMISSION EXPIRES: 12/19/2026

JULIE LYNN MORRISON
Notary Public
State of Ohio
My Comm. Expires
December 19, 2026

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 16TH DAY OF MARCH, 2023

JILLIAN A. RHOADES, P.E.

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6th DAY OF Feb., 2023, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-6-2023, EFFECTIVE 3-8, 2023

Robin A. Oda
MAYOR

PRESIDENT OF COUNCIL

Sue A. Knight
CLERK OF COUNCIL

SURVEY REFERENCE
REC. P.B. 2, PG. 30
REC P.B. 14 PG. 18

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

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

1-4-2023
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	12-12-2022
DRAWN BY:	MBK
JOB NUMBER:	MIATRO2204
SHEET NUMBER	1 OF 1

EASEMENT FOR HIGHWAY PURPOSES
OWENS ROAD NO. 076/PANTHER CREEK

ROAD RECORD VOLUME 9, PAGE 48

VOLUME 30, PAGE 14
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7	5E	NE 1/4 7	NEWTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00016
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/29/2023 08:37:25 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

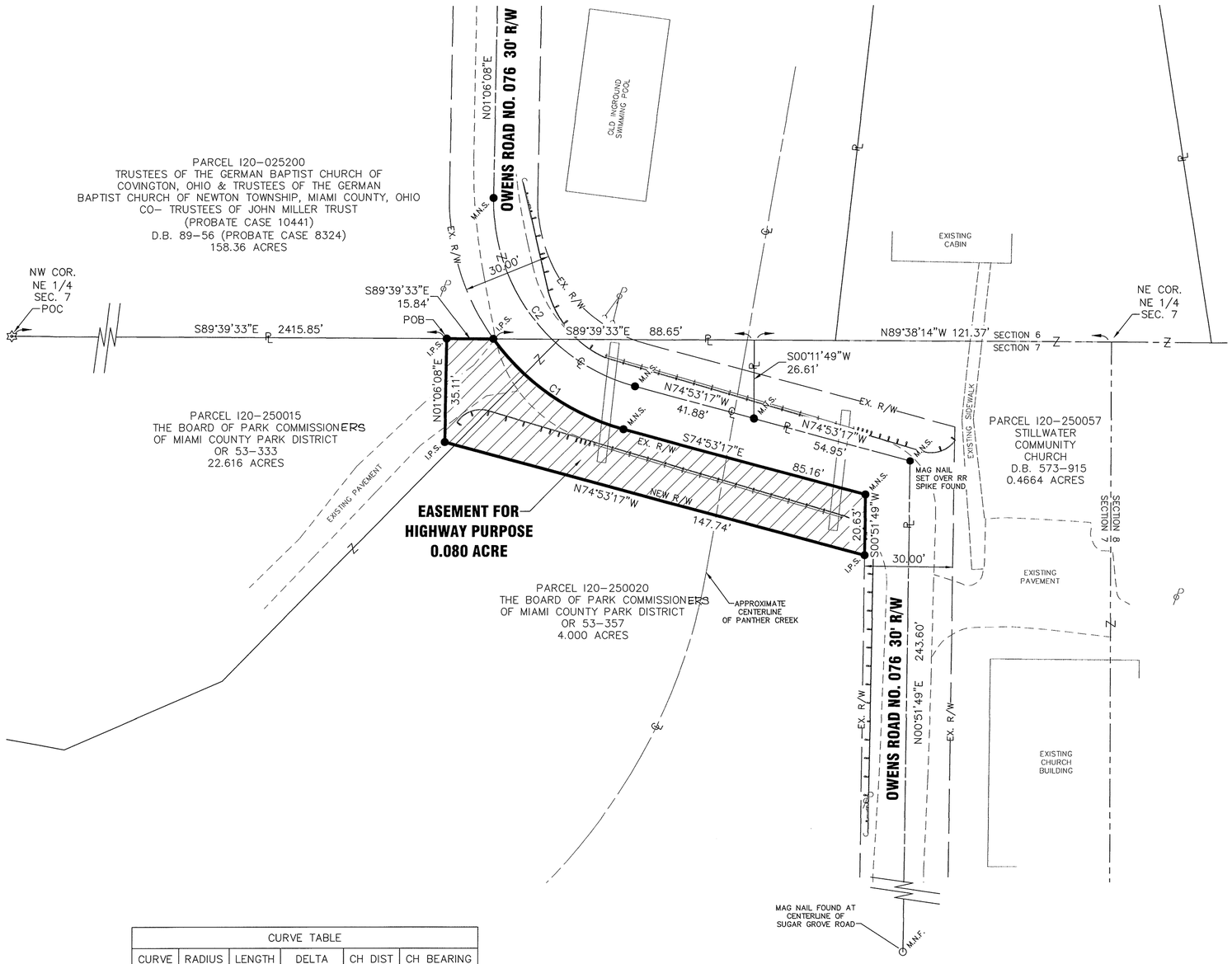
Jessica A Lopez
MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED ~~AND TRANSFERRED~~ March 29 2023

Matthew Gearhardt
MIAMI COUNTY AUDITOR

Mindy Dozer
BY DEPUTY AUDITOR



REFERENCES

LAND SURVEY 26, PAGE 193
LAND SURVEY 33, PAGE 51
LAND SURVEY 43, PAGE 77
LAND SURVEY 52, PAGE 69
RECORD BOOK 12, PAGE 30
ROAD RECORD 5, PAGE 407

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 16th DAY OF September 2022.

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

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY
THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 23RD DAY OF MARCH, 2023, BY
RESOLUTION NO. 23-03-345.

Ted S. Mercer
TED S. MERCER
MIAMI COUNTY COMMISSIONER

WADE H. WESTFALL
MIAMI COUNTY COMMISSIONER

Gregory A Simmons
GREGORY A. SIMMONS
MIAMI COUNTY COMMISSIONER

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

SCALE: 1"=30'

0 15 30 60

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ✡ STONE FOUND
- ▨ ADDITIONAL RIGHT OF WAY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	80.00'	54.90'	39°19'00"	53.83'	S55°13'47"E
C2	65.00'	86.21'	75°59'26"	80.03'	N36°53'34"W

SUMMARY OF EASEMENT FOR HIGHWAY PURPOSE				
PARCEL	OWNER	DEED RECORD	ACREAGE	AS ACQUIRED
I20-250015	THE BD. OF PARK COMM. OF MIAMI CO. PARK DIST.	OR 53-333	0.014 AC.	2022OR-18223
I20-250020	THE BD. OF PARK COMM. OF MIAMI CO. PARK DIST.	OR 53-357	0.066 AC.	2022OR-18223

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

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

9-14-2022
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	09/13/2022
DRAWN BY:	MPL
JOB NUMBER:	MIANWT2201
SHEET NUMBER	1 OF 1

Replat of Part Outlot 245 and Whole of Inlot 10574

PT. 245 OUTLOT | 10574 INLOT | TROY CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 15
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00017
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/29/2023 01:35:50 PM
REFERENCES 0
RECORDING FEE
PAGES 2

86.40
FEE $43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED March 29, 2023.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Mindy Dorsey
BY DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 25th DAY OF Jan, 2023 THIS PLAT WAS REVIEWED AND APPROVED.

, CHAIRMAN Sue L. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6th DAY OF Feb, 2023 THIS PLAT WAS APPROVED BY ORDINANCE NO. O-5-2023, EFFECTIVE 3-8, 2023

Robin J. Oda
MAYOR

PRESIDENT OF COUNCIL

Sue L. Knight
CLERK OF COUNCIL

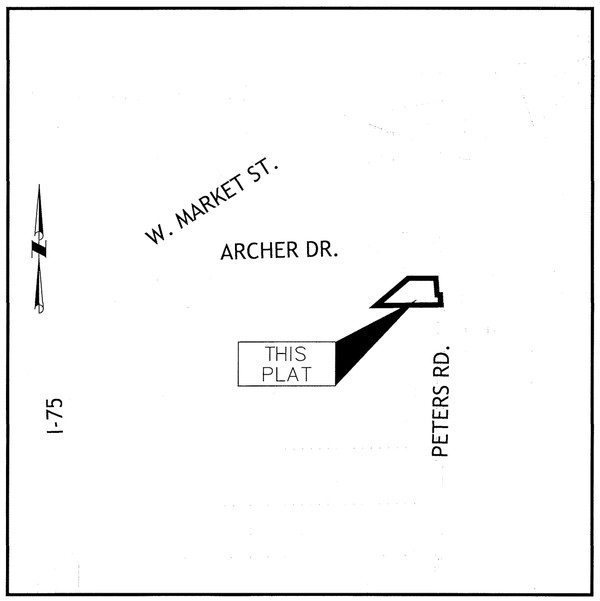
CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 24TH DAY OF MARCH, 2023

JILLIAN A. RHOADES, P.E.

DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT 245 AND INLOT 10574 OWNED BY MIKE HAWK HOMES, LLC. AS RECORDED IN 2018OR-02781.



VICINITY MAP
N.T.S.

DEDICATION

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

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

OWNER:
MIKE HAWK HOMES, LLC.

Calvin Michael Hawk
CALVIN MICHAEL HAWK
SOLE MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 5 DAY OF January, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MIKE HAWK HOMES, LLC., CALVIN MICHAEL HAWK, ITS SOLE MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Holly Fannon
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 3/24/2025

NOTARIAL SEAL STATE OF OHIO
HOLLY J. FANNON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
3/24/25

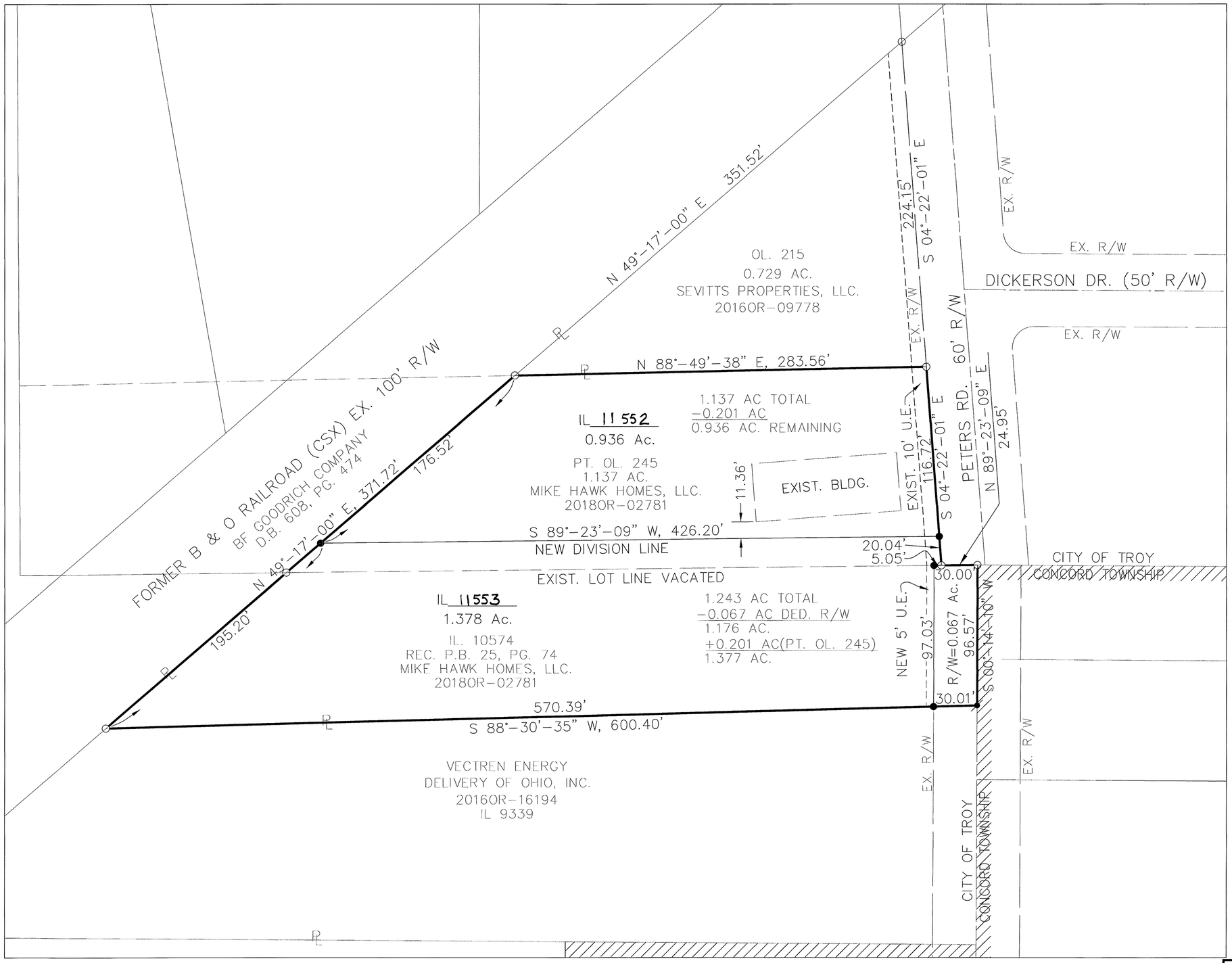
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	10-24-2022
DRAWN BY:	seb
JOB NUMBER:	MAITCI0316_app
SHEET NUMBER	1 OF 2

PLAT BOOK 30, PAGE 15 -A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Replat of Part Outlot 245 and Whole of Inlot 10574

PT. 245 OUTLOT | 10574 INLOT | TROY CITY | MIAMI, OHIO COUNTY





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

SCALE 1" = 50'

0 25 50 100

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ⊘ MAG NAIL SET
- ⊘ MAG NAIL FOUND
- --- UTILITY EASEMENT LINE
- ▨ CORP LIMIT

REFERENCES

REC. P.B. 2, PG. 27
REC. P.B. 2, PG. 83
REC. P.B. 25, PG. 74
LOT SURV. 17, PG. 193
LAND SURV. 36, PG. 113

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS SET AS SHOWN HEREON.

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

11-4-2022
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	10-24-2022
DRAWN BY:	seb
JOB NUMBER:	MAITR00316_fin
SHEET NUMBER	2 OF 2

ANNEXATION TO THE CITY OF PIQUA

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 25, TOWN 1, RANGE 12

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT 20 23 OR– 01673 & 03245 MIAMI COUNTY RECORDER'S RECORDS.

VOLUME 30 PAGE 16

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00018
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/30/2023 09:34:33 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 22 DAY OF Sept., 2022.

Paul P. Huelskamp
PAUL P. HUELSKAMP, PE, PS

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 22 DAY OF September 2022. BY RESOLUTION NO. 22-09-1149.

Ted S. Mercer
TED S. MERCER
Wade H. Westfall
WADE H. WESTFALL
Gregory A Simmons
GREGORY A. SIMMONS

CITY OF PIQUA

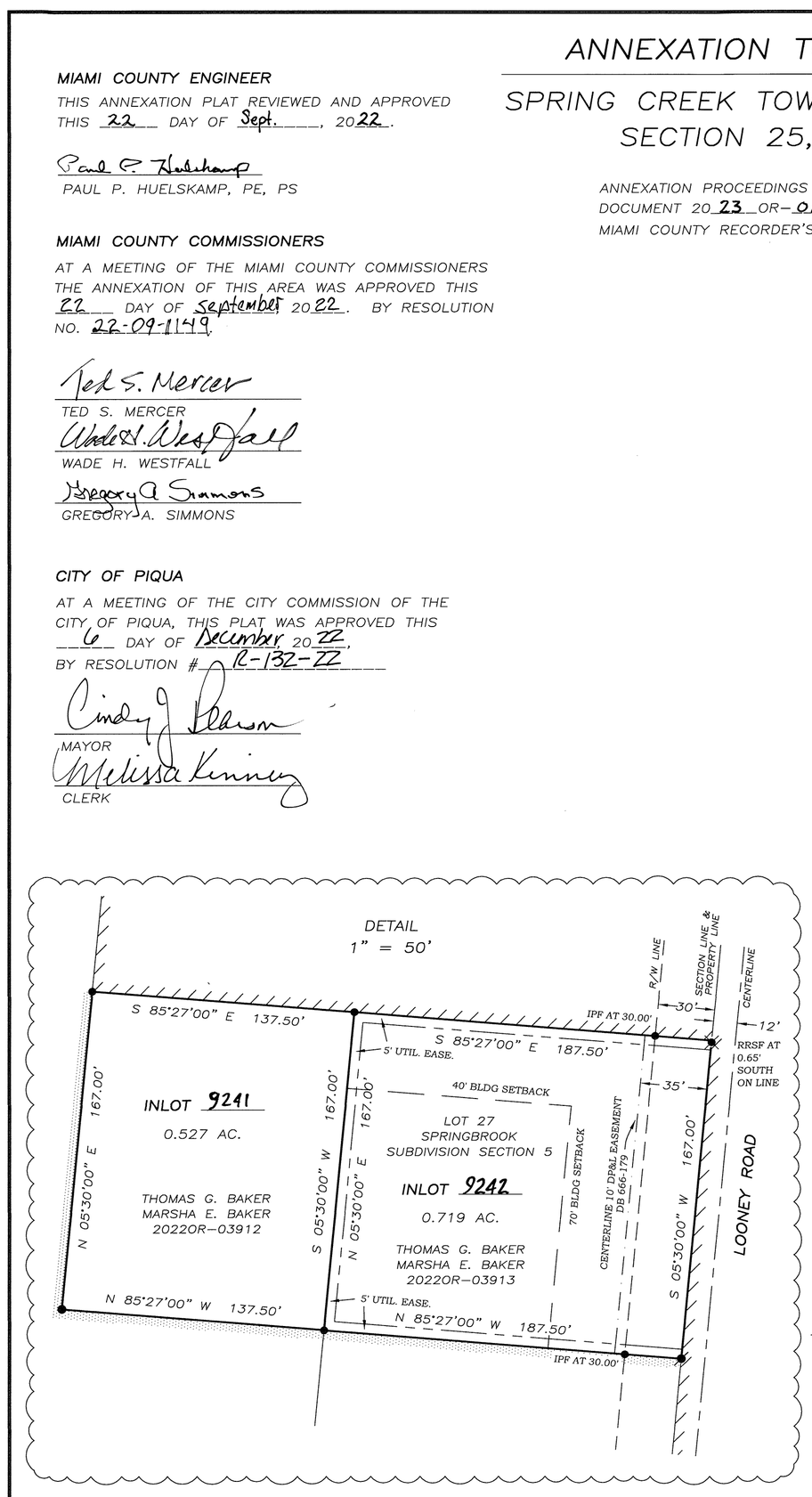
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 6 DAY OF December 2022, BY RESOLUTION # R-132-22

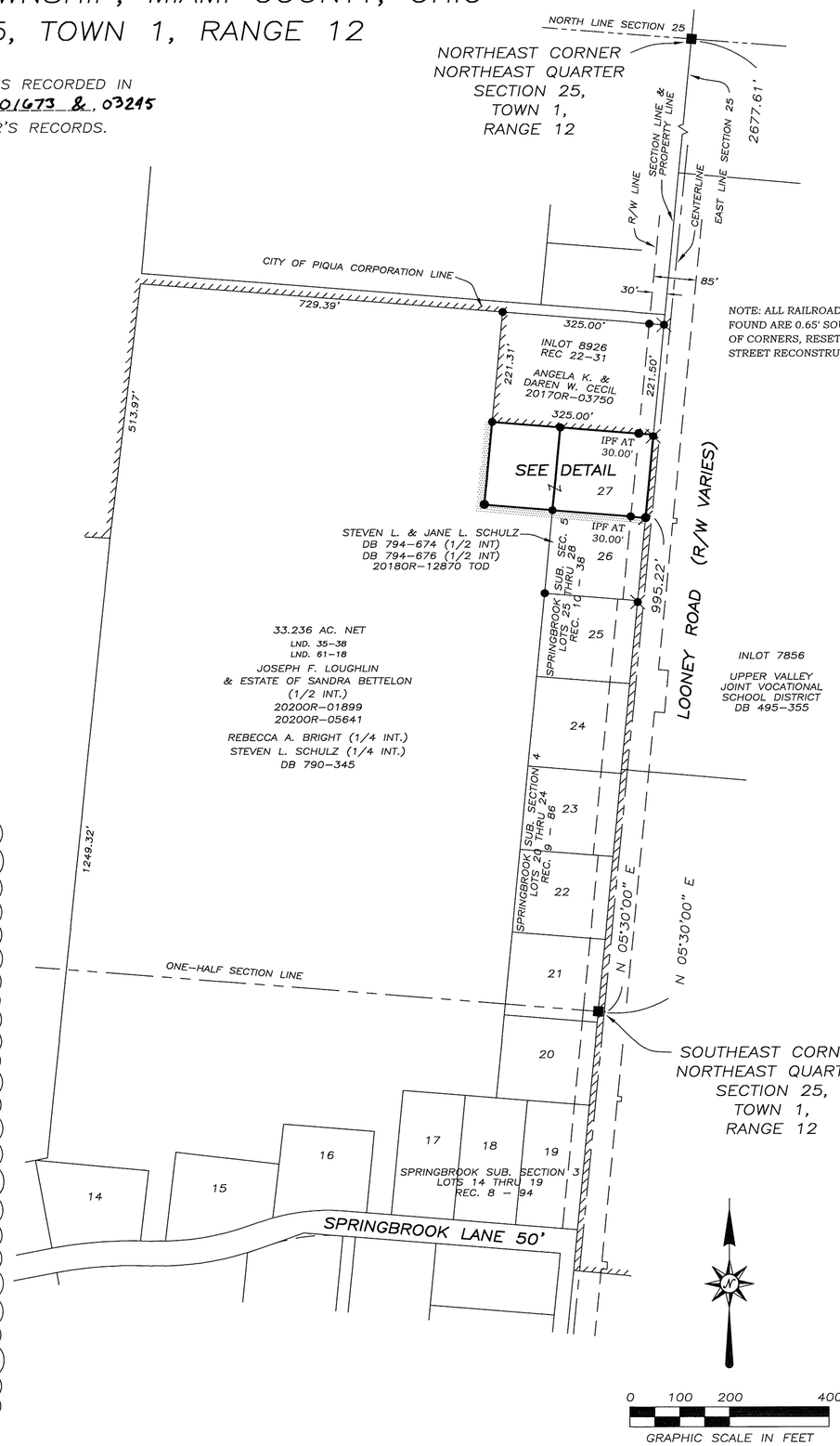
Cindy J Pearson
MAYOR
Melissa Kinney
CLERK

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 30th DAY OF March, 2023.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Mindy Doyel
BY DEPUTY AUDITOR





NOTE: ALL RAILROAD SPIKES FOUND ARE 0.65' SOUTH ON LINE OF CORNERS, RESET AFTER STREET RECONSTRUCTION.

DESCRIPTION

BEING A TOTAL OF 1.246 ACRES, 0.719 ACRES LOT 27, SPRINGBROOK SUBDIVISION SECTION 5, AS SHOWN IN VOLUME 10, PAGE 38, MIAMI COUNTY PLAT RECORDS, AND 0.527 ACRES AS SHOWN IN VOLUME 61, PAGE 18, MIAMI COUNTY ENGINEER'S LAND SURVEY RECORDS, AS ACQUIRED BY THOMAS G. & MARSHA E. BAKER IN DOCUMENTS 20220R–03912 AND 20220R–03913, MIAMI COUNTY DEED RECORDS, LOCATED IN SECTION 25, TOWN 1, RANGE 12, IN SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOLUME 61, PAGE 18
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 10, PAGE 38

LEGEND

- ● IRON PIN FOUND
- ⊘ MAG SPIKE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ◘ IRON PIN IN MONUMENT BOX

EXISTING CORPORATION LINE

PROPOSED CORPORATION LINE

CERTIFICATION

THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND A FIELD INSPECTION. I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 7433–37.

ANNEXATION PLAT FOR THOMAS & MARSHA BAKER IN MIAMI COUNTY, OHIO ~ JUNE 15, 2022

PREPARED BY:

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

VOLUME 30 , PAGE 17

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00019
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/26/2023 11:26:05 AM
REFERENCES 0
RECORDING FEE
PAGES 2

GRAPHIC SCALE
100 0 50 100
1 inch = 100 ft.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF KINGS CHAPEL, SECTION TWO (P.B. 12, PG. 88), TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING N 89°31'42" E)

CITY OF TROY
KINGS CHAPEL, SECTION TWO
P. B. 12, PG. 88
"R5" SINGLE FAMILY RESIDENTIAL DIS.. CT

KINGS CHAPEL DR

I. L. 6769 | I. L. 6768 | I. L. 6767 | I. L. 6766 | I. L. 6765 | I. L. 6764 | I. L. 6763 | I. L. 6762 | I. L. 6761 | I. L. 6760 | I. L. 6759 | I. L. 6758 | I. L. 6757 | I. L. 6756 | I. L. 6755 | I. L. 6754 | I. L. 6753 | I. L. 6752 | I. L. 6751 | I. L. 6750 | I. L. 6749

CITY OF TROY
CONCORD TWP

N 89°31'42" E 1407.35'

SECTION 18
SECTION 19

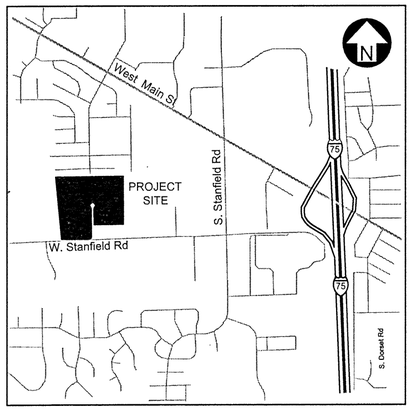
10' UTILITY EASEMENT
25' BUFFER STRIP/REAR YARD SETBACK

REPLAT
GREEN COURT SEC. 1A

BEING A RE-SUBDIVISION OF
INLOT 11394 & 11395
CITY OF TROY, MIAMI COUNTY, OHIO
SECTION 19, TOWN 5 RANGE 6
TOTAL AREA = 34.8425 ACRES
OCTOBER 2022

E&B DEVELOPMENT LLC
2013OR-09169

ZONING CLASSIFICATION
"M-2" LIGHT INDUSTRIAL DISTRICT



VICINITY MAP
NOT TO SCALE

CURVE TABLE						
NO.	RADIUS (FT)	ARC LENGTH (FT)	CHORD DATA		DELTA	TANGENT LENGTH (FT)
			BEARING	LENGTH (FT)		
C1	40.00	62.83	S 44°37'01" W	56.57	90°00'00"	40.00
C2	60.00	43.36	S 21°05'17" E	42.43	41°24'35"	22.68
C3	60.00	231.50	S 68°44'17" W	112.38	221°03'43"	--
C4	60.00	43.73	N 20°08'52" E	42.77	41°45'27"	22.89
C5	60.00	43.36	N 20°19'18" E	42.43	41°24'35"	22.68

NEW INLOT 11554
29.2255 AC.

EXISTING INLOT 11394
30.6156 AC.
PARCEL ID D08-105884

NEW INLOT 11555
5.6170 AC.

EXISTING INLOT 11395
4.2267 AC.
PARCEL ID D08-106936

ROGER E. & KATHLEEN LURING
D.B. 655, PG. 773
24.97 ACRES
PARCEL ID C06-063100

CONCORD TOWNSHIP

25' REAR YARD SETBACK
CITY OF TROY
CONCORD TWP
10' UTILITY EASEMENT
N 05°23'44" W 1303.23'

10' UTILITY EASEMENT
25' REAR YARD SETBACK
S 00°15'48" E 997.09'
596.52'

5' UTILITY EASEMENT DEDICATED THIS PLAT
10' SIDE YARD SETBACK
S 89°16'09" W 584.25'
N 89°16'09" E 10' SIDE YARD SETBACK 584.25'
5' UTILITY EASEMENT DEDICATED THIS PLAT
5' UTILITY EASEMENT EXTINGUISHED THIS PLAT
10' SIDE YARD SETBACK
S 89°16'09" W 614.04'
5' UTILITY EASEMENT EXTINGUISHED THIS PLAT
10' SIDE YARD SETBACK
LOT LINE, EASEMENTS AND SETBACKS TO BE EXTINGUISEHD PER THIS PLAT

C3 | 60'R | C4 | C5 | C1

N 00°22'59" W 740.00'
N 00°22'59" W 321.01'
S 00°22'59" E 580.63'
S 00°22'59" E 259.62'
GREEN COURT (60' R/W)

10' UTILITY EASEMENT
25' FRONT YARD SETBACK
10' UTILITY EASEMENT
25' FRONT YARD SETBACK
25' REAR YARD SETBACK
400.57'

EX. 5' UTILITY EASEMENT
S 89°16'09" W 613.41'
10' SIDE YARD SETBACK
311.00'
302.41'
EX. 5' UTILITY EASEMENT
25' REAR YARD SETBACK

GREEN COURT
VOLUME 28, PAGE 86
INLOT 11396
2.1400 ACRES
PARCEL ID D08-106938
E&B DEVELOPMENT LLC
2013OR-09169

GREEN COURT
VOLUME 28, PAGE 86
INLOT 11397
2.0743 ACRES
PARCEL ID D08-106940
GULKER BROTHERS HOLDINGS LLC
2021OR-21048

15' UTILITY EASEMENT
10' SIDE YARD SETBACK
5' UTILITY EASEMENT
10' SIDE YARD SETBACK & 10' UTILITY EASEMENT
25' FRONT YARD SETBACK
30' 30'
25' FRONT YARD SETBACK
25' FRONT YARD SETBACK

15' UTILITY EASEMENT
25' FRONT YARD SETBACK
578.00'
S 89°37'01" W 741.95'
140.00'
23.95'
248.87'
S 89°16'09" W 548.83'
299.96'
20' UTILITY EASEMENT
15' UTILITY EASEMENT
S 89°16'09" W

R/W
40.15'
40'
25'
25'
W. STANFIELD RD.
S 89°37'01" W
R/W
40.00'
94.07'
ANGLE PT.
C/L OF R/W
R/W
40.00'
40'
40'
R/W

CONCORD TOWNSHIP
LAWRENCE L. YOUNG, TRUSTEE
PHILLIP M. YOUNG, TRUSTEE
SARAH E. YOUNG, TRUSTEE
DB775-381
2015OR-08711
2015OR-08712
PARCEL ID C06-063300
100.500 ACRES

CONCORD TWP
CITY OF TROY

INLOT 8948
CITY OF TROY
WAYNE A. & TERRI C. NEWNAM
2018OR-05828, ;OD
2010OR-15382
39.721 ACRES
PARCEL ID D08-163802
"M2" LIGHT INDUSTRIAL DISTRICT

SELECT ASSOCIATES LLC.
2014OR-06215
23.199 ACRES
PARCEL ID D08-105886
INLOT 10237
"M2" LIGHT INDUSTRIAL DISTRICT

DESCRIPTION

Being a replat of Inlot 11394 and 11395 of the City of Troy, Ohio. Being the same lands as conveyed to E&B Development LLC by 2013OR-09169 of the deed records of Miami County, Ohio containing 34.8425 acres.

ACREAGE TABLE	
PARCEL	ACREAGE
INLOT ____	29.2255
INLOT ____	5.6170
TOTAL ACREAGE	34.8425

LEGEND

- ● IRON PIN FOUND
- ▲ STONE FOUND
- ○ 5/8" IRON PIN SET
- ⊙ MAGNAIL SET
- R/W EXISTING RIGHT OF WAY

REFERENCES

MIAMI COUNTY
RECORDER'S RECORDS:
Deed Bk. 655, Pg. 773
Deed Bk. 796, Pg. 290
Deed 2013OR-09169
Deed 2014OR-06215
Deed 2015OR-08712
Deed 2018OR-05828

MIAMI COUNTY
ENGINEER'S RECORDS:
Land Survey Volume 42, Pg. 155
Rec. Plat 28, Pg. 86
Rec. Plat 22, Pg. 46
Rec. Plat 19, Pg. 65
Rec. Plat 19, Pg. 35
Rec. Plat 19, Pg. 34
Rec. Plat 18, Pg. 105
Rec. Plat 18, Pg. 40
Rec. Plat 18, Pg. 6
Rec. Plat 17, Pg. 32
Rec. Plat 12, Pg. 88
Plat Map SW 173

SURVEYOR NOTES:

1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. SURVEY MARKERS TO BE SET AFTER PLAT HAS BEEN APPROVED AND RECORDED.
4. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
5. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
6. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

Flood Zone Designation:
FIRM #s 39109C0161E & 39109C0142E effective date: 8-2-2011. Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain.

Green Court will be the 100 year drainage route.

CERTIFICATE OF SURVEYOR

I hereby certify the plat/subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on fieldwork in October, 2022. All measurements are correct and monuments are to be set as shown. Curve distances are measured on the arc. Iron pins to be set at all lot corners are 5/8" x 30" rebar.

STATE OF OHIO
MICHAEL A. NOVEAN
8101
REGISTERED
PROFESSIONAL SURVEYOR

Michael A. Novean
Ohio Professional Registered
Surveyor No. 8101

PREPARED BY:

BURKHARDT
ENGINEERS • SURVEYORS

CIVIL ENGINEERING
LAND SURVEYING
NATIONAL RETAIL
SITE DEVELOPMENT

28 North Cherry Street
Germantown, Ohio 45327
Phone: 937-388-0050
BURKHARDTINC.COM

Design: ---	Proj: 19.248
Draw: TLD	Dwg: 19-248.dwg
Check: MAN	Tab: RP2-1
Scale: 1" = 100'	
Date: 01.27.2023	
Sheet: REPLAT	
Sheet No.: 1 of 2	

VOLUME 30 , PAGE 17-A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION STATEMENT

The undersigned, being the owners of 34.8425 acres of land, being inlot numbers 11394 and 11395 in the City of Troy, Miami County, Ohio, do hereby assent to and adopt the accompanying replat of subdivision to be known as Green Court Sec. 1A and do hereby dedicate to the public forever, in accordance with the laws in such cases made and provided, the easements as shown, to be free and unencumbered. The title acquired by 20130R-09169.

UTILITY EASEMENTS

The easements on said plat, designated as utility easements, are provided for the construction, maintenance, and operation of poles, wires and conduits, and the necessary attachments in connection therewith, for the transmission of electric, telephone, cable television and other purposes, for the construction and maintenance of service and underground stormwater drains, pipelines for supplying gas, water, heat and other public or quasi-public utility functions together with the necessary lateral connections, and also the right to ingress to and egress from said easements, and to cut, trim or remove trees and undergrowth or overhanging branches within said easement or immediately adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce the clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facility; or (4) create a hazard."

The above easements are also provided for other public uses as designated and shall be used for the construction of stormwater drains, open channels, public and private sewers, pipelines for the supplying of water, cable television and for any public or quasi-public utility or function, conducted, maintained or performed by ordinary methods beneath or above the surface of the ground, together with the right of ingress and egress over and across lots to and from said easements.

DRAINAGE NOTES

The City of Troy does not accept any private drainage easements shown on this plat. The City of Troy is not obligated to maintain or repair any channels or installations in said easements. The owner of the lot shall maintain the easement area of each lot and all improvements in it continuously. Maintenance of all improvements within the private drainage easements shall be the responsibility of the property owner as provided for in the declaration and in accordance with the standards and specifications of the City of Troy on file with the City Engineer. Within the easement area, no structure, planting or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the water flow.

The City of Troy shall have the permanent and irrevocable right and authority to inspect such interior streets, access easements, waterways, common spaces and improvements thereon as are developed in this subdivision.

The City of Troy shall have the right, but not the responsibility, to enter upon any lot in the subdivision to inspect and monitor any storm water detention basin area or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer, lot owner, or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basins areas and drainage facilities; provided, however, that the Developer, lot owner, and/or Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Troy for such maintenance may be assessed to the Association or, if there is no Association, or the Association has ceased to exist, against individual lot owner. These restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Troy.

TRANSFER OF LOTS

Any lot transferred shall have a minimum width and area substantially the same as shown on the accompanying plat and only one (1) principal building will be permitted on any such lot.

Any future splitting of any lot that results in an additional building site being created shall be done by re-plat only.

WATER AND SEWER

(1) It is understood that the City of Troy will not be able to issue any connection permits or zoning permits until the Ohio Environmental Protection Agency (OEPA) has approved the plans for the proposed extensions of the public water and sewer systems within this subdivision.

(2) All buildings to be served by the public sewer system shall be constructed so as to provide a minimum of four (4) feet of vertical separation between the public sanitary sewer, at the point of connection, and the lowest building level served by a gravity sewer connection. In addition, said building level shall be at least one (1) foot above the lowest point of any treatment facility or wastewater pumping facility that receives the discharge from said building. Said minimum service levels shall be recorded on the "as-built" plans for the development which will be kept on file in the office of the City Engineer.

(3) Private driveways, parking lots and other paved areas or structures should not be constructed over private water or sewer service lines within the public right-of-way or within easement areas for the public utilities unless pre-approved by the City Engineer. Should this occur, the property owner will be held responsible for the repair of and for providing access to any curb stops, manholes, clean-outs, etc. installed in conjunction with these private service lines and for any damage or restoration of the paved surfaces or structures that may result from the future operation, maintenance, repair or replacement of said service lines and appurtenances.

(4) Easements on said plat designated as "sanitary sewer easements" or "water main easements" are provided for the right to construct, use, maintain, and keep in repair thereon a sanitary sewer pipeline and/or water mains and appurtenances thereto necessary to the operation therefor.

(5) The City of Troy does not accept any responsibility for the relocation, repair or replacement of any other utilities installed within five (5) feet of the centerline of any sanitary main sewer or water main.

(6) All lots shown hereon shall be served by public sanitary sewers and water mains.

CITY OF TROY PLANNING COMMISSION

At a meeting of the Planning Commission of the City of Troy, Miami County Ohio, held this ____ day of _____, 2023, this dedication of land was reviewed and approved.

N/A

Chairman

Secretary

CITY OF TROY COUNCIL

We, the City Council of the City of Troy, Miami County Ohio do hereby approve and accept the dedication of land for the streets as shown on this plat of Green Court, Section ___, Book ___ This ____ day of _____, 2023.

This dedication of land was approved by Ordinance No. O-8-2023, Effective 3-23, 2023.

Robin L. Oda
Mayor

President of Council

Sue D. Knight
Clerk of Council

CITY OF TROY CITY ENGINEER:

The replat shown hereon was reviewed and approved by the City of Troy City Engineer this 24 day of March, 2023.

City Engineer

OWNER'S CONSENT

We, the undersigned, being all the owners and lienholders of the parcel herein platted, do hereby consent to the execution of said plat. Furthermore, E&B Development dedicates the easements as shown on this plat to the public use forever.

Signed and Acknowledged in the Presence of:

Ken Blakeley
Witness (signature)

Kevin Blakeley
Witness (printed name)

Owner: E&B Development LLC

By:
Owner (signature)

By: STEVE BRUNS MANAGER
Owner (printed name & title)

ACKNOWLEDGEMENT

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

Be it remembered that on this 13 day of APRIL, 2023, before me, the undersigned, a notary public in and for said county and state, personally came the above mentioned, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. in testimony whereof, I have set forth my hand and notorial seal on the day and date above written.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

BRADLEY WICK, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 17, 2024
Recorded in Miami County

MY COMMISSION EXPIRES: 10/17/2024

MIAMI COUNTY AUDITOR

TRANSFERRED THIS 26 DAY OF April, 2023

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Kinda Oliger
DEPUTY AUDITOR

MIAMI COUNTY RECORDER

PLAT BOOK 30, PAGE 17
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26 DAY OF April, 2023 AT 11:23
FILE NO. 2023P-00019 FEE: 86.40

Jessica A Lopez
JESSICA A. LOPEZ
MIAMI COUNTY RECORDER

BY: Tina K Pence
DEPUTY RECORDER

PREPARED BY:

BURKHARDT
ENGINEERS • SURVEYORS

CIVIL ENGINEERING
LAND SURVEYING
NATIONAL RETAIL
SITE DEVELOPMENT

28 North Cherry Street
Germantown, Ohio 45327
Phone: 937-388-0060
BURKHARDTINC.COM

Design: ---	Proj: 19.248
Draw: TLD	Dwg: 19-248.dwg
Check: MAN	Tab: RP2-2
Scale: 1" = 100'	

Date: 01.27.2023

Sheet: REPLAT

Sheet No.: 2 of 2

WEBER REPLAT

LOCATED IN VILLAGE OF WEST MILTON
MIAMI COUNTY, OHIO

PLAT BOOK 30 , PAGE 18

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00020
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/26/2023 01:16:11 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: $ 43.20

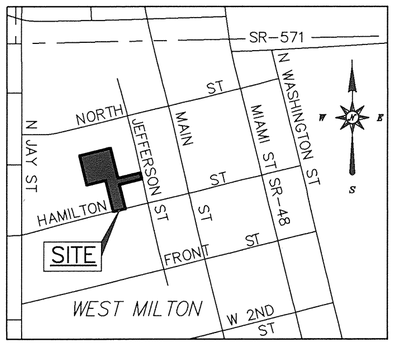
Jessica A Lopez
JESSICA A. LOPEZ,
RECORDER, MIAMI COUNTY, OHIO

P George
DEPUTY RECORDER

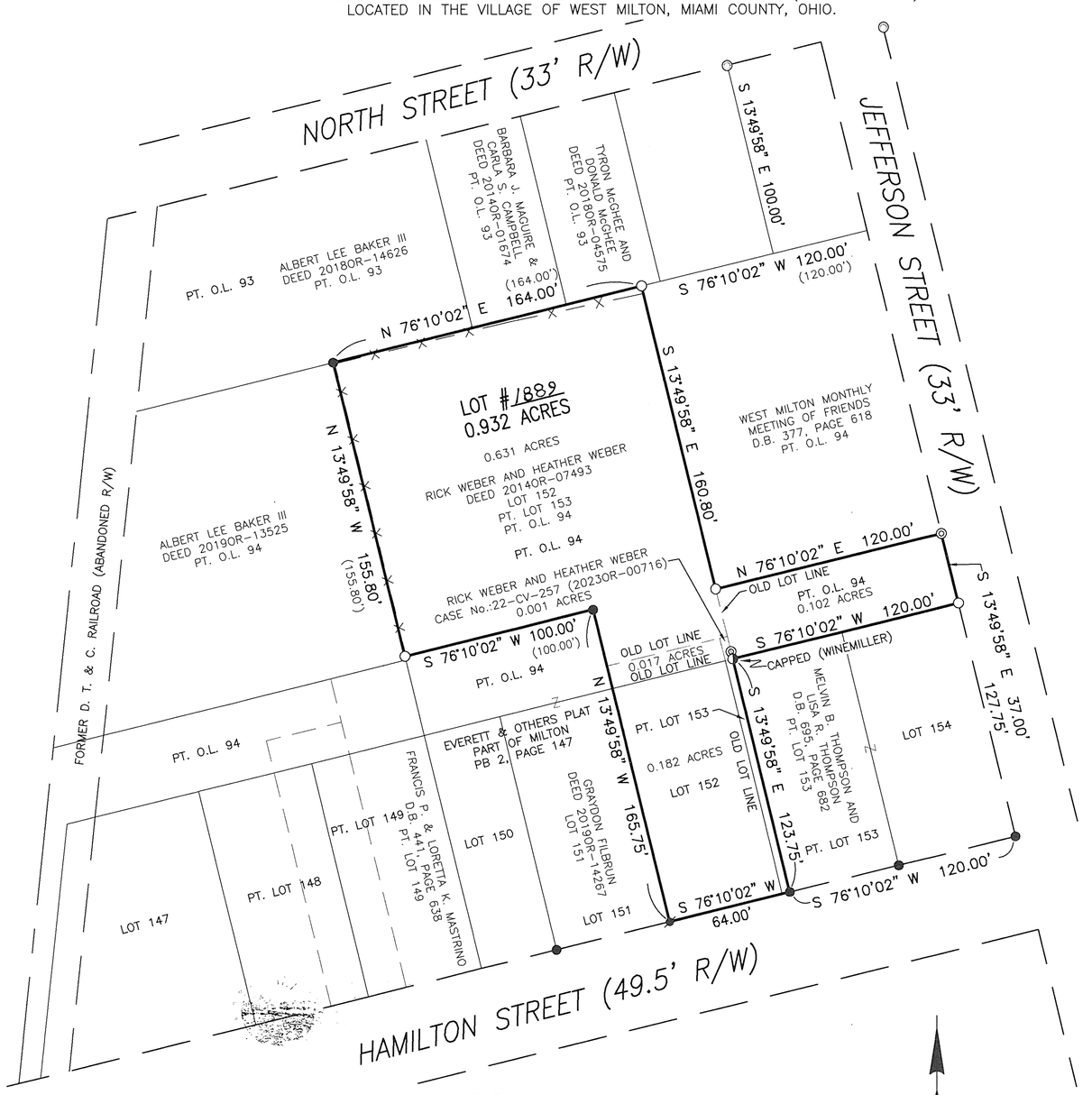
TRANSFERRED ON THE 26TH DAY OF April, 2023

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

Mindy Dozer
BY: DEPUTY AUDITOR



VICINITY MAP
(NTS)



DESCRIPTION:

BEING A REPLAT OF LOT 152, PART LOT 153 AND PART OF OUTLOT 94 OF EVERETT AND OTHERS PLAT PART OF MILTON AS RECORDED IN PLAT BOOK 2, PAGE 147 AS ACQUIRED BY RICK WEBER AND HEATHER WEBER IN DEED 2014OR-07493 AND CASE No. 22-CV-257 (2023OR-00716) LOCATED IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO.

DEDICATION:

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

R S Weber
RICK WEBER, OWNER

Heather Weber
HEATHER WEBER, OWNER

STATE OF OHIO, SS
COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS 5 DAY OF April, 2023, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

J C Conley
NOTARY PUBLIC, STATE OF OHIO

12-28-2024
EXPIRATION DATE

JAMES C CONLEY
Notary Public
State of Ohio
My Comm. Expires
December 28, 2024

APPROVAL:

THIS REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON PLANNING COMMISSION HELD THIS 12th DAY OF APRIL, 2023.

CHAIRMAN

SECRETARY

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN NOVEMBER, 2021. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

REFERENCES:

LAND SURVEYS:

VOLUME 56, PAGE 46
VOLUME 56, PAGE 47
AND AS REFERENCED HEREON

RECORD PLATS:

VOLUME 2, PAGE 147
AND AS REFERENCED HEREON

LOT SURVEYS:

VOLUME 9, PAGE 96
AND AS REFERENCED HEREON

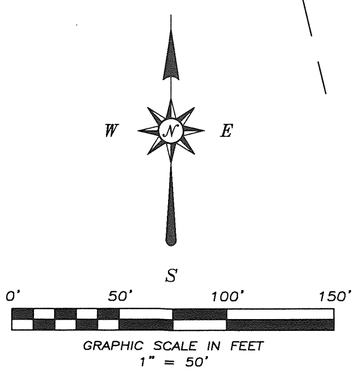
DEEDS:

AS REFERENCED HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011)

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ◑ CAPPED IRON PIN FOUND
- ⌀ MAG NAIL FOUND
- ◎ IRON PIPE FOUND
- — X — EXISTING FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD



GRAPHIC SCALE IN FEET
1" = 50'

SURVEY OF 0.921 ACRE FOR RICK AND HEATHER WEBER
LOCATED IN WEST MILTON, MIAMI COUNTY ~ DATE 03/06/2023

STATE OF OHIO
BERNARD D. KIENOW JR.
S-7456
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #638.21 DRAWN BY: SES CHECKED BY: JJB

CONSOLIDATION, EASEMENT DEDICATION AND EASEMENT VACATION RECORD PLAN

ALL OF LOT 6888 & PART OF LOT 6889
CITY OF TROY, MIAMI COUNTY, STATE OF OHIO
TROY–TOWN SECTION 3
P.B. 12, PG. 132

VOLUME 30 PAGE 19
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00021
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/26/2023 01:36:47 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

Jessica A Lopez
MIAMI COUNTY RECORDER

K. George
BY DEPUTY RECORDER

CITY OF TROY COUNCIL
AT A MEETING OF THE CITY OF TROY, OHIO COUNCIL HELD THIS 21st DAY OF Feb, 2023. THIS PLAT WAS APPROVED BY ORDINANCE NO. O-8-2023
EFFECTIVE 3-23-2023

Robin J. Oda
MAYOR

PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED April 26, 2023

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kindra Oliger
BY DEPUTY AUDITOR

CITY OF TROY ENGINEER
THIS PLAT WAS INSPECTED AND APPROVED BY THE CITY OF TROY, OHIO ENGINEER THIS 24TH DAY OF APRIL, 2023

JILLIAN A. RHOADES, P.E.
CITY ENGINEER

APPROVAL:

DESCRIPTION:
BEING A CONSOLIDATION OF LOT 6888, AS CONVEYED TO ALDI INC. (OHIO) BY INSTRUMENT NUMBER 2023OR–03425 AND A PORTION OF LOT 6889, AS CONVEYED TO ALDI INC. (OHIO) BY INSTRUMENT NUMBER 2023OR–03422, ALL OF THE MIAMI COUNTY RECORDER'S OFFICE, ALL OF WHICH IS LOCATED IN THE CITY OF TROY, MIAMI COUNTY, STATE OF OHIO.

CERTIFICATION:
THIS SURVEY WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED ON OCTOBER 06, 2022. THE PLAT OF SURVEY WAS PREPARED IN ACCORDANCE TO THE ADMINISTRATIVE CODE CHAPTER 4733–37 STANDARDS FOR BOUNDARY SURVEYS AND THAT ALL MONUMENTATION IS OR IS TO BE SET AS SHOWN. I BELIEVE THIS SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Samuel L Stiltner 4/14/2023
SAMUEL L. STILTNER
PROFESSIONAL SURVEYOR NO. 8364
APRIL, 2023

STATE OF OHIO
SAMUEL L. STILTNER
S-08364
REGISTERED
PROFESSIONAL SURVEYOR

CONSENT TO REPLAT:

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

OWNERS: ALDI INC. (OHIO)

BY:

IT'S Group Director of Real Estate 4/24/23

ACKNOWLEDGMENT:
STATE OF Ohio, Franklin COUNTY, SS
BEFORE ME, A NOTARY IN AND FOR THE STATE OF Ohio
PERSONALLY APPEARED acknowledged before me, ON BEHALF OF THE OWNER, ALDI INC. (OHIO), WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dublin Ohio, THIS 24th, DAY OF April, 2023

NOTARY PUBLIC Julie Ann Burr
MY COMMISSION EXPIRES July 6, 2026

NOTARY PUBLIC STATE OF OHIO
JULIE ANN BURR
Notary Public
State of Ohio
My Comm. Expires
July 6, 2026

PREPARED BY:

COPYRIGHT 2023 BY:

DLZ

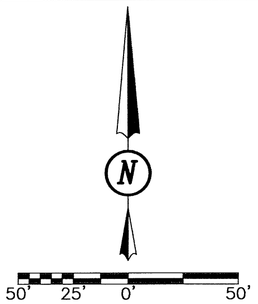
6121 Huntley Road • Columbus, OH 43229
(614) 888–0040 • www.dlz.com
Project #2221–6024.00

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
SLS			04/13/2023

CONSOLIDATION, EASEMENT DEDICATION AND EASEMENT VACATION RECORD PLAN

ALL OF LOT 6888 & PART OF LOT 6889
CITY OF TROY, MIAMI COUNTY, STATE OF OHIO
TROY–TOWN SECTION 3
P.B. 12, PG. 132

VOLUME 30 PAGE 19-A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS



GRAPHIC SCALE
SCALE: 1" = 50'
DISTANCES SHOWN HEREON
ARE IN U.S. SURVEY FEET

LEGEND

℄	CENTERLINE
PL	PROPERTY LINE
Ex R/W	EX. RIGHT OF WAY
	EASEMENT LINE
• M.N.S.	MAG NAIL SET
● I.P.S.	IRON PIN SET W/CAP "DLZ OHIO, INC"
○ I.P.F.	IRON PIN FOUND
◎ P.F.	IRON PIPE FOUND

PERTINENT DOCUMENTS:

TITLE COMMITMENT PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. C22100003

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.

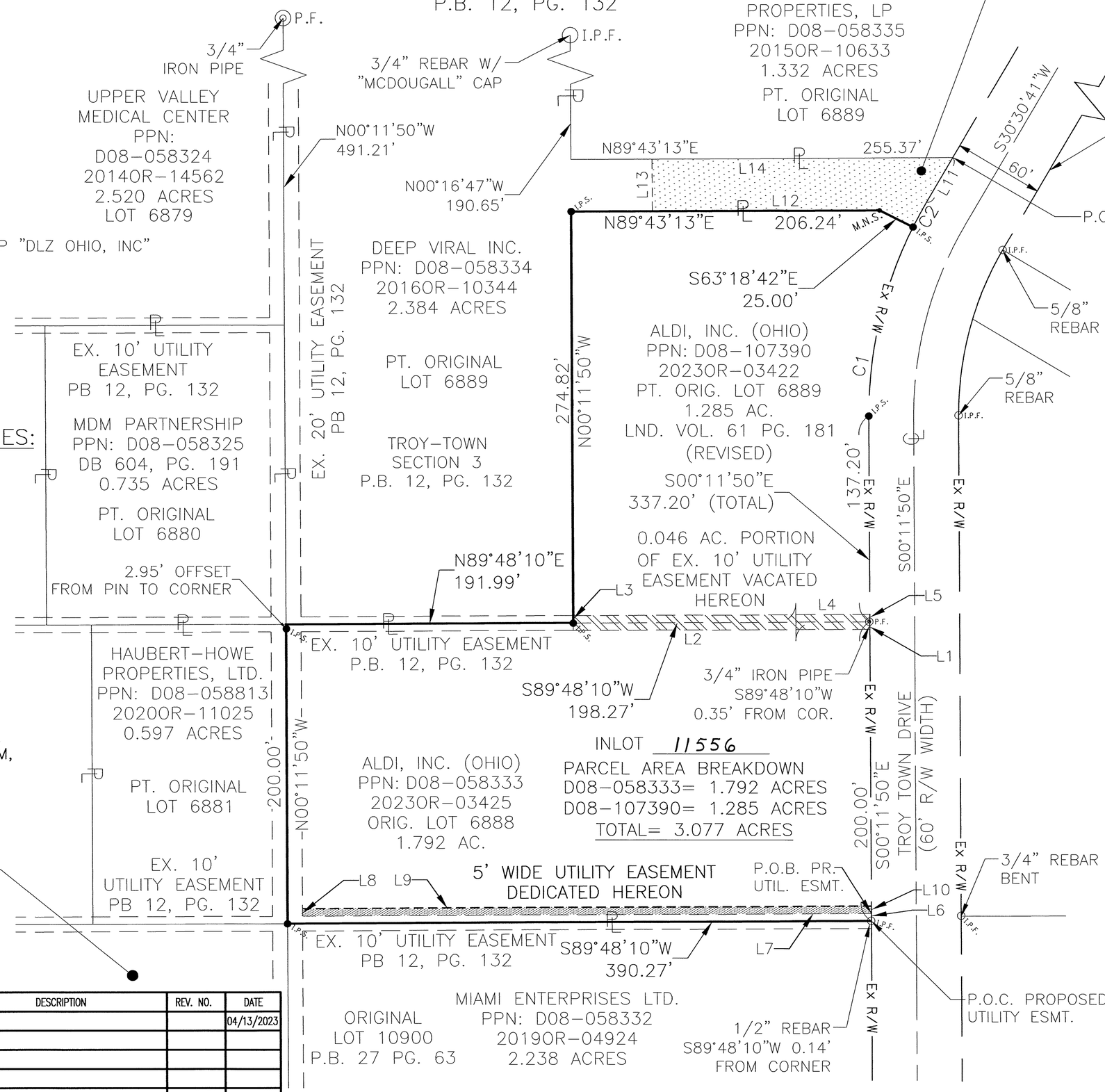
RECORD PLAT REFERENCES ARE SHOWN HEREON.

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTERLINE OF RIGHT–OF–WAY OF TROY TOWN DRIVE, HAVING A BEARING OF S 00°11'50" E.



C1 CURVE INFORMATION
RADIUS = 280.00'
DELTA ANGLE = 26°53'08"
CURVE LENGTH = 131.39'
CHORD BEARING = S13°14'44"W
CHORD DISTANCE = 130.19'

C2 CURVE INFORMATION
RADIUS = 280.00'
DELTA ANGLE = 03°49'23"
CURVE LENGTH = 18.68'
CHORD BEARING = S28°35'59"W
CHORD DISTANCE = 18.68'

LINE TABLES

5' PROPOSED EASEMENT		
LINE	DISTANCE	BEARING
L6	5.00'	N00°11'50"W
L7	380.27'	S89°48'10"W
L8	5.00'	N00°11'50"W
L9	380.27'	N89°48'10"E
L10	5.00'	S00°11'50"E

10' VACATED EASEMENT		
LINE	DISTANCE	BEARING
L1	5.00'	S00°11'50"E
L2	198.27'	S89°48'10"W
L3	10.00'	N00°11'50"W
L4	198.27'	N89°48'10"E
L5	5.00'	S00°11'50"E

VAR. WIDTH PROP. ACCESS ESMT.		
LINE	DISTANCE	BEARING
L11	34.90'	S30° 30' 41"W
L12	152.00'	S89° 43' 13"W
L13	35.00'	N00° 16' 47"W
L14	201.17'	N89° 43' 13"E

PREPARED BY:

COPYRIGHT 2023 BY:

DLZ

6121 Huntley Road • Columbus, OH 43229
(614) 888–0040 • www.dlz.com
Project #2221–6024.00

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
SLS			04/13/2023

RECORD PLAN
FOR
TROY STORAGE PLANNED DEVELOPMENT

7.1025 Ac.
LOCATED IN:
SECTION 18, TOWN 5, RANGE 6 EAST, MRs
CITY OF TROY
MIAMI COUNTY, OHIO

PLAT BOOK 30 PG 20
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00022
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/01/2023 11:26:04 AM
REFERENCES 0
RECORDING FEE
PAGES 1

NORTH

GRAPHIC SCALE
0 100 200 300
SCALE: 1" = 100'
FEBRUARY 2, 2023

BEARING BASIS
CORRELATED TO THE NORTH-SOUTH HALF-SECTION LINE AS RECORDED IN PLAT BOOK 17 PAGE 123 AS S 01°37'00" W

OCCUPATION STATEMENT
LINES OF OCCUPATION ARE IN REASONABLE AGREEMENT WITH TITLE LINES.

SURVEY REFERENCES:
PLAT BOOK 17 PAGE 123
PLAT BOOK 17 PAGE 121
PLAT BOOK 18 PAGE 149
PLAT BOOK 18 PAGE 101
PLAT BOOK 20 PAGE 65
PLAT BOOK 22 PAGE 50
PLAT BOOK 23 PAGE 62

LEGEND:
- IRON PIN FOUND - SIZE 5/8"
- IRON PIN SET W/I.D. CAP - 5/8" RIANCHO 5287
- IRON PIPE FOUND - SIZE INDICATED
- ODOT CONC. MON FD.
- STONE FOUND
- STONE CALL
- NO MONUMENT
- WD. LINE POST
- (NDL) = NEW DIVISION LINE
- (POC) = POINT OF COMMENCEMENT
- (TPOB) = TRUE POINT OF BEGINNING
- (DOB) = DEPTH OF BURIAL

CITY OF TROY:
PLANNING COMMISSION

THIS RECORD PLAT APPROVED THIS 22nd DAY OF Feb., 2023.
Clark M. Kogan
PLANNING COMMISSION
Sue D. Knight
Secretary

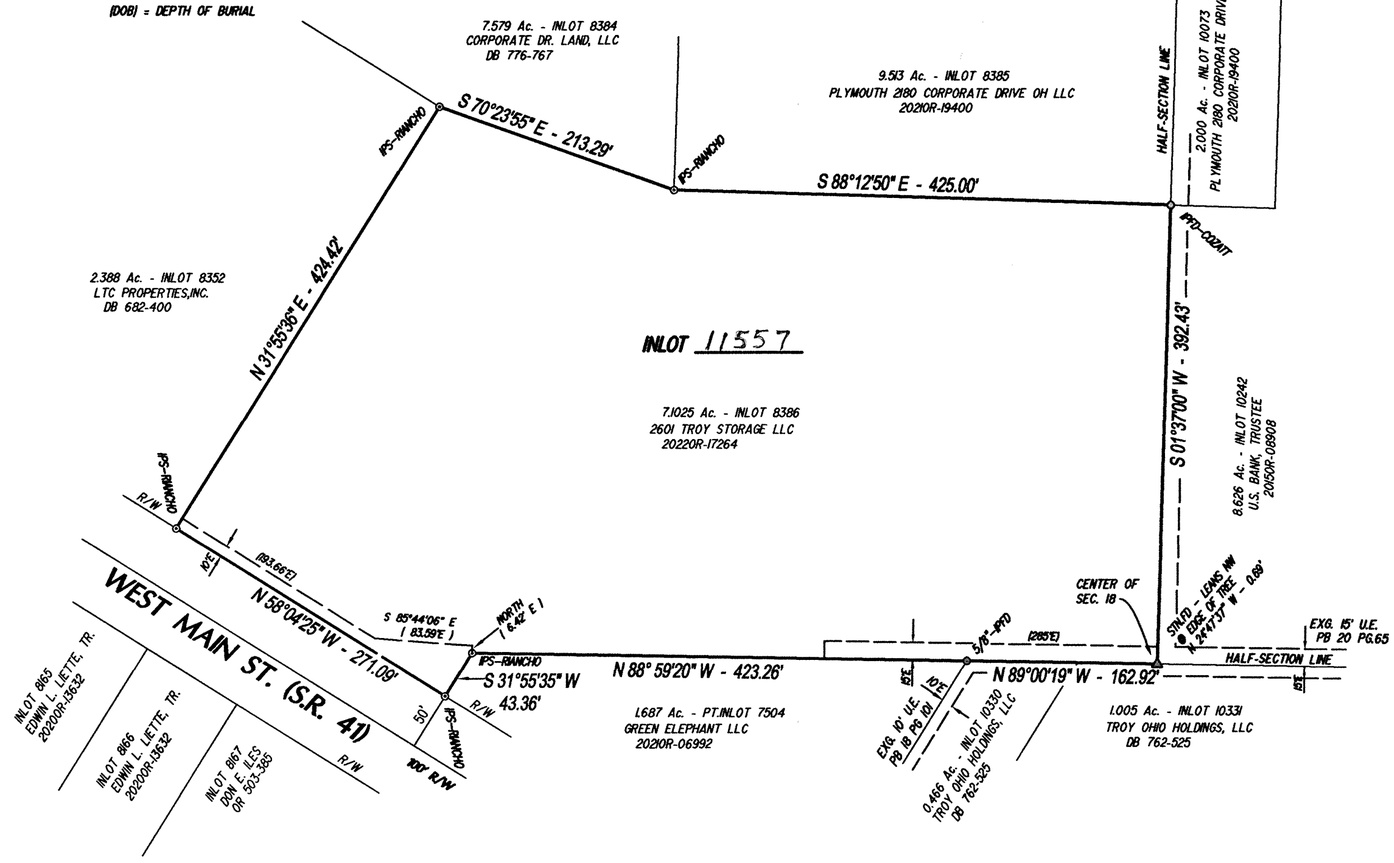
COUNCIL, CITY OF TROY
THIS RECORD PLAT APPROVED THIS 6th DAY OF March, 2023. O-11-2023
Mike Lutz President
CITY COUNCIL
Sue D. Knight
Clerk of Council
Robin J. Oda
MAYOR

MIAMI COUNTY RECORDER
FEE $43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER
Kelly L. Hagemier
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 1st DAY OF May, 2023
Matthew W. Gearhardt Kinda Olinger
MIAMI CO. AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 8386 CONTAINING 7.1025 Ac. AS CONVEYED TO 2601 TROY STORAGE LLC BY DEED 2022OR-17264



CONSENT AND EASEMENT RESERVATION

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

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCELS HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID RE-PLAT.

OWNER: 2601 TROY STORAGE, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: _____
NAME

ITS: George A. Moorman MEMBER
TITLE

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

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME 2601 TROY STORAGE, LLC, AN OHIO LIMITED LIABILITY COMPANY BY: _____
ITS _____
WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Ruth Anne Woodman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-11-24

Ruth Anne Woodman
SIGNATURE

NOTARIAL SEAL STATE OF OHIO

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 - STANDARDS FOR BOUNDARY SURVEYS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS BASED ON ACTUAL FIELD-WORK. MEASUREMENTS ARE CORRECT AND MONUMENTS HAVE BEEN SET AS SHOWN.

STATE OF OHIO
M. L. OXNER
S-6209
REGISTERED SURVEYOR

M.L. OXNER - REG. SURVEYOR No. 6209
DATED: JUNE 29, 2022

PREPARED BY:
PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER / SURVEYOR
516 PATRICIA FAYE CT., BROOKVILLE, OH 45309
M.L.OXNER P.E., P.S. PH. 937-288-1677 (C)

202203/TROY STORAGE RP

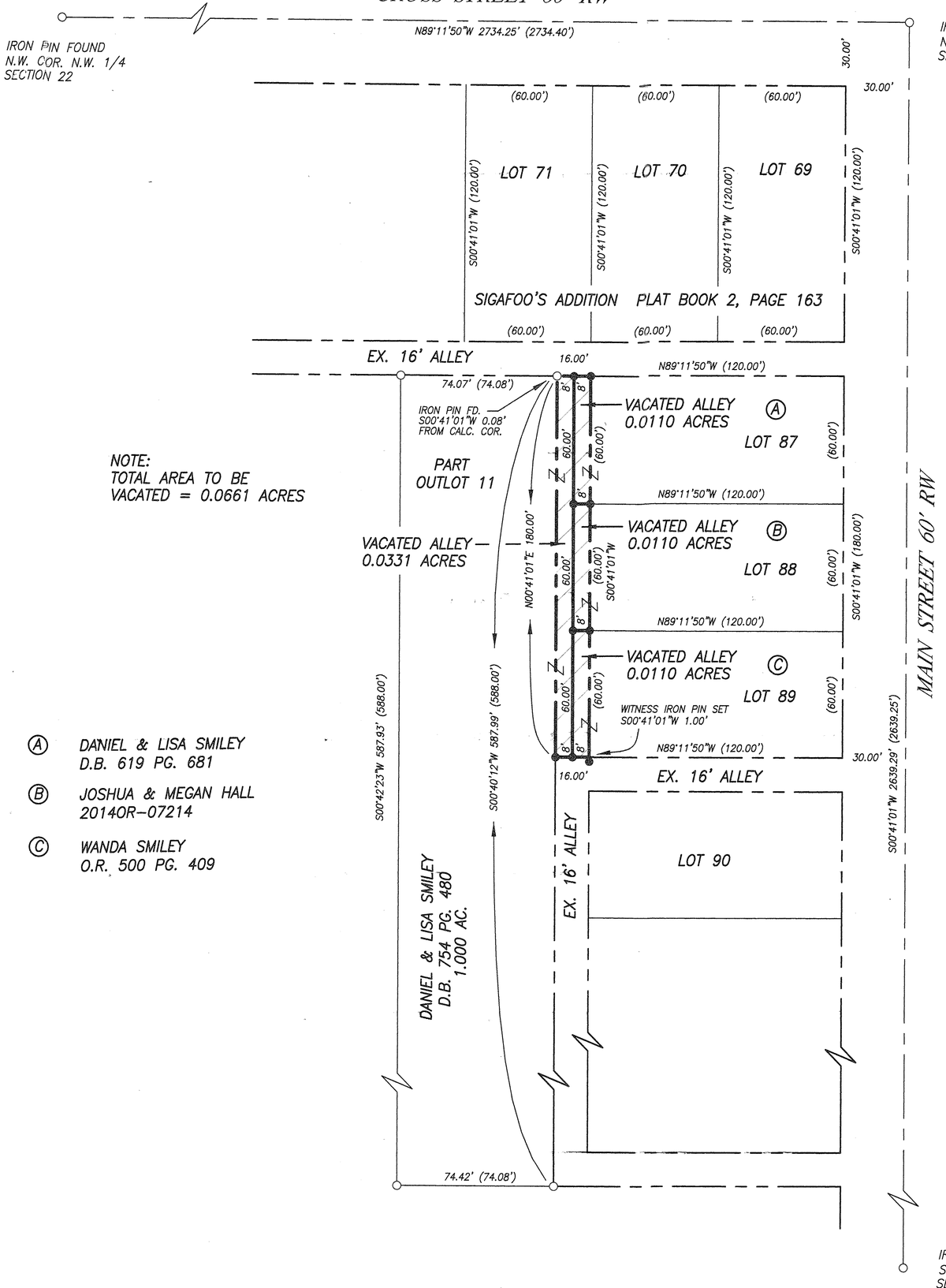
C:\JOBS\2022\202203\RECORD PLAN\TROY STORAGE RP.dwg, 4/6/2023 10:33:25 AM

VACATION OF A 16 FOOT ALLEY
POTSDAM, OHIO

NW1/4 22 — SECTION
7N — TOWN
4E — RANGE

UNION — CIVIL TOWNSHIP
POTSDAM — VILLAGE
MIAMI — COUNTY

Volume 30 Page 21
Miami County Recorder's Records of Plats



NOTE:
TOTAL AREA TO BE
VACATED = 0.0661 ACRES

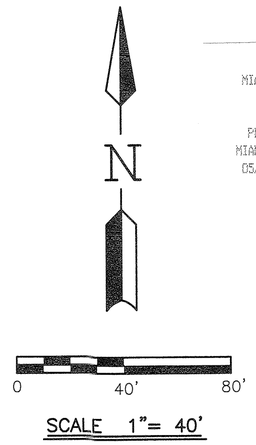
Ⓐ DANIEL & LISA SMILEY
D.B. 619 PG. 681

Ⓑ JOSHUA & MEGAN HALL
20140R-07214

Ⓒ WANDA SMILEY
O.R. 500 PG. 409

IRON PIN FOUND
N.E. COR. N.W. 1/4
SECTION 22

IRON PIN FOUND
S.E. COR. N.W. 1/4
SECTION 22



SCALE 1"= 40'

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00023
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/02/2023 10:31:11 AM
REFERENCES 0
RECORDING FEE
PAGES 1

Fee 43.20
Jessica A Lopez
Miami County Recorder
Toni Marcum
By Deputy Recorder

Miami County Auditor
Approved and Transferred May 1st, 2023
Matthew W Gearhardt
Miami County Auditor
Joyce Grillot
By Deputy Auditor

AT A MEETING OF THE VILLAGE OF POTSDAM, OHIO COUNCIL HELD THIS 1ST DAY OF MAY, 2023. THIS PLAT WAS APPROVED BY ORDINANCE NO. ____

Tim Post
MAYOR

Tim Wall
PRESIDENT OF COUNCIL

Louis M. Anderson
CLERK OF COUNCIL

LEGEND

- ● IRON PIN SET ±30" LONG W/ SURVEYOR CAP
- ✓ IRON SPIKE SET
- ○ IRON PIN FOUND
- ◉ IRON PIPE FOUND
- ⌀ IRON SPIKE FOUND
- □ CONCRETE POST FOUND
- △ CORNER STONE FOUND
- ⌧ P.K. NAIL FOUND
- ∗ PRORATED
- ( ) CALLED DIMENSION
- \\\\\ AREA TO BE VACATED

SURVEY REFERENCE

1) SIGAFOO'S ADDITION
PLAT BOOK 2 PAGE 163
2) LOT SURVEY
VOLUME 21, PAGE 90

STATE OF OHIO
LOUIS J. BERGMAN
7177
REGISTERED PROFESSIONAL SURVEYOR

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

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.

Louis J. Bergman 3-22-23
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177

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

ALLEY VACATION PLAT, POTSDAM OHIO
DANIEL SMILEY
VILLAGE OF POTSDAM

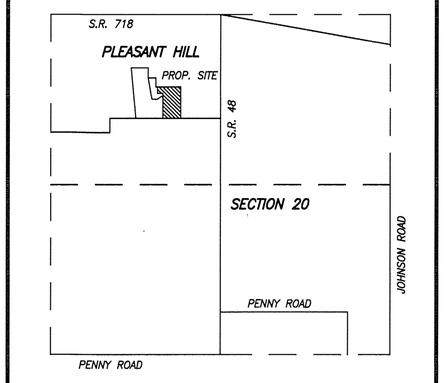
REVISIONS: REVISED 3-22-23 AS PER COUNTY

DATE: 2-28-23
DRAWN: L.J.B.
CHECKED: JDS
JOB NO. P015011623
DRAWING NO. 1C2829

PIPER'S PINE SUBDIVISION PHASE II

1/2

LOCATED
PART OF O.L. 41, VILLAGE OF PLEASANT HILL
SECTION 20, TOWN 7N, RANGE 5E
CONTAINING 3.3766 ACRES



LOCATION MAP NO SCALE

NOTES:

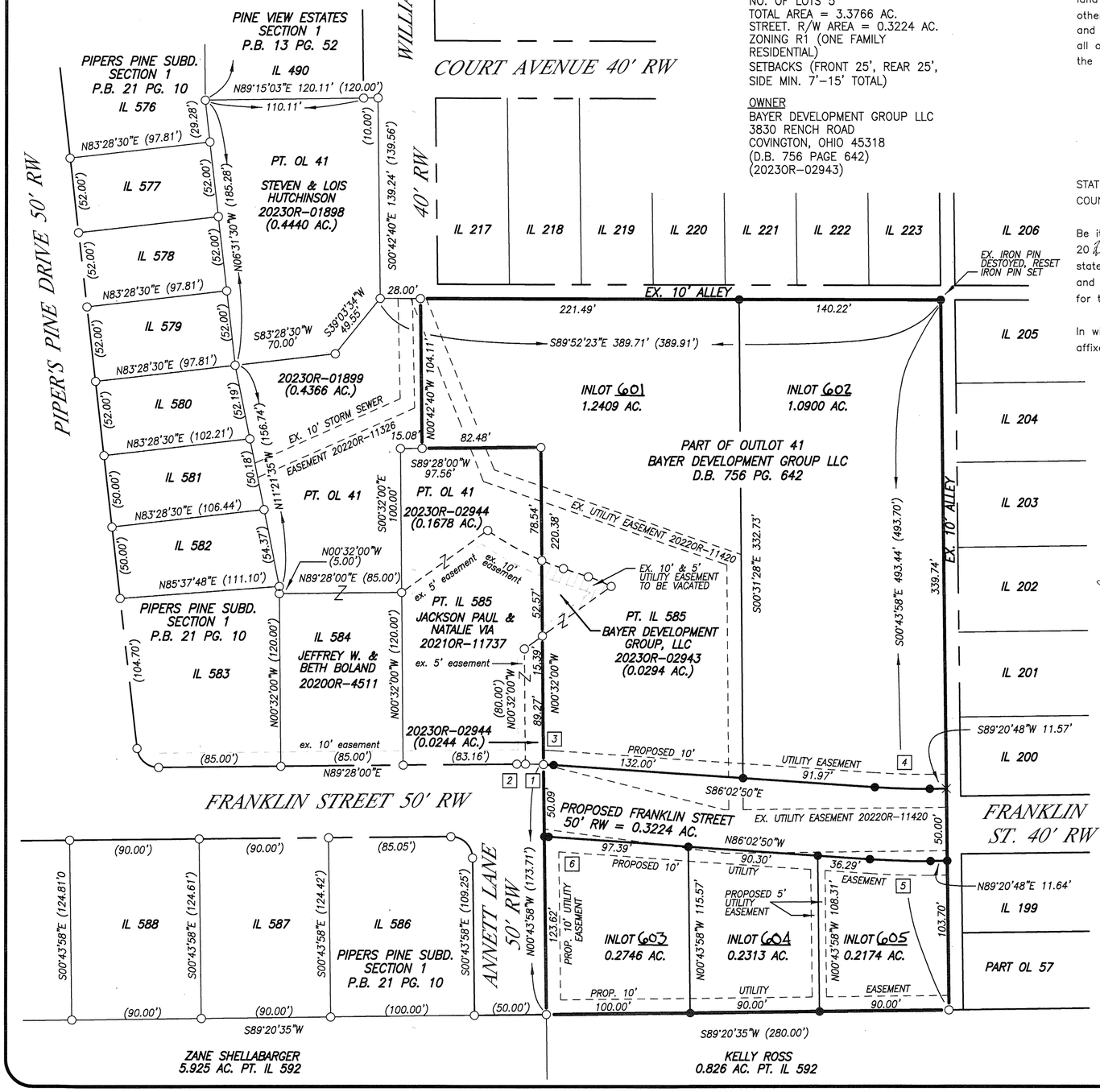
1) IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES.

   TEN FOOT (10) UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES.

2) NO VARIANCES WILL BE ISSUED FOR PROPOSED HOUSE PLACEMENT. LAYOUT MUST COMPLY WITH ALL APPLICABLE SETBACKS AND YARD REQUIREMENTS.

PIPER'S PINE SUBDIVISION PHASE II
NO. OF LOTS 5
TOTAL AREA = 3.3766 AC.
STREET. R/W AREA = 0.3224 AC.
ZONING R1 (ONE FAMILY RESIDENTIAL)
SETBACKS (FRONT 25', REAR 25', SIDE MIN. 7'-15' TOTAL)

OWNER
BAYER DEVELOPMENT GROUP LLC
3830 RENCH ROAD
COVINGTON, OHIO 45318
(D.B. 756 PAGE 642)
(20230R-02943)



DESCRIPTION

Being a subdivision of 3.3766 acres, part of Outlot 41 and part of Inlot 585, Pleasant Hill, Miami County, Ohio, conveyed conveyed to Bayer Development Group LLC by Deed recorded in Volume 756, Page 642, and 20230R-02943.

DEDICATION

We the undersigned, being all the owners and lien holders of the land herein platted, hereby accept this plat of same and dedicate to public use all parts of the roads, streets, boulevards, cul-de-sacs, parks, planting strips, public grounds, etc. shown hereon and not heretofore dedicated. We the undersigned vacate existing utlity easements as shown.

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, maintenance of drainage and open waterways, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purpose and are to be maintained as such forever.

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 Pleasant Hill, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Signed _____ Date: 5/19/23
FOR BAYER DEVELOPMENT GROUP LLC

Signed _____ Date: _____

STATE OF OHIO, SS
COUNTY OF MIAMI

Be it remembered that on this 19th day of May 2023 before me the subscriber a Notary Public in and for said state personally appeared the above named KURT BAYER and acknowledged the signing thereof to be their voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Janice Yohey
Notary Public, State of Ohio
Expiration Date 2-9-25

JANICE YOHEY
Notary Public
State of Ohio
My Comm. Expires
February 9, 2025

Village of Pleasant Hill

This plat was reviewed and approved by the Village of Pleasant Planning Commission this 18 day of May, 2023

Judith A. Bapp
Mayor

Alison Lee
Clerk

Volume 30 Page 22
Miami County Recorder's Records of Plats

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00024
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/19/2023 11:06:08 AM
REFERENCES 0
RECORDING FEE
PAGES 2

Fee 86.40
Miami County Recorder
By Deputy Recorder

Miami County Auditor
Approved and Transferred May 19th, 2023.
Matthew W. Gearhardt
Miami County Auditor
By Deputy Auditor

0 60' 120'
SCALE 1"=60'

LEGEND

- ● IRON PIN SET ±30" LONG W/ SURVEYOR CAP
- × CROSS IN CONC. SET
- ○ IRON PIN FOUND
- ⌀ IRON SPIKE FOUND
- ( ) CALLED DIMENSION

SURVEY REFERENCE

1) LOT SURVEY VOLUME 15 PAGE 89.
2) BROKEN ARROW ESTATES SECTION 1 PLAT BOOK 13 PAGE 14.
3) PINE VIEW ESTATES SECTION 1 PLAT BOOK 13 PAGE 52.
4) BROKEN ARROW ESTATES SECTION 3 PLAT BOOK 16 PAGE 77.
5) PIPERS PINE SUBDIVISION SECTION I PLAT BOOK 21 PAGE 10.
6) LAND SURVEY VOLUME 61 PAGE 122.

STATE OF OHIO
LOUIS J. BERGMAN
7177
REGISTERED
PROFESSIONAL SURVEYOR

I certify that this plat represents a survey by the undersigned, and that all monuments as shown hereon, will be set upon completion of final grading.

Louis J Bergman 5-9-23
Louis Bergman P.S. Date
Registered Surveyor #7177

BEARINGS BASED ON PIPERS PINE SUBDIVISION SECTION 1. PLAT BOOK 21 PAGE 10

PREPARED BY:
MOTE & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
214 WEST 4th STREET GREENVILLE, OHIO 45331
PHONE: (937) 548-7511 FAX: (937) 548-7484
E-MAIL: info@moteandassociatesinc.com
WEBSITE: www.moteandassociatesinc.com

PIPERS PINE SUBDIVISION PHASE II
KURT BAYER
PLEASANT HILL OHIO

REVISIONS:
5-9-23 revised as per county tax maps comments

DATE: 10-25-22
DRAWN: L.J.B.
CHECKED: J.D.S.
JOB NO. PL16090122
DRAWING NO. IC2835

PIPER'S PINE SUBDIVISION ~ PHASE II

Volume 30 Page 22A
Miami County Recorder's Records of Plats

2/2

PIPER'S PINE SUBDIVISION
PROTECTIVE COVENANTS AND RESTRICTIONS

1. No lot shall be used except for residential purposes.

2. The exterior walls of any structure constructed in this development may be covered up to 100% with brick, stone, cedar siding, or other natural wood surfaces or other products approved by the developer. Vinyl and/or aluminum siding shall not cover more than 20% of the exterior of the residence. Exception to the vinyl/metal siding requirement can be granted with express written permission from the Developer. Exception will be granted only with submittal of detailed elevation plans and siding product samples.

3. No modular or pre-fabricated housing is allowed.

4. The living area of any single family residence, exclusive of porches and garages, shall be not less than 1,500 square feet. No residence may exceed two stories in height.

5. No building shall be occupied during construction.

6. Any building to be erected in this subdivision shall be completed within a period of twelve (12) months from the beginning of construction. The building shall maintain a neat and tidy job site.

7. All buildings shall be kept in good repair, and weeds and underbrush shall be kept under control.

8. No junk, trash, or unlicensed motor vehicles shall be stored on any lot in this subdivision.

9. No structure of a temporary character shall be permitted on any premise except during the active period of construction.

10. No building shall be located on any lot nearer to the property line than the minimum setback distance as provided on the recorded plat of this subdivision. No outbuilding shall be placed on any easement area as declared on legal description of lot.

11. No trailer, basement, shack, garage, barn, or other outbuilding shall at any time be used as a temporary or permanent residence, nor shall any temporary structure be used as a residence.

12. No noxious or offensive activities shall be carried out upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

13. No hedge or mass planting over three feet in height shall be permitted to extend nearer to any street than the building setback line.

14. All house plans including exterior elevations shall be reviewed and approved by the developer prior to the commencement of construction. Developer may require sod or other erosion protection as a condition of approval.

15. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot in said subdivision, except for such parking of storage within the garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over one ton in size.

16. All driveways must be paved with Portland cement concrete or modular paver system, such paving to be completed within 12 months from commencement of construction.

17. Lot owners will be required to install four foot wide concrete walks along the entire frontage of the public right-of-way in accordance with Village of Pleasant Hill standards. Said work shall be completed within twelve months from commencement of construction.

18. No radio or television antenna, or satellite antenna greater than 24 inches in diameter shall be permitted on any lot.

19. These covenants shall be enforceable by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in Piper's Pine Subdivision Phase II.

20. Invalidation of any of these covenants by injunction or court order shall in no way affect the other provisions which shall remain in full force and effect.

CURVE DATA				
NUMBER	RADIUS	CENTRAL ANGLE	ARC	CHORD
1	273.93'	02°37'42"	12.57'	N88°50'03"W 12.56'
2	273.93'	00°23'05"	1.84'	S89°44'26"W 1.84'
3	273.93'	01°28'22"	7.04'	N86°47'01"W 7.04'
4	475.00'	04°36'36"	38.22'	N88°21'01"W 38.21'
5	525.00	04°36'37"	42.24'	S88°21'00"E 42.23'
6	223.93'	00°45'16"	2.95'	S86°25'28"E 2.95'

STATE OF OHIO
LOUIS J. BERGMAN
7177
REGISTERED
PROFESSIONAL SURVEYOR

MOTE & ASSOCIATES, INC.
ENGINEERS – LAND SURVEYORS
214 WEST 4th STREET GREENVILLE, OHIO 45331
PHONE: (937) 548-7511 FAX: (937) 548-7484
E-MAIL: info@moteandassociatesinc.com
WEBSITE: www.moteandassociatesinc.com

PIPER'S PINE SUBDIVISION PHASE II
KURT BAYER
PLEASANT HILL OHIO

REVISIONS:

DATE: 10-25-22
DRAWN: L.J.B.
CHECKED: J.D.S.
JOB NO. PL16090122
DRAWING NO. 1C2836

RE-PLAT OF PT. INLOT 10111 (0.282 Ac) AND 3.023 Ac. PT. OF INLOT 11324

FOR:

ASHLEY FURNITURE

LOCATED IN:
SECTION 17, TOWN 5, RANGE 6 EAST, MRs
CITY OF TROY
MIAMI COUNTY, OHIO

PLAT BOOK 30 PG 23
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00025
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/22/2023 10:38:10 AM
REFERENCES 0
RECORDING FEE
PAGES 1

NORTH

GRAPHIC SCALE
0 100 200 300
SCALE: 1" = 100'
MAY 9, 2023

BEARING BASIS

CORRELATED TO THE NORTH-SOUTH RIGHT-OF-WAY LINE OF TOWNE PARK DRIVE AS RECORDED IN PLAT BOOK 20 PAGE 73 AS N 03°02'28" W.

OCCUPATION STATEMENT

LINES OF OCCUPATION ARE IN REASONABLE AGREEMENT WITH TITLE LINES.

SURVEY REFERENCES:

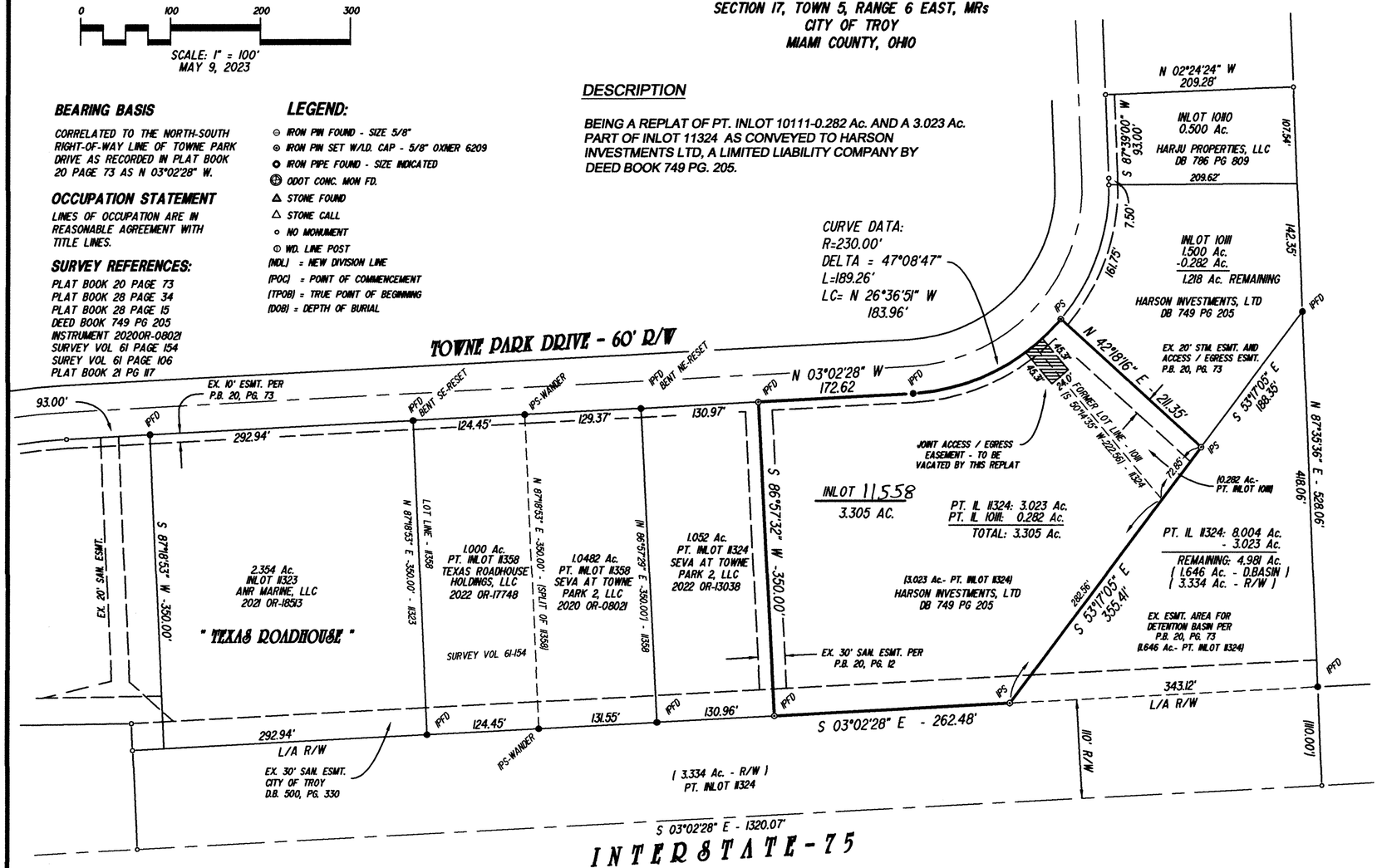
PLAT BOOK 20 PAGE 73
PLAT BOOK 28 PAGE 34
PLAT BOOK 28 PAGE 15
DEED BOOK 749 PG 205
INSTRUMENT 202OOR-08021
SURVEY VOL 61 PAGE 154
SUREY VOL 61 PAGE 106
PLAT BOOK 21 PG 117

LEGEND:

- IRON PIN FOUND - SIZE 5/8"
- IRON PIN SET W/I.D. CAP - 5/8" OXNER 6209
- IRON PIPE FOUND - SIZE INDICATED
- ODOT CONC. MON FD.
- STONE FOUND
- STONE CALL
- NO MONUMENT
- WD. LINE POST
- (NDL) = NEW DIVISION LINE
- (POC) = POINT OF COMMENCEMENT
- (TPOB) = TRUE POINT OF BEGINNING
- (DOB) = DEPTH OF BURIAL

DESCRIPTION

BEING A REPLAT OF PT. INLOT 10111-0.282 Ac. AND A 3.023 Ac. PART OF INLOT 11324 AS CONVEYED TO HARSON INVESTMENTS LTD, A LIMITED LIABILITY COMPANY BY DEED BOOK 749 PG. 205.



MIAMI COUNTY RECORDER

FEE 43.70
Jessica A Lopez
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 22nd DAY OF May, 2023
Matthew W Gearhardt
MIAMI CO. AUDITOR
Joyce Knoost
BY DEPUTY

CITY OF TROY

THIS RECORD PLAT REVIEWED AND APPROVED THIS 22ND DAY OF MAY, 2023.
CITY ENGINEER: JILLIAN RHOADES PE

CONSENT, AS TO PT. INLOT 10111 (0.282 Ac.) AND PART INLOT 11324 (3.023 Ac.)

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCELS HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID RE-PLAT.

OWNER: HARSON INVESTMENTS, LTD, AN OHIO LIMITED LIABILITY COMPANY
BY: Alexander Koldesh
NAME
ITS: VICE PRESIDENT
TITLE

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

BE IT REMEMBERED THAT ON THIS 18TH DAY OF MAY, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HARSON INVESTMENTS, LTD, AN OHIO LIMITED LIABILITY COMPANY BY: ALEXANDER KOLODESH ITS VICE PRESIDENT WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana Turlington
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07JAN2028
Diana Turlington
SIGNATURE

NOTARIAL SEAL STATE OF OHIO

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 - STANDARDS FOR BOUNDARY SURVEYS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS BASED ON ACTUAL FIELD-WORK. MEASUREMENTS ARE CORRECT AND MONUMENTS HAVE BEEN SET AS SHOWN.

M.L. OXNER - REG. SURVEYOR No. 6209
DATED: MAY 9, 2023

STATE OF OHIO M. L. OXNER S-6209 REGISTERED SURVEYOR

REV: MAY 18, 2023

PREPARED BY:
PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER / SURVEYOR
516 PATRICIA FAYE CT., BROOKVILLE, OH 45309
M.L.OXNER P.E., P.S. PH. 937-288-1677 (C)

F:2023/202302 ASHLEY FURNITURE RECORD PLAT

C:\JOBS\2023\202302\ASHLEY RP.dwg, 5/18/2023 8:11:28 AM

BAKER REPLAT

REPLAT OF INLOTS 9241 & 9242
DEDICATION OF 0.115 ACRE IN LOONEY ROAD RIGHT OF WAY
& VACATION OF AN EXISTING 5' EASEMENT
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 24

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00026
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/24/2023 10:33:50 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

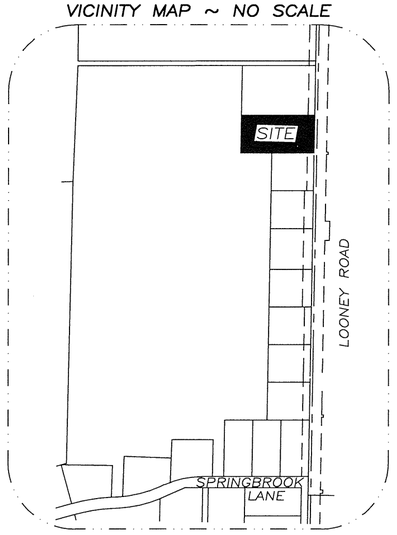
Jessica A Lopez — MIAMI COUNTY RECORDER
R. George — BY DEPUTY RECORDER

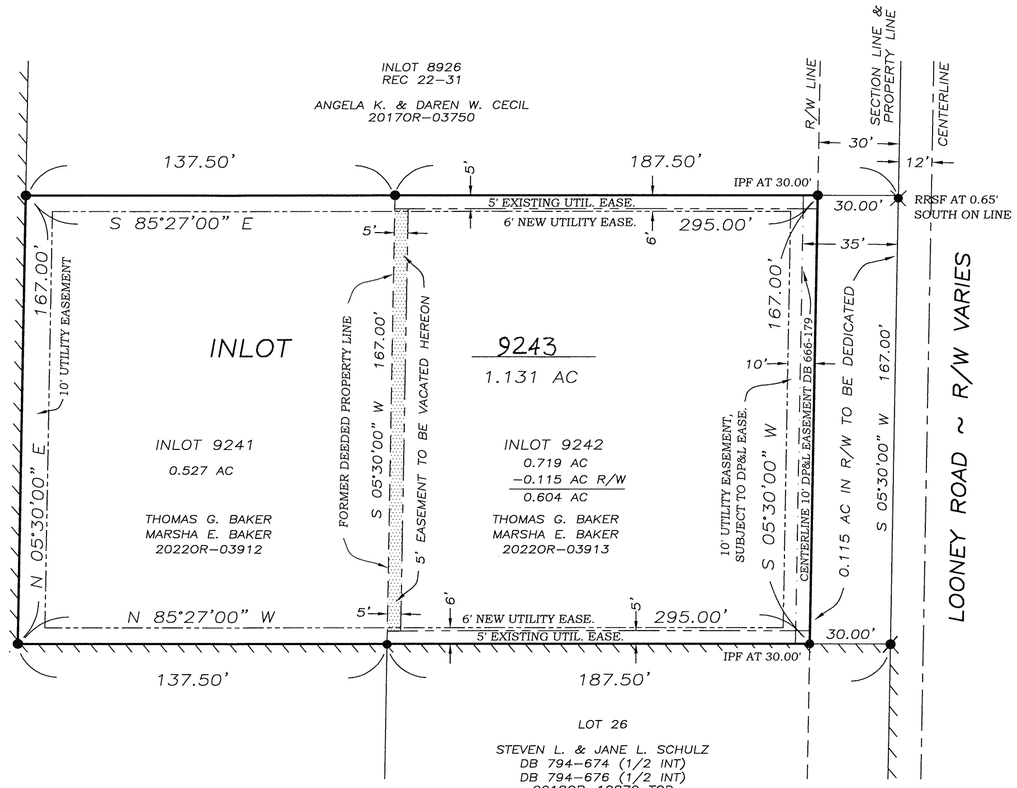
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED May 24, 2023

Matthew W Gearhardt — MIAMI COUNTY AUDITOR
Joyce Wolfort — BY DEPUTY AUDITOR

VICINITY MAP ~ NO SCALE





33.236 AC. NET
LND. 35-38

JOSEPH F. LOUGHLIN (1/4 INT.)
20200R-01899
20200R-05641
JAMES B. BETTELON (1/8 INT.)
CARRIE J. MAKRIS (1/8 INT.)
20220R-14282
REBECCA A. BRIGHT (1/4 INT.)
STEVEN L. SCHULZ (1/4 INT.)
DB 790-345

DESCRIPTION

BEING A REPLAT OF INLOT 9241 AND INLOT 9242 AS CONVEYED TO THOMAS G. BAKER AND MARSHA E. BAKER, HUSBAND AND WIFE, BY DEED RECORDED IN DOCUMENT NUMBER 20220R-03912 AND 20220R-03913 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE CITY OF PIQUA. THE ANNEXATION OF SAID INLOTS SHOWN IN PLAT BOOK 30, PAGE 16, MIAMI COUNTY RECORDER'S RECORDS.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE 0.115 ACRE IN RIGHT OF WAY OF LOONEY ROAD AND VACATE AND DEDICATE THE EASEMENTS AS SHOWN HEREON.

OWNERS

THOMAS G. BAKER

Marsha E. Baker
MARSHA E. BAKER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 4TH DAY OF MAY, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS G. BAKER AND MARSHA E. BAKER, 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.

Beth A. Warnecke
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.29.26

NOTARIAL SEAL STATE OF OHIO

BETH A WARNECKE
Notary Public, State of Ohio
My Commission Expires:
March 29, 2026

CITY OF PIQUA PLANNING COMMISSION APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 9TH DAY OF May, 2023, THIS PLAT WAS APPROVED.

