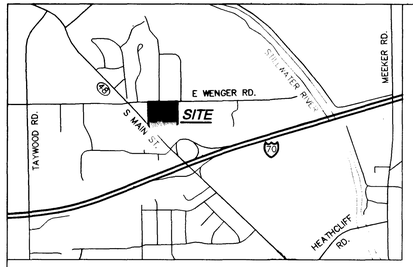
M57-5-2-12,729AL

RECORD PLAN
FRANK J. CECRLE SUBDIVISION
SEC. 26, T. 5, R. 5E
CITY OF ENGLEWOOD, MONTGOMERY COUNTY, OHIO
CONTAINING 7.3317 TOTAL ACRES

PLAT 226
PG 1

Type: DEE
Kind: PLAT
Recorded: 05/06/2015 01:25:39 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00023524

TRANSFERRED
15 MAY -6 PM 1:18
KARL L. KEITH
AUDITOR



VICINITY MAP:
NOT TO SCALE

N

NAD 1983 (2011)
OHIO SPC (SOUTH)

SUPERIMPOSED AREA NOTE:
ALL LAND OF THE OWNER IS WITHIN SAID PLAT. NO SUPERIMPOSED AREA MAP REQUIRED.

PERTINENT INFORMATION/SURVEY DATA:
SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THOSE OF RECORD IN THE RECORDER'S OFFICE, CITY OF DAYTON, MONTGOMERY COUNTY, OHIO AND AS LABELED HEREON THE ATTACHED PLAT.

SUBJECT DEED:	
FRANK J. CECRLE	D.M.F. 00-313B10
LAST WILL AND TESTAMENT:	
FRANK J. CECRLE	2005EST01395
SURVEYS:	
PLAT OF SURVEY	VOL. 2010, PG. 0047
MOT-40-11.07	PB 55, PG. 57
R/W PLAN, WENGER ROAD AT MAIN STREET	VOL. 2010, PG. 0101
PLAT OF SURVEY, PREPARED FOR ACCOR NORTH AMERICA	VOL. 2011, PG. 0044

OCCUPATION STATEMENT:
THE NORTHERLY LINE FOLLOWS THE NORTHERLY LINE OF SECTION 26. THE EASTERLY LINE GENERALLY FOLLOWS A CHAN LINK FENCE. A PORTION OF THE SOUTHERLY LINE LIES 1.5'+/- NORTHERLY OF A WOOD FENCE. THE SOUTHWESTERLY LINE FOLLOWS THE CENTERLINE OF SOUTH MAIN STREET A.K.A. DAYTON COVINGTON PIKE (S.R. 48). THE WESTERLY LINE FOLLOWS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD 83(2011), OHIO SPC (SOUTH), DERIVED FROM GPS OBSERVATIONS, CONDUCTED BY CESO ON FEBRUARY 4, 2014 AND THE O.D.O.T. CORS NETWORK.

HARRISBURG DRIVE

PLAT BOOK 113, PAGE 39
AND
COMMON PLEAS COURT CASE 89333 BOOK 153, PG. 235

DEED BOOK 473, PG. 119

EAST WENGER ROAD
R/W VARIES

DEED BOOK 862, PG. 143

DEED BOOK 591, PG. 357

SECTION 23
SECTION 26

S 89° 44' 29" E 625.83' (N 87°22'30" E 626.4')

SECTION 23
SECTION 26

SET/FOUND PIN "COZAD" N.W. COR. N.E. 1/4 SEC. 26

STONE

ELECTRIC EASEMENT IN FAVOR OF THE DAYTON POWER AND LIGHT COMPANY D.M.F. 93-80600A

SANITARY EASEMENT IN FAVOR OF THE VILLAGE OF ENGLEWOOD AND THE STANDARD OIL COMPANY DEED BOOK 2419, PG. 250

10' PERMANENT AND 20' TEMPORARY STORM SEWER EASEMENT IN FAVOR OF THE ENGLEWOOD MOTEL, A LIMITED PARTNERSHIP D.M.F. 85-511B06

RITSH, LLC
I.R. DEED 13-073313
PARCEL M57 00501 0007
ZONED C-2

WEST LINE OF N.E. 1/4 SEC. 26

(N 3°14' W 511.16')

316.73'

N 0° 25' 54" E 503.52'

SANITARY EASEMENT IN FAVOR OF THE VILLAGE OF ENGLEWOOD AND THE STANDARD OIL COMPANY DEED BOOK 2419, PG. 253

2
5.7738 AC.

ROBERT W. IIAMES, JR. AND KAREN L. STRIDER-IIAMES
I.R. DEED 09-063481
PARCEL M57 00502 0013
ZONED R-1

(S 21°30' E 465.0')

464.97'

S 0° 28' 27" W

S 89° 33' 25" E
316.00'

21.6'

S 48° 20' 07" E
12.32'

S 44° 55' 13" E
106.00'

1
1.3207 AC.

EXISTING 2 STORY BRICK BUILDING

BUILDING OVERHANG

78.11'

108.68'

194.28'

S 0° 25' 01" W

STATE OF OHIO PERPETUAL HIGHWAY EASEMENT DEED BOOK 1834, PG. 116

EX.R/W

SET/FOUND PIN "WOOLVERT" S 26°17'33" E 0.43'

SOUTH MAIN STREET
(S.R. 48)
(MOT-40-11.07, PB 55, PG. 57)
R/W VARIES

STATE OF OHIO PERPETUAL HIGHWAY EASEMENT AREA 0.2372 ACRES DEED BOOK 1817, PG. 336

TO BE DEDICATED
0.2372 AC. WITHIN
RIGHT-OF-WAY

GAS EASEMENT IN FAVOR OF THE DAYTON POWER AND LIGHT COMPANY DEED BOOK 2267, PG. 486

S 36° 51' 37" E
78.14'

SET/FOUND PIN "STUDEBAKER" S 8°33'09" E 0.11'

81.85'

SET/FOUND PIN

(N 45°56' W 55.75')

67.39'

N 42° 17' 55" W

87.34'

186.24'

S 81° 36' 54" W

231.25'

(S 78°50' W 587.02')

WOOD FENCE

586.71'

WOOD FENCE

NUWIN REALTY, LLC, AN OHIO LIMITED LIABILITY COMPANY I.R. DEED 11-013188 PARCEL M57 00502 0064 ZONED C-2

SURVEY VOL. 2011, PG. 0044

NUWIN REALTY, LLC, AN OHIO LIMITED LIABILITY COMPANY I.R. DEED 11-013188 PARCEL M57 00502 0021 ZONED C-4

SURVEY VOL. 2011, PG. 0044

BEF REIT, INC.
D.M.F. 96-194A03
PARCEL M57 00502 0019
ZONED C-2

AGREEMENT BETWEEN FRANK J. CECRLE AND BROOKIE I. CECRLE AND ALLIED SERVICES, INC. DEED BOOK 2316, PG. 406

STATE OF OHIO PERPETUAL HIGHWAY EASEMENT C.P.C. #111158 9/15/57 C.P.C. BOOK 477, PG. 576

WEST LINE OF N.E. 1/4 SEC. 26

TRANSFERRED
15MAY-6 PM 1:18
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 1

LEGEND:

- IRON PIN FOUND
- 5/8" IRON PIN WITH YELLOW CAP STAMPED "CESO" TO BE SET
- CONCRETE MONUMENT WITH 5/8" IRON PIN WITH YELLOW CAP STAMPED "CESO" TO BE SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND

(N 3°14' W 626.4') RECORD BEARING AND DISTANCE

- CHAINLINK FENCE
- WOOD FENCE
- BOUNDARY LINE
- ADJOINER LINE
- EXISTING EASEMENT LINE
- CENTERLINE

CERTIFICATION:
THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH O.A.C. 4733-37 AND O.R.C. CHAPTER 711.01-40. I CERTIFY THAT THIS RECORD PLAN WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY.