Gary M. Koenig — CHAIR — PRINTED NAME
CLERK — PRINTED NAME

CITY OF PIQUA CITY COMMISSION APPROVAL

AT A MEETING OF THE COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 16TH DAY OF May, 2023, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-71-23

Cindy Pearson — MAYOR — PRINTED NAME Cindy Pearson
Diana I Tamplin — CLERK — PRINTED NAME Diana Tam

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOLUME 61, PAGE 18
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 30, PAGE 16

LEGEND

- IRON PIN FOUND
- MAG SPIKE FOUND
- RAILROAD SPIKE FOUND
- EXISTING CORPORATION LINE

0 20 40 80
GRAPHIC SCALE IN FEET
1" = 40'

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

REPLAT OF INLOTS 9241 & 9242 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ APRIL 3, 2023

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

Gregg S. Brookhart

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

EMERSON CROSSING PHASE TWO

PLAT BOOK 30 PAGE 25
MIAMI COUNTY RECORDER'S RECORD OF PLATS

6 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00027
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/30/2023 03:29:57 PM
REFERENCES 0
RECORDING FEE
PAGES 3

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 7.117 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS EMERSON CROSSING PHASE TWO AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2020OR-06972.

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

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

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

OWNER:
HORIZON WEST TROY, LLC
Bart Denlinger Manager
BART DENLINGER, MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 30th DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HORIZON WEST TROY, LLC, BY BART DENLINGER ITS MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Angela S Benedict
NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO
Angela S Benedict
Notary Public-State of Ohio
My Comm. Exp. Aug.14,2027

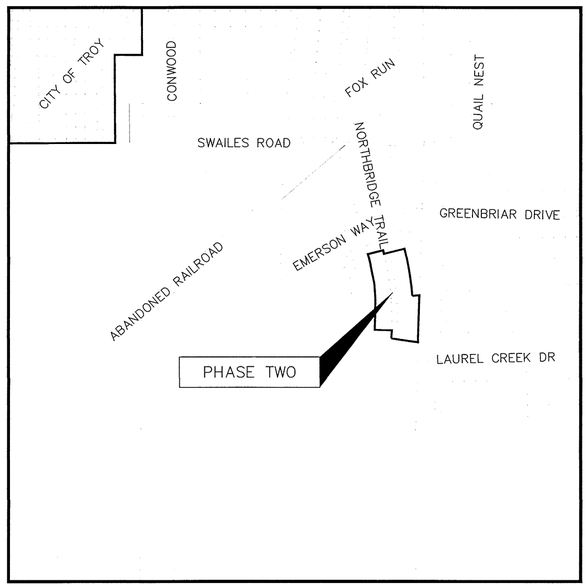
MORTGAGEE: GREENVILLE NATIONAL BANK
Fred A. [illegible]
REPRESENTATIVE

SENIOR VICE PRESIDENT
TITLE

STATE OF OHIO, COUNTY OF Miami, S.S.
BE IT REMEMBERED THAT ON THIS 30th DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Sam Suter, _____, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Angela S Benedict
NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO
Angela S Benedict
Notary Public-State of Ohio
My Comm. Exp. Aug.14,2027



VICINITY MAP

N.T.S.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.117 ACRES OUT OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWN 4, RANGE 6, AS SHOWN ON LAND SURVEY 40 PAGE 80 AND OWNED BY HORIZON WEST TROY, LLC, AS RECORDED IN 2020OR-06972.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 2021OR-05303 OF THE MIAMI COUNTY RECORDER'S RECORDS.

FEE $ 129.60
Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
R. George
DEPUTY

TRANSFERRED THIS 30th DAY
OF May, 2023
Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Joyce Gilliest
BY: DEPUTY AUDITOR

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 16 DAY OF MAY, 2023

Paul C. Hudsharp
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 22nd DAY OF FEBRUARY, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

_____, CHAIRMAN _____, SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS ____ DAY OF _____, 20__. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

Ted S. Mercer — COMMISSIONER — TED S. MERCER
Wade H. Westfall — COMMISSIONER — WADE H. WESTFALL
Gregory A Simmons — COMMISSIONER — GREGORY A. SIMMONS

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

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

2-11-2022
DATE

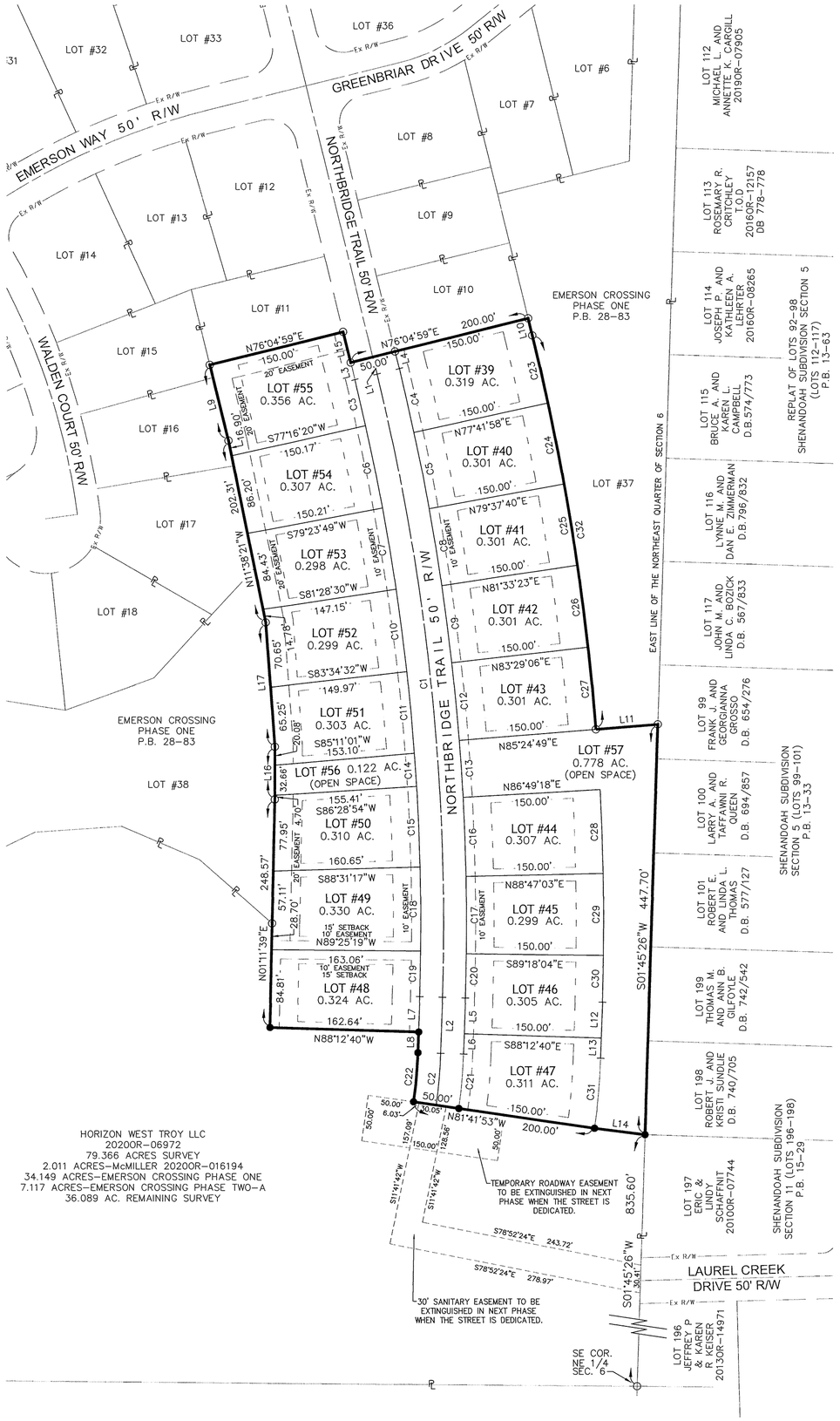
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 02-11-2022
DRAWN BY: MPL
JOB NUMBER: MIACON2112
SHEET NUMBER 1 OF 3

EMERSON CROSSING PHASE TWO

6 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE

PLAT BOOK 30 PAGE 25-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



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

SCALE 1" = 100'

0 50 100 200

SURVEY REFERENCE

LND. SUR. VOL. 40, PG. 31
LND. SUR. VOL. 40, PG. 80
LND. SUR. VOL. 41, PG. 40
LND. SUR. VOL. 47, PG. 39
LND. SUR. VOL. 59, PG. 192
REC. P.B. VOL. 13, PG. 33
REC. P.B. VOL. 13, PG. 63
REC. P.B. VOL. 15, PG. 29
REC. P.B. VOL. 16, PG. 92
REC. P.B. VOL. 16. PG. 99
REC. P.B. VOL. 28, PG. 83

DEED REFERENCE

HORIZON WEST TROY, LLC
20200R-06972

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ✎ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ◎ IRON PIPE FOUND
- ⌀ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- BUILDING SETBACK LINE (SEE NOTE)
- CX CURVE NUMBER (SEE PAGE 3 OF 3)
- LX LINE NUMBER (SEE PAGE 3 OF 3)

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN.

2.) ALL LOTS ARE SUBJECT TO A 30' FRONT SETBACK, 30' REAR SETBACK, AND 7.5' SIDE SETBACK. SIDE SETBACKS ARE TO BE ADJUSTED TO 15' WHERE A 10' UTLITY EASEMENT EXISTS.

3.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

AREA SUMMARY

17 BUILDING LOTS	5.272 AC.
2 DEDICATED OPEN AREAS	0.900 AC.
DEDICATED NEW STREET R/W	0.945 AC.
TOTAL	7.117 ACRES

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 02-11-2022
DRAWN BY: MPL
JOB NUMBER: MIACON2112
SHEET NUMBER 2 OF 3

EMERSON CROSSING PHASE TWO

PLAT BOOK 30 PAGE 25-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

6 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE

LEGAL DESCRIPTION

BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found at the southeast corner of Lot #37 of Emerson Crossing Phase One, as recorded in Plat Book 28, Page 83 of the Miami County Recorder's Office, said point being the principal place of beginning of the tract herein conveyed;

thence, South 01°45'26" West, 447.70 feet, along the east line of said quarter section, the west line of Lots 99–101 of Shenandoah Subdivision Section 5 as shown on Plat Book 13, Page 33 of Miami County Recorder's Office, and the west line of Lots 199 and 198 of Shenandoah Subdivision Section 11 as shown on Plat Book 15, Page 29 of Miami County Recorder's Office, to an iron pin found at the southwest corner of said Lot 198;

thence, North 82°47'02" West, 55.69 feet, to an iron pin set;

thence, North 81°41'53" West, 200.00 feet, to an iron pin set;

thence, Northerly, 54.00 feet, along the arc of a curve to the left having a radius of 475.00 feet, an internal angle of 06°30'48" and a chord 53.97 feet in length bearing North 05°02'44" East, to an iron pin set;

thence, North 01°47'20" East, 22.61 feet, to an iron pin set;

thence, North 88°12'40" West, 162.64 feet, to an iron pin set;

thence, North 01°11'39" East, 113.51 feet, to an iron pin found at the southeast corner of Lot #38 of said Emerson Crossing Phase One;

thence, North 01°11'39" East, 135.06 feet, along the east line of said Lot #38, to an iron pin found;

thence, North 00°08'13" East, 57.44 feet, along the east line of said Lot #38, to an iron pin found;

thence, North 04°19'05" West, 135.90 feet, along the east line of said Lot #38, to an iron pin found;

thence, North 11°38'21" West, 202.31 feet, along the east line of Lot #38, #17, and #16 of said Emerson Crossing Phase One, to an iron pin found;

thence, North 13°55'01" West, 85.00 feet, along the east line of Lot #16 and #15 of said Emerson Crossing Phase One to an iron pin found at the southwest corner of Lot #11 of said Emerson Crossing Phase One;

thence, North 76°04'59" East, 150.00 feet, along the south line of said Lot #11 to an iron pin found at the west right of way line of Northbridge Trail;

thence, South 13°55'01" East, 34.43 feet, along the west right of way line of Northbridge Trail, to an iron pin found;

thence, North 76°04'59" East, 200.00 feet, along the end line of Northbridge Trail and the south line of Lot #10 of said Emerson Crossing Phase One to an iron pin found on the west line of said Lot #37, being the southeast corner of said Lot #10;

thence, South 13°55'01" East, 19.19 feet, along the west line of said Lot #37, to an iron pin found;

thence, Southerly, along the west line of said Lot #37, 435.64 feet along the arc of a curve to the right having a radius of 2675.00 feet, an internal angle of 09°19'52" and a chord 435.16 feet in length bearing South 09°15'06" East, to an iron pin found;

thence, North 85°24'49" East, 67.79 feet, along the south line of said Lot #37, to the principal place of beginning;

Containing 7.117 acres more or less and being subject to all easements and legal highways of record.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629 based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	2500.00'	685.30'	15°42'21"	683.16'	S06°03'51"E
C2	500.00'	56.84'	06°30'48"	56.81'	N05°02'44"E
C3	2475.00'	51.38'	01°11'22"	51.38'	S13°19'20"E
C4	2525.00'	71.25'	01°37'00"	71.25'	N13°06'31"W
C5	2525.00'	84.99'	01°55'43"	84.99'	N11°20'09"W
C6	2475.00'	91.77'	02°07'28"	91.77'	S11°39'56"E
C7	2475.00'	89.78'	02°04'42"	89.77'	S09°33'50"E
C8	2525.00'	84.99'	01°55'43"	84.99'	N09°24'27"W
C9	2525.00'	84.99'	01°55'43"	84.99'	N07°28'44"W
C10	2475.00'	90.73'	02°06'01"	90.72'	S07°28'29"E
C11	2475.00'	89.47'	02°04'16"	89.46'	S05°23'20"E
C12	2525.00'	84.99'	01°55'43"	84.99'	N05°33'01"W
C13	2525.00'	62.04'	01°24'28"	62.04'	N03°52'56"W
C14	2372.70'	36.07'	00°52'16"	36.07'	S03°56'09"E
C15	2475.00'	88.11'	02°02'23"	88.10'	S02°29'55"E
C16	2525.00'	86.49'	01°57'45"	86.48'	S02°11'49"E
C17	2525.00'	84.38'	01°54'53"	84.38'	S00°15'30"E
C18	2475.00'	91.59'	02°07'13"	91.58'	S00°25'07"E
C19	2475.00'	49.56'	01°08'50"	49.56'	S01°12'55"W
C20	2525.00'	48.03'	01°05'24"	48.03'	S01°14'38"W
C21	525.00'	59.68'	06°30'48"	59.65'	N05°02'44"E
C22	475.00'	54.00'	06°30'48"	53.97'	N05°02'44"E
C23	2675.00'	75.48'	01°37'00"	75.48'	N13°06'31"W
C24	2675.00'	90.04'	01°55'43"	90.03'	N11°20'09"W
C25	2675.00'	90.04'	01°55'43"	90.03'	N09°24'27"W
C26	2675.00'	90.04'	01°55'43"	90.03'	N07°28'44"W
C27	2675.00'	90.04'	01°55'43"	90.03'	N05°33'01"W
C28	2675.00'	91.62'	01°57'45"	91.62'	S02°11'49"E
C29	2675.00'	89.39'	01°54'53"	89.39'	S00°15'30"E
C30	2675.00'	50.88'	01°05'24"	50.88'	S01°14'38"W
C31	675.00'	76.73'	06°30'48"	76.69'	S05°02'44"W
C32	2675.00'	435.64'	09°19'52"	435.16'	N09°15'06"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.19'	S13°55'01"E
L2	61.32'	S01°47'20"W
L3	19.19'	S13°55'01"E
L4	19.19'	S13°55'01"E
L5	39.22'	S01°47'20"W
L6	22.10'	S01°47'20"W
L7	38.69'	S01°47'20"W
L8	22.61'	S01°47'20"W
L9	85.00'	N13°55'01"W
L10	19.19'	S13°55'01"E
L11	67.79'	N85°24'49"E
L12	39.22'	S01°47'20"W
L13	22.10'	S01°47'20"W
L14	55.69'	N82°47'02"W
L15	34.43'	S13°55'01"E
L16	57.44'	N00°08'13"E
L17	135.90'	N04°19'05"W

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON–AMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.

2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.

3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS JUDGMENT.

4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).

5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.

6. HORIZON WEST TROY, LLC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 02-11-2022
DRAWN BY: MPL
JOB NUMBER: MIACON2112
SHEET NUMBER 3 OF 3

REPLAT INLOTS 1713 & 1738

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

JUNE 2023

VOLUME 30 PAGE 26
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00028
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/01/2023 11:17:39 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

Jessica A Lopez
MIAMI COUNTY RECORDER

R. George
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOTS 1713 AND 1738 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY LLC, BY DEED RECORDED IN DOCUMENT No. 20200R-11533, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

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

By: CORRIDOR DEVELOPMENT COMPANY LLC,

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

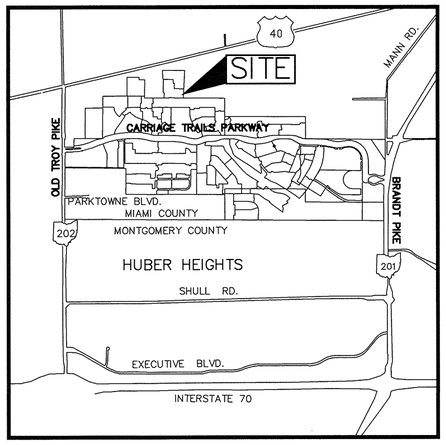
STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CORRIDOR DEVELOPMENT COMPANY, LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2025

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

_____
NOTARY PUBLIC



LOCATION MAP
NO SCALE

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
DOCUMENT No. 20200R-11533
DOCUMENT No. 20210R-12238

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 28, PG. 60 P.B. 29, PG. 67

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 1, 2023.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Driggist
BY DEPUTY AUDITOR

APPROVED:

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

ON MAY 9, 2023

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 0.429 ACRE AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY LLC, OF RECORD IN DOCUMENT No. 20200R-11533, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED
SURVEYOR

ARCADIS/IBI GROUP

BY _____ 05/24/23
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
CORRIDOR DEVELOPMENT COMPANY LLC
5131 POST ROAD, SUITE 200
DUBLIN, OHIO 43017

PREPARED BY
ARCADIS
IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.IBIGroup.com

J:\118956_CT_Win2-3\5.9 Drawings\baseinfo\survey\BUTTERCUP DED PLAT.dwg by:david.chiesa on 05/24/2023 @ 03:31:02 pm ~ © M+E Companies, Inc.

VOLUME 30 PAGE 26-A
MIAMI COUNTY RECORDER'S RECORD

REPLAT INLOTS 1713 & 1738

LOT 1849

S84°39'22"E LOT 1850 79.02'

WINDBROOKE
SECTION 3, PHASE II
P.B. 29, PGS. 21 & 21A

LOT 1736

LOT 1737

WINDBROOKE
SECTION 3, PHASE I
P.B. 28, PGS. 60 & 60A

140.00'

N5°20'38"E

LOT 1970

LOT 1738
0.244 ACRE
-0.013 ACRE
0.231 ACRE

CITY OF HUBER HEIGHTS

BETHEL TOWNSHIP

S7°50'06"W

140.13'

Δ=99°01'27"
R=38.50'
CB=S84°39'22"E
CD=58.56'
L=66.54'

25' BUILDING SETBACK
P.B. 28, PGS. 60 & 60A

EX. 10' UTILITY EASEMENT
P.B. 28, PGS. 60 & 60A

R/W

4.03'

0.013 ACRE
RIGHT OF WAY

10.34'

N84°39'22"W 58.56'

BUTTERCUP DRIVE 50'

S84°39'22"E

KEIGH L. DAVIS &
GLEN N. DAVIS
20210R-12238
10.192 ACRES
LND. 31-74

R/W

S84°39'22"E 58.56'

9.12'

0.013 ACRE
RIGHT OF WAY

8.16'

EX. 15' UTILITY EASEMENT
P.B. 28, PGS. 60 & 60A

25' BUILDING SETBACK
P.B. 28, PGS. 60 & 60A

Δ=99°01'27"
R=38.50'
CB=N84°39'22"W
CD=58.56'
L=66.54'

S7°50'06"W

125.59'

EX. 15' UTILITY EASEMENT
P.B. 28, PGS. 60 & 60A

LOT 1715

LOT 1714

LOT 1713
0.211 ACRE
-0.013 ACRE
0.198 ACRE

LOT 1971

N5°20'38"E

125.38'

EX. UTILITY EASEMENT
P.B. 28, PGS. 60 & 60A

CARRIAGE TRAILS
SECTION 9, PHASE IV
P.B. 26, PG. 67

1" PINCH TOP

BETHEL TOWNSHIP

S84°55'34"E 70.40'

LOT 1221 | LOT 1222 | LOT 1223 | LOT 1224 | CITY OF HUBER HEIGHTS

NORTH

20 0 5 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND

- ◎ IRON PIN FOUND (AS NOTED)
- ○ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ◉ IRON PIN SET-5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP 6872/7740"
- ▨ =EXISTING UTILITY EASEMENT AREA TO BE RELEASED BY THIS PLAT

INLOT 1738	INLOT 1713
0.244 ACRE LOT	0.211 ACRE LOT
-0.013 ACRE RIGHT-OF-WAY	-0.013 ACRE RIGHT-OF-WAY
0.231 ACRE TOTAL	0.198 ACRE TOTAL

J:\118956_CT_Win2-3\5.9 Drawings\baseinfo\survey\BUTTERCUP DED PLAT.dwg by:david.chiesa on 05/24/2023 @ 03:31:02 pm ~ © M•E Companies, Inc.

RE-PLAT OF PT. INLOT 11358 (1.048 Ac) AND 1.052 Ac. PT. OF INLOT 11324
FOR:
SEVA AT TOWNE PARK 2, LLC

PLAT BOOK 30 PG 27
MIAMI COUNTY RECORDER'S PLAT RECORDS

LOCATED IN:
SECTION 17, TOWN 5, RANGE 6 EAST, MRs
CITY OF TROY
MIAMI COUNTY, OHIO

GRAPHIC SCALE
0 100 200 300
SCALE: 1" = 100'
JUNE 28, 2022

BEARING BASIS
CORRELATED TO THE NORTH-SOUTH RIGHT-OF-WAY LINE OF TOWNE PARK DRIVE AS RECORDED IN PLAT BOOK 20 PAGE 73 AS N 03°02'28" W.

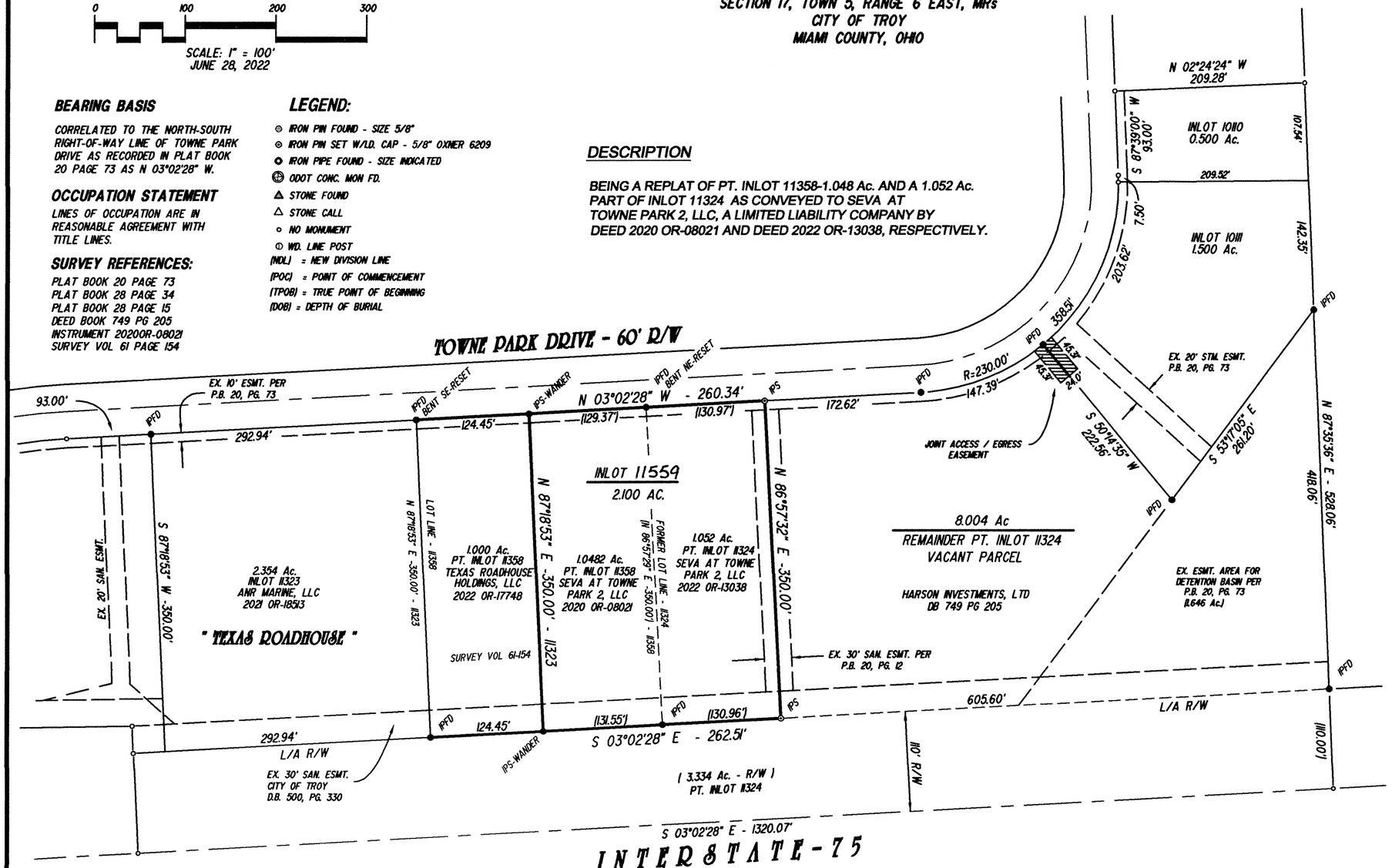
OCCUPATION STATEMENT
LINES OF OCCUPATION ARE IN REASONABLE AGREEMENT WITH TITLE LINES.

SURVEY REFERENCES:
PLAT BOOK 20 PAGE 73
PLAT BOOK 28 PAGE 34
PLAT BOOK 28 PAGE 15
DEED BOOK 749 PG 205
INSTRUMENT 202OOR-08021
SURVEY VOL 61 PAGE 154

LEGEND:
- IRON PIN FOUND - SIZE 5/8"
- IRON PIN SET W/I.D. CAP - 5/8" OXNER 6209
- IRON PIPE FOUND - SIZE INDICATED
- ODOT CONC. MON FD.
- STONE FOUND
- STONE CALL
- NO MONUMENT
- WD. LINE POST

(NDL) = NEW DIVISION LINE
(POC) = POINT OF COMMENCEMENT
(TPOB) = TRUE POINT OF BEGINNING
(DOB) = DEPTH OF BURIAL

DESCRIPTION
BEING A REPLAT OF PT. INLOT 11358-1.048 Ac. AND A 1.052 Ac. PART OF INLOT 11324 AS CONVEYED TO SEVA AT TOWNE PARK 2, LLC, A LIMITED LIABILITY COMPANY BY DEED 2020 OR-08021 AND DEED 2022 OR-13038, RESPECTIVELY.



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00029
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/06/2023 12:49:27 PM
REFERENCES 0
RECORDING FEE
PAGES 1

MIAMI COUNTY RECORDER
FEE 43.00
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 6th DAY OF June, 2023
Matthew W. Gearhardt Kinda Olign
MIAMI CO. AUDITOR BY DEPUTY

CITY OF TROY
THIS RECORD PLAT REVIEWED AND APPROVED THIS 26TH DAY OF MAY, 2023.
CITY ENGINEER: JILLIAN RHOADES PE

CONSENT, AS TO PT. INLOT 11358 (1.048 Ac.) AND PART INLOT 11324 (1.052 Ac.)
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCELS HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID RE-PLAT.

OWNER: SEVA AT TOWNE PARK 2, LLC, AN OHIO LIMITED LIABILITY COMPANY
BY: Ricky Narsinghani
NAME
ITS: Partner
TITLE

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

BE IT REMEMBERED THAT ON THIS 26th DAY OF MAY, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SEVA AT TOWNE PARK 2, LLC, AN OHIO LIMITED LIABILITY COMPANY BY: Elizabeth Peters ITS NOTARY WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Elizabeth E. Peters
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/24
Elizabeth E. Peters
SIGNATURE

NOTARIAL SEAL STATE OF OHIO

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 - STANDARDS FOR BOUNDARY SURVEYS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS BASED ON ACTUAL FIELD-WORK. MEASUREMENTS ARE CORRECT AND MONUMENTS HAVE BEEN SET AS SHOWN.

STATE OF OHIO M. L. OXNER S-6209 REGISTERED SURVEYOR

M.L. OXNER - REG. SURVEYOR No. 6209
DATED: JUNE 29, 2022

PREPARED BY:
PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER / SURVEYOR
516 PATRICIA FAYE CT., BROOKVILLE, OH 45309
M.L.OXNER P.E., P.S. PH. 937-338-1677 (C)

REV. 02-02-23 TEXT REV.
REV. 12-10-22 ADD LOT SPLIT

F:\2032\202204 SEVA HOTEL ADDITION RECORD PLAT

REPLAT OF LOTS 20, 21 & 22
BEAUTILAWN ACRES SUBDIVISION No. 1, SECTION No. 2
SECTION 10, TOWN 2, RANGE 9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 30, PAGE 28
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
Received for Record This 6 Day of June, 2023 at 13:20
File No.: 2023P-00030 Fee:
Jessica Lopez, Miami County Recorder
By Deputy Recorder



ACREAGE TABULATION:
0.717 Ac. LOT 20
0.702 Ac. LOT 21
1.412 Ac. LOT 22
2.831 Ac. TOTAL COMBINED NEW LOT 40

MONUMENTATION LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
⊙	IRON PIPE FOUND	I PIPE FD
⊠	R.R. SPIKE FOUND	RR SPK FD
△	CROSS FOUND	X FD
⌀	STONE FOUND	STN FD
□	MAG OR PK NAIL FOUND	MAG OR PK FD
●	MONUMENT FOUND	MON FD
⊗	IRON PIN & CAP SET	IP & CAP SET
⊠	R.R. SPIKE SET	RR SPK SET
✕	CROSS SET	X SET
●	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
⬟	3/4" IP SET W/2" CAP	IP & CAP SET

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

BASIS OF BEARING:
N 04°15'00" E FOR THE WEST LINE OF BEAUTILAWN ACRES SUBDIVISION No. 1, SECTION No. 2 RECORDED IN PLAT BOOK 7, PAGE 127.

MIAMI COUNTY PLANNING COMMISSION
THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 16th DAY OF May, 2023.
CHAIRMAN
SECRETARY

MIAMI COUNTY COMMISSION
Approved and accepted by the Miami County Commissioners this 30 day of May, 2023
Wade Westfall (President)
Gregory Simmons (Vice President)
Ted Mercer (Member)

0 100 200 300
GRAPHIC SCALE
SCALE 1"=100'

MIAMI COUNTY ENGINEER
Reviewed and approved by the Miami County Engineer This 9th Day of MAY, 2023.
Miami County Engineer

MIAMI COUNTY AUDITOR
Reviewed and approved by the Miami County Auditor This 8 Day of June, 2023.
Matthew W. Beachdardt Joyce Gilliot
Miami County Auditor by Deputy Auditor

DESCRIPTION:
BEING A REPLAT OF LOTS 20, 21 & 22 OF BEAUTILAWN ACRES SUBDIVISION No. 1, SECTION No. 2 RECORDED IN PLAT BOOK 7, PAGE 127 AND BEING IN SECTION 10, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO AS CONVEYED BY DEEDS 2018OR-09412 & 2023OR-02648 TO GARY E. PRICE & MOLLY TENNANT, TRUSTEES, AFFIRMED BY AFFIDAVIT OF SUCCESSOR TRUSTEE 2023OR-03670, ALL IN THE DEED AND PLAT RECORDS OF MIAMI COUNTY, OHIO. THE PURPOSE OF THIS REPLAT IS TO COMBINE THE ABOVE REFERENCED LOTS INTO ONE NEW LOT AND EXTINGUISH UTILITY EASEMENTS BETWEEN ADJACENT LOTS WHICH ARE BEING COMBINED.

THE AREA OF THIS SUBDIVISION IS COMPRISED OF 2.831 ACRES IN LOT AND 0.0000 ACRES IN DEDICATED RIGHT-OF-WAY.

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

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

PREPARED BY:
Luis G. Riancho DATE: 4/14/23
LUIS G. RIANCHO REGISTERED SURVEYOR
STATE OF OHIO #5287

STATE OF OHIO
LUIS G. RIANCHO 5287 REGISTERED SURVEYOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00030
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/08/2023 03:07:44 PM
REFERENCES 0
RECORDING FEE
PAGES 1

DEDICATION:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND DO HEREBY RESERVE THE EASEMENTS ON SAID PLAT TO THE PUBLIC USE FOREVER.

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

PERTINENT DOCUMENTS:

DEEDS/PLATS/SURVEYS AS SHOWN ON THIS RECORD PLAT &:

BEAUTILAWN ACRES SUBDIVISION No. 1, SECTION No. 1, P.B. 7, PG. 122

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS SURVEYED LINES EXCEPT AS SHOWN HEREON.

NOTES:

1. DISTANCE/AREA IN ( ) INDICATES A DEED OR PLAT CALL DISTANCE/AREA WHERE IT DIFFERS FROM MEASURED.

2. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH REPORT OR COMMITMENT.

3.) THE SUPERIMPOSED AREA OF THE LANDS OF THE DEDICATORS OF THIS PLAT IS DRAWN HEREIN.

ABBREVIATIONS:
C/L - CENTERLINE
ESMT - EASEMENT
LND - MIAMI COUNTY LAND SURVEY VOLUME-PAGE
R/W - RIGHT-OF-WAY
SEC - SECTION
S/L - SECTION LINE
P/L - PROPERTY LINE
U.E. - UTILITY EASEMENT

OWNERS:
GARY E. PRICE, TR.
MOLLY TENNANT, TR.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Karen Wilson
WITNESS

WITNESS

Gary E. Price
GARY E. PRICE

Molly Tennant
MOLLY TENNANT

STATE OF OHIO, COUNTY OF MIAMI, SS:
BE IT REMEMBERED, THAT ON THIS 14 DAY OF April, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GARY E. PRICE AND MOLLY TENNANT WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Joy E Trent
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 3-7-2028

JOY E TRENT
Notary Public
State of Ohio
My Comm. Expires
March 7, 2028

OWNER'S STATEMENT:
DATE: April 14, 2023
STATE OF OHIO, COUNTY OF MIAMI, S.S.

GARY E. PRICE AND MOLLY TENNANT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Gary E. Price Molly Tennant
GARY E. PRICE MOLLY TENNANT

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

Joy E Trent
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 3-7-2028

JOY E TRENT
Notary Public
State of Ohio
My Comm. Expires
March 7, 2028

PREPARED BY:
LGR LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
JOB # 22074
DRAWING NAME 22074RP
SEPT. 2022
PLOT DATE 04-12-2023
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

ANNEXATION TO THE CITY OF TROY

VOLUME 30, PAGE 29
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5 & 7	5 & 6	31 & 36
TOWN	RANGE	SECTION

58.798	CONCORD	TROY	MIAMI, OHIO
ACRES	TOWNSHIP	CITY	COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00031
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/09/2023 08:53:41 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.00
JESSICA A LOPEZ — MIAMI COUNTY RECORDER
Gina R Deme — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 9th, 2023.
Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Mindy Dorsch — BY DEPUTY AUDITOR

ANNEXATION PROCEEDINGS RECORDED IN 20230R-06081

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 6th DAY OF March, 2023 THIS PLAT WAS APPROVED BY ORDINANCE NO. O-12-2022, EFFECTIVE 4-5, 2023.

Robin J. Eda
MAYOR

PRESIDENT OF COUNCIL

Suzy L. Knight
CLERK OF COUNCIL

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 29th DAY OF December, 2022

Ted S. Mercer
TED S. MERCER, PRESIDENT

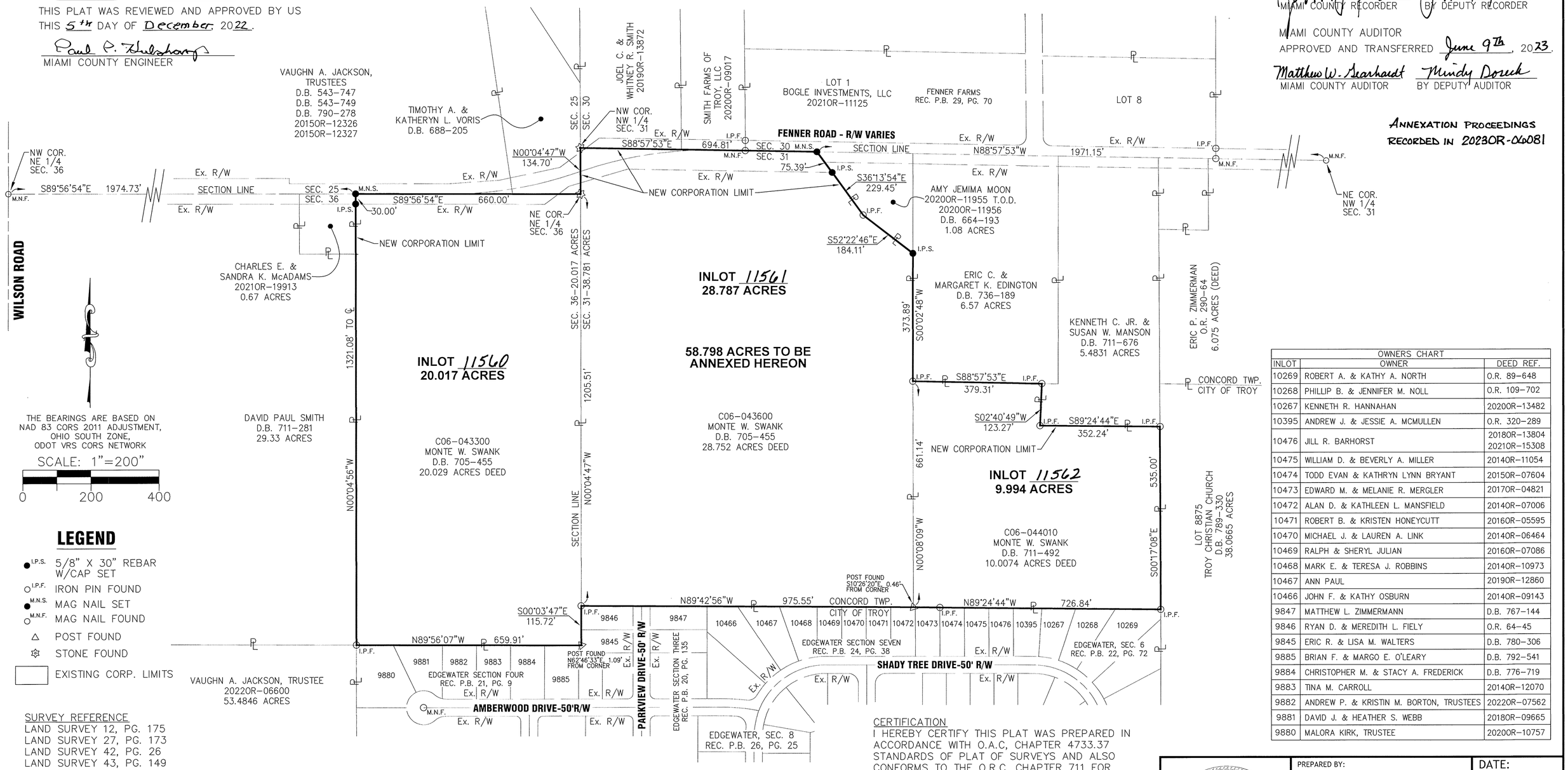
Wade H. Westfall
WADE H. WESTFALL, VICE PRESIDENT

Gregory A. Simmons
GREGORY A. SIMMONS, MEMBER

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 5th DAY OF December, 2022.

Paul P. Hulsmans
MIAMI COUNTY ENGINEER



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

SCALE: 1"=200"
0 200 400

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- △ POST FOUND
- ⛭ STONE FOUND
- ▭ EXISTING CORP. LIMITS

SURVEY REFERENCE
LAND SURVEY 12, PG. 175
LAND SURVEY 27, PG. 173
LAND SURVEY 42, PG. 26
LAND SURVEY 43, PG. 149
LAND SURVEY 43, PG. 150
LAND SURVEY 45, PG. 144
LAND SURVEY 61, PG. 56
REC. P.B. 14, PG. 68
REC. P.B. 20, PG. 135-135A
REC. P.B. 21, PG. 9-9A
REC. P.B. 22, PG. 72
REC. P.B. 23, PG. 74
REC. P.B. 24, PG. 38
REC. P.B. 26, PG. 25

OWNERS CHART		
INLOT	OWNER	DEED REF.
10269	ROBERT A. & KATHY A. NORTH	O.R. 89-648
10268	PHILLIP B. & JENNIFER M. NOLL	O.R. 109-702
10267	KENNETH R. HANNAHAN	20200R-13482
10395	ANDREW J. & JESSIE A. MCMULLEN	O.R. 320-289
10476	JILL R. BARHORST	20180R-13804 20210R-15308
10475	WILLIAM D. & BEVERLY A. MILLER	20140R-11054
10474	TODD EVAN & KATHRYN LYNN BRYANT	20150R-07604
10473	EDWARD M. & MELANIE R. MERGLER	20170R-04821
10472	ALAN D. & KATHLEEN L. MANSFIELD	20140R-07006
10471	ROBERT B. & KRISTEN HONEYCUTT	20160R-05595
10470	MICHAEL J. & LAUREN A. LINK	20140R-06464
10469	RALPH & SHERYL JULIAN	20160R-07086
10468	MARK E. & TERESA J. ROBBINS	20140R-10973
10467	ANN PAUL	20190R-12860
10466	JOHN F. & KATHY OSBURN	20140R-09143
9847	MATTHEW L. ZIMMERMANN	D.B. 767-144
9846	RYAN D. & MEREDITH L. FIELY	O.R. 64-45
9845	ERIC R. & LISA M. WALTERS	D.B. 780-306
9885	BRIAN F. & MARGO E. O'LEARY	D.B. 792-541
9884	CHRISTOPHER M. & STACY A. FREDERICK	D.B. 776-719
9883	TINA M. CARROLL	20140R-12070
9882	ANDREW P. & KRISTIN M. BORTON, TRUSTEES	20220R-07562
9881	DAVID J. & HEATHER S. WEBB	20180R-09665
9880	MALORA KIRK, TRUSTEE	20200R-10757

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN SEPTEMBER, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

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

11-1-2022
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 10-03-2022
DRAWN BY: RMF
JOB NUMBER: MIACON2205
SHEET NUMBER 1 OF 1

REPLAT OF INLOT 814
CITY OF TROY
MIAMI COUNTY, OHIO

Plat Book 30 Page 30
Miami County Recorder's Plat Records

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00032
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/12/2023 03:48:39 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: 43.20

Jessica Lopez
MIAMI COUNTY RECORDER BY: Dawn Massie DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 12TH DAY OF June, 2023.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR BY: Mindy Dowd DEPUTY



DESCRIPTION

BEING A REPLAT OF INLOT 814 AS PLATTED IN YOUARTS ADDITION TO TROY, OHIO AS FILED IN PLAT BOOK 1, PAGE 343 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND ACQUIRED BY S.M. O'NEAL CONSTRUCTION, LLC, BY 2023OR-06110 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREON REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF THE SAID REPLAT SHOWN HEREON.

SAM M. O'NEAL
AUTHORIZED AGENT

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

BE IT REMEMBERED THAT ON THIS 12 DAY OF June, ~~2021~~ 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AND DEED.

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

Kayla M. Lamb
NOTARY PUBLIC MY COMMISSION EXPIRES: April 13, 2026

KAYLA M LAMB
Notary Public
State of Ohio
My Comm. Expires
April 13, 2026

APPROVAL BY THE CITY OF TROY

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY, OHIO ENGINEER THIS 12TH DAY OF JUNE, 2023

CITY OF TROY ENGINEER

Surveyor's Certification

I hereby certify that this replat was prepared in accordance with the O.A.C. Chapter 4733-37 Standards for Boundary Surveys and O.R.C. Chapter 711 for Record Plans, and was performed under my direct supervision.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 6/12/23
Michael W. Cozatt, P.S. #6001 Date

Prepared By:
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 05623 Ph. (937) 339-2921

Legend

- ● Iron pin found
- ○ 5/8"ø capped iron pin set (COZATT, S6001)

References

Vol. 04, Pg. 199 } Miami County Engineer's Record of Lot Surveys
Vol. 20, Pg. 29 }
Vol. 48, Pg. 175 } Miami County Engineer's Record of Land Surveys

Basis of Bearings

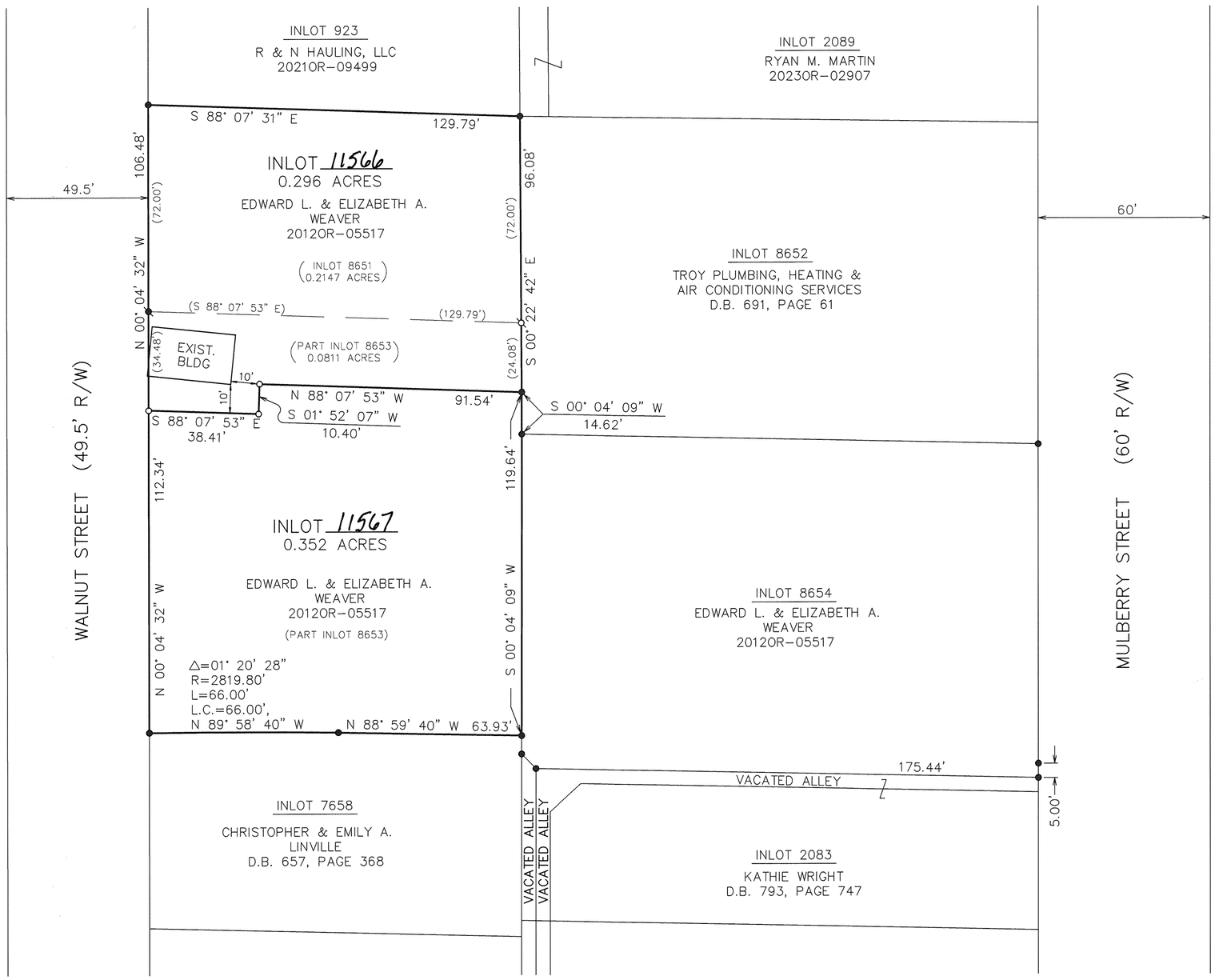
Bearings are based on the south line of Franklin Street, bearing S 89° 47' 00" E, as taken from Lot Survey Volume 20, Page 29 of the Miami County Engineer's Record of Lot Surveys.

N

Scale: 1"=20'
0 10 20 30 40

REPLAT OF INLOTS 8651 AND 8653
CITY OF TROY, MIAMI COUNTY, OHIO

Plat Book 30 Page 31
Miami County Recorder's Plat Records



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00033
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/12/2023 03:50:50 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: 43.20

Jessica Lopez BY: Toni Marcum
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 12th DAY OF June, 2023.

Matthew W. Gearhardt BY: Mindy Dozier
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOTS 8651 AND 8653 AS PLATTED IN THE WEAVER REPLAT AND FILED IN PLAT BOOK 18, PAGE 70 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, ACQUIRED BY EDWARD L. AND ELIZABETH A. WEAVER BY 20120R-05517 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREON REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF THE SAID REPLAT SHOWN HEREON.

Edward L Weaver
EDWARD L. WEAVER

Susan M Marcum POA
Elizabeth A Weaver
ELIZABETH A. WEAVER

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

BE IT REMEMBERED THAT ON THIS 11 DAY OF June, 2023 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

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

Jane a Weaver MY COMMISSION EXPIRES: 4-5-25
NOTARY PUBLIC

JANE A WEAVER
NOTARY PUBLIC
State of Ohio
My Commission Expires 4/5/2025

SURVEYOR'S CERTIFICATION

I hereby certify that this replat was prepared in accordance with O.A.C. Chapter 4733-37 Standards for Boundary Surveys and O.R.C. Chapter 711 for Record plans, and was performed under my direct supervision.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W Cozatt 6/08/23
Michael W. Cozatt, P.S. #6001 Date

Prepared By:
Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 05923 Ph. (937) 339-2921

Legend

- ● Iron pin found
- ⊗ P.K. nail found
- ⊙ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

P.B. 16, PG. 66
P.B. 18, PG. 33
P.B. 18, PG. 70
} Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the east line of Walnut Street, bearing N 00° 04' 32" W, as found in P.B. 18, Page 70 of the Miami County Recorder's Plat Records.

APPROVAL BY THE CITY OF TROY

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER THIS 9th DAY OF June, 2023.

CITY OF TROY ENGINEER

HALIFAX ESTATES, SECTION 6

LOCATED IN
SECTION 7, TOWN 1, RANGE 11 M.Rs
PART OF INLOT 9891
CITY OF TROY, MIAMI COUNTY, OHIO
11.164 ACRES
APRIL 11, 2023

VOLUME 30 PAGE 32
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/23/2023 12:31:37 PM
REFERENCES 0
RECORDING FEE
PAGES 2

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

Amy Dalton
DEPUTY
FEE ~~43.20~~ $86.40

TRANSFERRED ON THE 23 DAY OF June, 2023

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

Joyce Grilliot
BY: DEPUTY AUDITOR

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 11.164 ACRES OF LAND, BEING INLOT NUMBER _____ THROUGH INLOT NUMBER _____ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOW AS HALIFAX ESTATES, SECTION 6, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

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

DRAINAGE NOTES

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

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HALIFAX LAND COMPANY, LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:
Daniel J. Heitz
DAN HEITMEYER
MINSTER BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 16th DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, MINSTER BANK BY DAN HEITMEYER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

COUNTY OF MIAMI, STATE OF OHIO

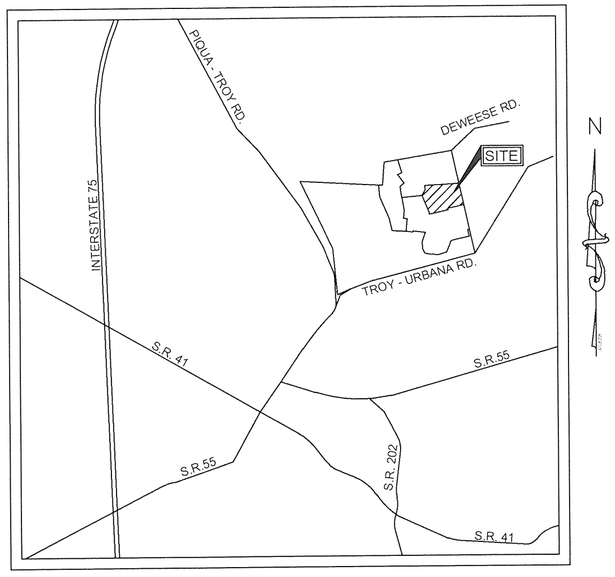
FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND CO., LLC., BEING DULY SWORN THIS 16th DAY OF June, 2023 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026



VICINITY MAP
~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 11.164 ACRES OF LAND WHICH LIES WITHIN PART OF INLOT 9891 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 20140R–11772 AND 20150R–11323. ALL DEEDS OF THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION, AS RECORDED IN 20150R–07618 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

NOTE:

LACEWOOD COURT TO BE EXTENDED IN THE FUTURE

ACREAGE BREAKDOWN

AREA IN LOTS	9.969 ACRES
AREA IN STREETS & R/W	+1.195 ACRES (0.465 ACRES DeWEESE, 0.730 ACRES LACEWOOD CT.)
TOTAL	11.164 ACRES

CALL : 811
OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

DEVELOPER
HALIFAX LAND COMPANY, LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF HALIFAX ESTATES SECTION 6, ON THE 17th DAY OF April 2023

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. O-20-2023

Robin A. Oda
MAYOR

PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 11th DAY OF May, 2023, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

Sue G. Knight
SECRETARY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

4-12-2023
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

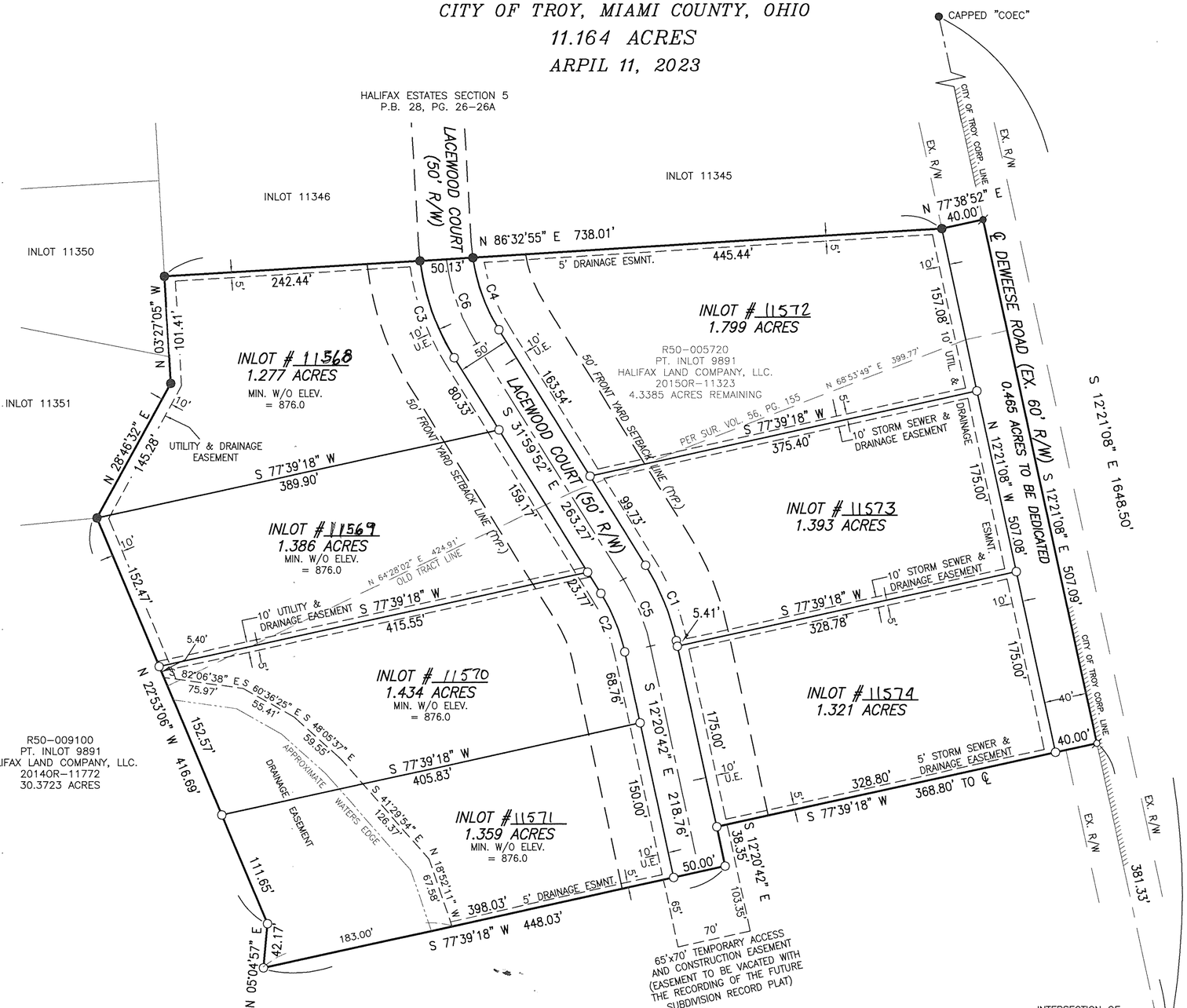
STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

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

BES JOB No. 595.22

HALIFAX ESTATES, SECTION 6

LOCATED IN
SECTION 7, TOWN 1, RANGE 11 M.Rs
PART OF INLOT 9891
CITY OF TROY, MIAMI COUNTY, OHIO
11.164 ACRES
ARPIL 11, 2023



R50-009100
PT. INLOT 9891
HALIFAX LAND COMPANY, LLC.
20140R-11772
30.3723 ACRES

R50-009100
PT. INLOT 9891
HALIFAX LAND COMPANY, LLC.
20140R-11772
30.3723 ACRES

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN ANY DRAINAGE EASEMENT.

NO DRIVEWAYS SHALL BE PERMITTED ONTO DEWEESE ROAD.

SETBACKS:

FRONT YARDS: 50 FT., UNLESS OTHERWISE NOTED.
REAR YARDS: 50 FT., UNLESS OTHERWISE NOTED.
SIDE YARDS: 60 FT. TOTAL, UNLESS OTHERWISE NOTED, MIN: 25 FT
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

REFERENCES

LAND SURVEY VOL. 56, PAGE 25
LAND SURVEY VOL. 56, PAGE 155
LAND SURVEY VOL. 57, PAGE 120
LAND SURVEY VOL. 24, PAGE 138

PLAT BOOK 27, PAGE 23 – 23A
PLAT BOOK 28, PAGE 26 – 26A

LEGEND

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⌀ MAG NAIL SET
- ● 5/8" IRON PIN FOUND WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S" UNLESS OTHERWISE NOTED
- ⌀ MAG NAIL FOUND

W E S (N)

0' 80' 160' 240'

GRAPHIC SCALE IN FEET
1" = 80'

THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

4-12-2023
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

ACREAGE BREAKDOWN

PT. INLOT 9891 (R50-005720)
4.3385 Ac.
-4.3385 Ac.
0 Ac. REMAINING

PT. INLOT 9891 (R50-009100)
30.3723 Ac.
– 6.8255 Ac.
23.5468 Ac. REMAINING

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.18'	225.00'	19°39'09"	N 22°10'17" W	76.80'
C2	60.03'	175.00'	19°39'09"	S 22°10'17" E	59.73'
C3	98.04'	225.00'	24°57'52"	S 19°30'56" E	97.26'
C4	73.12'	175.00'	23°56'21"	N 20°01'41" W	72.59'
C5	68.60'	200.00'	19°39'09"	S 22°10'17" E	68.26'
C6	85.58'	200.00'	24°30'57"	S 19°44'23" E	84.93'

DEVELOPER
HALIFAX LAND COMPANY, LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

CALL : 811
OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**

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

REPLAT OF INLOT 1860 AND 1861
AT STILLWATER CROSSINGS, PHASE THREE

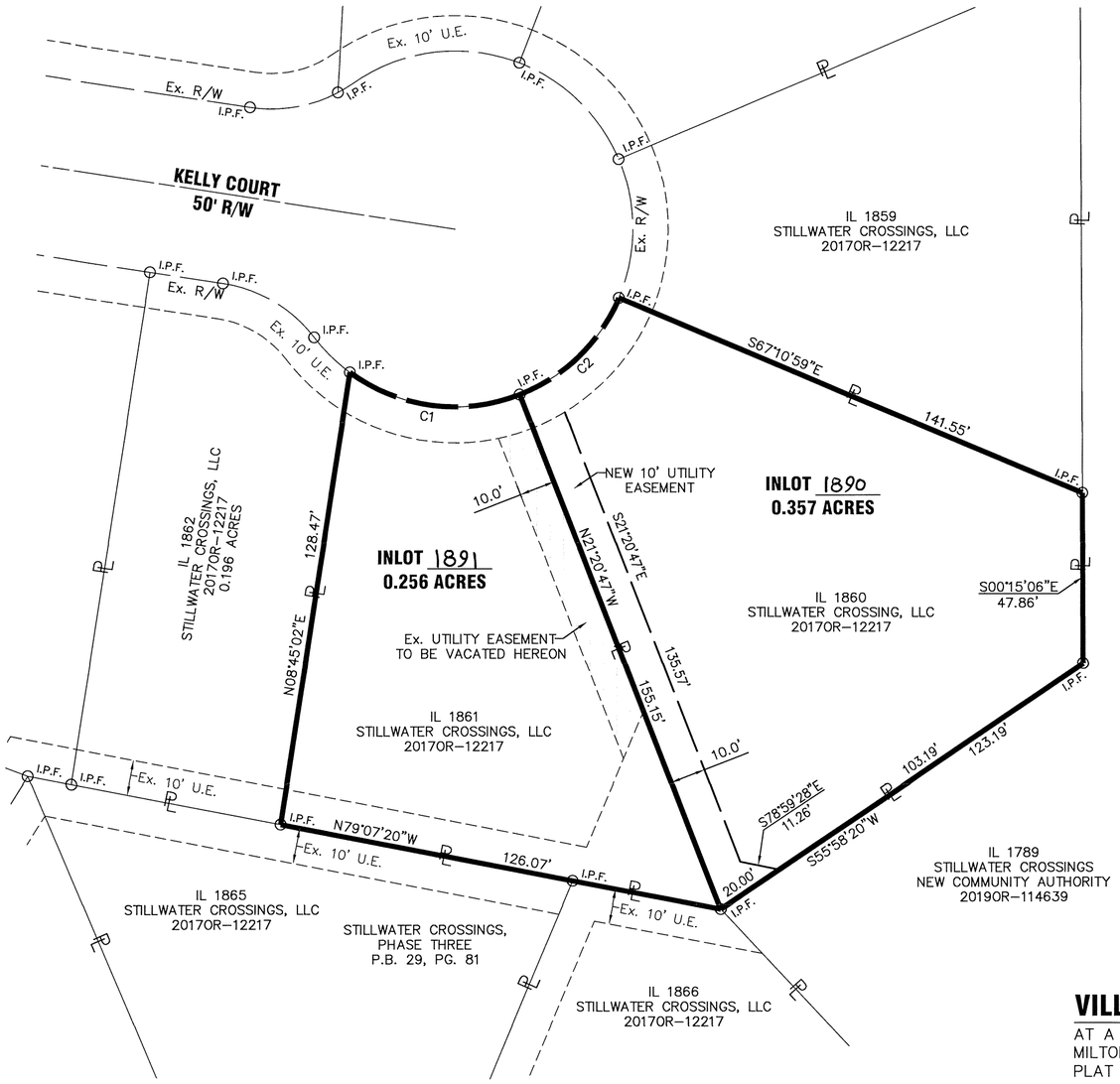
1860 & 1861 INLOT | WEST MILTON CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 33
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00035
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/26/2023 03:48:56 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.70
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 26, 2023
Matthew W Gearhardt Joyce Williot
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



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

SCALE: 1"=30'
0 15 30 60

LEGEND

I.P.F. IRON PIN FOUND

EASEMENT TO BE VACATED

SURVEY REFERENCE
REC. P.B. 29, PG. 81

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	50.00'	57°37'02"	50.28'	48.19'	S82°32'16"E
C2	50.00'	45°50'12"	40.00'	38.94'	N45°44'07"E

PLAT AUTHORIZATION AND DEDICATION

STILLWATER CROSSING, LLC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSE THE AREA LOCATED IN THE VILLAGE OF WEST MILTON, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED AND KNOWN AS REPLAT OF INLOT 1860 AND INLOT 1861 OF STILLWATER CROSSINGS, PHASE THREE. FURTHERMORE, STILLWATER CROSSINGS, LLC, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

AUTHORIZED SIGNATURE

Manager
TITLE

STATE OF OHIO
COUNTY OF Montgomery
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF June, 2023 BY Jessica R. Bowles ON BEHALF OF STILLWATER CROSSING, LLC.

Jessica R. Bowles
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
JESSICA R. BOWLES
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-09-2023
Recorded in
Butler County

VILLAGE OF WEST MILTON PLANNING BOARD

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 1 DAY OF June, 2023, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN SECRETARY

VILLAGE OF WEST MILTON COUNCIL

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS _____ DAY OF _____, 20___, THIS PLAT WAS APPROVED AND ACCEPTED.

MAYOR CLERK OF COUNCIL

BEING A REPLAT INLOT 1860 AND INLOT 1861 OF THE STILLWATER CROSSINGS, PHASE THREE AS SHOWN ON PLAT BOOK 29, PAGE 81.

ALLEN J. BERTKE, P.S. #8629 — 4-13-2023 DATE

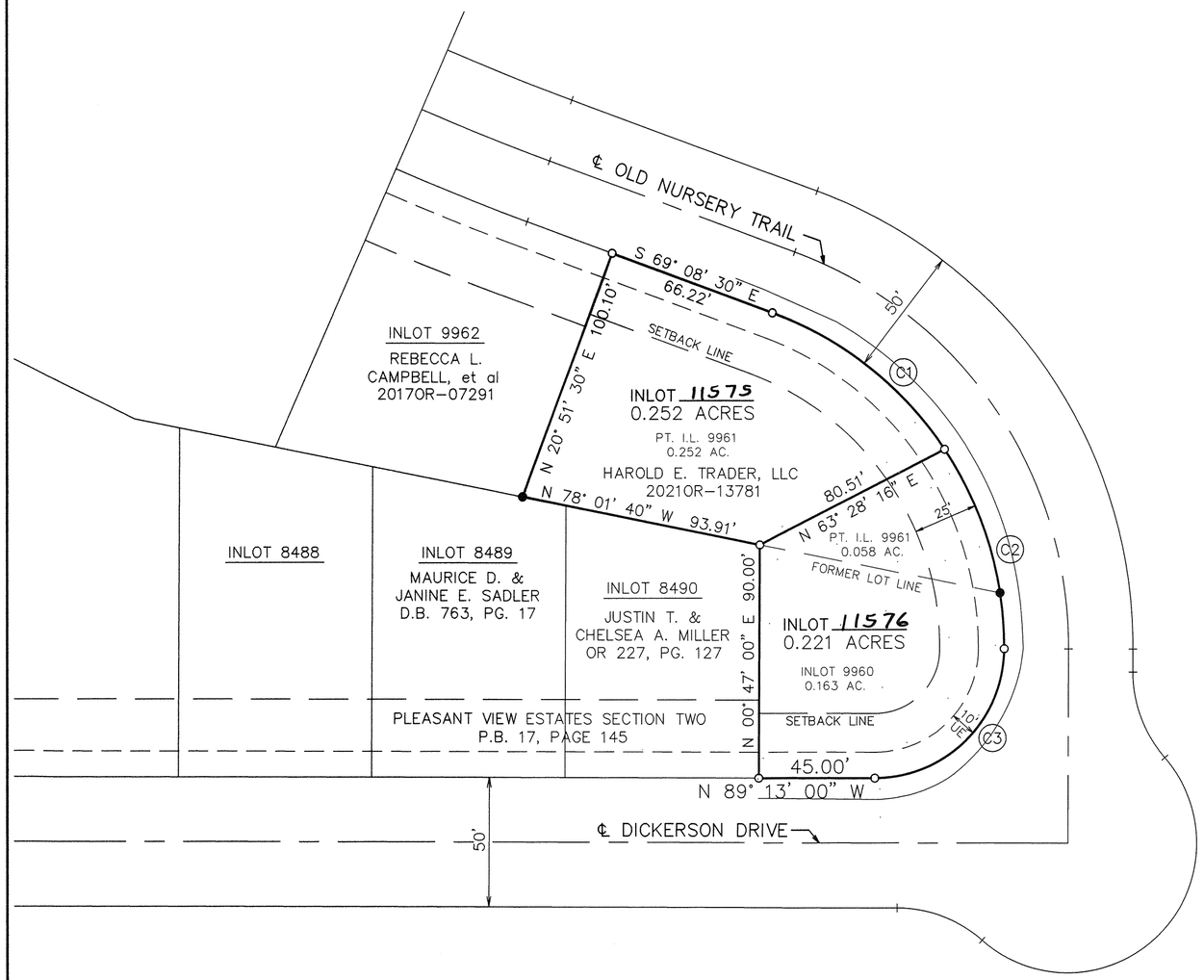
STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 04-05-2023
DRAWN BY: RMF
JOB NUMBER: MIAWMI1901
SHEET NUMBER 1 OF 1

REPLAT OF INLOTS 9960 AND 9961
CITY OF TROY, MIAMI COUNTY, OHIO

Volume 30 Page 34
Miami County Recorder's Plat Records



N

Scale: 1"=40'

0 20 40 60 80

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00036
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/27/2023 11:48:47 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: 43.20

Jessica Lopez
Miami County Recorder By: Deputy

Approved and transferred with lot numbers assigned this 27th day of June, 2023.

Matthew W Gearhardt
Miami County Auditor By: Joyce Grillot
Deputy

Description

Being a replat of Inlots 9960 and 9961 in Pleasant View Estates Section Three recorded in P.B. 21, Page 59 of the Miami County Recorder's Deed Records and acquired by Harold E. Trader, LLC by 2021OR-13781 of the Miami County Recorder's Official Records. Containing a total of 0.473 acres.

Acknowledgement

We, the undersigned, being all the owners of the land hereon replatted, do hereby voluntarily consent to the execution of said replat. Easements shown or noted on this replat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface water drainage, gas, sewer, water, telephone, cable T.V., or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Harold E. Trader, LLC
by Harold E. Trader, its Member

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

Before me, a notary public in and for the aforesaid State and County, personally appeared the above signed, who acknowledged that they did sign this instrument and that it is their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal this 27th day of June, 2023.

Notary Public My Commission Expires

NOTARY PUBLIC STATE OF OHIO

Rebecca Lynn Johnston Notary Public
In and for the State of Ohio
My Commission Expires Sept. 17, 2024
Recorded in Miami County

CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	36° 00' 36"	137.90'	86.67'	85.25', S 51° 08' 12" E
2	33° 54' 54"	137.90'	81.63'	80.44', S 16° 10' 27" E
3	90° 00' 00"	50.00'	78.54'	70.71', S 45° 47' 00" W

Legend

- ● Iron pin found
- o 5/8" dia. capped iron pin set (Cozatt, S6001)

References

P.B. 17, PG. 145 } Miami County Recorder's
P.B. 21, PG. 59 } Plat Records

Basis of Bearings

The bearings are based on the centerline of Old Nursery Trail, bearing S 69° 08' 30" E, as found in P.B. 21, Page 59 of the Miami County Recorder's Plat Records.

Notes

1. All downspouts are to be tied into the catch basin at the southeast property corner.
2. Finish grade elevations when completed are to be provided to the City of Troy.

Approvals

This replat was reviewed and approved by the City of Troy, Ohio Engineer this 23RD day of JUNE, 2023.

City of Troy Engineer

Surveyor's Certification

I hereby certify that the land replatted hereon is accurately represented based on a field survey completed under my direct supervision, in accordance wth the State of Ohio Minimum Requirements for Boundary Surveys and the Ohio Administrative Code Chapter 4733-37.
Monumentation is set or found as shown.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 6/23/23

Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 10722 Ph. (937) 339-2921

REPLAT OF INLOTS 6076, 9068 AND 9069

LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 30, PAGE 35
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00037
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/27/2023 03:13:58 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: $43.20

Jessica A. Lopez — Kelly L. Hegmier
JESSICA A. LOPEZ, RECORDER, MIAMI COUNTY, OHIO — BY DEPUTY RECORDER

TRANSFERRED ON THE 27 DAY OF June, 20__.

Matthew W Gearhardt — Joyce Grillot
MATTHEW W. GEARHARDT, AUDITOR, MIAMI COUNTY, OHIO — BY DEPUTY AUDITOR

DESCRIPTION:

BEING A REPLAT OF INLOT 6076 ACQUIRED BY LEGACY VENTURES 974, LLC. IN DEED 20230R-05354 OF THE CITY OF TROY, AND ALSO BEING ALL OF INLOT 9068 IN DEED 20160R-01314 AND INLOT 9069 IN DEED 20160R-01328 OF THE CITY OF TROY, AS ACQUIRED BY LEGACY VENTURES 974, LLC. LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

REPLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS ____ DAY OF , 20____.

DEDICATION:

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

OWNER:

LEGACY VENTURES 974, LLC
Bart Denlinger
BART DENLINGER

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

BE IT REMEMBERED THAT ON THIS _____ DAY OF , 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LEGACY VENTURES 974, LLC., BART DENLINGER, ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

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

LIEN HOLDER:

GREENVILLE NATIONAL BANK

_____
SIGNATURE

Samuel A. Suter
PRINTED NAME

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

BE IT REMEMBERED THAT ON THIS 15th DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY Samuel Suter, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.
Angela S Benedict
NOTARY PUBLIC IN AND SOT THE STATE OF OHIO
MY COMMISSION EXPIRES: Aug. 14, 2027

NOTARIAL SEAL STATE OF OHIO
Angela S Benedict
Notary Public-State of Ohio
My Comm. Exp. Aug.14,2027

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

DATE: June 15, 2023
BART DENLINGER, MANAGING MEMBER OF LEGACY VENTURES 974, LLC., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.
Bart Denlinger
BART DENLINGER

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.
Angela S Benedict
NOTARY PUBLIC IN AND SOT THE STATE OF OHIO
MY COMMISSION EXPIRES: Aug 14, 2027

NOTARIAL SEAL STATE OF OHIO
Angela S Benedict
Notary Public-State of Ohio
My Comm. Exp. Aug.14,2027

REFERENCES:

LAND SURVEYS:
VOLUME 18, PAGE 39
AND AS REFERENCED HEREON

RECORD PLATS:
VOLUME 10, PAGE 30
VOLUME 10, PAGE 121B
VOLUME 19, PAGE 67
AND AS REFERENCED HEREON

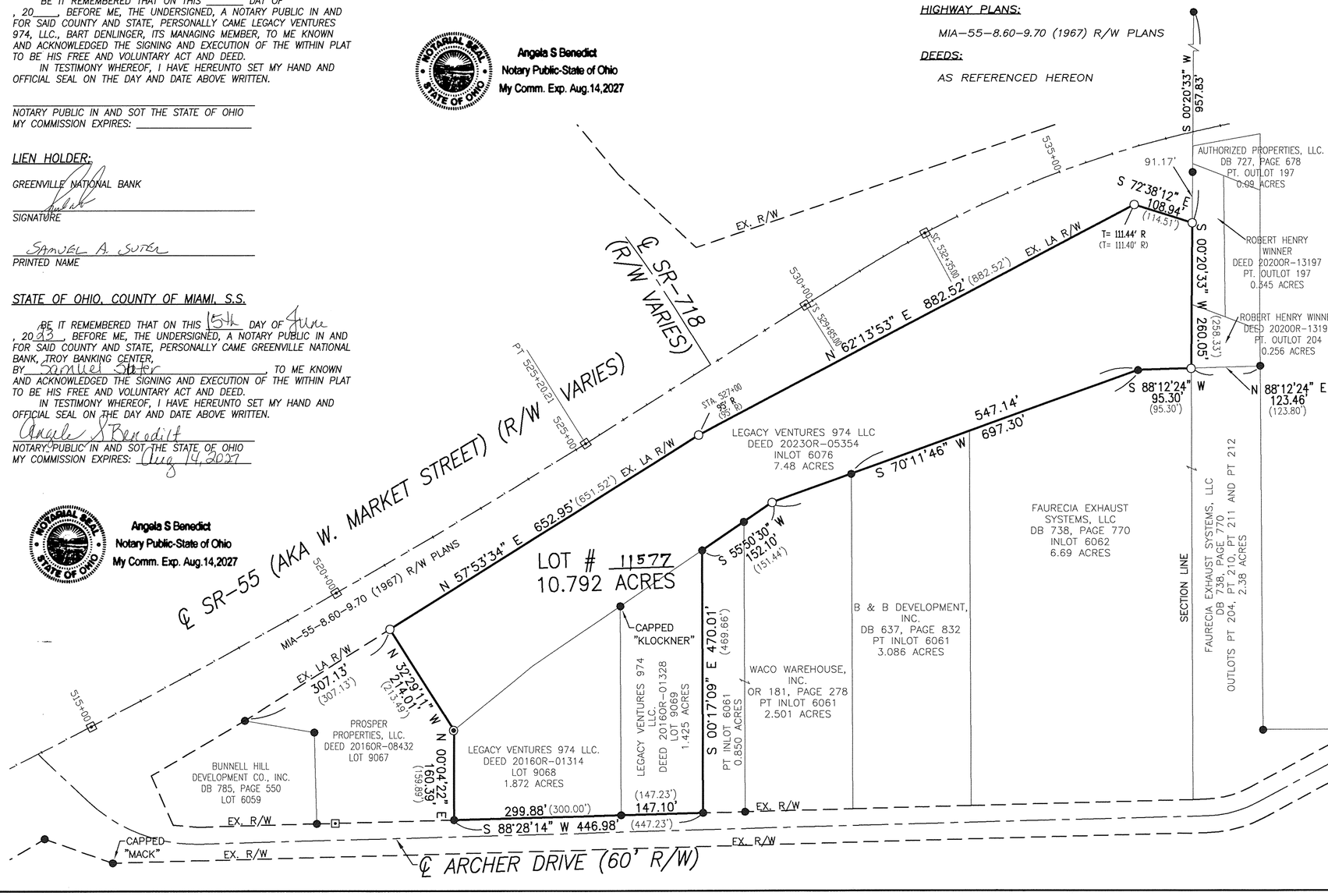
LOT SURVEYS:
VOLUME 12, PAGE 72
VOLUME 18, PAGE 35
VOLUME 19, PAGE 76
VOLUME 22, PAGE 187
AND AS REFERENCED HEREON

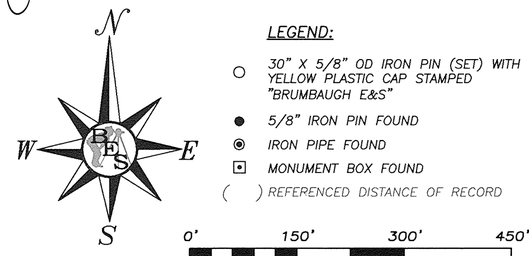
HIGHWAY PLANS:
MIA-55-8.60-9.70 (1967) R/W PLANS

DEEDS:
AS REFERENCED HEREON

CITY ENGINEER'S APPROVAL:

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY CITY ENGINEER
THIS 27TH DAY OF JUNE, 2023
JILLIAN RHOADES
CITY ENGINEER





GRAPHIC SCALE IN FEET
1" = 150'

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ◉ IRON PIPE FOUND
- ⊡ MONUMENT BOX FOUND
- ( ) REFERENCED DISTANCE OF RECORD

NOTES:

NO BUILDINGS WERE LOCATED ON THIS SURVEY UNLESS OTHERWISE SHOWN.

OCCUPATION IN GENERAL FIT THE SURVEYED LINES (UNLESS OTHERWISE SHOWN).

BASIS OF BEARING

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011)

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN NOVEMBER, 2021. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

REPLAT OF 10.792 ACRES FOR: BART DENLINGER
LOCATED IN CITY OF TROY, MIAMI COUNTY, OHIO ~ DATE 6/12/2023

STATE OF OHIO — BERNARD D. KIENOW JR. S-7456 — REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #186.23 DRAWN BY: SES CHECKED BY: JJB

FIELDSTONE PLACE, PHASE FOUR

NE 1/4 28	4 NORTH	6 EAST	PT. 4117	TIPP CITY	MIAMI, OHIO
SECTION	TOWN	RANGE	INLOT	CITY	COUNTY

BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.650 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729 & 08730.

PLAT BOOK 30, PAGE 36
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00038
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/06/2023 10:37:52 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

JESSICA LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 6th DAY OF July, 2023

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Mindy Dorsch
DEPUTY AUDITOR

LEGAL DESCRIPTION

BEING A PART OF INLOT 4117 IN THE CITY OF TIPP CITY, OHIO AS RECORDED IN RECORD PLAT BOOK 23, PAGES 79-79C AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 4498 OF FIELDSTONE PLACE, PHASE THREE AS RECORDED IN RECORD PLAT BOOK 29, PAGES 40-40A, FOR THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 00°26'10" WEST, 176.90 FEET, ALONG THE WEST LINE OF INLOT 4498 AND INLOT 4506 OF SAID PHASE THREE, TO AN IRON PIN FOUND ON THE NORTH RIGHT OF WAY LINE OF MILLSTONE DRIVE;

THENCE, NORTH 89°33'50" WEST, 4.00 FEET, ALONG THE NORTH RIGHT OF WAY LINE OF MILLSTONE DRIVE, TO AN IRON PIN FOUND;

THENCE, SOUTH 00°26'10" WEST, 185.00 FEET, ALONG THE END LINE OF MILLSTONE DRIVE AND WEST LINE OF INLOT 4489 OF SAID PHASE THREE, TO AN IRON PIN FOUND ON THE NORTH LINE OF INLOT 4495 OF SAID PHASE THREE;

THENCE, NORTH 89°33'50" WEST, 5.00 FEET, ALONG THE NORTH LINE OF SAID INLOT 4495, TO AN IRON PIN FOUND;

THENCE, SOUTH 00°26'10" WEST, 64.18 FEET, ALONG THE WEST LINE OF SAID INLOT 4495, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID INLOT 4495;

THENCE, NORTH 89°33'50" WEST, 221.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°26'10" WEST, 45.82 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°33'50" WEST, 225.61 FEET, TO AN IRON PIN SET ON THE EAST LINE OF A TRACT OF LAND OWNED BY TIPP CITY BOARD OF EDUCATION AS RECORDED IN DEED BOOK 688, PAGE 869;

THENCE, NORTH 00°31'10" EAST, 469.99 FEET, ALONG THE EAST LINE OF SAID TIPP CITY BOARD OF EDUCATION TRACT TO AN IRON PIN FOUND ON THE SOUTH LINE OF A TRACT OF LAND OWNED BY TIPP CITY EXEMPTED VILLAGE BOARD OF EDUCATION AS RECORDED IN DEED BOOK 525, PAGE 470;

THENCE, SOUTH 89°48'16" EAST, 454.93 FEET, ALONG THE SOUTH LINE OF SAID EDUCATION TRACT, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 4.650 ACRES MORE OR LESS, AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

Allen J Bertke
ALLEN J. BERTKE PS #8629

5-30-23
DATE

STATE OF OHIO
ALLEN
J.
BERTKE
8629
REGISTERED
PROFESSIONAL SURVEYOR

OWNER AND DEVELOPER

FIELDSTONE PARTNERS, LLC
3637 SUNSET BLUFF DRIVE
BEAVERCREEK, OHIO 45430
(937) 427-4788

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 9th DAY OF May, 2023, THIS PLAT WAS REVIEWED AND APPROVED.

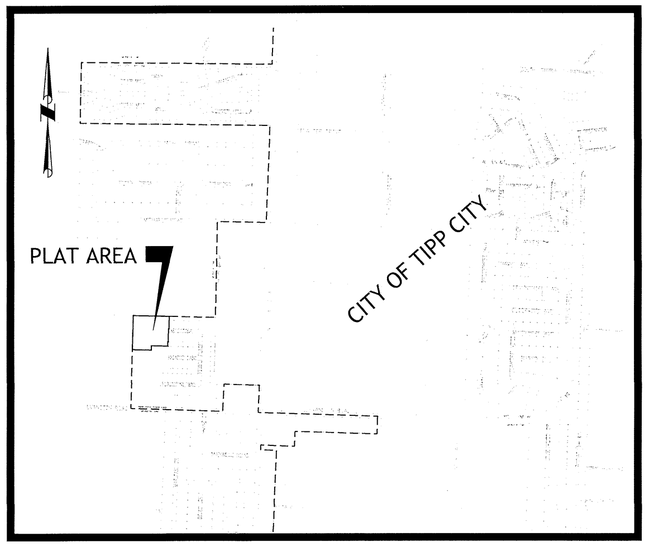
CHAIRMAN

Dawn M. Gross
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 5 DAY OF June, 2023

PRESIDENT OF COUNCIL

CLERK OF COUNCIL



VICINITY MAP

DEDICATION

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

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

OWNER: FIELDSTONE PARTNERS, LLC

NAME: James Michael Dugan

TITLE: Member

STATE OF Ohio

COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 30, 2023 BY James Dugan OF FIELDSTONE PARTNERS, LLC AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Janice M. Bates

NOTARY PUBLIC
STATE OF OHIO
JANICE M. BATES, Notary Public
In and For the State of Ohio
My Comm. Expires April 1, 2027
Recorded in Miami County

LIEN HOLDER: GREENVILLE FEDERAL

NAME: Annette Fry Baker

TITLE: Sr VP.

STATE OF Ohio

COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 31, 2023 BY Annette Baker OF GREENVILLE FEDERAL, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Dawn M. Gross

NOTARY PUBLIC
STATE OF OHIO
DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2028
Recorded in Miami County

STORM WATER DRAINAGE RESTRICTIONS

1. NO FIXED STRUCTURE, FILLING, OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED, INSTALLED, OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE OR DETENTION EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS, AND TREES.

2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREAS, STORM WATER RETENTION POND AREAS, OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER OR THE ASSOCIATION TO TAKE CORRECTION ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER AND/OR THE ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE DEVELOPER OR THE ASSOCIATION OR, IF THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOTS IN ACCORDANCE WITH THE DECLARATION.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY.

COVENANTS AND RESTRICTIONS

THE COVENANTS & RESTRICTIONS AND THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN 2017OR-15661.

Prepared by:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

REV. DATE:
04-17-2023
DRAWN BY:
MPL
JOB NUMBER:
MIATCI2111
SHEET NUMBER
1 OF 2

FIELDSTONE PLACE, PHASE FOUR

PLAT BOOK 30, PAGE 36-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 28 SECTION | 4 NORTH TOWN | 6 EAST RANGE | PT. 4117 INLOT | TIPP CITY CITY | MIAMI, OHIO COUNTY

BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.650 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729 & 08730.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	25.00'	39.27'	90°00'00"	35.36'	S44°33'50"E
C2	25.00'	39.27'	90°00'00"	35.36'	S45°26'10"W

REFERENCES

2017OR-08729, 08730
LOT SURV. 24, PG. 142
LND. SURV. 45, PG. 62
REC. P.B. 23, PG. 79-79C
REC. P.B. 26, PG. 82
REC. P.B. 27, PG. 54
REC. P.B. 28, PG. 12-12A
REC. P.B. 29, PG. 40-40A

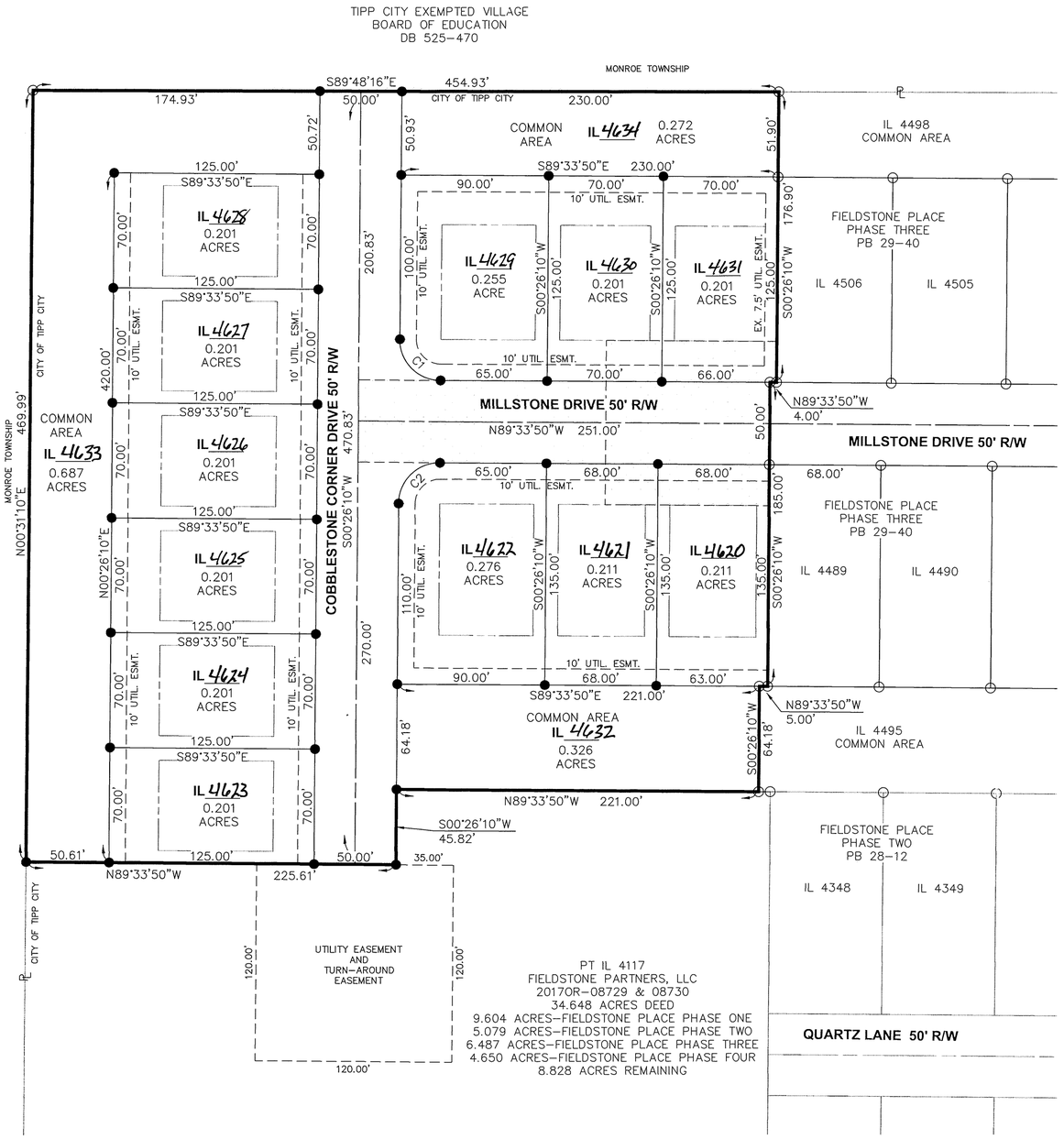
LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- UTILITY EASEMENT LINE (SEE NOTES)
- CX CURVE NUMBER
- BUILDING SETBACK LINE

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

SCALE: 1" = 60'

0 30 60 120



NOTES

1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT AND INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE, UNLESS OTHERWISE NOTED.
2.) ALL COMMON AREA LOTS ARE ALSO DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
3.) ALL EXISTING UTILITY, DRAINAGE, SANITARY, STORM, WATER, AND TURN-AROUND EASEMENTS SHALL BE EXTINGUISHED AS SHOWN.

AREA SUMMARY

12 BUILDING LOTS	2.561 AC.
3 COMMON AREA LOT	1.285 AC.
DEDICATED STREET R/W	0.804 AC.
TOTAL	4.650 AC.

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
RESIDENTIAL	25	30	7.5	35	1650

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.650 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729 & 08730.

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

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

5-30-2023
DATE

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

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

REV. DATE: 04-17-2023
DRAWN BY: MPL
JOB NUMBER: MIATCI2111
SHEET NUMBER 2 OF 2

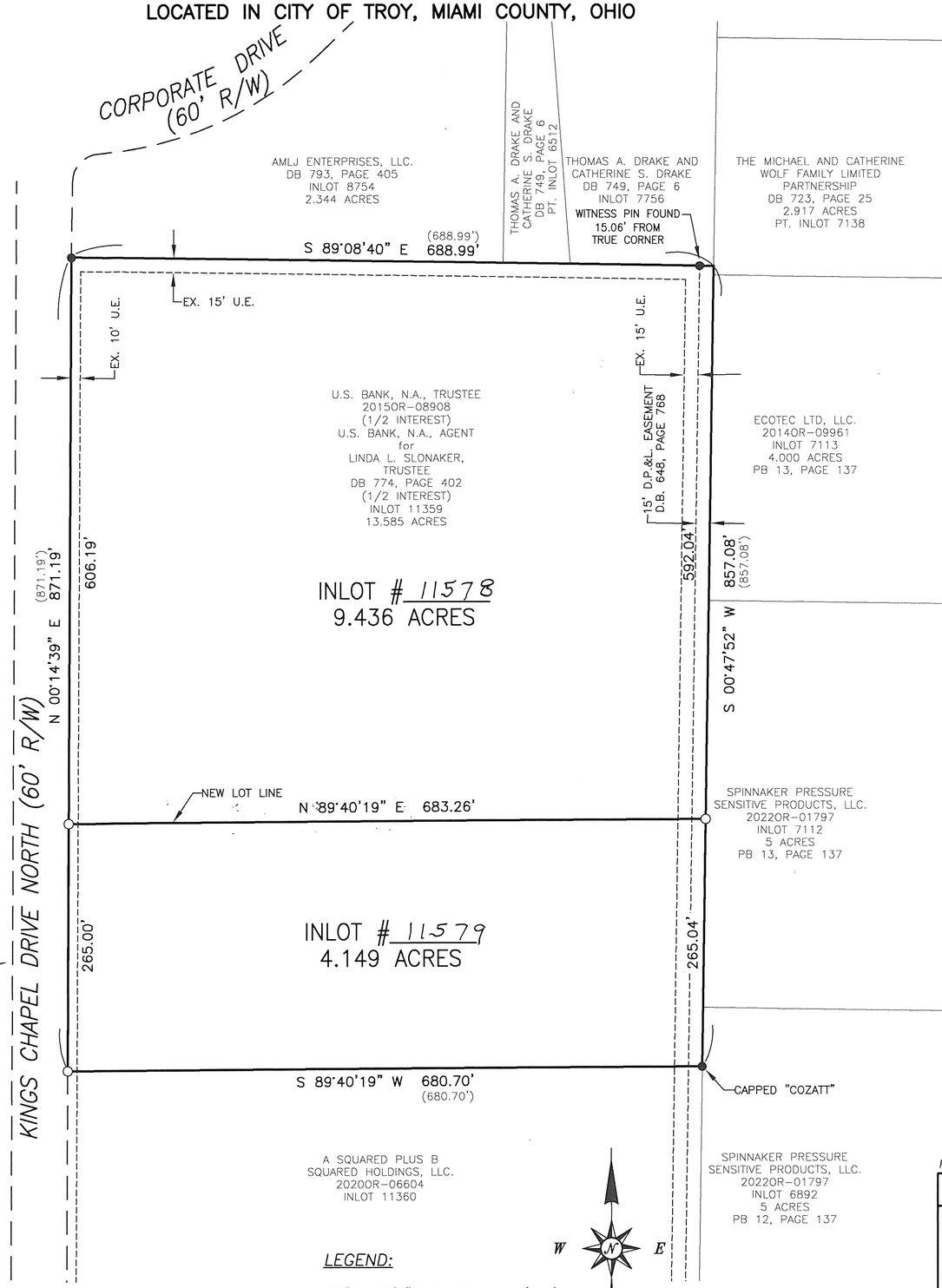
REPLAT OF INLOT 11359

LONGENDELPHER INDUSTRIAL PARK
AS RECORDED IN PLAT BOOK 28, PAGE 38
LOCATED IN CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 30, PAGE 37

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00039
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/19/2023 08:36:59 AM
REFERENCES 0
RECORDING FEE
PAGES 1



DESCRIPTION:

BEING A REPLAT OF INLOT 11359 OF LONGENDELPHER INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 28, PAGE 38, AS ACQUIRED BY U.S. BANK, N.A., AGENT for LINDA L. SLONAKER, TRUSTEE (1/2 INTEREST) IN DEED BOOK 774, PAGE 402 AND AS ACQUIRED BY U.S. BANK, N.A., TRUSTEE (1/2 INTEREST) IN DEED 20150R-08908 LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

DEDICATION:

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

REPLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS ____ DAY OF _____, 202__.

OWNER:

U.S. BANK, N.A. TRUSTEE

VP US Bank — Peter Blair VP US Bank

U.S. BANK, N.A. — PRINTED NAME

Farm Manager

TITLE

STATE OF OHIO, SS
COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS 12th DAY OF July, 2023, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

Jessalyn Kay Younce
NOTARY PUBLIC, STATE OF OHIO

11-28-2027
EXPIRATION DATE

JESSALYN KAY YOUNCE
Notary Public, State of Ohio
My Comm. Expires Nov. 28, 2027

OWNER:

~~U.S. BANK, N.A., AGENT for~~ LINDA L. SLONAKER, TRUSTEE

Linda L. Slonaker, Trustee — Linda L. Slonaker, Trustee

~~U.S. BANK, N.A., AGENT~~ — PRINTED NAME

~~TITLE~~

STATE OF OHIO, SS
COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS 12th DAY OF July, 2023, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

K. T. Blakeley
NOTARY PUBLIC, STATE OF OHIO

December 9, 2025
EXPIRATION DATE

KEVIN T. BLAKELEY, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 9, 2025
Recorded in Darke County

Jessica A. Lopez — Amy Dillon

JESSICA A. LOPEZ, RECORDER, MIAMI COUNTY, OHIO — BY DEPUTY RECORDER

TRANSFERRED ON THE 19th DAY OF July, 2023.

Matthew W Gearhardt — Joyce Gilliat

MATTHEW W. GEARHARDT, AUDITOR, MIAMI COUNTY, OHIO — BY DEPUTY AUDITOR

CITY ENGINEER'S APPROVAL:

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY CITY ENGINEER THIS 18th DAY OF July, 2023.