STATE OF OHIO
BRYANT ABT
S-8593
REGISTERED
PROFESSIONAL SURVEYOR

03/24/15
DATE

J. BRYANT ABT
OHIO P.S. #8593
abt@cesoinc.com

DEDICATION:
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT (INSTRUMENT) TO BE OUR VOLUNTARY ACT AND DEED.

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY DEDICATE THE STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

Brookie I. Cecrle
BROOKIE I. CECRLE, EXECUTOR OF THE ESTATE OF FRANK J. CECRLE

WITNESS

CERTIFICATE OF NOTARY PUBLIC:
STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 2ND DAY OF APRIL, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME BROOKIE I. CECRLE WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS/HER VOLUNTARY ACT AND DEED.

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

JOHN D. HOFFMAN, ATTORNEY
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date.
Sec. 147.03 R.C.

NOTARY PUBLIC STATE OF OHIO — MY COMMISSION EXPIRES

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — 15-0063 FILE#

CHECKED BY — 4/28/15 DATE

CITY OF ENGLEWOOD APPROVAL:
THE WITHIN PLAT IS APPROVED ON THIS 5TH DAY OF FEBRUARY 2015 BY THE PLANNING COMMISSION OF THE CITY OF ENGLEWOOD, OHIO.

Thomas A Sousa
PRESIDENT

THE WITHIN PLAT IS ACCEPTED ON THIS 24TH DAY OF FEBRUARY 2015 BY THE COUNCIL OF THE CITY OF ENGLEWOOD, OHIO.

Patricia Burnside
MAYOR

Kerry Norman
CLERK

DESCRIPTION:
THE WITHIN IS A DIVISION OF A PARCEL OF LAND SITUATE IN SECTION 26, TOWN 5, RANGE 5E, CITY OF ENGLEWOOD, MONTGOMERY COUNTY, OHIO, CONTAINING 7.3317 ACRES AND BEING ALL OF A TRACT OF LAND CONVEYED TO FRANK J. CECRLE, AND DESCRIBED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OH IN D.M.F. 00-313B10. ALL OF THE LANDS OF THE GRANTOR ARE SHOWN.

DEVELOPER
BSM ENGLEWOOD, LLC
CARL STOREY
3001 ARMORY DRIVE, SUITE 250
NASHVILLE, TENNESSEE 37204

OWNER
BROOKIE I. CECRLE, EXECUTOR OF THE ESTATE OF FRANK J. CECRLE

ZONING NOTE:
THE SUBJECT PROPERTY IS CURRENTLY ZONED C-2, PER CITY OF ENGLEWOOD ZONING, MONTGOMERY COUNTY, OHIO

AREA CALCULATIONS:

LOT AREA:	7.0945 ACRES
RIGHT OF WAY:	0.2372 ACRES
TOTAL AREA:	7.3317 ACRES

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

REVISIONS		
NO.	DATE	DESCRIPTION

RECORD PLAN

FRANK J. CECRLE SUBDIVISION

1128 SOUTH MAIN STREET
CITY OF ENGLEWOOD

SEC. 26, T. 5, R. 5E
MONTGOMERY COUNTY, OHIO

SCALE: 1"=40'	DATE: MARCH 23, 2015
DESIGN: N/A	JOB NO.: 750246
DRAWN: STB	SHEET NO.: 1 OF 1
CHECKED: JBA	

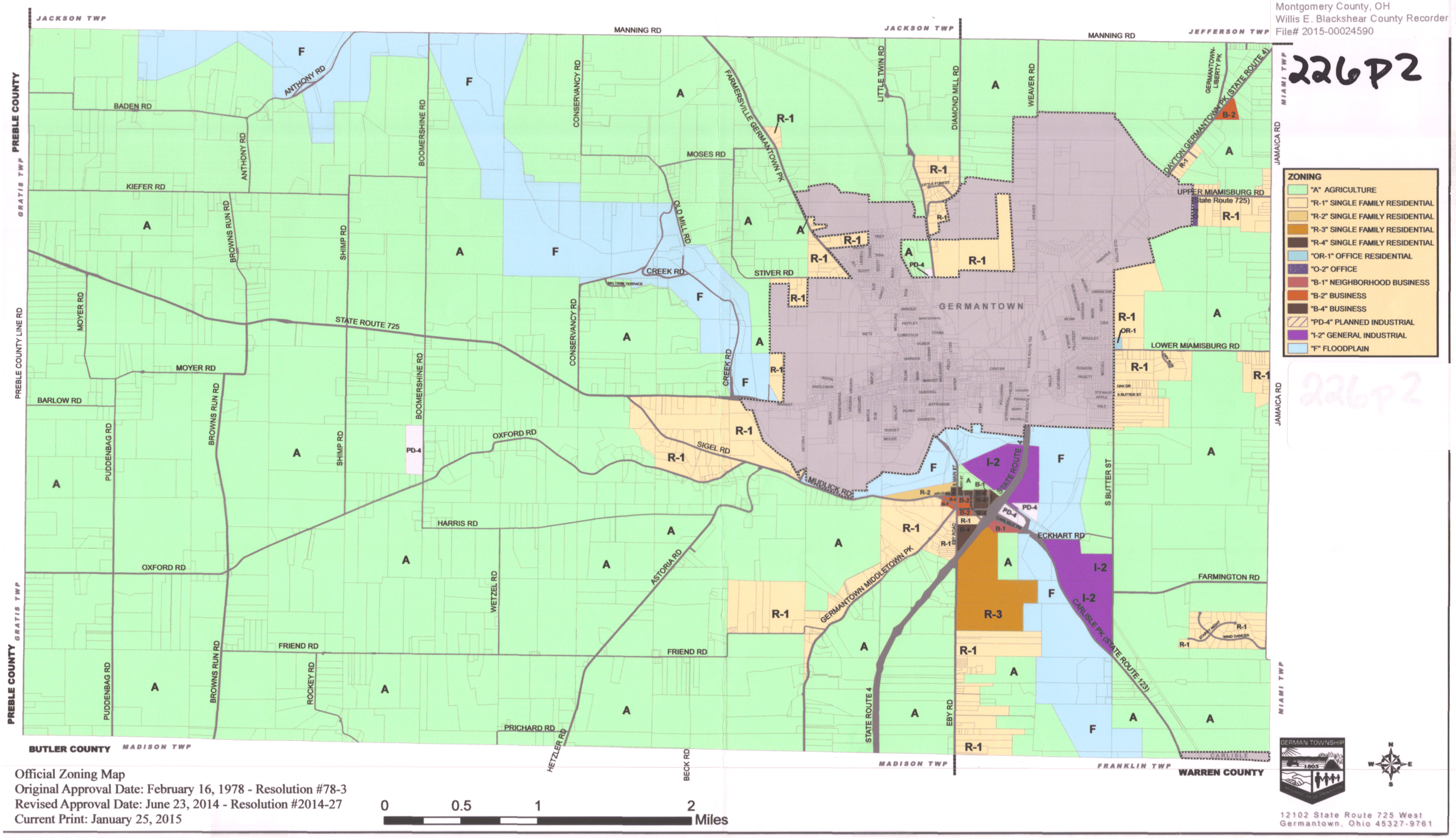
Approved by

CESO
CREATION TO COMPLETION
www.cesoinc.com
Engineering • Architecture • Surveying • Construction Mgt • Environmental

Zoning Map of German Township - Montgomery County, Ohio

Type: DEE
Kind: ZONING DOCUMENT
Recorded: 05/12/2015 10:49:57 AM
Fee Amt: $20.00 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00024590

226P2



226P2

Official Zoning Map
Original Approval Date: February 16, 1978 - Resolution #78-3
Revised Approval Date: June 23, 2014 - Resolution #2014-27
Current Print: January 25, 2015

0 0.5 1 2 Miles

12102 State Route 725 West
Germantown, Ohio 45327-9761

INCHES 1 2 3

PLAT BOOK 226 PAGE: 2

I39-F-3-207thru234

226p3

Type: DEE
Kind: PLAT
Recorded: 05/22/2015 02:31:04 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00026758

TRANSFERRED
15 MAY 22 PM 2:23
KARL L. KEITH
AUDITOR

RECORD PLAN
MOORE PLAT

LOCATED IN
SECTION 30, TOWN 2, RANGE 7 M.Rs.
CITY OF RIVERSIDE, MONTGOMERY COUNTY, OHIO
BEING A REPLAT OF LOTS 867, 868, 869 AND 870
OF THE ROHRER'S LITTLE FARMS PLAT
AS RECORDED IN P.B. "N", PGS. 34 & 35

CONTAINING: 0.5946 ACRES

APRIL, 2015

PREPARED BY:

VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

BASIS OF BEARINGS:
CENTERLINE OF PRINCE ALBERT BLVD.
MF# 91-040 C12
(N 00°09'20" W)

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 0.5946 ACRES, BEING ALL OF LOTS 867, 868, 869 AND 870 OF THE ROHRER'S LITTLE FARM PLAT AS RECORDED IN P.B. "N", PGS. 34 & 35 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO AND AS CONVEYED TO TERRY L AND PATRICIA L MOORE BY THE DEED RECORDED IN DEED MF 92-379C05 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING AND DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Terri Lewis
WITNESS

Connie L. Combs
WITNESS

OWNER:

Terry L Moore
TERRY L. MOORE

Patricia L. Moore
PATRICIA L. MOORE

STATE OF Ohio, COUNTY OF Montgomery S.S.

BE IT REMEMBERED THAT ON THIS 28th DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, CAME TERRY L. MOORE AND PATRICIA L. MOORE TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Connie L. Combs
NOTARY PUBLIC
MY COMMISSION EXPIRES: Oct 9, 2017

CONNIE L. COMBS, Notary Public In and for the State of Ohio My Commission Expires Oct. 9, 2017

Patricia L Moore
Terry L Moore BEING DULY SWORN, SAYS THAT ALL PERSONS AND/OR CORPORATIONS TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIEN HOLDERS, HAVE BEEN UNITED IN ITS EXECUTION.

CONNIE L COMBS
BY:

STATE OF OHIO, COUNTY OF Montgomery, S.S.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Connie L. Combs
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

Oct 9, 2017
MY COMMISSION EXPIRES:

CONNIE L. COMBS, Notary Public In and for the State of Ohio My Commission Expires Oct. 9, 2017

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Connie L Combs
WITNESS

MORTGAGEE:
BY: WRIGHT-PATTERSON CREDIT UNION, INC.

Eric Bugger
BY: Eric Bugger
ITS: Vice President Lending

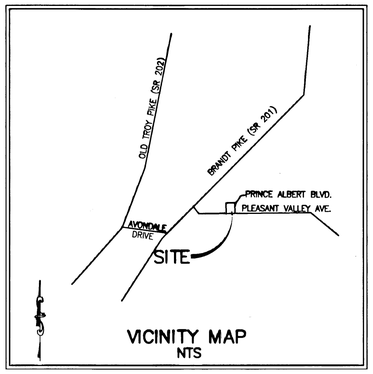
STATE OF OHIO, COUNTY OF Montgomery, S.S.

BE IT REMEMBERED THAT ON THIS 24th DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, CAME WRIGHT-PATTERSON CREDIT UNION, INC. BY Eric Bugger, ITS Vice President Lending TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

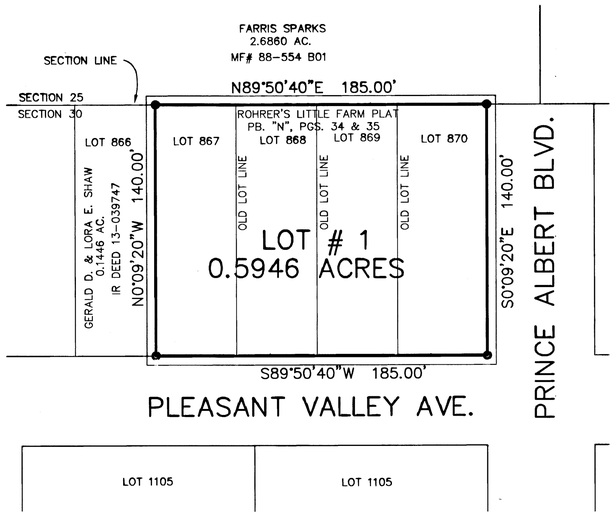
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Connie L Combs
NOTARY PUBLIC
MY COMMISSION EXPIRES: Oct 9, 2017

CONNIE L. COMBS, Notary Public In and for the State of Ohio My Commission Expires Oct. 9, 2017



VICINITY MAP
NTS



GRAPHIC SCALE
-40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

INCHES 1 2 3

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER
CHECKED BY: RCW DATE: 5/15/15
JOB No: 15-0104

CITY OF RIVERSIDE, OHIO
APPROVED THIS 28 DAY OF April, 2015
CITY OF RIVERSIDE PLANNING COMMISSION
TITLE: CHAIRMAN
William D Franks
TITLE: MAYOR

APPROVED
MONTGOMERY COUNTY
ENVIRONMENTAL SERVICES
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES
5-01-15
DATE

AREA SUMMARY

LOTS	= 0.5946 ACRES
OPEN SPACE	= 0.0000 ACRES
RIGHT-OF-WAY	= 0.0000 ACRES
TOTAL	= 0.5946 ACRES

SUPERIMPOSITION NOTE:

THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.

SURVEY REFERENCES:

MF# 91-040 C12
MF# 92-379 C005
P.B. "N", PG. 34 & 35
TAX MAP

OCCUPATION STATEMENT

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SURVEY SYMBOLS LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX PK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT TO BE SET
- PK NAIL TO BE SET
- CROSS NOTCH TO BE SET
- RR SPIKE TO BE SET

ALL MONUMENTS TO BE SET AT COMPLETION OF CONSTRUCTION

CERTIFICATION:

I HEREBY CERTIFY THAT THIS 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 APRIL, 2015. 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.

VAN ATTA ENGINEERING, INC.

Jeffrey A Van Atta
BY:
JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354

4/20/15
DATE

STATE OF OHIO
JEFFREY A VAN ATTA
7354
REGISTERED PROFESSIONAL SURVEYOR

TRANSFERRED
15 MAY 22 PM 2:23
KARL L. KEITH
AUDITOR

PLAT BOOK 226 PAGE: 3

JOB No 5432

SHEET 1 OF 1

H:\CADD\Projects\SHRINER\Pleasant Valley\RP.DWG, APR 20, 2015 - 10:24:22

RPZ-57-12-2ALL

TRANSFERRED
15 MAY 26 AM 10:23
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 05/26/2015 10:33:46 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00026963

226PH

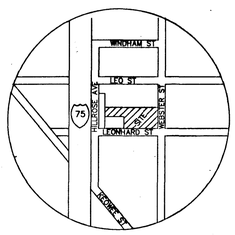
RECORD PLAN

824 LEO –1A

BEING A REPLAT OF PART LOT 84625 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AKA 824 LEO PLAT AS RECORDED IN PLAT BOOK 220, PAGE 25
SECTION 5 TOWN 1 RANGE 7 M.Rs.
MONTGOMERY COUNTY, OHIO,
CONTAINING 4.911 ACRES IN LOTS
0.091 ACRES IN STREETS
5.002 ACRES TOTAL
APRIL 2015

BEARINGS BASED ON THE NORTH LINE OF LEONHARD STREET PLAT BOOK 220, PAGE 25 N 86°18'13" W

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.