JILLIAN RHOADES
CITY ENGINEER

REFERENCES:

LAND SURVEYS, LOT SURVEY & DEEDS:

AS REFERENCED HEREON

RECORD PLATS:

PLAT BOOK 18, PAGE 116
PLAT BOOK 19, PAGE 149
PLAT BOOK 20, PAGE 65-65A
PLAT BOOK 22, PAGE 50
PLAT BOOK 28, PAGE 38
AND AS REFERENCED HEREON

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN NOVEMBER, 2021. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

PREPARED BY:

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ( ) REFERENCED DISTANCE OF RECORD

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE EAST R/W LINE KINGS CHAPEL DRIVE NORTH N 00°14'39" E.

REPLAT OF INLOT 11359 FOR: BOB WIDULE
LOCATED IN CITY OF TROY, MIAMI COUNTY ~ DATE: 3/23/2023

STATE OF OHIO — BERNARD D. KIENOW JR. S-7456 — REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #153.23 DRAWN BY: SES CHECKED BY: JJB

RIGHT-OF-WAY VACATION PLAT

SECTION 18, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO
BEING THE VACATION OF
0.0408 ACRES OF RIGHT-OF-WAY

VOLUME 30 PAGE 38
MIAMI COUNTY RECORDER'S PLAT RECORDS

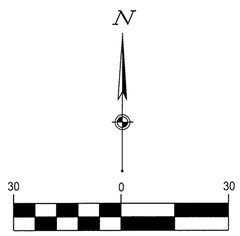
FEE 43.20
Jessica A. Lopez MIAMI COUNTY RECORDER — Ashley Dillon BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 19 2023.
Matthew W. Gearhardt MIAMI COUNTY AUDITOR — Mindy Doerk BY DEPUTY AUDITOR

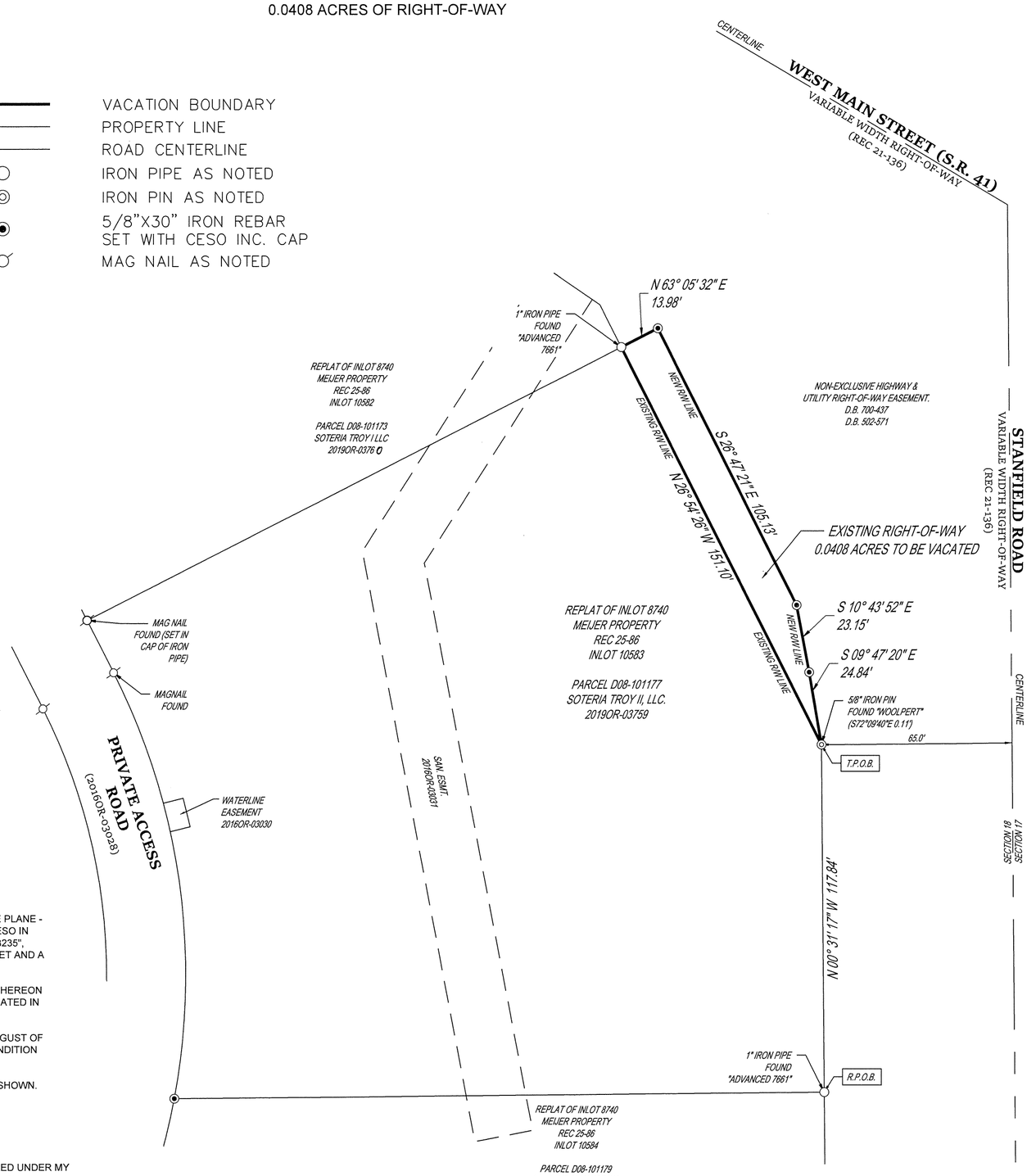
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00040
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/19/2023 11:03:03 AM
REFERENCES 0
RECORDING FEE
PAGES 1

LEGEND

- VACATION BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- IRON PIPE AS NOTED
- IRON PIN AS NOTED
- 5/8"X30" IRON REBAR SET WITH CESO INC. CAP
- MAG NAIL AS NOTED



GRAPHIC SCALE (IN FEET)



PERTINENT DOCUMENTS USED

REC 21-136
REC 25-86

SURVEYORS NOTES:

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN AUGUST OF 2022, SCALED TO GROUND AT A LAT. N40°03'17.28235", LONG. W84°14'30.80168" AT A PROJECT HEIGHT OF 807.045 FEET AND A SCALE FACTOR OF 1.00003427187093.

2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO, UNLESS NOTED OTHERWISE.

3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN AUGUST OF 2022, ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN AUGUST OF 2022, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, O.A.C. 4733-37.

DATE OF PLAT OR MAP: 3/23/2023

STATE OF OHIO
SEAN
BROOKS
PS-8828
REGISTERED
PROFESSIONAL SURVEYOR

5-30-2023
SEAN T. BROOKS, P.S. — DATE
OHIO PROFESSIONAL SURVEYOR # 8828

THE CITY COUNCIL OF THE CITY OF TROY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF May, 2023, THIS PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER O-22-2023.

Robin A. Oda — MAYOR
PRESIDENT OF COUNCIL
Suzy D. Knight — CLERK

THE CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12th DAY OF April, 2023. THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN
Suzy D. Knight — SECRETARY

RIGHT-OF-WAY VACATION DESCRIPTION

SITUATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO, SECTION 18, TOWN 5, RANGE 6, AND BEING PART OF STANFIELD ROAD AND WEST MAIN STREET (S.R. 41), AS RECORDED IN RECORD PLAT BOOK 21-136.

BEGINNING FOR REFERENCE, AT A FOUND 1" IRON PIPE STAMPED "ADVANCED 7661", AT THE SOUTHEAST CORNER OF INLOT 10583, AS SHOWN ON THE REPLAT OF INLOT 8740 MEIJER PROPERTY, RECORDED IN RECORD PLAT BOOK 25-86, AND CONVEYED TO SOTERIA TROY II, LLC., AS RECORDED IN 2019OR-03759, AND ON THE WEST RIGHT-OF-WAY LINE OF STANFIELD ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN SAID RECORD PLAT BOOK 21-136;

THENCE WITH THE EAST LINE OF SAID INLOT 10583, AND SAID WEST RIGHT-OF-WAY LINE OF STANFIELD ROAD, NORTH 00°31'17" WEST, A DISTANCE OF 117.84 FEET TO A POINT REFERENCED BY A FOUND 5/8" IRON PIN STAMPED "WOOLPERT" (FOUND AT S 72°09'40" EAST, A DISTANCE OF 0.11 FEET) AND BEING THE **TRUE POINT OF BEGINNING;**

THENCE CONTINUING WITH THE EASTERLY LINE OF SAID INLOT 10583, NORTH 26°54'26" WEST, A DISTANCE OF 151.10 FEET TO A FOUND 1" IRON PIPE STAMPED "ADVANCED 7661" AT THE SOUTHEAST CORNER OF INLOT 10582, AS RECORDED IN SAID RECORD PLAT BOOK 25-86;

THENCE ALONG A NEW RIGHT-OF-WAY LINE, THE FOLLOWING COURSES:

- NORTH 63°05'32" EAST, A DISTANCE OF 13.98 FEET TO A SET IRON PIN;
- SOUTH 26°47'21" EAST, A DISTANCE OF 105.13 FEET TO A SET IRON PIN;
- SOUTH 10°43'52" EAST, A DISTANCE OF 23.15 FEET TO A SET IRON PIN;
- SOUTH 09°47'20" EAST, A DISTANCE OF 24.84 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING **0.0408 TOTAL ACRES** MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED STRIP OF LAND. ALL IRON PINS CALLED TO BE SET ARE 5/8"X30" IRON REBAR WITH A CESO INC. CAP.

BEARINGS BASED UPON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM (NAD 83). COORDINATES SCALED TO GROUND AT LATITUDE N40°03'17.28235", LONGITUDE W84°14'30.80168" AT A HEIGHT OF 807.045 FEET, WITH A GROUND SCALE FACTOR OF 1.00003427187093, BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY CESO INC. IN AUGUST OF 2022.

BEING A VACATION OF 0.0408 ACRES OF PUBLIC RIGHT-OF-WAY WITHIN STANFIELD ROAD AND WEST MAIN STREET (S.R. 41) AS SHOWN ON REC 21-136 AND ADJOINING CITY INLOT 10583.

REVISIONS		
NO.	DATE	DESCRIPTION

RIGHT-OF-WAY VACATION PLAT

STANFIELD ROAD

1910 W. MAIN ST.
CITY OF TROY

SEC. 18, T5, R6
MIAMI COUNTY, OHIO

SCALE: 1" = 30'
DATE: 3/23/2023

DESIGN: N/A
DRAWN: RSL
CHECKED: JKH

PREPARED BY: CESO
WWW.CESOINC.COM

JOB NO.: 761429-01
SHEET NO.: 1 OF 1

W:\PROJECTS\KIMLEY HORN\761429-01_ 1910 W MAIN, TROY, OH\04-SURVEY\DWG\761429-01 - RIGHT OF WAY VACTION PLAT.DWG - 3/23/2023 8:02 AM

REPLAT OF INLOT 10583

1.1083 ACRES
SECTION 18, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 39
MIAMI COUNTY RECORDER'S PLAT RECORDS

FEE 43.20
Jessica A. Lopez — MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 19, 2023
Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Kinda Olson — BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00041
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/19/2023 11:05:33 AM
REFERENCES 0
RECORDING FEE
PAGES 1

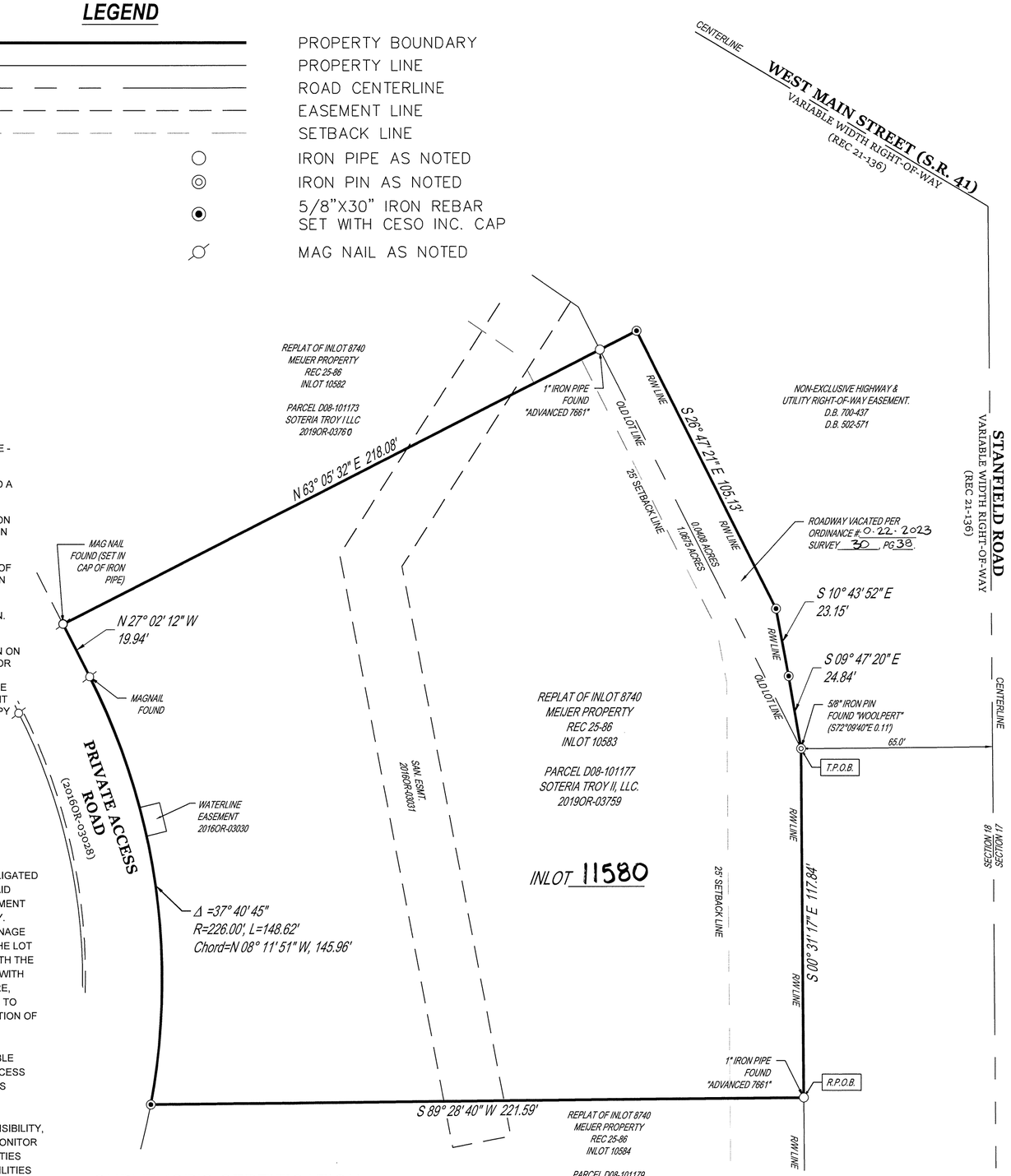
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30 0 30

GRAPHIC SCALE (IN FEET)

LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRON PIPE AS NOTED
- IRON PIN AS NOTED
- 5/8"X30" IRON REBAR SET WITH CESO INC. CAP
- MAG NAIL AS NOTED



PERTINENT DOCUMENTS USED

REC 21-136
REC 25-86

SURVEYORS NOTES:

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN AUGUST OF 2022, SCALED TO GROUND AT A LAT. N40°03'17.28235", LONG. W84°14'30.80168" AT A PROJECT HEIGHT OF 807.045 FEET AND A SCALE FACTOR OF 1.00003427187093.

2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO, UNLESS NOTED OTHERWISE.

3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN AUGUST OF 2022, ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

5. THE SANITARY EASEMENT AS RECORDED 2016OR-03031, ON RECORD PLAT BOOK 25, PG. 86, AND BEING DEDICATED AND SHOWN ON THIS REPLAT REMAINS IN PLACE. THE CITY OF TROY WILL ALLOW FOR THE ENCROACHMENT OF THE CANOPY INTO SAID EASEMENT AS APPROVED FOR THE USE OF THIS PROPERTY, HOWEVER ALL OF THE RIGHTS, AND PROVISIONS AS PROVIDED IN THE ORIGINAL EASEMENT DOCUMENT REMAIN IN EFFECT. ANY MODIFICATIONS TO THE CANOPY OR THE SUPPORTING STRUCTURES AT ANY TIME WILL NEED TO BE REVIEWED BY THE CITY OF TROY.

DRAINAGE

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

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

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NOT ASSOCIATION, OF THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN AUGUST OF 2022, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, O.A.C. 4733-37.

DATE OF PLAT OR MAP: 3/23/2023

SEAN T. BROOKS, P.S.
OHIO PROFESSIONAL SURVEYOR # 8828

STATE OF OHIO — SEAN BROOKS PS 8828 — REGISTERED PROFESSIONAL SURVEYOR
5-30-2023

ACREAGE BREAKDOWN

INLOT 10583	1.0675 ACRES
VACATED RIGHT-OF-WAY	0.0408 ACRES
TOTAL	1.1083 ACRES

BEING A REPLAT TO COMBINE ALL OF INLOT 10583, AS RECORDED IN REC 25-86, AND A 0.0408 ACRE STRIP OF LAND FROM RIGHT-OF-WAY, VACATED PER ORDINANCE # 0-22-2023, AND SHOWN ON SURVEY 30, PAGE 38.

THE CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20TH DAY OF JUNE, 2023.

JILLIAN RHOADES, PE

PLAT AUTHORIZATION AND DEDICATION

SOTERIA TROY II, LLC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF INLOT 10583. FURTHERMORE, SOTERIA TROY II, LLC., DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER. UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORMWATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE, AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

AUTHORIZED SIGNATURE

MEMBER/OWNER
TITLE

STATE OF OHIO
COUNTY OF Clark,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1, DAY OF June, 20 23 BY Plato Paulakos ON BEHALF OF SOTERIA TROY II, LLC.

NOTARY PUBLIC

NOTARIAL SEAL — STATE OF OHIO

RACHEL WIRICK
Notary Public, State of Ohio
My Commission Expires:
March 07, 2027

REVISIONS

NO.	DATE	DESCRIPTION

RECORD PLAT

REPLAT OF INLOT 10583

1910 W. MAIN ST.
CITY OF TROY

SEC. 18, T5, R6
MIAMI COUNTY, OHIO

SCALE: 1" = 30'
DATE: 3/23/2023

DESIGN: N/A
DRAWN: RSL
CHECKED: JKH

PREPARED BY:
CESO
WWW.CESOINC.COM

JOB NO.: 761429-01
SHEET NO.: 1 OF 1

W:\PROJECTS\KIMLEY HORN\761429-01_ 1910 W MAIN, TROY, OH\04-SURVEY\DWG\761429-01 - LOT COMBINATION PLAT.DWG - 3/23/2023 7:42 AM

Replat of Part of InLots 678, and InLot 380
In The Village of Covington, Miami County, Ohio

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00042
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/21/2023 11:45:46 AM
REFERENCES 0
RECORDING FEE
PAGES 1

PLAT BOOK 30 PAGE 40
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

FEE $43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER

Amy Dillow
BY DEPUTY RECORDER

APPROVALS

ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO THIS 17 DAY OF July, 2023.

PRESIDENT OF COUNCIL — Jr Signature Req. CLERK OF COUNCIL — Edward L. McGrad MAYOR

ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO THIS 11 DAY OF July, 2023.

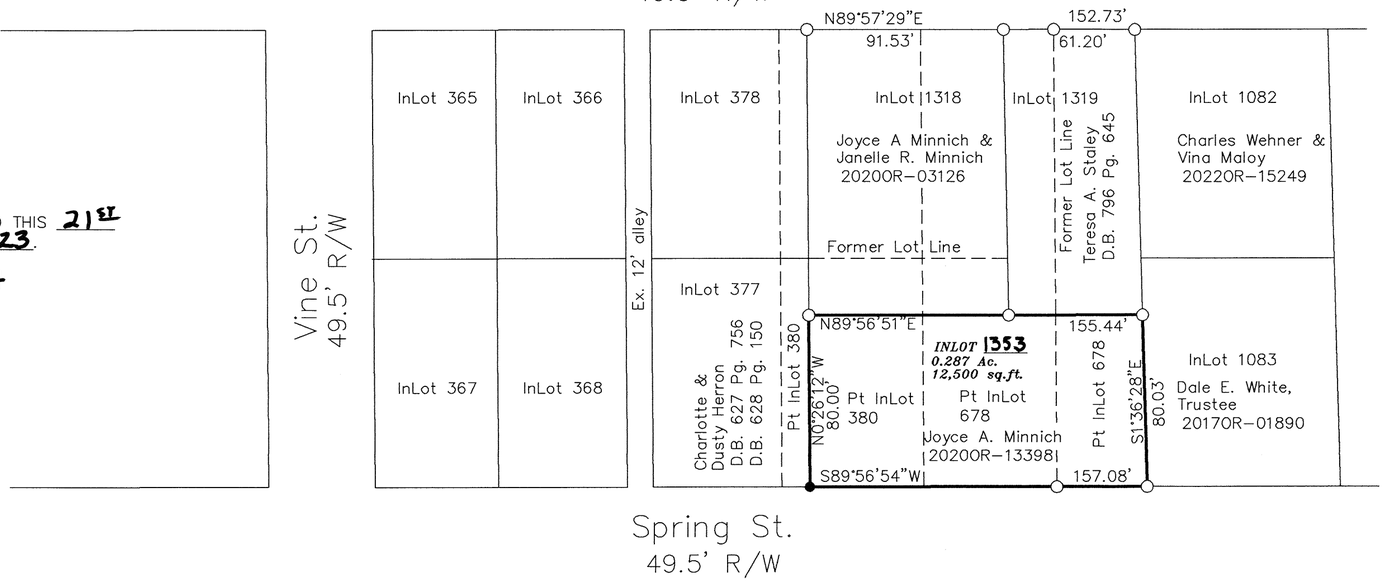
Edward L. McGrad CHAIRMAN — SECRETARY

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 21ST DAY OF July, 2023.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Mindy Rosel
BY DEPUTY AUDITOR



N

0 25 50 75 100

SCALE: 1" = 50'

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

LEGEND

- RAILROAD SPIKE FOUND
- MAG NAIL SET
- PK NAIL FOUND
- STONE FOUND
- REBAR FOUND
- ANGLE IRON FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

SURVEY REFERENCES

Miami County Recorder's Record Plat Book
- Plat Book 2 Page 155
- Plat Book 6 Page 19
- Plat Book 21 Page 37

Miami County Engineer's Record of Lot Surveys
- Survey Volume 6 Page 19
- Survey Volume 16 Page 102
- Survey Volume 19 Page 123

D.B. 630 Page 786

Common Pleas Court Case #91-347

JOYCE A. MINNICH BEING THE OWNER OF PART INLOT 380 AND PT. INLOT ~~680~~ 678 VILLAGE OF ~~BRADFORD~~ COVINGTON, OHIO DOES HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO A NEW INLOT CREATED BY THIS REPLAT.

Joyce A. Minnich — 4-17-23
JOYCE A. MINNICH — DATE

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

Jason Durand 4/17/23
NOTARY PUBLIC — DATE

March 1, 2028
MY COMMISSION EXPIRES

JASON SUTHERLAND, Notary Public
In and for the State of Ohio
My Commission Expires March 1, 2028

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION:
BEING A REPLAT OF PART PART INLOT 380 AND PART INLOT 678 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO AS AQUIRED BY JOYCE A. MINNICH IN 20200R-13398 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

Larry J. Bill
LARRY J. BILL P.S. 7557

April 14, 2023
DATE

Larry J. Bill — April 14, 2023
LARRY J. BILL, P.S. #7557 — DATE

Prepared by Larry J. Bill

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

STONE MEADOWS REPLAT
WEST MILTON, MIAMI COUNTY, OHIO

PLAT BOOK 30 PAGE 41

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00043
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/14/2023 09:42:58 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: $ 43.20

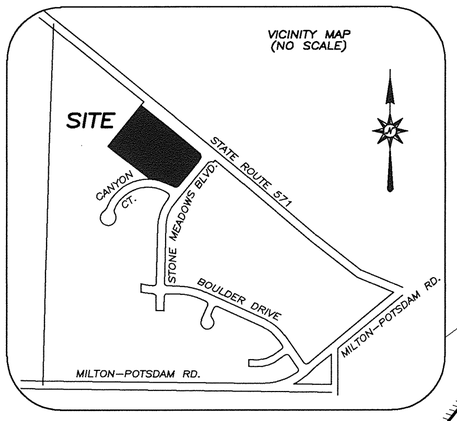
Jessica A. Lopez
JESSICA A. LOPEZ,
RECORDER, MIAMI COUNTY, OHIO

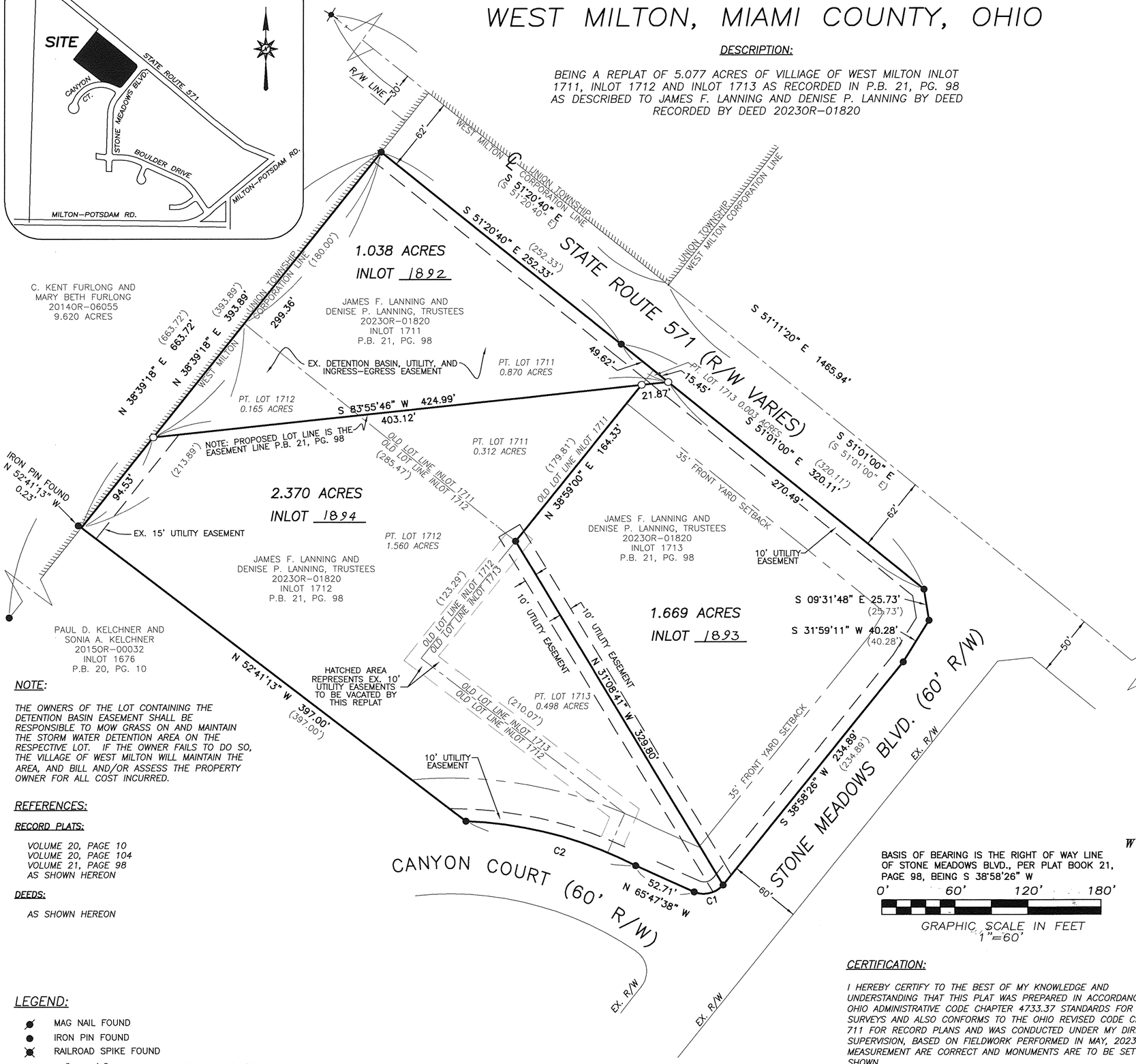
Kelly A. Hegmier
DEPUTY RECORDER

TRANSFERRED ON THE 14th DAY OF August, 2023.

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

Kinda Oliger
BY: DEPUTY AUDITOR





APPROVAL:

THIS REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON PLANNING COMMISSION HELD THIS 19 DAY OF July, 2023.

CHAIRMAN

SECRETARY

DEDICATION:

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

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, 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.

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 APPLICATIONS OF OFF-STREET PARKING AND LOADING REQUIREMENTS OF WEST MILTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

James F. Lanning — OWNER: JAMES F. LANNING

Denise P. Lanning — OWNER: DENISE P. LANNING

STATE OF UTAH, S.S.:
COUNTY OF Salt Lake

BE IT REMEMBERED THAT ON THIS 25th DAY OF JULY, 2023, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF UTAH

09/23/2026
EXPIRATION DATE

DESCRIPTION:

BEING A REPLAT OF 5.077 ACRES OF VILLIAGE OF WEST MILTON INLOT 1711, INLOT 1712 AND INLOT 1713 AS RECORDED IN P.B. 21, PG. 98 AS DESCRIBED TO JAMES F. LANNING AND DENISE P. LANNING BY DEED RECORDED BY DEED 20230R-01820

NOTE:

THE OWNERS OF THE LOT CONTAINING THE DETENTION BASIN EASEMENT SHALL BE RESPONSIBLE TO MOW GRASS ON AND MAINTAIN THE STORM WATER DETENTION AREA ON THE RESPECTIVE LOT. IF THE OWNER FAILS TO DO SO, THE VILLAGE OF WEST MILTON WILL MAINTAIN THE AREA, AND BILL AND/OR ASSESS THE PROPERTY OWNER FOR ALL COST INCURRED.

REFERENCES:

RECORD PLATS:

VOLUME 20, PAGE 10
VOLUME 20, PAGE 104
VOLUME 21, PAGE 98
AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

LEGEND:

- MAG NAIL FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- 30" X 5/8" OD IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- CORPORATION LINE
- ( ) REFERENCED DISTANCE OF RECORD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	26.27'	24.42'	S 76°35'57" W	75°15'02"	15.42'
C2	330.00'	145.51'	144.33'	N 75°10'00" W	25°15'48"	73.95'

BASIS OF BEARING IS THE RIGHT OF WAY LINE OF STONE MEADOWS BLVD., PER PLAT BOOK 21, PAGE 98, BEING S 38°58'26" W

0' 60' 120' 180'

GRAPHIC SCALE IN FEET
1"=60'

W N E S

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN MAY, 2023. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

7/13/2023
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

REPLAT OF VILLIAGE OF WEST MILTON INLOT 1711, 1712 AND 1713
LOCATED IN MIAMI COUNTY ~ DATE 07/13/2023

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #164.23 DRAWN BY: BBH CHECKED BY: JJB

THOMPSON PLAT
BEING A REPLAT OF LOTS #11 AND #12 BEAUTILAWN ACRES SUBDIVISION No. 1 SECTION No. 1, P.B. 7, Pg. 122

LOCATED IN:
SECTION 10, TOWN 2, RANGE 9
BETHEL TOWNSHIP
MIAMI COUNTY, OHIO
CONTAINING: 1.4635 AC.

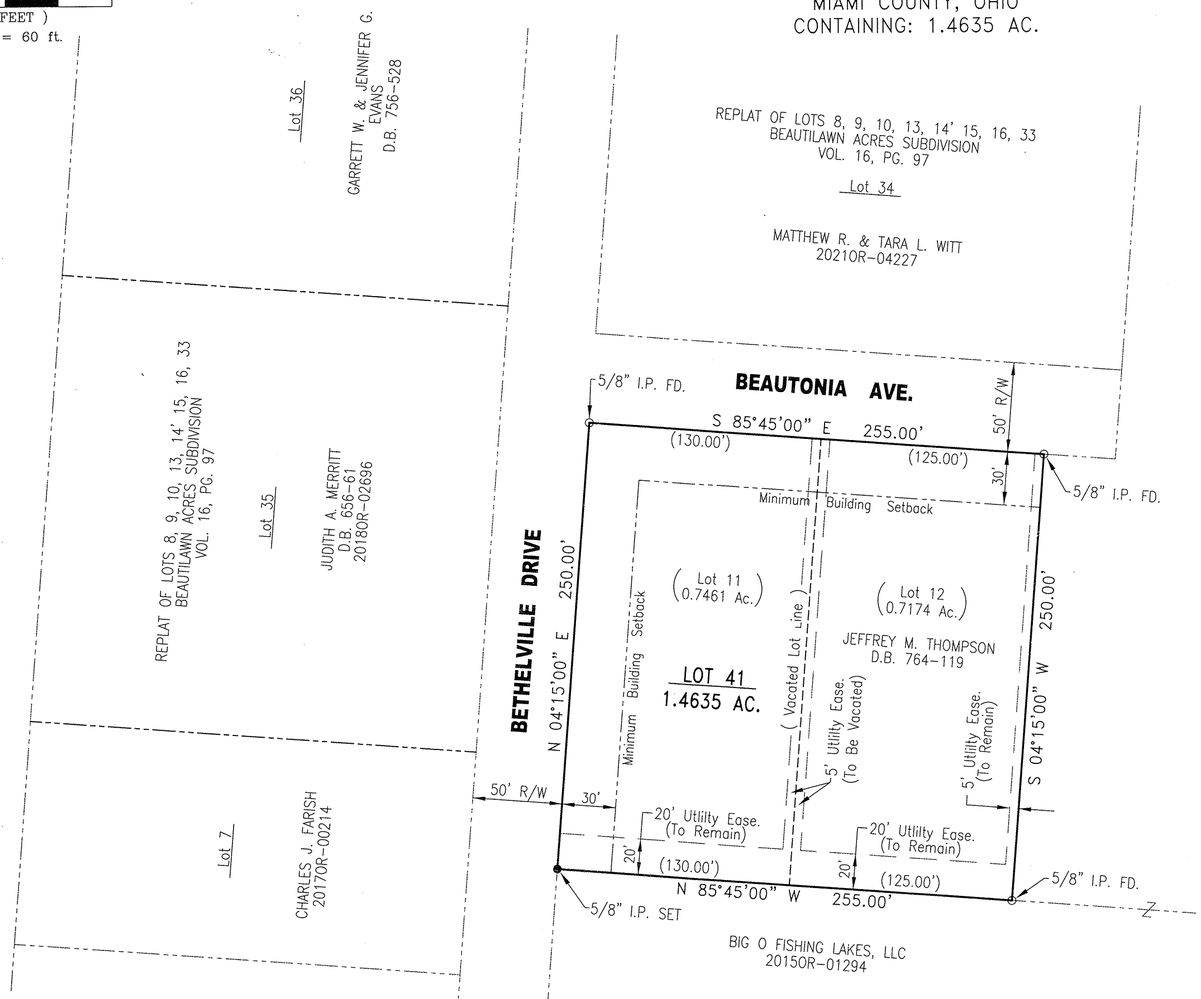
VOLUME 30 PAGE 42
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00044
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/16/2023 02:25:41 PM
REFERENCES 0
RECORDING FEE
PAGES 1

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

SURVEY REFERENCE
PLAT BOOK 7, PAGE 122

BASIS OF BEARING
BEARINGS BASED ON THE WEST LINE OF LOT #11, BEAUTILAWN ACRES SUBDIVISION No. 1, SECTION No. 1 AS RECORDED IN P.B. 7, PAGE 122 (N 04°15'00" E)



MIAMI COUNTY AUDITOR

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY AUDITOR THIS 16th DAY OF August 2023.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR
Kinda Olizar
by DEPUTY AUDITOR

MIAMI COUNTY RECORDER

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY AUDITOR THIS 16th DAY OF August 2023.

Jessica A. Lopez
MIAMI COUNTY RECORDER
Kelly Degenaer
by DEPUTY RECORDER

FEE: $43.20

DESCRIPTION

BEING A REPLAT OF LOTS #11 AND #12 OF BEAUTILAWN ACRES SUBDIVISION No. 1, SECTION No. 1, AS RECORDED IN PLAT BOOK 7, PAGE 122, AND BEING IN SECTION 10, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, AS CONVEYED TO JEFFREY M. THOMPSON BY DEED VOL. 764, PG. 119 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO. THE PURPOSE OF THIS REPLAT IS TO COMBINE THE ABOVE REFERENCED LOTS INTO ONE NEW LOT AND EXTINGUISH UTILITY EASEMENTS BETWEEN ADJACENT LOTS WHICH ARE BEING COMBINED.

DEDICATION

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

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

OWNER

JEFFREY M. THOMPSON
JEFFREY M. THOMPSON

WITNESS
Jami Swobb
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, SS:

BE IT REMEMBERED THAT ON THIS 8th DAY OF June, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JEFFREY M. THOMPSON, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.

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

Tina C. Wertz
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

TINA C. WERTZ, Notary Public
In and for the State of Ohio
My Commission Expires July 1, 2023
Recorded in Miami County

DATE: 6-8-2023
STATE OF OHIO

MORTGAGEE
UNION SAVINGS BANK

Chris Gibbs
~~BRENDA BINGAMAN~~
~~EXECUTIVE VICE PRESIDENT~~
Chris Gibbs
Senior Vice President

WITNESS
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, SS:

BE IT REMEMBERED THAT ON THIS 27th DAY OF July, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME UNION SAVINGS BANK, BY BRENDA BINGAMAN, ITS EXECUTIVE VICE PRESIDENT, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER VOLUNTARY ACT AND DEED.

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

Sharon I. Hensley
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: March 14, 2025

DATE: 3-14-2025 -7-27, 2023
STATE OF OHIO

NOTARY PUBLIC STATE OF OHIO
SHARON I HENSLEY, Notary Public
In and for the State of Ohio
My Comm. Expires Mar. 14, 2025

CERTIFICATION

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

THE REINKE GROUP, INC.

George E. Reinke
Ohio Registered Surveyor No. 6207

STATE OF OHIO
GEORGE E. REINKE S-6207 REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:

THE ABOVE REPLAT IS BASED ON A FIELD SURVEY PERFORMED BY McDOUGALL-MARSH LAND SURVEYORS, IN CONJUNCTION WITH THE REINKE GROUP, INC., 63 RHOADS CENTER DRIVE, CENTERVILLE OHIO, 45458, PHONE #937-434-4810, UNDER THE SUPERVISION OF GEORGE E. REINKE, OHIO REGISTRATION NO. 6207.
DATE OF SURVEY, APRIL, 2023

PREPARED BY:
REINKE GROUP
Engineering / Surveying / Land Planning
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810 ph.
www.ReinkeGroup.com

MIAMI COUNTY PLANNING COMMISSION APPROVAL

THIS REPLAT REVIEWED AND APPROVED AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, HELD THIS 18th DAY OF JULY, 2023.

CHAIRMAN
SECRETARY

MIAMI COUNTY ENGINEER APPROVAL

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 4th DAY OF August, 2023.

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS APPROVAL

THIS REPLAT REVIEWED AND APPROVED BY US THIS 10th DAY OF August, 2023.

COMMISSIONER - WADE H. WESTFALL
COMMISSIONER - GREGORY A. SIMMONS
COMMISSIONER - TED. S. MERCER

OWNER'S STATEMENT:

DATE: 6-8-2023
STATE OF OHIO, COUNTY OF MIAMI, SS

JEFFREY M. THOMPSON, 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.

JEFFREY M. THOMPSON

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

Tina C. Wertz
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

TINA C. WERTZ, Notary Public
In and for the State of Ohio
My Commission Expires July 1, 2023
Recorded in Miami County

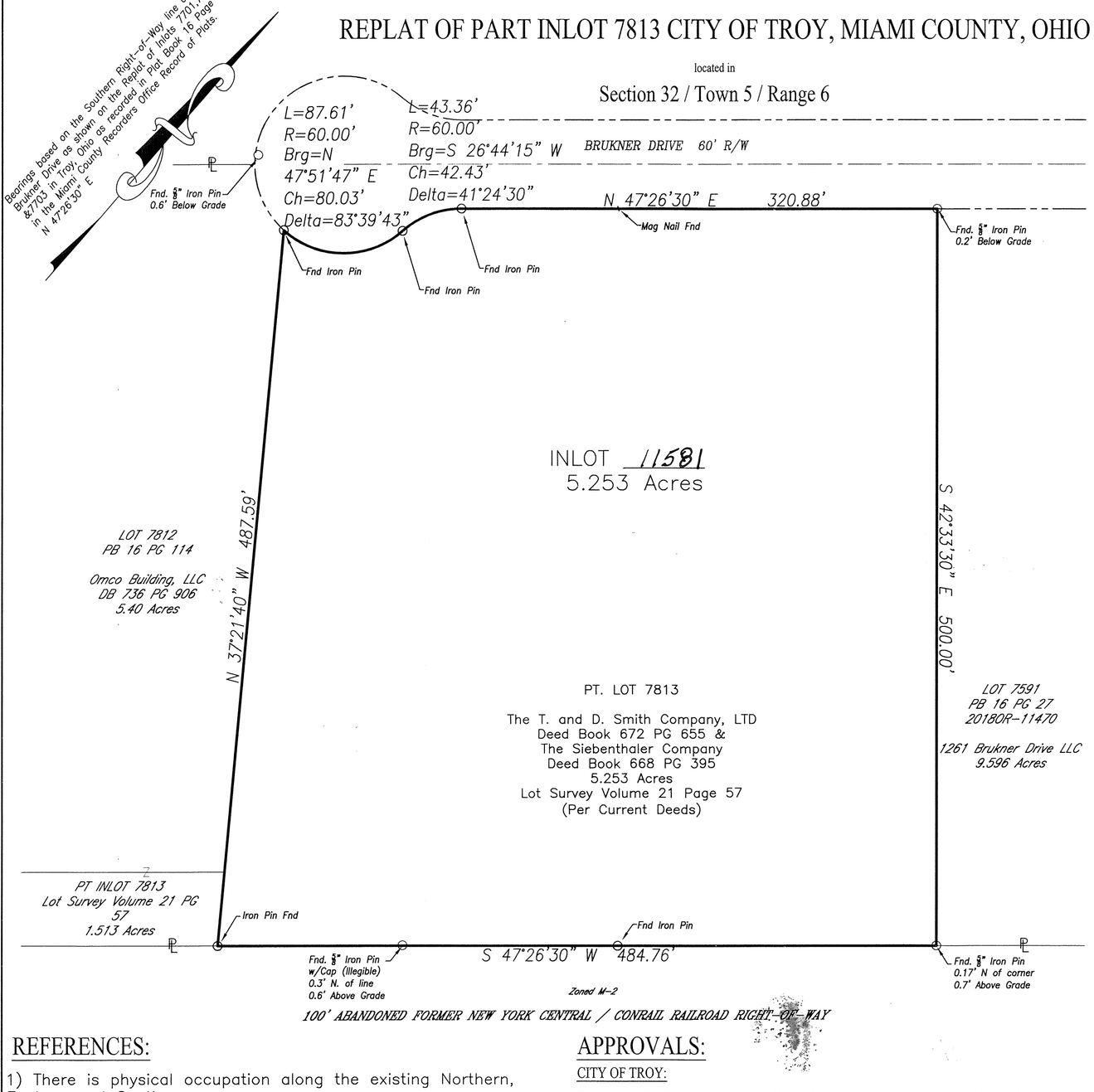
- MONUMENT LEGEND -

- ○ 5/8" Iron Pin Found (#5 Rebar)
- ● 5/8" Iron Pin Set (#5 Rebar)

REPLAT OF PART INLOT 7813 CITY OF TROY, MIAMI COUNTY, OHIO

located in

Section 32 / Town 5 / Range 6



REFERENCES:

1) There is physical occupation along the existing Northern, Eastern and Southern
property lines as shown hereon
2) All monuments found or set in good condition unless otherwise noted
3) Bearings based on the Southern Right-of-Way line of Brukner Drive as shown on the Replat of Inlots 7701,7702 &7703 in Troy, Ohio as recorded in Plat Book 16 Page 114 in the Miami County Recorders Office Record of Plats.
N 47°26'30" E
4) Source documents used:
Plat Volume 16, Page 27 of the M.C.R.P.R.
Plat Volume 16, Page 87 of the M.C.R.P.R.
Plat Volume 16, Page 114 of the M.C.R.P.R.
Survey Vol 21,Pg 57 of the M.C.E. Record of Lot Surveys
Survey Vol 55,Pg 193 of the M.C.E. Record of Land Surveys
Existing Deeds and references as shown

APPROVALS:

CITY OF TROY:

THIS SURVEY AND LOT CONSOLIDATION REVIEWED AND APPROVED THIS 15th DAY OF AUGUST, 2023

Jillian Rhodes, PE
City Engineer

MIAMI COUNTY:

THIS REPLAT REVIEWED AND APPROVED THIS 18th DAY OF August, 2023.

Matthew W. Gearhardt, Miami County Auditor

By Deputy Auditor

DESCPRITION :

Being a replat of PART INLOT 7813 in the City of Troy, Ohio as shown on Miami County Recorders Record of Plats Book 16 Page 114.

DEDICATION :

We, the undersigned, being all the owner(s) and leinholders of the lands herein platted, do hereby acknowledge the making and signing of this plat to be our voluntary act and deed and do hereby accept and approve this replat.

Owner: T&D Smith Company LTD

By: Thomas E. Smith, Managing Member

Witness Signature

Deron J. Pankake
(Print name)

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF Montgomery, S.S.: Washington Township

Be it remembered that on this 31 day of July 2023, before me, the undersigned a Notary Public in and for said State, personally came Thomas E Smith to me known, who acknowledged the signing and execution of the within plat to be this voluntary act and deed.
In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

DAWN LYMAN Notary Public State of Ohio My Comm. Expires May 17, 2027

Dawn Lyman
Notary Public

5-17-2027
My Commission Expires

Owner: THE SIEBENTHALER COMPANY

By: Jeff Siebenthaler, President

Witness Signature

Deron J. Pankake
(Print name)

ACKNOWLEDGEMENT

STATE OF Ohio, COUNTY OF Montgomery, S.S.: Washington Township

Be it remembered that on this 31 day of July, 2023, before me, the undersigned a Notary Public in and for said State, personally came Jeff Siebenthaler, to me known, who acknowledged the signing and execution of the within plat to be this voluntary act and deed.
In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

DAWN LYMAN Notary Public State of Ohio My Comm. Expires May 17, 2027

Dawn Lyman
Notary Public

5-17-2027
My Commission Expires

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO O.R.C/ CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON ACTUAL FIELDWORK IN MAY 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE OR WILL BE SET AS SHOWN.

6/19/2023

Eric M. Lang, P.S.
Ohio Professional Land Surveyor No. 8406

STATE OF OHIO ERIC M. LANG 8406 REGISTERED PROFESSIONAL SURVEYOR

VOLUME 30 PAGE 43

MIAMI COUNTY RECORDER'S RECORD of PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00045
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/18/2023 12:06:44 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

Jessica Lopez, Miami County Recorder

BY Deputy Recorder

LEGEND

All monuments flush with grade, unless otherwise noted
○ Ex. Iron Pin w/Surveyor's cap, unless other wise noted
× Ex. Mag Nail
——— Right-of-way (R/W)
——— Centerline (CL)

GRAPHIC SCALE

60 0 30 60
1 inch = 60 ft.

PLANS PREPARED BY:
LAND CONSULTANTS
associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING
314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX (812) 537-4901
OHIO (513) 381-1020
TOLL-FREE (888) 537-2145
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:
Kara Burkhardt Meineke
5335 Far Hills Avenue
Suite 305
Dayton, OH 45429
Phone: (937)-838-6930
Fax: (815) 417-6755
KBURK999@SBCGLOBAL.NET

Date: March 28, 2023
Scale: 1"=60'
LC Job No: 81499402
KBM Job No: 069-22

Drawn by: KBM
Checked by: EML

Sheet 1 of 1

Base File Name: 069-22.dwg
Tab Name: REPLAT
LC Xref File Name: 81499402V-AB.dwg

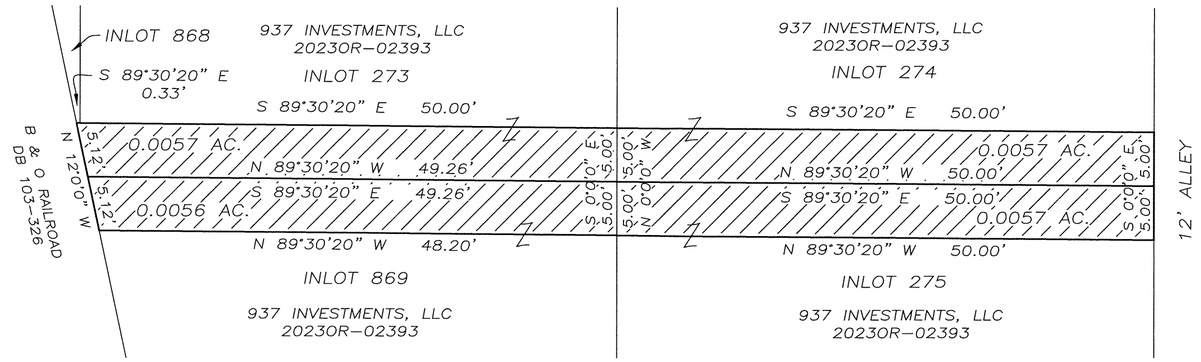
ALLEY VACATION
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

BEING A VACATION OF A 10' ALLEY BETWEEN INLOTS 273, 274, 275, 868 AND 869 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 44

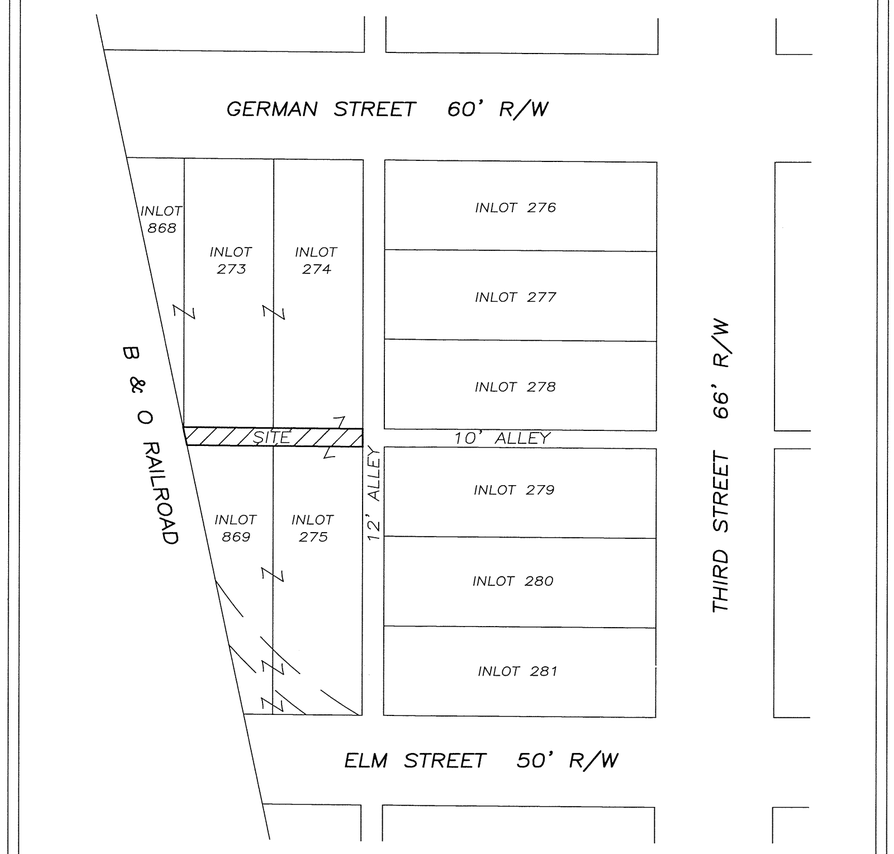
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00046
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/07/2023 10:05:03 AM
REFERENCES 0
RECORDING FEE
PAGES 1



VACATED ALLEY TO BE REPLATTED WITH ADJOINING LOTS 273, 274, 275, 868 AND 869 TO CREATE ONE NEW LOT.

VICINITY MAP 1" = 60'



REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

DOCUMENT 20230R-02393
DEED BOOK 570, PAGE 291

MIAMI COUNTY ENGINEER'S LOT SURVEY:

VOLUME 16, PAGE 190

▨ AREA TO BE VACATED

FEE $43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER

Kelly L. Hegenier
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 7, 2023

Matthew W. Eberhardt
MIAMI COUNTY AUDITOR

Mindy Roseck
BY DEPUTY AUDITOR

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 11th DAY OF July, 2023, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Dawn M. Gyves
SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 7 DAY OF August, 2023 BY ORDINANCE NO. 21-23

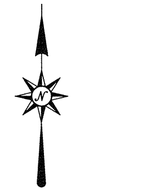
PRESIDENT OF COUNCIL

Janice Bates
CLERK OF COUNCIL

NOTE:
THIS ALLEY VACATION PLAT PREPARED FROM EXISTING RECORDS. MAP PREPARED USING LOT SURVEY 16, PAGE 190 AND DOCUMENT 20230R-02393. NO FIELD WORK WAS PERFORMED.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.



0 5 10 20
GRAPHIC SCALE IN FEET
1" = 10'

MARCH 20, 2023	ALLEY VACATION FOR 937 INVESTMENTS, LLC IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	PREPARED BY: Neil E. Teaford, P.S. # 7724 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

SWANK DEVELOPMENT PLAT

VOLUME 30, PAGE 45
MIAMI COUNTY RECORDER'S RECORD OF PLATS

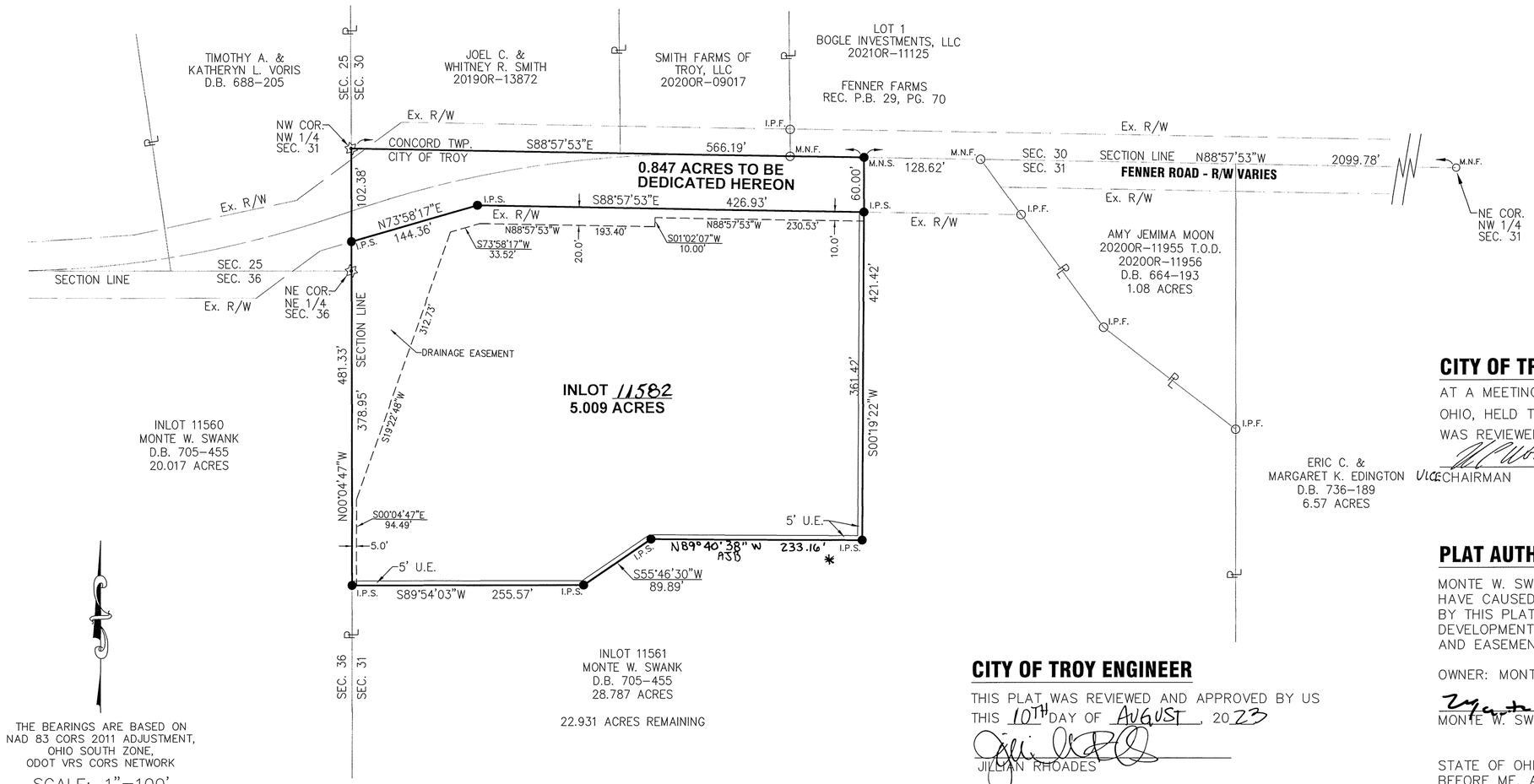
5	6	31
TOWN	RANGE	SECTION

5.856	CONCORD	TROY	MIAMI, OHIO
ACRES	TOWNSHIP	CITY	COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00047
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/08/2023 09:42:37 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.80
Jessica A. Lopez — MIAMI COUNTY RECORDER
Yjaz Pence — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 8, 2023
Matthew W Gearhardt — MIAMI COUNTY AUDITOR
Joyce Grilliot — BY DEPUTY AUDITOR



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

SCALE: 1"=100'

0 100 200

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ⛭ STONE FOUND
- ▭ EXISTING CORP. LIMITS

SURVEY REFERENCE
LAND SURVEY 12, PG. 175
LAND SURVEY 27, PG. 173
LAND SURVEY 42, PG. 26
LAND SURVEY 43, PG. 149
LAND SURVEY 43, PG. 150
LAND SURVEY 45, PG. 144
LAND SURVEY 61, PG. 56
REC. P.B. 14, PG. 68
REC. P.B. 20, PG. 135–135A
REC. P.B. 21, PG. 9–9A
REC. P.B. 22, PG. 72
REC. P.B. 23, PG. 74
REC. P.B. 24, PG. 38
REC. P.B. 26, PG. 25
REC. P.B. 30, PG. 29

DRAINAGE

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

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

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

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12th DAY OF July, 2023 THIS PLAT WAS REVIEWED AND APPROVED.

VICE CHAIRMAN

Sue J. Knight — SECRETARY

CITY OF TROY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 10TH DAY OF AUGUST, 2023

JILLIAN RHOADES

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 7th DAY OF Aug., 2023, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-44-2023, EFFECTIVE 9-6, 2023

MAYOR (Acting)

PRESIDENT OF COUNCIL Pro Tem

Sue J. Knight
CLERK OF COUNCIL

PLAT AUTHORIZATION AND DEDICATION

MONTE W. SWANK, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN CONCORD TOWNSHIP, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS SWANK DEVELOPMENT PLAT. FURTHERMORE, MONTE W. SWANK, DEDICATES THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

OWNER: MONTE W. SWANK

MONTE W. SWANK

STATE OF OHIO, Clark COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MONTE W. SWANK, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I MAY HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Miami, OHIO, THIS 7th DAY OF September, 2023.

NOTARY PUBLIC Elise M. Franzen

MY COMMISSION EXPIRES 9-12-23

ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-23

* SEE SURVEYOR'S AFFIDAVIT RECORDED IN DOCUMENT 2023OR-10215

DESCRIPTION

BEING A LOT SPLIT OF INLOT 11561 OWNED BY MONTE W. SWANK AS DESCRIBED IN DEED BOOK 705, PAGE 455.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37.

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

6-28-2023
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	06–15–2023
DRAWN BY:	RMF
JOB NUMBER:	MIATRO2229
SHEET NUMBER	1 OF 1

DocId:5286809
Tx:4153618

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023OR-10215
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/15/2023 08:24:34 AM
REFERENCES 1
RECORDING FEE 38.00
PAGES 1

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY ___ DATE 9.15.23

AFFIDAVIT

STATE OF OHIO, SS
SHELBY COUNTY

RECORDER: Please cross reference to Swank Development Plat, Miami County Recorders Record Plat, Pages 30, Page 45, Recorder's Office, Miami County, Ohio.

Allen J. Bertke, P.S. #8629, being first duly sworn, says that he is a Registered Surveyor in the State of Ohio, and is making this affidavit to correct a missing bearing and distance on the Swank Development Plat as referenced above.

The correction being that a bearing and distance of **N89°40'38"W 233.16'** was missing from a call along the south line of Inlot 11582. of the City of Troy.

This affidavit is made in compliance with the Revised Code of Ohio Section 5301.252 and particularly to show affidavit of a registered surveyor to reconcile conflicts and ambiguities in description of land in recorded instruments as stated in paragraph B (5) of Section 5301.252. Under Section 5301.252 (C), the County Recorder shall receive and cause affidavit to be recorded.

This instrument prepared by Allen J. Bertke

By: Allen J Bertke
Allen J. Bertke
Ohio Professional Surveyor No. 8629

ACKNOWLEDGMENT
STATE OF OHIO, SHELBY COUNTY, SS
Be it remembered that on this 15 day of September, 2023, before me, a Notary Public in Shelby County, came the above named Surveyor who acknowledged the signing of this affidavit to be a voluntary act and deed for the purposes herein stated.
In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

By: Holly J Fannon
Notary Public in and for the State of Ohio
My Commission Expires: 3/24/2025

NOTARIAL SEAL
STATE OF OHIO

HOLLY J. FANNON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
3/24/2025

I-75 CORPORATE PARK-PHASE ONE

PLAT BOOK 30 PAGE 46
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FRACTIONAL 32 SECTION	6 N TOWN	6 E RANGE	WASHINGTON TOWNSHIP	MIAMI COUNTY	OHIO STATE
FRACTIONAL 5 SECTION	5 N TOWN	6 E RANGE	CONCORD TOWNSHIP	MIAMI COUNTY	OHIO STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00048
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/12/2023 01:33:10 PM
REFERENCES 0
RECORDING FEE
PAGES 4

FEE $ 172.80
Jessica Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Dawn Maccini
DEPUTY

TRANSFERRED THIS 12th DAY
OF September, 2023
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Mindy Dozeck
BY:DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF PART OF A 116.551 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS I-75 CORPORATE PARK-PHASE TWO AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD AND WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2009OR-4025.

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

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

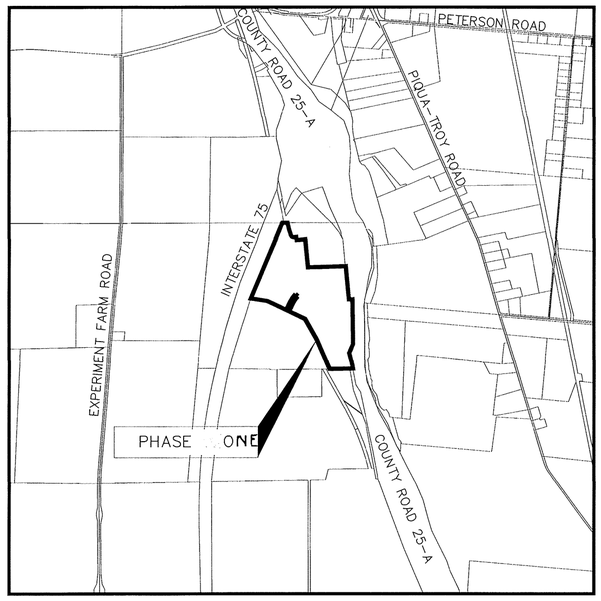
THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED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

OWNER:
BRUNS UPPER VALLEY DEVELOPMENT, LLC
Steve Bruns
STEVE BRUNS, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 7th DAY OF August, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STEVE BRUNS OF BRUNS UPPER VALLEY DEVELOPMENT, LLC, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kevin T. Blakeley
NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARY PUBLIC STATE OF OHIO
KEVIN T. BLAKELEY, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 9, 2025
Recorded in Darke County



VICINITY MAP

N.T.S.

DESCRIPTION

BEING A LIGHT INDUSTRIAL PARK CONTAINING 56.665 ACRES OUT OF FRACTIONAL SECTION 5, TOWN 5 NORTH, RANGE 6 EAST, CONCORD TOWNSHIP TOWNSHIP, MIAMI COUNTY, OHIO AS SHOWN ON LAND SURVEY 48 PAGE 86-86E AND OWNED BY BRUNS UPPER VALLEY DEVELOPMENT, LLC, AS RECORDED IN 2009OR-4025.

COVENANTS AND RESTRICTIONS

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

AREA SUMMARY

BUILDING LOTS	51.395 ACRES
EX. R/W TO BE DEDICATED	1.860 ACRES
NEW STREET R/W TO BE DEDICATED	3.410 ACRES
TOTAL	56.665 ACRES

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 9th DAY OF August, 2023.

Paul P. Hulskamp
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 16th DAY OF MAY, 2023, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN
SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 24th DAY OF August, 2023

COMMISSIONER WADE H. WESTFALL
COMMISSIONER GREGORY A. SIMMONS
COMMISSIONER TED S. MERCER

DEED REFERENCE

BRUNS UPPER VALLEY DEVELOPMENT, LLC
2009OR-4025

DEVELOPER

BRUNS GENERAL CONTRACTING
3050 TIPP-COWLESVILLE RD
TIPP CITY, OHIO 45371
937-339-2300

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

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

5-19-2023
DATE

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

DATE:	05-19-2023
DRAWN BY:	MPL
JOB NUMBER:	MIACON2202
SHEET NUMBER	1 OF 4

I-75 CORPORATE PARK-PHASE ONE

FRACTIONAL 32 SECTION	6 N TOWN	6 E RANGE	WASHINGTON TOWNSHIP	MIAMI COUNTY	OHIO STATE
FRACTIONAL 5 SECTION	5 N TOWN	6 E RANGE	CONCORD TOWNSHIP	MIAMI COUNTY	OHIO STATE

PLAT BOOK 30 PAGE 46 – A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

LEGAL DESCRIPTION

BEING PART OF A 116.551 ACRE TRACT OF LAND, OWNED BY BRUNS UPPER VALLEY DEVELOPMENT, LLC AS DESCRIBED IN 2009OR–4025, SITUATE IN FRACTIONAL SECTION 5, TOWN 5 NORTH, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING FOR REFERENCE AT A MAG NAIL FOUND AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 5 AND THE SOUTHWEST CORNER OF FRACTIONAL SECTION 32;

THENCE, NORTH 89°56'55" EAST, 3,019.21 FEET, ALONG THE SECTION LINE AND THE TOWNSHIP LINE TO AN IRON PIN SET ON THE WEST LINE OF A 116.551 ACRE TRACT OF LAND OWNED BY BRUNS UPPER VALLEY DEVELOPMENT, LLC AS RECORDED IN 2009OR–4025 AND THE WEST LIMITED ACCESS RIGHT–OF–WAY LINE OF INTERSTATE 75, BEING THE PRINCIPAL POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 89°56'55" EAST, 100.87 FEET, ALONG THE SECTION LINE AND THE TOWNSHIP LINE TO AN IRON PIN SET;

THENCE, SOUTH 11°57'07" EAST, 90.25 FEET, TO AN IRON PIN SET;

THENCE, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 56.09 FEET, A DELTA ANGLE OF 06°50'16", AND A CHORD BEARING SOUTH 15°22'15" EAST, 56.06 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 18°47'23" EAST, 42.21 FEET, TO AN IRON PIN SET;

THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 63.85 FEET, A DELTA ANGLE OF 06°54'09", AND A CHORD BEARING SOUTH 15°20'18" EAST, 63.81 FEET, TO AN IRON PIN SET;

THENCE, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 51.20 FEET, A DELTA ANGLE OF 83°49'17", AND A CHORD BEARING SOUTH 53°47'52" EAST, 46.76 FEET, TO AN IRON PIN SET;

THENCE, NORTH 84°17'30" EAST, 58.28 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 05°42'30" EAST, 60.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 84°17'30" EAST, 160.45 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 05°42'30" EAST, 523.15 FEET, TO AN IRON PIN SET;

THENCE, NORTH 88°23'02" EAST, 705.20 FEET, TO AN IRON PIN SET ON THE WEST RIGHT–OF–WAY LINE OF COUNTY ROAD 25–A;

THENCE, SOUTH 05°32'18" EAST, 622.07 FEET, ALONG THE WEST RIGHT–OF–WAY LINE OF COUNTY ROAD 25–A, TO A MAG NAIL SET;

THENCE, NORTH 89°13'42" EAST, 66.86 FEET, LEAVING THE WEST RIGHT–OF–WAY LINE OF COUNTY ROAD 25–A, TO A MAG NAIL SET IN THE WEST LINE OF A TRACT OF LAND OWNED BY THE MIAMI COUNTY COMMISSIONERS, AS RECORDED IN DEED BOOK 437, PAGE 244;

THENCE, SOUTH 00°46'18" EAST, 832.95 FEET, ALONG THE WEST LINE OF SAID MIAMI COUNTY COMMISSIONERS, TO AN IRON PIN FOUND;

THENCE, SOUTH 23°37'01" WEST, 183.42 FEET, ALONG THE WEST LINE OF SAID MIAMI COUNTY COMMISSIONERS, TO AN IRON PIN FOUND;

THENCE, SOUTH 14°54'59" EAST, 226.05 FEET, ALONG THE WEST LINE OF SAID MIAMI COUNTY COMMISSIONERS, TO A MAG NAIL SET;

THENCE, SOUTH 10°22'59" EAST, 63.86 FEET, ALONG THE WEST LINE OF SAID MIAMI COUNTY COMMISSIONERS, TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY J.W. CRUIKSHANK, AS RECORDED IN DEED BOOK 110, PAGE 41;

THENCE, SOUTH 89°07'53" WEST, 437.63 FEET, ALONG THE NORTH LINE OF SAID J.W. CRUIKSHANK TRACT, TO AN IRON PIN SET;

THENCE, NORTH 23°44'23" WEST, 590.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 29°21'12" WEST, 442.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 64°42'32" WEST, 327.85 FEET, TO AN IRON PIN SET;

THENCE, NORTH 25°17'28" EAST, 167.18 FEET, TO AN IRON PIN SET;

THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 157.99 FEET, A DELTA ANGLE OF 19°15'34", AND A CHORD BEARING NORTH 34°55'15" EAST, 157.24 FEET, TO AN IRON PIN SET;

THENCE, NORTH 45°26'58" WEST, 60.00 FEET, TO AN IRON PIN SET;

THENCE, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 178.15 FEET, A DELTA ANGLE OF 19°15'34", AND A CHORD BEARING SOUTH 34°55'15" WEST, 177.32 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 25°17'28" WEST, 167.18 FEET, TO AN IRON PIN SET;

THENCE, NORTH 64°42'32" WEST, 393.53 FEET, TO AN IRON PIN SET;

THENCE, NORTH 81°17'46" WEST, 310.00 FEET, TO AN IRON PIN SET ON THE EAST LINE OF A 2.534 ACRE TRACT OF LAND OWNED BY THE STATE OF OHIO, AS RECORDED IN DEED BOOK 524, PAGE 555;

THENCE, NORTH 22°35'10" EAST, 1389.60 FEET, ALONG THE EAST LINE OF THE SAID STATE OF OHIO TRACT, TO AN IRON PIN SET;

THENCE, NORTH 22°40'10" EAST, 138.70 FEET, ALONG THE EAST LINE OF SAID STATE OF OHIO TRACT, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 56.665 ACRES MORE OR LESS, AND THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	500.00'	423.72'	48°33'16"	411.15'	N67°20'20"W
C2	500.00'	325.97'	37°21'12"	320.23'	N24°23'07"W
C3	500.00'	114.16'	13°04'52"	113.91'	N12°14'57"W
C4	53.00'	79.74'	86°12'28"	72.43'	S37°33'56"W
C5	53.00'	84.72'	91°35'01"	75.98'	N45°49'28"W
C6	530.00'	381.70'	41°15'51"	373.51'	N70°59'03"W
C7	39.50'	58.67'	85°05'51"	53.42'	S87°05'57"W
C8	39.50'	55.75'	80°52'25"	51.24'	N04°06'49"E
C9	470.00'	704.71'	85°54'28"	640.52'	N48°39'44"W
C10	530.00'	283.19'	30°36'53"	279.84'	N21°00'57"W
C11	470.00'	107.31'	13°04'52"	107.07'	N12°14'57"W
C12	35.00'	54.98'	90°00'00"	49.50'	N39°17'30"E
C13	35.00'	51.20'	83°49'17"	46.76'	S53°47'52"E
C14	530.00'	63.85'	06°54'09"	63.81'	S15°20'18"E
C15	470.00'	157.99'	19°15'34"	157.24'	N34°55'15"E
C16	8965.72'	212.27'	01°21'23"	212.26'	S00°38'44"W
C17	2459.51'	390.70'	09°06'06"	390.29'	S00°32'20"E
C18	530.00'	63.25'	06°50'16"	63.21'	N15°22'15"W
C19	500.00'	59.67'	06°50'16"	59.64'	N15°22'15"W
C20	470.00'	56.09'	06°50'16"	56.06'	S15°22'15"E
C21	530.00'	178.15'	19°15'34"	177.32'	S34°55'15"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.64'	S05°32'18"E
L2	66.86'	N89°13'42"E
L3	63.86'	S10°22'59"E
L4	106.30'	S44°33'02"W
L5	4.19'	N05°42'30"W
L6	120.00'	N84°17'30"E
L7	38.88'	S80°40'10"W
L8	73.88'	S00°01'57"E
L9	42.21'	N18°47'23"W
L10	102.90'	N11°57'07"W
L11	42.21'	N18°47'23"W
L12	96.57'	N11°57'07"W
L13	42.21'	S18°47'23"E
L14	90.25'	S11°57'07"E
L15	60.00'	N45°26'58"W

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON–AMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY, CONCORD TOWNSHIP, AND WASHINGTON TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.

2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.

3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS JUDGMENT.

4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).

5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.

6. BRUNS GENERAL CONTRACTING, ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.

NOTES

NO STRUCTURES MAY BE PLACED OR ERECTED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA. (100 YEAR FLOODPLAIN)

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 05–19–2023
DRAWN BY: MPL
JOB NUMBER: MIACON2202
SHEET NUMBER 2 OF 4

I-75 CORPORATE PARK-PHASE ONE

PLAT BOOK 30 PAGE 46 -B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FRACTIONAL 32 SECTION	6 N TOWN	6 E RANGE	WASHINGTON TOWNSHIP	MIAMI COUNTY	OHIO STATE
FRACTIONAL 5 SECTION	5 N TOWN	6 E RANGE	CONCORD TOWNSHIP	MIAMI COUNTY	OHIO STATE

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4

SURVEY REFERENCES

LAND SURVEY 3, PAGE 442
LAND SURVEY 21, PAGE 156
LAND SURVEY 27, PAGE 81
LAND SURVEY 29, PAGE 8
LAND SURVEY 32, PAGE 124
LAND SURVEY 36, PAGE 115
LAND SURVEY 45, PAGE 156
LAND SURVEY 42, PAGE 49
LAND SURVEY 48, PAGE 86-86E
LAND SURVEY 53, PAGE 31
PLAT BOOK 6, PAGE 56
PLAT BOOK 12, PAGE 79-A, 79-B
PLAT BOOK 14, PAGE 23
PLAT BOOK 29, PAGE 90

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- CONCRETE MONUMENT FOUND
- MAG NAIL FOUND ON CROSS BRACE
- EXISTING UTILITY EASEMENT LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- CORPORATION LIMIT
- C(XX) CURVE NUMBER
- L(XX) LINE NUMBER

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

SCALE 1" = 150'
0 75 150 300

CURVE AND LINE DATA
SEE SHEET 2 OF 4

LOT #1
11.778 ACRES

LOT #2
3.665 ACRES

LOT #3
4.523 ACRES

LOT #4
12.395 ACRES

LOT #5
10.050 ACRES

3.410 ACRES TO BE DEDICATED

1.860 ACRES TO BE DEDICATED

CORPORATE PARKWAY 60' R/W

COUNTY ROAD 25-A R/W VARIES

INTERSTATE 75 R/W VARIES

FORMER B & O RAILROAD PT 116.551 ACRE TR. OR. 190 PAGE 559

BRUNS UPPER VALLEY DEVELOPMENT, LLC 2009OR-4025 116.551 ACRES
38.914 ACRES REMAINING

UPPER VALLEY MEDICAL CENTER D.B. 689-25 50.708 ACRES

UVMC NURSING CARE, INC. D.B. 614-23 10.000 ACRES

LEE E. SNYDER D.B. 608-82 5.309 ACRES

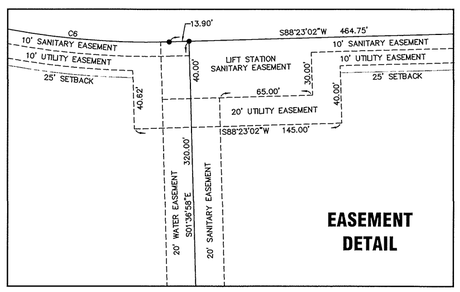
CSX TRANSPORTATION INC. D.B. 82-258

MIAMI COUNTY COMMISSIONERS D.B. 437-244

STATE OF OHIO D.B. 524-555 2.534 ACRES

100 YEAR FLOODPLAIN PER FEMA MAP

EASEMENT DETAIL



SEE SHEET 2 OF 4

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

SCALE 1" = 150'
0 75 150 300

CURVE AND LINE DATA
SEE SHEET 2 OF 4

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

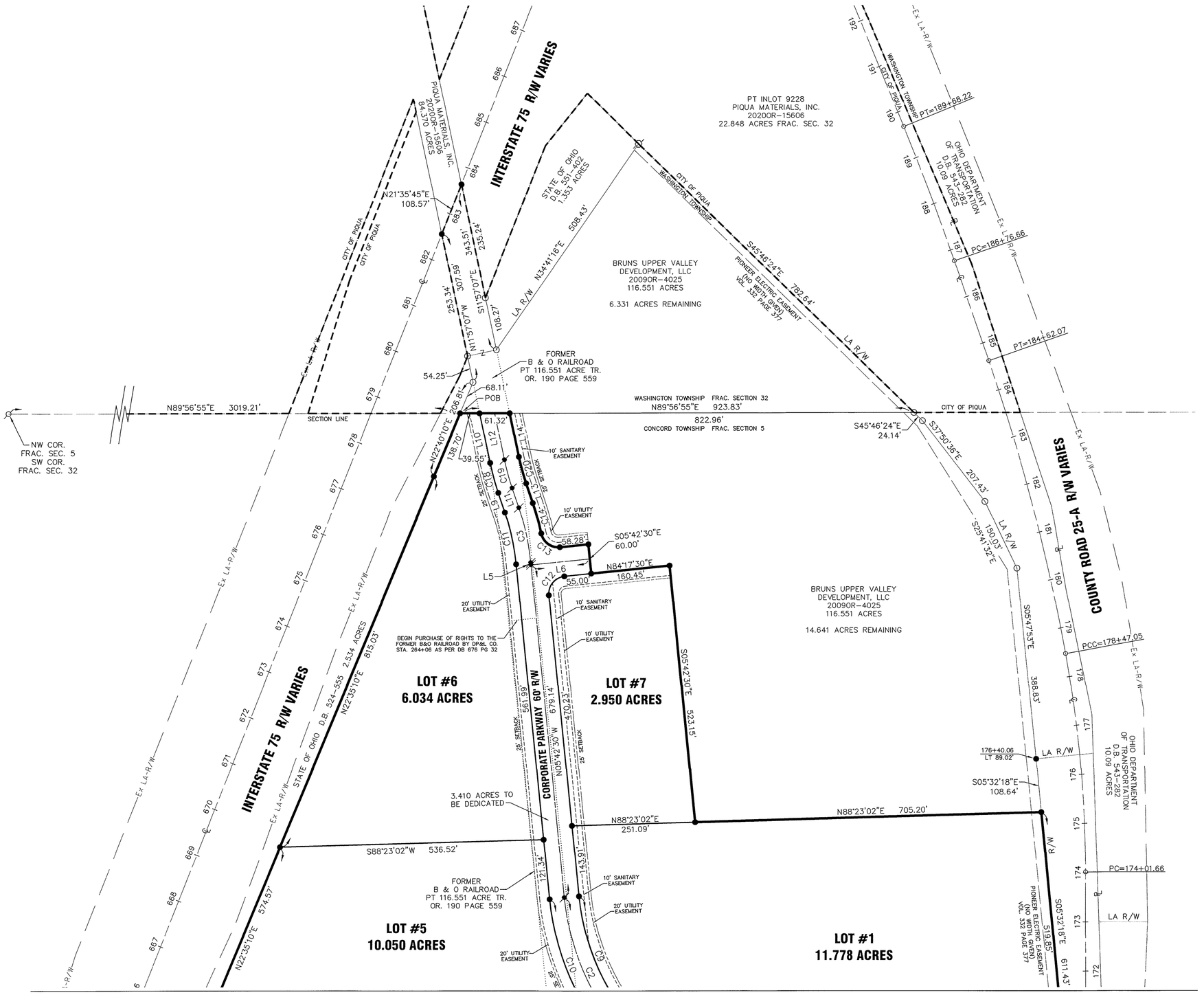
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	05-19-2023
DRAWN BY:	MPL
JOB NUMBER:	MIACON2202
SHEET NUMBER	3 OF 4

I-75 CORPORATE PARK-PHASE ONE

FRACTIONAL 32 SECTION	6 N TOWN	6 E RANGE	WASHINGTON TOWNSHIP	MIAMI COUNTY	OHIO STATE
FRACTIONAL 5 SECTION	5 N TOWN	6 E RANGE	CONCORD TOWNSHIP	MIAMI COUNTY	OHIO STATE

PLAT BOOK 30 PAGE 46 -C
MIAMI COUNTY RECORDER'S RECORD OF PLATS



SEE SHEET 3 OF 4

SURVEY REFERENCES

LAND SURVEY 3, PAGE 442
LAND SURVEY 21, PAGE 156
LAND SURVEY 27, PAGE 81
LAND SURVEY 29, PAGE 8
LAND SURVEY 32, PAGE 124
LAND SURVEY 36, PAGE 115
LAND SURVEY 45, PAGE 156
LAND SURVEY 42, PAGE 49
LAND SURVEY 48, PAGE 86-86E
LAND SURVEY 53, PAGE 31
PLAT BOOK 6, PAGE 56
PLAT BOOK 12, PAGE 79-A, 79-B
PLAT BOOK 14, PAGE 23
PLAT BOOK 29, PAGE 90

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- CONCRETE MONUMENT FOUND
- MAG NAIL FOUND ON CROSS BRACE
- EXISTING UTILITY EASEMENT LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- CORPORATION LIMIT
- C(XX) CURVE NUMBER
- L(XX) LINE NUMBER

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

SCALE 1" = 150'

0 75 150 300

CURVE AND LINE DATA
SEE SHEET 2 OF 4

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	05-19-2023
DRAWN BY:	MPL
JOB NUMBER:	MIACON2202
SHEET NUMBER	4 OF 4

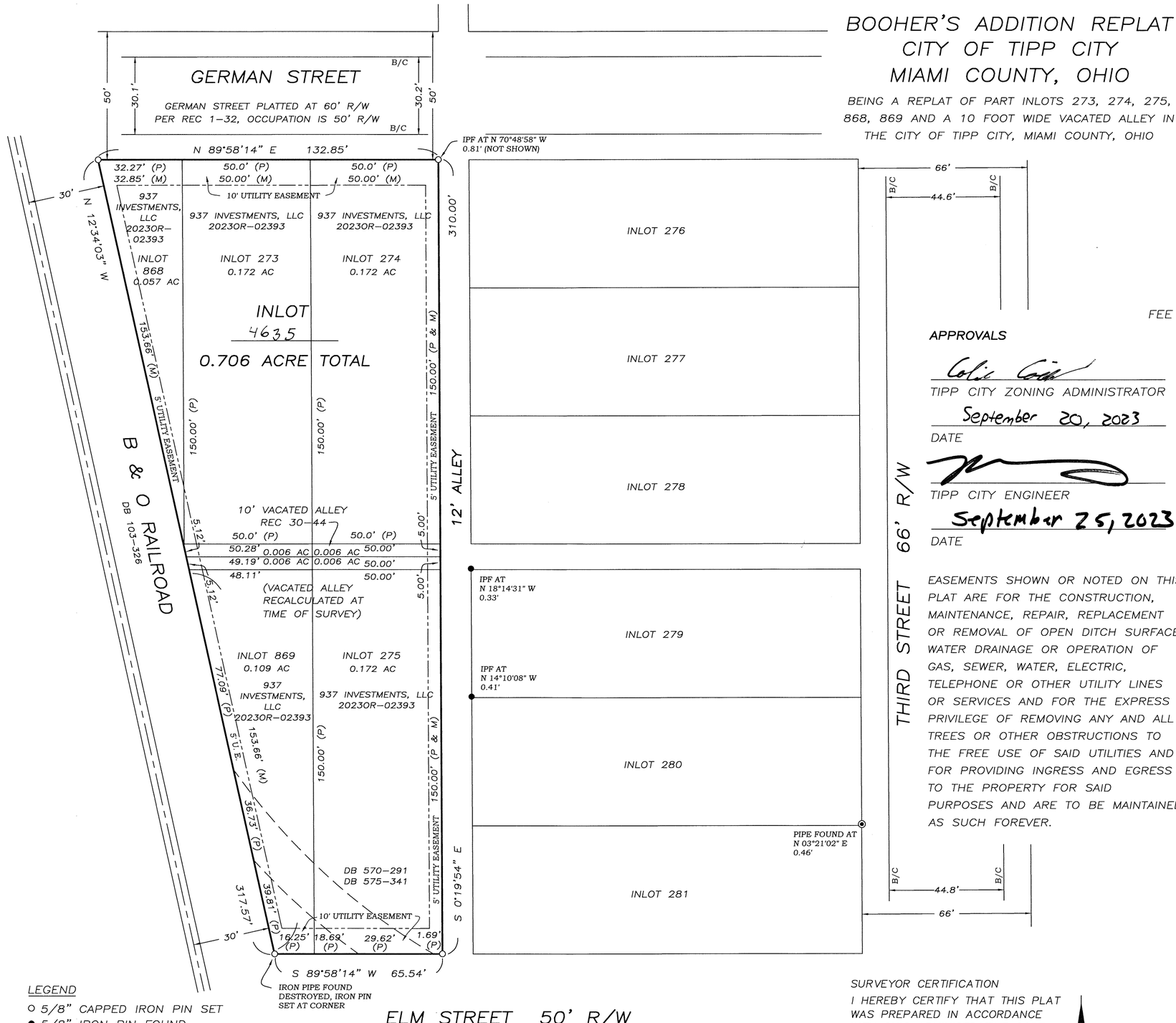
BOOHER'S ADDITION REPLAT
CITY OF TIPP CITY
MIAMI COUNTY, OHIO

BEING A REPLAT OF PART INLOTS 273, 274, 275, 868, 869 AND A 10 FOOT WIDE VACATED ALLEY IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 47

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023F-00049
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/27/2023 09:14:11 AM
REFERENCES 0
RECORDING FEE
PAGES 1



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND
- ◉ PIPE FOUND
- (P) DENOTES PREVIOUS SURVEY OR PLAT DIMENSIONS
- (M) DENOTES MEASURED DIMENSIONS

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

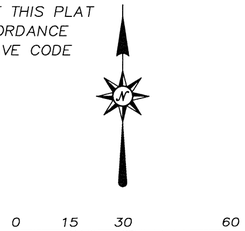
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:
LOT SURVEY 11, PAGE 17
LOT SURVEY 16, PAGE 190

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 1, PAGE 32
PLAT BOOK 30, PAGE 44
DEEDS AS SHOWN HEREON

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.



FEE $ 43.20

Jessica A Lopez
MIAMI COUNTY RECORDER

Lisa R. Pence
BY DEPUTY RECORDER

APPROVALS

Colin Cain
TIPP CITY ZONING ADMINISTRATOR

September 20, 2023
DATE

TIPP CITY ENGINEER

September 25, 2023
DATE

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 27, 2023.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Gridler
BY DEPUTY AUDITOR

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.

DESCRIPTION

BEING LOCATED IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, AND BEING A REPLAT OF INLOTS 273, 274, 275, 868, 869 AND A 10 FOOT WIDE VACATED ALLEY; SAID LOTS AND ALLEY ORIGINALLY PLATTED IN PLAT BOOK 1, PAGE 32; AS CONVEYED TO 937 INVESTMENTS, LLC BY DOCUMENT NUMBER 20230R-02393 AND IN PLAT BOOK 30, PAGE 44; ALL RECORDS OF THE MIAMI COUNTY RECORDER'S 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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

OWNER

BEN MOSIER, MANAGING MEMBER FOR 937 INVESTMENTS, LLC

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 18 DAY OF 2023, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BEN MOSIER, MANAGING MEMBER FOR 937 INVESTMENTS, LLC, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-19-2026

Gail Niles
NOTARY PUBLIC

GAIL NILES
Notary Public, State of Ohio
My Commission Expires
09/19/2026

SEPTEMBER 10, 2023	REPLAT FOR 937 INVESTMENTS, LLC IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

Neil E. Teaford, P.S. # 7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

VOLUME 30, PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS

REPLAT OF PART INLOT 7517

PART 7517	PIQUA	MIAMI	OHIO
INLOT	CITY	COUNTY	STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00050
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/18/2023 02:54:46 PM
REFERENCES 0
RECORDING FEE
PAGES 2

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED ON THIS 18th DAY OF Oct, 2023

Joyce Grillot
DEPUTY AUDITOR

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

FEE $ 86.40

Jessica A. Lopez
MIAMI COUNTY RECORDER

Jennifer Bricker
BY DEPUTY RECORDER

CITY OF PIQUA PLANNING COMMISSION APPROVAL
APPROVED AT A MEETING OF THE PLANNING COMISSION OF THE CITY OF PIQUA, OHIO ON THIS _____ DAY OF _____, 20__.

SIGNATURE NOT REQUIRED

PRESIDENT SECRETARY

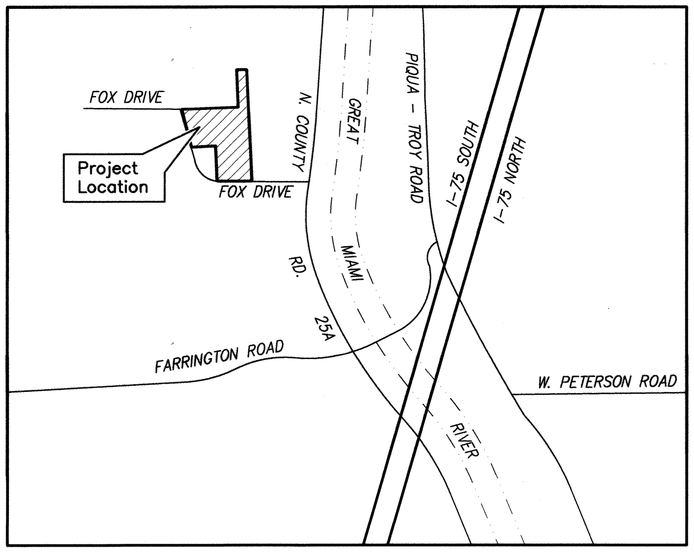
CITY OF PIQUA CITY COMMISSION APPROVAL
APPROVED AT A MEETING OF THE PLANNING COMISSION OF THE CITY OF PIQUA, OHIO ON THIS _____ DAY OF _____, 20__. THIS PLAT WAS APPROVED BY ORDINANCE NO._____.

SIGNATURE NOT REQUIRED

MAYOR CLERK

CITY OF PIQUA APPROVAL
THIS PLAT WAS REVIEWED AND APPROVED BY ME ON THIS 1ST DAY OF OCTOBER, 2023

CITY OF PIQUA PLANNER



VICINITY MAP

DEDICATION

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

SIGNED AND ACKNOWLEDGED:

OWNER: SHERRY DEVELOPMENT, INC.

SIGNATURE

Michael I Sherry
PRINTED NAME

President
TITLE

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 12 DAY OF Oct, 2023 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Mason Gilbert
NOTARY PUBLIC

MASON GILBERT, Notary Public
In and for the State of Ohio
My Commission Expires May 25, 2027

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

DESCRIPTION:

BEING A REPLAT OF PART INLOT 7517 OF THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO SHERRY DEVELOPMENT, INC. BY DEED BOOK 625, PAGE 564 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

DATE: OCT 11, 2023

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

SURVEY NOTES:

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

S:\Jobs\8000\8338 SHERRY DEVELOPMENT\8338 SHEERY replat INLOT 7517.dwg RECORD PLAN SHT:1 Oct 10, 2023 - 4:45:42pm Kevin

REPLAT OF PART INLOT 7517

PART 7517	PIQUA	MIAMI	OHIO
INLOT	CITY	COUNTY	STATE

VOLUME 30, PAGE 48-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

North

BEARINGS BASED ON THE THE SOUTH RIGHT-OF-WAY LINE OF FOX DRIVE (N 88°43'20"E) AS RECORDED LOT SURVEY 23-130 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

100 0 100 200 300
GRAPHIC SCALE: 1"= 100' JOB: #6338

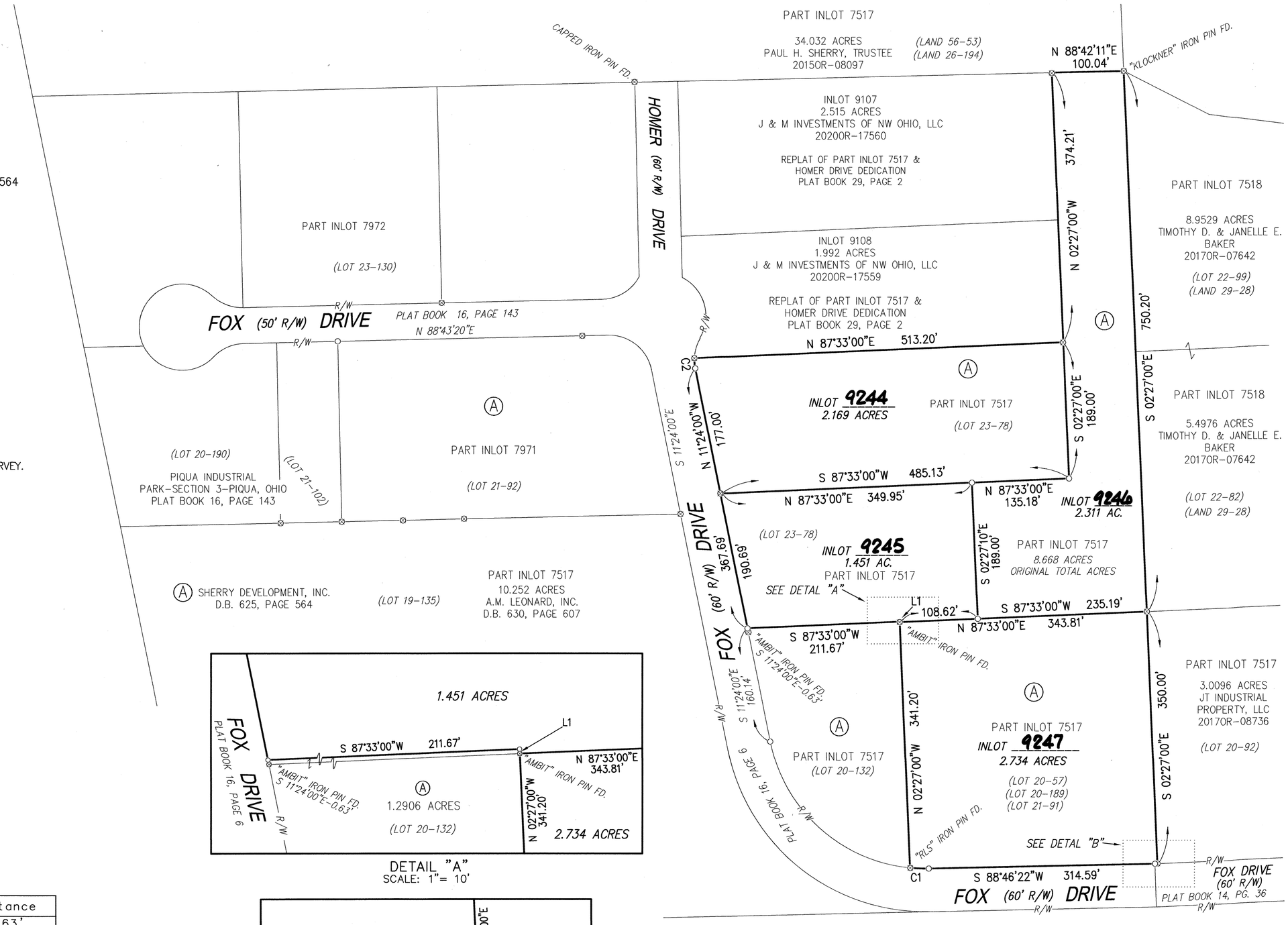
MONUMENT LEGEND
- ⊠ Indicates 5/8" Iron Pin found (unless otherwise noted)
- ○ Indicates 5/8" Iron Pin set
- ▩ Indicates Iron Pipe found
- ⧋ Indicates MAG Nail found (unless otherwise noted)
- △ Indicates MAG Nail set
- ● Indicates Railroad Spike found
- × Indicates Scribe set

REFERENCES:
DEED: SHERRY DEVELOPMENT, INC. – DEED BOOK 625, PAGE 564
PLATS: PLAT BOOK 13, PAGE 72
PLAT BOOK 16, PAGE 143
PLAT BOOK 16, PAGE 6
PLAT BOOK 14, PAGE 36
PLAT BOOK 29, PAGE 2

NOTE: INLOT _____ (CONTAINING 2.311 ACRES) IS FOR COMMON USE STORM WATER DETENTION AREA.

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

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



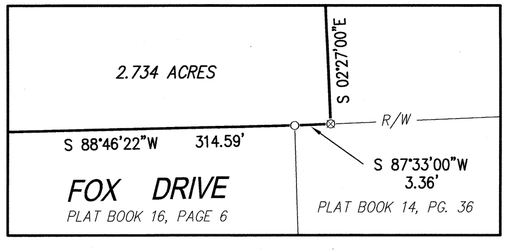
DETAIL "A"
SCALE: 1"= 10'

LINE DATA:

Course	Bearing	Distance
L1	N 02°27'00"W	0.63'

CURVE DATA:

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	220.00'	26.03'	06°46'45"	26.02'	N 87°51'17"W
C2	60.00'	14.20'	13°33'29"	14.16'	N 04°37'06"W



DETAIL "B"
SCALE: 1"= 10'

S:\Jobs\6000\6338 SHERRY DEVELOPMENT\6338 SHEERY replat INLOT 7517.dwg RECORD PLAN SHT:2 Oct 10, 2023 - 4:48:22pm Kevin

VOLUME 30, PAGE 49
MIAMI COUNTY RECORDER'S RECORD OF PLATS

REPLAT OF PART INLOT 7971

PART 7971	PIQUA	MIAMI	OHIO
INLOT	CITY	COUNTY	STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00051
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/18/2023 02:54:47 PM
REFERENCES 0
RECORDING FEE
PAGES 2

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED ON THIS 18th DAY OF Oct, 2023

Joyce Grilliot
DEPUTY AUDITOR

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

FEE $ 86.40

Jessica A. Lopez
MIAMI COUNTY RECORDER

Amy Dawn
BY DEPUTY RECORDER

CITY OF PIQUA PLANNING COMMISSION APPROVAL
APPROVED AT A MEETING OF THE PLANNING COMISSION OF THE CITY OF PIQUA, OHIO ON THIS _____ DAY OF _____, 20__.

SIGNATURE NOT REQUIRED

PRESIDENT SECRETARY

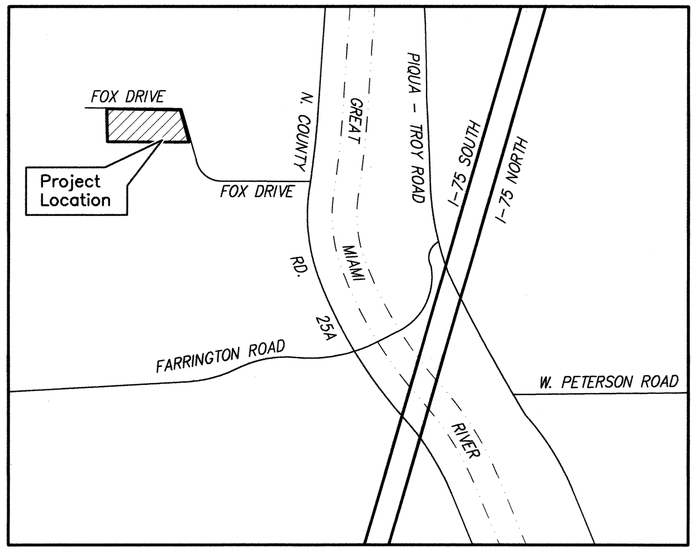
CITY OF PIQUA CITY COMMISSION APPROVAL
APPROVED AT A MEETING OF THE PLANNING COMISSION OF THE CITY OF PIQUA, OHIO ON THIS _____ DAY OF _____, 20__. THIS PLAT WAS APPROVED BY ORDINANCE NO._____.

SIGNATURE NOT REQUIRED

MAYOR CLERK

CITY OF PIQUA APPROVAL
THIS PLAT WAS REVIEWED AND APPROVED BY ME ON THIS 13th DAY OF OCTOBER, 2023

CITY OF PIQUA PLANNER



VICINITY MAP

DEDICATION

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

SIGNED AND ACKNOWLEDGED:

OWNER: SHERRY DEVELOPMENT, INC.

SIGNATURE

Michael T Sherry
PRINTED NAME

President
TITLE

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 12 DAY OF Oct, 2023 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Mason Gilbert
NOTARY PUBLIC

MASON GILBERT, Notary Public
In and for the State of Ohio
My Commission Expires May 26, 2027

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

DESCRIPTION:

BEING A REPLAT OF PART INLOT 7971 OF THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO SHERRY DEVELOPMENT, INC. BY DEED BOOK 625, PAGE 564 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

DATE: OCT 11, 2023

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

SURVEY NOTES:

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

S:\Jobs\6000\6338 SHERRY DEVELOPMENT\6338 SHERRY replat INLOT 7971.dwg RECORD PLAN SHT.1 Oct 10, 2023 - 4:51:12pm Kevin

REPLAT OF PART INLOT 7971

PART 7971	PIQUA	MIAMI	OHIO
INLOT	CITY	COUNTY	STATE

North

BEARINGS BASED ON THE THE SOUTH RIGHT-OF-WAY LINE OF FOX DRIVE (N 88°43'20"E) AS RECORDED LOT SURVEY 23-130 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

100 0 100 200 300

GRAPHIC SCALE: 1"= 100' JOB: #6338

MONUMENT LEGEND

- ⊠ Indicates 5/8" Iron Pin found (unless otherwise noted)
- ○ Indicates 5/8" Iron Pin set
- ⊠ Indicates Iron Pipe found
- ⧋ Indicates MAG Nail found (unless otherwise noted)
- △ Indicates MAG Nail set
- ● Indicates Railroad Spike found
- × Indicates Scribe set

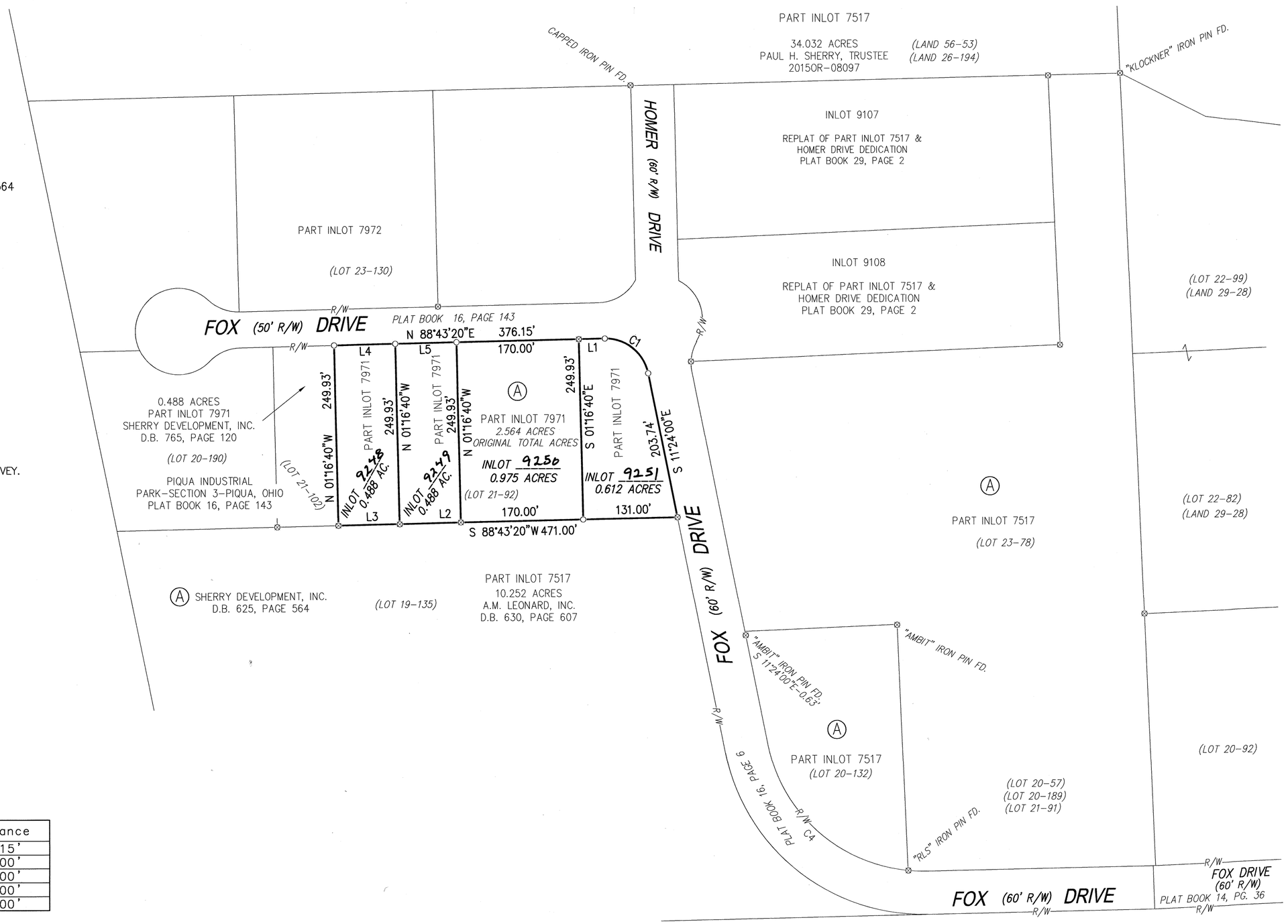
REFERENCES:

DEED: SHERRY DEVELOPMENT, INC. – DEED BOOK 625, PAGE 564

PLATS: PLAT BOOK 13, PAGE 72
PLAT BOOK 16, PAGE 143
PLAT BOOK 16, PAGE 6
PLAT BOOK 14, PAGE 36
PLAT BOOK 29, PAGE 2

SURVEY NOTES:

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



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

LINE DATA:

Course	Bearing	Distance
L1	N 88°43'20"E	36.15'
L2	S 88°43'20"W	85.00'
L3	S 88°43'20"W	85.00'
L4	N 88°43'20"E	85.00'
L5	N 88°43'20"E	85.00'

CURVE DATA:

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	60.00'	83.55'	79°46'50"	76.96'	S 51°22'53"E

S:\Jobs\6000\6338 SHERRY DEVELOPMENT\6338 SHERRY replat INLOT 7971.dwg RECORD PLAN SHT.2 Oct 10, 2023 - 4:53:55pm Kevin

FINAL PLAT

ARBOGAST PLAT

REPLAT OF INLOTS
3744, 3745, 4287 & 4583
SITUATED IN:
SECTION 9, TOWN 4, RANGE 6 EAST
CITY OF TIPP CITY
MONROE TOWNSHIP
MIAMI COUNTY, OHIO
25.579 ACRES

AUGUST 2023

PLAT BOOK 30, PAGE 50
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00052
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/19/2023 10:12:03 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE: 86.40

Jessica A Lopez
MIAMI COUNTY RECORDER

Joni Muscari
BY DEPUTY RECORDER

APPROVED AND TRANSFERRED THIS 19th DAY OF Oct, 2023

Matthew W Gearhardt
AUDITOR

Joyce Grilliot
BY DEPUTY

DEDICATION & ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREET RIGHT-OF-WAY (COUNTY ROAD 25A) AND UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER

UTILITY EASEMENTS SHOWN ON OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF GAS, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE TV, ELECTRICAL POWER, 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 MAINTAINED AS SUCH FOREVER. SAID EASEMENTS ARE SUBJECT TO A DECLARATION RECORDED IN INSTRUMENT _____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

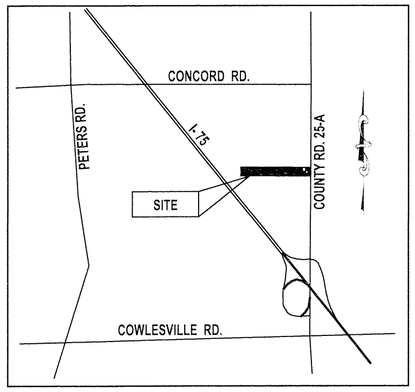
Jennifer E Bowman
WITNESS (AS TO ALL)

Dawn M Gross
WITNESS (AS TO ALL)

OWNER: AUTO REAL ESTATE #1, LLC

SIGNED: David W Arbogast

PRINTED NAME: DAVID W ARBOGAST



VICINITY MAP
NOT TO SCALE

STATE OF OHIO)
) SS:
COUNTY OF Miami)

BE IT REMEMBERED THAT ON THIS 10th DAY OF October 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME AUTO REAL ESTATE #1, LLC AS REPRESENTED BY David W. Arbogast, ITS _____, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC Dawn M Gross

MY COMMISSION EXPIRES: 4.15.2028

NOTARY PUBLIC STATE OF OHIO

DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2028
Recorded in Miami County

RESTRICTIONS:

THE PURPOSE OF THIS PLAT RESTRICTION IS TO ENSURE THAT LOTS WITHOUT FRONTAGE ARE NOT SOLD OR DEVELOPED INDEPENDENTLY, MAINTAINING THE INTEGRITY AND FUNCTIONALITY OF THE EXISTING ROAD NETWORK AND PROPERTY LAYOUT. NO LOT LACKING FRONTAGE ON A PUBLIC OR PRIVATE ROAD SHALL BE SOLD, TRANSFERRED, OR DEVELOPED INDEPENDENTLY UNLESS IT IS SIMULTANEOUSLY SOLD OR TRANSFERRED IN CONJUNCTION WITH A LOT POSSESSING THE REQUIRED FRONTAGE. IN OTHER WORDS, A LOT WITHOUT FRONTAGE CAN ONLY BE SOLD IF IT IS COMBINED WITH A LOT THAT HAS A DIRECT FRONTAGE ON A ROAD.

THIS RESTRICTION MAY BE WAIVED OR MODIFIED IN COORDINATION OF THE CITY ENGINEER AND PLANNING BOARD UNDER EXCEPTIONAL CIRCUMSTANCES, PROVIDED THAT IT CAN BE DEMONSTRATED THAT THE EXEMPTION WILL NOT NEGATIVELY IMPACT THE EXISTING ROAD NETWORK, SURROUNDING PROPERTIES, OR THE OVERALL COMMUNITY.

TIPP CITY APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 8th DAY OF August, 2023, THIS REPLAT WAS REVIEWED AND APPROVED::

CHAIRMAN

Dawn M. Gross
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 18 DAY OF September, 2023.

PRESIDENT OF COUNCIL

Janice Bates
CLERK OF COUNCIL

CERTIFICATION:

I HEREBY CERTIFY THAT THE WITHIN SUBDIVISION CONTAINS 25.579 ACRES OF LAND, BEING ALL OF INLOTS 3744 (10.271 ACRES) AND 3745 (11.333 ACRES) AS CONVEYED TO AUTO REAL ESTATE #1, LLC, AN OHIO LIMITED LIABILITY COMPANY DESCRIBED IN 2018OR-15746; AND ALL OF THE 0.644 ACRE TRACT OF LAND CONVEYED TO AUTO REAL ESTATE #1, LLC, AN OHIO LIMITED LIABILITY COMPANY DESCRIBED IN 2023OR-08338; AND ALL OF INLOT 4287 (1.151 ACRES) AND ALL OF INLOT 4583 (2.180 ACRES) AS CONVEYED TO AUTO REAL ESTATE #1, LLC, AN OHIO LIMITED LIABILITY COMPANY DESCRIBED IN 2023OR-08337.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEY AND WAS CONDUCTED UNDER MY SUPERVISION, BASED ON FIELD WORK COMPLETED IN FEBRUARY 2022, ALL MEASUREMENTS ARE CORRECT, AND MONUMENTS ARE AS SHOWN, 5/8"x30" IRON PINS WITH PLASTIC ID CAPS STAMPED "LJB INC." OR MAG NAILS IN PAVEMENT ARE TO BE SET AT ALL UNMONUMENTED CORNERS.

STATE OF OHIO
DAVID HULSMEYER
S-8548
REGISTERED
PROFESSIONAL SURVEYOR

LJB INC.

David Hulsmeyer
DAVID HULSMEYER, REGISTERED SURVEYOR
No. 8548 IN OHIO

8/14/2023
DATE

OWNER/DEVELOPER:

DAVE ARBOGAST
3540 S. CO. RD. 25A
TROY, OHIO 45373
888.813.2233

ARBOGAST PLAT
COUNTY ROAD 25A
TIPP CITY, MIAMI COUNTY, OHIO

PREPARED BY:

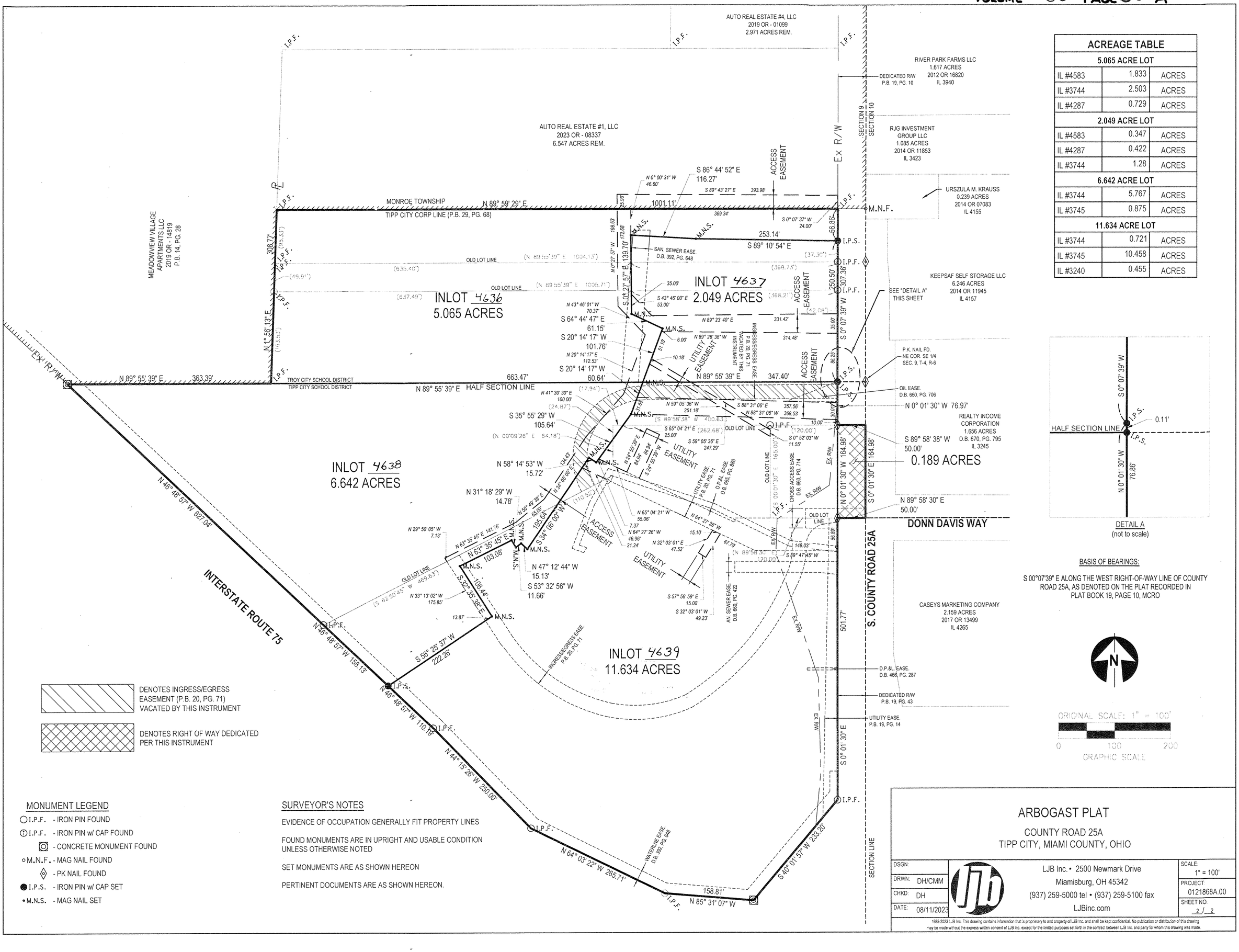
DSGN:	
DRWN:	DH/CMM
CHKD:	DH
DATE:	08/11/2023

LJB Inc. • 2500 Newmark Drive
Miamisburg, OH 45342
(937) 259-5000 tel • (937) 259-5100 fax
LJBinc.com

SCALE: 1" = 100'
PROJECT: 0121868A.00
SHEET NO. 1 / 2

1985-2023 LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made.

ACREAGE TABLE		
5.065 ACRE LOT		
IL #4583	1.833	ACRES
IL #3744	2.503	ACRES
IL #4287	0.729	ACRES
2.049 ACRE LOT		
IL #4583	0.347	ACRES
IL #4287	0.422	ACRES
IL #3744	1.28	ACRES
6.642 ACRE LOT		
IL #3744	5.767	ACRES
IL #3745	0.875	ACRES
11.634 ACRE LOT		
IL #3744	0.721	ACRES
IL #3745	10.458	ACRES
IL #3240	0.455	ACRES



MONUMENT LEGEND

- I.P.F. - IRON PIN FOUND
- I.P.F. - IRON PIN w/ CAP FOUND
- ▣ - CONCRETE MONUMENT FOUND
- M.N.F. - MAG NAIL FOUND
- ◈ - PK NAIL FOUND
- I.P.S. - IRON PIN w/ CAP SET
- M.N.S. - MAG NAIL SET

SURVEYOR'S NOTES

EVIDENCE OF OCCUPATION GENERALLY FIT PROPERTY LINES

FOUND MONUMENTS ARE IN UPRIGHT AND USABLE CONDITION UNLESS OTHERWISE NOTED

SET MONUMENTS ARE AS SHOWN HEREON

PERTINENT DOCUMENTS ARE AS SHOWN HEREON.

ARBOGAST PLAT

COUNTY ROAD 25A
TIPP CITY, MIAMI COUNTY, OHIO

DSGN:	
DRWN:	DH/CMM
CHKD:	DH
DATE:	08/11/2023

LJB Inc. • 2500 Newmark Drive
Miamisburg, OH 45342
(937) 259-5000 tel • (937) 259-5100 fax
LJBinc.com

SCALE:	1" = 100'
PROJECT:	0121868A.00
SHEET NO.	2 / 2

©1985-2023 LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made.

CONAGRA PLAT

INLOT 6209 / INLOT 6210 / INLOT — TROY / CITY — MIAMI, OHIO / COUNTY

VOLUME 30, PAGE 51
MIAMI COUNTY RECORDER'S RECORD OF PLATS

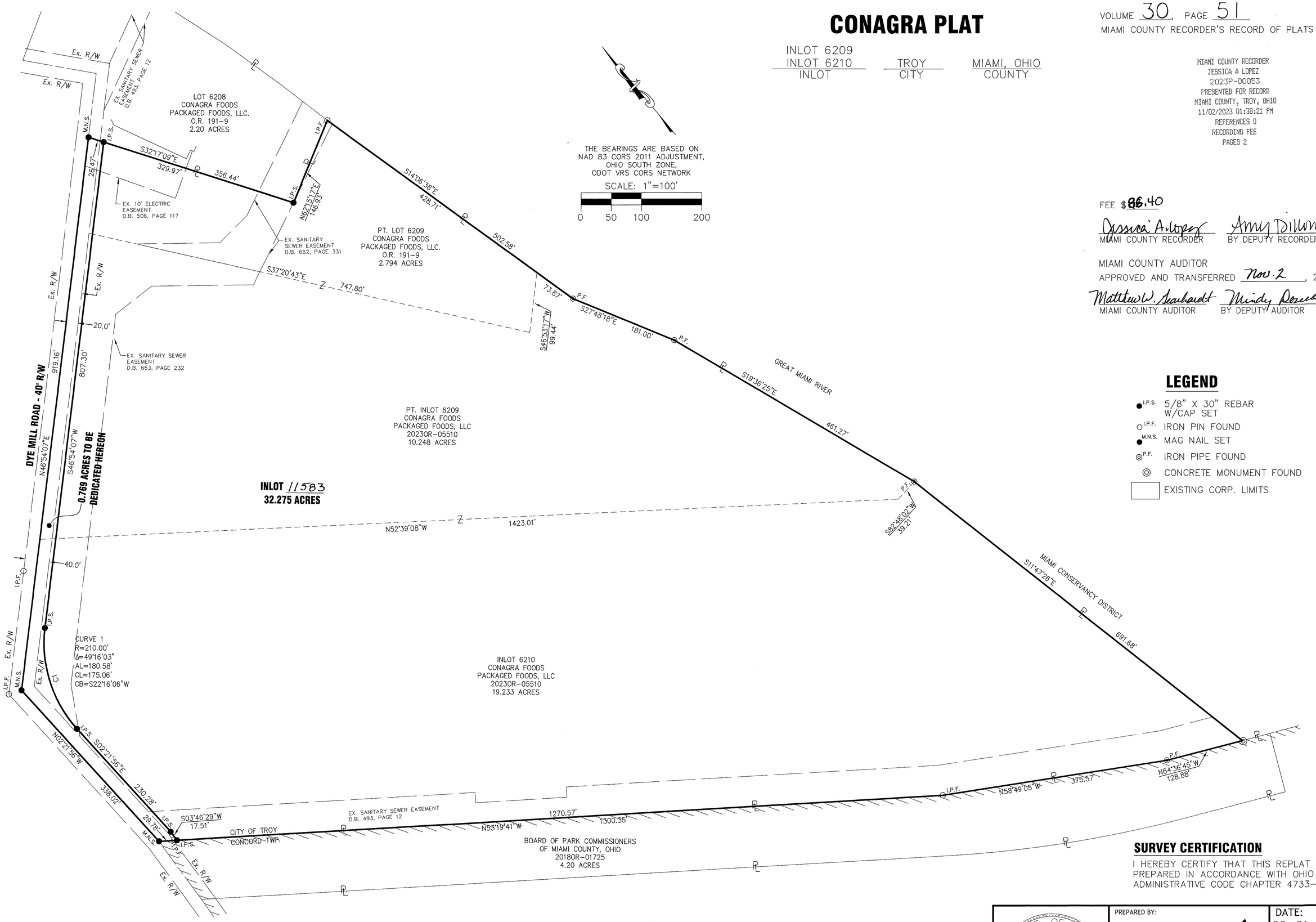
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00053
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/02/2023 01:38:21 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $86.40

Jessica A. Lopez — MIAMI COUNTY RECORDER
Amy Dillon — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov. 2, 2023.

Matthew W. Seabaldt — MIAMI COUNTY AUDITOR
Mindy Dowell — BY DEPUTY AUDITOR



LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ◎ P.F. IRON PIPE FOUND
- ◎ CONCRETE MONUMENT FOUND
- ▭ EXISTING CORP. LIMITS

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

SURVEY REFERENCE
LOT SURVEY 12, PG. 188
LOT SURVEY 15, PG. 96
LAND SURVEY 15, PG. 52
LAND SURVEY 16, PG.. 40
LAND SURVEY 46, PG. 191
LAND SURVEY 54, PG. 110
REC. P.B. 10, PG. 148

BEING A REPLAT PART INLOT 6209 AND INLOT 6210 OWNED BY CONAGRA FOODS PACKAGED FOODS, LLC AS DESCRIBED IN 20230R-05510.

Allen J. Bertke — ALLEN J. BERTKE, P.S. #8629
9-6-2023 — DATE

STATE OF OHIO · ALLEN J. BERTKE 8629 · REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 09-01-2023
DRAWN BY: RMF
JOB NUMBER: MIATRO2134
SHEET NUMBER: 1 OF 2

CONAGRA PLAT

VOLUME 30, PAGE 51-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

INLOT 6209
INLOT 6210
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF Oct., 2023, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-47-2023, EFFECTIVE 11-15, 2023

Robin D. Dola
MAYOR

PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 26TH DAY OF OCTOBER, 2023

JILLIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF Sept., 2023 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Sue G. Knight
SECRETARY

PLAT AUTHORIZATION AND DEDICATION

CONAGRA FOODS PACKAGED FOODS, LLC, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS CONAGRA PLAT. FURTHERMORE, CONAGRA FOODS PACKAGED FOODS, LLC, DEDICATES THE STREETS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

John Lewandowski
AUTHORIZED SIGNATURE

Sr. Dir. Real Estate
TITLE

STATE OF ~~OHIO~~ NEBRASKA
COUNTY OF DOUGLAS,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th, DAY OF SEPTEMBER, 2023 BY JOHN LEWANDOWSKI, ON BEHALF OF CONAGRA FOODS PACKAGED FOODS, LLC.

Richard A Colegrove
NOTARY PUBLIC

General Notary - State of Nebraska
RICHARD A. COLEGROVE
My Comm. Exp. June 26, 2024.

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

9-6-2023
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

Choice One Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 09-01-2023
DRAWN BY: RMF
JOB NUMBER: MIATRO2134
SHEET NUMBER 2 OF 2

ANNEXATION TO THE CITY OF PIQUA

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 20, TOWN 1, RANGE 12 BTMRS

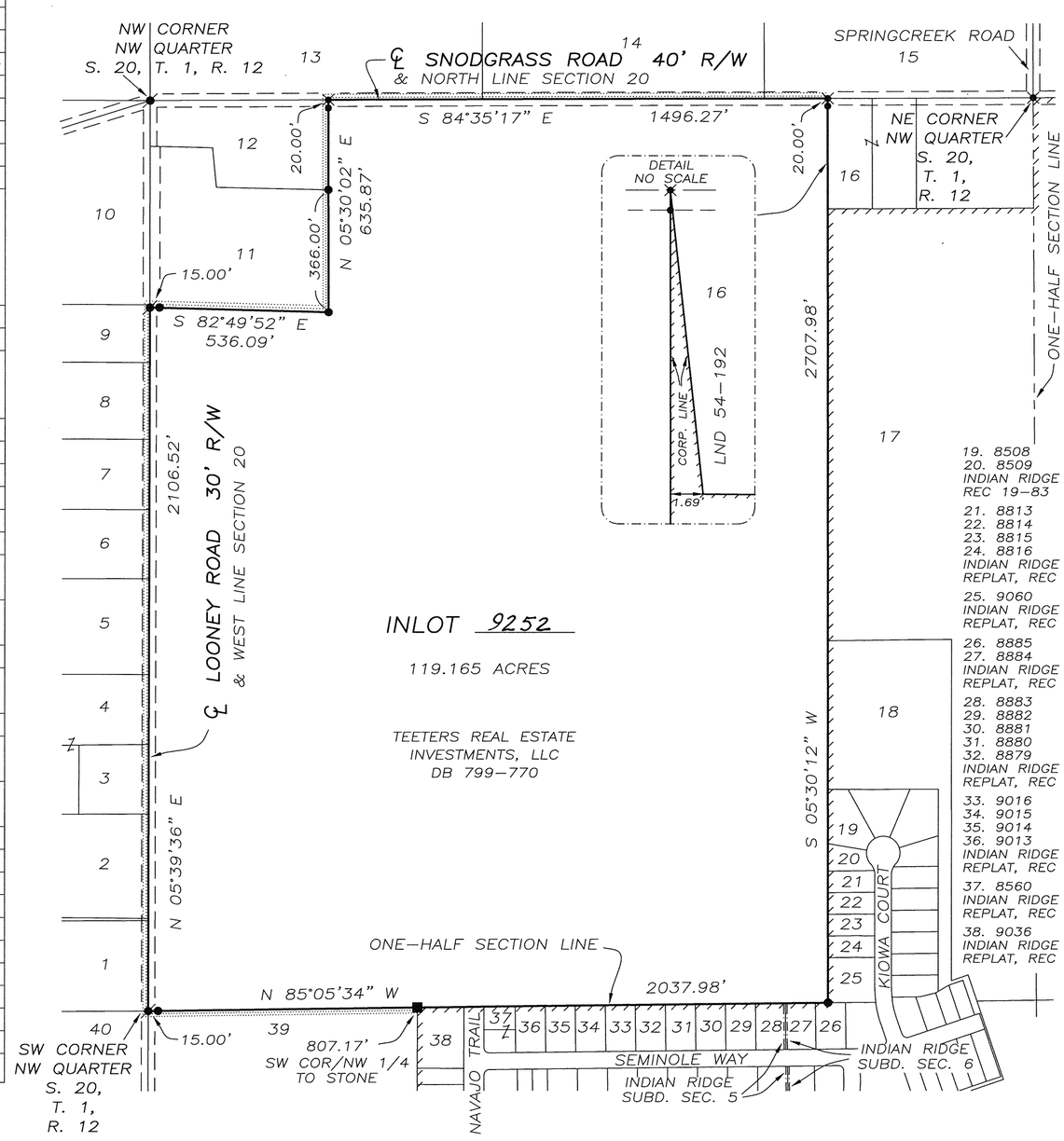
VOLUME 30 PAGE 52
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2023P-00054
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/27/2023 03:39:17 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

LIST OF ADJACENT OWNERS			
1	5.625 AC	JERRY L. & EMMA J. WILSON	DB 639-18
2	6.294 AC	PRECISE MOLD POLISHING, INC.	DB 765-936
3	1.00 AC	BLESSED DIRECTION, INC.	DB 739-753
4	4.141 AC	BLESSED DIRECTION, INC.	OR 402-669
5	5.001 AC	BARBARA SHERRY	DB 606-426
6	3.3249 AC	B. S. PRESTON ENTERPRISES LLC	2018OR-08157
7	3.0573 AC	NJ PROPERTIES, LTD	DB 660-646
8	3.000 AC	N J PROPERTIES, LTD	DB 658-3
9	2.000 AC	CW HESS INVESTMENTS, LLC	2022OR-04990
10	5.000 AC	CW HESS INVESTMENTS, LLC	2022OR-04990
11	5.006 AC	CW HESS INVESTMENTS, LLC	2022OR-04990
12	2.701 AC	EDITH MAY SAGE, LE	2022OR-01197
13	39.664 AC	KRISTIE K. FISHER	OR 75-872
		EDWARD G. FISHER	2015OR-11208
		JENNIE (K. BOWLING) L. KIMES	OR 75-872
			2015OR-11863
		CASEY K. DYSON	OR 75-872
14	37.763 AC	ROTH FAMILY INVESTMENTS, LLC	DB 771-376
15	37.763 AC	ROTH FAMILY INVESTMENTS, LLC	DB 771-376
16	1.000 AC	ARTHUR J. COX	DB 584-718
			OR 318-82
			OR 466-53 TOD
17	PT IL 7850	TEETERS REAL ESTATE INV., LLC	OR 438-816
18	PT IL 7850	TEETERS REAL ESTATE INV., LLC	2016OR-15900
19	IL 8508	ERIC J. & KRISTIN A. GEPHART	DB 785-660
20	IL 8509	ERIC J. & ALISHA J. LANCASTER	2017OR-15761
21	IL 8813	TINA M. & JOHN C. JAMES	2018OR-06795
22	IL 8814	SCOTT C. & HEATHER L. SMITH	2018OR-02986
23	IL 8815	BARTON A. & LISA L. MCGRAW	2019OR-01908
			2021OR-04288 TOD
24	IL 8816	RICHARD T. PIERCE &	
		PATRICIA A. SMITH	DB 768-833
25	IL 9060	ROBERT L. & COURTNIE DECKER	2019OR-05734
26	IL 8885	ROBIN S. ALEXANDER, TRUSTEE &	
		JULIE A. ALEXANDER, TRUSTEE	2019OR-08016
27	IL 8884	MICHAEL A. & RONDA R. WOODIE	2015OR-08706
28	IL 8883	KEITH G. & JULIE A. BACHMAN	2015OR-08903
			2022OR-14279 TOD
29	IL 8882	DONOVAN B. WIDNEY, II &	
		STACEY A. WIDNEY	2016OR-06776
30	IL 8881	ALCLMJ, LLC	2022OR-08795
31	IL 8880	JAY B. & THERESA A. MCKINNEY	OR 122-572
32	IL 8879	TYLER & KYLEE MANN	2016OR-06349
33	IL 9016	MICHAEL S. & AMANDA N. STEIN	2015OR-04570
34	IL 9015	ERIC & LACEY ASHTON	2017OR-08830
35	IL 9014	EDWARD J. HARE	2016OR-15901
36	IL 9013	KYLE D. & MARY SUSAN BIESEL	2018OR-08920
37	IL 8560	PHILIP C. BRUMBAUGH	2022OR-04812
38	IL 9036	ALETA DALE KEIST, TRUSTEE	2017OR-13831
39	12.175 AC	JOHN S. GARBRY	DB 733-740
40	8.122 AC	SARAH J. HESS	2021OR-14798



MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 27th DAY OF Nov, 2023.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Griggs
BY DEPUTY AUDITOR

DESCRIPTION

BEING 119.165 ACRES AS SHOWN IN VOLUME 51, PAGE 42, MIAMI COUNTY ENGINEER'S LAND SURVEY RECORDS, AS ACQUIRED BY TEETERS REAL ESTATE INVESTMENTS, LLC IN DEED BOOK 799, PAGE 770, MIAMI COUNTY RECORDER'S RECORDS, LOCATED IN SECTION 20, TOWN 1, RANGE 12, IN SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOLUME 51, PAGE 42
MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

LEGEND

MONUMENTS AS CALLED FOR IN LND 51-42
- ● IRON PIN
- ⊘ MAG NAIL OVER RAILROAD SPIKE
- ⊗ RAILROAD SPIKE
- ■ STONE

EXISTING CORPORATION LINE
PROPOSED CORPORATION LINE

CERTIFICATION

THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 51, PAGE 42. I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. ALL OTHER PLATS AND SURVEYS REFERENCED HEREON WAS USED TO COMPILE ADJACENT PROPERTY INFORMATION.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 7433-37.

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 23rd DAY OF March, 2023. BY RESOLUTION NO. 23-03-348.

WADE H. WESTFALL

GREGORY A. SIMMONS

TED S. MERCER

CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 20th DAY OF December, 2023, BY RESOLUTION # R-112807-23

Cindy Pearson
MAYOR

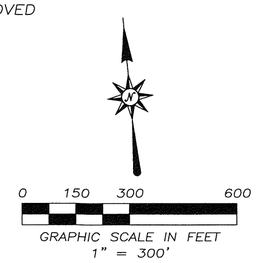
Dina L Templin
CLERK

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 14th DAY OF July, 2023.

Paul P. Huelskamp
PAUL P. HUELSKAMP, PE, PS

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT 2023 OR-13075, MIAMI COUNTY RECORDER'S RECORDS.



ANNEXATION OF 119.165 ACRES TO THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ FEBRUARY 23, 2023

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

Gregg S. Brookhart

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

REPLAT OF PART INLOT 7478

N.E. SECTION | PIQUA CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 53
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/17/2024 03:41:50 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

Jessica A. Lopez — MIAMI COUNTY RECORDER
Amy Dillon — BY DEPUTY RECORDER

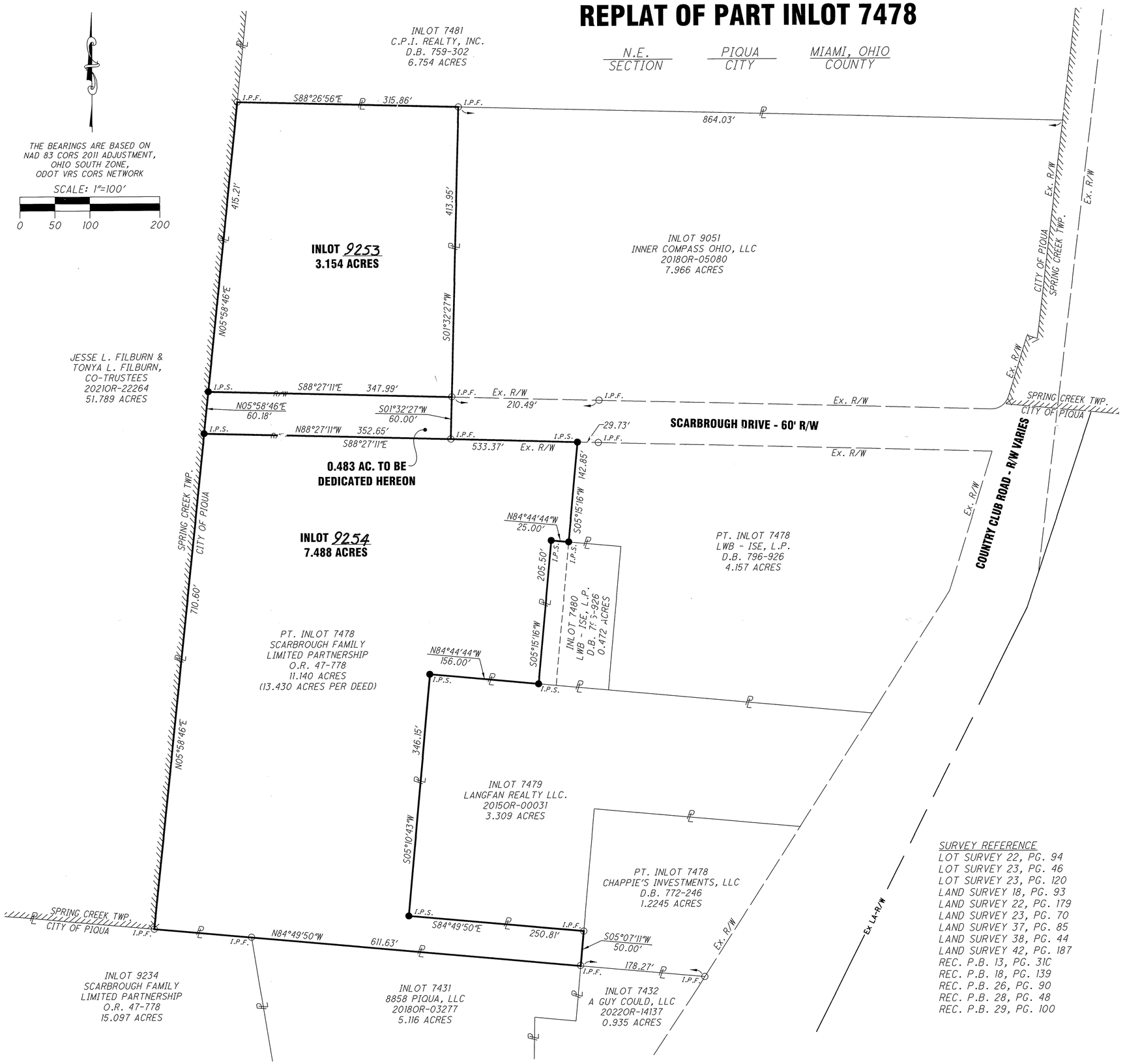
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Jan. 17, 2024.

Matthew W. Steinhardt — MIAMI COUNTY AUDITOR
Mindy Dorish — BY DEPUTY AUDITOR

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

SCALE: 1"=100'

0 50 100 200



CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 12th DAY OF December, 2023, THIS PLAT WAS REVIEWED AND APPROVED.

Harry M. Koenig — CHAIR
CLERK

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 2 DAY OF January, 2024, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-6-24.

MAYOR
Drona L Tamplin — CLERK

PLAT AUTHORIZATION AND DEDICATION

SCARBROUGH FAMILY LIMITED PARTNERSHIP, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF PART INLOT 7478. FURTHERMORE, SCARBROUGH FAMILY LIMITED PARTNERSHIP, DEDICATES THE STREET AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

AUTHORIZED SIGNATURE
MANAGING MEMBER — TITLE

MARGARET COUGHLAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194042854
MY COMMISSION EXPIRES NOV 30, 2027

STATE OF ~~OHIO~~ Colorado
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16, DAY OF January, 2024, BY John Scarbrough, ON BEHALF OF SCARBROUGH FAMILY LIMITED PARTNERSHIP.

NOTARY PUBLIC

SURVEY REFERENCE
LOT SURVEY 22, PG. 94
LOT SURVEY 23, PG. 46
LOT SURVEY 23, PG. 120
LAND SURVEY 18, PG. 93
LAND SURVEY 22, PG. 179
LAND SURVEY 23, PG. 70
LAND SURVEY 37, PG. 85
LAND SURVEY 38, PG. 44
LAND SURVEY 42, PG. 187
REC. P.B. 13, PG. 31C
REC. P.B. 18, PG. 139
REC. P.B. 26, PG. 90
REC. P.B. 28, PG. 48
REC. P.B. 29, PG. 100

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- //////// EXISTING CORP. LIMITS

BEING A REPLAT OF PART INLOT 7478 OWNED BY SCARBROUGH FAMILY LIMITED PARTNERSHIP AS CONVEYED IN OFFICIAL RECORD 47, PAGE 778.

Wesley D. Goubeaux — WESLEY D. GOUBEAUX, P.S. #8254
11/13/2023 — DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 11-02-2023
DRAWN BY: RMF
JOB NUMBER: MIAPIQ2319
SHEET NUMBER 1 OF 1

ANNEXATION MAP OF 1.6692 ACRES TO THE CITY OF TIPP CITY

4025 COUNTY ROAD 25A

SECTION 15, TOWN 4, RANGE 6E

MONROE TOWNSHIP

MIAMI COUNTY, OHIO

LEGEND

- INDICATES FOUND NAIL
- INDICATES FOUND IRON PIN
- INDICATES FOUND MONUMENT
- INDICATES SET 5/8" IRON PIN WITH CAP
- INDICATES EXISTING CORPORATION LINE
- INDICATES PROPOSED CORPORATION LINE

GRAPHIC SCALE

40 0 20 40 80

1' = 40'

N

BASIS OF BEARINGS

BEARINGS BASED ON LAND SURVEY PREPARED BY RICHARD W. KLOCKNER & ASSOC. INC., RECORDED IN VOL. 31, PG. 180

VOLUME 30 PAGE 54

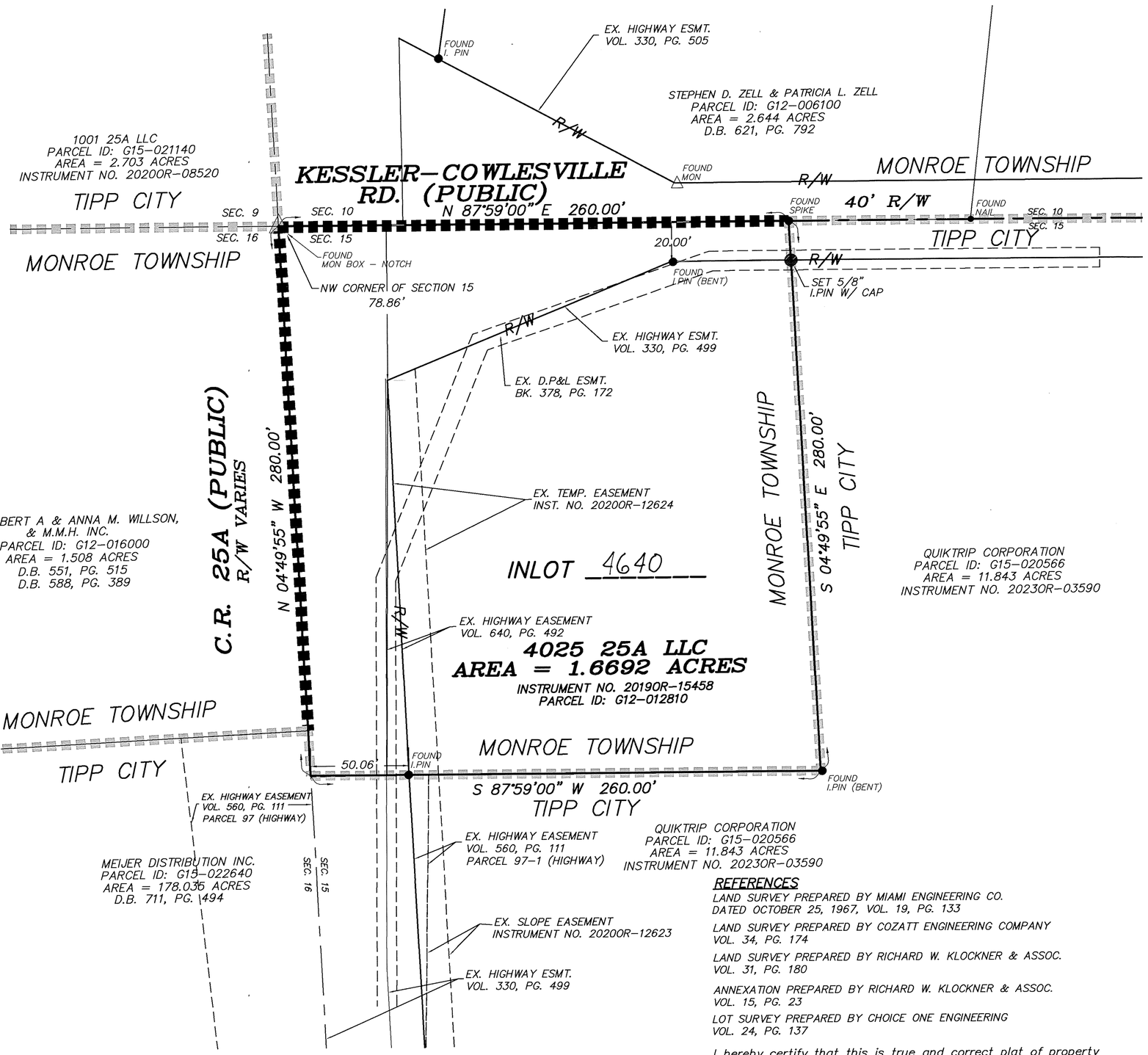
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00002
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/18/2024 10:37:43 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

Jessica A Lopez — MIAMI COUNTY RECORDER
Amy Dillon — BY DEPUTY RECORDER

See annexation proceedings recorded in: 20240R-00564



REFERENCES

LAND SURVEY PREPARED BY MIAMI ENGINEERING CO. DATED OCTOBER 25, 1967, VOL. 19, PG. 133

LAND SURVEY PREPARED BY COZATT ENGINEERING COMPANY VOL. 34, PG. 174

LAND SURVEY PREPARED BY RICHARD W. KLOCKNER & ASSOC. VOL. 31, PG. 180

ANNEXATION PREPARED BY RICHARD W. KLOCKNER & ASSOC. VOL. 15, PG. 23

LOT SURVEY PREPARED BY CHOICE ONE ENGINEERING VOL. 24, PG. 137

I hereby certify that this is true and correct plat of property shown hereon, that I have verified dimensions as shown and is in accordance with OAC Chapter 4733-37

Robert J Trenkamp
Registered Surveyor #8304 in Ohio

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 18 DAY OF September, 2023.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 21ST DAY OF September, 2023. BY RESOLUTION NO. 23-09-1135.

WADE H. WESTFALL

Gregory A Simmons
GREGORY A. SIMMONS

Ted S. Mercer
TED S. MERCER

CITY OF TIPP CITY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, HELD THIS 18 DAY OF December 2023. THE ANNEXATION OF THE TERRITORY SHOWN HEREON TO THE CITY OF TIPP CITY WAS APPROVED AND ACCEPTED BY ORDINANCE # 39-23.

MAYOR — DATE 12-18-23

CLERK

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 18TH DAY OF January, 2024.

Matthew W. Nearhart
MIAMI COUNTY AUDITOR

Mindy Doucle
BY DEPUTY AUDITOR

DESCRIPTION:

Situate in the Township of Monroe, County of Miami, State of Ohio, and being part of the northwest quarter of Section 15, Town 4, Range 6 East, being 1.6692 Acres owned by 4025 25A LLC as recorded in Document 2019 OR - 15458 as shown in Volume 19, Page 133, Miami County Engineers Records of Land Surveys

tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: MAY 30, 2023
Scale: 1" = 40'
Job No: 8368

Revisions

No.	Date

PREPARED BY:

STATE OF OHIO — ROBERT J. TRENKAMP 8304 REGISTERED PROFESSIONAL SURVEYOR

ACAD FILENAME: 8368_ANNEXATION.DWG

Drawn By: R.J. TRENKAMP

SCALE:	PROJECT NUMBER:	CLIENT:	PROPERTY ADDRESS:
1" = 40'	20220149	Mannik Smith Group 10200 Alliance Rd., Suite 135 Blue Ash, OH 45242	59 Kessler-Cowlesville Road Tipp City, OH 45371
DRAWN BY: BMW	DATE: 06/26/2023		

PREPARED BY:
WEBSTER LAND SURVEYING, L.L.C.
Surveying the Tri-State Area
2940 Hebron Park Drive, Ste 210 Hebron, KY 41048
brent@nkylandsurveyor.com 859.760.7794

ANNEXATION TO THE CITY OF TIPP CITY
MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 10, TOWN 4, RANGE 6 EAST

VOLUME 30 PAGE 55
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/18/2024 10:37:45 AM
REFERENCES 0
RECORDING FEE
PAGES 1

Recorder's stamp

REFERENCES

Miami County Engineer's Record of Land Surveys:
Volume 13, page 170
Volume 31, page 180
Volume 34, page 174

Miami County Recorder's Records:
Deeds as shown

LEGEND

- ○ EXISTING IRON PIN OR PIPE AS NOTED
- ● SET 5/8" REBAR & CAP STAMPED "Webster 8482"
- ⊗ EXISTING X-NOTCH
- △ EXISTING MAG NAIL
- ▲ SET MAG NAIL & WASHER STAMPED "Webster 8482"

LAND SURVEYOR'S NOTES

1. North and bearing system based on Grid North. Horizontal Datum: NAD-83(2011) OHSPCS-South Zone.
2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon can be obtained by the completion of a title search.
3. All data sources, documents and records shown hereon are on file in the office of the Miami County Recorder in Troy, OH, unless otherwise noted.
4. All monuments shown hereon is in good condition unless otherwise noted.
5. All surveyed property corners noted as set are 5/8" diameter iron pins, 30" in length, with cap stamped Webster Surveying OH-8482, unless otherwise noted.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that, at the request of the owner, I have surveyed and platted the parcel of land shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as shown hereon. Dimensions are expressed in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief. This plat is not valid unless stamped and signed.

Also, I hereby certify that the survey shown hereon is correct as determined from an actual field survey completed in December 2022 and from references shown on the survey.

STATE OF OHIO
BRENT WEBSTER
S-8482
REGISTERED PROFESSIONAL SURVEYOR

Brent M. Webster, P.S. — 7/21/23 Date
Professional Surveyor #8482
in the State of Ohio

GNSS NOTES
Equipment: Javad Triumph-3 Base & Triumph-LS Receiver
Type of Survey: Real Time Kinematic
Horizontal Datum: NAD-83(2011) KYSPCS North Zone
Vertical Datum: NAVD-88
Geoid: GEOID-12B

MIAMI COUNTY RECORDER

Fee $ 43.20
Jessica A Lopez — Miami County Recorder
Amy Dan — Deputy Recorder

MIAMI COUNTY AUDITOR

Transferred and Lot Number assigned this 18th day of January, 2024.
Matthew W. Eichenhardt — Miami County Auditor
Mindy Dowd — Deputy Auditor

MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved this 18 day of September, 2023.
Paul P. Huelskamp — Paul P. Huelskamp, PE, PS

MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners the annexation of this area was approved this 21st day of September, 2023 by Resolution No. 23-09-1134.
Wade H. Westfall
Gregory A. Simmons
Ted S. Mercer

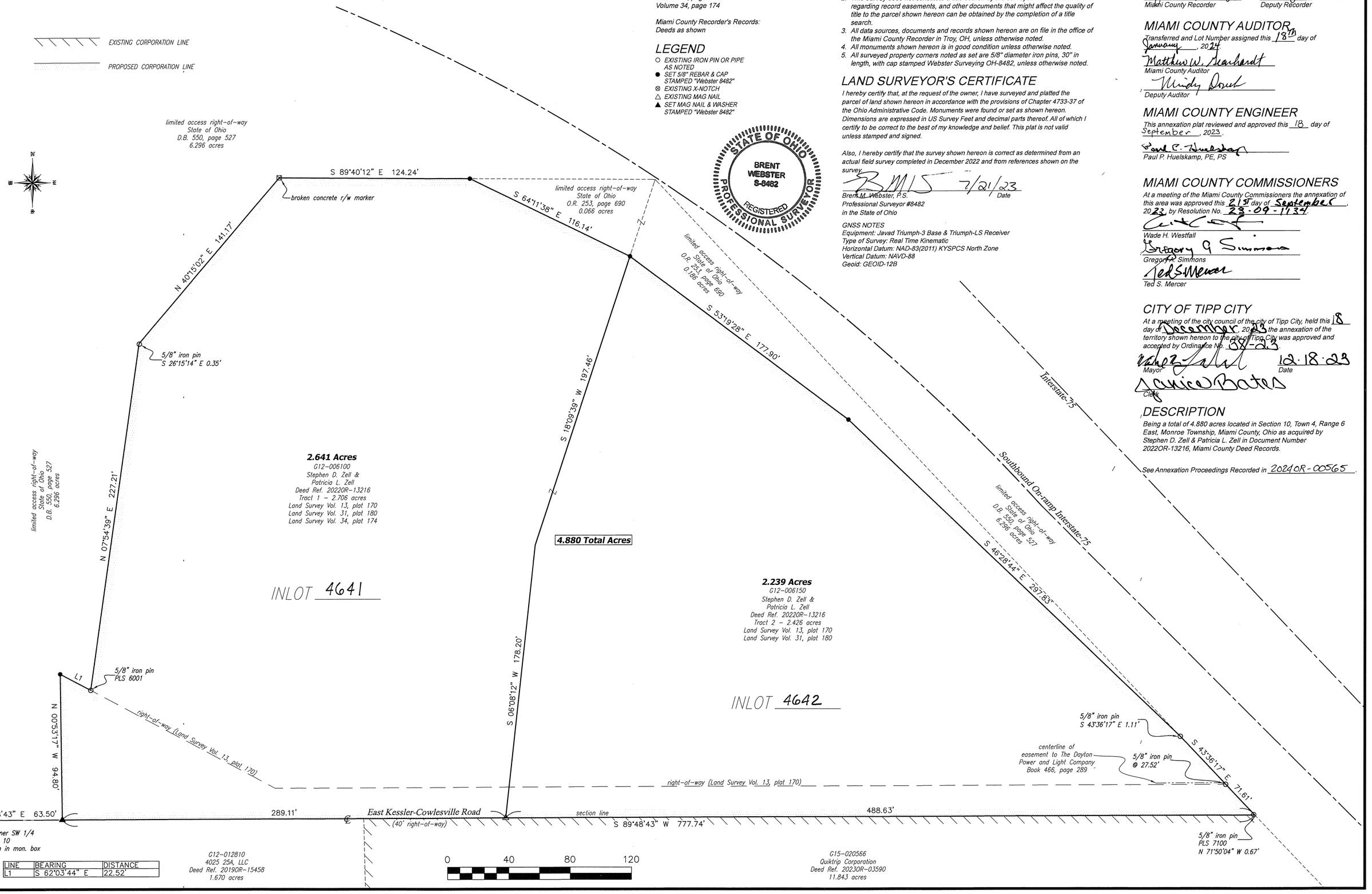
CITY OF TIPP CITY

At a meeting of the city council of the city of Tipp City, held this 18 day of December, 2023 the annexation of the territory shown hereon to the city of Tipp City was approved and accepted by Ordinance No. 08-23.
Mayor — 12.18.23 Date
Clerk

DESCRIPTION

Being a total of 4.880 acres located in Section 10, Town 4, Range 6 East, Monroe Township, Miami County, Ohio as acquired by Stephen D. Zell & Patricia L. Zell in Document Number 2022OR-13216, Miami County Deed Records.

See Annexation Proceedings Recorded in 2024OR-00565.



LINE	BEARING	DISTANCE
L1	S 62°03'44" E	22.52'

FIRST AND SECOND ALLEY VACATION PLAT OF SHUMANS PLAT OF, AND SHUMANS ADDITION TO WEST COVINGTON

SECTION 30, TOWN 8, RANGE 5

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

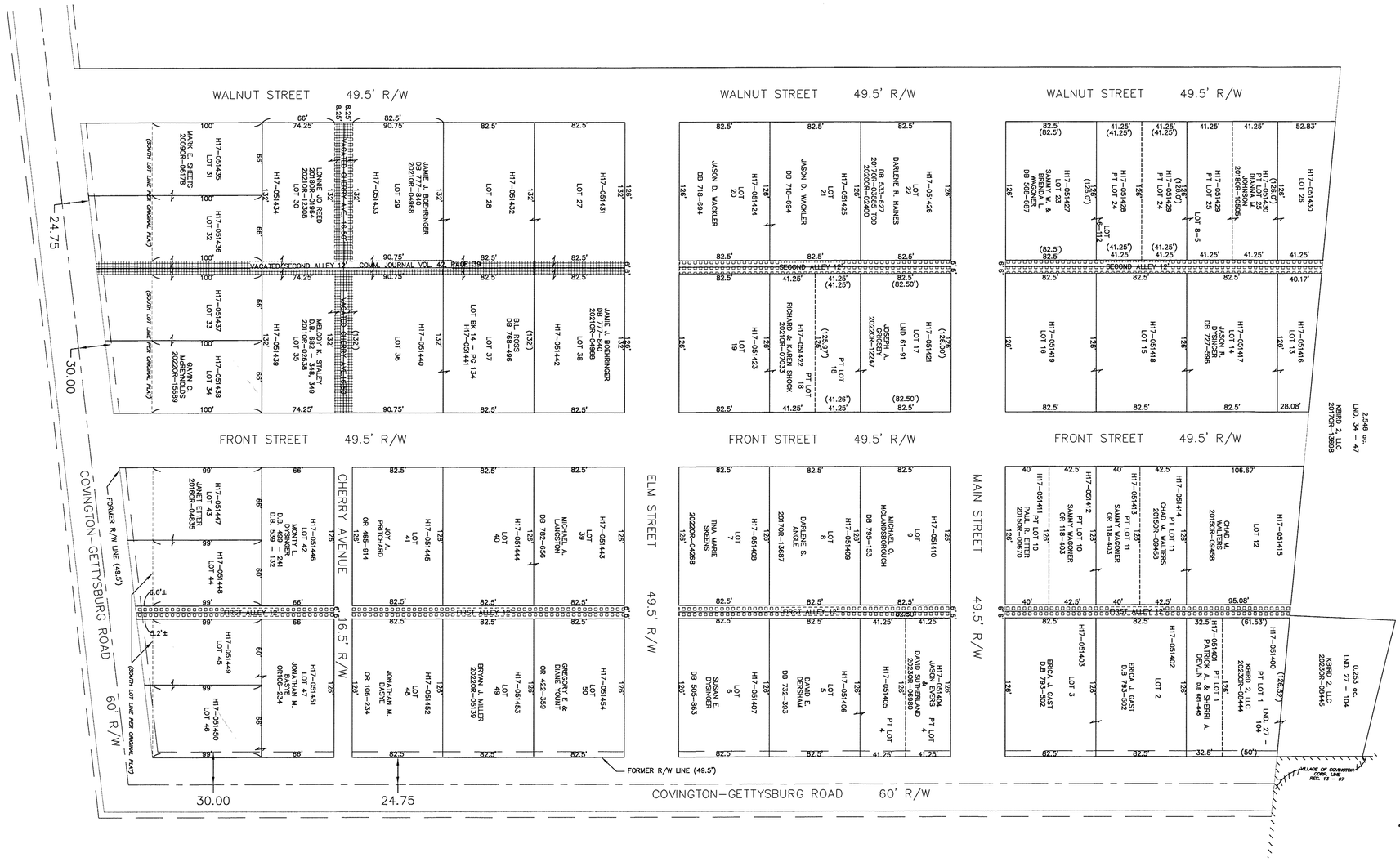
VOLUME 30 PAGE 56
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00004
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/26/2024 12:13:44 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER

Amy Dillon
BY DEPUTY RECORDER



LEGEND

AREA TO BE VACATED

PREVIOUSLY VACATED AREAS

(DIMENSIONS) = SURVEYED DIMENSIONS

80 40 0 80
GRAPHIC SCALE IN FEET
1"=80'

NORTH

APPROVED AND AUTHORIZED BY THE BOARD OF TRUSTEES OF NEWBERRY TOWNSHIP BY RESOLUTION NO. 2023-07, 11/28/2023.

THIS PLAT SIGNED BY NEWBERRY TOWNSHIP ON _____ ___, 20___.

12.29.23
J. JASON SARGENT, CHAIRMAN
NEWBERRY TWP. TRUSTEES

Mike Maniaci 12-28-2023
MIKE MANIACI, TRUSTEE
NEWBERRY TWP. TRUSTEES

George A. Furrow Jr. 12/28/2023
GEORGE A. FURROW, JR., TRUSTEE
NEWBERRY TWP. TRUSTEES

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 21st DAY OF December, 2023.

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

REVIEWED AND TRANSFERRED BY THE MIAMI COUNTY AUDITOR
THIS 26th DAY OF January, 2024.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Linda Oliver
DEPUTY AUDITOR

NOTE: THE INTENT OF THIS VACATION PLAT IS TO VACATE ALL PORTIONS OF FIRST AND SECOND ALLEY IN SHUMANS PLAT OF, AND SHUMANS ADDITION TO WEST COVINGTON. DIMENSIONS AND LOCATION OF LOTS BASED ON RECORD PLAT VOL 1, PG 209, 210, 299, 300, LOT SURVEY VOL. 8 PG 182 AND ROAD RECORD VOL 5 PG 70. THIS PLAT SHOULD BE UTILIZED FOR VACATION OF FIRST AND SECOND ALLEYS ONLY AND NOT FOR SURVEY OF INDIVIDUAL LOTS, CORNERS, ETC. DIMENSIONS SHOWN ARE PLATTED DIMENSIONS AND DO NOT INCLUDE VACATED PORTIONS OF ALLEYS OR RESURVEY DIMENSIONS UNLESS NOTED.

REFERENCES

RECORDER'S PLATS:
VOL. 1 PG. 209, 210
VOL. 1 PG. 299, 300
VOL. 10 PG. 141
VOL. 30 PG. 12

LOT SURVEY:
VOL. 8 PG. 182

ROAD RECORD:
VOL. 5 PG. 70

PREPARED BY:

STATE OF OHIO
BRITT R. HAVENAR S-8266
REGISTERED PROFESSIONAL SURVEYOR

Britt R Havenar 12/21/23
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER
DATE: DECEMBER 11, 2023

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 16th DAY OF January, 2024, BY RESOLUTION NO. 24-01-017.

WADE H. WESTFALL, **MEMBER**
MIAMI COUNTY COMMISSIONER

GREGORY A. SIMMONS, PRES.
MIAMI COUNTY COMMISSIONER

TED S. MERCER, **V. PRES.**
MIAMI COUNTY COMMISSIONER

BEING A SUBDIVISION OF INLOT 4037, ROSEWOOD CREEK SUBDIVISION PHASE 1 REPLAT REC. PLAT BOOK 21, PAGES 110–110A, CONTAINING 0.264 ACRES IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO

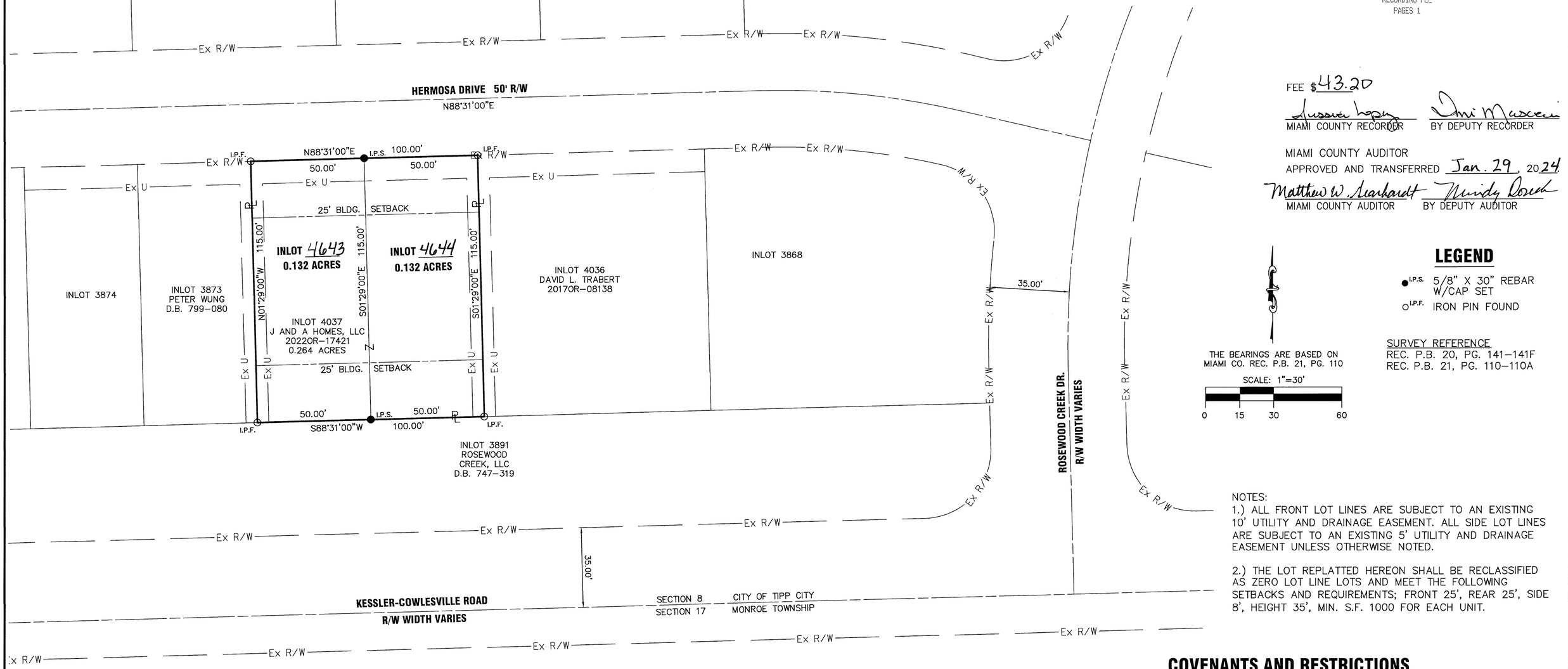
VOLUME 30, PAGE 57
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00005
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/29/2024 11:57:03 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

Jessica Lopez — Ami Musser
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Jan. 29, 2024
Matthew W. Lockhardt — Mindy Dosch
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR



THE BEARINGS ARE BASED ON MIAMI CO. REC. P.B. 21, PG. 110

SCALE: 1"=30'

0 15 30 60

LEGEND

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

SURVEY REFERENCE
REC. P.B. 20, PG. 141–141F
REC. P.B. 21, PG. 110–110A

NOTES:
1.) ALL FRONT LOT LINES ARE SUBJECT TO AN EXISTING 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO AN EXISTING 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

2.) THE LOT REPLATTED HEREON SHALL BE RECLASSIFIED AS ZERO LOT LINE LOTS AND MEET THE FOLLOWING SETBACKS AND REQUIREMENTS; FRONT 25', REAR 25', SIDE 8', HEIGHT 35', MIN. S.F. 1000 FOR EACH UNIT.

CONSENT TO REPLAT

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

OWNER: J AND A HOMES, LLC

AUTHORIZED SIGNATURE — Owner / President TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Joseph LeVan Owner President, ON BEHALF OF J AND A HOMES, LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 2nd DAY OF February, 2023.

NOTARY PUBLIC Pamela Bochenek

MY COMMISSION EXPIRES: 4-17-25

NOTARY PUBLIC — PAMELA BOCHENEK, Notary Public In and for the State of Ohio My Commission Expires 4-17-25 Recorded in Champaign County

COVENANTS AND RESTRICTIONS

SEE SHEETS 6 OF 7 AND 7 OF 7 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1, AS RECORDED IN RECORDER'S PLAT BOOK 20, PAGES 141E AND 141F FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754 PAGE 489 TO 527.

CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 18 DAY OF April, 2023.

CITY ENGINEER — CITY PLANNER

BEING A REPLAT OF INLOT 4037 AND BEING OWNED BY J AND A HOMES, LLC IN 20220R-17421.

Wesley D. Goubeaux — 12/13/2022
WESLEY D. GOUBEAUX, P.S. #8254 — DATE

STATE OF OHIO · WESLEY D. GOUBEAUX 8254 · REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	12-13-2022
DRAWN BY:	WDG
JOB NUMBER:	MIATCI2219
SHEET NUMBER	1 OF 1

ROSEWOOD CREEK SUBDIVISION
PHASE 6 REPLAT
BEING A REPLAT OF INLOT 4424 AND INLOT 4425

FOR
J AND A HOMES, LLC..
LOCATED IN
SECTION 8, TOWN 4 NORTH, RANGE 6 EAST,
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
0.443 ACRES
JANUARY 11, 2024

PLAT BOOK 30 PAGE 58
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00006
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/01/2024 10:40:38 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE: $ 86.40

JESSICA A. LOPEZ,
RECORDER, MIAMI COUNTY, OHIO

DEPUTY RECORDER

TRANSFERRED ON THE 1st DAY OF February, 2024.

MATTHEW W. GEARHARDT,
AUDITOR, MIAMI COUNTY, OHIO

BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNER OF THE LAND OF INLOTS 4424 AND 4425 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO SHOWN HERON, DO HEREBY VOLUNTARILY ACCEPT AND APPROVE THIS PLAT AND DO HERBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

JASON LEVAN
PRESIDENT, J AND A HOMES, LLC.

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 16th DAY OF January, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS PRESIDENT, JASON LEVAN ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

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

PAMELA BOCHENEK, Notary Public
In and for the State of Ohio
My Commission Expires April 17, 2025

COUNTY OF MIAMI, STATE OF OHIO

JASON LEVAN, PRESIDENT, J AND A HOMES, LLC., BEING DULY SWORN THIS 16 DAY OF January, 2024 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

JASON LEVAN
PRESIDENT, J AND A HOMES, LLC.

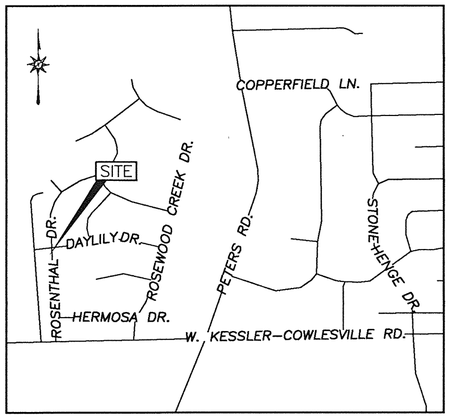
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 4-17-25

PAMELA BOCHENEK, Notary Public
In and for the State of Ohio
My Commission Expires April 17, 2025

DESCRIPTION

THE WITHIN REPLAT IS A SUBDIVISION LOCATED IN THE CITY OF TIPP CITY, COUNTY OF MIAMI, STATE OF OHIO, CONTAINING 0.443 ACRES AND BEING ALL OF INLOT 4424 AND INLOT 4425 AS ACQUIRED BY J AND A HOMES, LLC., IN 2022OR-16157 AND 2022OR-16159 AND RECORDED IN ROSEWOOD CREEK SUBDIVISION PHASE 6 IN PLAT BOOK 28, PAGE 40-40C OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS.



VICINITY MAP
NTS

APPROVALS

CITY ENGINEER — DATE 1/18/24

CITY PLANNER — DATE 1/18/24

COVENANTS AND RESTRICTIONS

SEE SHEETS 3 OF 4 AND 4 OF 4 OF THE ROSEWOOD CREEK SUBDIVISION, PHASE 6, AS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS IN PLAT BOOK 28, PAGES 40-40C FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754, PAGE 489 TO 527.

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN JULY, 2023. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

1/11/2024

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

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

BES JOB #424.23 DRAWN BY: BBH CHECKED BY: JJB

PLAT BOOK 30 PAGE 58-A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROSEWOOD CREEK SUBDIVISION
PHASE 6 REPLAT
BEING A REPLAT OF INLOT 4424 AND INLOT 4425

FOR

J AND A HOMES, LLC..

LOCATED IN

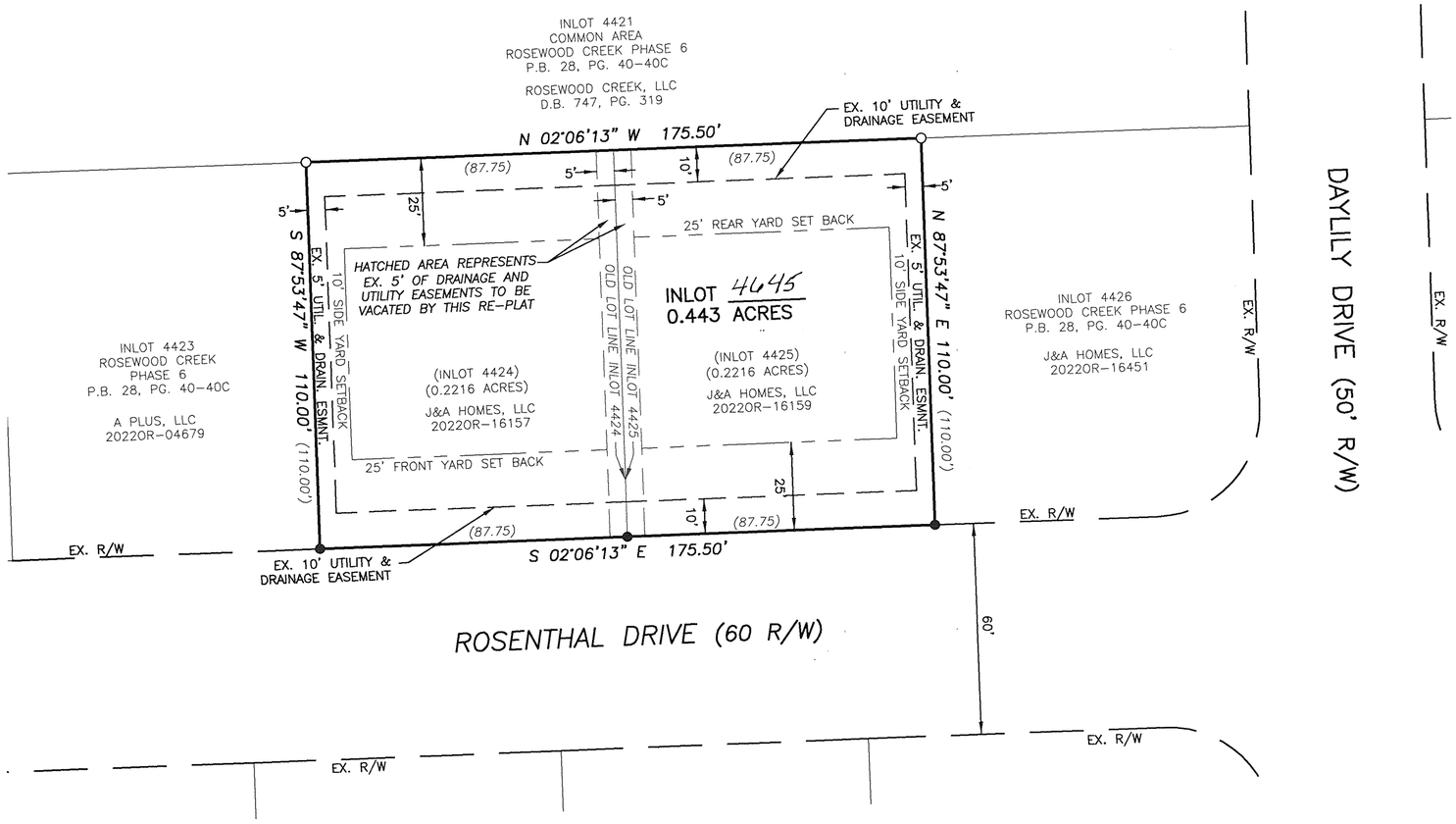
SECTION 8, TOWN 4 NORTH, RANGE 6 EAST,

CITY OF TIPP CITY

MIAMI COUNTY, OHIO

0.443 ACRES

JANUARY 11, 2024



LEGEND

- ○ 30" X 5/8" OD IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ( ) *REFERENCED DISTANCE OF RECORD*

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), THE NORTH RIGHT OF WAY LINE OF ROSENTHAL DRIVE BEING S 02°06'13" E.

0' 30' 60' 90'

GRAPHIC SCALE IN FEET
1"=30'

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN JULY, 2023. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

1/11/2024

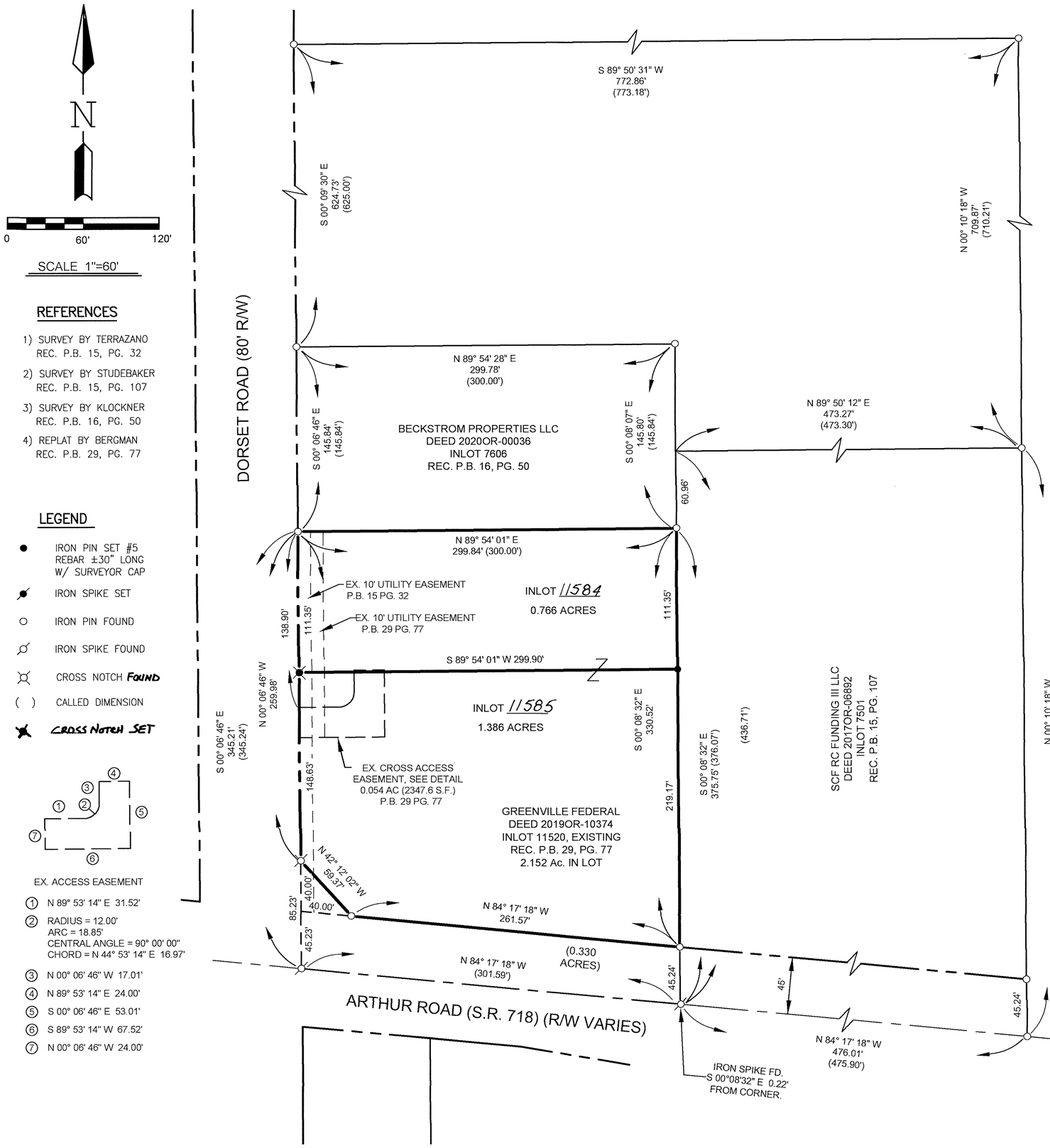
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

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

BES JOB #424.23 DRAWN BY: BBH CHECKED BY: JJB

29	5	6-E	CONCORD	TROY	MIAMI	OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY	STATE



REFERENCES

1) SURVEY BY TERRAZANO
REC. P.B. 15, PG. 32

2) SURVEY BY STUDEBAKER
REC. P.B. 15, PG. 107

3) SURVEY BY KLOCKNER
REC. P.B. 16, PG. 50

4) REPLAT BY BERGMAN
REC. P.B. 29, PG. 77

LEGEND

- ● IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- IRON SPIKE SET
- ○ IRON PIN FOUND
- IRON SPIKE FOUND
- CROSS NOTCH FOUND
- ( ) CALLED DIMENSION
- CROSS NOTCH SET

EX. ACCESS EASEMENT

1. N 89° 53' 14" E 31.52'
2. RADIUS = 12.00'
   ARC = 18.85'
   CENTRAL ANGLE = 90° 00' 00"
   CHORD = N 44° 53' 14" E 16.97'
3. N 00° 06' 46" W 17.01'
4. N 89° 53' 14" E 24.00'
5. S 00° 06' 46" E 53.01'
6. S 89° 53' 14" W 67.52'
7. N 00° 06' 46" W 24.00'

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00007
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/02/2024 12:56:59 PM
REFERENCES 0
RECORDING FEE
PAGES 1

Volume 30 Page 59
Miami County Recorder's Records of Plats
Fee 43.20
Jessica A. Lopez
Miami County Recorder
Tammy R. Pence
By Deputy Recorder

Miami County Auditor
Approved and Transferred February 2nd 2024.
Matthew W. Gearhardt
Miami County Auditor
Kindra Oliver
By Deputy Auditor

CITY OF TROY COUNCIL

AT A MEETING OF THE CITY OF TROY, OHIO COUNCIL HELD THIS _____ DAY OF _____, 20___. THIS PLAT WAS APPROVED BY ORDINANCE NO. _____ EFFECTIVE _____

NOT REQUIRED

MAYOR — PRESIDENT OF COUNCIL

CLERK OF COUNCIL

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 2ND DAY OF FEBRUARY 2024

JILLIAN A. RHOADES, P.E.

DESCRIPTION

BEING A REPLAT OF INLOT 11520 IN THE CITY OF TROY, OHIO CONTAINING 2.152 ACRES AND BEING THE SAME LANDS CONVEYED TO GREENVILLE FEDERAL AS DESCRIBED IN MIAMI COUNTY OFFICIAL RECORDS 2019OR-10374.

DEDICATION

I THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

GREENVILLE FEDERAL
JOHN D. SCHIPFER, PRESIDENT AND CEO

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED John D. Schipfer (THE ABOVE SIGNED)
WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THIER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Greenville, OHIO, THIS 16th DAY OF January, 2024.

Susan Baker
NOTARY PUBLIC

February 2, 2025
MY COMMISSION EXPIRES

STATE OF OHIO
LOUIS J. BERGMAN
7177
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.
Louis J Bergman 12-18-23
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177

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

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

SURVEY OF TWO TRACTS
GREENVILLE FEDERAL
REPLAT OF INLOT 11520
TROY OHIO

PREPARED BY:
LOUIS J. BERGMAN
P.S. #7177

DATE:	12-18-23
DRAWN:	TJB
CHECKED:	LJB
JOB NO.	TY16120523
DRAWING NO.	1C2861

CITY OF TROY, MIAMI COUNTY, OHIO
ALLEY VACATION

BEING A VACATION OF PART OF A 12 FOOT WIDE ALLEY BETWEEN
PART LOTS 388 AND 589 IN THE CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 60
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00008
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/09/2024 03:05:05 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

CITY OF TROY PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8th DAY OF November, 2023, THIS PLAT OF THE ALLEY VACATION WAS REVIEWED AND APPROVED.

CHAIRMAN

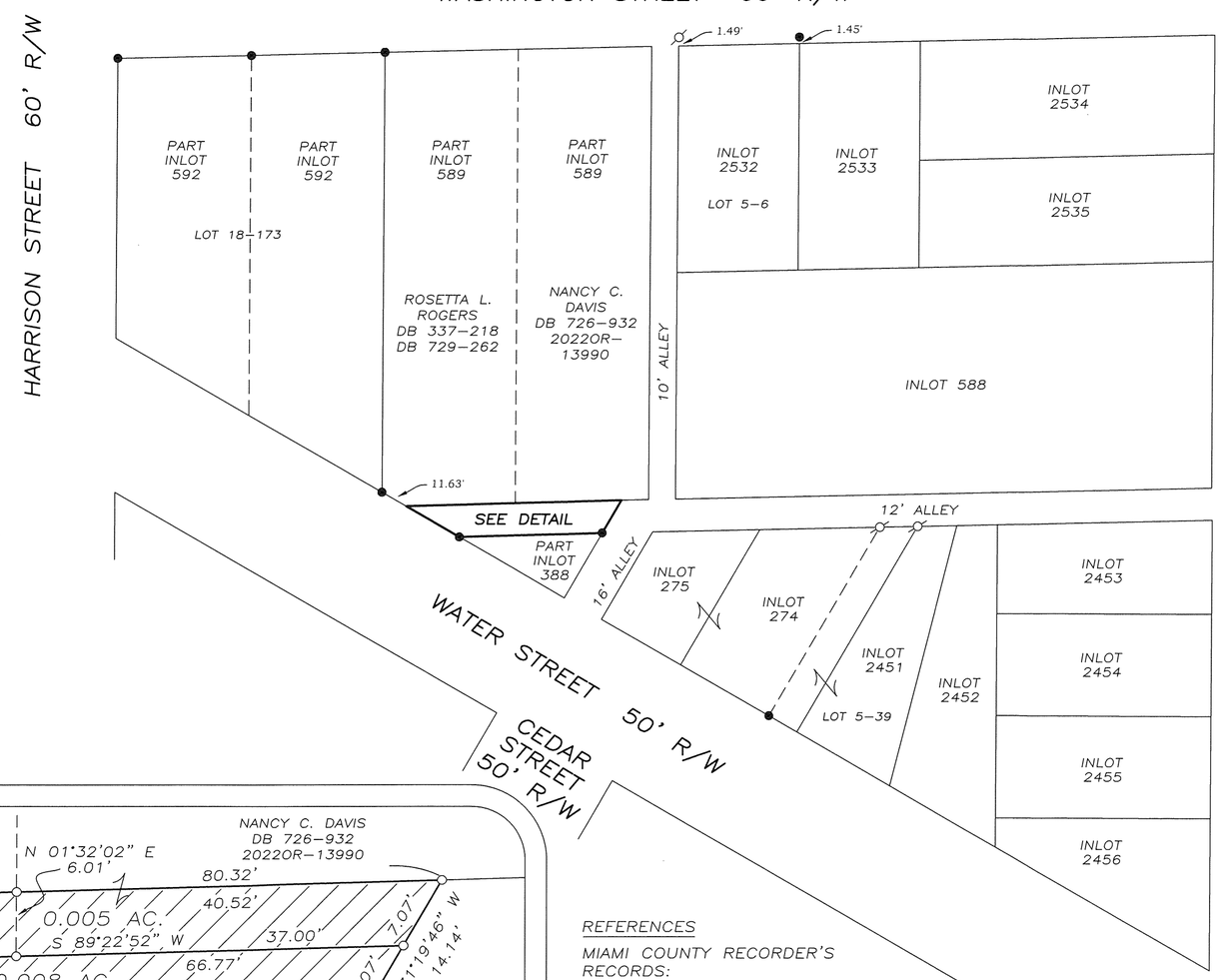
SECRETARY

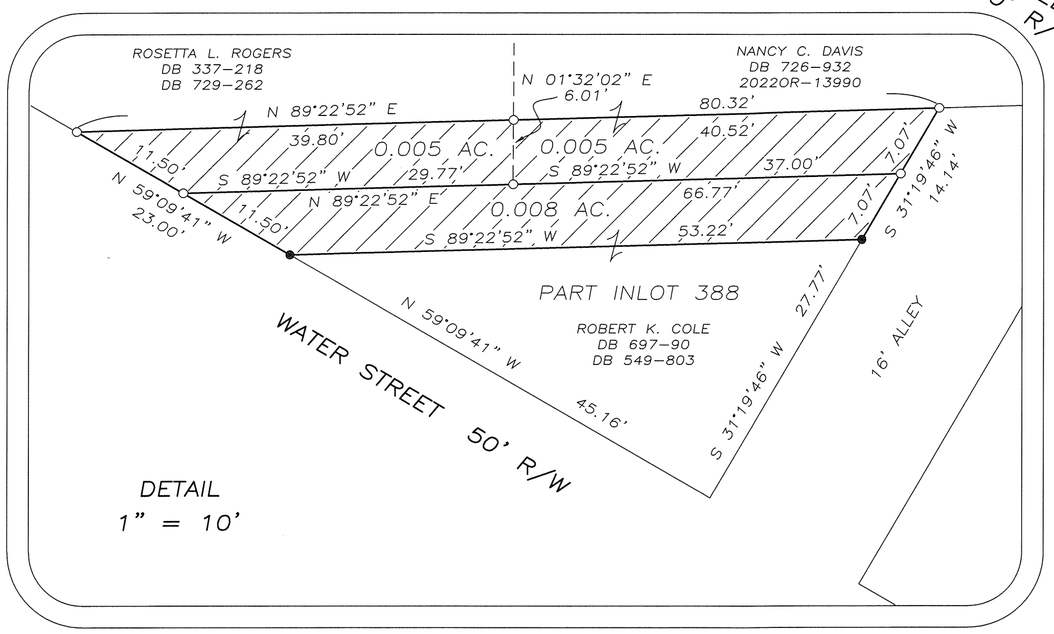
CITY OF TROY COUNCIL
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF NOV, 2023, THIS PLAT OF THE ALLEY VACATION WAS APPROVED BY ORDINANCE O-49-2023, EFFECTIVE 12/20, 2023

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL





REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 1, PAGE 11
PLAT BOOK 3, PAGE 79

MIAMI COUNTY ENGINEER'S RECORDS:

LOT SURVEY 5, PAGE 6
LOT SURVEY 5, PAGE 39
LOT SURVEY 13, PAGE 72
LOT SURVEY 18, PAGE 173

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD 83 2011 ADJUSTMENT, GEOID G2009U07, OHIO SOUTH ZONE, ODOT ORTN/CORS NETWORK.

LEGEND

○ 5/8" CAPPED IRON PIN SET
● IRON PIN FOUND
⌀ MAG NAIL SET

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED
February 9th, 2024.

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. ALLEY VACATION PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, USING EXISTING PLATS, SURVEYS OF RECORD, AND FIELD WORK.

PREPARED BY:

MICHAEL W. COZATT, P.S. #6001 — DATE 10/23/23

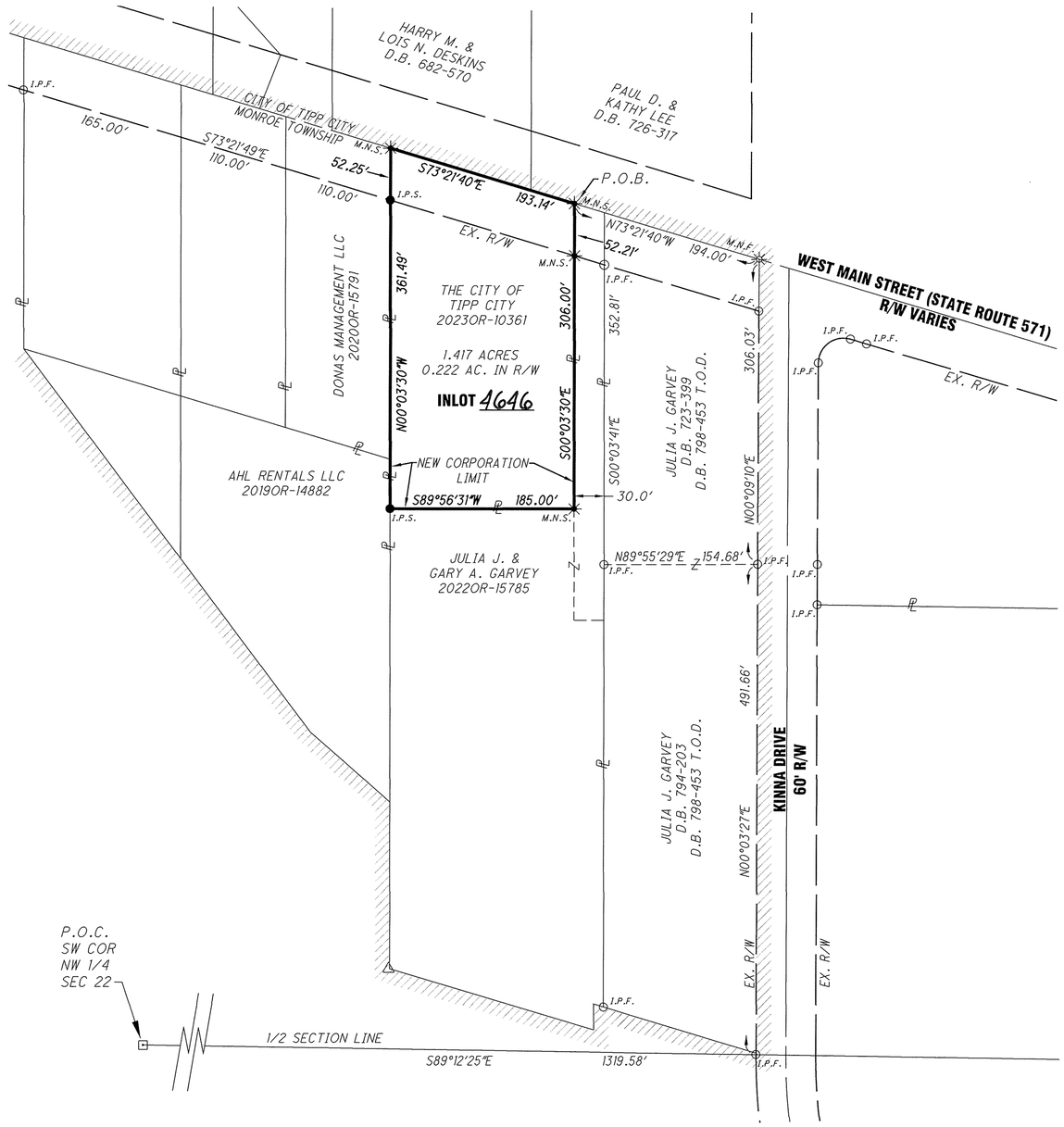
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
1100 WAYNE ST. SUITE 1140 — TROY, OH 45373
JOB NO. 09323 — (937) 339-2921
JULY 18, 2023, REV.: OCT. 16, 2023

VOLUME 30, PAGE 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00009
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/15/2024 08:41:58 AM
REFERENCES 0
RECORDING FEE
PAGES 1

ANNEXATION TO THE CITY OF TIPP CITY

4	6	22	1.417	MONROE	MIAMI, OHIO
TOWN	RANGE	SECTION	ACRES	TOWNSHIP	COUNTY



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

SCALE: 1"=100'

0 50 100 200

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ✶ M.N.S. MAG NAIL SET
- ✲ M.N.F. MAG NAIL FOUND
- △ POST FOUND
- ⊡ MONUMENT BOX W/IP FOUND
- /////// EXISTING CORPORATION LIMIT

SURVEY REFERENCE
LAND SURVEY 8, PAGE 5
LAND SURVEY 11, PAGE 56
LAND SURVEY 12, PAGE 137
LAND SURVEY 12, PAGE 143
LAND SURVEY 16, PAGE 38
LAND SURVEY 46, PAGE 111
LAND SURVEY 51, PAGE 3

FEE $ 43.20

Jessica A Lopez — MIAMI COUNTY RECORDER
Amy Dawson — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 15th, 2024.