VICINITY MAP
NTS

LINES OF OCCUPATION IN GENERAL AGREE WITH SURVEY

PERTINENT DOCUMENTS AS SHOWN

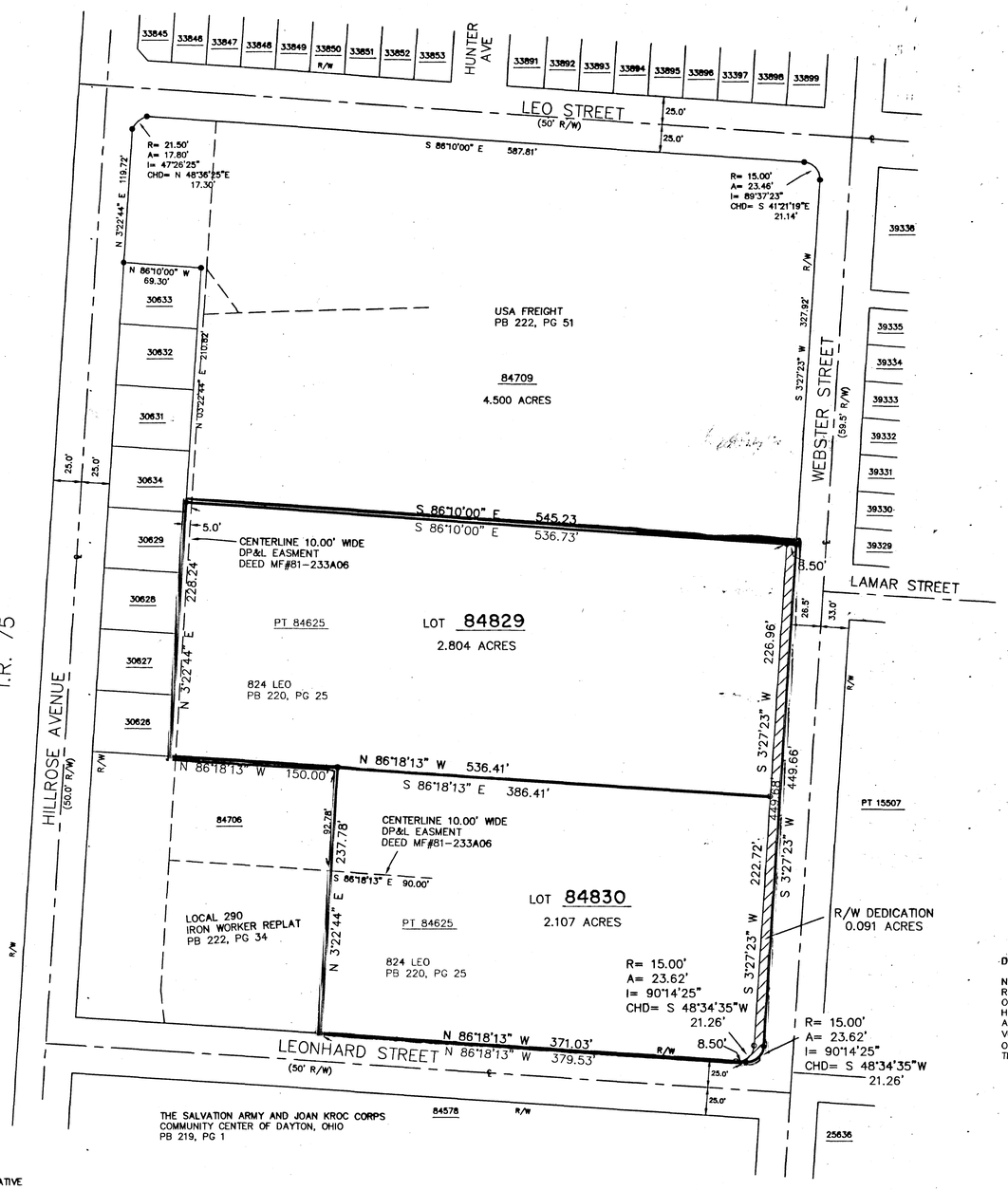
COVENANTS AND RESTRICTIONS:

1. LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO AND GOVERNED BY ALL APPLICABLE ZONING REQUIREMENTS OF THE CITY OF DAYTON, OHIO

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATORS FROM WHICH SUCH PLAT IS DRAWN

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET W/YELLOW PLASTIC CAP "JUDGE ENGR"



DESCRIPTION:
THE WITHIN PLAT IS A SUBDIVISION CONTAINING 5.002 ACRES, BEING A REPLAT OF PART LOT 84625 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AS RECORDED IN PLAT BOOK 220, PAGE 25, AKA 824 LEO PLAT, AND CONVEYED TO GARRETT DAY, LLC BY DEED RECORDED IN IR#12-050179 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO OF WHICH 4.911 ACRES ARE IN LOTS AND 0.091 ACRES ARE IN STREETS.

DEDICATION:
WE THE UNDERSIGNED BEING ALL THE OWNERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER, EASEMENTS SHOWN ON 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 PURPOSES, AND ARE TO BE MAINTAINED FOREVER

Bradley Jr. Judge
WITNESS

OWNER: GARRETT DAY, LLC

Michael Heitz
MICHAEL HEITZ, PARTNER
GARRETT DAY, LLC

WITNESS

STATE OF OHIO, SS
BE IT REMEMBERED THAT ON THIS 11 DAY OF May, 2015, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME MICHAEL HEITZ, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE

Constance S. Dabney
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE May 5, 2016

OWNER'S STATEMENTS:

DATE 5th May 11, 2015

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

MICHAEL HEITZ, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNER'S OR LEINHOLDERS, HAVE UNITED IN IT'S EXECUTION

Michael Heitz
MICHAEL HEITZ

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

Constance S. Dabney
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE May 5, 2016

DATE 5/13/15

NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOT UPON THIS PLAT AND RECORDED THEREOF MADE IN VOL. 5 PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING, DIRECTOR
5/14/15
DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS
5/13/15
DATE

CERTIFICATION:
I HEREBY CERTIFY THAT THIS 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 FIELD WORK IN JUNE 2012. 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
JUDGE ENGINEERING COMPANY

Raymond B Mefford
RAYMOND B MEFFORD, PS#7367

STATE OF OHIO
RAYMOND B. MEFFORD
NO. 7367
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY

Judge Engineering Company
Professional Engineers and Surveyors Consultants
1201 East David Road
Kettering, Ohio 45429
Phone (937) 294-1441 Fax (937) 294-5488

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER
5/5/15
DATE
15-0113
JOB NO.
CHECKED BY

BASE DWG. 5784-2 PROJ. NO. 5784-2 ACAD FILE: PLAT

TRANSFERRED
15 MAY 26 AM 10:23
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 4

R726-172-25-16 ALL

TRANSFERRED
15 MAY 29 AM 9:35
KARL L. KEITH
AUDITOR

RECORD PLAN
WAYNE PEE WEE PLAT 1-A

BEING A REPLAT OF PT. LOT NO. 83171 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AKA WAYNE PEE WEE PLAT REC. P.B. 181 PG. 35
SECTION 34, TOWN 2, RANGE 8 M.Rs.
MONTGOMERY COUNTY, OHIO
57.451 TOTAL ACRES
APRIL 23, 2015

226 p5

Type: DEE
Kind: PLAT
Recorded: 05/29/2015 09:47:39 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027689

CERTIFICATION:
THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL. FIELD SURVEY, COMPLETED IN NOVEMBER, 2014. ALL MONUMENTATION IS OR IS TO BE SET AS SHOWN.