Matthew W. Eberhardt — MIAMI COUNTY AUDITOR
Mindy Dowell — BY DEPUTY AUDITOR

CITY OF TIPP CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 16 DAY OF January 2024. THIS PLAT WAS APPROVED AND ACCEPTED.

MAYOR

Janice Bates
CLERK OF COUNCIL

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 23 DAY OF October, 2023.

Paul P. Hubshamp
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 26th DAY OF October, 2023

WADE H. WESTFALL, PRESIDENT

GREGORY A. SIMMONS, VICE PRESIDENT

TED S. MERCER, MEMBER

ANNEXATION PETITION RECORDED IN 2024OR-01512

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN JANUARY, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

Allen J Bertke — ALLEN J BERTKE, P.S. #8629
9-26-23 — DATE

STATE OF OHIO · ALLEN J. BERTKE 8629 · REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	09-13-2023
DRAWN BY:	AJB
JOB NUMBER:	MIATCI2313
SHEET NUMBER	1 OF 1

SUMMIT LANDING SECTION 1 SUBDIVISION RECORD PLAT

STATE OF OHIO, COUNTY OF MIAMI, CITY OF TIPP CITY NE QUARTER SECTION 8, NW & NE QUARTER SECTION 9, TOWNSHIP 4 NORTH, RANGE 6 EAST, & PART OF INLOT 3604 CONGRESS LANDS WEST OF THE MIAMIS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00010
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/15/2024 08:41:59 AM
REFERENCES 0
RECORDING FEE
PAGES 3

VOLUME 30 PAGE 62
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $ 129.60
Jessica A. Lopez
MIAMI COUNTY RECORDER
Amy Dotson
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 15th DAY OF February, 2024

Matthew W. Reinhard
MIAMI COUNTY AUDITOR
Mindy Dorsch
BY DEPUTY AUDITOR

SITUATED IN THE CITY OF TIPP CITY, COUNTY OF MIAMI, STATE OF OHIO, BEING PART OF NORTHEAST QUARTER OF SECTION 8, NORTHWEST AND NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 6 EAST CONGRESS LANDS WEST OF THE MIAMIS, AND PART OF INLOT 3604 OF RECORD IN PLAT VOLUME 19, PAGE 120, SAID LOT DESCRIBED IN A DEED TO CLAYTON PROPERTIES GROUP, INC dba ARBOR HOMES, OF RECORD IN INSTRUMENT NUMBER 2022OR-16750, RECORDER'S OFFICE, MIAMI COUNTY, OHIO., AND BEING A SUBDIVISION CONTAINING 18.681 ACRES (MEASURED).

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLOTTED HEREIN, CERTIFY THAT THE ATTACHED FINAL PLAT CORRECTLY REPRESENTS OUR "**SUMMIT LANDING SECTION 1**" A SUBDIVISION OF LOTS ___ THRU ___ AND RESERVES "A", "B" AND "C", AND THE DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR PETERS ROAD, HONEYDEW DRIVE AND JACKSON COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED, DO HEREBY ACCEPT THIS FINAL PLAT OF THE SAME, AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID FINAL PLAT. ALL STREETS SHOWN HEREON WILL NOT BE ACCEPTED FOR PUBLIC USE UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND SAID STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE CITY OF TIPP CITY.

STORM WATER DRAINAGE RESTRICTIONS

1. NO FIXED STRUCTURE, FILLING, OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED, INSTALLED, OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE OR DETENTION EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS, AND TREES.

2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREAS, STORM WATER RETENTION POND AREAS, OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER OR THE ASSOCIATION TO TAKE CORRECTION ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE A RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER THAT THE DEVELOPER AND/OR THE ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE DEVELOPER OR THE ASSOCIATION OR, IF THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOTS IN ACCORDANCE WITH THIS DECLARATION.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, ND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF CITY OF TIPP CITY.

IN WITNESS THEREOF, CRAIG BROCKMAN, DIVISION PRESIDENT, CINCINNATI & DAYTON, OF CLAYTON PROPERTIES GROUP INC dba ARBOR HOMES,

HAS HEREUNTO SET HIS HAND THIS 4th DAY OF Dec., 2023.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

SIGN: Paul A Metz
PRINT: Paul A. Metzger

SIGN: Tyler Emberton
PRINT: Tyler Emberton

CLAYTON PROPERTIES GROUP, INC.
dba ARBOR HOMES

BY: _____
CRAIG BROCKMAN
DIVISION PRESIDENT,
CINCINNATI & DAYTON

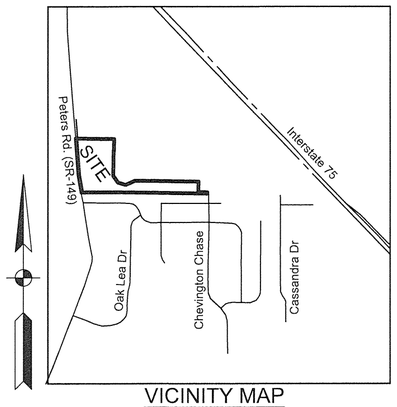
ACKNOWLEDGMENT

STATE OF OHIO)
) SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December, 2023, BY CRAIG BROCKMAN, DIVISION PRESIDENT, CINCINNATI & DAYTON, OF CLAYTON PROPERTIES GROUP INC dba ARBOR HOMES, ON BEHALF OF THE COMPANY.

_____
NOTARY PUBLIC

SCOTT D. PHILLIPS, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date.
Section 147.03



VICINITY MAP
NTS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF Dec., 2023, THIS PLAT WAS REVIEWED AND APPROVED.

_____
CHAIRMAN

_____
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 16 DAY OF January ~~2023.~~ 2024

_____
PRESIDENT OF COUNCIL

_____
CLERK OF COUNCIL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023, BY ORDINANCE NO. _____ WHEREIN THE PLAT OF SUMMIT LANDING SECTION 1 SUBDIVISION AND THE DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR PETERS ROAD, HONEYDEW DRIVE AND JACKSON COURT, AND THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", "UTILITY & DRAINAGE EASEMENT" , AND "ACCESS EASEMENT", IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF TIPP CITY, OHIO. THE CITY OF TIPP CITY, OHIO

EASEMENTS

1. AS SHOWN ON THE PLAT, ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10-FOOT WIDE "UTILITY & DRAINAGE EASEMENT". SIDE LOT LINES ARE SUBJECT TO A 5-FOOT WIDE "UTILITY & DRAINAGE EASEMENT" UNLESS OTHERWISE NOTED.

2. ALL AREAS DESIGNATED HEREON AS "OPEN SPACE" ARE DEDICATED AS UTILITY & DRAINAGE EASEMENTS.

3. EASEMENTS SHOWN OR NOTED ON THIS PLAT AS "DRAINAGE EASEMENT" AND, "UTILITY & DRAINAGE EASEMENT" ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OF 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.

4. THE "ACCESS EASEMENT" AS SHOWN ON THIS PLAT IS DEDICATED TO THE USE AND BENEFIT OF THE CITY OF TIPP CITY, OHIO AND ITS SUCCESSORS AND ASSIGNS. THE "ACCESS EASEMENT" IS FOR THE CONSTRUCTION AND PUBLIC USE OF A TEMPORARY TURNAROUND. THE "ACCESS EASEMENT" SHALL BE RELEASED UPON THE DEDICATION AND EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR HONEYDEW DRIVE.

5. THE "TEMPORARY ACCESS EASEMENT" AS SHOWN ON THIS PLAT IS HEREBY RESERVED BY AND FOR THE USE OF CLAYTON PROPERTIES GROUP, INC., dba ARBOR HOMES, ITS SUCCESSORS AND/OR ASSIGNS, AND IS FOR THE PURPOSE OF COMPLETING GRADING ADJACENT TO THE RECORD PLAT AREA. THE DURATION OF THE EASEMENT IS FOR A PERIOD OF 12 MONTHS FOLLOWING THE COMMENCEMENT OF CONSTRUCTION.

6. FOR THE PURPOSES OF THIS PLAT, THE TERM "EASEMENT" AND THE ABBREVIATION "EASE." AS LABELED HEREON ARE SYNONYMOUS.

SETBACKS
FRONT YARD SETBACKS: 35 FEET
REAR YARD SETBACKS: 40 FEET
SIDE YARD SETBACKS: 7 FEET

BASIS FOR BEARINGS

BEARINGS DESCRIBED HEREON ARE BASED ON NORTH 89 DEGREES 07 MINUTES 54 SECONDS WEST OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 9 OF TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE CONGRESS LANDS WEST OF THE MIAMI'S, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, MIAMI COUNTY, OHIO.

PERMANENT MARKERS

PERMANENT MARKERS, WHERE INDICATED HEREON, ARE SOLID REBAR, 1 INCH DIAMETER, 30 INCHES LONG

PLAT MONUMENTS

ALL OTHER MONUMENTS INDICATED HEREON ARE SOLID REBAR 5/8 INCH IN DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI FIRM 1648"

LEGEND

- ● IRON PIN FOUND (SEE NOTES ON PLAT)
- ◎ 1" IRON PIN SET (PERMANENT MARKERS)
- ○ 5/8" IRON PIN SET WITH CAP DESIGNATED "ASI FIRM 1648"
- ● MAG SPIKE SET
- ▲ MAG NAIL/SPIKE FOUND

ACREAGE SUMMARY	
LOTS	6.166
RESERVES	10.472
DEDICATED R/W	EXISTING 0.628 NEW 1.415 TOTAL 2.043
TOTAL	**18.681**

SURVEYOR'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

BY: _____ 11/30/2023
BRIAN P. BINGHAM — DATE
REGISTERED PROFESSIONAL SURVEYOR NO. 8438

STATE OF OHIO
BRIAN P. BINGHAM
8438
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Drive, Suite 300, Columbus, Ohio 43231
PH: 614.901.2235 WEB: www.structurepoint.com

Owner and Developer:
Clayton Properties Group Inc.
dba Arbor Homes
9050 Centre Pointe Dr, Suite 210
Tipp City, OH 45371
Contact: Paul A. Metzger
Phone: 513-667-1182

SUMMIT LANDING SECTION 1 SUBDIVISION RECORD PLAT

PLOT SCALE: 1:1 EDIT DATE: 10/30/23 - 8:21 AM EDITED BY: CHENNINGS DRAWING FILE: O:\2021\016\15\D DRAWINGS\SURVEY\WORKING\20210161 5SV 2023-10-27 PLAT-PHASE 1.1.DWG

VOLUME 30 PAGE 62-A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

PID: G14-000900
DAVID B. JACKSON &
ESTHER K. JACKSON
D.B. 728, PG. 285 (1/2 INT.)
D.B. 730, PG. 735 (1/2 INT.)
110.396 AC

PID: G46-000200
CLAYTON PROPERTIES GROUP INC.,
dba ARBOR HOMES
IN 2022OR-16750
INLOT 3604
PV 19, PG 120
81.201 ACRES (DEED)
81.160 ACRES (MEAS.)

62.479 ACRES (REMAINDER)

PID: G14-000730
FRED G. GREEN
D.B. 687, PG. 240
I.N. 2016OR-00383
40.891 ACRES

PID: G14-000710
TINA A. VAN BUREN, TRUSTEE OF THE
TINA A. VAN BUREN TRUST UAD 11/6/13
I.N. 2015OR-06657
1.504 ACRES
D.B. 675, PG. 273

PID: G14-000750
FREDERICK LOUTHAN, TRUSTEE, OR HIS
SUCCESSOR IN TRUST, OF THE LOUTHAN
FAMILY TRUST, DATED MARCH 5, 2018,
AND ANY AMENDMENTS THERETO OR
RESTATEMENTS THEREOF
I.N. 2018OR-03118
5.001 ACRES
D.B. 624, PG. 892

PETERS ROAD (EX. 60' R/W - PUBLIC)

HONEYDEW DRIVE

JACKSON COURT

MONROE TOWNSHIP
CITY OF TIPP CITY

RESERVE "A" (OPEN SPACE) 0.171 AC

RESERVE "B" (OPEN SPACE)

RESERVE "C" (OPEN SPACE)

LOT 4647 0.275 AC
LOT 4648 0.275 AC
LOT 4649 0.275 AC
LOT 4650 0.275 AC
LOT 4651 0.275 AC
LOT 4652 0.275 AC
LOT 4653 0.275 AC
LOT 4654 0.253 AC
LOT 4655 0.288 AC
LOT 4656 0.329 AC
LOT 4657 0.330 AC
LOT 4658 0.329 AC
LOT 4659 0.303 AC
LOT 4660 0.290 AC
LOT 4661 0.292 AC
LOT 4662 0.292 AC
LOT 4663 0.290 AC
LOT 4664 0.292 AC
LOT 4665 0.301 AC
LOT 4666 0.301 AC
LOT 4667 0.329 AC
LOT 4668 0.275 AC
LOT 4669 0.275 AC
LOT 4670 10.048 AC

35' NEW R/W
0.733 AC TO BE DEDICATED

ACCESS EASEMENT

50' GAS EASEMENT
MISC. BK. 1, PG. 96
DB. 711, PG. 203

10' UTILITY EASEMENT
FOR STORM SEWERS
BOOK 629, PG 156

10' UTILITY EASEMENT
PB. 16, PG 113

10' PIONEER RURAL
ELEC. EASEMENT
DB. 594, PG. 232

DP&L TRANSMISSION
LINE EASEMENT
DB. 626, PG. 428
DB. 711, PG. 203
DB. 352, PG. 312

20' UTILITY EASEMENT
BOOK 747, PG 356
BOOK 747, PG 858
BOOK 1529, PG 418
BOOK 749, PG 480

TEMPORARY ACCESS EASEMENT

OAKWINDS PB 16, PG 113
LOT 4135 PB. 23, PG. 96
LOT 4095 PB. 22, PG 84
LOT 3018
LOT 3019
50' DRAINAGE EAS
PB. 16, PG 113

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	24.35'	15.50'	090°00'00"	21.92'	N44°17'50"W
C2	41.03'	50.00'	047°00'49"	39.89'	N24°12'36"E
C3	286.96'	60.00'	274°01'42"	81.82'	N89°17'50"W
C4	41.03'	50.00'	047°00'50"	39.89'	S22°48'16"E
C5	24.35'	15.50'	090°00'00"	21.92'	S45°42'10"W
C6	21.65'	50.00'	024°48'36"	21.48'	S13°06'27"W
C7	19.38'	50.00'	022°12'15"	19.26'	S36°36'53"W
C8	62.57'	60.00'	059°44'46"	59.77'	S17°50'38"W
C9	40.78'	60.00'	038°56'33"	40.00'	N31°30'01"W
C10	40.78'	60.00'	038°56'33"	40.00'	N70°26'34"W
C11	40.78'	60.00'	038°56'33"	40.00'	S70°36'53"W
C12	40.78'	60.00'	038°56'33"	40.00'	S31°40'20"W
C13	61.27'	60.00'	058°30'45"	58.65'	S17°03'19"E
C14	19.44'	50.00'	022°16'32"	19.32'	S35°10'25"E
C15	21.59'	50.00'	024°44'18"	21.42'	N11°40'00"W

0' 60' 120'
SCALE: 1"=60'

CONTINUED ON SHEET 3

PLOT SCALE: 1:1 EDIT DATE: 10/30/23 - 8:21 AM EDITED BY: CHENNINGS DRAWING FILE: O:\2021016150. DRAWINGS\SURVEY\WORKING\20210161615D. DRAWINGSISURVEY\WORKING\20210161615.SV.2023-10-27.PLAT-PHASE 1.1.DWG

PID: G14-000900
DAVID B. JACKSON &
ESTHER K. JACKSON
D.B. 728, PG. 285 (1/2 INT.)
D.B. 730, PG. 735 (1/2 INT.)
110.396 AC

VOLUME 30 PAGE 62-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MONROE TOWNSHIP
CITY OF TIPP CITY

CONTINUED ON SHEET 2

PID: G46-000200
CLAYTON PROPERTIES GROUP INC.,
dba ARBOR HOMES
IN 2022OR-16750
INLOT 3604
PV 19, PG 120
81.201 ACRES (DEED)
81.160 ACRES (MEAS.)

62.479 ACRES (REMAINDER)

N89°17'51"W - 1062.38'

20'

20'

S89°17'51"E - 1066.00'

TEMPORARY ACCESS
EASEMENT

30'

S00°42'10"W - 180.00'

N00°42'10"E - 195.00'

RESERVE "B"
(OPEN SPACE)

LOT 4670
10.048 AC

0' 60' 120'
SCALE: 1"=60'

20' UTILITY EASEMENT
BOOK 747, PG 356
BOOK 747, PG 858
BOOK 1529, PG 418
BOOK 749, PG 480

5'

S00°41'55"W
20.72'

N89°17'49"W - 120.00'

N89°07'54"W - 1594.06'

S89°17'49"E - 150.00'

LOT 3019

50' DRAINAGE EASEMENT
PB. 16, PG 113

LOT 3000

REPLAT OF INLOTS 2883, 2884 & 2885
PB 16, PG 112
UTILITY, ACCES AND
SANITARY EASEMENT
PB. 16, PG 112

LOT 2886

WINDMERE SUBDIVISION SECTION 6
PB 16, PG 65

LOT 2887

LOT 2888
DETENTION BASIN &
UTILITY EASEMENT
PB. 16, PG 65

LOT 2889

15' UTILITY EASEMENT
PB. 16, PG 65

LOT 2890

LOT 2891

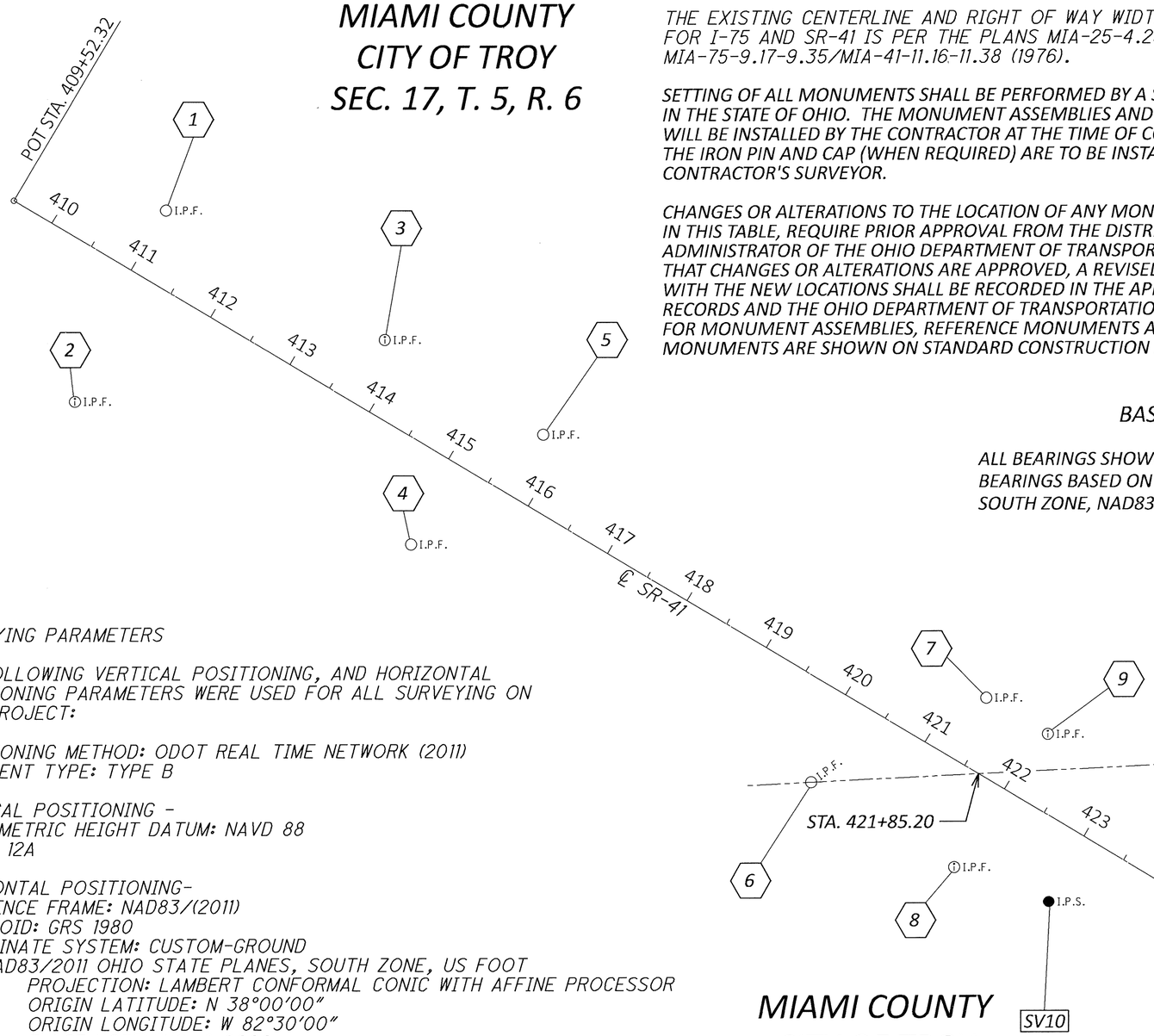
LOT 2892

LOT 2893

CHEVINGTON CHASE
(60' R/W - PUBLIC)
PB 16, PG 65

PLOT SCALE: 1:1 EDIT DATE: 10/30/23 - 8:21 AM EDITED BY: CHENNINGS DRAWING FILE: O:\2021\01615\D. DRAWINGS\SURVEY\WORKING\20210161 5.SV.2023-10-27.PLAT-PHASE 1.1.DWG

MIAMI COUNTY
CITY OF TROY
SEC. 17, T. 5, R. 6



BASIS OF ℄ R/W AND R/W LIMITS

THE EXISTING CENTERLINE AND RIGHT OF WAY WIDTH AND LOCATION FOR I-75 AND SR-41 IS PER THE PLANS MIA-25-4.29 (1955) AND MIA-75-9.17-9.35/MIA-41-11.16-11.38 (1976).

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

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

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).

SURVEYING PARAMETERS

THE FOLLOWING VERTICAL POSITIONING, AND HORIZONTAL POSITIONING PARAMETERS WERE USED FOR ALL SURVEYING ON THIS PROJECT:

POSITIONING METHOD: ODOT REAL TIME NETWORK (2011)
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING -
ORTHOMETRIC HEIGHT DATUM: NAVD 88
GEOID: 12A

HORIZONTAL POSITIONING-
REFERENCE FRAME: NAD83/(2011)
ELLIPSOID: GRS 1980
COORDINATE SYSTEM: CUSTOM-GROUND
NAD83/2011 OHIO STATE PLANES, SOUTH ZONE, US FOOT
PROJECTION: LAMBERT CONFORMAL CONIC WITH AFFINE PROCESSOR
ORIGIN LATITUDE: N 38°00'00"
ORIGIN LONGITUDE: W 82°30'00"
FALSE NORTHING: 0.0000
FALSE EASTING: 1968500.0000
PROJECTION SCALE FACTOR: 1.00003381

UNITS ARE IN U.S. SURVEY FEET. USE THE FOLLOWING CONVERSION FACTOR: 1 METER =3.280833333 U.S. SURVEY FEET

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

FOR EXISTING CENTERLINE AND MONUMENT COORDINATE TABLE SEE SHEET 2/6
FOR HORIZONTAL TRAVERSE MONUMENTS SEE SHEET 2/6

MIAMI COUNTY
CITY OF TROY
SEC. 20, T. 5, R. 6

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED PROFESSIONAL SURVEYOR

I, JOHN J. BRUMBAUGH, P. S. have conducted a survey to re-establish the centerline of right of way for the Ohio Department of Transportation in 2022. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, SOUTH Zone on NAD 83 2011 datum. The Project Coordinates (U.S. Survey Feet) are relative to State Plane Grid Coordinates (U.S. Survey Feet) by a Project Adjustment Factor multiplier of 1.00003381. As a part of this project I have reestablished the locations of the centerline of existing Right of Way necessary for property takes contained herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used hereinare to mean either myself or someone working under my direct supervision.

JOHN J. BRUMBAUGH, Professional Land Surveyor No. 8218, *Date:* 2/21/2024

FOR RAMP F SEE SHEET 5/6
FOR RAMP C SEE SHEET 4/6

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00011
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/22/2024 10:33:18 AM
REFERENCES 0
RECORDING FEE
PAGES 6

VOLUME 30, PAGE 63
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

FEE $ 259.20

Jessica Lopez
MIAMI COUNTY RECORDER

Dmi Mascari
BY DEPUTY RECORDER

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Kindra Olin 2-22-24
DEPUTY AUDITOR

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- P.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

HORIZONTAL SCALE IN FEET
0 50 100 200

N

CENTERLINE PLAT
MIA-41-11.32

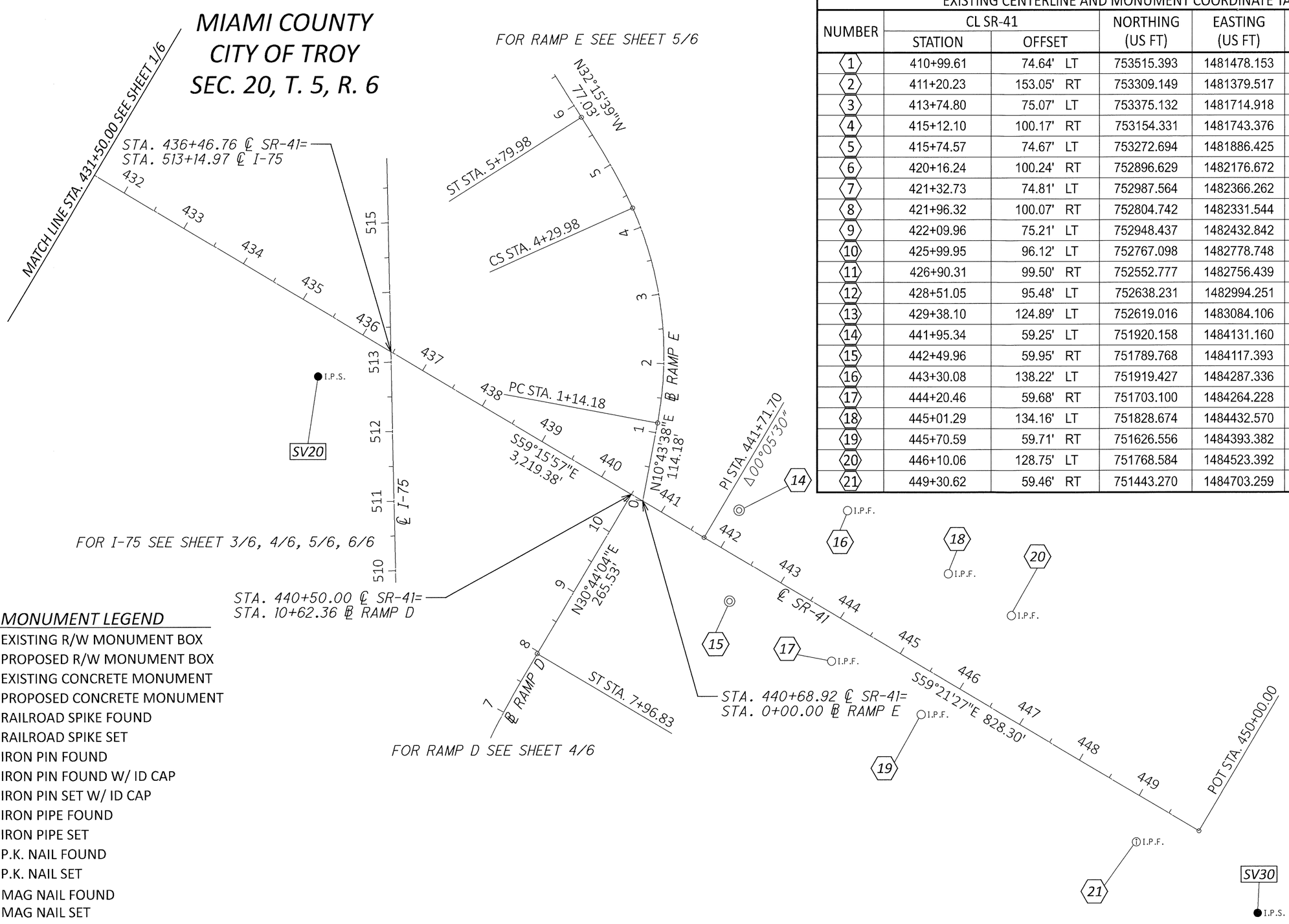
DESIGN AGENCY AND PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OH 45383
P: 937.698.3000 F: 937.698.3928
WWW.BES-ENGINEER.COM

DESIGNER	SES
REVIEWER	JJB 2-21-24
PROJECT ID	118156
SUBSET	TOTAL
SHEET	TOTAL 1 6

VOLUME 30, PAGE 63 -A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

HORIZONTAL TRAVERSE MONUMENTS

CL SR-41 AND I-75 STATION	CL SR-41 AND I-75 OFFSET	POINT #	NORTHING (US FT)	EASTING (US FT)	DESCRIPTION
CL SR-41					
423+03.35	79.99' RT	SV10	752767.307	1482433.808	¾" IRON PIN SET WITH "ODOT TRAVERSE CAP"
435+75.02	84.16' RT	SV20	752113.834	1483524.737	¾" IRON PIN SET WITH "ODOT TRAVERSE CAP"
451+32.94	58.48' RT	SV30	751340.990	1484877.829	¾" IRON PIN SET WITH "ODOT TRAVERSE CAP"
CL I-75					
494+25.46	120.64' LT	SV40	750257.863	1483548.893	¾" IRON PIN SET WITH "ODOT TRAVERSE CAP"
532+52.78	123.64' LT	SV50	754084.254	1483464.675	¾" IRON PIN SET WITH "ODOT TRAVERSE CAP"



EXISTING CENTERLINE AND MONUMENT COORDINATE TABLE

NUMBER	CL SR-41 STATION	CL SR-41 OFFSET	NORTHING (US FT)	EASTING (US FT)	DESCRIPTION
1	410+99.61	74.64' LT	753515.393	1481478.153	IPIN
2	411+20.23	153.05' RT	753309.149	1481379.517	IPID "LJB"
3	413+74.80	75.07' LT	753375.132	1481714.918	IPID "CESO"
4	415+12.10	100.17' RT	753154.331	1481743.376	IPIN
5	415+74.57	74.67' LT	753272.694	1481886.425	IPIN
6	420+16.24	100.24' RT	752896.629	1482176.672	IPIN
7	421+32.73	74.81' LT	752987.564	1482366.262	IPIN
8	421+96.32	100.07' RT	752804.742	1482331.544	IPID "COZATT"
9	422+09.96	75.21' LT	752948.437	1482432.842	IPID "BURKHARDT"
10	425+99.95	96.12' LT	752767.098	1482778.748	IPID "FELDBUSCH"
11	426+90.31	99.50' RT	752552.777	1482756.439	MAG
12	428+51.05	95.48' LT	752638.231	1482994.251	IPIN
13	429+38.10	124.89' LT	752619.016	1483084.106	IPIN
14	441+95.34	59.25' LT	751920.158	1484131.160	CMON
15	442+49.96	59.95' RT	751789.768	1484117.393	CMON
16	443+30.08	138.22' LT	751919.427	1484287.336	IPIN
17	444+20.46	59.68' RT	751703.100	1484264.228	IPIN
18	445+01.29	134.16' LT	751828.674	1484432.570	IPIN
19	445+70.59	59.71' RT	751626.556	1484393.382	IPIN
20	446+10.06	128.75' LT	751768.584	1484523.392	IPIN
21	449+30.62	59.46' RT	751443.270	1484703.259	IPID "TURNER"

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- P.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

HORIZONTAL SCALE IN FEET
0 50 100 200

CENTERLINE PLAT
MIA-41-11.32

DESIGN AGENCY AND PREPARED BY:
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DESIGNER	SES
REVIEWER	JJB 2-21-24
PROJECT ID	118156
SUBSET	TOTAL
SHEET	2
TOTAL	6

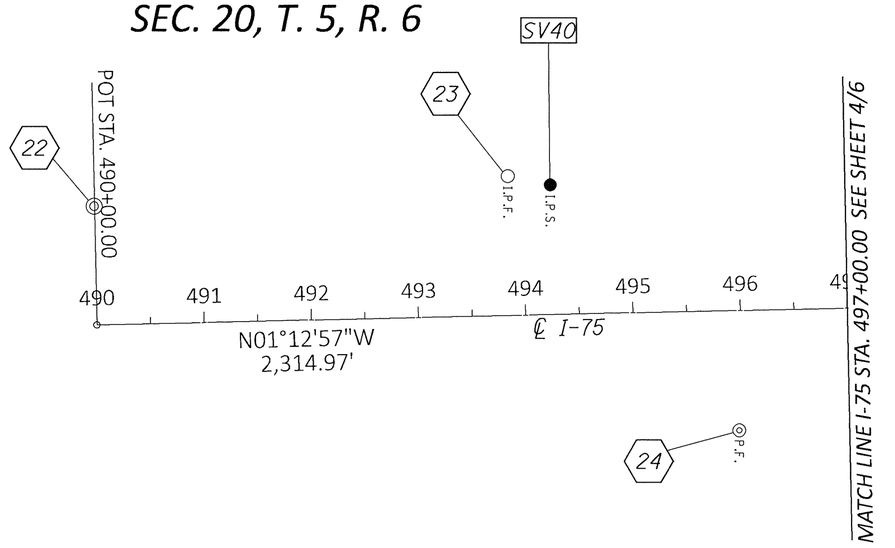
EXISTING CENTERLINE AND MONUMENT COORDINATE TABLE					
NUMBER	CL I-75		NORTHING (US FT)	EASTING (US FT)	DESCRIPTION
	STATION	OFFSET			
22	489+99.66	110.00' LT	749832.385	1483568.563	CMON
23	493+86.08	129.64' LT	750218.294	1483540.727	IPIN
24	495+97.01	111.42' RT	750434.292	1483777.260	IPIPE
25	498+69.32	117.68' RT	750706.680	1483777.735	IPIN
26	500+00.00	110.03' RT	750837.166	1483767.315	CMON
27	500+53.62	112.04' RT	750890.819	1483768.193	IPID "HALEY-DUSA"
28	534+40.58	140.02' LT	754271.667	1483444.321	IPIN
29	535+00.12	110.03' LT	754331.831	1483473.034	CMON

EXISTING CENTERLINE AND MONUMENT COORDINATE TABLE					
NUMBER	I-75 RAMP BASELINES		NORTHING (US FT)	EASTING (US FT)	DESCRIPTION
	STATION	OFFSET			
	RAMP C				
30	4+93.80	94.41' RT	752019.969	1482811.099	IPIN
31	4+96.84	93.63' RT	752016.054	1482811.547	IPID "JUDGE"
32	6+29.42	98.78' RT	751848.058	1482825.314	IPID "JUDGE"
33	7+79.95	101.89' RT	751679.446	1482918.729	IPID "JUDGE"
34	9+32.75	79.91' RT	751586.273	1483071.874	IPIN
35	14+17.61	72.05' RT	751304.708	1483412.317	IPIN
36	16+56.86	60.89' RT	751105.900	1483492.891	IPIN
37	20+02.55	54.68' RT	750768.804	1483521.503	IPID "ODOT"
38	20+55.34	57.06' RT	750715.955	1483521.340	IPID "ODOT"
	RAMP D				
39	2+92.47	63.99' RT	751236.978	1483770.434	IPIN
40	5+60.32	54.29' RT	751487.386	1483788.459	CMON

VOLUME 30, PAGE 63-B
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

HORIZONTAL SCALE IN FEET
0 50 100 200

MIAMI COUNTY
CITY OF TROY
SEC. 20, T. 5, R. 6



MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- P.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

FOR HORIZONTAL TRAVERSE MONUMENTS SEE SHEET 2/6

CENTERLINE PLAT
MIA-41-11.32

DESIGN AGENCY AND PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OH 45383
P: 937.698.3000 F: 937.698.3928
WWW.BES-ENGINEER.COM

DESIGNER: SES
REVIEWER: JJB 2-21-24
PROJECT ID: 118156
SUBSET | TOTAL
SHEET 3 | TOTAL 6

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- P.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

VOLUME 30, PAGE 63-C
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

HORIZONTAL SCALE IN FEET
0 50 100 200

℄ RAMP C (1)
SPIRAL DATA
P.I. = STA. 8+48.88
Ls = 200.00'
Θs = 16°35'33"
LT = 133.92'
ST = 67.20'
x = 198.33'
y = 19.19'
k = 99.72'
p = 4.81'
C = 199.26'
Start = Sta. 7+81.68
End = Sta. 9+81.68
C.B. = S53°43'53"E

(2)
SPIRAL DATA
P.I. = STA. 11+23.95
Ls = 200.00'
Θs = 09°00'00"
LT = 133.51'
ST = 66.82'
x = 199.51'
y = 10.45'
k = 99.92'
p = 2.62'
C = 199.78'
Start = Sta. 9+90.44
End = Sta. 11+90.44
C.B. = S56°15'32"E

℄ RAMP C
SPIRAL DATA
P.I. = STA. 16+72.71
Ls = 300.00'
Θs = 13°30'00"
LT = 200.58'
ST = 100.53'
x = 298.34'
y = 23.47'
k = 149.72'
p = 5.88'
C = 299.26'
Start = Sta. 15+72.18
End = Sta. 18+72.18
C.B. = S06°53'58"E

℄ RAMP C
CURVE DATA
P.I. = STA. 13+87.24
Δ = 34°21'24" RT
Dc = 09°00'00"
R = 636.62'
T = 196.80'
L = 381.74'
E = 29.73'

℄ RAMP C
CURVE DATA
P.I. = STA. 5+96.70
Δ = 73°23'50" LT
Dc = 16°35'33"
R = 345.31'
T = 257.37'
L = 442.35'
E = 85.36'

STA. 0+00.00 ℄ RAMP C=
STA. 430+60.70 ℄ SR-41

S30°43'53"W
339.33'

PC STA. 3+39.33
CS STA. 7+81.68
ST STA. 9+81.68
SC STA. 11+90.44
TS STA. 15+72.18
POT STA. 21+72.18
S02°24'06"E 300.00'

℄ RAMP F
N36°34'20"E
249.96'

FOR RAMP F
SEE SHEET 5/6

MIAMI COUNTY
CITY OF TROY
SEC. 20, T. 5, R. 6

STA. 513+14.97 ℄ I-75=
STA. 436+46.76 ℄ SR-41

℄ SR-41

MATCH LINE I-75 STA. 497+00.00 SEE SHEET 3/6

℄ I-75 N01°12'57"W 2,314.97'

MATCH LINE I-75 STA. 515+00.00 SEE SHEET 5/6

STA. 10+62.36 ℄ RAMP D=
STA. 440+50.00 ℄ SR-41

℄ RAMP D
N01°04'31"E
300.24'

POT STA. 0+00.00
TS STA. 3+00.24
SC STA. 5+00.24
CS STA. 5+96.83
ST STA. 7+96.83
N30°44'04"E
265.53'
PC STA. 1+14.18
CS STA. 4+29.98
S59°15'57"E
3,219.38'
N10°43'38"E
114.18'
℄ RAMP E
PI STA. 441+71.70
Δ 00°05'30"

FOR RAMP E SEE SHEET 5/6

℄ RAMP D (1)
SPIRAL DATA
P.I. = STA. 4+33.79
Ls = 200.00'
Θs = 10°00'00"
LT = 133.55'
ST = 66.86'
x = 199.39'
y = 11.61'
k = 99.90'
p = 2.91'
C = 199.73'
Start = Sta. 3+00.24
End = Sta. 5+00.24
C.B. = N04°24'28"E

(2)
CURVE DATA
P.I. = STA. 5+48.65
Δ = 09°39'32" RT
Dc = 10°00'00"
R = 572.96'
T = 48.41'
L = 96.59'
E = 2.04'

(3)
SPIRAL DATA
P.I. = STA. 6+63.69
Ls = 200.00'
Θs = 09°59'59"
LT = 133.54'
ST = 66.86'
x = 199.39'
y = 11.61'
k = 99.90'
p = 2.91'
C = 199.73'
Start = Sta. 5+96.83
End = Sta. 7+96.83
C.B. = N27°24'07"E

FOR SR-41 SEE SHEET 1/6
AND SHEET 2/6

FOR HORIZONTAL TRAVERSE MONUMENTS SEE SHEET 2/6
FOR EXISTING CENTERLINE AND COORDINATE TABLE SEE SHEET 3/6

CENTERLINE PLAT
MIA-41-11.32

DESIGN AGENCY AND PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OH 45383
P: 937.698.3000 F: 937.698.3928
WWW.BES-ENGINEER.COM

DESIGNER	SES
REVIEWER	JJB 2-21-24
PROJECT ID	118156
SUBSET / TOTAL	
SHEET / TOTAL	4 / 6

FOR ℄ SR-41 SEE SHEET 1/6

FOR ℄ RAMP C SEE SHEET 4/6

S30°43'53"W
339.33'

℄ RAMP C

STA. 0+00.00 ℄ RAMP F=
STA. 430+57.29 ℄ SR-41

℄ SR-41

℄ RAMP F

N36°34'20"E
249.96'

I.P.F.

TS STA. 2+49.96

SC STA. 4+49.96

CS STA. 7+15.41

PC STA. 9+15.41
ST STA. 9+15.41

N07°05'38"E
0.01'

STA. 521+11.37

℄ I-75

N01°12'57"W
2,185.03'

N02°24'38"W
1,500.26'

MATCH LINE I-75 STA. 515+00.00
SEE SHEET 4/6

MATCH LINE RAMP F
STA. 13+00.00
SEE SHEET 6/6

MATCH LINE I-75 STA. 528+00.00
SEE SHEET 6/6

MATCH LINE RAMP E STA. 18+00.00
SEE SHEET 6/6

FOR ℄ RAMP D
SEE SHEET 4/6

℄ RAMP D

N30°44'04"E
265.53'

S59°15'57"E

PC STA. 1+14.18

CS STA. 4+29.98

ST STA. 5+79.98

℄ RAMP E

N32°15'39"W
77.03'

TS STA. 6+57.01

SC STA. 8+56.99

CS STA. 10+30.14

ST STA. 12+30.14

SECTION 17
SECTION 20

N10°43'38"E
114.18'

℄ SR-41

STA. 0+00.00 ℄ RAMP E=
STA. 440+68.92 ℄ SR-41

FOR ℄ SR-41
SEE SHEET 2/6

MIAMI COUNTY
CITY OF TROY
SEC. 20, T. 5, R. 6

MIAMI COUNTY
CITY OF TROY
SEC. 17, T. 5, R. 6

VOLUME 30, PAGE 63-D
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

HORIZONTAL
SCALE IN FEET
0 50 100 200

CENTERLINE PLAT
MIA-41-11.32

℄ RAMP F (1) SPIRAL DATA
P.I. = STA. 3+83.38
Ls = 200.00'
Θs = 06°20'00"
LT = 133.42'
ST = 66.74'
x = 199.76'
y = 7.36'
k = 99.96'
p = 1.84'
C = 199.89'
Start = Sta. 2+49.96
End = Sta. 4+49.96
C.B. = N34°27'41"E

℄ RAMP F (2) SPIRAL DATA
P.I. = STA. 7+82.15
Ls = 200.00'
Θs = 06°20'00"
LT = 133.42'
ST = 66.74'
x = 199.76'
y = 7.36'
k = 99.96'
p = 1.84'
C = 199.89'
Start = Sta. 7+15.41
End = Sta. 9+15.41
C.B. = N09°12'17"E

℄ RAMP F CURVE DATA
P.I. = STA. 5+83.64
Δ = 16°48'42" LT
Dc = 06°20'00"
R = 904.67'
T = 133.68'
L = 265.45'
E = 9.82'

℄ RAMP F CURVE DATA
P.I. = STA. 11+42.42
Δ = 06°15'06" LT
Dc = 01°22'42"
R = 4,156.97'
T = 227.01'
L = 453.57'
E = 6.19'

℄ RAMP E (1) CURVE DATA
P.I. = STA. 2+77.10
Δ = 34°44'17" LT
Dc = 11°00'00"
R = 520.87'
T = 162.92'
L = 315.80'
E = 24.89'

(2) SPIRAL DATA
P.I. = STA. 4+80.08
Ls = 150.00'
Θs = 08°15'00"
LT = 100.11'
ST = 50.10'
x = 149.69'
y = 7.19'
k = 74.95'
p = 1.80'
C = 149.86'
Start = Sta. 4+29.98
End = Sta. 5+79.98
C.B. = N29°30'41"W

(3) SPIRAL DATA
P.I. = STA. 7+90.47
Ls = 199.98'
Θs = 07°59'54"
LT = 133.46'
ST = 66.78'
x = 199.59'
y = 9.29'
k = 99.93'
p = 2.32'
C = 199.81'
Start = Sta. 6+57.01
End = Sta. 8+56.99
C.B. = N29°35'43"W

(4) CURVE DATA
P.I. = STA. 9+43.99
Δ = 13°51'07" RT
Dc = 08°00'00"
R = 716.20'
T = 87.00'
L = 173.15'
E = 5.26'

(5) SPIRAL DATA
P.I. = STA. 10+96.93
Ls = 200.00'
Θs = 08°00'00"
LT = 133.47'
ST = 66.79'
x = 199.61'
y = 9.30'
k = 99.94'
p = 2.33'
C = 199.83'
Start = Sta. 10+30.14
End = Sta. 12+30.14
C.B. = N05°04'37"W

MONUMENT LEGEND
- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- P.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

FOR HORIZONTAL TRAVERSE MONUMENTS SEE SHEET 2/6
FOR EXISTING CENTERLINE AND MONUMENT COORDINATE TABLE SEE SHEET 6/6

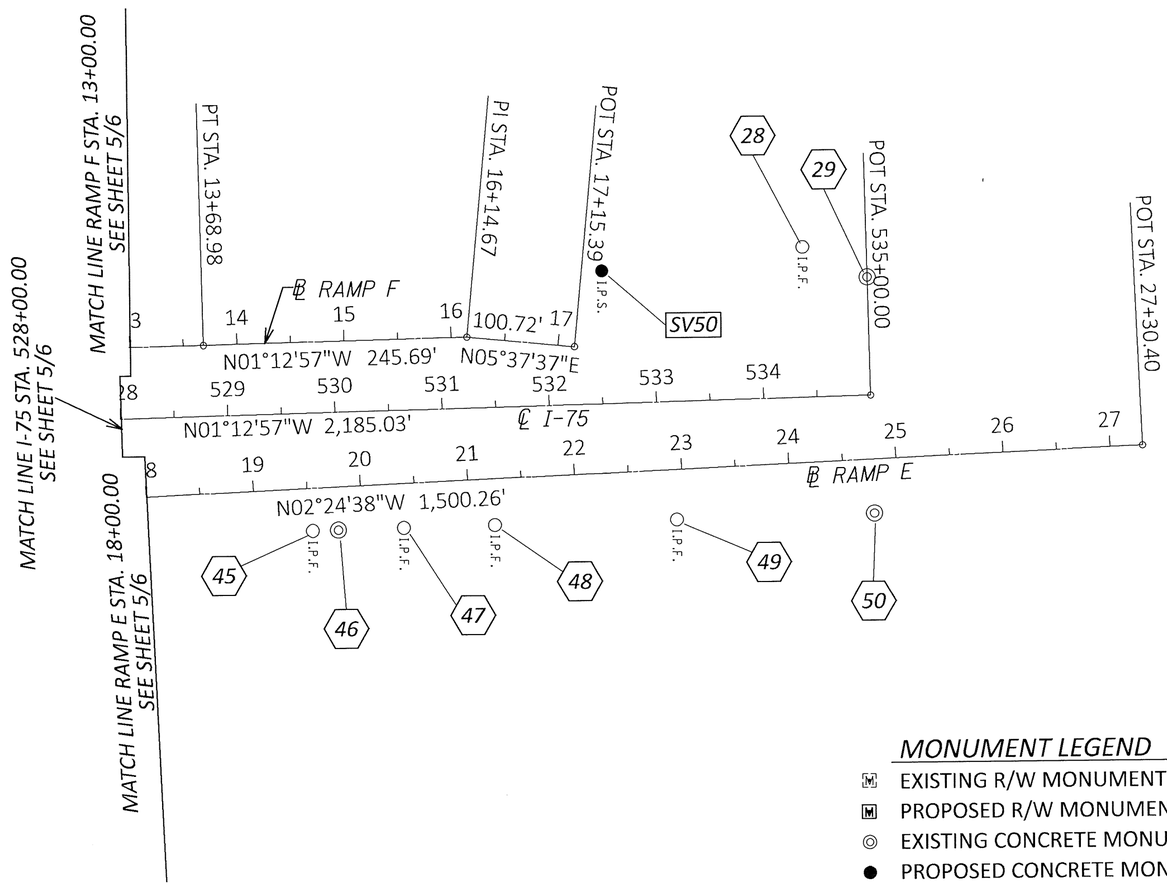
DESIGN AGENCY AND PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OH 45383
P: 937.698.3000 F: 937.698.3928
WWW.BES-ENGINEER.COM

DESIGNER	SES
REVIEWER	JJB 2-21-24
PROJECT ID	118156
SUBSET	TOTAL
SHEET	5
TOTAL	6

VOLUME 30, PAGE 63-E
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

EXISTING CENTERLINE AND MONUMENT COORDINATE TABLE					
NUMBER	I-75 RAMP BASELINES		NORTHING (US FT)	EASTING (US FT)	DESCRIPTION
	STATION	OFFSET			
	RAMP E				
41	4+31.00	168.76' RT	752424.742	1484131.161	IPIN
42	5+34.16	79.90' RT	752488.143	1483996.156	CMON
43	7+70.05	71.88' RT	752682.481	1483866.149	CMON
44	9+90.19	80.54' RT	752868.897	1483799.061	CMON
45	19+53.73	39.72' RT	753812.682	1483704.036	IPIN
46	19+77.65	40.31' RT	753836.610	1483703.622	CMON
47	20+38.63	41.36' RT	753897.578	1483702.101	IPIN
48	21+23.60	43.05' RT	753982.540	1483700.222	IPIN
49	22+93.37	46.79' RT	754152.318	1483696.812	IPIN
50	24+77.71	50.77' RT	754336.666	1483693.040	CMON
	RAMP F				
51	1+83.72	76.80' LT	752644.059	1483170.522	IPIN
52	3+73.94	64.65' LT	752788.383	1483290.607	IPIN

MIAMI COUNTY
CITY OF TROY
SEC. 17, T. 5, R. 6



MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- P.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

FOR HORIZONTAL TRAVERSE MONUMENTS SEE SHEET 2/6
FOR EXISTING CENTERLINE AND COORDINATE TABLE FOR MONUMENTS 28 & 29 SEE SHEET 3/6

HORIZONTAL SCALE IN FEET
0 50 100 200

CENTERLINE PLAT
MIA-41-11.32

DESIGN AGENCY AND PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OH 45383
P: 937.698.3000 F: 937.698.3928
WWW.BES-ENGINEER.COM

DESIGNER	SES
REVIEWER	JJB 2-21-24
PROJECT ID	118156
SUBSET / TOTAL	
SHEET / TOTAL	6 / 6

J & M INVESTMENT REPLAT

S.E. SECTION | PIQUA CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 64
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00012
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/05/2024 09:15:48 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.00

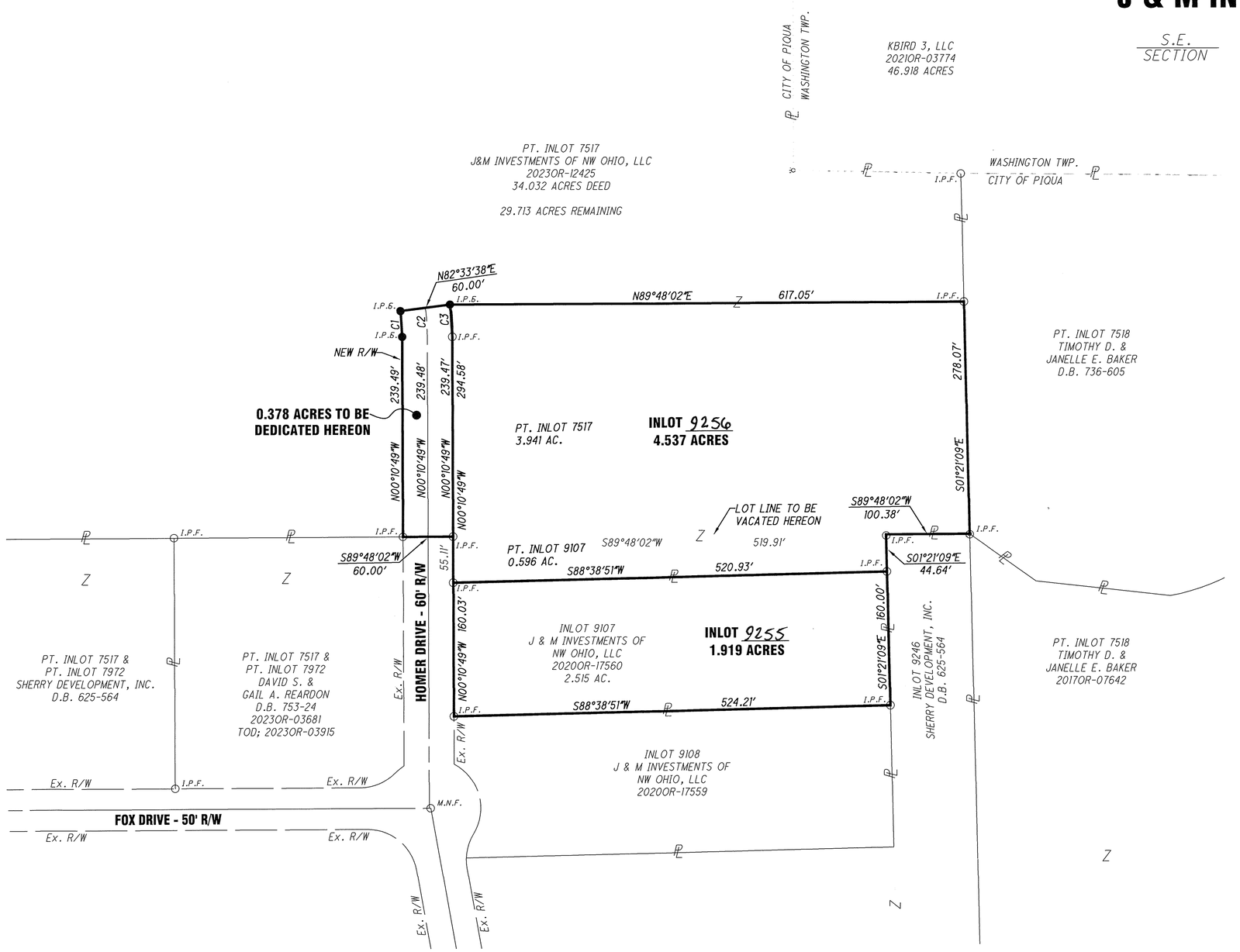
Jessica A Lopez
MIAMI COUNTY RECORDER

Ruthann George
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Mar 5, 2024.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grillist
BY DEPUTY AUDITOR



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

SCALE: 1"=100'

0 100 200

LEGEND

- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- EXISTING CORP. LIMITS

PLAT AUTHORIZATION AND DEDICATION

J & M INVESTMENTS OF NW OHIO, LLC, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS J & M REPLAT. FURTHERMORE, J & M INVESTMENTS OF NW OHIO, LLC, DEDICATES THE STREET AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Michael D Sherry
AUTHORIZED SIGNATURE

STATE OF OHIO
COUNTY OF Miami,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4, DAY OF March, 2024, BY Michael Sherry ON BEHALF OF J & M INVESTMENTS OF NW OHIO, LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

Melissa Slife
NOTARY PUBLIC

MELISSA SLIFE, Notary Public
In and for the State of Ohio
My Commission Expires May 19, 2027

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	245.00'	07°15'34"	31.04'	31.02'	N03°48'36"W
C2	275.00'	07°15'34"	34.84'	34.82'	N03°48'36"W
C3	305.00'	07°15'34"	38.64'	38.62'	N03°48'36"W

SURVEY REFERENCE
LOT SURVEY 20, PG. 92
LOT SURVEY 20, PG. 132
LOT SURVEY 20, PG. 190
LOT SURVEY 21, PG. 91
LOT SURVEY 21, PG. 92
LOT SURVEY 21, PG. 102
LOT SURVEY 22, PG. 82
LOT SURVEY 22, PG. 99
LOT SURVEY 23, PG. 78
LOT SURVEY 23, PG. 130
LAND SURVEY 8, PG. 193
LAND SURVEY 26, PG. 194
LAND SURVEY 29, PG. 28
LAND SURVEY 56, PG. 53
REC. P.B. 13, PG. 72
REC. P.B. 16, PG. 6
REC. P.B. 16, PG. 143
REC. P.B. 17, PG. 100
REC. P.B. 29, PG. 2
REC. 30, PG. 48
REC. 30, PG. 49

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 11th DAY OF December, 2023, THIS PLAT WAS REVIEWED AND APPROVED.

Gary M. Koenig
CHAIR

Eric J Mader
CLERK

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 2 DAY OF January, 2024, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-5-24.

MAYOR

Diana L Tamplin
CLERK

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 11TH DAY OF Dec, 2023.

CHAD HENRY
CITY OF PIQUA PLANNER

BEING A REPLAT OF PART INLOT 7517 AND INLOT 9107 AND BEING OWNED BY J & M INVESTMENTS OF NW OHIO, LLC IN 2023OR-12425 AND 2020OR-17560.

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

1-4-24
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	1-4-2024
DRAWN BY:	RMF
JOB NUMBER:	MIAPIQ2318
SHEET NUMBER	1 OF 1

SCARBROUGH REPLAT

VOLUME 30, PAGE 65
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00013
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/05/2024 09:15:49 AM
REFERENCES 0
RECORDING FEE
PAGES 1

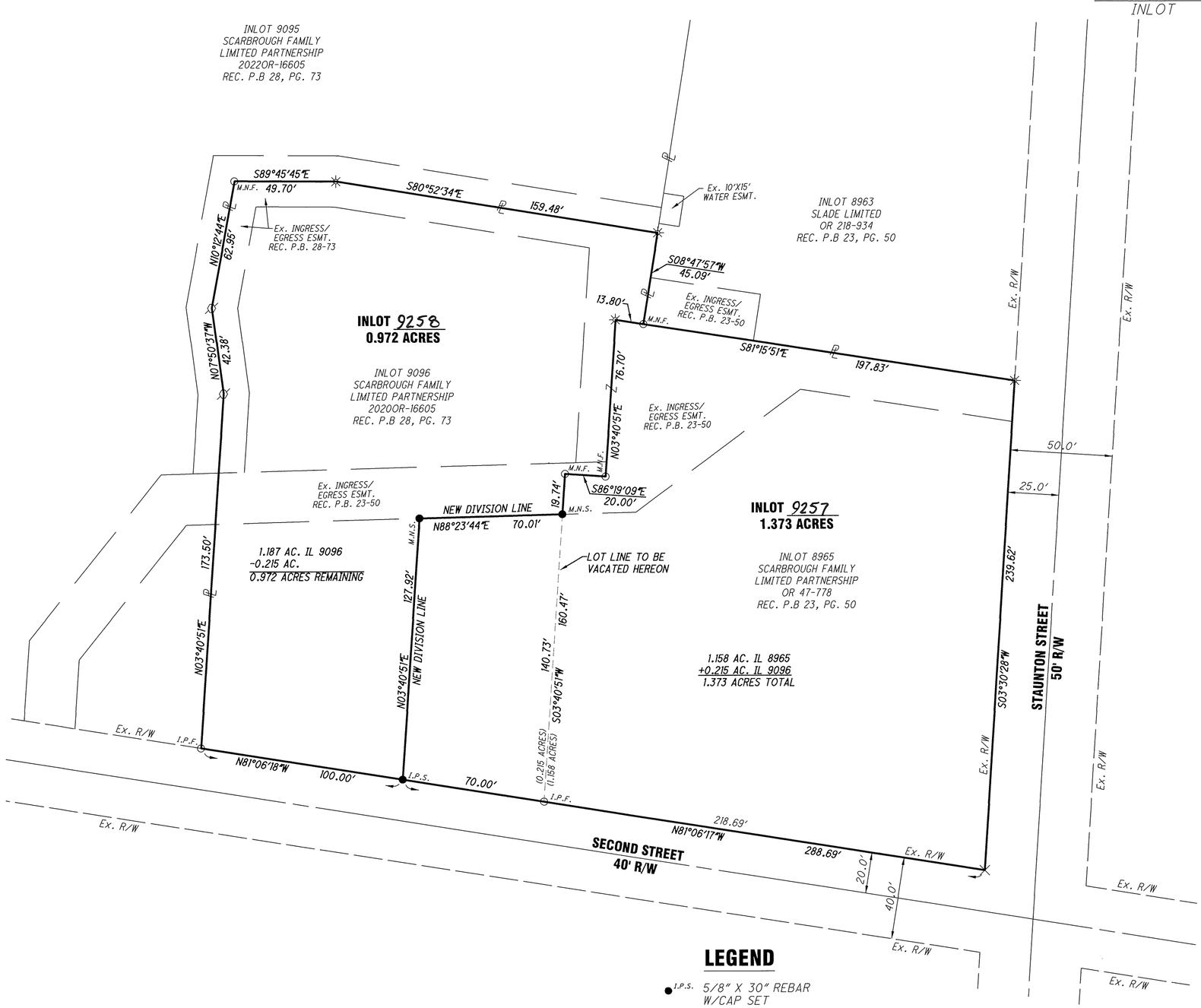
FEE $ 43.20

Jessica A Lopez — MIAMI COUNTY RECORDER
R. George — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Mar 5, 2024.

Matthew W Gearhardt — MIAMI COUNTY AUDITOR
Joyce Grillot — BY DEPUTY AUDITOR

INLOT 8965 & INLOT 9096 INLOT | PIQUA CITY | MIAMI, OHIO COUNTY



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

SCALE: 1"=40'

0 20 40 80

CONSENT TO REPLAT

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

OWNER: SCARBROUGH FAMILY LIMITED PARTNERSHIP

AUTHORIZED SIGNATURE — MANAGING MEMBER — TITLE

ACKNOWLEDGMENT

STATE OF COLORADO, Boulder COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF COLORADO, PERSONALLY APPEARED John Scarbrough, ON BEHALF OF SCARBROUGH FAMILY LIMITED PARTNERSHIP, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Boulder, COLORADO, THIS 29th DAY OF February, 2024.

NOTARY PUBLIC Jessica Miller
MY COMMISSION EXPIRES: June 24, 2027

JESSICA MILLER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194023764
MY COMMISSION EXPIRES JUN 24, 2027

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND
- ✳ MAG SPIKE FOUND
- × CUT "X" SET

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 28 DAY OF FEBRUARY, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

SURVEY REFERENCE
LOT SURVEY 10, PG. 162
LOT SURVEY 11, PG. 43
REC. P.B. 23, PG. 50
REC. P.B. 28, PG. 73
REC. P.B. 29, PG. 99

BEING A REPLAT INLOT 8965 & INLOT 9096 AND BEING OWNED BY THE SCARBROUGH FAMILY LIMITED PARTNERSHIP IN OFFICIAL RECORD 47, PAGE 778 AND 2020OR-16605.

Wesley D. Goubeaux — 2/21/2024
WESLEY D. GOUBEAUX, P.S. #8254 — DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	02-21-2024
DRAWN BY:	RMF
JOB NUMBER:	MIAPIQ2404
SHEET NUMBER	1 OF 1

ANNEXATION TO THE VILLAGE OF LAURA

UNION TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 3, TOWN 7, RANGE 4, NORTHEAST QUARTER

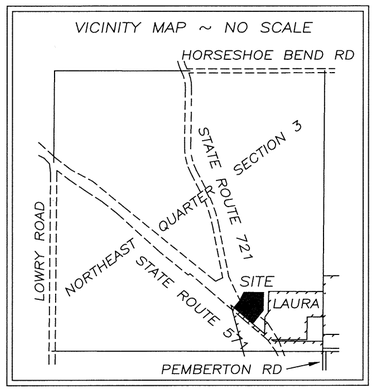
VOLUME 30 PAGE 66

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00014
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/05/2024 09:57:18 AM
REFERENCES 0

FEE $43.20

Jessica A Lopez — MIAMI COUNTY RECORDER
Ruthann George — BY DEPUTY RECORDER



VILLAGE OF LAURA

THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE VILLAGE OF LAURA, OHIO, BY ORDINANCE #24-02-220 ADOPTED THIS 12th DAY OF February, 2024

MAYOR — DATE 3-1-24

CLERK

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 15th DAY OF February, 2024. BY RESOLUTION NO. 24-02-220

WADE H. WESTFALL

GREGORY A. SIMMONS

TED S. MERCER

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 1ST DAY OF FEBRUARY, 2024.

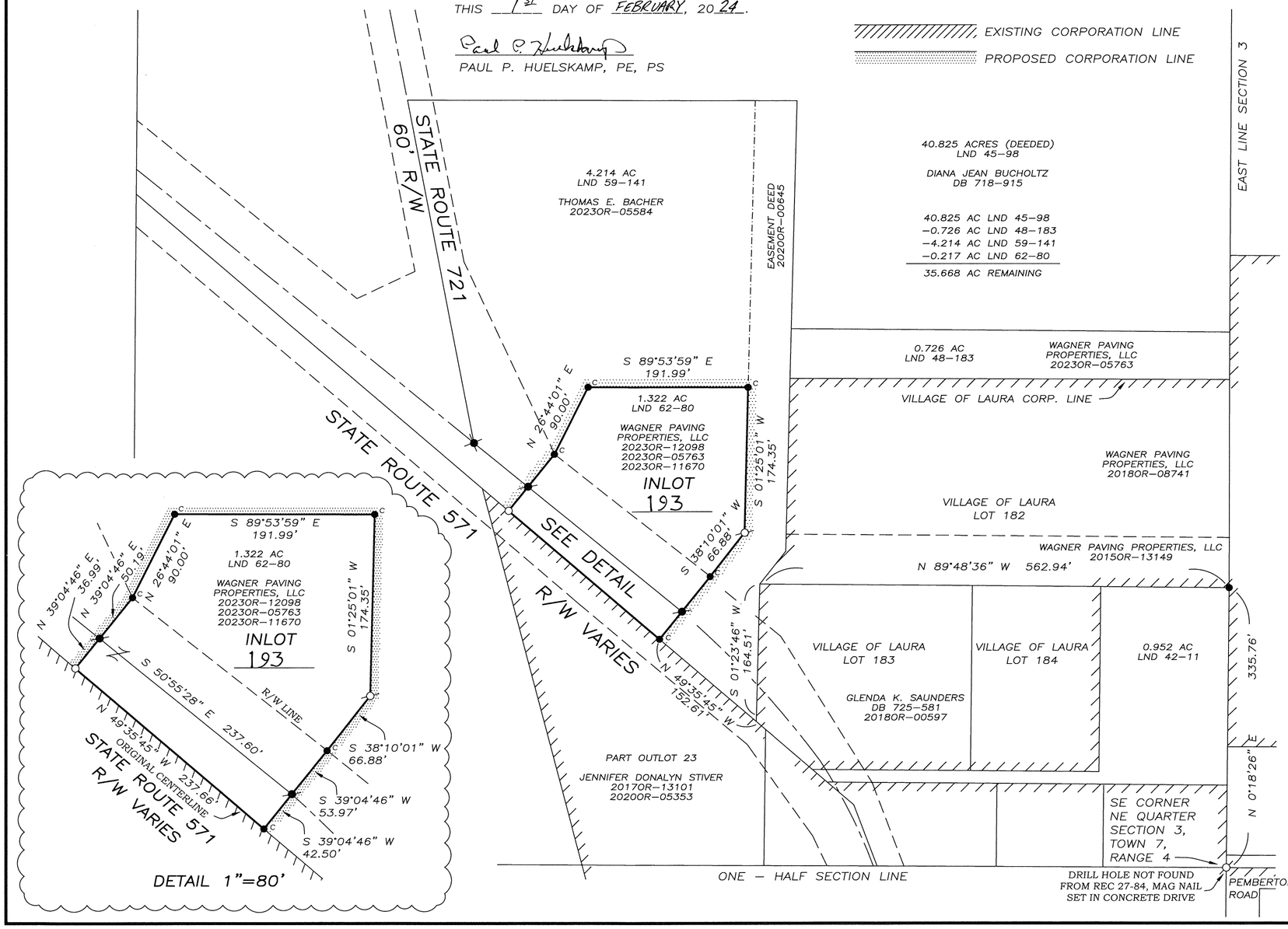
PAUL P. HUELSKAMP, PE, PS

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 5th DAY OF March, 2024.

Matthew L Geerhardt
MIAMI COUNTY AUDITOR

Joyce Grigsby
BY DEPUTY AUDITOR



DESCRIPTION

BEING A TOTAL OF 1.322 ACRES, AS SHOWN IN VOLUME 62, PAGE 80, MIAMI COUNTY ENGINEER'S LAND SURVEY RECORDS, AS ACQUIRED BY WAGNER PAVING PROPERTIES, LLC IN DOCUMENT 20230R-12098, (20230R-05763, 20230R-11670 PRIOR DEEDS) MIAMI COUNTY DEED RECORDS, LOCATED IN SECTION 3, TOWN 7, RANGE 4, IN UNION TOWNSHIP, MIAMI COUNTY, OHIO.

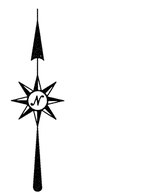
REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOLUME 62, PAGE 80
MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

LEGEND

- ○ 5/8" DIA. CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ●C CAPPED IRON PIN FOUND
- ⊘ MAG NAIL SET OVER IRON PIN FOUND
- ⊗ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

CERTIFICATION

THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 62, PAGE 80. I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

ANNEXATION PETITION RECORDED IN DOC. # 2024OR-02136

NOVEMBER 3, 2023	ANNEXATION PLAT FOR WAGNER PAVING IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:

Neil E. Teaford, P.S. #7724

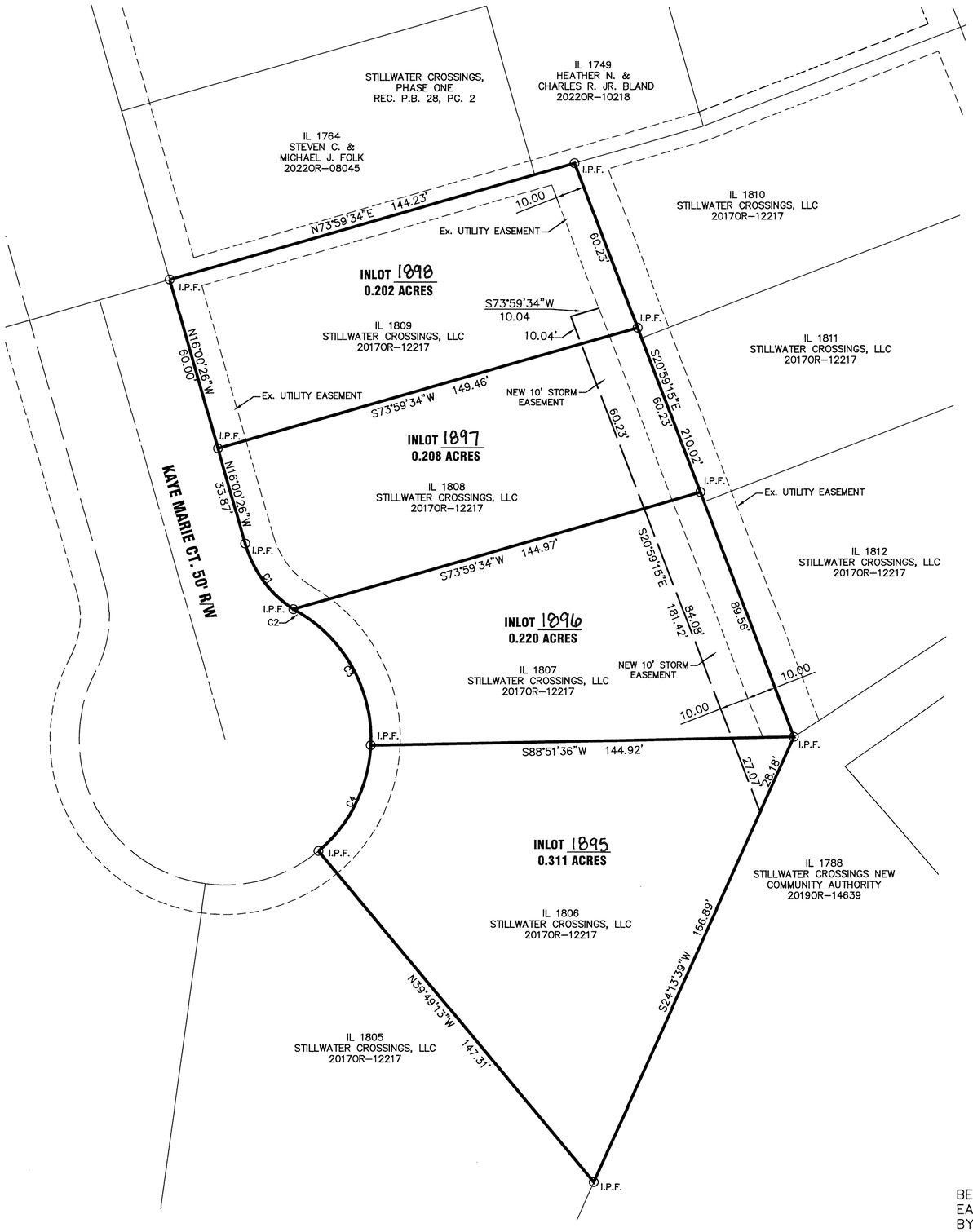
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

REPLAT OF INLOT 1806 - 1809
AT STILLWATER CROSSINGS, PHASE TWO

1806–1809 INLOT | WEST MILTON CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 67
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00015
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/08/2024 10:35:15 AM
REFERENCES 0
RECORDING FEE
PAGES 1



FEE $43.20

Jessica Lopez — Deputy
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED March 8th, 2024.

Matthew W. Greenwalt — Kindra Olson
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR

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

SCALE: 1"=30'
0 15 30 60

LEGEND

o I.P.F. IRON PIN FOUND

SURVEY REFERENCE
REC. P.B. 28, PG. 2
REC. P.B. 29, PG. 80

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	40.00'	28.48'	40°47'45"	27.88'	N36°24'19"W
C2	40.00'	2.07'	2°57'57"	2.07'	N58°17'10"W
C3	50.00'	54.40'	62°19'56"	51.75'	N28°36'11"W
C4	50.00'	41.55'	47°37'00"	40.37'	N26°22'17"E

VILLAGE OF WEST MILTON PLANNING BOARD

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 6th DAY OF MARCH, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

VILLAGE OF WEST MILTON COUNCIL

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED AND ACCEPTED.

NOT REQUIRED

MAYOR — CLERK OF COUNCIL

PLAT AUTHORIZATION AND DEDICATION

STILLWATER CROSSING, LLC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT, AS REFERENCED IN 20170R–12217, HAVE CAUSE THE AREA LOCATED IN THE VILLAGE OF WEST MILTON, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED AND KNOWN AS REPLAT OF INLOT 1806, INLOT 1807, INLOT 1808 AND INLOT 1809 OF STILLWATER CROSSINGS, PHASE TWO. FURTHERMORE, STILLWATER CROSSINGS, LLC, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

AUTHORIZED SIGNATURE

Manager
TITLE

STATE OF OHIO
COUNTY OF Montgomery
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January, 2024 BY Ronald D. Coffman ON BEHALF OF STILLWATER CROSSING, LLC.

Kendra Eifert
NOTARY PUBLIC

KENDRA EIFERT
Notary Public
State of Ohio
My Comm. Expires
March 29, 2028

BEING A REPLAT TO ESTABLISH A NEW STORM SEWER EASEMENT COVERING PARTS OF INLOTS 1806 – 1809, OWNED BY STILLWATER CROSSINGS, LLC, AS REFERENCED IN 20170R–12217, ORIGINALLY SHOWN ON STILLWATER CROSSINGS, PHASE TWO PLAT BOOK 29, PAGE 80.

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

1-30-2024
DATE

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 01/18/2024
DRAWN BY: AJP
JOB NUMBER: MIAWMI1901
SHEET NUMBER 1 OF 1

LAKEWOOD SUBDIVISION REPLAT

REPLAT OF INLOT 7326, PARTS OUTLOTS 147 & 148 & VACATION OF AN EXISTING EASEMENT CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 68

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00016
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/13/2024 03:13:09 PM
REFERENCES 0
RECORDING FEE
PAGES 2

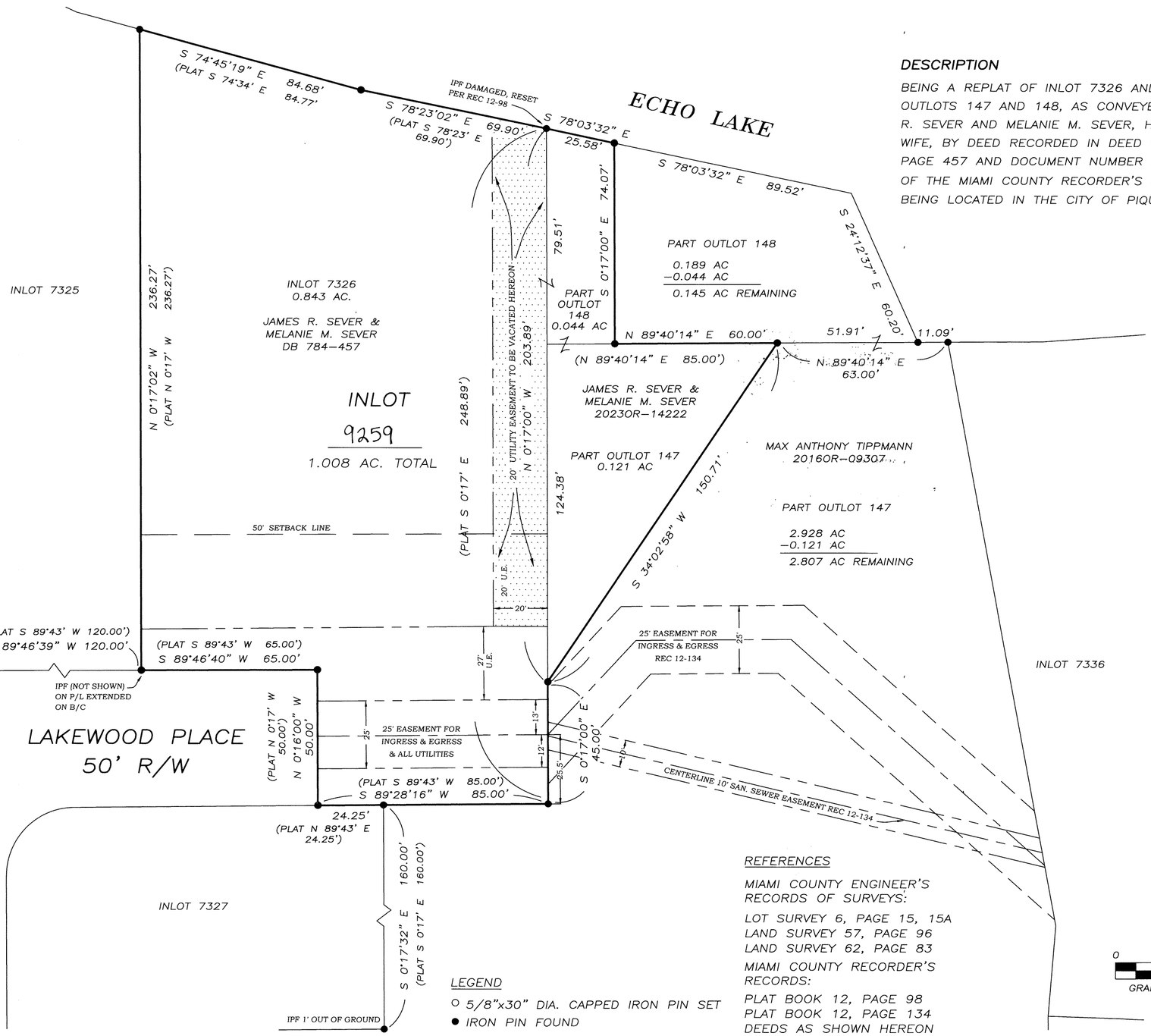
FEE $ 86.40

MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

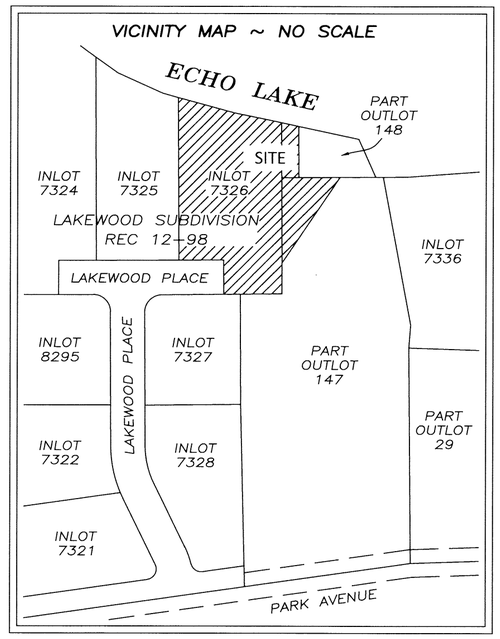
APPROVED AND TRANSFERRED March 13th, 2024

MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 7326 AND PARTS OUTLOTS 147 AND 148, AS CONVEYED TO JAMES R. SEVER AND MELANIE M. SEVER, HUSBAND AND WIFE, BY DEED RECORDED IN DEED BOOK 784, PAGE 457 AND DOCUMENT NUMBER 20230R–14222 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE CITY OF PIQUA.



SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37.

LEGEND

○ 5/8"x30" DIA. CAPPED IRON PIN SET
● IRON PIN FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:

LOT SURVEY 6, PAGE 15, 15A
LAND SURVEY 57, PAGE 96
LAND SURVEY 62, PAGE 83

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 12, PAGE 98
PLAT BOOK 12, PAGE 134
DEEDS AS SHOWN HEREON

REPLAT FOR JIM & MELANIE SEVER IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ JANUARY 8, 2024

STATE OF OHIO
THOMAS R. ZECHMAN
7077
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

LAKEWOOD SUBDIVISION REPLAT

REPLAT OF INLOT 7326, PARTS OUTLOTS 147 & 148
& VACATION OF AN EXISTING EASEMENT
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 68A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

CONSENT

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

OWNERS

James R. Sever
JAMES R. SEVER

Melanie M. Sever
MELANIE M. SEVER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF FEBRUARY, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JAMES R. SEVER AND MELANIE M. SEVER, HUSBAND AND WIFE, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kristie Lyn Huston
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-16-24

KRISTIE LYN HUSTON
Notary Public, State of Ohio
My Commission Exp, 06/16/2024

LIENHOLDER

Kyle M. Cooper
PARK NATIONAL BANK
BY: KYLE M. COOPER,
ASSISTANT VICE PRESIDENT,

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF February, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KYLE M. COOPER, ASSISTANT VICE PRESIDENT, PARK NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-7-2027

Diana Tamplin Notary Public, State of Ohio My Commission Expires: February 7th, 2027

CITY OF PIQUA PLANNING COMMISSION APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 11th DAY OF December, 2023, THIS PLAT WAS APPROVED.

Gary M. Koenig
CHAIR

GARY M. KOENIG
PRINTED NAME

Emily McCulla
CLERK

Emily McCulla
PRINTED NAME

CITY OF PIQUA CITY COMMISSION APPROVAL

AT A MEETING OF THE COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 2 DAY OF January, 2024, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-4-24

MAYOR

KRIS E. LEE
PRINTED NAME

Diana L Tamplin
CLERK

Diana L Tamplin
PRINTED NAME

ALLEY (BETWEEN LOT 7 AND 8) VACATION PLAT OF BLOOMERTOWN, (UNINCORPORATED) VILLAGE OF BLOOMER

SECTION 34, TOWN 10, RANGE 4

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 69

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00017
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/15/2024 10:46:34 AM
REFERENCES 0
RECORDING FEE
PAGES 1

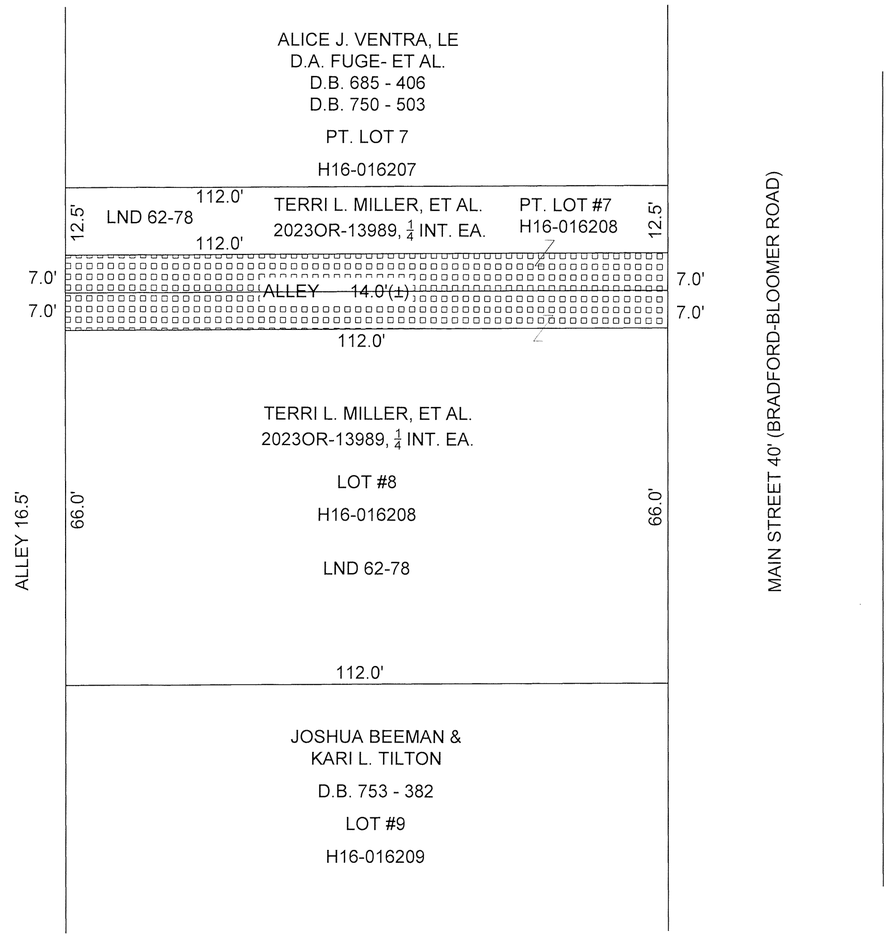
FEE $43.20

Jessica Lopez
MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

NORTH

20 10 0 20
GRAPHIC SCALE IN FEET
1"=20'



LEGEND

AREA TO BE VACATED

REFERENCES

RECORDER'S BOOK:
VOL. 1 PG. 486, 487
VOL. 3 PG. 75
LAND SURVEYS:
VOL. 62 PG. 78

PT. LOT 7 & LOT 8
OWNERSHIP KEY:
TERRI L. MILLER
JOHN S. FRANTZ
TODD E. FRANTZ
JIMMY D. FRANTZ
2023OR-13989; 1/4 INT. EA.

APPROVED AND AUTHORIZED BY THE BOARD OF TRUSTEES OF NEWBERRY TOWNSHIP BY RESOLUTION NO. 2024-01, 01/23/2024.

THIS PLAT SIGNED BY NEWBERRY TOWNSHIP TRUSTEES:

J. JASON SARGENT
NEWBERRY TWP. TRUSTEES — 2/14/2024 DATE

MIKE MANIACI
NEWBERRY TWP. TRUSTEES — 2/14/2024 DATE

GEORGE A. FURROW, JR.
NEWBERRY TWP. TRUSTEES — 02/23/2024 DATE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 31 DAY OF JANUARY, 2024.

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

NOTE: THE INTENT OF THIS VACATION PLAT IS TO VACATE ALL PORTIONS OF THE EAST-WEST ALLEY BETWEEN LOT 7 AND LOT 8 IN THE BLOOMERTOWN PLAT, (UNINCORPORATED) VILLAGE OF BLOOMER. DIMENSIONS AND LOCATION OF LOTS BASED ON RECORD PLAT VOL 1, PG 486, 487 AND LAND SURVEY VOL. 62, PG 78. THIS PLAT SHOULD BE UTILIZED FOR VACATION OF THE EAST-WEST ALLEY BETWEEN LOT 7 AND LOT 8 ONLY AND NOT FOR SURVEY OF INDIVIDUAL LOTS, CORNERS, ETC. DIMENSIONS SHOWN ARE ORIGINAL PLATTED DIMENSIONS. A DISCREPENCY OF ALLEY WIDTH SHOWN ON THE ORIGINAL PLAT AND SURVEY RECORDS EXISTS. THE VACATED ALLEY DIMENSION OF 14-FEET TOTAL WIDTH IS BASED UPON LAND SURVEY VOLUME 62, PAGE 78.

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 15th DAY OF March, 2024.

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 27th DAY OF February, 2024, BY RESOLUTION NO. 24-02-266.

GREGORY A. SIMMONS, PRES.
MIAMI COUNTY COMMISSIONER

TED S. MERCER, VICE PRES.
MIAMI COUNTY COMMISSIONER

WADE H. WESTFALL, MEMBER (Absent)
MIAMI COUNTY COMMISSIONER

PREPARED BY:

STATE OF OHIO
BRITT R. HAVENAR S-8266
REGISTERED PROFESSIONAL SURVEYOR

1/31/24

BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER
DATE: JANUARY 10, 2024

ANNEXATION TO THE CITY OF TIPP CITY

4	6	16 & 17	9.415	MONROE	MIAMI, OHIO
TOWN	RANGE	SECTION	ACRES	TOWNSHIP	COUNTY

VOLUME 30, PAGE 70
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00018
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/03/2024 09:56:14 AM
REFERENCES 0
RECORDING FEE
PAGES 1

ANNEXATION PROCEEDINGS RECORDED IN 2024OR-03240

FEE $43.20

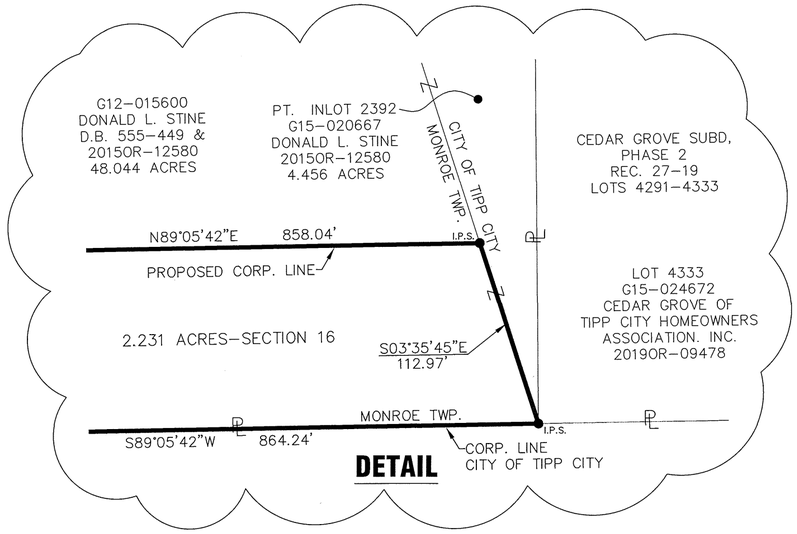
Jessica Lopez
MIAMI COUNTY RECORDER

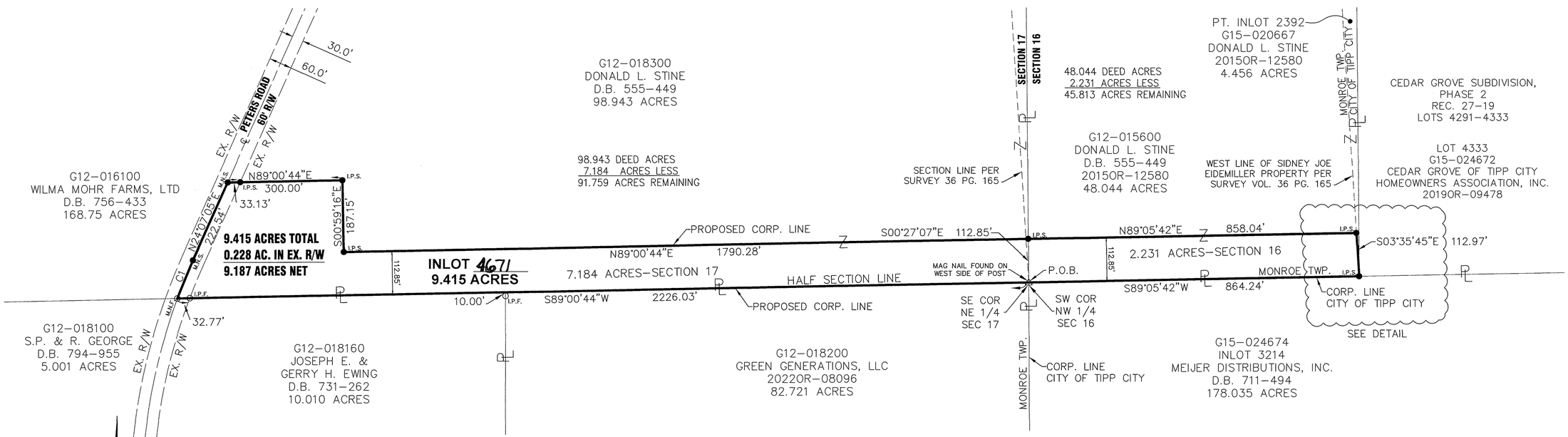
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED April 3rd, 2024.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kindra Olson
BY DEPUTY AUDITOR





CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	1510.85'	04°04'00"	107.23'	107.21'	N 22°17'45" E

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

SCALE: 1"=200'

0 100 200 400

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ○ M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- △ POST FOUND

SURVEY REFERENCE
LAND SURVEY 32, PAGE 166
LAND SURVEY 36, PAGE 165
LAND SURVEY 43, PAGE 6
LAND SURVEY 47, PAGE 6
LAND SURVEY 54, PAGE 125

CITY OF TIPP CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 4 DAY OF March, 2024, THIS PLAT WAS APPROVED AND ACCEPTED.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 1 DAY OF November, 2023.

Paul P. Hulshamp
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 12th DAY OF December, 2023

WADE H. WESTFALL, PRESIDENT

Gregory A. Simmons
GREGORY A. SIMMONS, VICE PRESIDENT

Ted S. Mercer
TED S. MERCER, MEMBER

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN JANUARY, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

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

9-6-2023
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 08-15-2023
DRAWN BY: MBK
JOB NUMBER: MIAMON2301
SHEET NUMBER 1 OF 1

NORTH BRANCH PASS PHASE 3

21 SECTION | 4 TOWN | 6 RANGE | MONROE TOWNSHIP | MIAMI COUNTY | OHIO STATE

PLAT BOOK 30, PAGE 71
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00019
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/24/2024 11:02:13 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

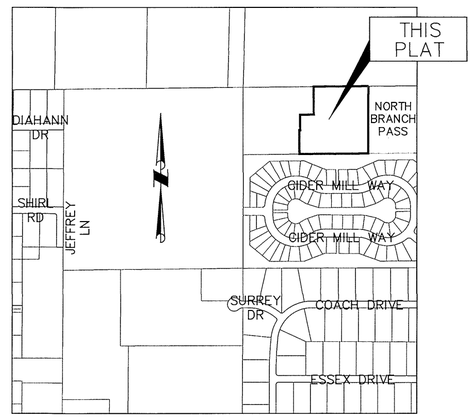
Jessica Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 24th DAY OF April, 2024

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Kindra Olinger
BY: DEPUTY AUDITOR



VICINITY MAP
N.T.S.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 5.316 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS NORTH BRANCH PASS, PHASE 3 AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2021OR-22091.

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

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

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

OWNER:
NORTH BRANCH LAND COMPANY, LLC

Dale A. Mosier Member
DALE A. MOSIER, MEMBER

OWNER:
NORTH BRANCH LAND COMPANY, LLC

B. M. member
BENJAMIN D. MOSIER, MANAGING MEMBER

STATE OF Ohio
COUNTY OF Miami, S.S.

BE IT REMEMBERED THAT ON THIS 28 DAY OF March, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DALE A. MOSIER, MEMBER AND BENJAMIN D. MOSIER, MANAGING MEMBER, OF NORTH BRANCH LAND COMPANY, LLC., TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Joy E. Hobbs
NOTARY PUBLIC

JOY E HOBBS
Notary Public
State of Ohio
My Comm. Expires
July 14, 2024

AREA SUMMARY

13 LOTS	2.605 ACRES
1 OPEN SPACE	2.012 ACRES
DEDICATED R/W	0.699 ACRES
TOTAL	5.316 ACRES

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 17th DAY OF April, 2024

Paul P. Huelskamp
MIAMI COUNTY ENGINEER by Brett R Havenar Chief Deputy

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 19th DAY OF MARCH, 2024 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23rd DAY OF April, 2024. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

Gregory A Simmons
GREGORY A. SIMMONS

Ted S Mercer
TED S. MERCER

Wade H. Westfall (Absent)
WADE H. WESTFALL

DESCRIPTION

BEING A SUBDIVISION CONTAINING 5.316 ACRES OUT OF A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWN 4, RANGE 6, BEING PART OF A 10.571 ACRE TRACT, OWNED BY NORTH BRANCH LAND COMPANY, LLC, AS RECORDED IN 2021OR-22091.

COVENANTS AND RESTRICTIONS

1.) PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2020OR-02562, OF THE MIAMI COUNTY RECORDER'S RECORDS.