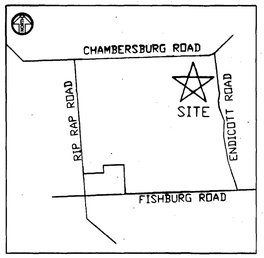
OCCUPATIONAL STATEMENT:
OCCUPATION IN GENERAL FITS SURVEY. THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN. ALL FOUND MONUMENTATION WERE STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

THIS SURVEY WAS COMPLETED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.

REFERENCES:
AS SHOWN ON DRAWING.

LEGEND:
- ○ = 5/8"ø IRON PIN (FOUND)
- Ø = 5/8"ø IRON PIN (FOUND)(BOUTWELL CAP)
- ◎ = 1/2"ø IRON PIN (FOUND)
- ⊕ = RAILROAD SPIKE (FOUND)
- △ = P.K. NAIL (FOUND)
- ● = 5/8"ø IRON PIN (SET) (BOUTWELL & ASSOC. CAP)
- ▲ = MAG/P.K. NAIL (SET)

VICINITY MAP N.T.S.



SUPERIMPOSED AREA NOTE:
THE SUPERIMPOSED AREA OF THE LANDS OF THE DEDICATORS OF THIS PLAT IS DRAWN AND SHOWN HEREON.

DESCRIPTION & CERTIFICATION
THE WITHIN PLAT IS A SUBDIVISION OF 57.451 ACRES BEING PART OF LOT 83171 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS AS SHOWN ON THE PLAT OF THE CITY OF DAYTON, AKA WAYNE PEE WEE PLAT REC. P.B. 181 PG. 35, BEING ALL OF THE LAND CONVEYED TO WAYNE PEE WEE FOOTBALL ASSOCIATION AS RECORDED I.R. DEED 12-082437 IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

BASIS OF BEARING:
N 04° 24' 00" W
BEING THE CENTERLINE OF RIP RAP ROAD AS SHOWN ON THE AMERICAN AGGREGATES CORP. PLAT IN PLAT BOOK 169, PAGE 28.

NOTE: A 10' EASEMENT SHALL BE RESERVED ALONG THE PERIMETER OF THE PROPERTY FOR UTILITY PURPOSES.

INCHES 1 2 3

PLAT BOOK 226 PAGE: 5

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — 15-0049 JOB #

CHECKED BY — 5/26/15 DATE

CITY ENGINEER

DATE: 5/18, 2015
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN

VOLUME 5, PAGE 226
OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON, OHIO
APPROVED BY CITY PLANNING BOARD

PLANNING DIRECTOR — 5/18/15 DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — 5/18/15 DATE

KARL L. KEITH
AUDITOR
15MAY29 AM 9:35
TRANSFERRED

OWNER'S STATEMENT:
WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT, AS DO HEREBY RESERVE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OF SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Virginia M Foster — WITNESS
John Baker — WITNESS
Michael L. Milligan — MICHAEL L. MILLIGAN, PRESIDENT WAYNE PEE WEE FOOTBALL ASSOC.

Virginia M Foster — PRINTED NAME
John Baker — PRINTED NAME

STATE OF OHIO, S.S.
BE IT REMEMBERED, THAT ON THIS 6 DAY OF May, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME MICHAEL L. MILLIGAN, PRESIDENT OF WAYNE PEE WEE FOOTBALL ASSOCIATION TO ME, KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT OF DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE.

Virginia M Foster
NOTARY PUBLIC Virginia M Foster
MY COMMISSION EXPIRES 11-27-2015

NOTARY PUBLIC STATE OF OHIO
VIRGINIA M. FOSTER, Notary Public In and for the State of Ohio My Commission Expires Nov. 27, 2015

THE UNDERSIGNED BEING THE LIENHOLDER OF THE REAL ESTATE HEREIN DESCRIBED, HEREBY CONSENTS TO AND SUBORDINATES IT'S LIEN TO THE RECORD PLAN KNOWN AS WAYNE PEE WEE FOOTBALL ASSOCIATION PLAT.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LIENHOLDER

Craig Cooper — WITNESS
John Baker — WITNESS
Mark Hinson

CRAIG COOPER — PRINT NAME
John Baker — PRINT NAME
MARK HINSON — PRINT NAME
RELATIONSHIP MANAGER — TITLE

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

Craig Cooper
NOTARY PUBLIC CRAIG COOPER
MY COMMISSION EXPIRES OCTOBER 22, 2019

NOTARIAL SEAL STATE OF OHIO
CRAIG A. COOPER Notary Public, State of Ohio My Commission Expires October 22, 2019

STATE OF OHIO, S.S.
MICHAEL L. MILLIGAN, PRESIDENT OF WAYNE PEE WEE FOOTBALL ASSOCIATION, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS, OR AS LIENHOLDERS HAVE UNITED IN ITS' EXECUTION.

Michael L. Milligan
MICHAEL L. MILLIGAN, PRESIDENT OF WAYNE PEE WEE FOOTBALL ASSOC.

REV: 4/20/15

PREPARED BY:

Boutwell & ASSOCIATES, INC.
4058 Col. Glenn Highway
Beavercreek, Ohio 45431
Tel: (937) 431-4755
Fax: (937) 431-4775
Surveying

Kenneth W. Boutwell
KENNETH W. BOUTWELL, PROFESSIONAL SURVEYOR
STATE OF OHIO REGISTERED SURVEYOR #8211

STATE OF OHIO — KENNETH W BOUTWELL S-8211 — REGISTERED PROFESSIONAL SURVEYOR

57.451 AC. CHAMBERSBURG RD.		
DRAWN RTB	DATE 02/06/15	SURVEY PREPARED FOR WAYNE PEE WEE FOOTBALL ASSOC.
APPROVED KWB	DATE 5/8/15	
SCALE 1"=60'	SHEET 1 OF 3	PROJECT NO. 14-2644

RECORD PLAN
WAYNE PEE WEE PLAT 1-A

BEING A REPLAT OF PT. LOT NO. 83171 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AKA WAYNE PEE WEE PLAT REC. P.B. 181 PG. 35
SECTION 34, TOWN 2, RANGE 8 M.Rs.
MONTGOMERY COUNTY, OHIO
57.451 TOTAL ACRES
APRIL 23, 2015

Type: DEE
Kind: PLAT
Recorded: 05/29/2015 09:47:29 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027689

226 p5A

TRANSFERRED
15 MAY 29 AM 9:35
KARL L. KEITH
AUDITOR

WAYNE PEE WEE FOOTBALL ASSOC.
I.R. DEED 12-082435
7.284 ACRES
PT. LOT 83171
SURVEY VOL. 2008, PG. 0129

PT. LOT 83171
SURVEY VOL. 2008, PG. 0129

LOT # 84831
25.144 ACRES

LOT # 84832
32.307 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	417.69'	188.10'	186.52'	S 35°05'25" W	25°48'08"
C7	255.60'	267.25'	255.24'	S 48°36'44" W	59°54'27"
C8	418.69'	106.39'	106.10'	S 87°08'32" W	14°33'30"
C9	440.21'	153.85'	153.07'	S 84°21'37" W	20°01'29"
C10	279.71'	94.71'	94.26'	S 62°57'16" W	19°24'03"
C11	954.50'	196.48'	196.13'	S 60°27'29" W	11°47'38"
C12	15.00'	24.23'	21.68'	N 41°52'30" E	92°33'00"

PREPARED BY:
Boutwell
& ASSOCIATES, INC.
4058 Col. Glenn Highway
Beavercreek, Ohio 45431
Tel: (937) 431-4755
Fax: (937) 431-4775
Surveying

SEE SHEET #3

TRANSFERRED
15 MAY 29 AM 9:35
KARL L. KEITH
AUDITOR

PLAT BOOK 226 PAGE: 5A

1" = 60'
PAGE 2 OF 3

TRANSFERRED
15 MAY 29 AM 9:35
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 05/29/2015 09:47:29 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027689

RECORD PLAN
WAYNE PEE WEE PLAT 1-A

226 p 5B

BEING A REPLAT OF PT. LOT NO. 83171 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AKA WAYNE PEE WEE PLAT REC. P.B. 181 PG. 35
SECTION 34, TOWN 2, RANGE 8 M.Rs.
MONTGOMERY COUNTY, OHIO
57.451 TOTAL ACRES
APRIL 23, 2015

LOT #80795

LOT # 80798

CORP. LINE

CHAMBERSBURG ROAD (R/W VARIES)

LOT #146

LOT #147

LEXINGTON PLACE, SECTION SIX
PLAT BOOK 225
PAGE 34

CHAMBERSBURG ROAD (70' R/W)

313.5'

40'

10.0' EASEMENT

N 88°09'00" E 1486.77'

WILD CREEK PROPERTIES, LTD.
I.R. DEED #2012-048830
75.473 ACRES

LINE	BEARING	DISTANCE
L1	N 64°17'00" E	22.92'

SEE DETAIL A

0 60 120 180
1" = 60'

PT. LOT 83171
SURVEY VOL. 2008, PG. 0129

DETAIL A - N.T.S.

LOT # 84832
32.307 ACRES

WAYNE PEE WEE PLAT
P.B. 181, PG. 35

MATCH LINE B

NEW LOT LINE

N 07°38'15" W 1045.61'

10.0' EASEMENT

N 03°02'00" E 248.86'

N 06°35'00" W 200'

N 33°35'00" W 147'

CENTERLINE 20' EASEMENT DEED M.F. 85-402D11 & DEED M.F. 96-385E04
N 10°45'42" W 291.90'

73.67'

30.0'

L1

C1

ENDICOTT ROAD (45' R/W)

CORP. LINE

S 06°43'00" E 622.49'

CITY OF HUBER HEIGHTS CORPORATION LINE
RECORDED IN P.B. 109-33

LEXINGTON DEVELOPMERS, INC.
DEED M.F. #99-340B02
68.311 ACRES

30'

10.0' EASEMENT

S 09°02'00" W 100.38'

S 05°33'00" E 121.04'

110.70'

112.90'

PETER F. AND KATHERINE F. VON MEISTER
DEED M.F. #82-356B05
5.6866 ACRES

SEE SHEET #2

LOT # 84831
25.144 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	28.56'	24.43'	S 61°12'36" E	109°04'23"
C2	358.21'	107.25'	106.85'	N 61°29'19" W	17°09'17"
C3	219.88'	152.99'	149.92'	S 83°00'41" W	39°51'54"
C4	1008.55'	343.20'	341.55'	N 86°48'04" W	19°29'51"
C5	417.69'	251.58'	247.79'	S 65°14'47" W	34°30'36"

MATCH LINE A

C6 C5 C4 C3 C2

10.0' EASEMENT

264.09' S 55°18'24" W

S 87°04'54" W 111.14'

S 76°32'50" W 147.07'

N 87°53'18" W 176.29'

N 10°45'42" W

WAYNE PEE WEE FOOTBALL ASSOC.
I.R. DEED 12-082435
49.978 ACRES
PT. LOT 83171
SURVEY VOL. 2008, PG. 0129

INCHES 1 2 3

PLAT BOOK 226 PAGE: 5B

TRANSFERRED
15 MAY 29 AM 9:36
KARL L. KEITH
AUDITOR

PREPARED BY:

Boutwell & ASSOCIATES, INC.

4058 Col. Glenn Highway
Beavercreek, Ohio 45431
Tel: (937) 431-4755
Fax: (937) 431-4775

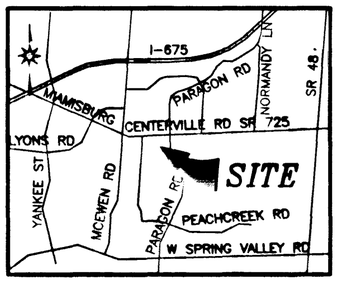
Surveying

067-217-15-1BAL

THE GREENS OF TIMBERLODGE CONDOMINIUM PHASE TWO

SECTION 36, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
BEING ON PART LOT No. 1, WOODBRIDGE PLAT
AS RECORDED IN P.B. 94, PG. 40
1.159 ACRES
FEBRUARY 20, 2015

TRANSFERRED
15 MAY 29 AM 9:37
KARL L. KEITH
AUDITOR



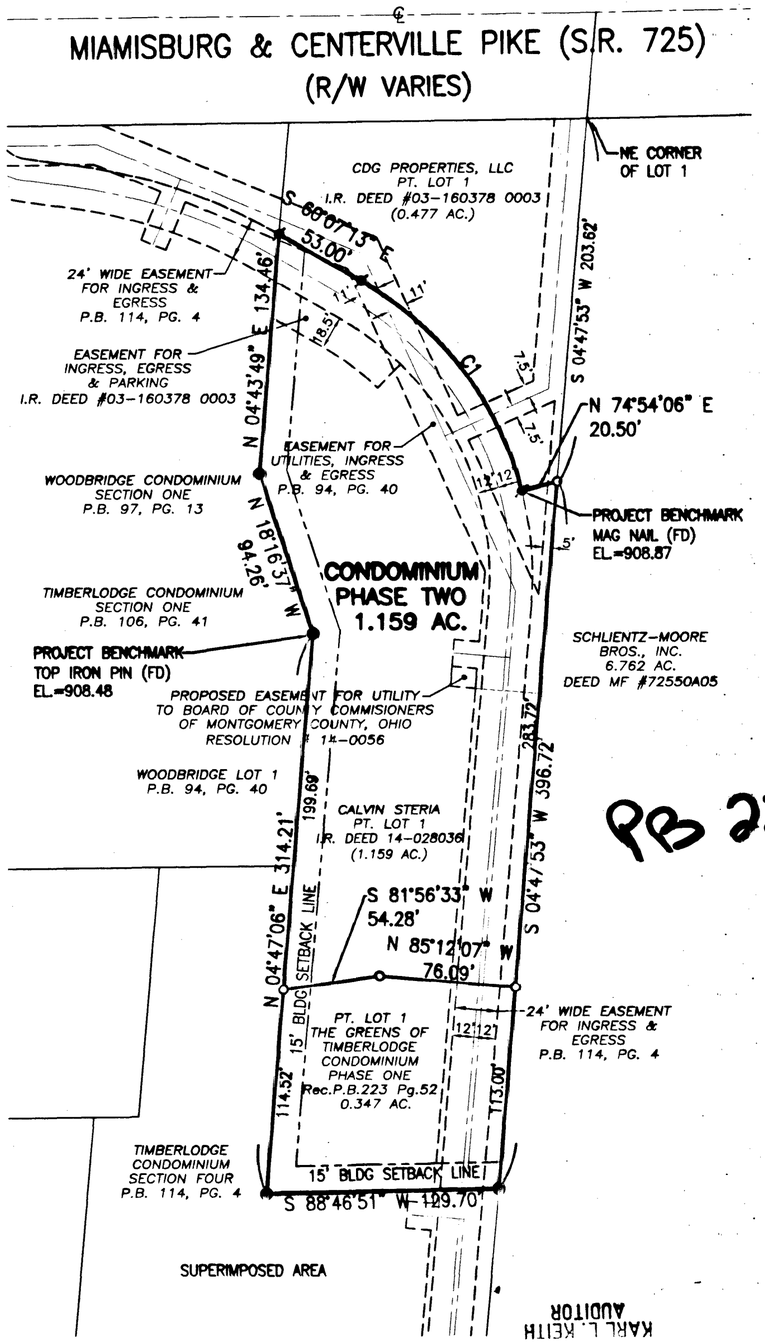
LOCATION MAP
NTS.