2.) PARKING RESTRICTION: NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:

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

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWN 4, RANGE 6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 40 OF NORTH BRANCH PASS PHASE 2 AS RECORDED IN RECORD VOLUME 29 PAGES 25-25A;

THENCE, SOUTH 00°15'10" WEST, 497.13 FEET, ALONG THE WEST LINE OF SAID NORTH BRANCH PASS PHASE 2, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 36 OF SAID NORTH BRANCH PASS PHASE 2 AND THE NORTH LINE OF INLOT 3834 OF THE CURRY BRANCH SUBDIVISION PHASE 2 AS RECORDED IN RECORD VOLUME 20 PAGE 74-74D;

THENCE, SOUTH 89°29'40" WEST, 509.48 FEET, ALONG THE NORTH LINE OF SAID CURRY BRANCH SUBDIVISION, PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 00°30'20" WEST, 175.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°29'40" EAST, 7.23 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°30'20" WEST, 115.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°29'40" EAST, 101.70 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°30'20" WEST, 207.49 FEET, TO AN IRON PIN SET ON THE SOUTH LINE OF INLOT 3215, BEING OWNED BY U.S. BANK, N.A., TROY, OHIO, TRUSTEE, AS RECORDED IN OFFICIAL RECORD 208, PAGE 245;

THENCE, NORTH 89°33'04" EAST, 407.12 FEET, ALONG THE SOUTH LINE OF SAID U.S. BANK TRACT, TO THE PLACE OF BEGINNING.

CONTAINING 5.316 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND LEGAL HIGHWAYS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION WITH THE BEARINGS USED FOR SAME BEING BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

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

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

3-28-24
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

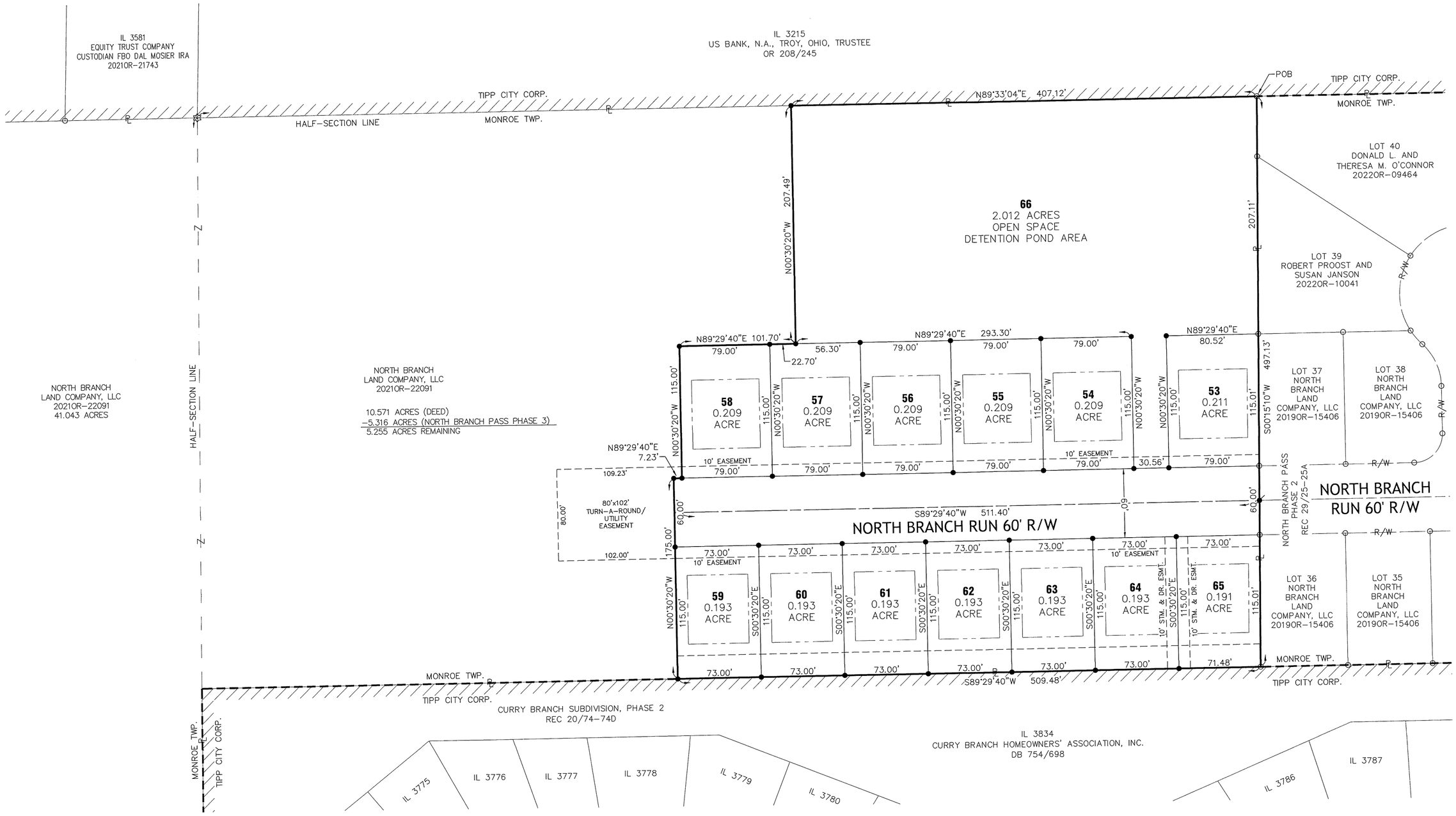
PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 03-28-2024
DRAWN BY: MPL
JOB NUMBER: MIAMON2201
SHEET NUMBER 1 OF 2

NORTH BRANCH PASS PHASE 3

PLAT BOOK 30, PAGE 71 -A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

21 SECTION | 4 TOWN | 6 RANGE | MONROE TOWNSHIP | MIAMI COUNTY | OHIO STATE



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

SCALE 1" = 60'

0 30 60 120

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- STONE FOUND
- BUILDING SETBACK LINE REAR=30' SIDE=10' FRONT=25'
- EASEMENT LINE
- EXISTING SUBDIVISION LINE
- CORPORATION LINE

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 7.5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN. OTHER EASEMENTS ARE AS SHOWN.

2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

3.) NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.

4.) THE OPEN SPACE LOT IS DEDICATED AS A UTILITY EASEMENT.

DEED REFERENCE

20210R-22091

SURVEY REFERENCE

LND. SUR. Vol. 32, PG. 77
LND. SUR. Vol. 32, PG. 90
LND. SUR. Vol. 59, PG. 137
LND. SUR. Vol. 61, PG. 4
REC. P.B. Vol. 17, PG. 30
REC. P.B. Vol. 18, PG. 81
REC. P.B. Vol. 20, PGS. 74-74D
REC. P.B. Vol. 26, PG. 18
REC. P.B. Vol. 26, PG. 35
REC. P.B. Vol. 29, PG. 25-25A

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

DATE: 03-28-2024
DRAWN BY: MPL
JOB NUMBER: MIAMON2201
SHEET NUMBER 2 OF 2

INDIAN RIDGE SUBDIVISION, SECTION 7 REPLAT

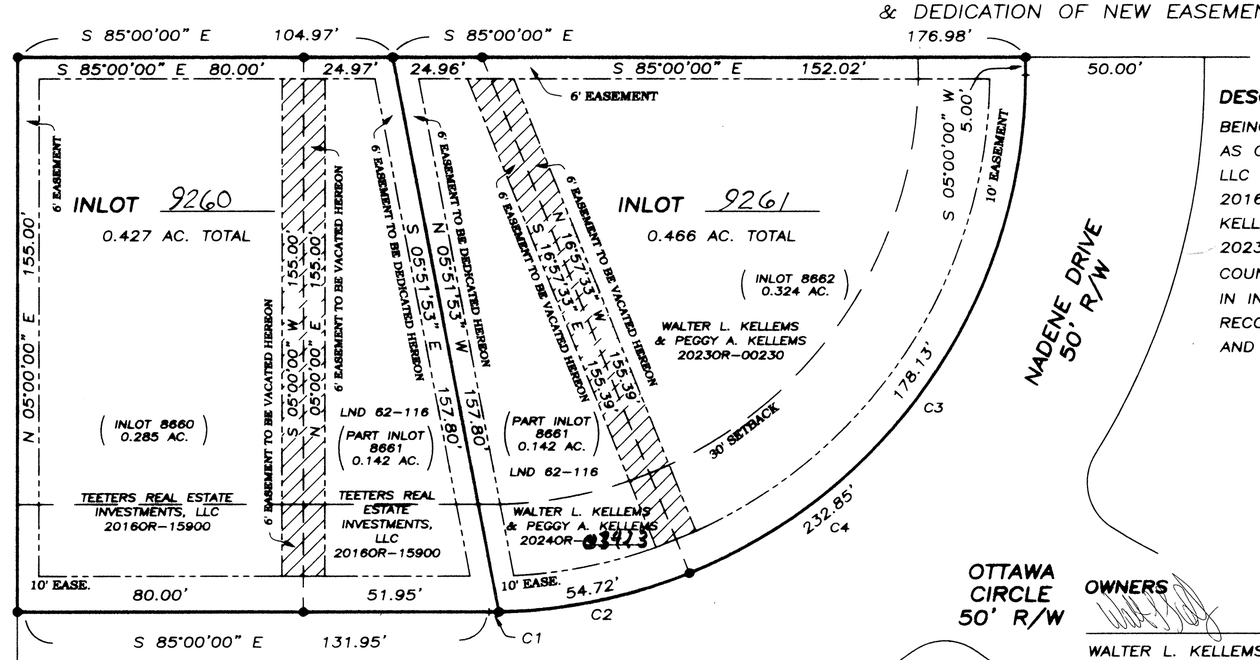
CITY OF PIQUA, MIAMI COUNTY, OHIO

REPLAT OF INLOTS 8660, 8661 & 8662
& VACATION OF EXISTING EASEMENTS
& DEDICATION OF NEW EASEMENTS AS SHOWN HEREON

VOLUME 30 PAGE 72
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00020
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/07/2024 03:29:34 PM
REFERENCES 0
RECORDING FEE
PAGES 1

C1	C2	C3	C4
L=2.76'	L=54.72'	L=178.13'	L=232.85'
Δ=01°03'22"	Δ=20°54'05"	Δ=68°02'30"	Δ=88°56'35"
R=150.00'	R=150.00'	R=150.00'	R=150.00'
CH=N 85°31'51" W 2.76'	CH=S 83°29'26" W 54.42'	CH=S 39°01'19" W 167.85'	CH=S 49°28'21" W 210.17'



DESCRIPTION

BEING A REPLAT OF INLOTS 8660, 8661 AND 8662 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT 2016OR-15900 AND CONVEYED TO WALTER L. KELLEMS AND PEGGY A. KELLEMS IN DOCUMENTS 2023OR-00230 AND 2024OR-03423 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, SECTION 7 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 123 AND LOTSPLIT FILED IN LAND SURVEY 62, PAGE 116.

FEE $ 43.00

MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED May 7, 2024

MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR

CONSENT

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

OWNERS

WALTER L. KELLEMS

PEGGY A. KELLEMS

OWNER

Julie A. Alexander, Managing Member

TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF April, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WALTER L. KELLEMS AND PEGGY A. KELLEMS, HUSBAND AND WIFE, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: N/A

NATHANIEL J. FUNDERBURG, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
O.R.C. Section 147.03

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF April, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: N/A

NATHANIEL J. FUNDERBURG, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
O.R.C. Section 147.03

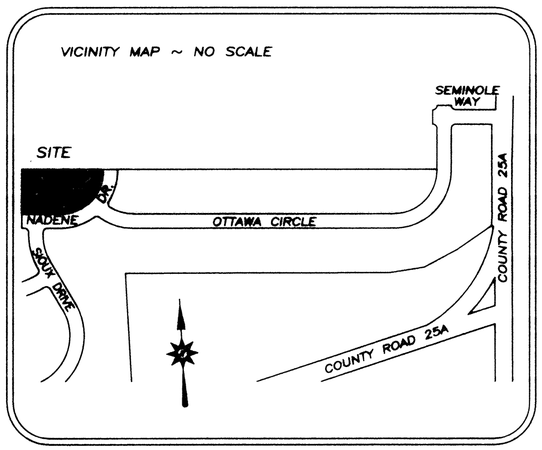
CITY OF PIQUA PLANNING COMMISSION APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 13 DAY OF March, 2024, THIS PLAT WAS APPROVED.

Bradley C. Bubp — CHAIR — BRADLEY C. BUBP — PRINTED NAME

Emily McCulla — CLERK — Emily McCulla — PRINTED NAME

VICINITY MAP ~ NO SCALE



CITY OF PIQUA CITY COMMISSION APPROVAL

AT A MEETING OF THE COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 9 DAY OF April, 2024, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-65-24

MAYOR

Kris E Lee — PRINTED NAME

Diana L Tamplin — CLERK

Diana L Tamplin — PRINTED NAME

NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 7, IN VOLUME 19, PAGE 123A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION SEVEN WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

LEGEND

● 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 19, PAGE 123, 123A
VOLUME 27, PAGE 16

MIAMI COUNTY ENGINEER'S LAND SURVEY RECORD:
VOLUME 62, PAGE 116

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

REPLAT OF INLOTS 8660, 8661 & 8662
IN THE CITY OF PIQUA ~ FEBRUARY 21, 2024

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

MCKAIG ROAD REPLAT

REPLAT OF INLOTS 11365 & 11366
CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 73

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00021
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/16/2024 09:45:03 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

Jessica A. Lopez / Christine Ward
MIAMI COUNTY RECORDER / BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 16, 2024.

Matthew W Gearhardt / Linda Olyer
MIAMI COUNTY AUDITOR / BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOTS 11365 & 11366 AS CONVEYED TO LINDA F. ROCCO, UNMARRIED, BY DEED BOOK 568, PAGE 542 AND OFFICIAL RECORD 220, PAGE 913 OF THE MIAMI COUNTY RECORDER'S RECORDS, AS ANNEXED IN PLAT BOOK 28, PAGE 51, TO THE CITY OF TROY, MIAMI COUNTY, OHIO.

CONSENT

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

OWNERS

Linda F. Rocco
LINDA F. ROCCO

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 13th DAY OF MAY, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LINDA F. ROCCO, UNMARRIED, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Julie Lynn Morrison
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/19/2026

JULIE LYNN MORRISON
Notary Public
State of Ohio
My Comm. Expires
December 19, 2026

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF March, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

Donald A. McGarry / Sue G. Knight
CHAIRMAN / SECRETARY

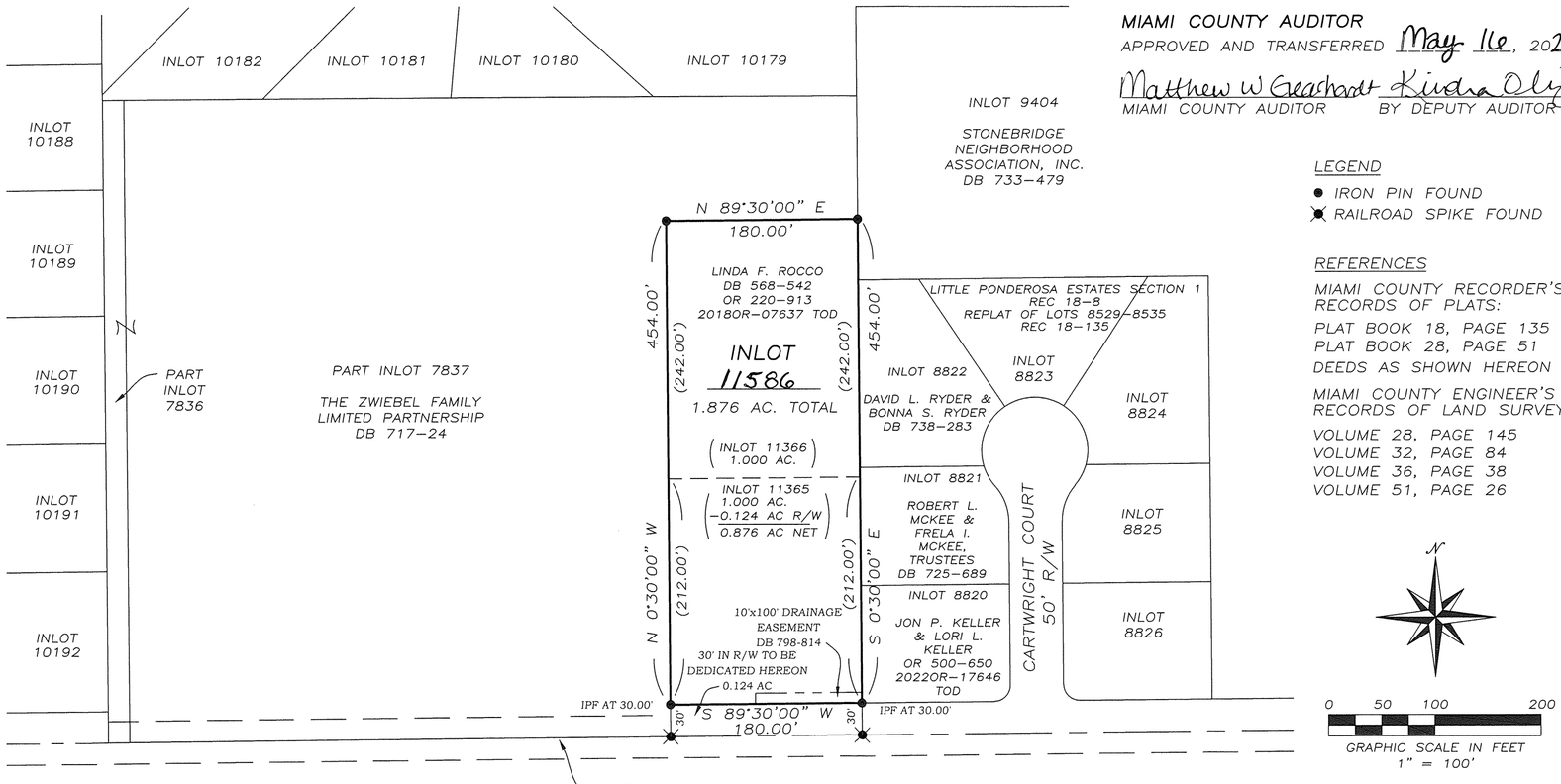
CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 15th DAY OF April, 2024, THIS PLAT WAS APPROVED BY ORDINANCE 0-14-2024, EFFECTIVE 5-15, 2024

Robin A. Oda / William G. Rozell / Sue G. Knight
MAYOR / PRESIDENT OF COUNCIL / CLERK OF COUNCIL

CITY OF TROY ENGINEER

THIS RECORD PLAT WAS REVIEWED AND APPROVED THIS 9TH DAY OF MAY, 2024



LEGEND

- ● IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
PLAT BOOK 18, PAGE 135
PLAT BOOK 28, PAGE 51
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 28, PAGE 145
VOLUME 32, PAGE 84
VOLUME 36, PAGE 38
VOLUME 51, PAGE 26

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 7433-37.

MONUMENTATION STATEMENT

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

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

REPLAT FOR LINDA ROCCO
IN THE CITY OF TROY

PREPARED BY:

Michael W. Cozatt 4/10/24
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST., SUITE 1140
JOB NO. _____
MARCH 8, 2024
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

Replat of Inlot 9234 & Inlot 9236, Scarbrough Replat

Situated in the City of Piqua, County of Miami and State of Ohio, being part of the Northwest Corner of the Northwest Quarter of Section 25, Township 1 East, Range 12 North, and being a Replat of Inot 9234 & Inlot 9236, Scarbrough Replat, as recorded in Plat Vol. 29, Pg. 100, Miami County Ohio Records, and being the same parcel as conveyed to Storage of America, LLC, Inst. 2023OR-12597, Miami County Records

Volume 30, Page 74
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00022
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/23/2024 11:30:54 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

General Notes

1. The basis of bearings is the Ohio State Plane Coordinate System, North Zone (3401), NAD83 (CORS). As determined by a VRS & RTK GPS survey. Distances are shown in ground.

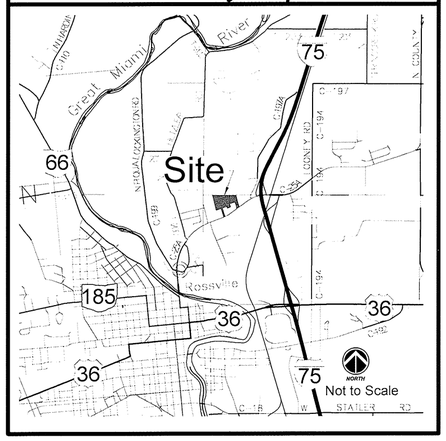
2. Pertinent documents include plats and deeds as shown hereon, surveys on file at the County Map office, ODOT Right of way plans and county tax maps.

3. Monuments found or set are in good condition and flush with the ground unless otherwise noted. All iron pins set are 5/8" wide x 30" long with a pink identification cap stamped "DEWITT S-8625".

4. Easements shown are from First American Title Insurance Company Title Commitment No. NCS-1185010-INDY with an effective date of July 11, 2023 at 7:30 AM.

5. This parcel is vacant land.

Vicinity Map



Prepared For

American National

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd
Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Network reference #20231553
Survey Updates: surveys@amnational.net

Prepared By

Cardinal Precision Surveying, LLC
2715 Virginia Ridge Road
Philo, OH 43771
(330) 603-0264
www.cardinalprecisionsurveying.com
adewitt@cardinalprecisionsurveying.com
CPS Site No. 23086, 23071

Revisions

BY:	DATE:	COMMENT:
AJD	12.04.2023	FIRST DRAFT
AJD	12.05.2023	CHANGE SHEET TO 18X24 (CO. COMMENT)
AJD	12.06.2023	ADD INLOT 9236 (COUNTY COMMENT)
AJD	12.11.2023	COUNTY COMMENTS

Owners Acceptance

Storage of America, LLC, the owner of the land included within this plat have caused the area located in the City of Piqua, Ohio encompassed by this plat, to be surveyed, platted, and known as Scarbrough Replat of Inlot 9234 and Inlot 9236.

Furthermore, the undersigned representative of, owner of the lands shown hereon, do hereby assent to and accept this lot split of the same and acknowledge that the same was made at my request.

RB Williams
Owner

Owner

NOTARY:
State of Utah
Davis County

Before me, a notary public in and for said County and State, personally appeared the above named representative of Storage of America, LLC who acknowledged the foregoing instrument and signing of this plat to be his/her (their) own free act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at North Salt Lake, ~~Ohio~~ Utah this 5th day of March, 2024

Notary Public

5-24-2025
My Commission Expires

DAN BADDLEY
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 718317
COMM. EXP. 5-24-2025

Owners Acceptance

Limited Partnership

Scarbrough Family ~~Trust~~, the owner of the land included within this plat have caused the area located in the City of Piqua, Ohio encompassed by this plat, to be surveyed, platted, and known as Scarbrough Replat of Inlot 9234 and Inlot 9236.

Furthermore, the undersigned representative of, owner of the lands shown hereon, do hereby assent to and accept this lot split of the same and acknowledge that the same was made at my request.

~~Jake~~ Scarbrough

NOTARY:
State of Colorado
Boulder County

Limited Partnership

Before me, a notary public in and for said County and State, personally appeared the above named representative of Scarbrough Family ~~Trust~~, who acknowledged the foregoing instrument and signing of this plat to be his/her (their) own free act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at Boulder, ~~Ohio~~ Colorado this 1st day of April, 2024

Notary Public

Jun 29, 2027
My Commission Expires

DANIEL MANN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234023323
MY COMMISSION EXPIRES JUN 20, 2027

Miami County Recorder

Jessica Lopez
Miami County Recorder

Dani Mascari
By Deputy Recorder

Miami County Auditor:

Approved and Transferred May 23, 2024

Matthew W Gearhardt
Miami County Auditor

Joyce Guilliat
By Deputy Auditor

City of Piqua ~~Planning Commission~~

~~At a meeting of the Planning Commission of the City of Piqua, Ohio, held this ____ day of _____, 20____. This plat was reviewed and approved.~~

~~Chair~~ Chad Henry
City Planner

5/23/24
~~Clerk~~ Date

~~City Commission of the City of Piqua~~

~~At a meeting of the City Commission of the City of Piqua, Ohio, held this ____ day of _____, 20____. This plat was approved by Resolution No. _____~~

~~Mayor~~

~~Clerk~~

Certification

Piqua Ohio - 20231553
N County Road 25A
Piqua, Ohio 45356

I certify that the parcel shown hereon has been surveyed by me or under my direct supervision in accordance with the Minimum Standards For Boundary Surveys, Ohio Administrative Code, Chapter 4733.37.

Alaina J. DeWitt, P.S. Professional Surveyor
No. 8625 in the State of Ohio
Date: December 11, 2023
Field Date: September, 2023

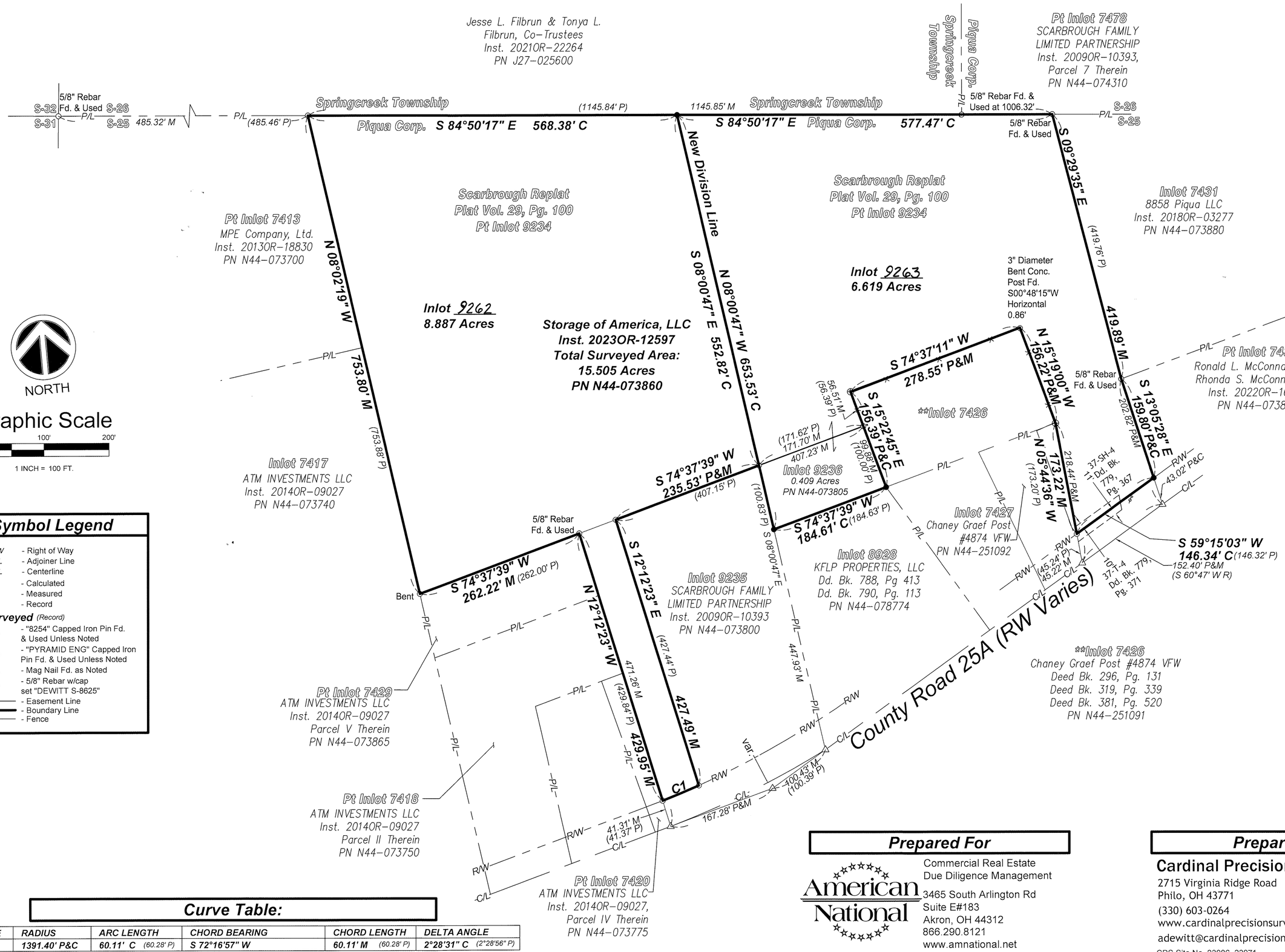
02.26.24
Date

STATE OF OHIO
ALAINA J. DEWITT
S-8625
REGISTERED
PROFESSIONAL SURVEYOR

Replat of Inlot 9234 & Inlot 9236, Scarbrough Replat

Volume 30, Page 74 -A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Situated in the City of Piqua, County of Miami and State of Ohio, being part of the Northwest Corner of the Northwest Quarter of Section 25, Township 1 East, Range 12 North, and being a Replat of Inot 9234 & Inlot 9236, Scarbrough Replat, as recorded in Plat Vol. 29, Pg. 100, Miami County Ohio Records, and being the same parcel as conveyed to Storage of America, LLC, Inst. 2023OR-12597, Miami County Records



Symbol Legend

R/W	- Right of Way
P/L	- Adjoiner Line
C/L	- Centerline
C	- Calculated
M	- Measured
R	- Record
Surveyed *(Record)*	
○	- "8254" Capped Iron Pin Fd. & Used Unless Noted
⊕	- "PYRAMID ENG" Capped Iron Pin Fd. & Used Unless Noted
△	- Mag Nail Fd. as Noted
●	- 5/8" Rebar w/cap set "DEWITT S-8625"
———	- Easement Line
═══	- Boundary Line
—X—	- Fence

Curve Table:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1391.40' P&C	60.11' C (60.28' P)	S 72°16'57" W	60.11' M (60.28' P)	2°28'31" C (2°28'56" P)

Prepared For

American National

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd
Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Network reference #20231553
Survey Updates: surveys@amnational.net

Prepared By

Cardinal Precision Surveying, LLC
2715 Virginia Ridge Road
Philo, OH 43771
(330) 603-0264
www.cardinalprecisionsurveying.com
adewitt@cardinalprecisionsurveying.com
CPS Site No. 23086, 23071

EMERSON CROSSING PHASE THREE

PLAT BOOK 30 PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00023
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/29/2024 09:01:24 AM
REFERENCES 0
RECORDING FEE
PAGES 2

6 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 6.730 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS EMERSON CROSSING PHASE THREE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 20200R-06972.

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

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

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

OWNER:
HORIZON WEST TROY, LLC
Bart E. Denlinger manager
BART DENLINGER, MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 1 DAY OF April, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HORIZON WEST TROY, LLC, BY BART DENLINGER ITS MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Angela S Benedict
NOTARY PUBLIC IN AND FOR STATE OF OHIO

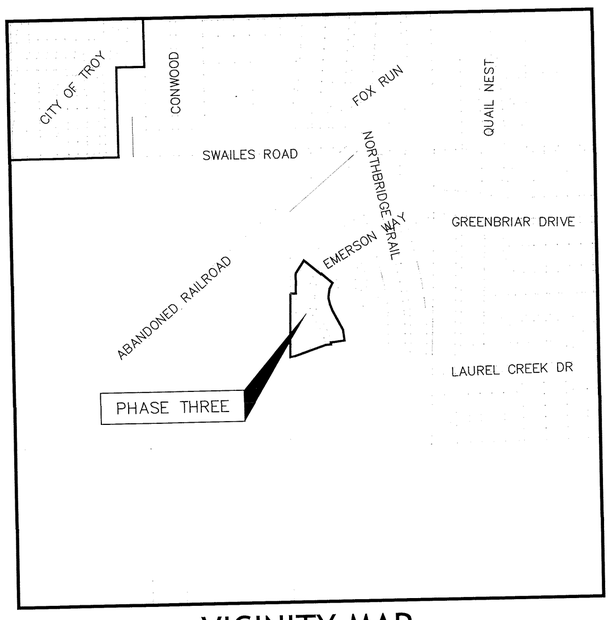
NOTARIAL SEAL STATE OF OHIO
Angela S Benedict
Notary Public-State of Ohio
My Comm. Exp. Aug.14,2027

MORTGAGEE: GREENVILLE NATIONAL BANK
REPRESENTATIVE
SENIOR VICE PRESIDENT
TITLE

STATE OF OHIO, COUNTY OF Darke, S.S.
BE IT REMEMBERED THAT ON THIS 29th DAY OF March, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Samuel A Suter, Senior Vice President, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO
Matthew S. Kolb
Notary Public-State of Ohio
My Comm. Exp July 13, 2024



VICINITY MAP
N.T.S.

FEE $ 86.40
Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Jean R. Pence
DEPUTY

TRANSFERRED THIS 29 DAY
OF May, 2024
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Annette Denman
BY: DEPUTY AUDITOR

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 6.730 ACRES OUT OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWN 4, RANGE 6, AS SHOWN ON LAND SURVEY 40 PAGE 80 AND OWNED BY HORIZON WEST TROY, LLC, AS RECORDED IN 20200R-06972.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 20210R-05303 OF THE MIAMI COUNTY RECORDER'S RECORDS.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.

2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.

3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS JUDGMENT.

4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).

5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.

6. HORIZON WEST TROY, LLC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 23 DAY OF MAY, 2024.

Paul P. Hubbard
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 19th DAY OF MARCH, 2024 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN, SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 28 DAY OF MAY, 2024, APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

Gregory A. Simmons
COMMISSIONER
GREGORY A. SIMMONS

Ted S. Mercer
COMMISSIONER
TED S. MERCER

COMMISSIONER
WADE H. WESTFALL

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

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

3-25-24
DATE

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

DATE: 03-25-2024
DRAWN BY: MPL
JOB NUMBER: MIACON2401
SHEET NUMBER 1 OF 2

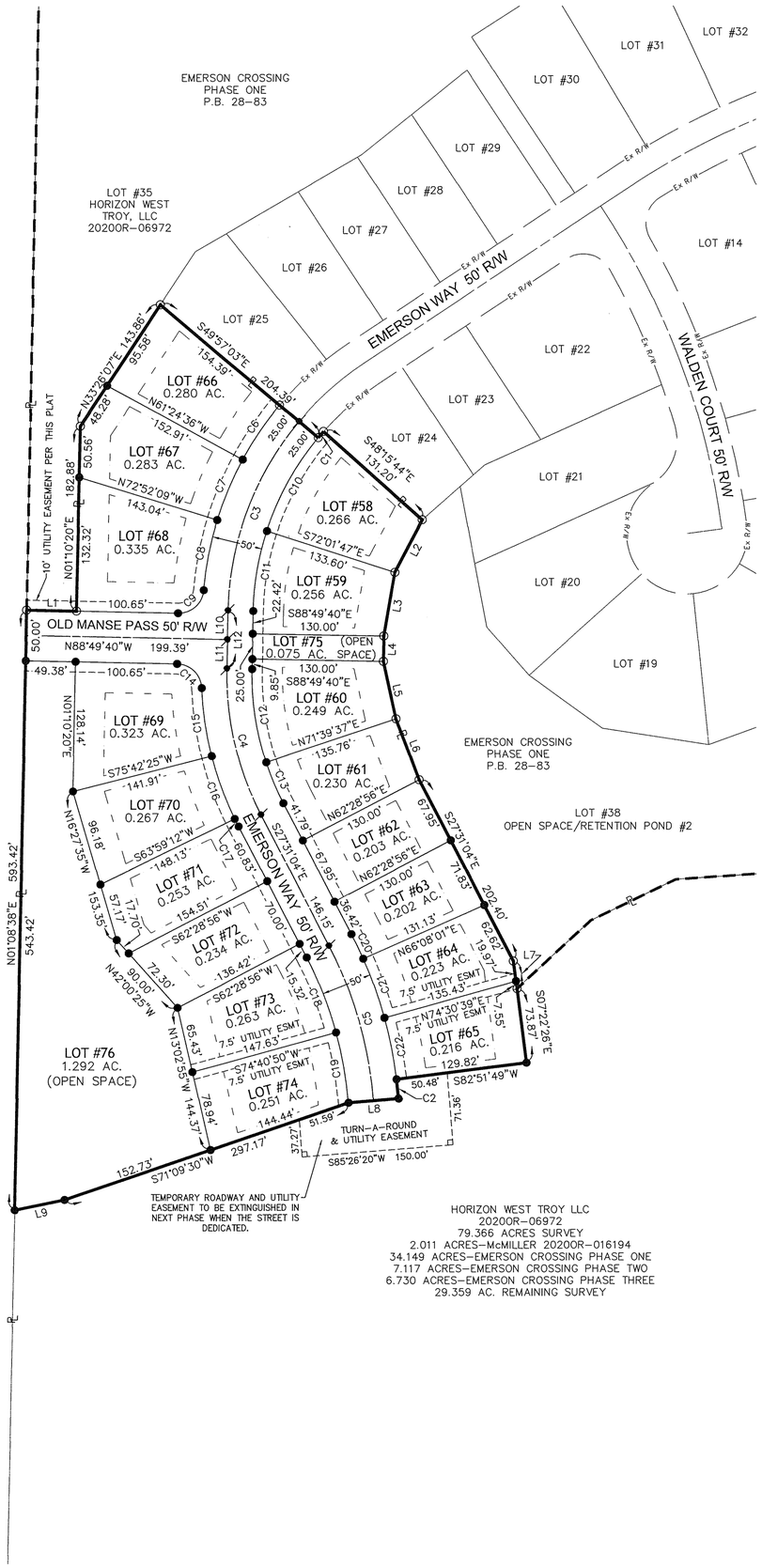
EMERSON CROSSING PHASE THREE

6 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE

PLAT BOOK 30 PAGE 75 – A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	275.00'	8.10'	01°41'19"	8.10'	N40°53'36"E
C2	425.00'	19.10'	02°34'31"	19.10'	S05°50'55"E
C3	300.00'	203.56'	38°52'37"	199.68'	S20°36'38"W
C4	300.00'	150.22'	28°41'24"	148.66'	S13°10'22"E
C5	400.00'	160.27'	22°57'23"	159.20'	S16°02'22"E
C6	325.00'	65.00'	11°27'33"	64.89'	S34°19'10"W
C7	325.00'	65.00'	11°27'33"	64.89'	S22°51'37"W
C8	325.00'	70.67'	12°27'32"	70.53'	S10°54'05"W
C9	25.00'	37.74'	86°30'02"	34.26'	S47°55'19"W
C10	275.00'	105.97'	22°04'44"	105.32'	S29°00'35"W
C11	275.00'	80.63'	16°47'53"	80.34'	S09°34'17"W
C12	275.00'	93.65'	19°30'43"	93.20'	S08°35'02"E
C13	275.00'	44.05'	09°10'40"	44.00'	S22°55'44"E
C14	25.00'	37.74'	86°30'02"	34.26'	S45°34'39"E
C15	325.00'	67.87'	11°57'56"	67.75'	S08°18'37"E
C16	325.00'	66.48'	11°43'13"	66.37'	S20°09'11"E
C17	325.00'	8.53'	01°30'15"	8.53'	S26°45'56"E
C18	375.00'	79.84'	12°11'54"	79.69'	S21°25'07"E
C19	375.00'	70.41'	10°45'30"	70.31'	S09°56'25"E
C20	425.00'	27.08'	03°39'05"	27.08'	S25°41'31"E
C21	425.00'	62.14'	08°22'37"	62.08'	S19°40'40"E
C22	425.00'	61.96'	08°21'11"	61.90'	S11°18'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.40'	S88°49'40"E
L2	58.78'	S27°33'44"W
L3	64.01'	S09°49'55"W
L4	25.00'	S01°10'20"W
L5	58.01'	N12°32'49"W
L6	64.44'	S20°47'39"E
L7	27.52'	S07°22'26"E
L8	50.00'	S85°26'20"W
L9	50.39'	S78°13'49"W
L10	28.64'	S01°10'20"W
L11	28.64'	S01°10'20"W
L12	57.27'	S01°10'20"W



AREA SUMMARY

17 BUILDING LOTS	4.303 AC.
2 DEDICATED OPEN AREAS	1.367 AC.
DEDICATED NEW STREET R/W	1.060 AC.
TOTAL	6.730 ACRES

SURVEY REFERENCE

LND. SUR. VOL. 40, PG. 31
LND. SUR. VOL. 40, PG. 80
LND. SUR. VOL. 41, PG. 40
LND. SUR. VOL. 47, PG. 39
LND. SUR. VOL. 59, PG. 192
REC. P.B. VOL. 13, PG. 33
REC. P.B. VOL. 13, PG. 63
REC. P.B. VOL. 15, PG. 29
REC. P.B. VOL. 16, PG. 92
REC. P.B. VOL. 16, PG. 99
REC. P.B. VOL. 28, PG. 83
REC. P.B. VOL. 30, PG. 25

DEED REFERENCE

HORIZON WEST TROY, LLC
20200R–06972

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

SCALE 1" = 100'
0 50 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- ◎ IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- BUILDING SETBACK LINE (SEE NOTE)
- CX CURVE NUMBER
- LX LINE NUMBER
- EXISTING SUBDIVISION LINE

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN.

2.) ALL LOTS ARE SUBJECT TO A 30' FRONT SETBACK, 30' REAR SETBACK, AND 7.5' SIDE SETBACK.

3.) ALL OPEN SPACE LOTS ARE DESIGNATED AS DRAINAGE EASEMENTS FOR THE CONSTRUCTION OF STORM WATER RETENTION BASINS, STORM SEWERS, AND DRAINAGE WAYS.

4.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

LEGAL DESCRIPTION

BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 35 OF EMERSON CROSSING PHASE ONE, AS RECORDED IN PLAT BOOK 28, PAGE 83 OF THE MIAMI COUNTY RECORDER'S OFFICE, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED;

THENCE, SOUTH 88°49'40" EAST, 49.40 FEET, ALONG THE SOUTH LINE OF SAID LOT 35, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 35;

THENCE, NORTH 01°10'20" EAST, 182.88 FEET, ALONG THE EAST LINE OF LOT 35, TO AN IRON PIN FOUND;

THENCE, NORTH 33°26'07" EAST, 143.86 FEET, ALONG THE EAST LINE OF LOT 35, TO AN IRON PIN FOUND AT THE WESTERLY CORNER OF LOT 25 OF SAID EMERSON CROSSING PHASE ONE;

THENCE, SOUTH 49°57'03" EAST, 204.39 FEET, ALONG THE SOUTH LINE OF SAID LOT 25 AND THE END LINE OF EMERSON WAY, TO AN IRON PIN FOUND ON THE EAST RIGHT–OF–WAY LINE OF EMERSON WAY;

THENCE, NORTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 8.10 FEET, A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 01°41'19" AND A CHORD OF 8.10 FEET BEARING NORTH 40°53'36" EAST, TO AN IRON PIN FOUND AT THE WESTERLY CORNER OF LOT 24 OF SAID EMERSON CROSSING PHASE ONE;

THENCE, SOUTH 48°15'44" EAST, 131.20 FEET, ALONG THE SOUTH LINE OF SAID LOT 24, TO AN IRON PIN FOUND ON THE WEST LINE OF LOT 38 OF SAID EMERSON CROSSING PHASE ONE;

THENCE, SOUTH 27°33'44" WEST, 58.78 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 09°49'55" WEST, 64.01 FEET, ALONG THE WEST LINE OF SAID LOT 38, TO AN IRON PIN FOUND;

THENCE, SOUTH 01°10'20" WEST, 25.00 FEET, ALONG THE WEST LINE OF SAID LOT 38, TO AN IRON PIN FOUND;

THENCE, SOUTH 12°32'49" EAST, 58.01 FEET, ALONG THE WEST LINE OF SAID LOT 38, TO AN IRON PIN FOUND;

THENCE, SOUTH 20°47'39" EAST, 64.44 FEET, ALONG THE WEST LINE OF SAID LOT 38, TO AN IRON PIN FOUND;

THENCE, SOUTH 27°31'04" EAST, 202.40 FEET, ALONG THE WEST LINE OF SAID LOT 38, TO AN IRON PIN FOUND;

THENCE, SOUTH 07°22'26" EAST, 27.52 FEET, ALONG THE WEST LINE OF SAID LOT 38, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 38;

THENCE, SOUTH 07°22'26" EAST, 73.87 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 82°51'49" WEST, 129.82 FEET, TO AN IRON PIN SET;

THENCE, SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 19.10 FEET, A RADIUS OF 425.00 FEET, A DELTA ANGLE OF 02°34'31" AND A CHORD OF 19.10 FEET BEARING SOUTH 05°50'55" EAST, TO AN IRON PIN SET;

THENCE, SOUTH 85°26'20" WEST, 50.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 71°09'30" WEST, 297.17 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 78°13'49" WEST, 50.39 FEET, TO AN IRON PIN SET, ON THE EAST LINE OF A 39.532 ACRE TRACT OF LAND OWNED BY EASAW & SUSY THOMAS T.O.D., AS RECORDED IN DEED BOOK 616 PAGE 441, 20190R–14054, AND 20190R–14810;

THENCE, NORTH 01°08'38" EAST, 593.42 FEET, ALONG THE EAST LINE OF SAID THOMAS TRACT, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 6.730 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND LEGAL HIGHWAYS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION WITH THE BEARINGS USED FOR SAME BEING BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 03–25–2024
DRAWN BY: MPL
JOB NUMBER: MIACON2401
SHEET NUMBER 2 OF 2

Alley Vacation Plat
Unincorporated Village of Frederick
Town 6, Range 5E, SE 1/4 of Section 35, Union Township, Miami County, Ohio

Plat Book 30 Page 76
Miami County Recorder's Plat Records

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00024
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/13/2024 03:06:30 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE #43.20

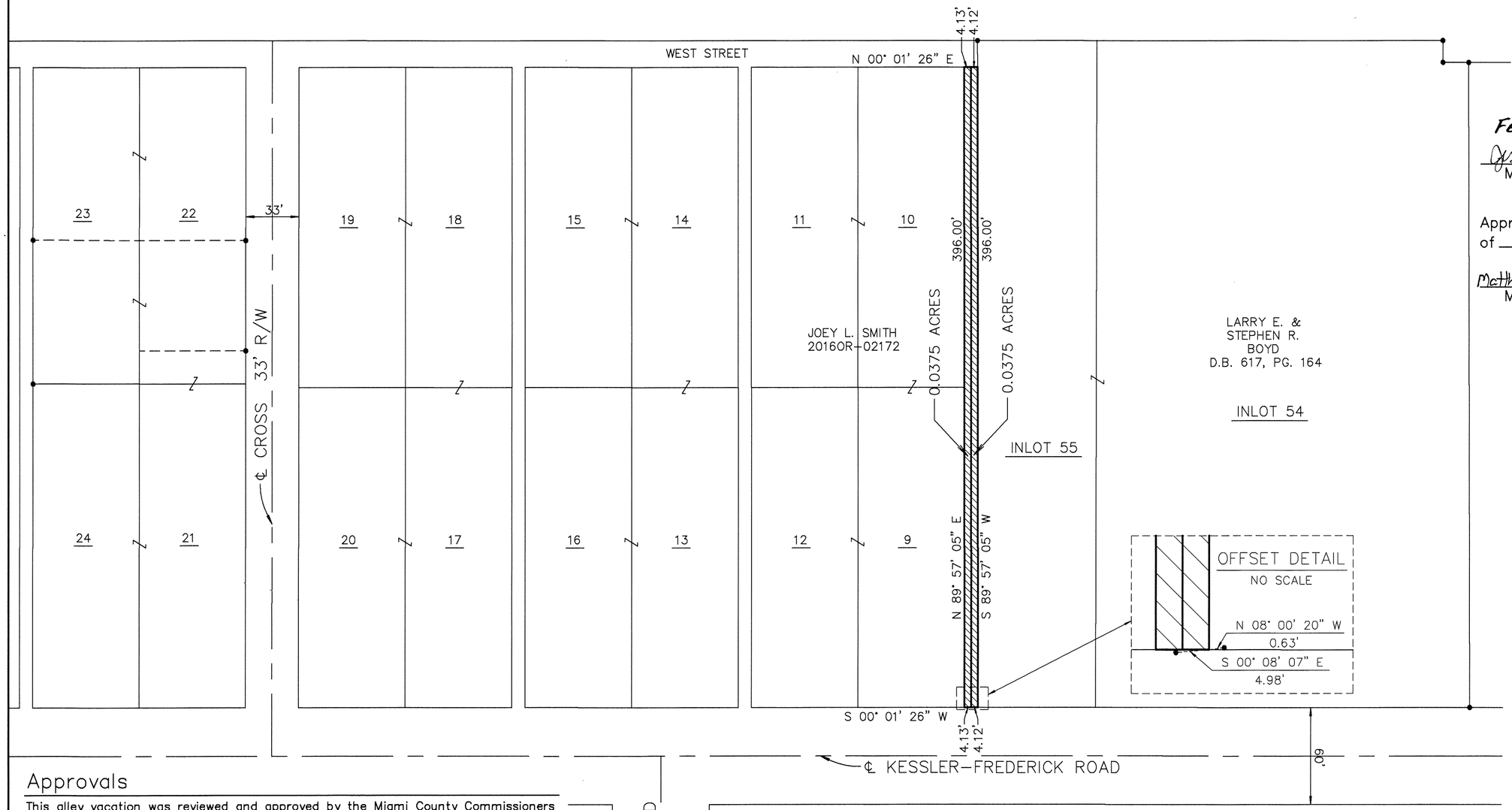
Jessica A. Lopez Miami County Recorder By: Amy Dillon Deputy

Approved and transferred this 13th day of June, ~~2017~~. 2024

Matthew W Gearhardt Miami County Auditor By: Joyce Driskell Deputy

Scale: 1"=50'
0 25 50 75 100

Legend
• Iron pin found



Approvals

This alley vacation was reviewed and approved by the Miami County Commissioners this 7th day of September, 2017. Resolution # 17-09-1193

Gregory A. Simmons — (Absent) John F. Evans

John W. O'Brien

This alley vacation was reviewed and approved by the Miami County Engineer this 3rd day of April, 2017.

Paul P. Huelskamp
Miami County Engineer

This alley vacation was reviewed and approved by the Union Township Trustees this _____ day of _____, 2017.

NOT REQUIRED
Philip S. Mote — Jim L. Albaugh

William G. O'Brien

This alley vacation plat was created using using existing surveys filed in Volume 46, Page 98 of the Miami County Engineer's Record of Land Surveys, P.B. 17, Pg. 28 and P.B. 18. Pg. 67 of the Miami County Recorder's Plat Records and field measurements

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

PREPARED BY: Michael W. Cozatt 1/02/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
476 Swailes Road — 476 Swailes Road
Job No. 25805 — Ph. (937) 339-2921

REPLAT OF LOT 12 OF MERRIMONT HILLS PHASE ONE

4 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI, OHIO COUNTY

33 SECTION | 5 TOWN | 6 RANGE

VOLUME 30, PAGE 77
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00025
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/17/2024 10:56:01 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

Jessica A Lopez — MIAMI COUNTY RECORDER
Kim R. Pence — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 17th, 2024.

Matthew W. Gearhart — MIAMI COUNTY AUDITOR
Kinda Ogg — BY DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

3 GEN D LLC, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN CONCORD TOWNSHIP, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF LOT 12 OF MERRIMONT HILLS PHASE ONE. FURTHERMORE, 3 GEN D LLC, DEDICATE THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

OWNER: 3 GEN D LLC

Bart Denlinger
AUTHORIZED SIGNATURE

MEMBER
TITLE

STATE OF OHIO
COUNTY OF Miami,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF May, 2024, BY Bart Denlinger ON BEHALF OF 3 GEN D LLC.

Elise M Preston
NOTARY PUBLIC

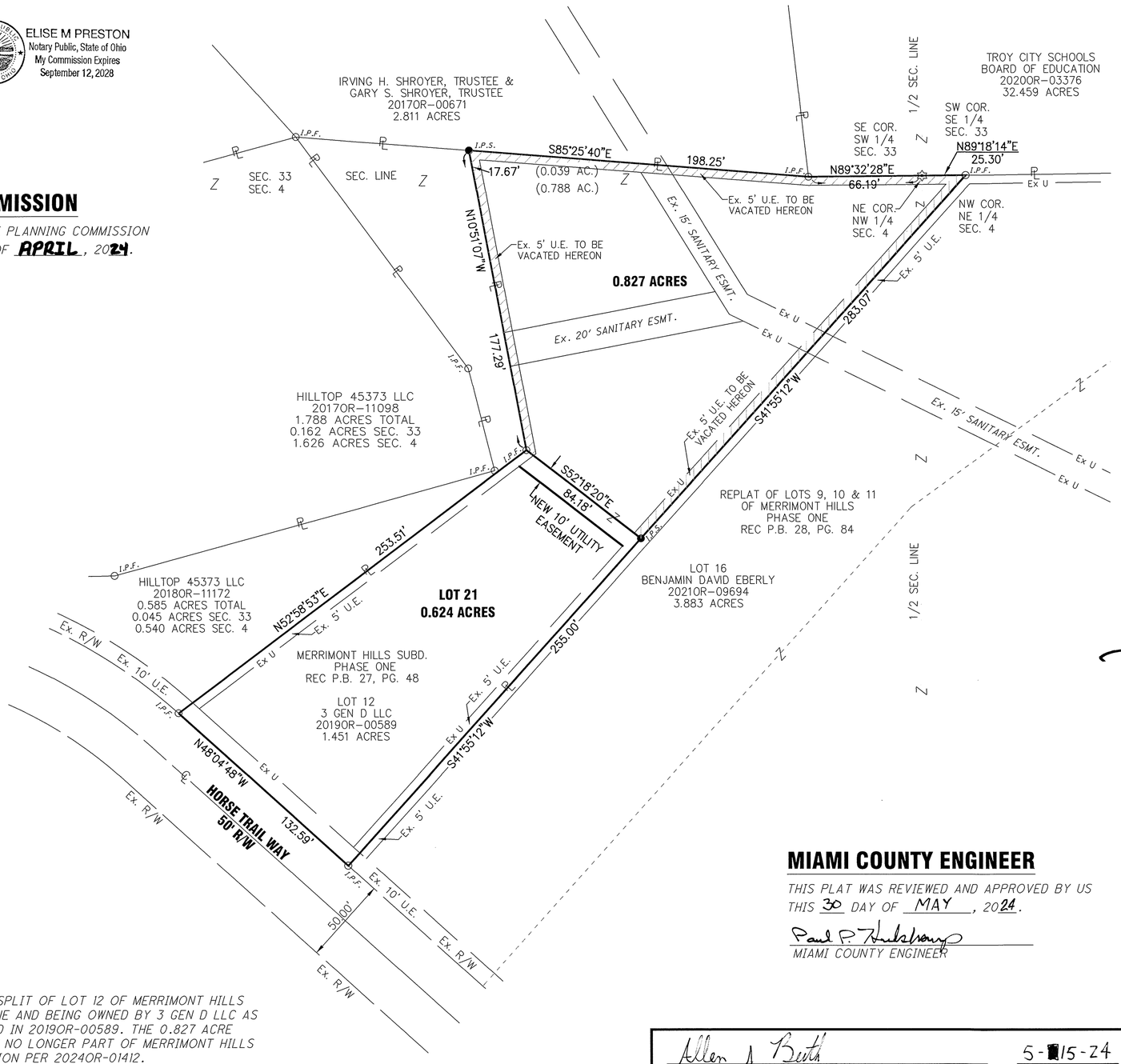
ELISE M PRESTON
Notary Public, State of Ohio
My Commission Expires
September 12, 2028

MIAMI COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO. HELD THIS 16th DAY OF APRIL, 2024.

Randy Moss
CHAIRMAN

SECRETARY



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 18, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=50"

0 25 50 100

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- STONE FOUND
- EXISTING UTILITY EASEMENT TO BE VACATED HEREON

SURVEY REFERENCE
LAND SURVEY 5, PG. 174
LAND SURVEY 13, PG. 178
LAND SURVEY 37, PG. 58
LAND SURVEY 37, PG. 59
LAND SURVEY 52, PG. 76
LAND SURVEY 58, PG. 180
LAND SURVEY 59, PG. 154
REC. P.B. 27, PG. 48
REC. P.B. 28, PG. 84
DEED 2024OR-01412

BEING A SPLIT OF LOT 12 OF MERRIMONT HILLS PHASE ONE AND BEING OWNED BY 3 GEN D LLC AS CONVEYED IN 2019OR-00589. THE 0.827 ACRE TRACT IS NO LONGER PART OF MERRIMONT HILLS SUBDIVISION PER 2024OR-01412.

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 13th DAY OF June, 2024

Gregory A. Simmons
GREGORY A. SIMMONS, PRESIDENT

Ted S. Mercer
TED S. MERCER, VICE PRESIDENT

WADE H. WESTFALL, MEMBER

CERTIFICATE OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHUR COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

5/30/24
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

0.827 ACRE TRACT

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIRMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Drake Cassel — DEPUTY
05/29/2024 — DATE

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 30 DAY OF MAY, 2024.

Paul P. Huelskamp
MIAMI COUNTY ENGINEER

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

5-15-24
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 05-15-2024
DRAWN BY: RMF
JOB NUMBER: MIACON2306
SHEET NUMBER: 1 OF 1

HABITAT REPLAT

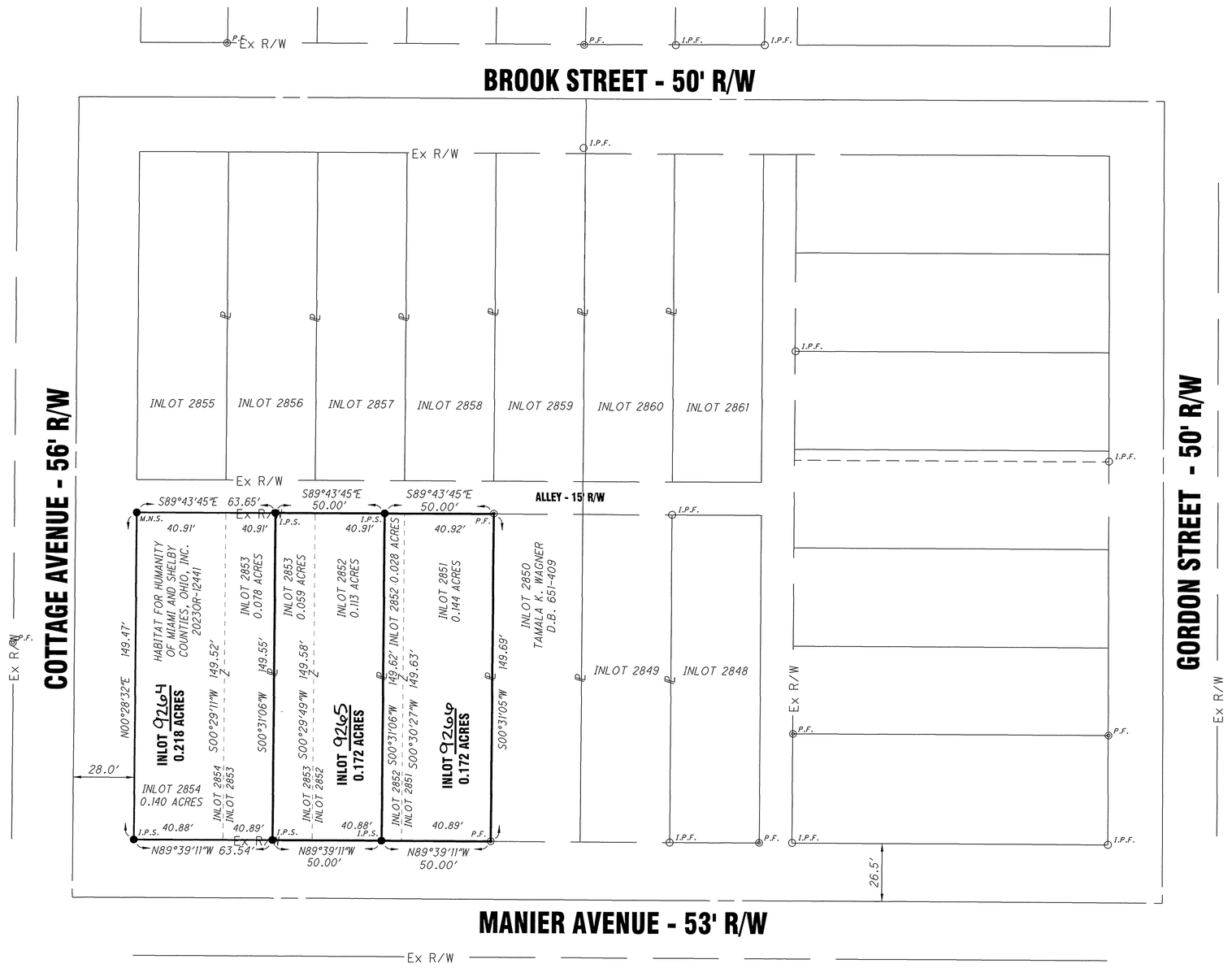
S.W. SECTION | PIQUA CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00026
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/27/2024 09:51:35 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.00
Jessica A Lopez R George
MIAMI COUNTY RECORDER | BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 27, 2024.
Matthew W. Gearhardt Kinda Olin
MIAMI COUNTY AUDITOR | BY DEPUTY AUDITOR



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

SCALE: 1"=40'

0 40 80

LEGEND

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

CONSENT TO REPLAT

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

OWNER: HABITAT FOR HUMANITY OF MIAMI AND SHELBY COUNTIES OHIO INC.

AUTHORIZED SIGNATURE — Exec. Director, TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Scott Barr, ON BEHALF OF HABITAT FOR HUMANITY OF MIAMI AND SHELBY COUNTIES OHIO INC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 27th DAY OF June, 2024.

NOTARY PUBLIC Catherine I Duff

MY COMMISSION EXPIRES: 5-3-2025

NOTARIAL SEAL STATE OF OHIO
CATHERINE I DUFF
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-03-2025

SURVEY REFERENCE
LAND SURVEY 52, PG. 44
LOT SURVEY 4, PG. 172
LOT SURVEY 5, PG. 99
LOT SURVEY 5, PG. 105
LOT SURVEY 8, PG. 147
REC. P.B. 2, PG. 80

BEING A REPLAT INLOTS 2851, 2852, 2853, 2854, AND BEING OWNED BY HABITAT FOR HUMANITY OF MIAMI AND SHELBY COUNTIES OHIO INC. IN 2023OR-12441.

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 26th DAY OF JUNE, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

ALLEN J. BERTKE, P.S. #8629 — 6-24-2024 DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	6-25-2024
DRAWN BY:	EEN
JOB NUMBER:	MIA-PIQ-2416
SHEET NUMBER	1 OF 1

FIELDSTONE PLACE, PHASE FIVE

NE 1/4 28	4 NORTH	6 EAST	PT. 4117	TIPP CITY	MIAMI, OHIO
SECTION	TOWN	RANGE	INLOT	CITY	COUNTY

BEING A RESIDENTIAL SUBDIVISION CONTAINING 8.828 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729 & 08730.

PLAT BOOK 30, PAGE 79
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00027
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/17/2024 09:38:32 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

Jessica Lopez
JESSICA LOPEZ, MIAMI COUNTY RECORDER

Dani Mascari
DEPUTY

TRANSFERRED THIS 17th DAY OF July, 2024

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Joyce Dilliot
DEPUTY AUDITOR

LEGAL DESCRIPTION

BEING A PART OF INLOT 4117 IN THE CITY OF TIPP CITY, OHIO AS RECORDED IN RECORD PLAT BOOK 23, PAGES 79-79C AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF INLOT NUMBER 4633 OF FIELDSTONE PLACE, PHASE FOUR AS RECORDED IN RECORD PLAT BOOK 30, PAGES 36-36A, FOR THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 89°33'50" EAST, 225.61 FEET, ALONG THE SOUTH LINE OF INLOT 4633, INLOT 4623, AND THE END LINE OF COBBLESTONE CORNER DRIVE OF SAID PHASE FOUR, TO AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF COBBLESTONE CORNER DRIVE;

THENCE, NORTH 00°26'10" EAST, 45.82 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF COBBLESTONE CORNER DRIVE, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF INLOT 4632 OF SAID PHASE FOUR;

THENCE, SOUTH 89°33'50" EAST, 228.00 FEET, ALONG THE SOUTH LINE OF INLOT 4632 OF SAID PHASE FOUR AND THE SOUTH LINE OF INLOT 4495 OF FIELDSTONE PLACE, PHASE THREE AS RECORDED IN RECORD PLAT BOOK 29, PAGES 40-40A, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT 4348 OF FIELDSTONE PLACE, PHASE TWO AS RECORDED IN RECORD PLAT BOOK 28, PAGES 12-12A;

THENCE, SOUTH 00°26'10" WEST, 320.00 FEET, ALONG THE WEST LINE OF INLOT 4348 OF SAID PHASE TWO, THE END LINE OF QUARTZ LANE, AND THE WEST LINE OF INLOT 4347 OF SAID PHASE TWO, TO AN IRON PIN FOUND ON THE NORTH LINE OF INLOT 4284 OF FIELDSTONE PLACE, PHASE ONE AS RECORDED IN RECORD PLAT BOOK 27, PAGES 54-54A;

THENCE, NORTH 89°33'50" WEST, 70.00 FEET, ALONG THE NORTH LINE OF INLOT 4284 OF SAID PHASE ONE, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT 4284 OF SAID PHASE ONE;

THENCE, SOUTH 00°26'10" WEST, 199.00 FEET, ALONG THE WEST LINE OF INLOT 4284 AND INLOT 4270 OF SAID PHASE ONE, TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FLAGSTONE WAY;

THENCE, NORTH 89°33'50" WEST, 33.00 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF FLAGSTONE WAY TO AN IRON PIN FOUND;

THENCE, SOUTH 00°26'10" WEST, 180.00 FEET, ALONG THE END LINE OF FLAGSTONE WAY AND THE WEST LINE OF INLOT 4269 OF SAID PHASE ONE, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF INLOT 4269 OF SAID PHASE ONE;

THENCE, SOUTH 89°33'50" EAST, 251.75 FEET, ALONG THE SOUTH LINE OF INLOT 4269, INLOT 4268, INLOT 4267, AND INLOT 4283 OF SAID PHASE ONE, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID INLOT 4283 ON THE WEST RIGHT-OF-WAY LINE OF MARJEAN DRIVE;

THENCE, SOUTH 00°26'10" WEST, 162.38 FEET, ALONG WEST RIGHT-OF-WAY LINE OF MARJEAN DRIVE, TO AN IRON PIN FOUND;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A DELTA ANGLE OF 90°00'00", A CHORD LENGTH OF 28.28 FEET BEARING SOUTH 45°26'10" WEST, TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF EVANSTON ROAD AND SOUTH LINE OF INLOT 4117 OF FIELDSTONE PLACE SENIOR LIVING CAMPUS AS RECORDED IN RECORD PLAT BOOK 23, PAGES 79-79C;

THENCE NORTH 89°33'50" WEST, 583.57 FEET, ALONG THE SOUTH LINE OF INLOT 4117 OF THE SAID SENIOR LIVING CAMPUS AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EVANSTON ROAD, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF INLOT 4117 OF THE SAID SENIOR LIVING CAMPUS;

THENCE, NORTH 00°31'10" EAST, 835.57 FEET, ALONG THE WEST LINE OF INLOT 4117 OF SAID SENIOR LIVING CAMPUS AND THE EAST LINE OF TIPP CITY BOARD OF EDUCATION AS CONVEYED IN DEED BOOK 688, PAGE 869, TO THE PRINCIPAL PLACE OF BEGINNING.

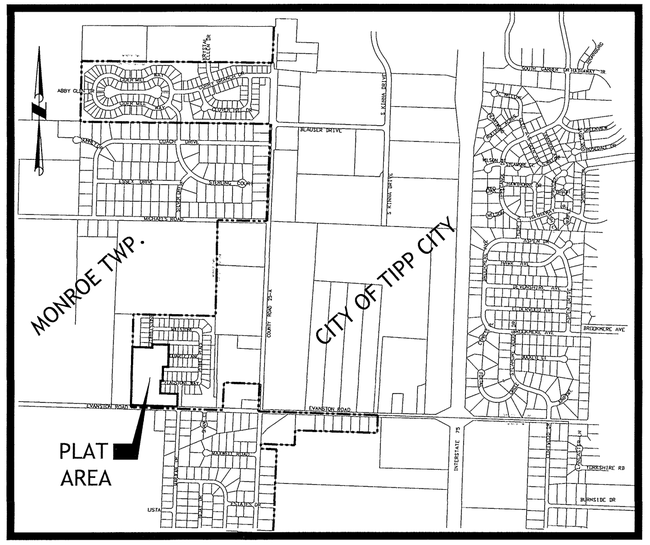
CONTAINING 8.828 ACRES MORE OR LESS, AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

Allen J Bertke
ALLEN J. BERTKE PS #8629

5-1-24
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP

DEDICATION

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

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

OWNER: FIELDSTONE PARTNERS, LLC
NAME: J. Michael Dragan
TITLE: Member

STATE OF Ohio
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2024 BY J. Michael Dragan OF FIELDSTONE PARTNERS, LLC AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Dawn M. Gross

NOTARY PUBLIC STATE OF OHIO
DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2028
Recorded in Miami County

LIEN HOLDER: GREENVILLE FEDERAL
NAME: Annette Ryan Baker
TITLE: S.V.P.

STATE OF Ohio
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 2nd, 2024 BY Annette Ryan-Baker OF GREENVILLE FEDERAL, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Kelly L Walker

NOTARY PUBLIC STATE OF OHIO
KELLY L WALKER
Notary Public
State of Ohio
My Comm. Expires
March 21, 2029

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 14th DAY OF May, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

Vivian L Davis
CHAIRMAN

Dawn M. Gross
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 17 DAY OF June, 2024.

PRESIDENT OF COUNCIL

Janice Bates
CLERK OF COUNCIL

STORM WATER DRAINAGE RESTRICTIONS

1. NO FIXED STRUCTURE, FILLING, OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED, INSTALLED, OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE OR DETENTION EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS, AND TREES.

2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREAS, STORM WATER RETENTION POND AREAS, OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER OR THE ASSOCIATION TO TAKE CORRECTION ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER AND/OR THE ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE DEVELOPER OR THE ASSOCIATION OR, IF THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOTS IN ACCORDANCE WITH THE DECLARATION.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY.

COVENANTS AND RESTRICTIONS

THE COVENANTS & RESTRICTIONS AND THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN 2017OR-15661.

OWNER

PT IL 4117
FIELDSTONE PARTNERS, LLC
2017OR-08729 & 08730
34.648 ACRES DEED
9.604 ACRES-FIELDSTONE PLACE PHASE ONE
5.079 ACRES-FIELDSTONE PLACE PHASE TWO
6.487 ACRES-FIELDSTONE PLACE PHASE THREE
4.650 ACRES-FIELDSTONE PLACE PHASE FOUR
8.828 ACRES-FIELDSTONE PLACE PHASE FIVE
0.000 ACRES REMAINING

DEVELOPER

FIELDSTONE PARTNERS, LLC
3637 SUNSET BLUFF DRIVE
BEAVERCREEK, OHIO 45430
(937) 427-4788

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

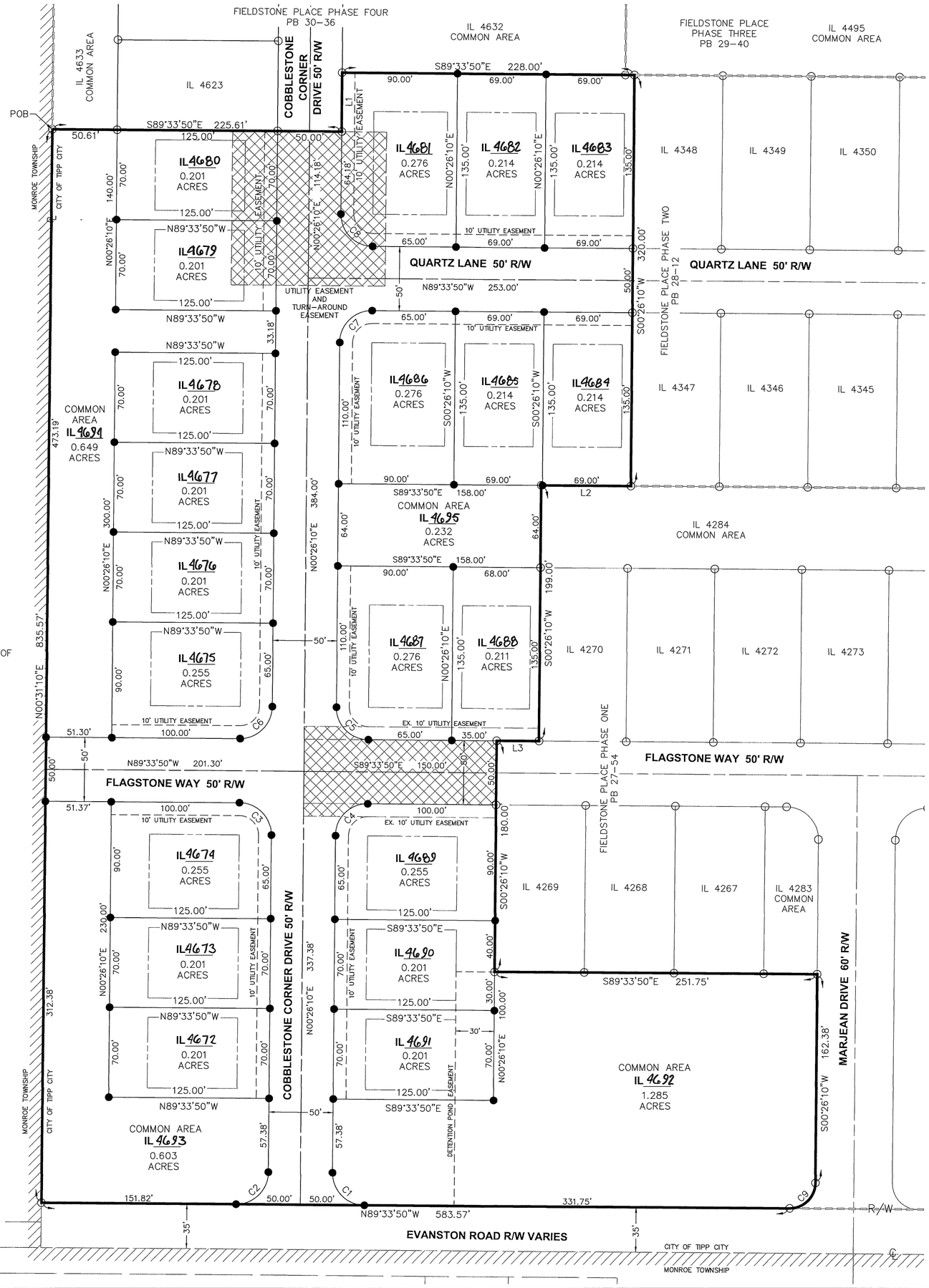
REV. DATE:	05-01-2024
DRAWN BY:	MPL
JOB NUMBER:	MIATCI2301
SHEET NUMBER	1 OF 2

PLAT BOOK 30, PAGE 79-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FIELDSTONE PLACE, PHASE FIVE

NE 1/4 28	4 NORTH	6 EAST	PT. 4117	TIPP CITY	MIAMI, OHIO
SECTION	TOWN	RANGE	INLOT	CITY	COUNTY

BEING A RESIDENTIAL SUBDIVISION CONTAINING 8.828 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729 & 08730.



LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- – – – – – – UTILITY EASEMENT LINE (SEE NOTES)
- CX CURVE NUMBER
- ——— – ——— BUILDING SETBACK LINE
- — — — — — EXISTING SUBDIVISION LINE
- ——— ——— EXISTING EASEMENT LINE

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

SCALE: 1" = 60'

0 30 60 120

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	25.00'	39.27'	90°00'00"	35.36'	N44°33'50"W
C2	25.00'	39.27'	90°00'00"	35.36'	N45°26'10"E
C3	25.00'	39.27'	90°00'00"	35.36'	N44°33'50"W
C4	25.00'	39.27'	90°00'00"	35.36'	N45°26'10"E
C5	25.00'	39.27'	90°00'00"	35.36'	N44°33'50"W
C6	25.00'	39.27'	90°00'00"	35.36'	N45°26'10"E
C7	25.00'	39.27'	90°00'00"	35.36'	N45°26'10"E
C8	25.00'	39.27'	90°00'00"	35.36'	S44°33'50"E
C9	20.00'	31.42'	90°00'00"	28.28'	S45°26'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.82'	N00°26'10"E
L2	70.00'	N89°33'50"W
L3	33.00'	N89°33'50"W

NOTES

1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT AND INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE, UNLESS OTHERWISE NOTED.
2.) ALL COMMON AREA LOTS ARE ALSO DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
3.) ALL EXISTING UTILITY, DRAINAGE, SANITARY, STORM, WATER, TURN-AROUND, AND ROADWAY EASEMENTS SHALL BE EXTINGUISHED AS SHOWN.

AREA SUMMARY

20 BUILDING LOTS	4.469 AC.
4 COMMON AREA LOTS	2.769 AC.
DEDICATED STREET R/W	1.590 AC.
TOTAL	8.828 AC.

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
RESIDENTIAL	25	30	7.5	35	1650

REFERENCES

2017OR-08729, 08730
LOT SURV. 24, PG. 142
LND. SURV. 45, PG. 62
REC. P.B. 23, PG. 79-79C
REC. P.B. 26, PG. 82
REC. P.B. 27, PG. 54
REC. P.B. 28, PG. 12-12A
REC. P.B. 29, PG. 40-40A
REC. P.B. 30, PG. 36-36A

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 8.828 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729 & 08730.

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

ALLEN J. BERTKE, P.S. #8629 — DATE 5-1-24

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

REV. DATE: 05-01-2024
DRAWN BY: MPL
JOB NUMBER: MIATCI2301
SHEET NUMBER 2 OF 2

REPLAT OF INLOTS 7186 & PART OF 313

CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 30, PAGE 80
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00028
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/12/2024 12:48:56 PM
REFERENCES 0
RECORDING FEE
PAGES 1

MIAMI COUNTY AUDITOR

APPROVED FOR TRANSFER Aug 12, 2024

Matthew W Gearhardt — MIAMI COUNTY AUDITOR
Joyce Grilliot — BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER'S RECORD OF PLATS FEE $ 43.20

Jessica Lopez — MIAMI COUNTY RECORDER
BY: R. George — DEPUTY

APPROVED

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER.

ON AUGUST 7, A.D. 2024

CITY OF TROY ENGINEER

ACKNOWLEDGEMENT

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

SIGNED

CFO & COO
TITLE

DESCRIPTION

BEING A REPLAT OF INLOT 7186 OF THE PEOPLES REPLAT – INLOTS 310, 311, 312, 4713, 7110, PART OF 304 AND PART OF VACATED ALLEY AS RECORDED IN PLAT BOOK 14, PAGE 86 OF THE MIAMI COUNTY, RECORDER'S RECORDS AS ACQUIRED BY MAINSOURCE BANK IN DEED BOOK 781, PAGE 544 OF THE MIAMI COUNTY, OHIO DEEDS RECORDS AND PART OF INLOT 313 OF THE CITY OF TROY AS ACQUIRED BY MAINSOURCE BANK IN DEED BOOK 669, PAGE 844 OF THE MIAMI COUNTY, OHIO DEEDS RECORDS. CONTAINING A TOTAL OF 1.1469 ACRES.

STATE OF Ohio :

COUNTY OF Hamilton : SS

BE IT REMEMBERED THAT ON THIS 23rd DAY OF July, 2024 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,

PERSONALLY CAME Tamara T. Gray, AUTHORIZED MEMBER OF First Financial Bank WHO ACKNOWLEDGED THIS SIGNING OF THE FOREGOING INSTRUMENT, AND THE SAME IS HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSE THEREIN MENTIONED.

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

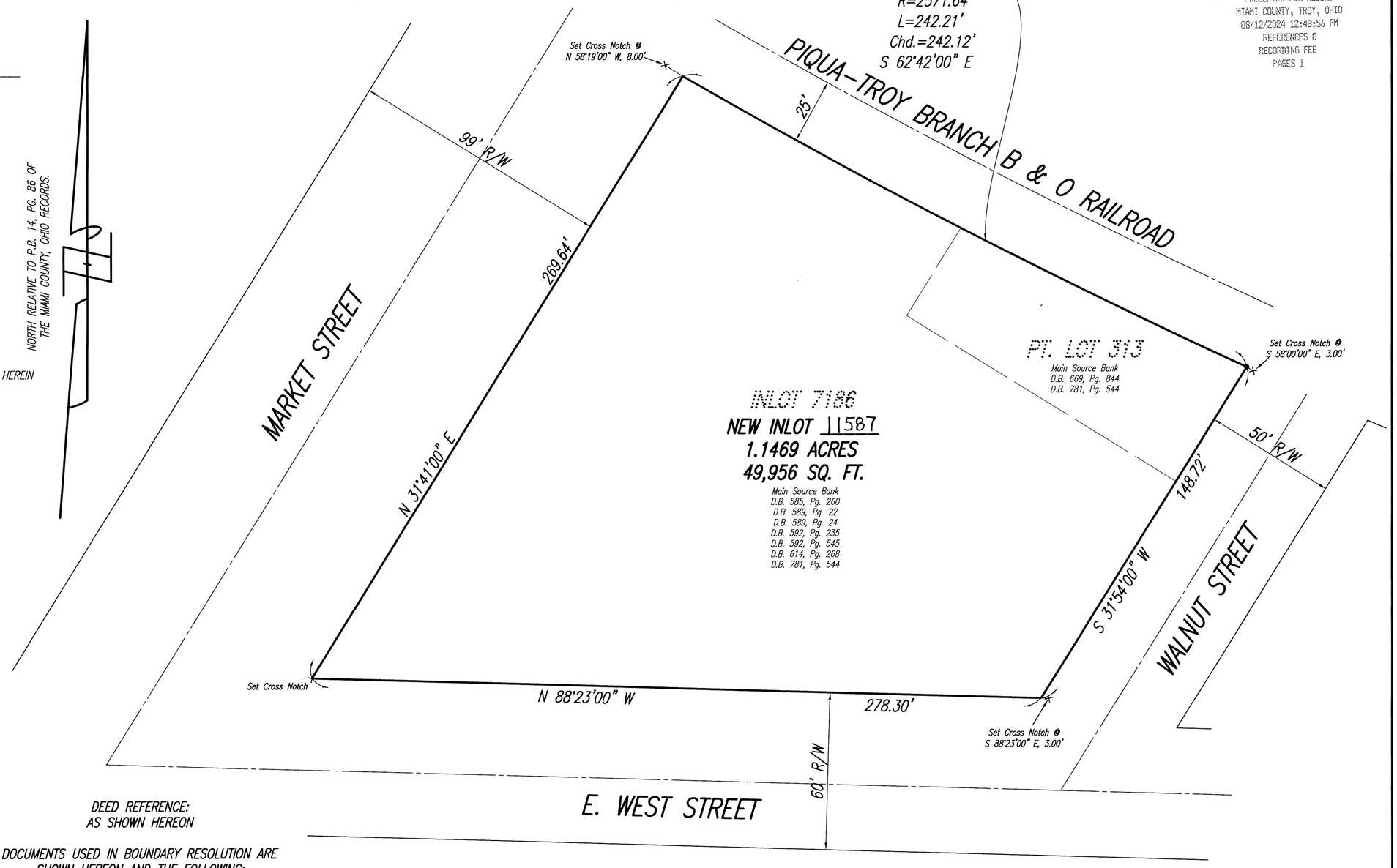
NOTARY PUBLIC, STATE OF Ohio

MY COMMISSION EXPIRES 8-19-2028

NOTARIAL SEAL STATE OF OHIO

TAMARA T. GRAY
Notary Public, State of Ohio
My Commission Expires:
August 19, 2028

NORTH RELATIVE TO P.B. 14, PG. 86 OF THE MIAMI COUNTY, OHIO RECORDS.



DEED REFERENCE:
AS SHOWN HEREON

DOCUMENTS USED IN BOUNDARY RESOLUTION ARE SHOWN HEREON AND THE FOLLOWING:
REC. P.B. 7, PG. 135
REC. P.B. 13, PG. 125
REC. P.B. 14, PG. 83
REC. P.B. 14, PG. 86
LOT SURV. VOL. 10, PG. 118
LOT SURV. VOL. 21, PG. 95
LOT SURV. VOL. 2, PG. 22
VAL. MAP V.106.1 (RAILROAD)

THIS PLAT MADE PURSUANT WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.

Denotes Set Cross Notch

Monument Legend

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Note: All Set 5/8" Iron Pin & Cap Shall Have A Yellow Cap Stamped With "ABERCROMBIE & ASSOC INC DDP-8865"

I Hereby Certify That This Is A True And Accurate Survey Done By Me And Under My Direction And That All Monuments Have Been Found Or Set As Shown.

6-28-24
Douglas D. Piepmeier, PLS
Ohio Registered Surveyor #8865

STATE OF OHIO
DOUGLAS D. PIEPMEIER
8865
REGISTERED
PROFESSIONAL SURVEYOR

PEOPLES REPLAT – INLOTS 7186 & PART OF 313

REVISIONS
6-17-24

PEOPLES REPLAT – INLOTS 7186 & PART OF 313
SECTION-28, TOWN-5, RANGE-6
CITY OF TROY, MIAMI COUNTY, OHIO

PREPARED BY
Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 -Cincinnati, Ohio 45247
513-385-5757 · www.abercrombie-associates.com

SCALE	DATE	JOB.NO.	DRAWN	
1"= 30'	5-07-24	24-0065	G.R.	1 / 1

DWG.: GR-RECD

ANNEXATION TO THE THE CITY OF HUBER HEIGHTS

STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL

SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS

VOLUME 30 PAGE 81

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00029
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/13/2024 01:34:01 PM

NORTH

(IN FEET)
1 inch = 300 ft.

LEGEND

- IRON PIN FOUND (AS NOTED)
- MAG NAIL FOUND
- MAG NAIL SET
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"

U.S. ROUTE 40 - 80' R/W

JOHN SORTMAN & KRISTEN SORTMAN 20190R-13351 3.501 ACRES LND. 42-95 P.B. 14, PG. 79 LOT 3

P.B. 14, PG. 79 WEST 30' DEDICATED

P.B. 13, PG. 8 EAST 30' EASEMENT

ROBERT L. GALENTINE & SUSAN M. DONOHUE OR 216, PG. 339 5.029 ACRES P.B. 13, PG. 8 LOT 6

FLICK ROAD 60'

N82°26'45"E 237.40'

N82°23'02"E 8.50'

N4°55'31"E 345.96'

130.16' 107.24' 40.89' 40.97'

1"PIPE

5/8" REBAR

304.99'

1.857 ACRES 38-60 LND.

JOYCE A. CLIFFORD 20150R-13536 2.011 ACRES LND. 28-134

2"PIPE

S0°90'92"W 4003.57'

CHICHAK LLC & ASIM SHAKIRJAN 20220R-09372 16.764 ACRES LND. 14-172

CARL S. WATSON, SR. & HEATHER R. WATSON 20220R-06085. 3.236 ACRE LND. 14-172

OLD BARN, LLC D.B. 729, PG. 420 63.441 ACRES LND. 24-189

1065.69' N82°23'02"E 41.08'

5/8"REBAR

RICHARD McKENZIE 20200R-07165 1.876 ACRES LND. 25-40 LND. 24-189

JFF INVESTMENTS, LLC 2017R-15471 2.933 ACRES LND. 57-144

JEANNINE F. FRIEND D.B. 650, PG. 134 20.933 ACRES LND 6-21

S5°34'32"W 979.31'

742.26' N5°07'34"E 701.25'

20.32 ACRES
19.784 ACRE SURVEY
-0.950 ACRE (R/W)
18.534 ACRES (NET)

0.670 ACRE (SURVEY)
-.028 ACRE (R/W)
0.642 ACRE (NET)

WILBUR E. FRIEND & JEANNINE F. FRIEND D.B. 327, PG. 183 0.717 ACRE

UTILITY POLE AT SECTION CORNER (LND. 57/144)

SECTION 14 (35.867 ACRES)

S84°05'03"E 809.57'

MATCH LINE PG. 2

DIANA JONES D.B. 576, PG. 109 D.B. 576, PG. 111 D.B. 576, PG. 113 20240R-01722 15.417 ACRES

S84°03'21"E 782.70'

"COZATT 6001"

S84°03'21"E 813.66'

SECTION 14

SE CORNER SW QUARTER SEC. 14 (NO STONE FND.)

5/8"REBAR

N84°03'21"W 262.92'

S5°01'23"W 271.00'

1.637 ACRES LND 19-129

J. JAMES MERZ PEGGY J. CLENDENING WILLIAM J. MERZ CO-TRUSTEES DEED 20180R-08112 2.750 ACRES

S84°30'13"E 334.94'

S84°03'18"E 263.13'

S44°29'47"W 307.30'

N84°06'13"W 441.73'

S5°53'47"W 160.00'

304.30' TO MAG NAIL

38.60' 38.39'

GLJ HOLDINGS COMPANY LLC 20230R-06149 21.151 ACRES P.N. A01-044400 LND. 62-10

A01-012210 INLOT 1974 19.784 ACRES SEC. 20 0.670 ACRES SEC. 20 25.848 ACRES SEC. 19 9.851 ACRES SEC. 13 56.153 ACRES TOTAL

GLJ HOLDING COMPANY, LLC 20240R-06286 56.153 ACRES LND. 62-164

PLACE OF BEGINNING

SECTION 20 (22.526 ACRES)

SECTION 19 (134.161 ACRES)

SECTION 13 (103.682 ACRES)

S84°45'52"E 1031.77'

1"PINCH TOP

S85°01'11"E 1523.43' 1085.43'

1"PINCH TOP 438.00'

269.20' 5/8"REBAR

S84°50'32"E 333.63'

1337.64'

N4°58'53"E

SECTION LINE NW QTR. SEC. 19
SECTION LINE NE QTR. SEC. 19
HALF HALF

A01-044400 INLOT 1972 19.079 ACRES SEC. 19 2.072 ACRES SEC. 20 21.151 ACRES TOTAL

1014.88'

532.60' 1954.38'

S84°54'54"E 2926.55'

SECTION LINE

296.236 ACRES TOTAL

GLJ HOLDING COMPANY, LLC 20230R-09633 50.000 ACRES LND. 62-11

A01-012220 INLOT 1975 13.809 ACRES SEC. 13 36.191 ACRES SEC. 19 50.000 ACRES TOTAL

2926.41'

GLJ HOLDING COMPANY LLC 20220R-09378 26.279 ACRES SEC. 13 32.961 ACRES SEC. 19 59.240 ACRES TOTAL LND. 61-86

A01-012200 INLOT 1976 59.240 ACRES

GLJ HOLDING COMPANY LLC 20230R-09615 27.129 ACRES LND. 35-186

DIANA JONES 20240R-01722 15.417 ACRES

A01-016400 INLOT 1978 27.129 ACRES TOTAL

520.13' S5°00'47"W 670.43'

N84°06'13"W 1554.77'

5/8"REBAR

MICHAEL SEALE & EUGENIA SEALE 20210R-03790 14.510 ACRES LND 9-153

KERRI E. & RYAN E. BUBECK DEED 20230R-05424 1.388 ACRES LND 35-186

MANN ROAD 60'

821.46' S5°00'47"W

1"PIPE

671.16'

2.811 ACRES LND. 11-198

WILLIAM L. THAYER III & BOBBIE J. CANTRELL 20160R-14842 3.675 ACRES LND. 11-69

ISAAC B. COPPOCK & MICHELE M. COPPOCK D.B. 711, PG. 289 1.100 ACRES

S84°12'59"E 867.83'

HEFFNER ROAD 60' R/W

5/8"REBAR

ELDAR MAMEDOV 20230R-04310 12.982 ACRES 38-60 LND.

A01-012310 INLOT 1973 20.000 ACRES TOTAL SEC. 19

GLJ HOLDING COMPANY, LLC 20220R-09379 20.000 ACRES LND. 61-87

ADJACENT PROPERTY OWNERS
1) ARLENE & LEE SHUBERT P.N. P48-002791 INLOT 1236
2) MIRZA GEYDAROV & GULSHAN GEYDAROVA P.N. P48-002793 INLOT 1237
3) KIRMON KHAULOV & DILARA KHALILOVA P.N. P48-002795 INLOT 1238
4) FREDRICK GLEN & ELIZABETH PLAUMANN P.N. P48-002797 INLOT 1239
5) RASUL N. ILYASOV AND ZAMIRA ILYASOVA P.N. P48-002799 INLOT 1240
6) BAKHTIYAR & AYGUL KHASRAT P.N. P48-002801 INLOT 1241
7) DEBORAH D & ROY W CAMERON P.N. P48-002803 INLOT 1242
8) ZAIDA KUYCHIYEV P.N. P48-002805 INLOT 1243
9) RAMUZ & GULNORA KASYMOV P.N. P48-002807 INLOT 1244
10) ADILZHAN KASIMOV & DZHAMILYA ALADINOVA P.N. P48-002809 INLOT 1245
11) LATIPSHA & KHAKIM KASIMOV P.N. P48-002629 INLOT 1150
12) SARAH E & DANIEL J HERZER P.N. P48-002631 INLOT 1151
13) MURAD KUYCHIYEV P.N. P48-002633 INLOT 1152

1"PIPE "M-E COMPANIES" N84°34'07"W 456.76'

INLOT 1236 INLOT 1237 INLOT 1238 INLOT 1239 INLOT 1240 INLOT 1241

BLUEFLAG STREET 50'

INLOT 1242 INLOT 1243 INLOT 1244 INLOT 1245 INLOT 1150 INLOT 1151 INLOT 1152

1421.78' S5°00'47"W 1420.47' N5°06'47"E

CARRIAGE TRAILS SECTION 9 PHASE IV P.B. 26, PG. 67-67B

CARRIAGE TRAILS SECTION 9 PHASE II P.B. 25, PG. 10A

CARRIAGE TRAILS SECTION 9 PHASE III P.B. 26, PG. 20-20A

CARRIAGE TRAILS SECTION 9 PHASE 1 P.B. 24, PG. 37-37A

BULRUSH STREET 50'

BUTTONBUSH STREET 50'

ARROWWOOD STREET 50'

"M-E COMPANIES"

CARRIAGE TRAILS PT. INLOT 352 P.B. 22, PG. 25

DEC LAND CO. I LLC O.R. VOL. 322, PG. 782 2119.48'

N84°54'54"W 558.98'

1.5386 ACRES P.N. 48-004187

1.3566 ACRES P.N. 48-004185

2678.46'

1.4757 ACRES P.N. 48-004183

0.2587 ACRE P.N. 48-002857

TUSSOCK DRIVE 50'

FORESTEDGE STREET 60'

BLACKHAW WAY 50'

WOODMINT DR. 50'

CARRIAGE TRAILS SECTION 7 PHASE I P.B. 24, PGS. 93-93B

CARRIAGE TRAILS SECTION 7 PHASE V P.B. 29, PGS. 91-91C

CARRIAGE TRAILS SECTION 7 PHASE II P.B. 25, PGS. 53-53A

CARRIAGE TRAILS SECTION 7 PHASE III P.B. 26, PGS. 8-8A

SPICEBUSH DRIVE 50'

INLOT 1937 INLOT 1097 INLOT 1096 INLOT 1095 INLOT 1094

732.60' N0°51'29"E

CARRIAGE TRAILS PARKWAY P.B. 22, PG. 25 R/W VARIES

1"PIPE

813.13' N84°20'09"W

867.64' 1680.77'

5/8"REBAR

HALF SECTION LINE NW QTR. SEC. 13
HALF SECTION LINE SW QTR. SEC. 13

CITY OF HUBER HEIGHTS, OHIO P.B. 19, PGS. 73, 73A ANNEXATION

CITY OF HUBER HEIGHT 20230R-01701 14.9604 ACRES (NET)

ADJACENT PROPERTY OWNERS
1) MARK A. & ANGELA R. CURRIER P.N. P48-002523 INLOT 1097
2) BRANDON E. WALLACE P.N. P48-002521 INLOT 1096
3) VOLODYMYR & ANNA L KAMNYEV P.N. P48-002519 INLOT 1095
4) GREGORY M. & MICHELLE N. SEARS P.N. P48-002517 INLOT 1094
5) NVR INC. P.N. P48-004121 INLOT 1937

GLJ HOLDING COMPANY LLC 20220R-09375 26.697 ACRES (DEEDED) LND. 30-15

A01-015000 INLOT 1977 26.695 ACRES TOTAL (SURVEY)

S4°52'03"W 1339.34'

S4°51'39"W 1341.15'

KERRY J. PAHAL 20150R-05509 10.140 ACRES LND 25-29

ADJACENT PROPERTY OWNERS
(A) DANICE D. BARKER D.B. 728, PG. 679 8.992 ACRES LND 49-113
(B) KERRY L. PAHAL 20150R-05292 0.997 ACRE LND 22-4
(C) AUSTIN N. BIRD 20220R-16426 1.007 ACRES LND. 36-14
(D) B.J. HOLTZMAN 20170R-01451 4.000 ACRES LND 7-63

BASIS OF BEARINGS

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

Total perimeter of this annexation area is 25,147 feet of which 6,163 feet is contiguous with the existing City of Huber Heights corporation line, producing a 25% perimeter contiguity.

LEGEND

PROPOSED CORPORATION LINE (FROM RECORDS ONLY)

EXISTING CORPORATION LINE (FROM FIELD SURVEY)

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED THIS 8th DAY OF August, 2024.

Paul P. Huelskamp

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED THIS 13th DAY OF August, 2024. BY RESOLUTION No. 24-08-951

Gregory A. Simmons
GREGORY A. SIMMONS, PRESIDENT

TED S. MERCER, VICE-PRESIDENT

WADE H. WESTFALL, MEMBER

FEE 86.40

Jessica A. Lopez
MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Aug 13, 2024

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grillot
DEPUTY AUDITOR

SEE ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT No. 2024OR-08061
MIAMI COUNTY RECORDER'S OFFICE RECORDS.

CITY OF HUBER HEIGHTS

AT A MEETING OF THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO, HELD THIS THIS 22nd DAY OF July, 2024, THIS PLAT WAS APPROVED BY ORDINANCE No. 2024-R-7455 EFFECTIVE 7.23, 2024

MAYOR

PRESIDENT OF COUNCIL

Anthony C. Rodgers/K.P.
CLERK OF COUNCIL

CERTIFICATION

This annexation plat was prepared from a field survey along with land surveys from Miami County deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.

STATE OF OHIO DAVID L. CHIESA 7740 REGISTERED SURVEYOR

PREPARED BY:
ARCADIS/IBI GROUP SURVEY

BY David L. Chiesa 08/05/24
David L. Chiesa P.S.
Registered Surveyor No. 7740

ARCADIS
IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\ANNEX\CT ANNEX PLAT CENTERLINE 2023.dwg by:david.chiesa on 08/05/2024 @ 06:33:57 am ~ © M+E Companies, Inc.

ANNEXATION TO THE THE CITY OF HUBER HEIGHTS

STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL

SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS

VOLUME 30 PAGE 81-A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

NORTH

300 0 150 300 600

(IN FEET)

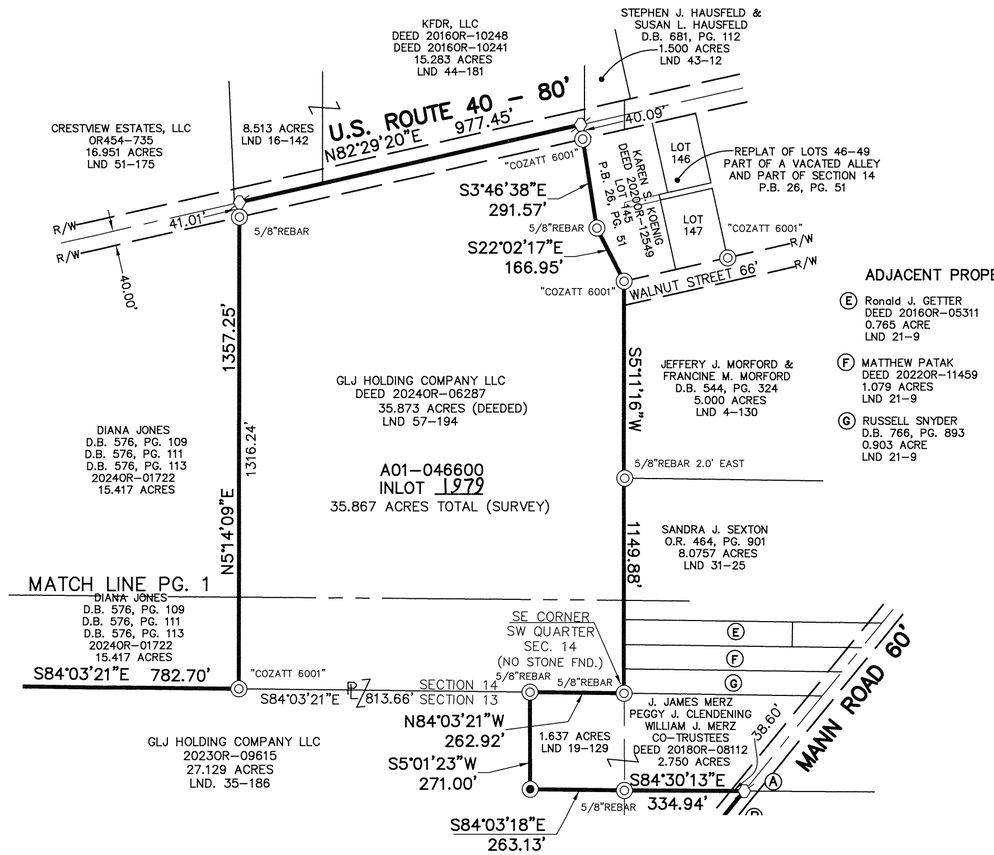
1 inch = 300 ft.

LEGEND

- IRON PIN FOUND (AS NOTED)
- MAG NAIL FOUND
- MAG NAIL SET
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"

<u>ACREAGE BREAKDOWN BY SECTION</u>

SECTION 13: 103.682 ACRES
SECTION 14: 35.867 ACRES
SECTION 19: 134.161 ACRES
<u>SECTION 20: 22.526 ACRES</u>
TOTAL : **296.236 ACRES**



ARCADIS
IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\ANNEX\CT ANNEX PLAT CENTERLINE 2023.dwg by:david.chiesa on 08/05/2024 @ 06:33:57 am ~ © M+E Companies, Inc.

SUMMIT LANDING SECTION 2 SUBDIVISION RECORD PLAT

STATE OF OHIO, COUNTY OF MIAMI, CITY OF TIPP CITY
NW QUARTER SECTION 9, TOWNSHIP 4 NORTH, RANGE 6 EAST
& PART OF INLOT 3604
CONGRESS LANDS WEST OF THE MIAMIS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00030
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/14/2024 08:14:16 AM
REFERENCES 0
RECORDING FEE
PAGES 3

VOLUME 30 PAGE 82
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $ 129.60 Jessica A. Lopez MIAMI COUNTY RECORDER Amy Dillon BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 14 DAY OF August, 2024

Matthew W. Gearhardt MIAMI COUNTY AUDITOR Annette Denman BY DEPUTY AUDITOR

SITUATED IN THE CITY OF TIPP CITY, COUNTY OF MIAMI, STATE OF OHIO, BEING PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 6 EAST CONGRESS LANDS WEST OF THE MIAMIS, AND PART OF INLOT 3604 OF RECORD IN PLAT VOLUME 19, PAGE 120, SAID LOT DESCRIBED IN A DEED TO CLAYTON PROPERTIES GROUP, INC dba ARBOR HOMES, OF RECORD IN INSTRUMENT NUMBER 2022OR-16750, RECORDER'S OFFICE, MIAMI COUNTY, OHIO., AND BEING A SUBDIVISION CONTAINING 21.914 ACRES (MEASURED).

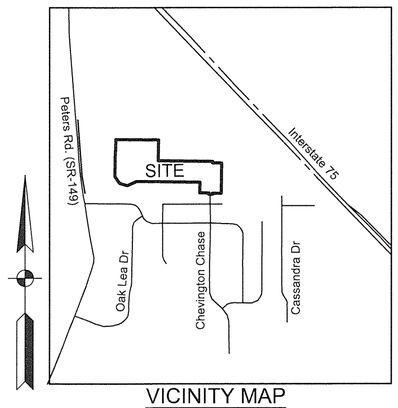
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLOTTED HEREIN, CERTIFY THAT THE ATTACHED FINAL PLAT CORRECTLY REPRESENTS OUR "**SUMMIT LANDING SECTION 2**" A SUBDIVISION OF LOTS ___ THRU ___ AND RESERVES "D", AND "E", AND THE DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR HONEYDEW DRIVE, WILD PLUM DRIVE, WIND ROCK COURT, WIND ROCK DRIVE AND CHEVINGTON CHASE, SHOWN HEREON AND NOT HERETOFORE DEDICATED, DO HEREBY ACCEPT THIS FINAL PLAT OF THE SAME, AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID FINAL PLAT. ALL STREETS SHOWN HEREON WILL NOT BE ACCEPTED FOR PUBLIC USE UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND SAID STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE CITY OF TIPP CITY.

STORM WATER DRAINAGE RESTRICTIONS

1. NO FIXED STRUCTURE, FILLING, OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED, INSTALLED, OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE OR DETENTION EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS, AND TREES.

2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREAS, STORM WATER RETENTION POND AREAS, OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER OR THE ASSOCIATION TO TAKE CORRECTION ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE A RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER THAT THE DEVELOPER AND/OR THE ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE DEVELOPER OR THE ASSOCIATION OR, IF THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOTS IN ACCORDANCE WITH THIS DECLARATION.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, ND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF CITY OF TIPP CITY.



VICINITY MAP
NTS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 11th DAY OF June, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

William E Bowers Vice CHAIRMAN

Dawn M. Gross SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 15 DAY OF July, 2024.

PRESIDENT OF COUNCIL

Janice Bates CLERK OF COUNCIL

APPROVED AND ACCEPTED THIS 15 DAY OF July, 2024, BY ORDINANCE NO. 18-24 WHEREIN THE PLAT OF SUMMIT LANDING SECTION 2 SUBDIVISION AND THE DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR HONEYDEW DRIVE, WILD PLUM DRIVE, WIND ROCK DRIVE, WIND ROCK COURT, AND CHEVINGTON CHASE, AND THOSE AREAS DESIGNATED "UTILITY & DRAINAGE EASEMENT" , IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF TIPP CITY, OHIO.

IN WITNESS THEREOF, CRAIG BROCKMAN, DIVISION PRESIDENT, CINCINNATI & DAYTON, OF CLAYTON PROPERTIES GROUP INC dba ARBOR HOMES,

HAS HEREUNTO SET HIS HAND THIS 7 DAY OF June, 2024.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGN: Paul A Motegar
PRINT: Paul Motegar

SIGN: Tyler Emberton
PRINT: Tyler Emberton

CLAYTON PROPERTIES GROUP, INC.
dba ARBOR HOMES

BY: _____
CRAIG BROCKMAN
DIVISION PRESIDENT,
CINCINNATI & DAYTON

ACKNOWLEDGMENT

STATE OF OHIO)
Butler County) SS:

HELEN MALONE
Notary Public
State of Ohio
My Comm. Expires
July 14, 2027

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF June, 2024, BY CRAIG BROCKMAN, DIVISION PRESIDENT, CINCINNATI & DAYTON, OF CLAYTON PROPERTIES GROUP INC dba ARBOR HOMES, ON BEHALF OF THE COMPANY.

Helen Malone
NOTARY PUBLIC

EASEMENTS

1. AS SHOWN ON THE PLAT, ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10-FOOT WIDE "UTILITY & DRAINAGE EASEMENT". SIDE LOT LINES ARE SUBJECT TO A 5-FOOT WIDE "UTILITY & DRAINAGE EASEMENT" UNLESS OTHERWISE NOTED.

2. ALL AREAS DESIGNATED HEREON AS "OPEN SPACE" OR "RESERVE" ARE DEDICATED AS UTILITY & DRAINAGE EASEMENTS.

3. EASEMENTS SHOWN OR NOTED ON THIS PLAT AS "UTILITY & DRAINAGE EASEMENT" ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OF 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.

4. FOR THE PURPOSES OF THIS PLAT, THE TERM "EASEMENT" AND THE ABBREVIATION "EASE." AS LABELED HEREON ARE SYNONYMOUS.

SETBACKS

FRONT YARD SETBACKS: 35 FEET
REAR YARD SETBACKS: 40 FEET
SIDE YARD SETBACKS: 7 FEET

LOTS: 60 SINGLE FAMILY LOTS
2 OPEN SPACE LOTS

BASIS FOR BEARINGS

BEARINGS DESCRIBED HEREON ARE BASED ON NORTH 89 DEGREES 07 MINUTES 54 SECONDS WEST OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 9 OF TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE CONGRESS LANDS WEST OF THE MIAMI'S, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, MIAMI COUNTY, OHIO.

PERMANENT MARKERS

PERMANENT MARKERS, WHERE INDICATED HEREON, ARE SOLID REBAR, 1 INCH DIAMETER, 30 INCHES LONG

PLAT MONUMENTS

ALL OTHER MONUMENTS INDICATED HEREON ARE SOLID REBAR 5/8 INCH IN DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI FIRM 1648"

LEGEND

- ● IRON PIN FOUND (SEE NOTES ON PLAT)
- ◎ 1" IRON PIN SET (PERMANENT MARKERS)
- ○ 5/8" IRON PIN SET WITH CAP DESIGNATED "ASI FIRM 1648"
- ● MAG SPIKE SET
- ▲ MAG NAIL/SPIKE FOUND

ACREAGE SUMMARY	
LOTS	17.576
RESERVES	0.413
DED. R/W	3.925
TOTAL	**21.914**

SURVEYOR'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

BY: B. P. Bingham 6/5/2024
BRIAN P. BINGHAM DATE
REGISTERED PROFESSIONAL SURVEYOR NO. 8438

STATE OF OHIO
BRIAN P. BINGHAM
8438
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Drive, Suite 300, Columbus, Ohio 43231
TEL 614.901.2235 WWW.structurepoint.com

Owner and Developer:
Clayton Properties Group Inc.
dba Arbor Homes
9050 Centre Pointe Dr, Suite 210
West Chester, OH 45069

Original Drawn Date: December 29, 2023
Last Date Revised: April 24, 2024

SUMMIT LANDING SECTION 2 SUBDIVISION RECORD PLAT

PLOT SCALE: 1:1 EDIT DATE: 12/29/23 - 2:00 PM EDITED BY: BBINGHAM DRAWING FILE: O:\2021\016\SD. DRAWINGS\SURVEY\PLATS\PHASE 2\202101615.SV.2023-12-26.PLAT-PHASE 2.DWG

PID: G14-000900
DAVID B. JACKSON &
ESTHER K. JACKSON
D.B. 728, PG. 285 (1/2 INT.)
D.B. 730, PG. 735 (1/2 INT.)
110.396 AC

"*" MONUMENT PREVIOUSLY SET

VOLUME 30 PAGE 82 - A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MONROE TOWNSHIP
CITY OF TIPP CITY

S89°17'50"E - 722.00'

LOT 4653 0.275 AC
LOT 4654 0.253 AC
RESERVE "C"
LOT 4655 0.288 AC
SUMMIT LANDING SECTION 1 VOL. 30, PG. 62
LOT 4657 0.330 AC
LOT 4658 0.329 AC
LOT 4659 0.303 AC
LOT 4660 0.290 AC
HONEYDEW DRIVE (50') VOL. 30, PG. 62

N00°42'10"E - 200.00'
S89°17'50"E 7.29'
N00°42'10"E - 417.66'
125.74'
141.92'

LOT 4722 0.275 AC
LOT 4721 0.275 AC
LOT 4720 0.275 AC
LOT 4719 0.275 AC
LOT 4718 0.275 AC
LOT 4717 0.275 AC
LOT 4716 0.329 AC
LOT 4715 0.329 AC

S89°17'50"E - 560.50'
HONEYDEW DRIVE
N89°17'50"W - 601.00'
50'
N89°17'50"W - 560.50'

LOT 4723 0.301 AC
LOT 4724 0.275 AC
LOT 4725 0.275 AC
LOT 4726 0.275 AC
LOT 4727 0.275 AC
LOT 4728 0.275 AC
LOT 4729 0.329 AC
LOT 4714 0.329 AC

PLUM DRIVE
S00°42'10"W - 350.00'
S00°42'10"W - 134.50'
N00°42'10"E - 134.50'
N00°42'10"E - 175.00'
S00°42'10"W - 134.50'

TEMPORARY GRADING & UTILITY EASE.

PID: G46-000200
CLAYTON PROPERTIES GROUP INC.,
dba ARBOR HOMES
IN 2022OR-16750
PART OF INLOT 3604
PB 19, PG 120
81.201 ACRES (DEED)
81.160 ACRES (MEAS.)

81.160 ACRES (MEAS.)
- 18.681 ACRES (SEC. 1)
62.479 ACRES (REMAINING)
-21.914 ACRES (SEC. 2)
40.565 ACRES (REMAINING)

S89°17'50"E - 916.00'

LOT 4735 0.471 AC
LOT 4734 0.356 AC
LOT 4733 0.356 AC
LOT 4732 0.276 AC
LOT 4731 0.275 AC
LOT 4730 0.329 AC
LOT 4713 0.329 AC
LOT 4712 0.275 AC
LOT 4711 0.275 AC
LOT 4710 0.275 AC
LOT 4709 0.275 AC
LOT 4708 0.275 AC

S89°17'50"E - 160.00'
N27°30'04"W - 178.29'
N13°25'02"E - 155.28'
S66°26'37"E - 156.94'
N74°36'51"E - 148.06'
N34°06'19"W - 139.37'
N73°18'30"W - 134.96'
S67°17'44"W - 174.35'

LOT 4736 0.298 AC
LOT 4737 0.287 AC
LOT 4738 0.292 AC
LOT 4739 0.296 AC
LOT 4740 0.303 AC
LOT 4741 0.275 AC
LOT 4742 0.275 AC
LOT 4743 0.275 AC
LOT 4744 0.275 AC
LOT 4745 0.275 AC
LOT 4746 0.275 AC
LOT 4747 0.275 AC
LOT 4748 0.275 AC
LOT 4749 0.275 AC

WIND ROCK COURT 50'
S74°13'56"W - 94.50'
N89°17'50"W - 261.05'
22.05'
WIND ROCK DRIVE
N89°17'50"W - 1007.00'
50'
N89°17'50"W - 1222.55'
N89°17'50"W - 1066.00'

50' GAS EASEMENT
MISC. BK. 1, PG. 96
DB. 711, PG. 203

CONTINUED ON SHEET 3

SUMMIT LANDING SECTION 1 VOL. 30, PG. 62
RESERVE "B"
LOT 4670 10.048 AC

20' UTILITY EASEMENT
BOOK 747, PG 356
BOOK 747, PG 858
BOOK 1529, PG 418
BOOK 749, PG 480

5/8" iron pin found "
COZATT S6001"

N.E. ¼ SEC. 8
N.W. ¼ SEC. 9
S.E. ¼ SEC. 8
S.W. ¼ SEC. 9

DP&L TRANSMISSION LINE EASEMENT
DB. 626, PG. 428
DB. 711, PG. 203
DB. 352, PG. 312

OAKWINDS PB 16, PG 113
LOT 4135 PB. 23, PG. 96
LOT 4095 PB. 22, PG 84
LOT 3018
LOT 3019
50' DRAINAGE EASEMENT PB. 16, PG 113
LOT 3000
REPLAT OF INLOTS 2883, 2884 & 2885 PB 16, PG 112
UTILITY, ACCES AND SANITARY EASEMENT PB. 16. PG 112
LOT 2886
WINDMERE SUBDIVISION SECTION 6 PB 16, PG 65
LOT 2887
LOT 2888 DETENTION BASIN & UTILITY EASEMENT PB. 16, PG 65

0' 60' 120'
SCALE: 1"=60'

PLOT SCALE: 1:1 EDIT DATE: 12/29/23 - 2:00 PM EDITED BY: BBINGHAM DRAWING FILE: O:\2021\101615\D. DRAWINGS\SURVEY\PLATS\PHASE 2\2021016

PID: G14-000900
DAVID B. JACKSON &
ESTHER K. JACKSON
D.B. 728, PG. 285 (1/2 INT.)
D.B. 730, PG. 735 (1/2 INT.)
110.396 AC

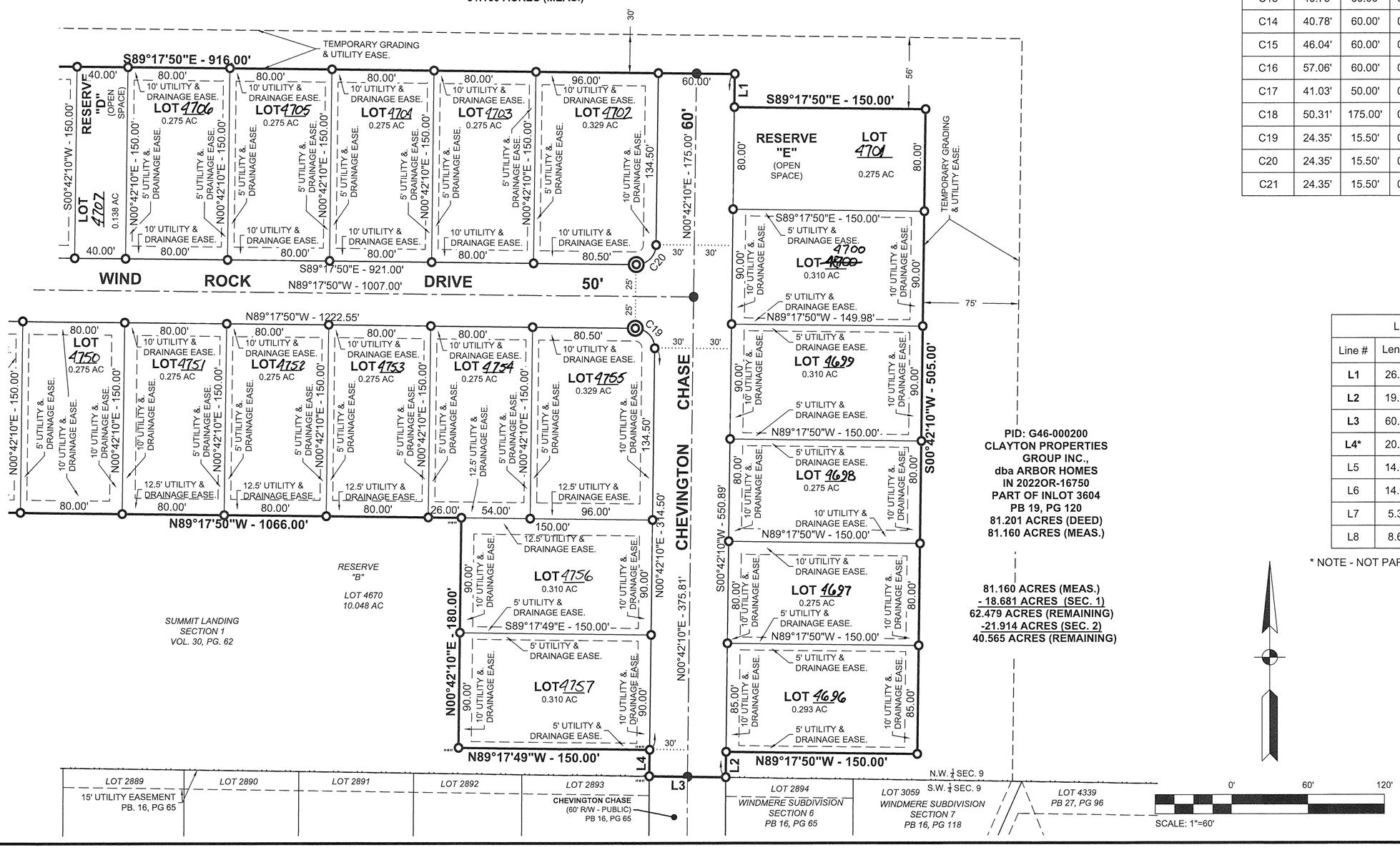
O"x" MONUMENT PREVIOUSLY SET

MONROE TOWNSHIP
CITY OF TIPP CITY

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	57.49'	200.00'	016°28'14"	57.30'	S82°28'03"W
C2	24.35'	15.50'	090°00'00"	21.92'	N45°42'10"E
C3	24.35'	15.50'	090°00'00"	21.92'	S44°17'50"E
C4	24.35'	15.50'	090°00'00"	21.92'	S45°42'10"W
C5	24.35'	15.50'	090°00'00"	21.92'	N44°17'50"W
C6	24.35'	15.50'	090°00'00"	21.92'	N45°42'10"E
C7	19.97'	225.00'	005°05'09"	19.97'	S88°09'35"W
C8	44.71'	225.00'	011°23'05"	44.63'	S79°55'28"W
C9	41.03'	50.00'	047°00'51"	39.89'	S82°15'39"E
C10	18.67'	60.00'	017°49'45"	18.60'	N67°40'06"W
C11	42.85'	60.00'	040°55'06"	41.94'	S82°57'29"W
C12	40.78'	60.00'	038°56'33"	40.00'	S43°01'40"W
C13	40.78'	60.00'	038°56'33"	40.00'	S04°05'07"W
C14	40.78'	60.00'	038°56'33"	40.00'	S34°51'26"E
C15	46.04'	60.00'	043°57'52"	44.92'	S76°18'38"E
C16	57.06'	60.00'	054°29'21"	54.93'	N54°27'45"E
C17	41.03'	50.00'	047°00'51"	39.89'	N50°43'30"E
C18	50.31'	175.00'	016°28'14"	50.13'	S82°28'03"W
C19	24.35'	15.50'	090°00'00"	21.92'	N44°17'50"W
C20	24.35'	15.50'	090°00'00"	21.92'	N45°42'10"E
C21	24.35'	15.50'	090°00'00"	21.92'	S44°17'50"E

PID: G46-000200
CLAYTON PROPERTIES GROUP INC.,
dba ARBOR HOMES
IN 2022OR-16750
PART OF INLOT 3604
PB 19, PG 120
81.201 ACRES (DEED)
81.160 ACRES (MEAS.)

81.160 ACRES (MEAS.)
- 18.681 ACRES (SEC. 1)
62.479 ACRES (REMAINING)
-21.914 ACRES (SEC. 2)
40.565 ACRES (REMAINING)



Line Table		
Line #	Length	Direction
L1	26.00	S00° 42' 10"W
L2	19.89	S00° 42' 10"W
L3	60.00	N89° 07' 54"W
L4*	20.72	N00° 41' 55"E
L5	14.04	N74° 13' 56"E
L6	14.04	S74° 13' 56"W
L7	5.35	N74° 13' 56"E
L8	8.69	N74° 13' 56"E

* NOTE - NOT PARALLEL TO CENTERLINE

PID: G46-000200
CLAYTON PROPERTIES GROUP INC.,
dba ARBOR HOMES
IN 2022OR-16750
PART OF INLOT 3604
PB 19, PG 120
81.201 ACRES (DEED)
81.160 ACRES (MEAS.)

81.160 ACRES (MEAS.)
- 18.681 ACRES (SEC. 1)
62.479 ACRES (REMAINING)
-21.914 ACRES (SEC. 2)
40.565 ACRES (REMAINING)

CONTINUED ON SHEET 2

PLOT SCALE: 1:1 EDIT DATE: 12/29/23 - 2:00 PM EDITED BY: BBINGHAM DRAWING FILE: O:\2021\101615D. DRAWINGS\SURVEY\PLATS\PHASE 2\2021016 PHASE 2\202101615.SV.2023-12-26.PLAT-PHASE 2.DWG

BROCK ESTATES SECTION 1

LOCATED IN THE N.E. 1/4 OF SECTION 5,
TOWN 6, RANGE 5E, UNION TOWNSHIP,
MIAMI COUNTY, OHIO
CONTAINING 4.844 ACRES

PLAT BOOK 30 PAGE 83
MIAMI COUNTY RECORDER'S PLAT RECORDS

DESCRIPTION

BEING A REPLAT OF LOT 11, PART OF LOT 12, LOT 13, LOT 14, AND LOT 15 OF THE GORDON B. FETTER PLAT, FILED IN P.B. 06, PAGE 01 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS LOCATED IN SECTION 5, TOWN 6, RANGE 5 EAST, UNION TOWNSHIP, MIAMI COUNTY, OHIO AND ACQUIRED BY BRE PROPERTIES, LLC BY 20220R-11864. CONTAINING 4.844 ACRES.

CONSENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREON REPLATTED AND SUBDIVIDED, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON.

BRE PROPERTIES, LLC

BRE PROPERTIES, LLC

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

BE IT REMEMBERED THAT ON THIS 2 DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/19/2027

NOTARIAL SEAL STATE OF OHIO

BOBBY C DAY JR
Notary Public
In and for the State of Ohio
My Commission Expires
November 19, 2027

Scale: 1"=100"
0 50 100 150 200

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00031
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/15/2024 02:50:18 PM
REFERENCES 0
RECORDING FEE
PAGES 1

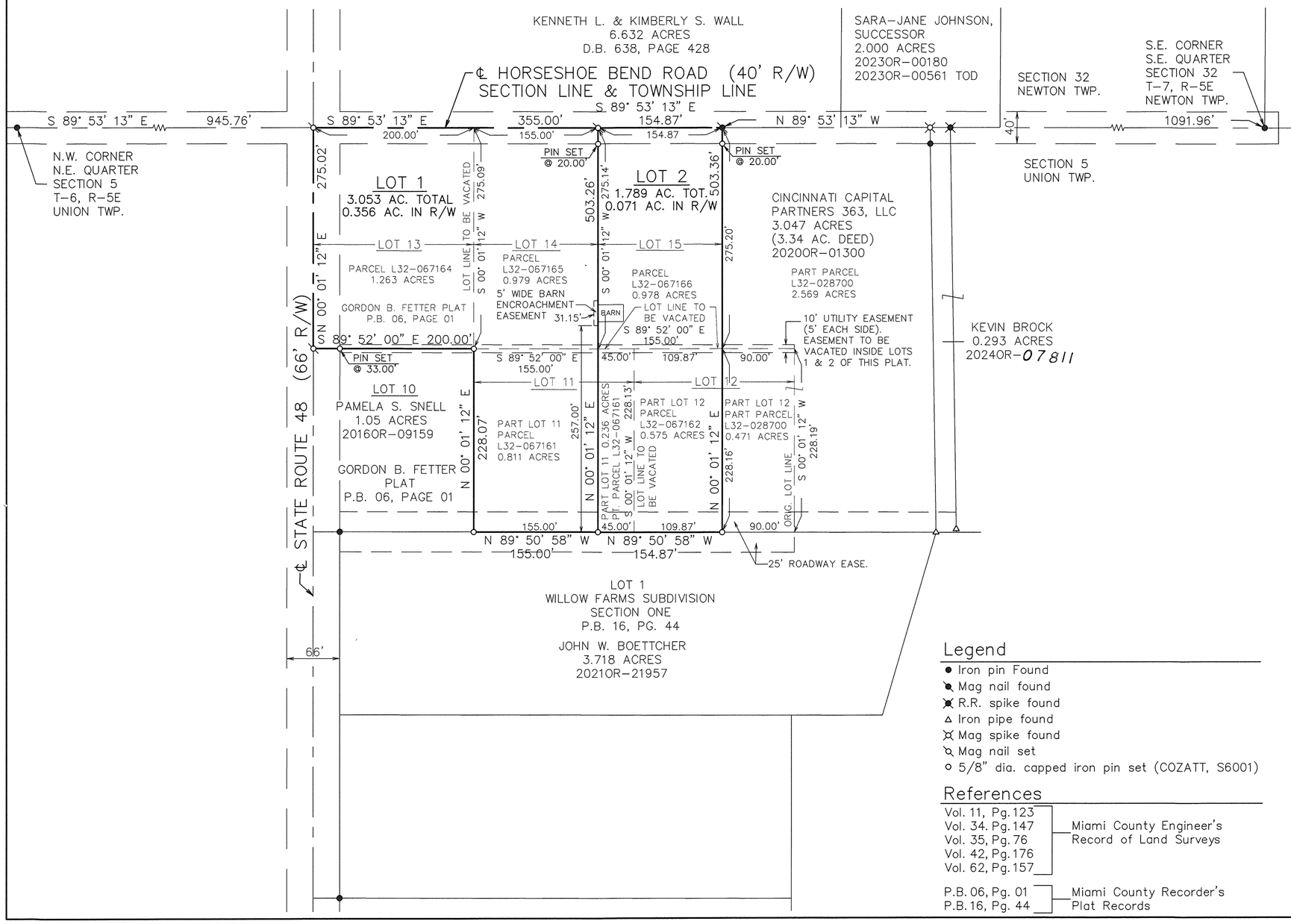
MIAMI COUNTY HEALTH DISTRICT
Approved 6/26/24
#3470

FEE 43.20

Jessica Lopez BY: R.George
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 15th DAY OF August, 2024.

Matthew W Gearhardt BY: Joyce Gilliat
MIAMI COUNTY AUDITOR DEPUTY



Legend

- ● Iron pin Found
- ⊗ Mag nail found
- ⊠ R.R. spike found
- △ Iron pipe found
- ⊠ Mag spike found
- ⊗ Mag nail set
- ○ 5/8" dia. capped iron pin set (COZATT, S6001)

References

- Vol. 11, Pg. 123
- Vol. 34, Pg. 147
- Vol. 35, Pg. 76
- Vol. 42, Pg. 176
- Vol. 62, Pg. 157

— Miami County Engineer's Record of Land Surveys

- P.B. 06, Pg. 01
- P.B. 16, Pg. 44

— Miami County Recorder's Plat Records

APPROVALS

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 8th DAY OF August, 2024.

MIAMI COUNTY ENGINEER
PAUL P. HUELSKAMP

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, HELD THIS 16th DAY OF July, 2024, THIS PLAT REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 15th DAY OF August, 2024.

MIAMI COUNTY COMMISSIONER
GREGORY A. SIMMONS

MIAMI COUNTY COMMISSIONER
TED S. MERCER

MIAMI COUNTY COMMISSIONER
WADE H. WESTFALL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON SHOWN BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. MONUMENTATION IS SET OR FOUND AS SHOWN HEREON AND IS IN GOOD CONDITION UNLESS OTHERWISE NOTED HEREON.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt, P.S. #6001 — 6/25/24 Date

PREPARED BY:

Cozatt Engineering Company
Civil Engineer — Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 06924 #1 Ph. (937) 339-2921

BROCK ESTATES SECTION 2

LOCATED IN THE N.E. 1/4 OF SECTION 5,
TOWN 6, RANGE 5E, UNION TOWNSHIP,
MIAMI COUNTY, OHIO
CONTAINING 3.040 ACRES

DESCRIPTION

BEING A REPLAT OF PART OF LOT 12 OF THE GORDON B. FETTER PLAT, FILED IN P.B. 06, PAGE 01 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS LOCATED IN SECTION 5, TOWN 6, RANGE 5 EAST, UNION TOWNSHIP, MIAMI COUNTY, OHIO AND ACQUIRED BY CINCINNATI CAPITAL PARTNERS 363, LLC BY 20200R-01300. CONTAINING 3.040 ACRES.

CONSENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREON REPLATTED AND SUBDIVIDED, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON.

CINCINNATI CAPITAL
PARTNERS 363, LLC

CINCINNATI CAPITAL
PARTNERS 363, LLC

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

BE IT REMEMBERED THAT ON THIS 2 DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/19/2027

NOTARIAL SEAL STATE OF OHIO

BOBBY C DAY JR
Notary Public
In and for the State of Ohio
My Commission Expires
November 19, 2027

Scale: 1"=100"
0 50 100 150 200

PLAT BOOK 30 PAGE 84
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED AUG 15, 2024 AT 2:50 PM

MIAMI COUNTY HEALTH DISTRICT
Approved 6/20/24
#3470

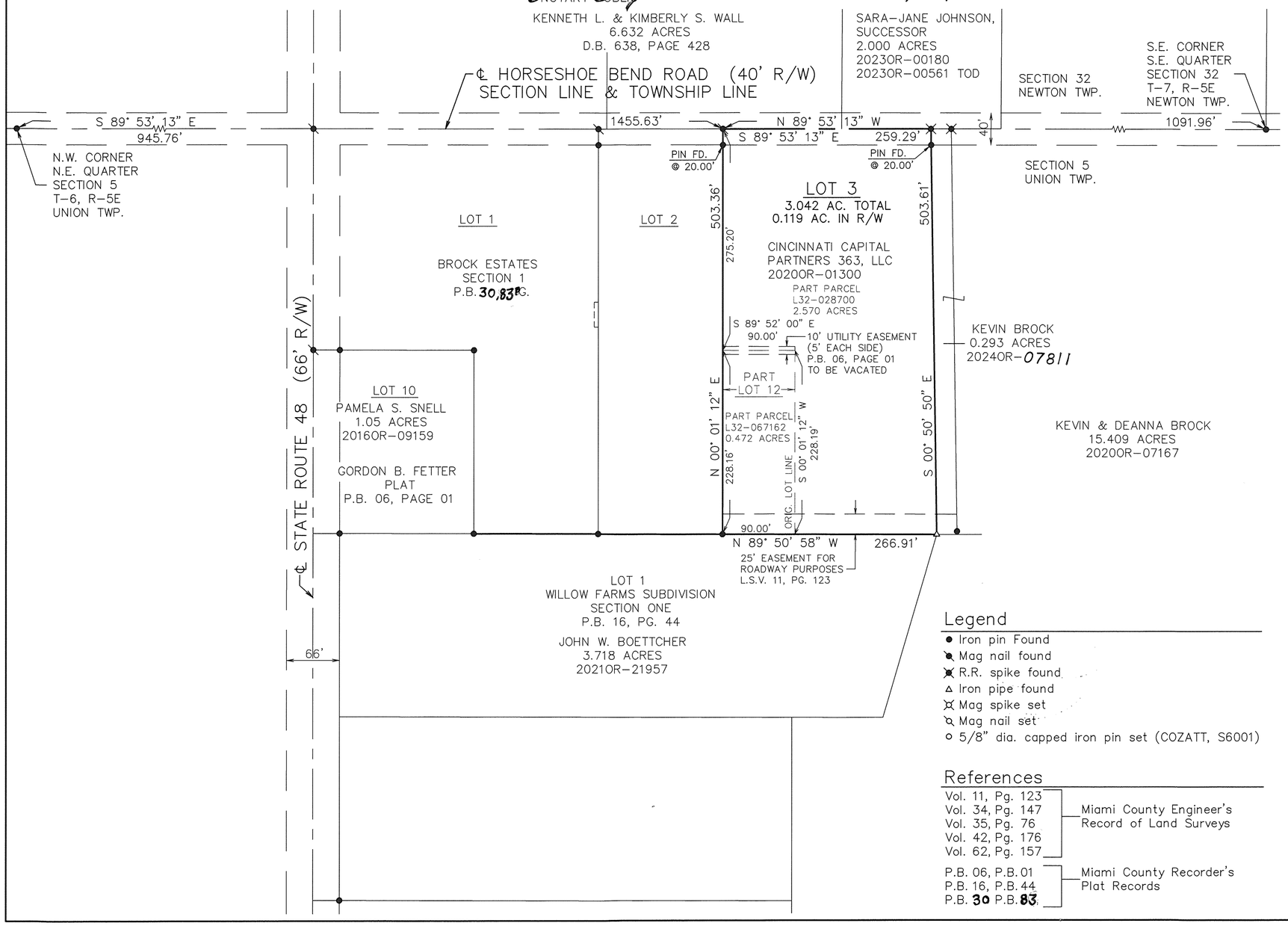
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00032
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/15/2024 02:50:19 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE 43.20

Jessica Lopez BY: R. George
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 15th DAY OF August, 2024.

Matthew W Gearhardt Joyce Gabbert
MIAMI COUNTY AUDITOR DEPUTY



APPROVALS

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 8th DAY OF August, 2024.

Paul P. Huelskamp
MIAMI COUNTY ENGINEER
PAUL P. HUELSKAMP

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, HELD THIS 16th DAY OF July, 2024, THIS PLAT REVIEWED AND APPROVED.

CHAIRMAN SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 15th DAY OF August, 2024.

MIAMI COUNTY COMMISSIONER
GREGORY A. SIMMONS

MIAMI COUNTY COMMISSIONER
TED S. MERCER

MIAMI COUNTY COMMISSIONER
WADE H. WESTFALL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON SHOWN BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. MONUMENTATION IS SET OR FOUND AS SHOWN HEREON AND IS IN GOOD CONDITION UNLESS OTHERWISE NOTED HEREON.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 6/25/24
Michael W. Cozatt, P.S. #6001 Date

Legend

- ● Iron pin Found
- ⊘ Mag nail found
- ⊗ R.R. spike found
- △ Iron pipe found
- ⊠ Mag spike set
- ⊘ Mag nail set
- ○ 5/8" dia. capped iron pin set (COZATT, S6001)

References

- Vol. 11, Pg. 123
- Vol. 34, Pg. 147
- Vol. 35, Pg. 76
- Vol. 42, Pg. 176
- Vol. 62, Pg. 157

— Miami County Engineer's Record of Land Surveys

- P.B. 06, P.B. 01
- P.B. 16, P.B. 44
- P.B. 30 P.B. 83

— Miami County Recorder's Plat Records

PREPARED BY:

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 06924 #2 Ph. (937) 339-2921

COTTAGES OF HALIFAX SUBDIVISION

PT 9891 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE

PLAT BOOK 30, PAGE 85
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024P-00033
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/30/2024 11:38:57 AM
REFERENCES 0
RECORDING FEE
PAGES 2

DEDICATION

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

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

OWNER:
HALIFAX LAND COMPANY, LLC

FRANK D. HARLOW, JR.
MANAGING MEMBER

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

BE IT REMEMBERED THAT ON THIS 27th DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW JR., ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BANKING CENTER

SAM SUTER
SENIOR VICE PRESIDENT/COMMERCIAL LOAN MANAGER

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

BE IT REMEMBERED THAT ON THIS 30th DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, SAM SUTER, IT'S SENIOR VICE PRESIDENT/COMMERCIAL LOAN MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Angela S Benedict
NOTARY PUBLIC IN AND FOR STATE OF OHIO

Angela S Benedict
Notary Public-State of Ohio
My Comm. Exp. Aug.14,2027

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

DATE: August 27, 2024

FRANK D. HARLOW, JR., MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW, JR.
MANAGING MEMBER

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026



VICINITY MAP
N.T.S.

DRAINAGE NOTES

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

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

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

NOTES

1.) ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS AND COMMON ELEMENTS.

2.) ALL FRONT LOT LINES ARE SUBJECT TO A 20' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

3.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY EASEMENT, DRAINAGE EASEMENT, AND COMMON ELEMENT.

4.) ALL STORM SEWER MAINS ARE PRIVATE UNTIL STORM WATER OUTFALLS.

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

6.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD.

FEE $ 86.40

Jessica A. Lopez
JESSICA A. LOPEZ
MIAMI COUNTY RECORDER

Amy Dawn
DEPUTY

TRANSFERRED THIS 30th DAY
OF August, 2024

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Joyce Groot
BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF August, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

Sue A. McGaughey CHAIRMAN Sue M. Knight SECRETARY

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT 2024OR-08762, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 20.214 ACRES OUT OF PART OF INLOT NUMBER 9891 OWNED BY HALIFAX LAND COMPANY, LLC, RECORDED AS INSTRUMENT 2016OR-12214.

AREA SUMMARY

18 BUILDING LOTS	11.569 ACRES
1 OPEN SPACE LOT	6.867 ACRES
PRIVATE STREETS	0.915 ACRES
DEDICATED STREET R/W	0.863 ACRES
TOTAL	20.214 ACRES

DEED

HALIFAX LAND COMPANY, LLC
2016OR-12214

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

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

8-15-24
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 08-15-2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2320
SHEET NUMBER 1 OF 2

COTTAGES OF HALIFAX SUBDIVISION

PT 9891 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE

PLAT BOOK 30, PAGE 85-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS


PIQUA-TROY ROAD 50 R/W
MARK E. AND PAMELA S. BARTEL OR 478-617 2016OR-14531 TOD 58.552 ACRES
JOSEPH P. HARTZELL 2016OR-12106 46.944 ACRES
STAUNTON TWP. CITY OF TROY
S84°48'25"E 1784.35'
INLOT 11605 0.556 AC.
INLOT 11604 0.409 AC.
INLOT 11603 0.325 AC.
INLOT 11602 0.319 AC.
INLOT 11601 0.317 AC.
INLOT 11600 0.333 AC.
INLOT 11599 0.349 AC.
INLOT 11598 0.513 AC.
INLOT 11597 2.986 AC.
INLOT 11606 2.625 AC.
INLOT 11588 0.384 AC.
INLOT 11589 0.282 AC.
INLOT 11590 0.282 AC.
INLOT 11591 0.282 AC.
INLOT 11592 0.282 AC.
INLOT 11593 0.532 AC.
INLOT 11594 0.409 AC.
INLOT 11595 0.384 AC.
INLOT 11596 6.867 AC. OPEN SPACE COMMON ELEMENT
KNOB HILL COURT
25' R/W (PRIVATE DRIVE)
HOLLY COURT 25' R/W (PRIVATE DRIVE)
4'x8' MAILBOX EASEMENT
LOXLEY LANE 60' R/W
NOTTINGHAM SUB., SECTION NINE PLAT BOOK 25-91
NORTH MARKET STREET (R/W VARIES)
NOTTINGHAM SUBDIVISION, SECTION TEN PLAT BOOK 26-62
HALIFAX ESTATES, SECTION THREE PLAT BOOK 26 PAGE 58
HALIFAX ESTATES, SECTION TWO PLAT BOOK 26 PAGE 57
VILLAS OF HALIFAX PATIO HOME SUBDIVISION PLAT BOOK 27 PAGE 94
REPLAT VILLAS OF HALIFAX SUBDIVISION PLAT BOOK 28 PAGE 8
PT II. 9891 HALIFAX LAND COMPANY, LLC 2016OR-12214 20.227 ACRES
IL 10721
IL 10722
IL 10723
IL 10733
IL 10735
IL 10736
IL 10737
IL 10740
IL 10692
IL 10693 - FLOOD LOT
IL 10694 - FLOOD LOT
IL 10695
IL 10696
IL 10703
IL 10704
IL 10705 - FLOOD LOT
IL 10706 - FLOOD LOT
IL 10707
IL 10708
IL 11139 OPEN SPACE
IL 11143 OPEN SPACE
S70°04'46"W 516.24'
S70°11'50"W 246.45'
S70°28'13"W 459.72'
422.62'
S48°04'11"W 261.16'
S64°34'06"W 135.73'
S49°35'07"W 402.23'
S05°11'35"W 182.50'
471.33'
203.43'
326.06'
N45°49'38"E
S76°22'29"W
104.00'
55.40'
N23°49'06"W 1025.35'
S23°49'06"E
10.70'
11.18'
37.10'
N74°35'32"E 114.00'
S74°44'33"E 129.52'
N37°11'20"E 114.00'
S74°04'51"E 133.56'
N66°10'54"E 183.49'
S66°10'54"W 153.53'
N20°59'26"W 200.07'
N10°05'37"E 207.50'
N10°05'37"E 172.20'
N10°05'37"E 164.33'
N10°05'37"E 157.22'
N10°05'37"E 149.50'
N04°10'37"E 143.80'
N08°18'17"W 157.80'
S06°51'44"E
S23°49'06"E 221.29'
S23°49'06"E 103.60'
N18°24'27"E 62.99'
N18°24'27"E 22.99'
S03°05'19"E 149.50'
126.14'
128.58'
112.23'
103.28'
90.33'
90.33'
90.33'
90.00'
90.00'
45.02'
83.99'
68.21'
78.00'
50.17'
42.31'
289.36'
37'
R/W
15' UTILITY EASEMENT
20' UTILITY EASEMENT
5' UTILITY EASEMENT
10' UTILITY EASEMENT
DEDICATED R/W
EASEMENT
S64°34'06"W 135.73'
S06°51'44"E 30.99'
N66°10'54"E 29.50'
S06°51'44"E 29.50'
S66°10'54"W 87.74'
S70°44'33"E 33.50'
S70°28'13"W 196.09'
S00°15'47"E 236.66'
S00°15'47"E 181.26'
S00°15'47"E 55.40'
S74°04'51"E 132.69'
S74°04'51"E 22.99'
S74°04'51"E 114.00'
S66°10'54"W 80.00'
S66°10'54"W 80.00'
S66°10'54"W 80

RED ROOF REPLAT

INLOT 6956 & INLOT 6957 INLOT | PIQUA CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 86
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/04/2024 02:54:31 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David Norman — Jeni Mascari
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 4, 2024.

Matthew W Gearhardt — Joyce Gilliat
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR

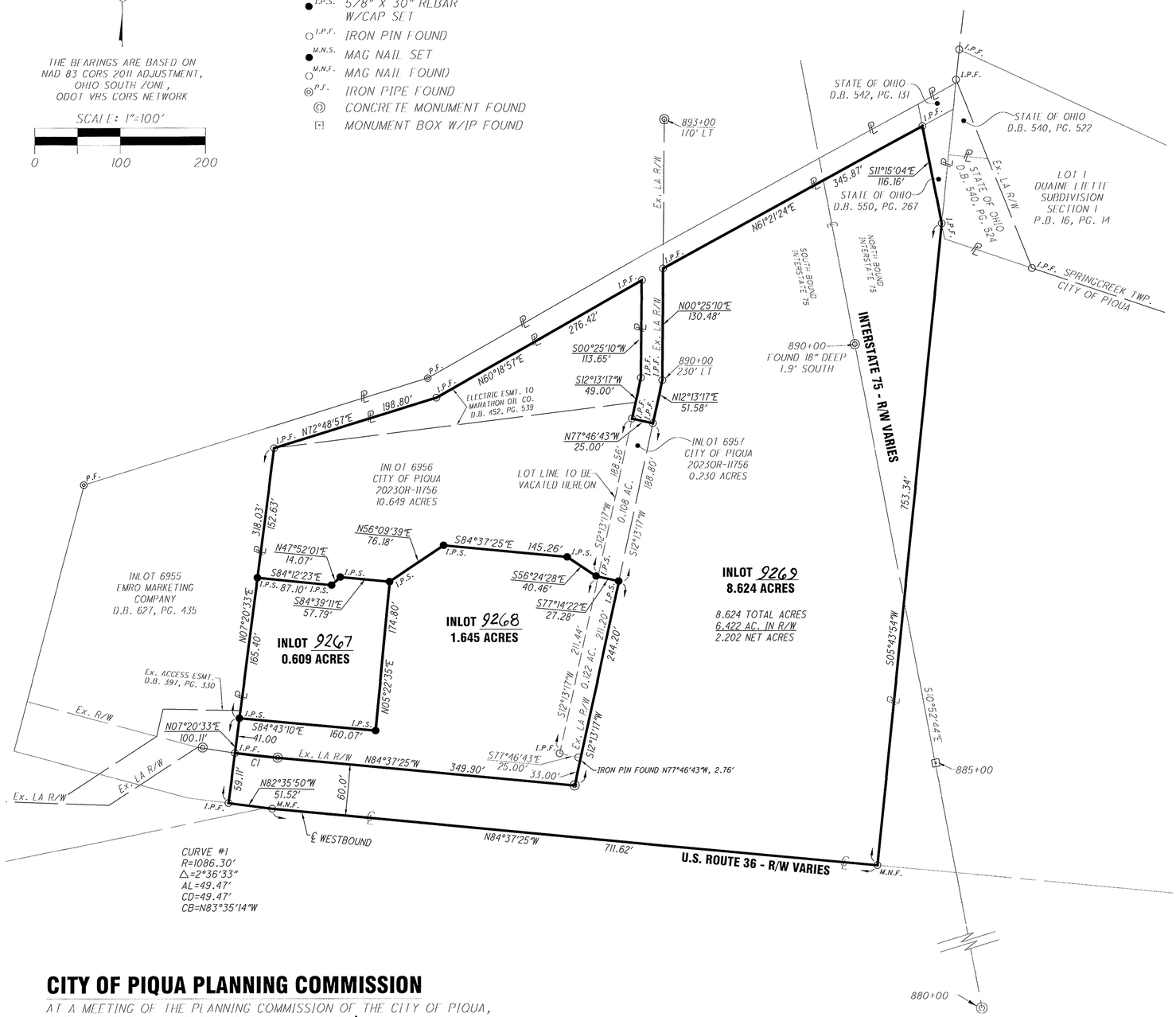
THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 100 200

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ◎ P.F. IRON PIPE FOUND
- ◎ CONCRETE MONUMENT FOUND
- ⊡ MONUMENT BOX W/IP FOUND



PLAT AUTHORIZATION AND DEDICATION

THE CITY OF PIQUA, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS RED ROOF REPLAT. FURTHERMORE, THE CITY OF PIQUA, DEDICATES THE EASEMENTS AS SHOWN.

* _____
AUTHORIZED SIGNATURE

* SEE SIGNATURES TO LEFT - NO ADDITIONAL SIGNATURES NECESSARY

* _____
TITLE

STATE OF OHIO
COUNTY OF _____,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___, DAY OF _____, 20__, BY THE CITY OF PIQUA.

_____
NOTARY PUBLIC

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 14TH DAY OF MAY, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

Bradley C. Bubp
CHAIR

~~CLERK~~

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 4TH DAY OF June, 2024, THIS PLAT WAS APPROVED BY ~~ORDINANCE NO:~~ RES. NO. R-86-24.

8/20/24
MAYOR

Melissa Kinney
CLERK

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 15TH DAY OF AUGUST, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

SURVEY NOTES

SEE PAGE 2 FOR THE EASEMENTS THAT ARE TO BE DEDICATED WITH THIS PLAT.

BEING A REPLAT OF INLOTS 6956 AND 6957 AND BEING OWNED BY THE CITY OF PIQUA IN 2023OR-11756.

SURVEY REFERENCE
LND 15-92
LND 15-162
LND 62-61
REC. P.B. 10, PG. 93
REC. P.B. 16, PG. 14
MIA_36_10.89_12.33
MIA_36_11.4_11.69
MIA_36_11.42_11.71
MIA_75_0_17.89
MIA_75_13.27_17.95
MIA_75_16.19_17.52

Allen J Bertke — 8-9-2024
ALLEN J BERTKE, P.S. #8629 — DATE

STATE OF OHIO · ALLEN J. BERTKE 8629 · REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	08-09-2024
DRAWN BY:	RMF
JOB NUMBER:	MIAPIQ2302
SHEET NUMBER	1 OF 2

RED ROOF REPLAT

INLOT 6956 & INLOT 6957 INLOT | PIQUA CITY | MIAMI, OHIO COUNTY

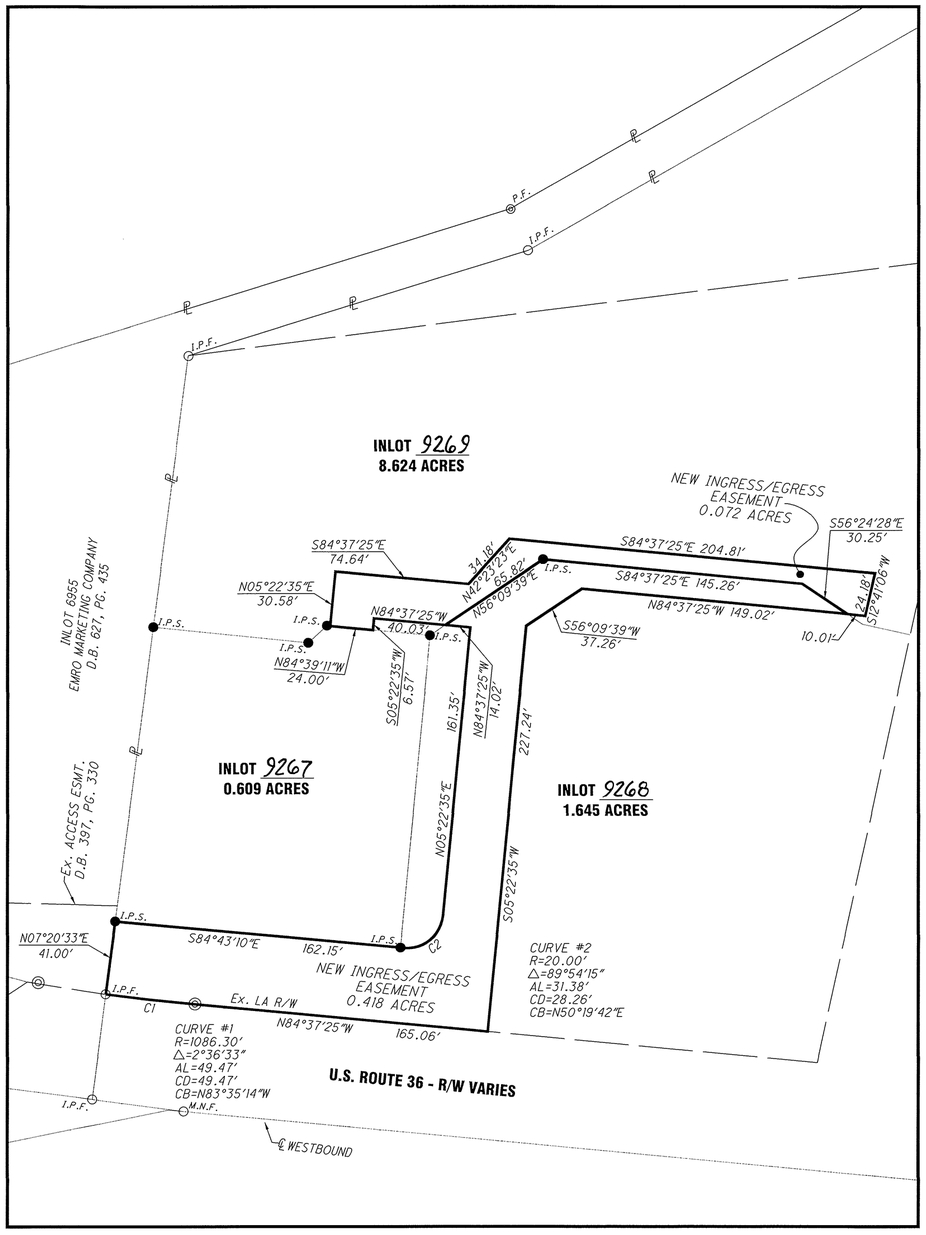
VOLUME 30, PAGE 86-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

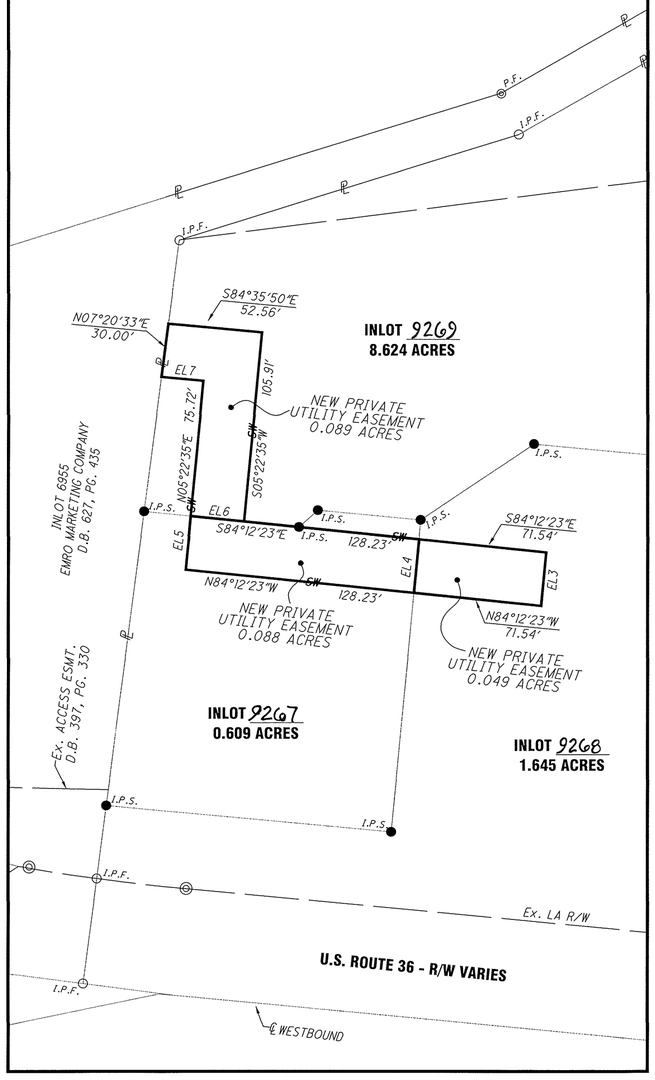
THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

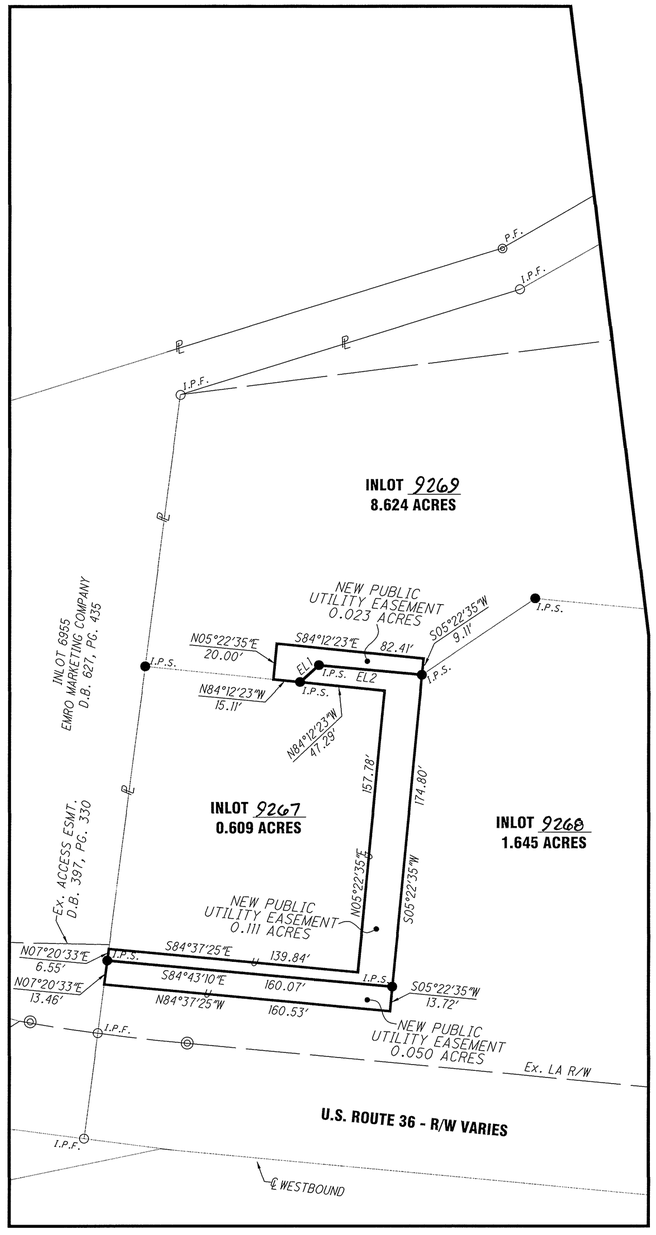
SCALE: 1"=60'

0 30 60 120

EASEMENT LINE CHART		
LINE	BEARING	DIST.
EL1	N47°52'01"E	14.07'
EL2	S84°39'11"E	57.79'
EL3	S05°22'35"W	30.00'
EL4	S05°22'35"W	30.00'
EL5	N05°22'35"E	30.00'
EL6	N84°12'23"W	30.00'
EL7	N84°35'50"W	23.59'







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

8-9-2024
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 08-09-2024
DRAWN BY: RMF
JOB NUMBER: MIAPIQ2302
SHEET NUMBER 2 OF 2

THE RESERVES AT CLIFF OAKS-PHASE ONE

21.301	PT 11560 & PT 11561	TROY	MIAMI	OHIO
ACRES	INLOTS	CITY	COUNTY	STATE

PLAT BOOK 30, PAGE 87
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00035
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/11/2024 08:40:00 AM
REFERENCES 0
RECORDING FEE
PAGES 4

FEE $ 172.80

David E. Norman
~~JESSICA A. LOPEZ~~ DAVID E. NORMAN
MIAMI COUNTY RECORDER

Amy Dillman
DEPUTY

TRANSFERRED THIS 11th DAY
OF September, 2024

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Linda Ogg
BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 21.301 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVES AT CLIFF OAKS–PHASE ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2024OR–02969.

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

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

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

EASEMENTS ON SAID PLAT, DESIGNATED AS ROADWAY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER.

OWNER: BOGLE INVESTMENTS, LLC
DOUG ERNST, SOLE MEMBER

SIGNATURE

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

BE IT REMEMBERED THAT ON THIS 23 DAY OF AUGUST, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

KELLY L. WALKER
Notary Public, State of Ohio
My Commission Expires 3/21/29

OWNER'S STATEMENT

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

BE IT REMEMBERED THAT ON THIS 23 DAY OF AUGUST, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

DOUG ERNST, SOLE MEMBER

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

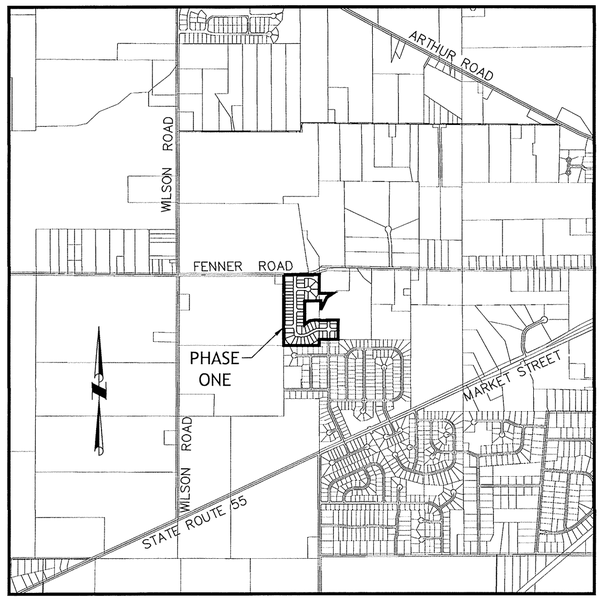
KELLY L. WALKER
Notary Public, State of Ohio
My Commission Expires 3/21/29

SURVEY REFERENCES

ROAD BOOK 8 PAGE 74
LAND SURVEY 12 PAGE 175
LAND SURVEY 27 PAGE 173
LAND SURVEY 42 PAGE 26
LAND SURVEY 43 PAGE 149
LAND SURVEY 43 PAGE 150
LAND SURVEY 45 PAGE 144
LAND SURVEY 61 PAGE 56
RECORD PLAT 10 PAGE 88
RECORD PLAT 14 PAGE 68
RECORD PLAT 20 PAGE 135
RECORD PLAT 21 PAGE 9
RECORD PLAT 22 PAGE 72
RECORD PLAT 23 PAGE 74
RECORD PLAT 24 PAGE 38
RECORD PLAT 30 PAGE 29
RECORD PLAT 30 PAGE 45

LOT ACREAGE

PRELIM. LOT	LOT	SECTION 36	SECTION 31	TOTAL ACRES
142	11661	0.953	0.699	1.652
32	11638	0.247	0.007	0.254
23	11629	0.306	0.002	0.308
R/W		2.826	0.773	3.599



VICINITY MAP
N.T.S.

DRAINAGE NOTES

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

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

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

MINIMUM STORMWATER PIPE SIZE IS 12", ANY PIPE SMALLER THAN 12" SHALL BE PRIVATELY OWNED.

AREA SUMMARY

54 BUILDING LOTS	13.985 ACRES
3 GREEN SPACE LOTS	3.321 ACRES
EXISTING STREET R/W	0.396 ACRES
NEW STREET R/W	3.599 ACRES
TOTAL	21.301 ACRES

DEED

INLOT 11560–20.017 ACRES
INLOT 11561–22.931 ACRES
BOGLE INVESTMENTS, LLC
2024OR–02969

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

2.) FENCES AND STRUCTURES ARE NOT PERMITTED IN THE DRAINAGE AND UTILITY EASEMENTS.

3.) ALL COMMON LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT ON EACH SIDE, BEING 10' TOTAL.

4.) ALL DRAINAGE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

5.) STORMWATER DETENTION BASIN AND DRYWELLS ARE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.

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

7.) MAILBOX EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 28th DAY OF AUGUST, 2024

JILLIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS DAY OF July 31, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF Aug, 2024, THIS PLAT WAS APPROVED BY ORDINANCE NO. O–30–2024 EFFECTIVE 9-4, 2024

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

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

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 21.301 ACRES BEING 17.683 ACRES BEING PART OF INLOT NUMBER 11560 AND BEING 3.618 ACRES BEING PART OF INLOT NUMBER 11561, OWNED BY BOGLE INVESTMENTS, LLC, RECORDED IN 2024OR–02969.

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

ALLEN J. BERTKE, P.S. #8629 — 8-22-24 DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

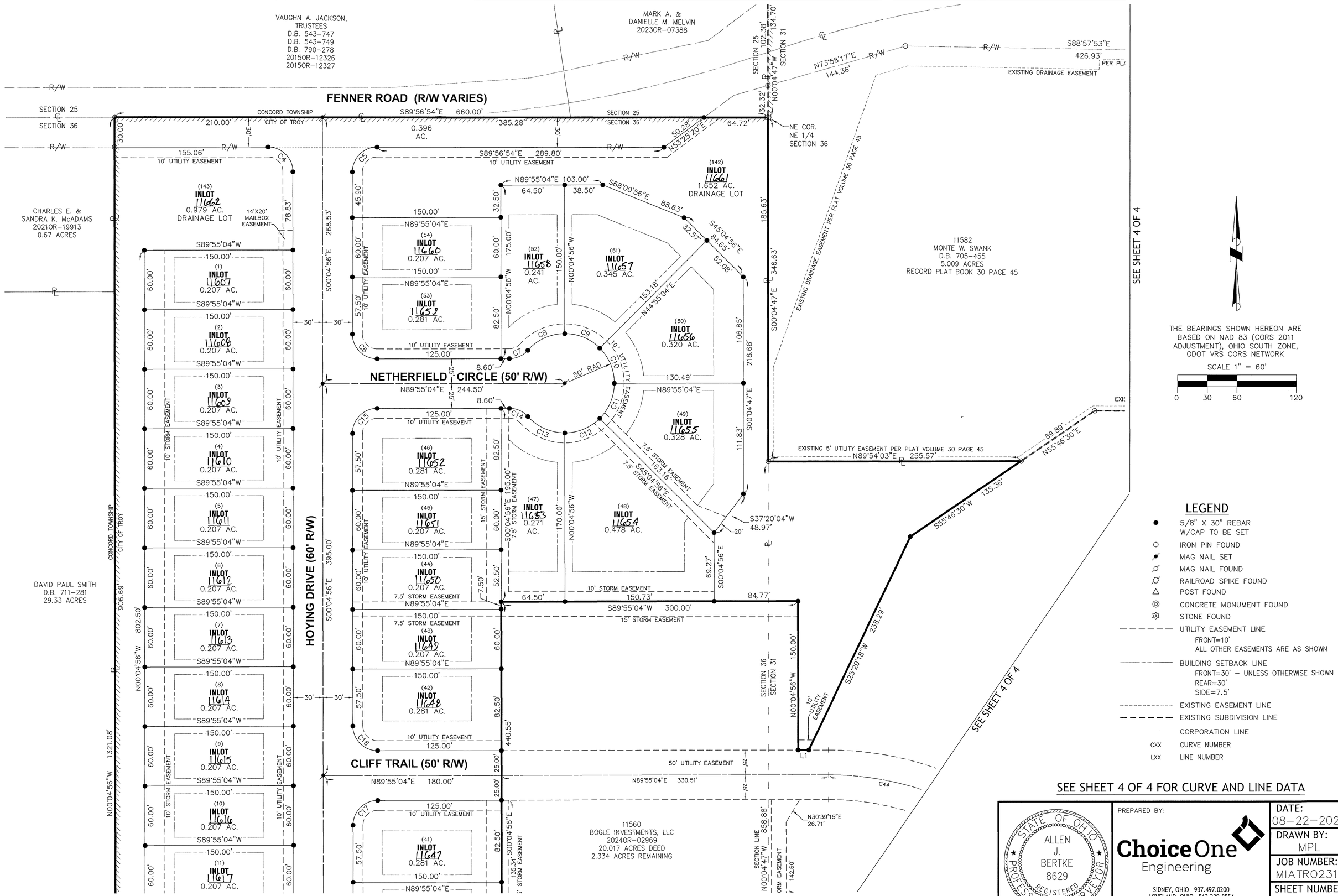
DATE: 08–22–2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2317
SHEET NUMBER 1 OF 4

THE RESERVES AT CLIFF OAKS-PHASE ONE

PLAT BOOK 30, PAGE 87-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

21.301	PT 11560 & PT 11561	TROY	MIAMI	OHIO
ACRES	INLOTS	CITY	COUNTY	STATE

SEE SHEET 4 OF 4



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

SCALE 1" = 60'

0 30 60 120

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- △ POST FOUND
- ◎ CONCRETE MONUMENT FOUND
- STONE FOUND
- UTILITY EASEMENT LINE
  FRONT=10'
  ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
  FRONT=30' – UNLESS OTHERWISE SHOWN
  REAR=30'
  SIDE=7.5'
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- CORPORATION LINE
- CXX CURVE NUMBER
- LXX LINE NUMBER

SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 08-22-2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2317
SHEET NUMBER 2 OF 4

THE RESERVES AT CLIFF OAKS-PHASE ONE

PLAT BOOK 30, PAGE 87-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

21.301 ACRES	PT 11560 & PT 11561 INLOTS	TROY CITY	MIAMI COUNTY	OHIO STATE

SEE SHEET 2 OF 4

SEE SHEET 4 OF 4

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- △ POST FOUND
- ◎ CONCRETE MONUMENT FOUND
- STONE FOUND
- UTILITY EASEMENT LINE
  FRONT=10'
  ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
  FRONT=30' – UNLESS OTHERWISE SHOWN
  REAR=30'
  SIDE=7.5'
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- CORPORATION LINE
- CXX CURVE NUMBER
- LXX LINE NUMBER

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

SCALE 1" = 60'

0 30 60 120

* SEE SURVEYOR'S AFFIDAVIT 2024OR-09581

CLIFF TRAIL (50' R/W)

LONGBOURN LANE (60' R/W)

HOYING DRIVE (50' R/W)

PARKVIEW DRIVE 50' R/W

PARKVIEW DRIVE (50' R/W)

11560
BOGLE INVESTMENTS, LLC
20240R-02969
20.017 ACRES DEED
2.334 ACRES REMAINING

11561
BOGLE INVESTMENTS, LLC
20240R-02969
22.931 ACRES DEED
* 19.336 ACRES REMAINING

11562
BOGLE INVESTMENTS, LLC
20240R-02969
9.994 ACRES DEED

DAVID PAUL SMITH
D.B. 711-281
29.33 ACRES

VAUGHN A. JACKSON
TRUSTEE
20220R-06600
53.4846 ACRES

TROY CHRISTIAN CHURCH
D.B. 789-330
LOT 8875
38.0665 ACRES

CONCORD TOWNSHIP
CITY OF TROY

EDGEWATER SECTION FOUR RECORD PLAT BOOK 21 PAGE 9

EDGEWATER SECTION THREE
RECORD PLAT BOOK 20 PAGE 135

EDGEWATER SECTION SEVEN
RECORD PLAT BOOK 24 PAGE 38

SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

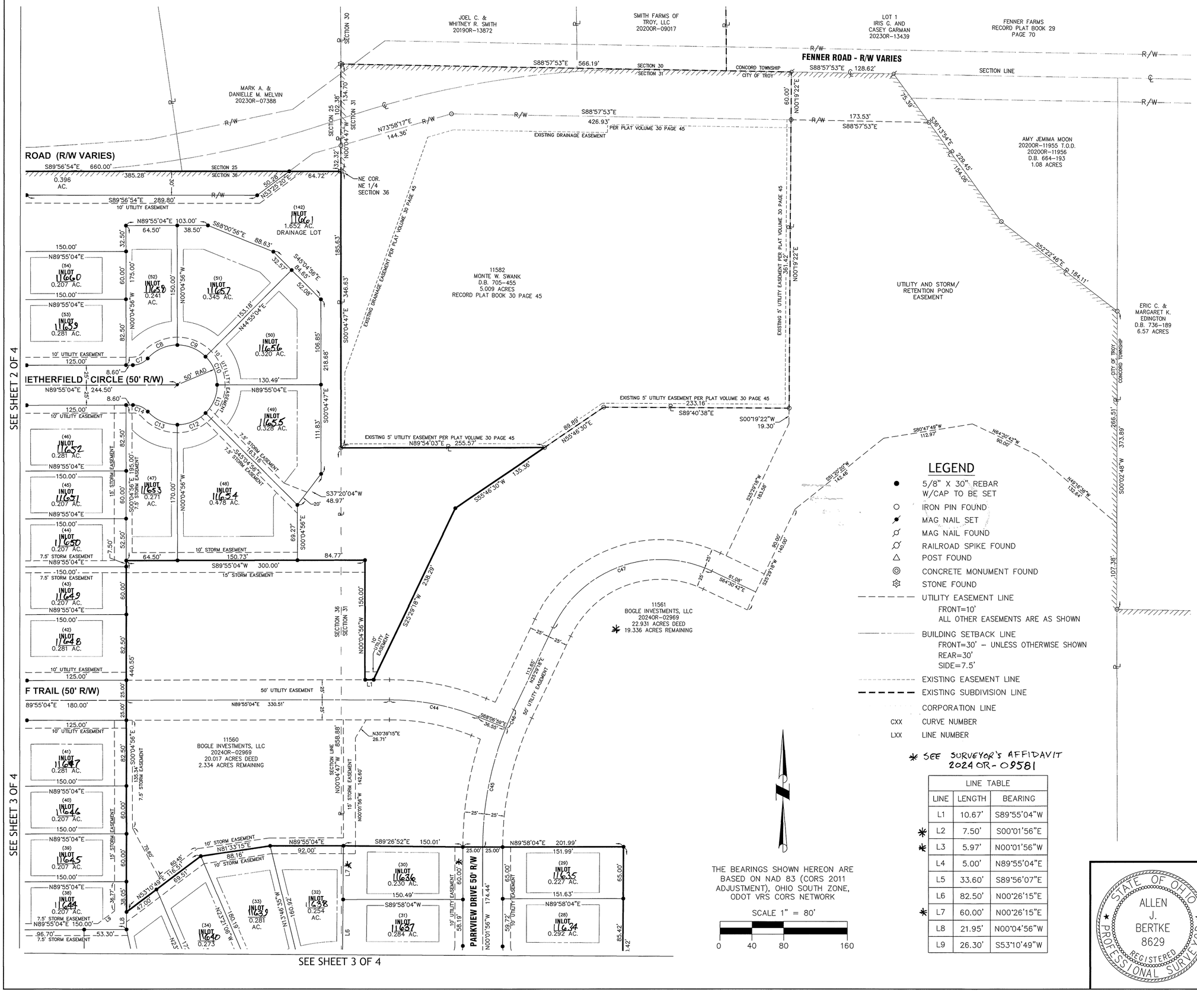
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 08-22-2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2317
SHEET NUMBER 3 OF 4

THE RESERVES AT CLIFF OAKS-PHASE ONE

PLAT BOOK 30, PAGE 87-C
MIAMI COUNTY RECORDER'S RECORD OF PLATS

21.301 ACRES	PT 11560 & PT 11561 INLOTS	TROY CITY	MIAMI COUNTY	OHIO STATE



LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ✎ MAG NAIL SET
- ✎ MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- △ POST FOUND
- ◎ CONCRETE MONUMENT FOUND
- STONE FOUND
- UTILITY EASEMENT LINE
  FRONT=10'
  ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
  FRONT=30' – UNLESS OTHERWISE SHOWN
  REAR=30'
  SIDE=7.5'
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- CORPORATION LINE
- CXX CURVE NUMBER
- LXX LINE NUMBER

* SEE SURVEYOR'S AFFIDAVIT 2024OR-09581

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.67'	S89°55'04"W
* L2	7.50'	S00°01'56"E
* L3	5.97'	N00°01'56"W
L4	5.00'	N89°55'04"E
L5	33.60'	S89°56'07"E
L6	82.50'	N00°26'15"E
* L7	60.00'	N00°26'15"E
L8	21.95'	N00°04'56"W
L9	26.30'	S53°10'49"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	85.00'	133.30'	89°51'11"	120.05'	S45°00'32"E
C2	290.00'	153.21'	30°16'14"	151.44'	N74°55'46"E
C3	185.00'	98.45'	30°29'24"	97.29'	N75°02'22"E
C4	25.00'	39.21'	89°51'58"	35.31'	S45°00'55"E
C5	25.00'	39.33'	90°08'02"	35.40'	S44°59'05"W
C6	25.00'	39.27'	90°00'00"	35.36'	S45°04'56"E
C7	25.00'	21.03'	48°11'23"	20.41'	N65°49'22"E
C8	50.00'	42.05'	48°11'23"	40.82'	N65°49'22"E
C9	50.00'	39.27'	45°00'00"	38.27'	S67°34'56"E
C10	50.00'	39.27'	45°00'00"	38.27'	S22°34'56"E
C11	50.00'	39.27'	45°00'00"	38.27'	N22°25'04"E
C12	50.00'	39.27'	45°00'00"	38.27'	N67°25'04"E
C13	50.00'	42.05'	48°11'23"	40.82'	S65°59'15"E
C14	25.00'	21.03'	48°11'23"	20.41'	S65°59'15"E
C15	25.00'	39.27'	90°00'00"	35.36'	N44°55'04"E
C16	25.00'	39.27'	90°00'00"	35.36'	S45°04'56"E
C17	25.00'	39.27'	90°00'00"	35.36'	N44°55'04"E
C18	25.00'	39.27'	90°00'00"	35.36'	S44°55'04"W
C19	25.00'	39.27'	90°00'00"	35.36'	N45°04'56"W
C20	110.00'	28.18'	14°40'35"	28.10'	S07°25'14"E
C21	25.00'	15.19'	34°48'58"	14.96'	S02°38'58"W
C22	50.00'	35.00'	40°06'42"	34.29'	S00°00'06"W
C23	50.00'	36.73'	42°05'27"	35.91'	S41°05'59"E
C24	50.00'	41.83'	47°55'48"	40.62'	S86°06'36"E
C25	25.00'	15.19'	34°48'58"	14.96'	N87°19'59"E
C26	110.00'	28.18'	14°40'35"	28.10'	S82°35'50"E
C27	60.00'	94.09'	89°51'11"	84.74'	S45°00'32"E
C28	265.00'	3.25'	00°42'12"	3.25'	N89°42'47"E
C29	265.00'	86.75'	18°45'24"	86.36'	N79°58'59"E
C30	265.00'	50.00'	10°48'38"	49.93'	N65°11'58"E
C31	315.00'	46.42'	08°26'36"	46.38'	N85°50'35"E
C32	315.00'	55.77'	10°08'38"	55.70'	N76°32'58"E
C33	315.00'	53.88'	09°48'01"	53.81'	N66°34'39"E
C34	315.00'	10.35'	01°53'00"	10.35'	N60°44'09"E
C35	210.00'	58.62'	15°59'41"	58.43'	N67°47'30"E
C36	210.00'	53.13'	14°29'43"	52.99'	N83°02'12"E
C37	160.00'	85.14'	30°29'24"	84.14'	N75°02'22"E
C38	25.00'	39.13'	89°41'00"	35.26'	S44°52'26"E
C39	25.00'	39.41'	90°19'00"	35.45'	N45°07'34"E
C40	25.00'	39.13'	89°41'00"	35.26'	S44°52'26"E
C41	25.00'	39.41'	90°19'00"	35.45'	N45°07'34"E
C42	85.00'	66.65'	44°55'35"	64.96'	S22°32'44"E
C43	85.00'	66.65'	44°55'35"	64.96'	S67°28'19"E
C44	300.00'	115.01'	21°57'57"	114.31'	S79°05'58"E
C45	400.00'	153.00'	21°54'57"	152.07'	N10°55'32"E
C46	400.00'	25.17'	3°36'18"	25.16'	N23°41'09"E
C47	150.00'	235.62'	90°00'00"	212.13'	N70°29'18"E

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

SCALE 1" = 80'

0 40 80 160

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 08-22-2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2317
SHEET NUMBER 4 OF 4

DocId:8289015
Tx:4177713

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024OR-09581
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/20/2024 12:03:18 PM
REFERENCES 1
RECORDING FEE 46.00
PAGES 3

Bertke aw - 13

AFFIDAVIT

STATE OF OHIO, SS
MIAMI COUNTY

RECORDER: Please cross reference to **The Reserves at Cliff Oaks – Phase One**, as recorded in Plat Book 30, Pages 87A-87C, of the Recorder's Office, Miami County, Ohio.

Allen J. Bertke, P.S. #8629, being first duly sworn, says that he is a Registered Surveyor in the State of Ohio, and is making this affidavit to correct errors on the Record Plan of said **The Reserves at Cliff Oaks – Phase One Inlot 11636,** as referenced above. **SITUATE IN THE CITY OF TROY, MIAMI COUNTY, STATE OF OHIO,** The errors being;

for the east line of Inlot 11636, showing the overall distance of 60.00' as per The Reserves at Cliff Oaks – Phase One and shall be corrected to **SIXTY-FIVE AND NINETY-SEVEN HUNDREDTHS FEET (65.97');**

for the west line of Inlot 11636, showing a line tag of L7, a bearing of North 00°26'15" East, 60.00 Feet as per The Reserves at Cliff Oaks – Phase One and shall be corrected to **NORTH 00°23'07" EAST, SIXTY-SEVEN AND FIFTY-ONE HUNDREDTHS FEET (67.51');**

for the remaining acreage of Inlot 11561 showing a remainder of 19.313 Acers as per The Reserves at Cliff Oaks – Phase One and shall be corrected to **NINETEEN AND THREE HUNDRED THIRTHEEN THOUSANDTHS ACRES** (19.313);

for the line table on sheet 4 (Plat Book 30, Page 87C) omit line tag **L2** in its entirety, omit line tag **L3** in its entirety.

These corrections have been approved by the Miami County Tax Map Department. See attached Exhibit "A".

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY _____ DATE 9.20.24

This affidavit is made in compliance with the Revised Code of Ohio Section 5301.252 and particularly to show affidavit of a registered surveyor to reconcile conflicts and ambiguities in description of land in recorded instruments as stated in paragraph B (5) of Section 5301.252. Under Section 5301.252 (C), the County Recorder shall receive and cause affidavit to be recorded.

By: Allen J Bertke
Allen J. Bertke, Ohio Professional Surveyor #8629



ACKNOWLEDGMENT

STATE OF OHIO, SHELBY COUNTY, SS

Be it remembered that on this 18th day of September, 2024, before me, a Notary Public in Shelby County, Ohio came Allen J. Bertke who acknowledged the signing of this affidavit to be a voluntary act and deed for the purposes herein stated.

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

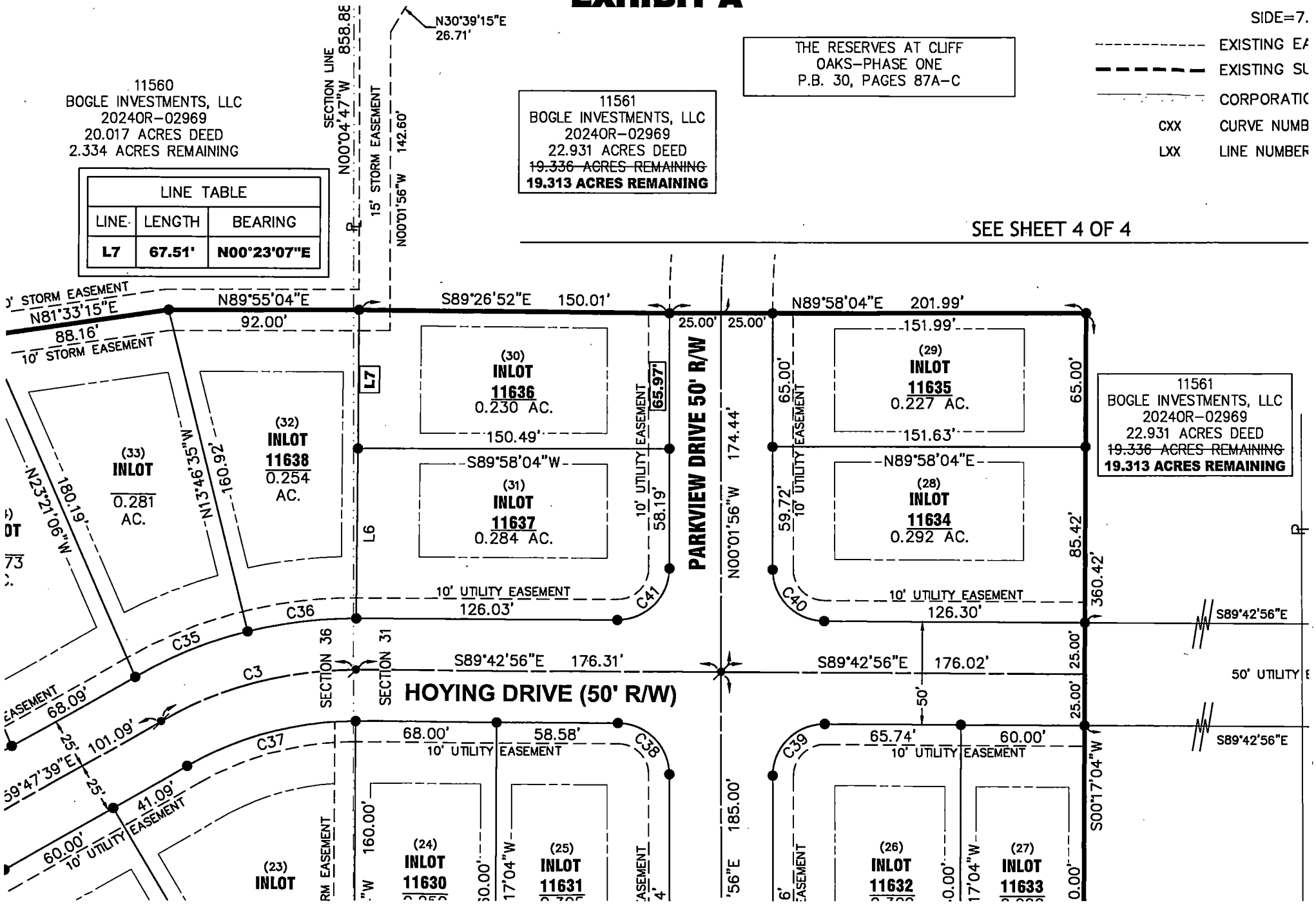
By: Kaye M. Borchers
Notary Public in and for the State of Ohio



KAYE M. BORCHERS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
3/10/2025

This instrument prepared by Allen J. Bertke

"EXHIBIT A"


11560
BOGLE INVESTMENTS, LLC
20240R-02969
20.017 ACRES DEED
2.334 ACRES REMAINING
LINE TABLE
LINE | LENGTH | BEARING
L7 | 67.51' | N00°23'07"E
11561
BOGLE INVESTMENTS, LLC
20240R-02969
22.931 ACRES DEED
19.336 ACRES REMAINING
19.313 ACRES REMAINING
THE RESERVES AT CLIFF OAKS-PHASE ONE
P.B. 30, PAGES 87A-C
SEE SHEET 4 OF 4
SIDE=7.
EXISTING EA
EXISTING SL
CORPORATIC
CXX CURVE NUMB
LXX LINE NUMBER
SECTION LINE
N00°04'47"W 858.8
N30°39'15"E 26.71'
15' STORM EASEMENT
N00°01'56"W 142.60'
N89°55'04"E
S89°26'52"E 150.01'
N89°58'04"E 201.99'
92.00'
88.16'
10' STORM EASEMENT
N81°33'15"E
L7
(30) INLOT 11636 0.230 AC.
(29) INLOT 11635 0.227 AC.
(31) INLOT 11637 0.284 AC.
(28) INLOT 11634 0.292 AC.
(32) INLOT 11638 0.254 AC.
(33) INLOT 0.281 AC.
PARKVIEW DRIVE 50' R/W
N00°01'56"W 174.44'
65.97'
10' UTILITY EASEMENT
150.49'
151.99'
151.63'
S89°58'04"W
N89°58'04"E
58.19'
59.72'
85.42'
65.00'
L6
C40
C41
126.03'
126.30'
360.42'
S89°42'56"E
C36
C35
C3
SECTION 36
SECTION 31
HOYING DRIVE (50' R/W)
S89°42'56"E 176.31'
S89°42'56"E 176.02'
50'
25.00'
68.09'
101.09'
25'
41.09'
60.00'
68.00'
58.58'
65.74'
60.00'
C37
C38
C39
C41
185.00'
160.00'
(24) INLOT 11630
(25) INLOT 11631
(26) INLOT 11632
(27) INLOT 11633
(23) INLOT
S00°17'04"W
50' UTILITY E

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

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

MONUMENT LEGEND

- ○ I.P.F. IRON PIN FOUND
- ⓣ I.P.F. IRON PIN FOUND W/ ID CAP
- ◎ P.F. IRON PIPE FOUND

BASIS FOR BEARINGS:

BEARINGS EXPRESSED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD83(2011) AND ARE FOR THIS PROJECT USE ONLY.

BASIS OF STATIONING REFERENCE:

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE EXISTING CENTERLINE OF RIGHT OF WAY OF US 40.

MIA-40-2.01

MIAMI COUNTY
BETHEL TOWNSHIP
SECTION 25, TOWN 2, RANGE 9 M.Rs.

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00036
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/11/2024 10:22:22 AM
REFERENCES 0
RECORDING FEE
PAGES 1

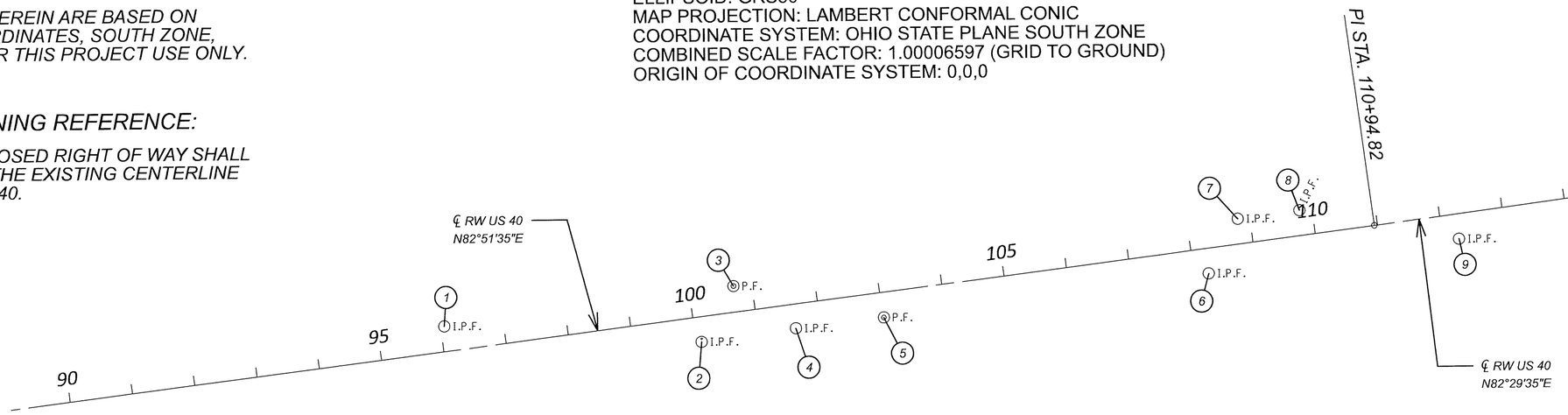
VOLUME 30 *, PAGE* 88
MIAMI COUNTY RECORDER'S RECORD OF PLATS
FEE $ 43.00
David E. Norman
MIAMI COUNTY RECORDER
Christine Wand
BY DEPUTY RECORDER
Matthew W. Seachadt
MIAMI COUNTY AUDITOR
Mindy Dosch
DEPUTY AUDITOR

PROJECT CONTROL

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEIOD: GEIOD18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD82(2011)
ELLIPSOID: GRS80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO STATE PLANE SOUTH ZONE
COMBINED SCALE FACTOR: 1.00006597 (GRID TO GROUND)
ORIGIN OF COORDINATE SYSTEM: 0,0,0



MONUMENT TABLE

MONUMENT	*℄ OF RIGHT OF WAY US 40*		*PROJECT COORDINATES SEE SURVEY CERTIFICATION*		
NAME	STATION	OFFSET	NORTH (Y)	EAST (X)	DESCRIPTION
MN 1	96+06.13	39.82' LT	695331.5273	1510786.7130	5/8" IRON PIN FOUND, BENT
MN 2	100+08.77	40.00' RT	695302.3706	1511196.1560	5/8" CAPPED IRON PIN FOUND
MN 3	100+70.86	41.36' LT	695390.8150	1511247.6525	1/2" IRON PIPE FOUND
MN 4	101+60.56	38.77' RT	695322.4581	1511346.6188	5/8" IRON PIN FOUND
MN 5	103+01.61	40.27' RT	695338.4984	1511486.7608	1" IRON PIPE FOUND
MN 6	108+23.49	40.16' RT	695403.4800	1512004.5764	5/8" IRON PIN FOUND
MN 7	108+80.83	39.90' LT	695490.0423	1512051.5222	3/4" IRON PIN FOUND, BENT
MN 8	109+79.95	39.97' LT	695502.4324	1512149.8621	3/4" IRON PIN FOUND, BENT
MN 9	112+25.52	40.00' RT	695454.4716	1512403.6132	5/8" IRON PIN FOUND

BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH:
- *ODOT PLANS FOR SEC. O - NATIONAL ROAD*
  DATED 1920 ON FILE WITH ODOT DISTRICT 7
- *ODOT PLANS FOR SEC. O-1*
  DATED 1938 ON FILE WITH ODOT DISTRICT 7
- *MIAMI COUNTY SURVEY RECORDS*
  VOL. 20, PG. 144
  VOL. 45, PG. 4
  VOL. 47, PG. 28

ALL DEED RECORDS LISTED ARE FROM THE RECORDS OF MIAMI COUNTY, OHIO

I, Joshua R. Mihelcic, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation during the months of May & September 2021. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). Coordinates herein are Ground Coordinates and distances are Ground distances. Scale the Ground Coordinates about point 0,0,0 by the Project Adjustment Factor of 0.99993403. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work, I will set right of way monuments at the property line intersections with the proposed right of way, points along the proposed right of way and/or angle points on the proposed right of way, and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

STATE OF OHIO
JOSHUA R. MIHELCIC
8453
09-10-2024
REGISTERED PROFESSIONAL SURVEYOR

Joshua R. Mihelcic, Professional Land Surveyor of Ohio, No. 8453

Date: 09-10-2024

HORIZONTAL SCALE IN FEET
0 75 150 300

N

CENTERLINE PLAT
MIA-40-2.01

PREPARED BY:
DESIGN AGENCY
fishbeck
DESIGNER
TES
REVIEWER
JRM 08-31-24
PROJECT ID
115142
SUBSET | TOTAL
SHEET 1 | TOTAL 1

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

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

MONUMENT LEGEND

- ○ I.P.F. IRON PIN FOUND
- ⓘ I.P.F. IRON PIN FOUND W/ ID CAP
- ◎ P.F. IRON PIPE FOUND
- ● I.P.S. IRON PIN SET W/ ID CAP

NOTE:
IRON PINS SET ARE 3/4 INCH DIAMETER BY 30 INCH LONG IRON BARS WITH A 2 1/2 INCH ALUMINUM CAP STAMPED "ODOT R/W, P.S. 8453, FISHBECK"

BASIS FOR BEARINGS:

BEARINGS EXPRESSED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD83(2011) AND ARE FOR THIS PROJECT USE ONLY.

BASIS OF STATIONING REFERENCE:

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE EXISTING CENTERLINE OF RIGHT OF WAY OF US 40.

MIA-40-2.83

MIAMI COUNTY
BETHEL TOWNSHIP
SECTION 20, TOWN 2, RANGE 9 M.Rs.