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS). BEING THE EAST LINE OF WOODBRIDGE PLAT S 04°47'53" W

HORIZONTAL SCALE 1"=60'
0' 60' 120' 180'

LEGEND
- ○ 5/8"x30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⌀ MAG NAIL FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CH BEARING	CH LENGTH
C1	190.00'	151.59'	80.09'	45°42'42"	S 37°15'52" E	147.60'

STATEMENT OF OWNERSHIP

CALVIN STERIA, BEING FIRST DULY SWORN, SAYS THAT ALL PARTIES TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THESE LANDS, HAVE UNITED IN THE EXECUTION OF THIS CONDOMINIUM PLAN AND EXHIBITS B-1 AND C-1 TO SAID CONDOMINIUM DECLARATION.

Calvin Steria
CALVIN STERIA

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, S.S.:
SWORN BEFORE ME THIS 6 DAY OF MARCH ,2015 BY

Arturo Magana
NOTARY PUBLIC IN AND FOR SAN DIEGO COUNTY, CALIFORNIA

NOV. 2, 2017
MY COMMISSION EXPIRES:

DEDICATION:

THE UNDERSIGNED OWNER AND DECLARANT SUBMITS THE LAND HEREIN DESCRIBED AND ITS INTERESTS THEREIN TO THE CONDOMINIUM PLAN KNOWN AS THE GREENS OF TIMBERLODGE CONDOMINIUM, PHASE TWO, AS SET FORTH IN THE DECLARATION OF SAID CONDOMINIUM AND THE BY-LAWS AND ARTICLES OF INCORPORATION OF THE UNIT OWNERS' ASSOCIATION, FILED WITH THE RECORDER OF MONTGOMERY COUNTY, OHIO, AS PROVIDED BY THE CONDOMINIUM STATUTES OF THE STATE OF OHIO.

THE PERCENTAGE OF INTEREST IN THE COMMON AREA WHICH IS OWNED BY EACH UNIT IS SET FORTH IN THE CONDOMINIUM DECLARATION, AS AMENDED.

THE DECLARATION OF THE GREENS OF TIMBERLODGE CONDOMINIUM, PHASE TWO, THE BY-LAWS OF THE UNIT OWNERS' ASSOCIATION AND THE ARTICLES OF INCORPORATION OF THAT ASSOCIATION, ARE RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, OHIO AT DEED INSTRUMENT NO. 2014-00024908. AN AMMENDMENT NO. 2014-00042546 WAS RECORDED AUGUST 13, 2014. AND BY THE RECORDING OF THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM THE GREENS AT TIMBERLODGE RECORDED ON _____, 2015 IN INSTRUMENT NUMBER 2015-_____ OF THE RECORDS OF THE RECORDER OF MONTGOMERY COUNTY, OHIO. SMALL SCALE DRAWINGS OF SAID CONDOMINIUM ARE RECORDED WITH AND AS PART OF THE LEGAL DOCUMENTS REFERRED TO ABOVE AT THE SAME INSTRUMENT NUMBER AND LARGE SCALE CONDOMINIUM DRAWINGS ARE RECORDED IN THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO AS FOLLOWS: PLAT BOOK 223 AT PAGE 52B.

WITNESS

WITNESS — CALVIN STERIA

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON March 6, 2015 BEFORE ME, Arturo Magana, Notary Public PERSONALLY APPEARED CALVIN STERIA WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL)

* See attached Ca. Notary Acknowledgement form # 5A07

ARTURO MAGANA
Commission # 2047746
Notary Public - California
San Diego County
My Comm. Expires Nov 2, 2017

Type: DEE
Kind: CONDOMINIUM
Recorded: 05/29/2015 09:50:13 AM
Fee Amt: $244.00 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027690

PB 226 P 6

SUPERIMPOSED AREA NOTE:

ALL THE LANDS OF THE DEDICATORS OF WHICH SUCH PLAT IS DRAWN.

PERTINENT DOCUMENTS:

-IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE
-OCCUPATION IN GENERAL FITS THE SURVEYED LINES.
-BASIC ARCHITECTURAL ELEVATIONS AND FLOOR PLANS WHERE PROVIDED BY CLIENT.

KARL L. KEITH
AUDITOR
15 MAY 29 AM 9:37
TRANSFERRED

DEVELOPER
CALVIN STERIA
P.O.BOX 1355
La JOLLA, CA. 92038

PREPARED BY
BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
JOB No. 221.13A SHEET 1 OF 5

INCHES 1 2 3

PLAT BOOK 226 PAGE: 6

THE GREENS OF TIMBERLODGE CONDOMINIUM PHASE TWO

SECTION 36, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
BEING ON PART LOT No. 1, WOODBRIDGE PLAT
AS RECORDED IN P.B. 94, PG. 40
1.159 ACRES
FEBRUARY 20, 2015

TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS). BEING THE EAST LINE OF WOODBRIDGE PLAT S 04°47'53" W

HORIZONTAL SCALE 1"=40'

0' 40' 80' 120'

LEGEND

○ 5/8"x30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"

● 5/8" IRON PIN FOUND

MAG NAIL FOUND

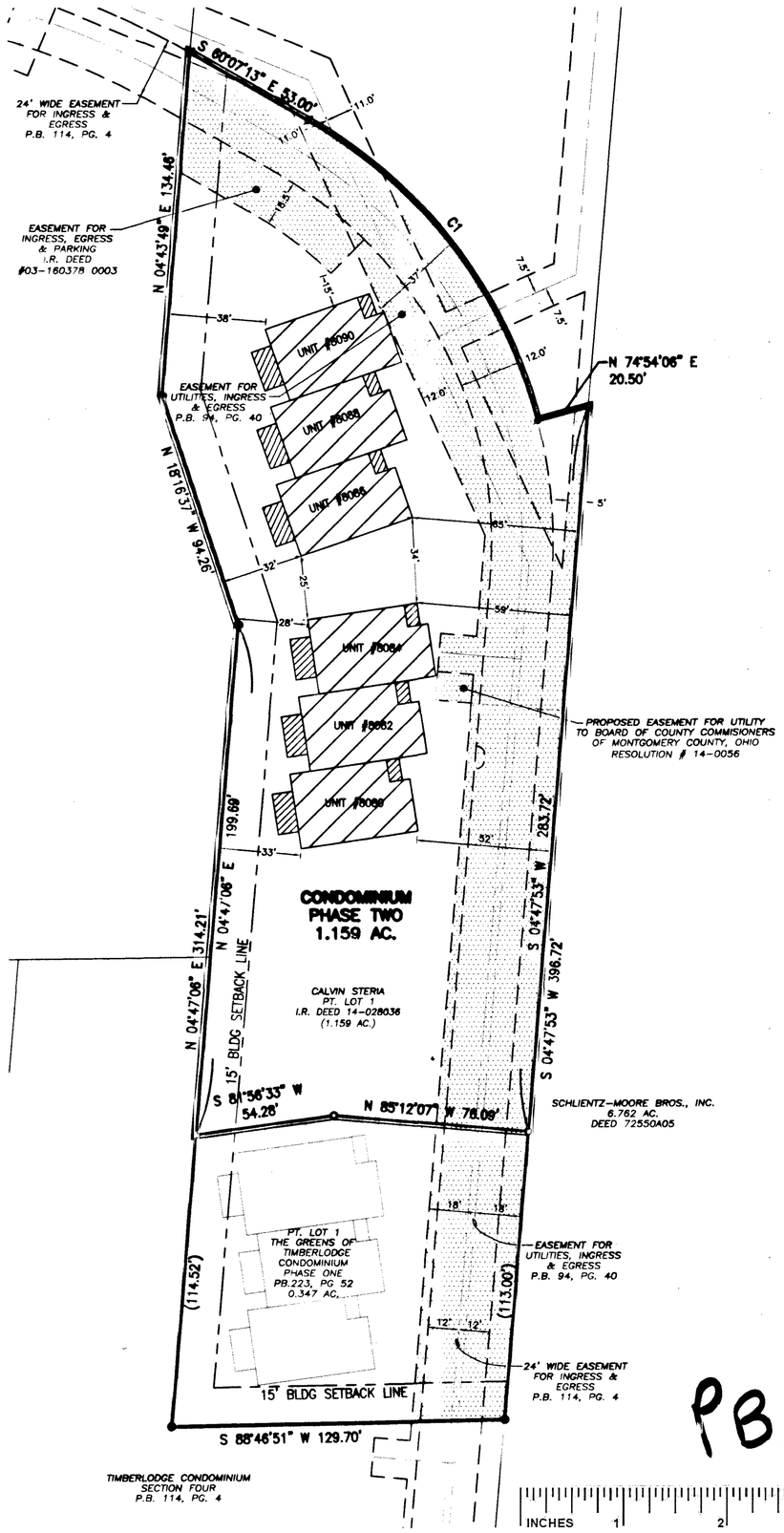
ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

INDICATES COMMON ELEMENTS UNLESS OTHERWISE NOTED.