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00037
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/11/2024 10:22:23 AM
REFERENCES 0
RECORDING FEE
PAGES 1

VOLUME 30 *, PAGE* 89
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $ 43.20

David E. Norman
MIAMI COUNTY RECORDER

Christine Ward
BY DEPUTY RECORDER

Matthew W. Beauhardt
MIAMI COUNTY AUDITOR

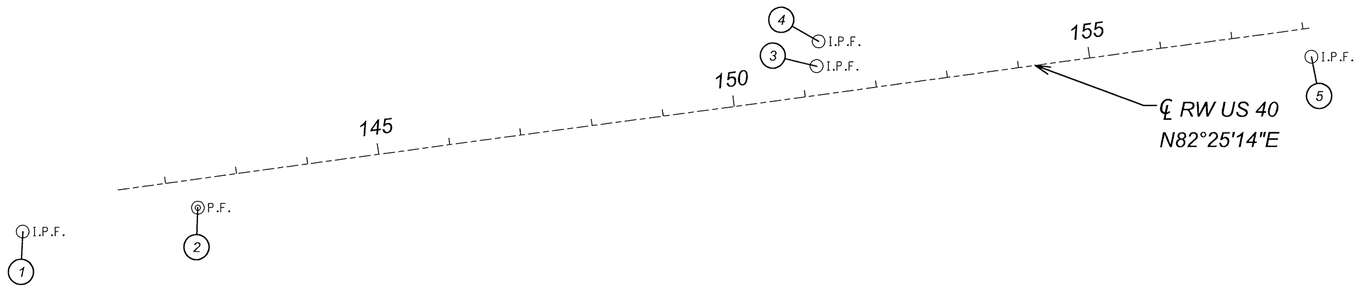
Mindy Dorsch
DEPUTY AUDITOR

PROJECT CONTROL

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEIOD: GEIOD18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD82(2011)
ELLIPSOID: GRS80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO STATE PLANE SOUTH ZONE
COMBINED SCALE FACTOR: 1.00006597 (GRID TO GROUND)
ORIGIN OF COORDINATE SYSTEM: 0,0,0



BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH:
- *ODOT PLANS FOR SEC. O - NATIONAL ROAD*
  DATED 1920 ON FILE WITH ODOT DISTRICT 7
- *ODOT PLANS FOR SEC. O-1*
  DATED 1938 ON FILE WITH ODOT DISTRICT 7
- *MIAMI COUNTY SURVEY RECORDS*
  VOL. 14, PG. 172
  VOL. 29, PG. 121

ALL DEED RECORDS LISTED ARE FROM THE RECORDS OF MIAMI COUNTY, OHIO

MONUMENT TABLE					
MONUMENT	*℄ OF RIGHT OF WAY US 40*		*PROJECT COORDINATES SEE SURVEY CERTIFICATION*		
NAME	STATION	OFFSET	NORTH (Y)	EAST (X)	DESCRIPTION
MN 1	139+93.98	40.00' RT	695821.2932	1515176.4462	3/4" IRON PIN FOUND
MN 2	142+40.30	39.93' RT	695853.8493	1515420.6087	1" IRON PIPE FOUND
MN 3	151+21.41	39.86' LT	696049.1695	1516283.4955	5/8" IRON PIN FOUND
MN 4	151+28.73	73.50' LT	696083.4739	1516286.3181	5/8" IRON PIN FOUND
MN 5	158+06.47	40.00' RT	696060.3615	1516973.1000	3/4" IRON PIN FOUND
	148+95.00	40.00' RT	695940.1388	1516069.5983	IRON PIN SET
	149+00.00	40.00' LT	696020.0993	1516064.0026	IRON PIN SET
	149+25.00	72.00' RT	695912.3754	1516103.5570	IRON PIN SET
	149+30.00	70.00' LT	696053.7942	1516089.7834	IRON PIN SET
	149+58.00	70.00' LT	696057.4874	1516117.5388	IRON PIN SET
	149+58.00	72.00' RT	695916.7281	1516136.2687	IRON PIN SET
	149+78.00	40.00' LT	696030.3876	1516141.3211	IRON PIN SET
	149+78.00	40.00' RT	695951.0865	1516151.8731	IRON PIN SET

I, Joshua R. Mihelcic, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation during the months of May & September 2021. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). Coordinates herein are Ground Coordinates and distances are Ground distances. Scale the Ground Coordinates about point 0,0,0 by the Project Adjustment Factor of 0.99993403. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work, I will set right of way monuments at the property line intersections with the proposed right of way, points along the proposed right of way and/or angle points on the proposed right of way, and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

STATE OF OHIO
JOSHUA
09-10-2024
MIHELCIC
8453
REGISTERED
PROFESSIONAL SURVEYOR

Joshua R. Mihelcic, Professional Land Surveyor of Ohio, No. 8453

Date: 09-10-2024

HORIZONTAL SCALE IN FEET
0 75 150 300

N

CENTERLINE PLAT
MIA-40-2.83

PREPARED BY:
DESIGN AGENCY
fishbeck

DESIGNER	TES
REVIEWER	JRM 08-31-24
PROJECT ID	115142
SUBSET	TOTAL
SHEET	TOTAL
1	1

PLAT OF ADDITIONAL HIGHWAY EASEMENT
RUDY ROAD, T-167

26 & 27	2	10	ELIZABETH	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

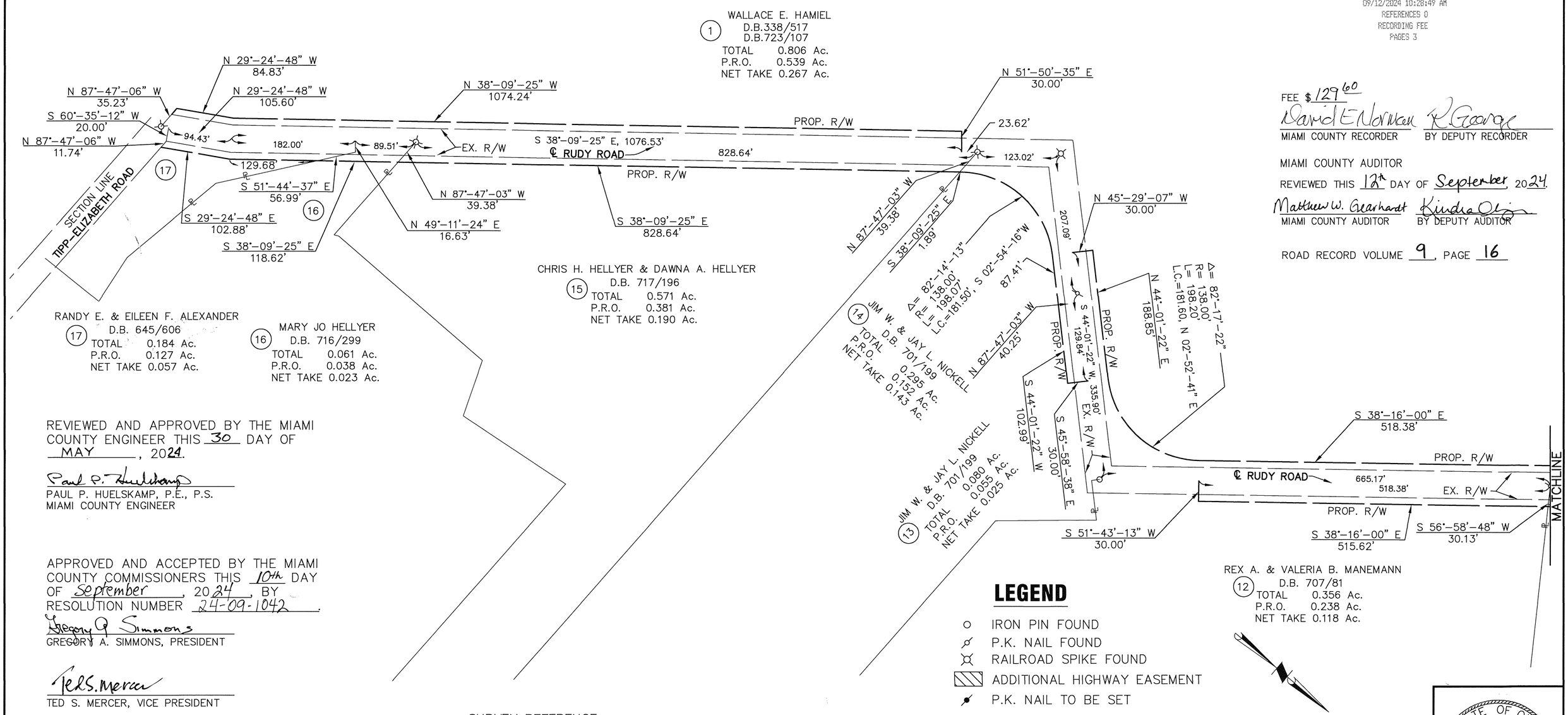
VOLUME 30, PAGE 90
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00038
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/12/2024 10:28:49 AM
REFERENCES 0
RECORDING FEE
PAGES 3

FEE $ 129.60
David E Norman — MIAMI COUNTY RECORDER
K George — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
REVIEWED THIS 12th DAY OF September, 2024.
Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Kindra Oliger — BY DEPUTY AUDITOR

ROAD RECORD VOLUME 9, PAGE 16



LEGEND

- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- ADDITIONAL HIGHWAY EASEMENT
- P.K. NAIL TO BE SET

BASIS OF BEARINGS ASSUMED

SCALE: 1"=100'

0 50 100 200

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 30 DAY OF MAY, 2024.

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

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 10th DAY OF September, 2024, BY RESOLUTION NUMBER 24-09-1042.

Gregory A Simmons
GREGORY A. SIMMONS, PRESIDENT

Ted S. Mercer
TED S. MERCER, VICE PRESIDENT

WADE H. WESTFALL, MEMBER

NOTE

OWNERSHIP SHOWN ON THESE PLANS IS BASED ON THE ORIGINAL DATE OF THE PLANS, MARCH OF 2002. EASEMENT DOCUMENTS WERE EXECUTED AT THAT TIME BY MOST OF THE OWNERS LISTED HEREON, BUT THE EASEMENTS WERE NOT RECORDED AT THAT TIME AND ORIGINALS FOR THESE PLANS WERE NOT SIGNED AND RECORDED AT THAT TIME. THE SIGNATURE BLOCKS HAVE BEEN UPDATED TO REFLECT CURRENT ELECTED OFFICIALS.

SURVEY REFERENCE

LAND SURV. VOL. 8, PLAT 119
LAND SURV. VOL. 41, PLAT 21
LAND SURV. VOL. 42, PLAT 52
LAND SURV. VOL. 43, PLAT 145
LAND SURV. VOL. 43, PLAT 161
LAND SURV. VOL. 44, PLAT 195
LAND SURV. VOL. 45, PLAT 75
LAND SURV. VOL. 45, PLAT 158
LAND SURV. VOL. 5, PLAT 158
LAND SURV. VOL. 28, PLAT 3A&3B
LAND SURV. VOL. 33, PLAT 146
LAND SURV. VOL. 16, PLAT 103
LAND SURV. VOL. 35, PLAT 36
LAND SURV. VOL. 32, PLAT 106
LAND SURV. VOL. 36, PLAT 22

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY FOR RUDY ROAD.

NOTE

THE FIELD WORK AND PREPARATION FOR THIS PLAT WAS PERFORMED UNDER THE DIRECT SUPERVISION OF THOMAS L. COVERSTONE, PS #7100, IN MARCH OF 2002. EASEMENT DOCUMENTS WERE EXECUTED AND SIGNED AT THAT TIME. HOWEVER, THE EXECUTED EASEMENTS AND THE PLAT WERE NEVER RECORDED. OWNERSHIP SHOWN ON THIS PLAT IS BASED ON OWNERSHIP AT THE TIME OF SURVEY, MARCH OF 2002.

I, WESLEY D. GOUBEAUX, PS #8254, AM SIGNING ON BEHALF OF THOMAS L. COVERSTONE. THERE HAS BEEN NO ADDITIONAL FIELD WORK FOR THIS PLAT SINCE MARCH OF 2002.

Thomas L. Coverstone — THOMAS L. COVERSTONE, P.S. #7100 — 03/15/02 DATE

STATE OF OHIO · WESLEY D. GOUBEAUX 8254 · REGISTERED PROFESSIONAL SURVEYOR

Wesley D. Goubeaux — WESLEY D. GOUBEAUX, P.S. #8254 — 5/28/2024 DATE

STATE OF OHIO · THOMAS L. COVERSTONE 7100 · REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com

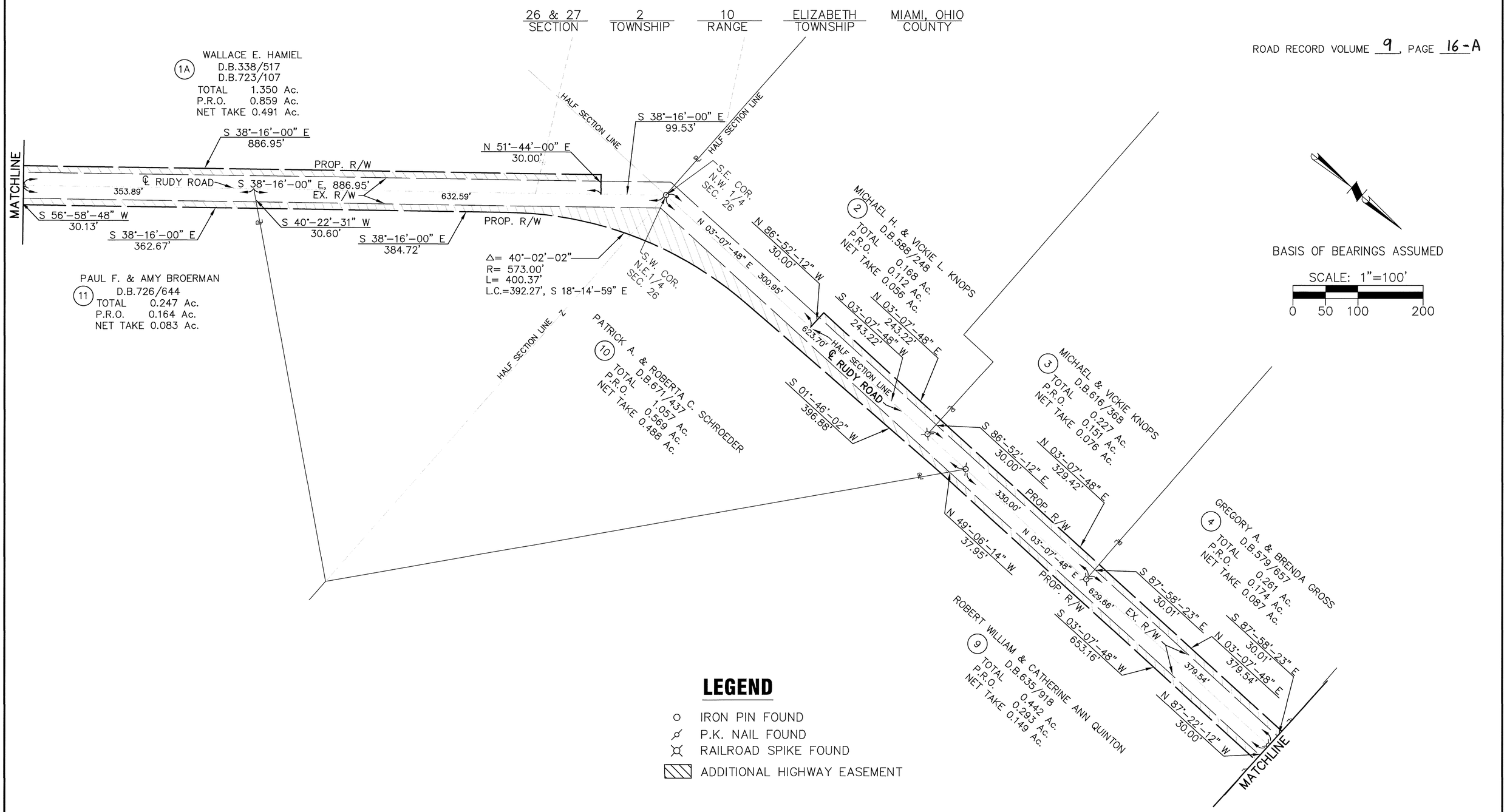
DATE: 05-28-2024
DRAWN BY: BRG
JOB NUMBER: MIAELI0101ROW1
SHEET NUMBER 1 OF 3

PLAT OF ADDITIONAL HIGHWAY EASEMENT
RUDY ROAD, T-167

PLAT BOOK 30, PAGE 90-A

ROAD RECORD VOLUME 9, PAGE 16-A

26 & 27 SECTION | 2 TOWNSHIP | 10 RANGE | ELIZABETH TOWNSHIP | MIAMI, OHIO COUNTY



LEGEND

- ○ IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- ADDITIONAL HIGHWAY EASEMENT

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY FOR RUDY ROAD.

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

03/15/02
DATE

STATE OF OHIO
THOMAS L. COVERSTONE 7100
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com

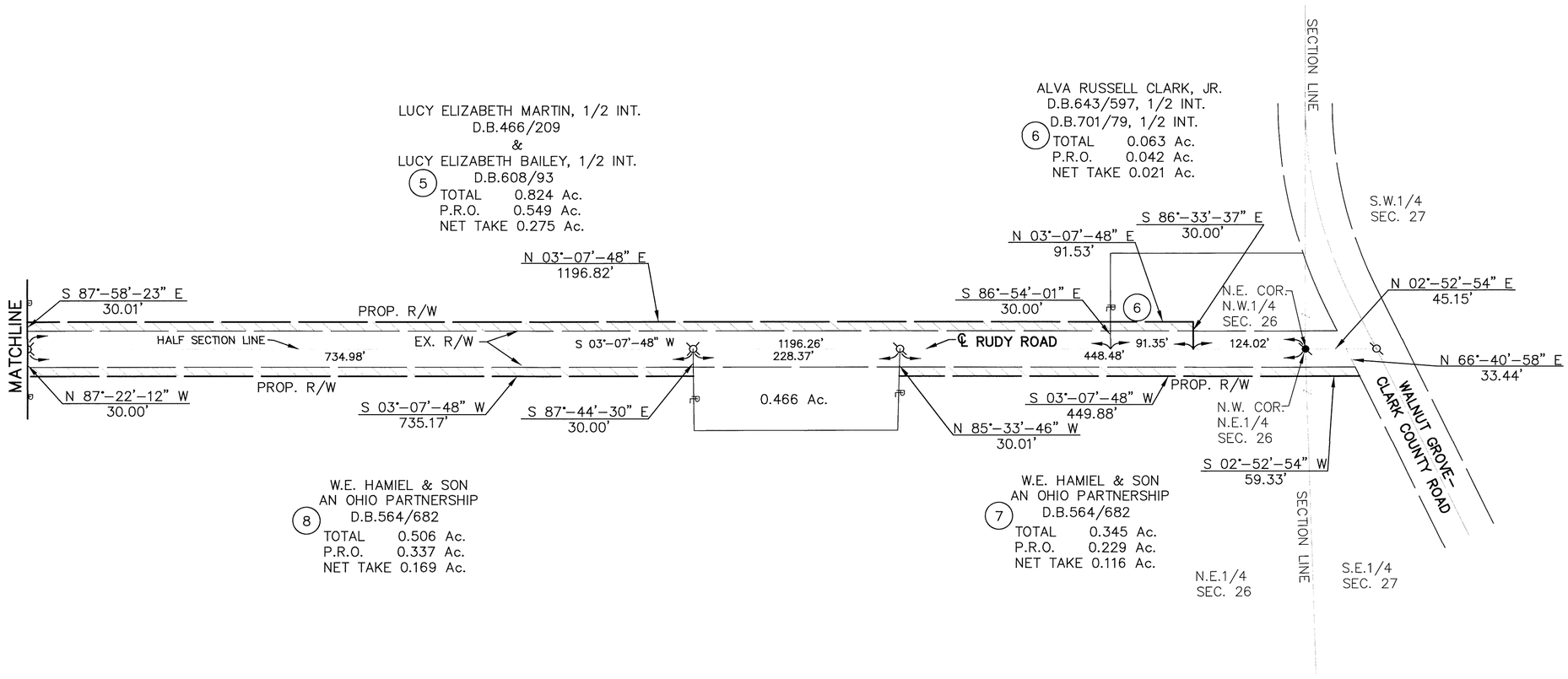
DATE: 5-28-2024
DRAWN BY: BRG
JOB NUMBER: MIAELI0101ROW1
SHEET NUMBER 2 OF 3

PLAT OF ADDITIONAL HIGHWAY EASEMENT
RUDY ROAD, T-167

PLAT BOOK 30, PAGE 90-B

26 & 27	2	10	ELIZABETH	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

ROAD RECORD VOLUME 9, PAGE 16-B



SUMMARY OF ADDITIONAL RIGHT OF WAY			
PAR. NO.	OWNER	DEED RECORD	AS ACQUIRED
1	WALLACE E. HAMIEL	D.B. 723/107	
1A	WALLACE E. HAMIEL	D.B. 723/107	
2	MICHAEL H. & VICKIE L. KNOPS	D.B. 588/248	
3	MICHAEL & VICKIE KNOPS	D.B. 616/368	
4	GREGORY A. & BRENDA GROSS	D.B. 579/657	
5	LUCY ELIZABETH MARTIN, 1/2 INT. & LUCY ELIZABETH BAILEY, 1/2 INT.	D.B. 466/209 D.B. 608/93	
6	ALVA RUSSELL CLARK, JR. 1/2 INT. 1/2 INT.	D.B. 643/597 D.B. 701/79	
7	W. E. HAMIEL & SON, AN OHIO PARTNERSHIP	D.B. 564/682	
8	W. E. HAMIEL & SON, AN OHIO PARTNERSHIP	D.B. 564/682	
9	ROBERT WILLIAM & CATHERINE ANN QUINTON	D.B. 635/918	
10	PATRICK A. & ROBERTA C. SCHROEDER	D.B. 671/437	
11	PAUL F. & AMY BROERMAN	D.B. 726/644	
12	REX A. & VALERIA B. MANEMANN	D.B. 707/81	
13	JIM W. & JAY L. NICKELL	D.B. 701/199	
14	JIM W. & JAY L. NICKELL	D.B. 701/199	
15	CHRIS H. & DAWNA A. HELLYER	D.B. 717/196	
16	MARY J. HELLYER	D.B. 716/299	
17	RANDY E. & EILEEN F. ALEXANDER	D.B. 645/606	

BASIS OF BEARINGS ASSUMED

SCALE: 1"=100'

0 50 100 200

LEGEND

- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- ADDITIONAL HIGHWAY EASEMENT
- P.K. NAIL TO BE SET

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY FOR RUDY ROAD.

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

03/15/02
DATE

STATE OF OHIO
THOMAS L. COVERSTONE 7100
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com

DATE: 05-28-2024
DRAWN BY: BRG
JOB NUMBER: MIAELI0101ROW1
SHEET NUMBER 3 OF 3

FOX HARBOR SECTION 10

LOCATED IN

CITY OF TROY, MIAMI COUNTY, OHIO

PART INLOT 7446

11.455 ACRES

AUGUST 27, 2024

PLAT BOOK 30 PAGE 91

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00039
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/23/2024 11:07:02 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David A. Norman
~~JESSICA A. LOPEZ~~, MIAMI COUNTY RECORDER
DAVID E. NORMAN

DEPUTY RECORDER

TRANSFERRED ON THE 23rd DAY OF September 2024 ~~2023~~.

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

Mindy Dench
BY: DEPUTY AUDITOR

DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF 11.455 ACRES OF LAND, BEING PART OF INLOT NUMBER 7446 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOW AS FOX HARBOR, SECTION 10, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

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

DRAINAGE NOTES

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

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

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

LIEN HOLDER:

ANNETTE BAKER
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 19th DAY OF September, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

COUNTY OF MIAMI, STATE OF OHIO

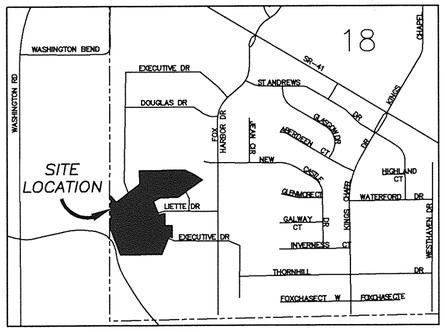
FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS 19th DAY OF September, 2024 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

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

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026



VICINITY MAP
~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 11.455 ACRES COMPRISED OF 1.395 ACRES REMAINING OF PART INLOT 7446 AS DESCRIBED TO HARBOR WEST LAND CO., LLC BY 2018OR-01012 AND THE 10.060 ACRE TRACT I AS DESCRIBED TO HARBOR WEST LAND COMPANY, LLC BY 2024OR-08567 OF THE MIAMI COUNTY RECORDER'S OFFICE.

HOME OWNERS ASSOCIATION RESTRICTIONS

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

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	61.30'	225.00'	15°36'38"	S 60°48'27" E	61.11'
C2	54.92'	225.00'	13°59'11"	S 46°00'33" E	54.79'
C3	2.10'	225.00'	0°32'01"	N 38°44'57" W	2.10'
C4	20.10'	225.00'	5°07'03"	N 35°55'25" W	20.09'
C5	20.11'	175.00'	6°35'07"	S 35°11'23" E	20.10'
C6	47.64'	30.00'	90°59'06"	N 83°58'29" W	42.79'
C7	67.76'	225.00'	17°15'17"	S 59°09'36" W	67.50'
C8	139.36'	175.00'	45°37'35"	S 57°22'10" E	135.70'
C9	31.06'	175.00'	10°10'11"	S 85°16'20" E	31.02'
C10	36.14'	50.00'	41°24'33"	N 68°56'29" E	35.35'
C11	36.69'	50.00'	42°02'19"	S 69°15'18" W	35.87'
C12	34.97'	50.00'	40°04'20"	N 69°41'23" W	34.26'
C13	43.60'	50.00'	49°57'30"	S 24°40'28" E	42.23'
C14	40.14'	50.00'	45°59'40"	N 23°18'07" E	39.07'
C15	41.91'	50.00'	48°01'28"	S 70°18'41" W	40.69'
C16	32.05'	50.00'	36°43'55"	S 67°18'37" E	31.51'
C17	36.14'	50.00'	41°24'35"	S 69°38'58" E	35.36'
C18	35.14'	225.00'	8°56'52"	S 85°52'49" E	35.10'
C19	59.84'	225.00'	15°14'14"	N 73°47'16" W	59.66'
C20	62.18'	225.00'	15°50'03"	N 58°15'07" W	61.98'
C21	59.66'	225.00'	15°11'36"	N 42°44'32" W	59.49'
C22	122.69'	175.00'	40°10'14"	S 69°52'14" W	120.20'
C23	46.22'	30.00'	88°16'03"	N 05°39'05" E	41.78'
C24	128.10'	175.00'	41°56'26"	N 59°27'05" W	125.26'
C25	35.77'	175.00'	11°42'35"	N 74°34'26" W	35.70'
C26	68.09'	175.00'	22°17'39"	S 78°48'31" W	67.67'
C27	54.60'	175.00'	17°52'34"	N 58°43'24" E	54.38'
C28	92.34'	175.07'	30°13'11"	S 53°35'37" E	91.27'
C29	105.33'	200.00'	30°10'33"	S 53°34'13" E	104.12'
C30	20.10'	200.00'	5°45'33"	N 35°36'10" W	20.09'
C31	56.52'	200.00'	16°11'33"	S 59°38'10" W	56.33'
C32	193.62'	200.00'	55°28'04"	S 62°37'13" E	186.15'
C33	118.32'	225.00'	30°07'51"	S 53°32'52" E	116.96'
C34	170.42'	175.00'	55°47'45"	N 62°27'19" W	163.76'
C35	229.35'	50.00'	262°49'11"	S 00°21'16" E	75.00'
C36	216.82'	225.00'	55°12'47"	N 62°44'56" W	208.53'

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 9, ON THE 3RD DAY OF June 2024

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. O-23-2024

Robin D. Oda
MAYOR

William G. Byrd
PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 27TH DAY OF March, 2024 THIS PLAT WAS REVIEWED AND APPROVED.

John A. McGarry
CHAIRPERSON

Sue G. Knight
SECRETARY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH JULY, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

8-27-2024
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

DEVELOPER

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

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

PREPARED BY

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

BES JOB #398.23 DRAWN BY: SES CHECKED BY: JJB

FOX HARBOR SECTION 10

LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
PT. INLOT 7446
11.455 ACRES
AUGUST 27, 2024

LEGEND
- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND

FRONT YARD BUILDING SETBACK LINE: 30 FT.
REAR YARD BUILDING SETBACK LINE: 30 FT.
SIDE YARD BUILDING SETBACK LINE: 7 FT. WITH A TOTAL MINIMUM COMBINED SIDE YARD DISTANCE OF 15 FEET.
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED

MAXIMUM BUILDING COVERAGE: 40%

PT. 7446
HARBOR WEST LAND COMPANY, LLC
2024OR-08567
14.987 ACRES - TRACT II

PT. 7446
HARBOR WEST LAND COMPANY, LLC
2024OR-08567
10.060 ACRES - TRACT I

PT 7446
HARBOR WEST LAND COMPANY, LLC
2018OR-01012
1.395 ACRES

DARLA CIRCLE (50' R/W)
EXECUTIVE DRIVE (50' R/W)
LIETTE DRIVE (50' R/W)

INLOT 11681 0.415 Acs.
INLOT 11682 0.228 Acs.
INLOT 11683 0.209 Acs.
INLOT 11684 0.227 Acs.
INLOT 11685 0.247 Acs.
INLOT 11686 0.306 Acs.
INLOT 11687 0.338 Acs.
INLOT 11688 0.209 Acs.
INLOT 11689 0.207 Acs.
INLOT 11690 0.212 Acs.
INLOT 11680 0.258 Acs.
INLOT 11678 0.232 Acs.
INLOT 11677 0.227 Acs.
INLOT 11679 0.221 Acs.
INLOT 11676 0.227 Acs.
INLOT 11664 0.257 Acs.
INLOT 11665 0.239 Acs.
INLOT 11675 0.248 Acs.
INLOT 11666 0.239 Acs.
INLOT 11667 0.227 Acs.
INLOT 11668 0.227 Acs.
INLOT 11669 0.227 Acs.
INLOT 11670 0.230 Acs.
INLOT 11671 0.231 Acs.
INLOT 11672 0.303 Acs.
INLOT 11673 0.253 Acs.
INLOT 11674 0.323 Acs.
INLOT 11691 3.338 Acs.

INLOT 11547
INLOT 11546
INLOT 11548
INLOT 11541
INLOT 11542
INLOT 11543
INLOT 11544
INLOT 11540
INLOT 11539
INLOT 11532
INLOT 11531
INLOT 11530
FOX HARBOR SECTION 9 RECORD PLAT BOOK 29 PAGE 96-96A

NOTE:
THE STORMWATER DENTENTION INLOT IS DEDICATED AS A DRAINAGE EASEMENT.

100 YEAR FLOOD LINE AND FLOODWAY LINE PER GRAPHICAL PLOTTING FEMA FLOOD MAP 39109C0142F EFFECTIVE DATE JUNE 5, 2020

OLD 1.395 ACRE TRACT LINE

CITY OF TROY CORP. LINE

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN ANY DRAINAGE EASEMENT.

REFERENCES

LAND SURVEY VOL. 58, PAGE 37
LAND SURVEY VOL. 58, PAGE 72

RECORD PLAT BOOK 12, PAGE 115
RECORD PLAT BOOK 13, PAGE 20
RECORD PLAT BOOK 17, PAGE 57
RECORD PLAT BOOK 27, PAGE 97-97A
RECORD PLAT BOOK 29, PAGE 13-13A
RECORD PLAT BOOK 29, PAGE 96-96A

ACREAGE SUMMARY

10.105 ACRES IN LOTS
1.350 ACRES IN RIGHT OF WAY

PARCEL D08-099867	PARCEL D08-099864
1.395 AC.	25.047 AC.
-1.395 AC.	-10.060 AC.
0 AC. REMAINING	14.987 AC. REMAINING

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH JULY, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

8-27-2024
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

0' 60' 120' 180'
GRAPHIC SCALE IN FEET 1"=60'

THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

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

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

STONE MEADOWS REPLAT
of LOT 1674
VILLIAGE of WEST MILTON, MIAMI COUNTY, OHIO

PLAT BOOK 30 PAGE 92

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00040
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/27/2024 01:48:35 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: $ 43.20

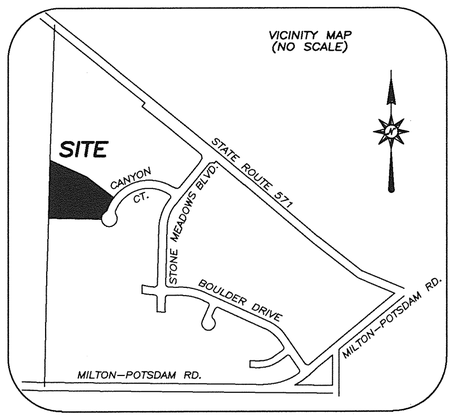
David E. Norman
~~JESSICA A. LOPEZ~~, DAVID E. NORMAN
RECORDER, MIAMI COUNTY, OHIO

Christine Wood
DEPUTY RECORDER

TRANSFERRED ON THE 27th DAY OF September, 20 24.

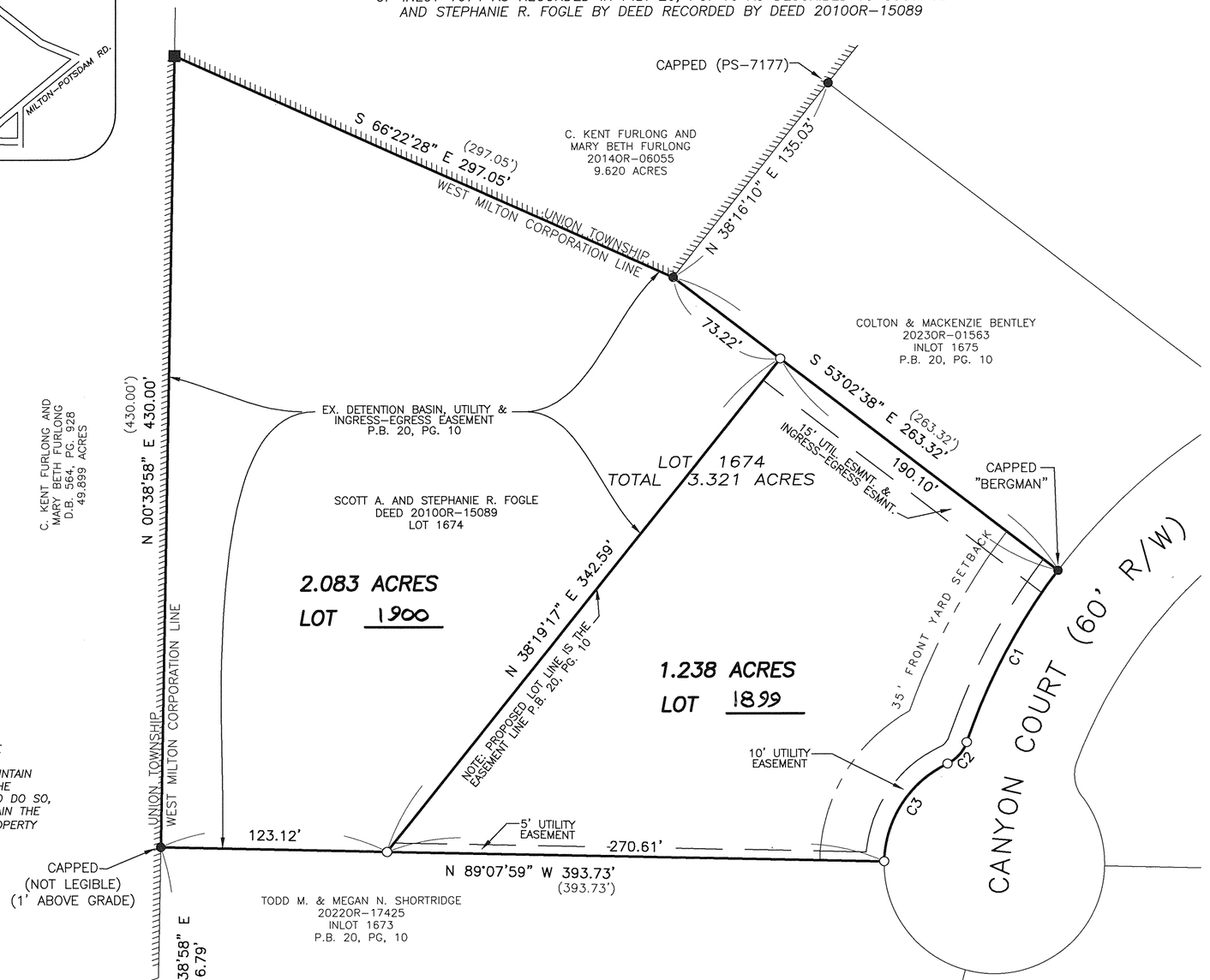
Matthew W. Gearhardt
MATTHEW W. GEARHARDT,
AUDITOR, MIAMI COUNTY, OHIO

Kindra Dix
BY: DEPUTY AUDITOR



DESCRIPTION:

BEING A REPLAT OF 3.321 ACRES IN THE VILLAGE OF WEST MILTON BEING ALL OF INLOT 1674 AS RECORDED IN P.B. 20, PG. 10 AS DESCRIBED TO SCOTT A. AND STEPHANIE R. FOGLE BY DEED RECORDED BY DEED 20100R-15089



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	330.00' (330.00')	106.24' (106.24')	105.78'	S 27°43'59" W	18°26'46"	53.58'
C2	20.00' (20.00')	16.06' (16.06')	15.63'	S 41°30'42" W	46°00'04"	8.49'
C3	60.00' (60.00')	66.65' (66.65')	63.27'	S 32°41'23" W	63°38'35"	37.23'

NOTE:

THE OWNERS OF THE LOT CONTAINING THE DETENTION BASIN EASEMENT SHALL BE RESPONSIBLE TO MOW GRASS ON AND MAINTAIN THE STORM WATER DETENTION AREA ON THE RESPECTIVE LOT. IF THE OWNER FAILS TO DO SO, THE VILLAGE OF WEST MILTON WILL MAINTAIN THE AREA, AND BILL AND/OR ASSESS THE PROPERTY OWNER FOR ALL COST INCURRED.

REFERENCES:

RECORD PLATS:

VOLUME 20, PAGE 10
VOLUME 20, PAGE 104
VOLUME 21, PAGE 98
VOLUME 30, PAGE 41
AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

LAND SURVEYS:

VOLUME 35, PAGE 116

LEGEND:

- MAG NAIL FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- CONCRETE POST FOUND
- 30" X 5/8" OD IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- CORPORATION LINE
- ( ) REFERENCED DISTANCE OF RECORD

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE RIGHT OF WAY LINE OF STONE MEADOWS BLVD., PER PLAT BOOK 21, PAGE 98, BEING S 38°58'26" W

0' 50' 100' 150'

GRAPHIC SCALE IN FEET
1"=50'

W N E S

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN JULY 2024. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

8-7-2024
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

APPROVAL:

THIS REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON PLANNING COMMISSION HELD THIS 4th DAY OF SEPT., 2024.

CHAIRMAN

SECRETARY

DEDICATION:

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

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, 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.

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 APPLICATIONS OF OFF-STREET PARKING AND LOADING REQUIREMENTS OF WEST MILTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

OWNER: SCOTT A. FOGLE

OWNER: STEPHANIE R. FOGLE

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

BE IT REMEMBERED THAT ON THIS 12 DAY OF August, 2024, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF OHIO

October 12, 2025
EXPIRATION DATE

NOTARIAL SEAL STATE OF OHIO

KATHLEEN M EZERSKI
Notary Public - State of Ohio
Commission Expires Oct 12, 2025

REPLAT OF VILLIAGE OF WEST MILTON INLOT 1674
LOCATED IN MIAMI COUNTY ~ DATE 08/07/2024

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #417.24 DRAWN BY: BBH CHECKED BY: JJB

REPLAT OF PART INLOT 451
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 30 PAGE 93

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00041
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/07/2024 09:27:47 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

DAVID E. NORMAN
MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Oct. 7th, 2024.

MATTHEW W. SEACHRIST
MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 451 AS CONVEYED TO TIMMERMAN PROPERTIES, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2022OR-14889 OF THE MIAMI COUNTY RECORDER'S RECORDS. ORIGINAL LOT PLATTED IN DEED BOOK 20, PAGE 370.

CONSENT

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

OWNER: TIMMERMAN PROPERTIES, LLC

William Timmerman
BY: WILLIAM TIMMERMAN, MEMBER

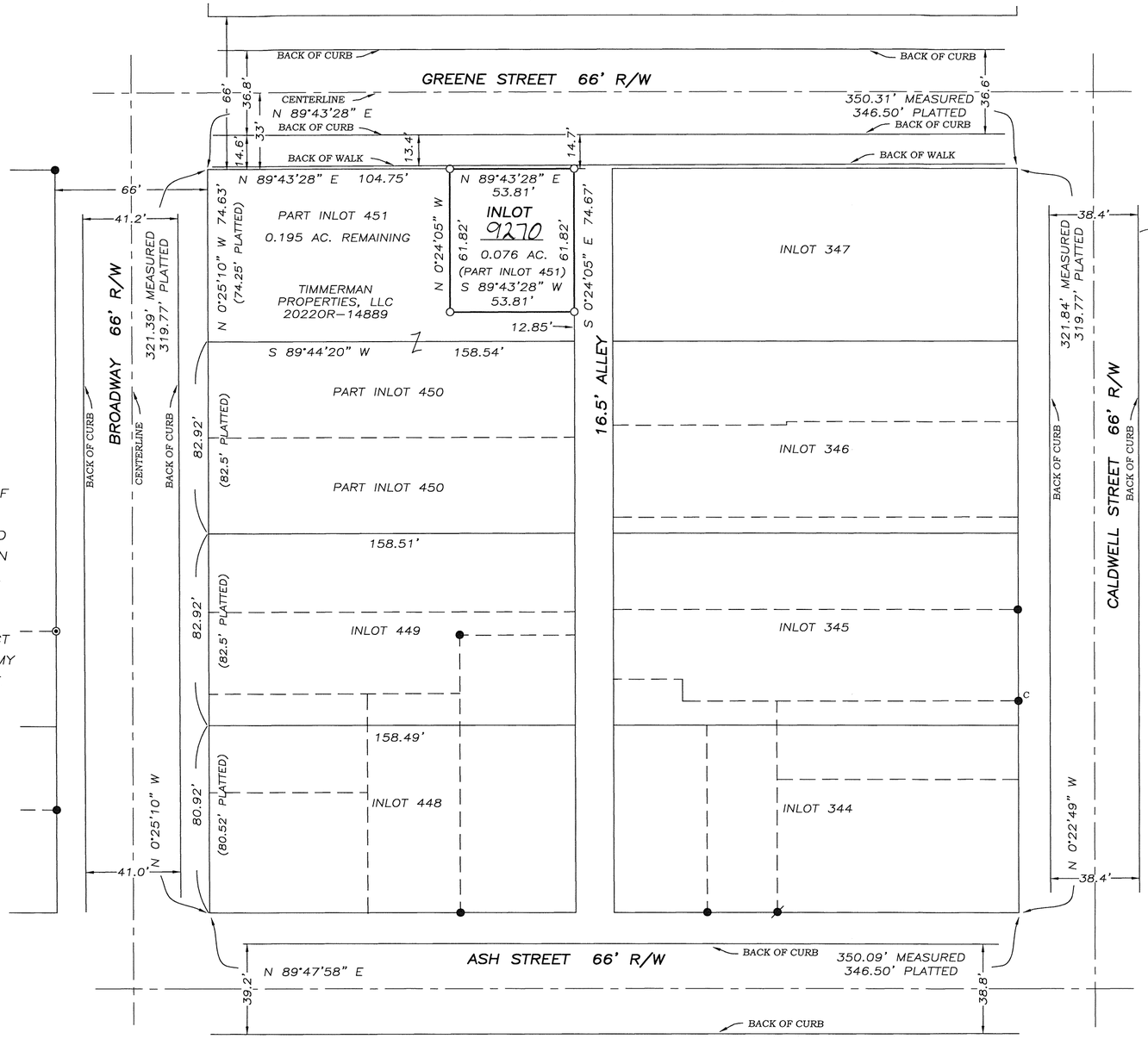
Julie Timmerman
BY: JULIE TIMMERMAN, MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 3 DAY OF October, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TIMMERMAN PROPERTIES, LLC, OWNER, BY WILLIAM TIMMERMAN, MEMBER, AND JULIE TIMMERMAN, MEMBER 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 HEREBY WRITTEN.

MY COMMISSION EXPIRES: October 15, 2027
DATE

Kyra Kissinger
NOTARY PUBLIC



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ⊙ PIPE FOUND
- ● IRON PIN FOUND
- ●C CAPPED IRON PIN FOUND
- ⊘ MAG NAIL FOUND

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

REFERENCES

RECORDS USED TO PREPARE SURVEY:

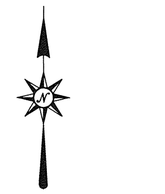
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:

LOT SURVEY 16, PAGE 196
LOT SURVEY 22, PAGE 56

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 17, PAGE 438
DEED BOOK 20, PAGE 370
DEEDS AS SHOWN HEREON

NOTE: OVERAGES WERE FOUND IN BLOCK AND DISTANCES WERE PRORATED ACCORDINGLY.



GREENVILLE NATIONAL BANK

S.V.P.
Matthew S. Kolb Senior Vice Pres.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 4 DAY OF October, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Matthew S. Kolb, FOR GREENVILLE FEDERAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: October 15, 2027
DATE

Kyra Kissinger
NOTARY PUBLIC

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 2nd DAY OF OCTOBER, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

SEPTEMBER 7, 2024

REPLAT FOR TIMMERMAN PROPERTIES, LLC IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

HALIFAX ESTATES, SECTION 7

LOCATED IN

SECTION 7, TOWN 1, RANGE 11 M.Rs AND SECTION 12, TOWN 1, RANGE 10 M.Rs

PART OF INLOTS 9891, 9892, 10529 AND 10530

CITY OF TROY, MIAMI COUNTY, OHIO

28.171 ACRES

SEPTEMBER 11, 2024

VOLUME 30 PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00042
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/08/2024 11:29:13 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David E. Norman
~~JESSICA A. LOPEZ~~, MIAMI COUNTY RECORDER
DAVID E. NORMAN

Christine Ward
DEPUTY

TRANSFERRED ON THE 8 DAY OF October, 2024

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

Annette Denman
BY: DEPUTY AUDITOR

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 28.171 ACRES OF LAND, BEING INLOT NUMBER 11692 THROUGH INLOT NUMBER 11711 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOW AS HALIFAX ESTATES, SECTION 7, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

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

DRAINAGE NOTES

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

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

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HALIFAX LAND COMPANY, LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

DAN HEITMEYER
MINSTER BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 19th DAY OF September, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, MINSTER BANK BY DAN HEITMEYER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

COUNTY OF MIAMI, STATE OF OHIO

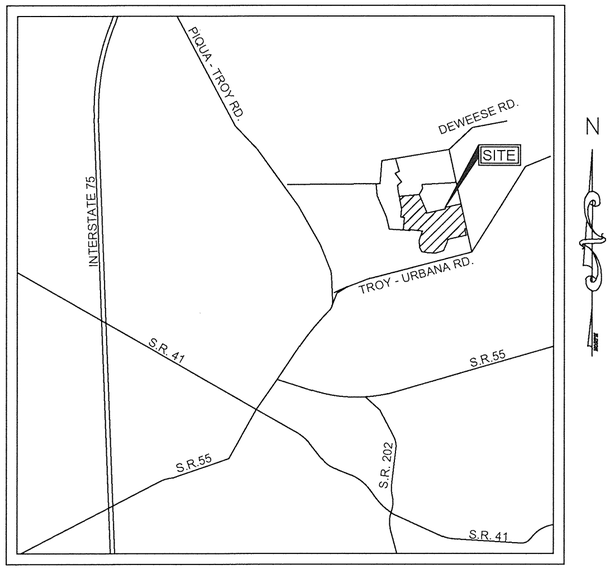
FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND CO., LLC., BEING DULY SWORN THIS 19th DAY OF September, 2024 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026



VICINITY MAP
~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 28.171 ACRES OF LAND WHICH LIES WITHIN PART OF INLOTS 9891, 9892, 10529 AND 10530 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 2014OR-11772 AND 2014OR-09423. ALL DEEDS OF THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

ACREAGE BREAKDOWN

AREA IN LOTS	24.449 ACRES
AREA IN STREETS & R/W	+3.722 ACRES
TOTAL	28.171 ACRES

CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.65'	28.50'	89°45'20"	S 57°27'32" E	40.22'
C2	115.16'	330.00'	19°59'42"	N 87°39'39" E	114.58'
C3	41.71'	30.00'	79°39'12"	N 57°49'54" E	38.43'
C4	3.38'	290.00'	0°40'01"	N 57°59'23" W	3.38'
C5	36.14'	50.00'	41°24'35"	N 28°08'51" W	35.36'
C6	58.15'	50.00'	66°37'52"	N 15°32'12" W	54.92'
C7	66.45'	50.00'	76°08'45"	N 55°51'06" E	61.67'
C8	57.09'	50.00'	65°25'20"	S 53°21'51" E	54.04'
C9	47.66'	50.00'	54°37'11"	N 06°39'25" E	45.88'
C10	36.14'	50.00'	41°24'35"	S 13°15'43" W	35.36'
C11	111.04'	250.00'	25°26'52"	S 05°16'52" W	110.13'
C12	43.34'	30.00'	82°45'52"	N 23°22'38" W	39.66'
C13	40.91'	330.00'	7°06'11"	S 61°12'28" E	40.88'
C14	134.73'	290.00'	26°37'11"	S 71°37'59" E	133.53'
C15	47.11'	30.00'	89°57'59"	N 50°04'26" E	42.41'
C16	79.93'	350.00'	13°05'06"	N 11°37'59" E	79.76'
C17	68.42'	300.00'	13°04'06"	N 11°37'25" E	68.28'
C18	47.14'	30.00'	90°02'01"	S 39°55'34" E	42.44'
C19	166.68'	350.00'	27°17'12"	N 71°17'58" W	165.11'
C20	70.30'	270.00'	14°55'08"	S 65°06'57" E	70.10'
C21	140.25'	270.00'	29°45'42"	S 87°27'21" E	138.68'
C22	47.13'	30.00'	90°00'30"	S 32°39'33" W	42.43'
C23	47.12'	30.00'	90°00'00"	N 57°20'12" W	42.43'
C24	44.78'	28.50'	90°00'56"	S 32°39'20" W	40.31'
C25	80.62'	200.00'	23°05'47"	S 06°27'24" W	80.08'
C26	8.21'	200.00'	2°21'04"	N 06°16'02" W	8.21'
C29	152.40'	320.00'	27°17'12"	N 71°17'58" W	150.96'
C30	233.95'	300.00'	44°40'49"	S 79°59'47" E	228.06'
C31	74.18'	325.00'	13°04'38"	N 11°37'42" E	74.02'
C32	99.93'	225.00'	25°26'52"	S 05°16'52" W	99.11'

NOTE:
C27 & C28 NOT USED

CALL : 811
OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF HALIFAX ESTATES SECTION 7 ON THE 16th DAY OF Sept 2024

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-34-2024

Robin S. Oda
MAYOR

William G. Ryell
PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 13th DAY OF March, 2024 THIS PLAT WAS REVIEWED AND APPROVED.

John A. McGarvey
CHAIRPERSON

Sue G. Knight
SECRETARY

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION, AS RECORDED IN 2015OR-07618 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

9-11-2024
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

DEVELOPER
HALIFAX LAND COMPANY, LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

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

BES JOB No. 456.23

HALIFAX ESTATES, SECTION 7

LOCATED IN
SECTION 7, TOWN 1, RANGE 11 M.Rs AND
SECTION 12, TOWN 1, RANGE 10 M.Rs
PART OF INLOTS 9891, 9892, 10529 AND 10530
CITY OF TROY, MIAMI COUNTY, OHIO
28.171 ACRES
SEPTEMBER 11, 2024

VOLUME 30 PAGE 94 -A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON.

WHERE RECORD PLAN DENOTES AN ACCESS EASEMENT AND/OR A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN ANY DRAINAGE EASEMENT.

NO DRIVEWAYS SHALL BE PERMITTED ONTO DEWEESE ROAD.

THE DRAINAGE LOT WILL BE A COMMON AREA FOR GREEN SPACE & FLOOD ROUTING. IT WILL CONTAIN A 50' DRAINAGE & ACCESS EASEMENT FOR ACCESS & FLOOD ROUTING OF THE POND. MAXIMUM ELEVATION INSIDE THE 50' WIDE DRAINAGE EASEMENT IS 873.25. NO STRUCTURES ARE PERMITTED INSIDE ANY ACCESS & DRAINAGE EASEMENT.

MINIMUM RESIDENTIAL LOWEST LEVEL FF / W.O. ELEVATION IS 875.25 FOR LOTS 11708, 11710 AND 11711.

NO FENCES OR ACCESSORY STRUCTURES ARE PERMITTED IN ANY ACCESS & DRAINAGE EASEMENT.

LOT 11708 DRIVEWAY SHOULD LINE UP WITH WINDMILL COURT.

ACREAGE BREAKDOWN:

PT. INLOT 9891 (R50-009100)
23.5468 Ac.
−23.5468 Ac.
0 Ac. REMAINING

PT. INLOT 9892 (R50-005300)
3.093 Ac.
−3.093 Ac.
0 Ac. REMAINING

PT. INLOT 10529 (R50-020000)
9.6151 Ac.
−0.118 Ac.
9.4971 Ac. REMAINING

PT. INLOT 10530 (R50-021000)
4.4856 Ac.
−1.278 Ac.
3.2076 Ac. REMAINING

LEGEND

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⌀ MAG NAIL SET
- ● 5/8" IRON PIN FOUND WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ◪ 5/8" IRON PIN FOUND
- ⌀ MAG NAIL FOUND
- ⊠ RAILROAD SPIKE FOUND
- × CALCULATED POINT, NOT MONUMENTED

183.00' EASEMENT TEXT

SETBACKS

FRONT YARDS: 50 FT., UNLESS OTHERWISE NOTED.
REAR YARDS: 50 FT., UNLESS OTHERWISE NOTED.
SIDE YARDS: 60 FT. TOTAL, UNLESS OTHERWISE NOTED, MIN: 25 FT
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

REFERENCES

LAND SURVEY VOL. 56, PAGE 25
LAND SURVEY VOL. 56, PAGE 155
LAND SURVEY VOL. 57, PAGE 120
LAND SURVEY VOL. 24, PAGE 138

PLAT BOOK 25, PAGE 44 – 44C
PLAT BOOK 27, PAGE 23 – 23A
PLAT BOOK 28, PAGE 26 – 26A
PLAT BOOK 30, PAGE 32 – 32A

THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED PROFESSIONAL SURVEYOR
9-11-2024

GRAPHIC SCALE IN FEET
1" = 80'

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

BES JOB No. 456.23

REPLAT OF INLOT 10903 & PART 10905

10903 & PART 10905 INLOTS | TROY CITY | MIAMI COUNTY | OHIO STATE

VOLUME 30, PAGE 95
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00043
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/24/2024 01:03:52 PM
REFERENCES 0
RECORDING FEE
PAGES 1

North

BEARINGS BASED ON THE HERITAGE AT TROY COUNTRY CLUB RECORDED IN PLAT BOOK 27, PAGE 66.

50 0 50 100 150
GRAPHIC SCALE: 1"= 50' JOB: #6362

MONUMENT LEGEND
- ⊗ Indicates 5/8" Iron Pin found (unless otherwise noted)
- ○ Indicates 5/8" Iron Pin set
- ⊠ Indicates Iron Pipe found
- ⟁ Indicates MAG Nail found (unless otherwise noted)
- △ Indicates MAG Nail set
- ● Indicates Railroad Spike found
- × Indicates Scribe set

REFERENCES:

DEED: INLOT 10903 – WARREN WERSCHIN, JR. – 20220R-01243
PART INLOT 10905 – WARREN WERSCHIN, JR. – 20240R-00270

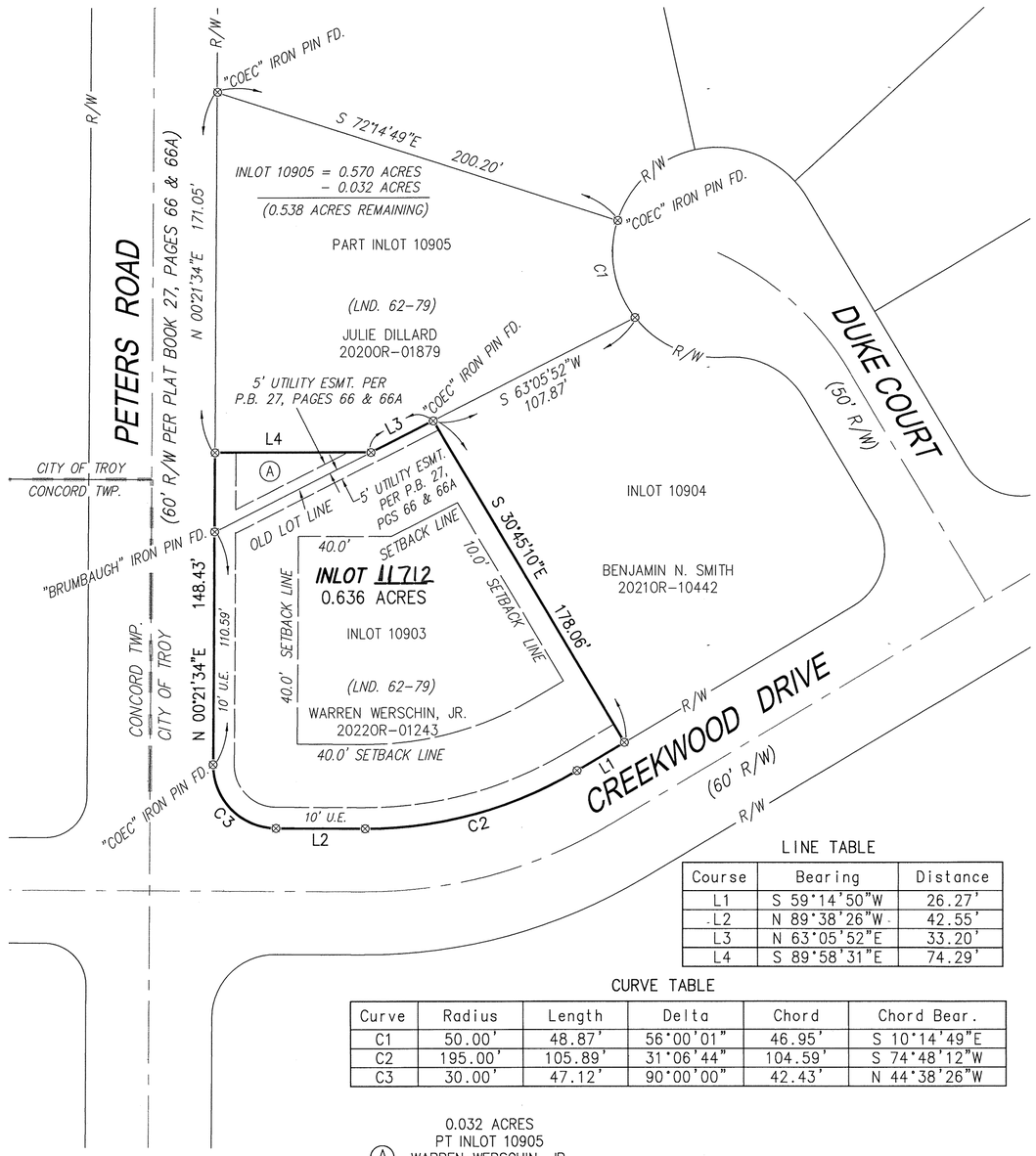
PLAT RECORDS: HERITAGE AT TROY COUNTRY CLUB – PLAT BOOK 27, PAGE 66 & 66A

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER ON THIS 18TH DAY OF OCTOBER, 2024.

JILLIAN RHOADES, P.E.
CITY OF TROY ENGINEER

10/18/2024
DATE



LINE TABLE

Course	Bearing	Distance
L1	S 59°14'50"W	26.27'
L2	N 89°38'26"W	42.55'
L3	N 63°05'52"E	33.20'
L4	S 89°58'31"E	74.29'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	50.00'	48.87'	56°00'01"	46.95'	S 10°14'49"E
C2	195.00'	105.89'	31°06'44"	104.59'	S 74°48'12"W
C3	30.00'	47.12'	90°00'00"	42.43'	N 44°38'26"W

Ⓐ 0.032 ACRES
PT INLOT 10905
WARREN WERSCHIN, JR.
20240R-00270

FEE $ 43.20

Dave Norman
MIAMI COUNTY RECORDER

Joni M Jacobs
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED ON THIS 24th DAY OF Oct, 2024

Joyce Griegiot
DEPUTY AUDITOR

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

DEDICATION

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

SIGNED AND ACKNOWLEDGED: OWNER OF INLOT 10903 & PART INLOT 10905

Warren Werschin Jr.
WARREN WERSCHIN, JR.

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 16 DAY OF October, 2024 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, WARREN WERSCHIN, JR. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Susan Swinehart
NOTARY PUBLIC
SUSAN SWINEHART, Attorney at Law
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

LIENHOLDER ACKNOWLEDGEMENT: MORTGAGOR: _____

_____ LENDER

_____ AUTHORIZED SIGNATURE

_____ TITLE

_____ REPRESENTATIVE

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__ BEFORE ME A NOTARY PUBLIC, IN AND OR SAID STATE PERSONALLY CAME, _____ _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LEINHOLDERS.

_____
NOTARY PUBLIC

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

DESCRIPTION:

BEING A REPLAT OF INLOT 10903 OF THE CITY OF TROY, MIAMI COUNTY, OHIO, AS SHOWN ON THE HERITAGE AT TROY COUNTRY CLUB RECORDED IN PLAT BOOK 27, PAGE 66 AND AS CONVEYED TO WARREN WERSCHIN, JR. BY 20220R-01243 AND PART INLOT 10905 OF THE CITY OF TROY, MIAMI COUNTY, OHIO, AS SHOWN ON THE HERITAGE AT TROY COUNTRY CLUB RECORDED IN PLAT BOOK 27, PAGE 66 AND AS CONVEYED TO WARREN WERSCHIN, JR. BY 20240R-00270 AND LAND SURVEY 62-79 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

DATE: 10/10/24

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

SURVEY NOTES:

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

S:\Jobs\6000\6362 Werschin\6362 REPLAT.dwg REPLAT Oct 10, 2024 - 3:24:30pm Kevin

N.E. SECTION | PIQUA CITY | MIAMI, OHIO COUNTY

VOLUME 30, PAGE 96
MIAMI COUNTY RECORDER'S RECORD OF PLATS

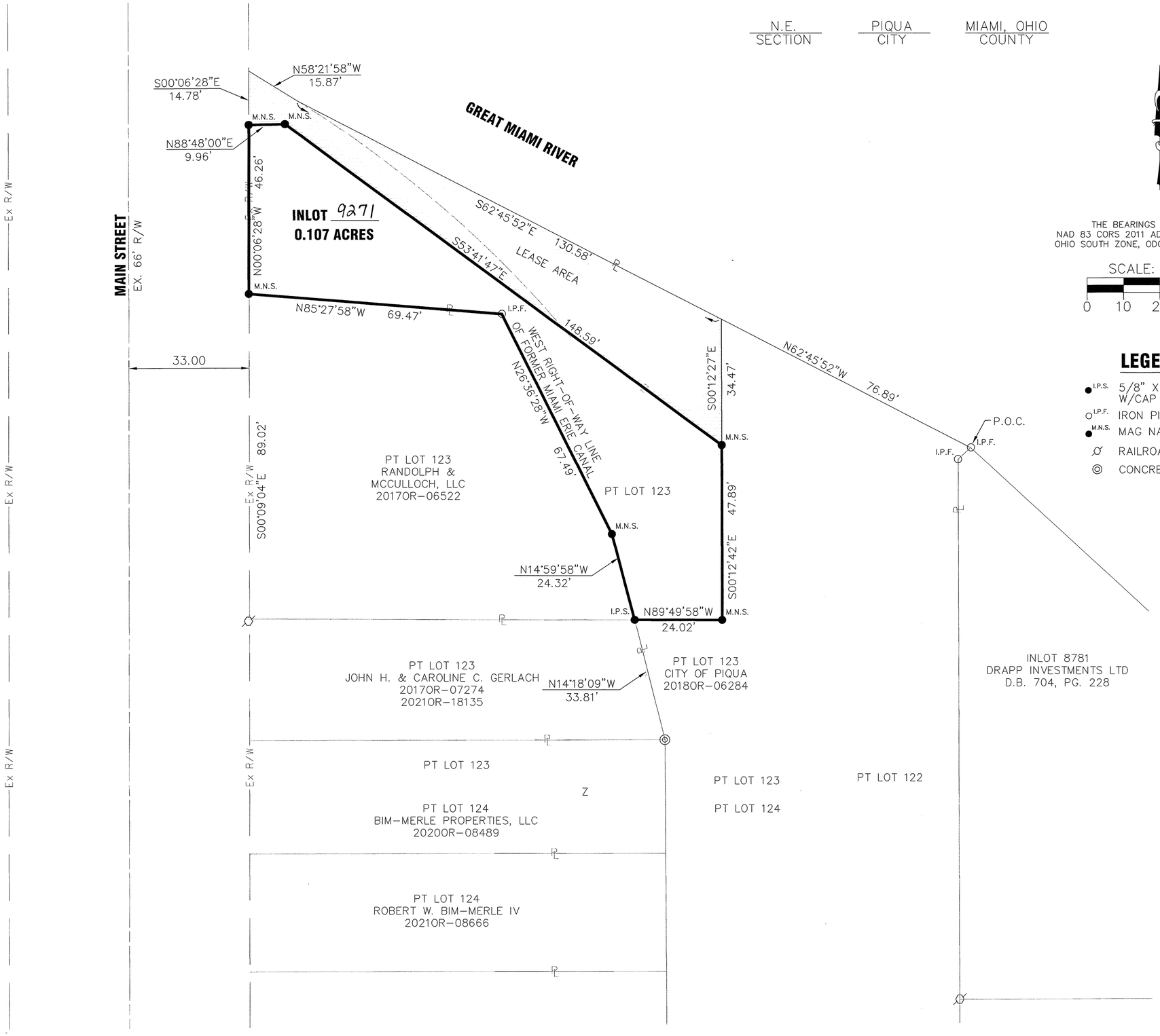
MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00044
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/25/2024 11:17:54 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

David Norman — MIAMI COUNTY RECORDER
Dave Mason — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct 25, 2024.

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Annette Denman — BY DEPUTY AUDITOR



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

SCALE: 1"=20'

0 10 20 40

LEGEND

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

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 30TH DAY OF SEPTEMBER, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 3 DAY OF September, 2024, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-1060-24.

MAYOR — CLERK (Diana L Tamplin)

SURVEY REFERENCE
LOT SURVEY 10, PG. 79
LOT SURVEY 16, PG. 63
LAND SURVEY 60, PAGE 171
REC. P.B. 6, PG. 17
REC. P.B. 20, PG. 96
REC. P.B. 21, PG. 78
MIAMI & ERIE CANAL MAP 173

BEING A SPLIT OF FORMER MIAMI & ERIE CANAL LAND AND PART LOT 123 IN THE CITY OF PIQUA OWNED BY THE CITY OF PIQUA AS CONVEYED IN OFFICIAL RECORD 20180R-06284.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

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

5-16-24
DATE

STATE OF OHIO — ALLEN J. BERTKE 8629 — REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	05-15-2024
DRAWN BY:	AJB
JOB NUMBER:	MIA-PIQ-2205
SHEET NUMBER	1 OF 1

TEETERS REAL ESTATE INVESTMENTS, LLC REPLAT

CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF PART INLOT 7847 & PARTS INLOT 7849

VOLUME 30 PAGE 97

MIAMI COUNTY RECORDER'S RECORD OF PLATS

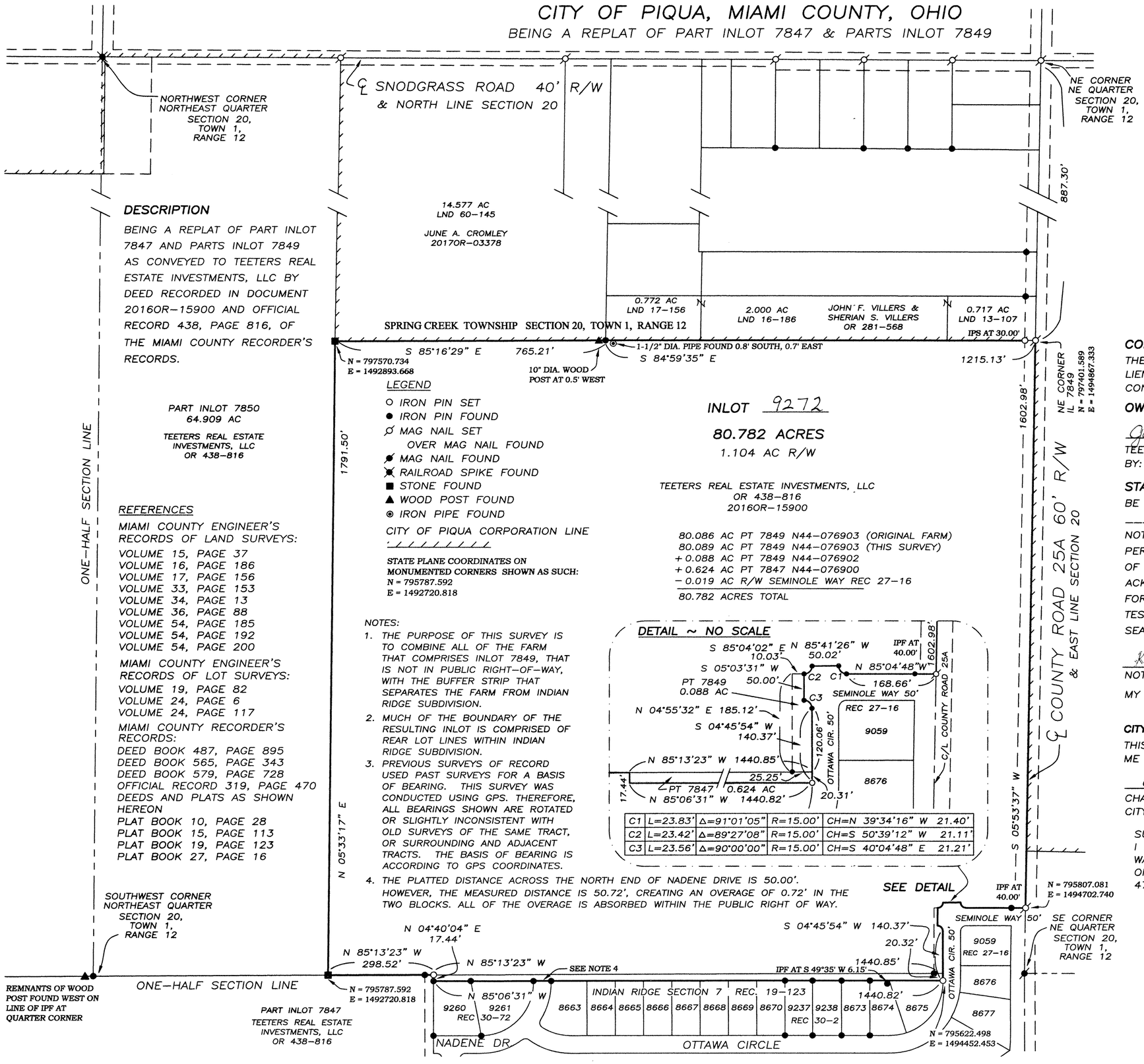
MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00045
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/25/2024 01:47:00 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

David E Norman — MIAMI COUNTY RECORDER
Joni Wadsworth — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct 25, 2024.

Matthew W Gearhardt — MIAMI COUNTY AUDITOR
Joyce Gudgiot — BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF PART INLOT 7847 AND PARTS INLOT 7849 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT 20160R-15900 AND OFFICIAL RECORD 438, PAGE 816, OF THE MIAMI COUNTY RECORDER'S RECORDS.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET OVER MAG NAIL FOUND
- ⌀ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ■ STONE FOUND
- ▲ WOOD POST FOUND
- ◉ IRON PIPE FOUND

CITY OF PIQUA CORPORATION LINE

STATE PLANE COORDINATES ON MONUMENTED CORNERS SHOWN AS SUCH:
N = 795787.592
E = 1492720.818

80.086 AC PT 7849 N44-076903 (ORIGINAL FARM)
80.089 AC PT 7849 N44-076903 (THIS SURVEY)
+ 0.088 AC PT 7849 N44-076902
+ 0.624 AC PT 7847 N44-076900
- 0.019 AC R/W SEMINOLE WAY REC 27-16
80.782 ACRES TOTAL

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 15, PAGE 37
VOLUME 16, PAGE 186
VOLUME 17, PAGE 156
VOLUME 33, PAGE 153
VOLUME 34, PAGE 13
VOLUME 36, PAGE 88
VOLUME 54, PAGE 185
VOLUME 54, PAGE 192
VOLUME 54, PAGE 200

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 19, PAGE 82
VOLUME 24, PAGE 6
VOLUME 24, PAGE 117

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 487, PAGE 895
DEED BOOK 565, PAGE 343
DEED BOOK 579, PAGE 728
OFFICIAL RECORD 319, PAGE 470
DEEDS AND PLATS AS SHOWN HEREON
PLAT BOOK 10, PAGE 28
PLAT BOOK 15, PAGE 113
PLAT BOOK 19, PAGE 123
PLAT BOOK 27, PAGE 16

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO COMBINE ALL OF THE FARM THAT COMPRISES INLOT 7849, THAT IS NOT IN PUBLIC RIGHT-OF-WAY, WITH THE BUFFER STRIP THAT SEPARATES THE FARM FROM INDIAN RIDGE SUBDIVISION.
2. MUCH OF THE BOUNDARY OF THE RESULTING INLOT IS COMPRISED OF REAR LOT LINES WITHIN INDIAN RIDGE SUBDIVISION.
3. PREVIOUS SURVEYS OF RECORD USED PAST SURVEYS FOR A BASIS OF BEARING. THIS SURVEY WAS CONDUCTED USING GPS. THEREFORE, ALL BEARINGS SHOWN ARE ROTATED OR SLIGHTLY INCONSISTENT WITH OLD SURVEYS OF THE SAME TRACT, OR SURROUNDING AND ADJACENT TRACTS. THE BASIS OF BEARING IS ACCORDING TO GPS COORDINATES.
4. THE PLATTED DISTANCE ACROSS THE NORTH END OF NADENE DRIVE IS 50.00'. HOWEVER, THE MEASURED DISTANCE IS 50.72', CREATING AN OVERAGE OF 0.72' IN THE TWO BLOCKS. ALL OF THE OVERAGE IS ABSORBED WITHIN THE PUBLIC RIGHT OF WAY.

C1	L=23.83'	Δ=91°01'05"	R=15.00'	CH=N 39°34'16" W 21.40'
C2	L=23.42'	Δ=89°27'08"	R=15.00'	CH=S 50°39'12" W 21.11'
C3	L=23.56'	Δ=90°00'00"	R=15.00'	CH=S 40°04'48" E 21.21'

CONSENT

THE UNDERSIGNED, REPRESENTING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER

Julie A. Alexander, Managing Member
TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 25TH DAY OF Oct., 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J Bernknell
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/14/26

NOTARY PUBLIC STATE OF OHIO

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 24TH DAY OF OCTOBER, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

REPLAT FOR ROB ALEXANDER
IN THE CITY OF PIQUA ~ OCTOBER 14, 2024

STATE OF OHIO THOMAS R. ZECHMAN 7077 REGISTERED PROFESSIONAL SURVEYOR

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

TEETERS REAL ESTATE INVESTMENTS, LLC REPLAT #2

CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF PARTS INLOT 7847

VOLUME 30 PAGE 98

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00046
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/06/2024 10:48:49 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

Dave E. Norman — MIAMI COUNTY RECORDER
Amy Dallow — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

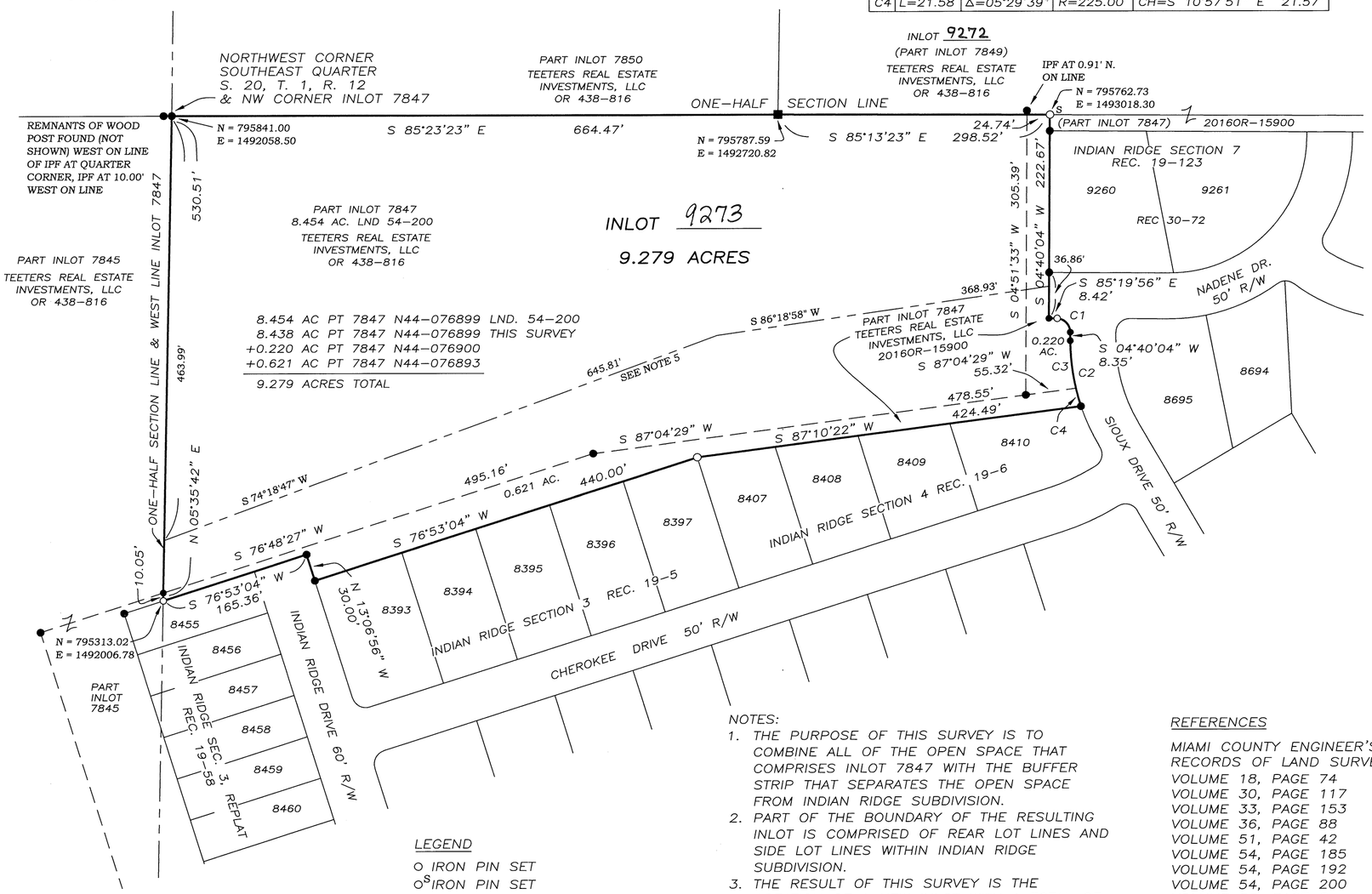
APPROVED AND TRANSFERRED Nov 6, 2024

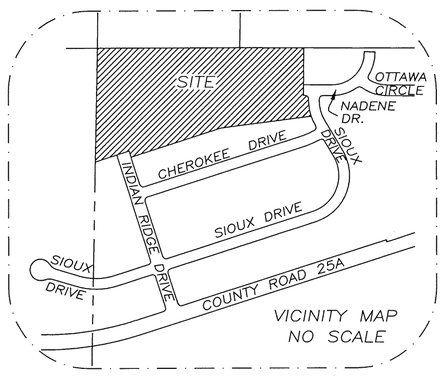
Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Annette Denman — BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF THREE PARTS INLOT 7847 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT 2016OR-15900 AND OFFICIAL RECORD 438, PAGE 816, OF THE MIAMI COUNTY RECORDER'S RECORDS.

C1	L=23.56'	Δ=90°00'00"	R=15.00'	CH=S 40°19'56" E 21.21'
C2	L=74.06'	Δ=18°51'37"	R=225.00'	CH=S 04°16'52" E 73.73'
C3	L=52.49'	Δ=13°21'57"	R=225.00'	CH=S 01°32'02" E 52.37'
C4	L=21.58'	Δ=05°29'39"	R=225.00'	CH=S 10°57'51" E 21.57'





VICINITY MAP
NO SCALE

LEGEND

- ○ IRON PIN SET
- ○S IRON PIN SET PER PREVIOUS SURVEY/PLAT
- ● IRON PIN FOUND
- ■ STONE FOUND

STATE PLANE COORDINATES ON MONUMENTED CORNERS SHOWN AS SUCH:
N = 795787.592
E = 1492720.818

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 5TH DAY OF NOVEMBER, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO COMBINE ALL OF THE OPEN SPACE THAT COMPRISES INLOT 7847 WITH THE BUFFER STRIP THAT SEPARATES THE OPEN SPACE FROM INDIAN RIDGE SUBDIVISION.
2. PART OF THE BOUNDARY OF THE RESULTING INLOT IS COMPRISED OF REAR LOT LINES AND SIDE LOT LINES WITHIN INDIAN RIDGE SUBDIVISION.
3. THE RESULT OF THIS SURVEY IS THE CREATION OF A NEW INLOT WITH A TOTAL OF 9.279 ACRES.
4. PREVIOUS SURVEYS OF RECORD USED PAST SURVEYS FOR A BASIS OF BEARING. THIS SURVEY WAS CONDUCTED USING GPS. THEREFORE, ALL BEARINGS SHOWN ARE ROTATED OR SLIGHTLY INCONSISTENT WITH OLD SURVEYS OF THE SAME TRACT, OR SURROUNDING AND ADJACENT TRACTS. THE BASIS OF BEARING IS ACCORDING TO GPS COORDINATES.
5. THERE IS A DRAINAGE DITCH THAT RUNS ACROSS THE PROPERTY DRAINING GENERALLY FROM EAST TO WEST. THIS DITCH IS THE OUTLET FOR STORM DRAINAGE FROM THE STREETS AND LOTS TO THE EAST.
   A. THE HEIGHT AND WIDTH OF THE DITCH VARIES
   B. THE APPROXIMATE FLOW LINE IS SHOWN ON THIS SURVEY
   C. NO EXISTING FORMAL EASEMENT OF RECORD WAS FOUND REGARDING THIS DITCH.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 18, PAGE 74
VOLUME 30, PAGE 117
VOLUME 33, PAGE 153
VOLUME 36, PAGE 88
VOLUME 51, PAGE 42
VOLUME 54, PAGE 185
VOLUME 54, PAGE 192
VOLUME 54, PAGE 200
VOLUME 55, PAGE 8

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 19, PAGE 145
VOLUME 21, PAGE 87
VOLUME 23, PAGE 59
VOLUME 24, PAGE 6
VOLUME 24, PAGE 116
VOLUME 24, PAGE 117

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 619, PAGE 155
PLAT BOOK 15, PAGE 113
PLAT BOOK 17, PAGE 26
PLAT BOOK 18, PAGE 57
PLAT BOOK 18, PAGE 58
PLAT BOOK 19, PAGE 5
PLAT BOOK 19, PAGE 6
PLAT BOOK 19, PAGE 58
PLAT BOOK 19, PAGE 123
DEEDS AND PLATS AS SHOWN HEREON

CONSENT

THE UNDERSIGNED, REPRESENTING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER

Julie A. Alexander, Managing Member
TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J. Bashwell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/26

NOTARY PUBLIC STATE OF OHIO

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

REPLAT FOR ROB ALEXANDER
IN THE CITY OF PIQUA ~ OCTOBER 18, 2024

STATE OF OHIO
THOMAS R. ZECHMAN
7077
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

TEETERS REAL ESTATE INVESTMENTS, LLC REPLAT #3

CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF PARTS INLOT 7845 & PART INLOT 7846

VOLUME 30 PAGE 99

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00047
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/06/2024 10:48:50 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

David E. Norman — MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Nov 6, 2024

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR

CONSENT

THE UNDERSIGNED, REPRESENTING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER

Julie A. Alexander, Managing Member

TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J Bushnell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/26

NOTARY PUBLIC STATE OF OHIO

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

REPLAT FOR ROB ALEXANDER
IN THE CITY OF PIQUA ~ OCTOBER 25, 2024

STATE OF OHIO — THOMAS R. ZECHMAN 7077 — REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

<u>REFERENCES</u>

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 15, PAGE 11
VOLUME 30, PAGE 117
VOLUME 33, PAGE 153
VOLUME 34, PAGE 31
VOLUME 36, PAGE 88
VOLUME 51, PAGE 42
VOLUME 54, PAGE 185
VOLUME 54, PAGE 192
VOLUME 54, PAGE 200
VOLUME 55, PAGE 8

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 21, PAGE 87
VOLUME 23, PAGE 129
VOLUME 23, PAGE 156
VOLUME 24, PAGE 81
VOLUME 24, PAGE 116

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 572, PAGE 539

PLAT BOOK 15, PAGE 113
PLAT BOOK 17, PAGE 26
PLAT BOOK 18, PAGE 57
PLAT BOOK 18, PAGE 58
PLAT BOOK 18, PAGE 66
PLAT BOOK 19, PAGE 5
PLAT BOOK 19, PAGE 57
PLAT BOOK 19, PAGE 58
PLAT BOOK 19, PAGE 83
PLAT BOOK 19, PAGE 101
PLAT BOOK 19, PAGE 123
PLAT BOOK 19, PAGE 124
PLAT BOOK 20, PAGE 83
PLAT BOOK 20, PAGE 131
PLAT BOOK 21, PAGE 107

DEEDS AND PLATS AS SHOWN HEREON

NOTES:

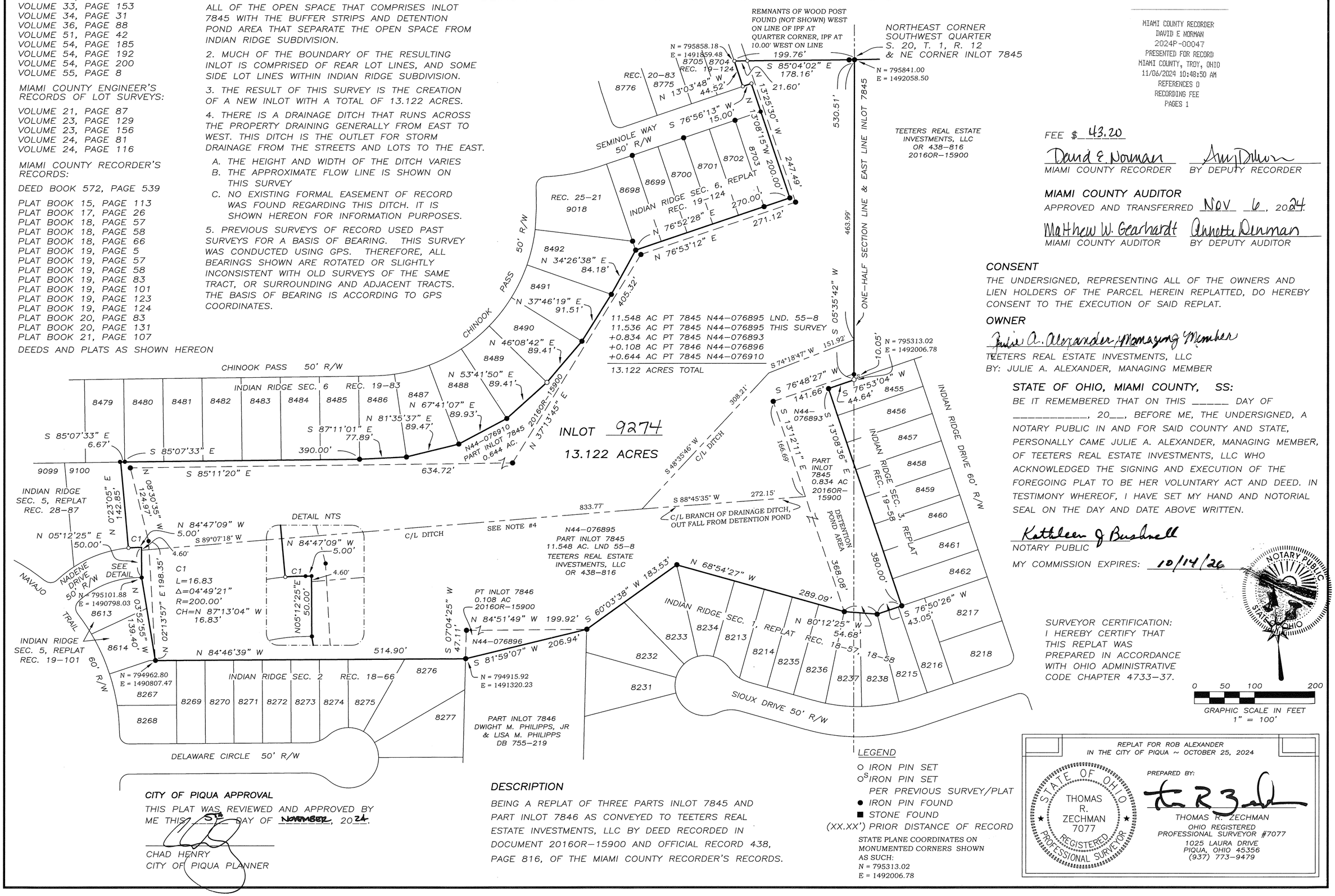
1. THE PURPOSE OF THIS SURVEY IS TO COMBINE ALL OF THE OPEN SPACE THAT COMPRISES INLOT 7845 WITH THE BUFFER STRIPS AND DETENTION POND AREA THAT SEPARATE THE OPEN SPACE FROM INDIAN RIDGE SUBDIVISION.

2. MUCH OF THE BOUNDARY OF THE RESULTING INLOT IS COMPRISED OF REAR LOT LINES, AND SOME SIDE LOT LINES WITHIN INDIAN RIDGE SUBDIVISION.

3. THE RESULT OF THIS SURVEY IS THE CREATION OF A NEW INLOT WITH A TOTAL OF 13.122 ACRES.

4. THERE IS A DRAINAGE DITCH THAT RUNS ACROSS THE PROPERTY DRAINING GENERALLY FROM EAST TO WEST. THIS DITCH IS THE OUTLET FOR STORM DRAINAGE FROM THE STREETS AND LOTS TO THE EAST.
   A. THE HEIGHT AND WIDTH OF THE DITCH VARIES
   B. THE APPROXIMATE FLOW LINE IS SHOWN ON THIS SURVEY
   C. NO EXISTING FORMAL EASEMENT OF RECORD WAS FOUND REGARDING THIS DITCH. IT IS SHOWN HEREON FOR INFORMATION PURPOSES.

5. PREVIOUS SURVEYS OF RECORD USED PAST SURVEYS FOR A BASIS OF BEARING. THIS SURVEY WAS CONDUCTED USING GPS. THEREFORE, ALL BEARINGS SHOWN ARE ROTATED OR SLIGHTLY INCONSISTENT WITH OLD SURVEYS OF THE SAME TRACT, OR SURROUNDING AND ADJACENT TRACTS. THE BASIS OF BEARING IS ACCORDING TO GPS COORDINATES.



0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 5TH DAY OF NOVEMBER, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

DESCRIPTION

BEING A REPLAT OF THREE PARTS INLOT 7845 AND PART INLOT 7846 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT 20160R-15900 AND OFFICIAL RECORD 438, PAGE 816, OF THE MIAMI COUNTY RECORDER'S RECORDS.

LEGEND

- O IRON PIN SET
- O^S IRON PIN SET PER PREVIOUS SURVEY/PLAT
- ● IRON PIN FOUND
- ■ STONE FOUND
- (XX.XX') PRIOR DISTANCE OF RECORD

STATE PLANE COORDINATES ON MONUMENTED CORNERS SHOWN AS SUCH:
N = 795313.02
E = 1492006.78

TEETERS REAL ESTATE INVESTMENTS, LLC REPLAT 4

CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF PARTS INLOT 7850

VOLUME 30 PAGE 100

MIAMI COUNTY RECORDER'S RECORD OF PLATS

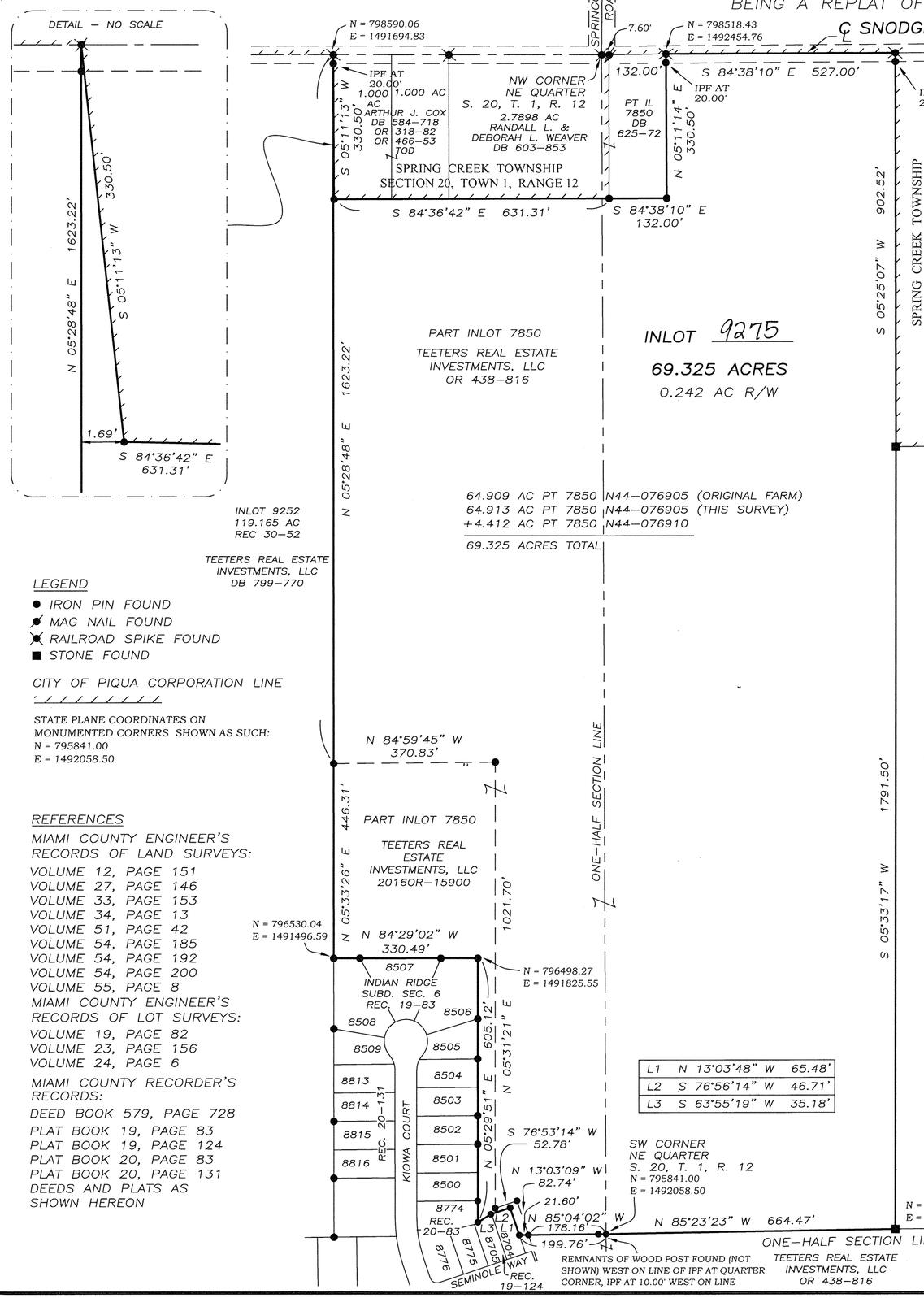
MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00048
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/06/2024 10:48:51 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

David E. Norman — MIAMI COUNTY RECORDER
Ann Dillon — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov 6, 2024

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Annette Denman — BY DEPUTY AUDITOR



L1	N 13°03'48" W	65.48'
L2	S 76°56'14" W	46.71'
L3	S 63°55'19" W	35.18'

DESCRIPTION

BEING A REPLAT OF PARTS INLOT 7850 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT 20160R–15900 AND OFFICIAL RECORD 438, PAGE 816, OF THE MIAMI COUNTY RECORDER'S RECORDS.

LEGEND

- ● IRON PIN FOUND
- ✓ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ■ STONE FOUND

CITY OF PIQUA CORPORATION LINE

STATE PLANE COORDINATES ON MONUMENTED CORNERS SHOWN AS SUCH:
N = 795841.00
E = 1492058.50

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 12, PAGE 151
VOLUME 27, PAGE 146
VOLUME 33, PAGE 153
VOLUME 34, PAGE 13
VOLUME 51, PAGE 42
VOLUME 54, PAGE 185
VOLUME 54, PAGE 192
VOLUME 54, PAGE 200
VOLUME 55, PAGE 8

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 19, PAGE 82
VOLUME 23, PAGE 156
VOLUME 24, PAGE 6

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 579, PAGE 728
PLAT BOOK 19, PAGE 83
PLAT BOOK 19, PAGE 124
PLAT BOOK 20, PAGE 83
PLAT BOOK 20, PAGE 131
DEEDS AND PLATS AS SHOWN HEREON

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO COMBINE ALL OF THE ORIGINAL FARM SPACE THAT COMPRISES INLOT 7850 WITH THE BUFFER STRIP AND POTENTIAL DETENTION POND AREA THAT SEPARATE THE FARM FROM INDIAN RIDGE SUBDIVISION.
2. MUCH OF THE BOUNDARY OF THE RESULTING INLOT IS COMPRISED OF REAR LOT LINES AND SIDE LOT LINES WITHIN INDIAN RIDGE SUBDIVISION.
3. THE RESULT OF THIS SURVEY IS THE CREATION OF A NEW INLOT WITH A TOTAL OF 69.325 ACRES.
4. PREVIOUS SURVEYS OF RECORD USED PAST SURVEYS FOR A BASIS OF BEARING. THIS SURVEY WAS CONDUCTED USING GPS. THEREFORE, ALL BEARINGS SHOWN ARE ROTATED OR SLIGHTLY INCONSISTENT WITH OLD SURVEYS OF THE SAME TRACT, OR SURROUNDING AND ADJACENT TRACTS. THE BASIS OF BEARING IS ACCORDING TO GPS COORDINATES.

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 5TH DAY OF NOVEMBER, 2024.

CHAD HENRY
CITY OF PIQUA PLANNER

CONSENT

THE UNDERSIGNED, REPRESENTING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER

Julie A. Alexander, Managing Member
TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J Bushnell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/26

NOTARY PUBLIC STATE OF OHIO

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

REPLAT FOR ROB ALEXANDER
IN THE CITY OF PIQUA ~ OCTOBER 28, 2024

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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