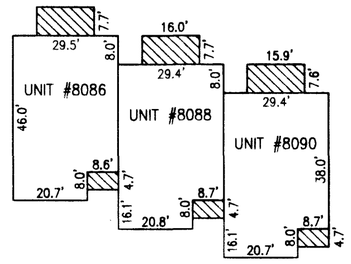
INDICATES LIMITED COMMON ELEMENTS FOR PORCH, PATIO, ETC.

INDICATES INGRESS-EGRESS EASEMENT AND UTILITY EASEMENT.

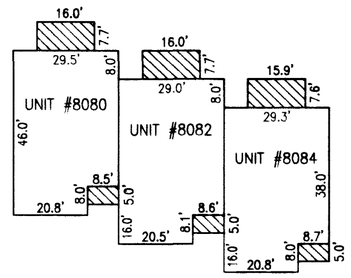
INDICATES UNITS.



CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CH BEARING	CH LENGTH
C1	190.00'	151.59'	80.09'	45°42'42"	S 37°15'52" E	147.60'



BUILDING No. 3
NTS



BUILDING No. 2
NTS

NOTE:
ALL BUILDING DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALLS.

Type: DEE
Kind: CONDOMINIUM
Recorded: 05/29/2015 09:50:13 AM
Fee Amt: $244.00 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027690

DESCRIPTION:

THE WITHIN CONDO PLAN 1.159 ACRES BEING ON PART LOT NO. 1, WOODBRIDGE PLAT AS RECORDED IN P.B. 94 PAGE 40 IS PART OF THE LAND CONVEYED TO CALVIN STERIA BY DEED RECORDED AS INSTRUMENT RECORD NO. 14-028036 IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION:

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN. IT IS MY BELIEF THAT THESE DRAWINGS SHOW GRAPHICALLY, INSOFAR AS IS POSSIBLE, THE PARTICULARS OF THE LAND, BUILDINGS, AND OTHER IMPROVEMENTS INCLUDED IN THIS CONDOMINIUM, INCLUDING BUT NOT LIMITED TO, THE LAY OUT, LOCATION, DESIGNATION, AND DIMENSIONS OF EACH UNIT, LOCATION AND DIMENSIONS OF APPURTENANT EASEMENTS OR ENCROACHMENTS, AND, IF THE CONDOMINIUM PROPERTY IS NOT CONTIGUOUS, THE DISTANCES BETWEEN ANY PARCELS OF LAND. THESE DRAWINGS ALSO INDICATE WHICH OF THE IMPROVEMENTS, IF ANY, HAVE BEEN STARTED BUT HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY USE OF THE PHRASE '(NOT YET COMPLETED)'. THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS CONSTRUCTED.

STATE OF OHIO
PHILIP C. BRUMBAUGH
5057
REGISTERED
PROFESSIONAL SURVEYOR

PHILIP C. BRUMBAUGH, 2/23/15 DATE
REGISTERED SURVEYOR OF OHIO NO. 5057

STATE OF OHIO
PHILIP C. BRUMBAUGH
29308
REGISTERED
PROFESSIONAL ENGINEER

PHILIP C. BRUMBAUGH, 2/23/15 DATE
REGISTERED ENGINEER OF OHIO NO. 29308

APPROVED FOR DESCRIPTION:

ENGINEER OF MONTGOMERY COUNTY — 14-0223 FILE #

CHECKED BY — 5/11/15 DATE

TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

PB 226 PG 6A

PLAT BOOK 226 PAGE: 6A

PREPARED BY

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

JOB No. 221.13A SHEET 2 OF 5

TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

THE GREENS OF TIMBERLODGE
CONDOMINIUM PHASE TWO

SECTION 36, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
BEING ON PART LOT No. 1, WOODBRIDGE PLAT
AS RECORDED IN P.B. 94, PG. 40
1.159 ACRES
FEBRUARY 20, 2015

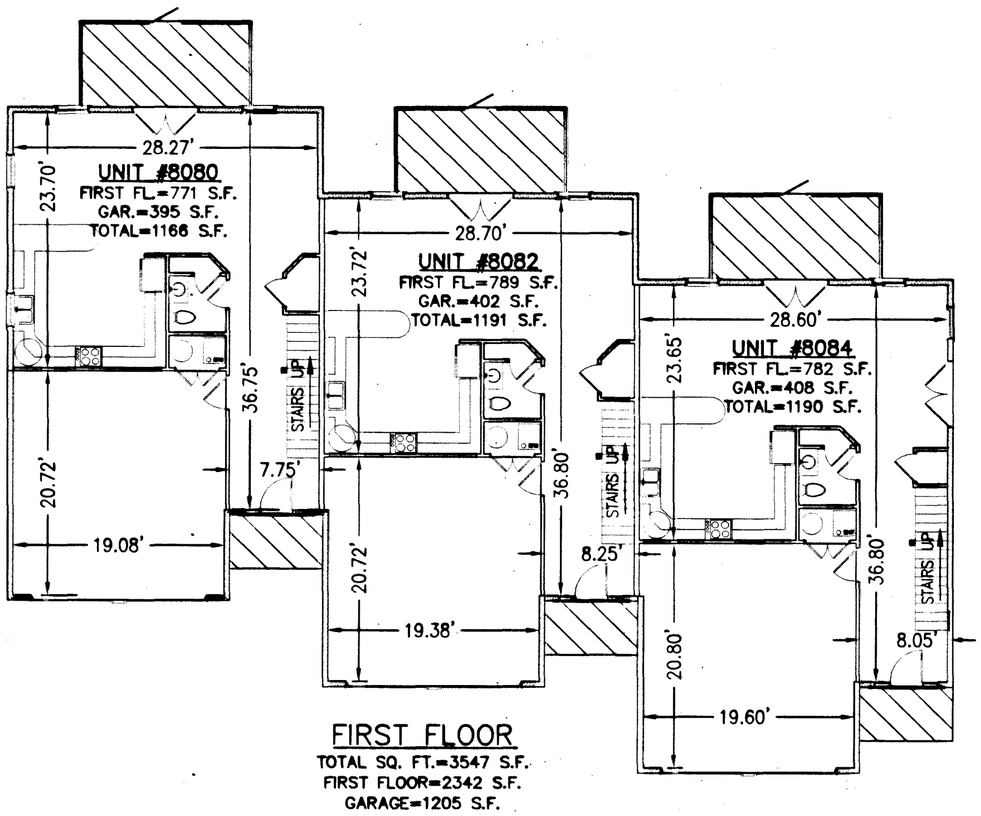
PB226P6B

INDICATES LIMITED COMMON ELEMENTS FOR PORCH, PATIO, ETC.

CONDOMINIUM UNIT INCLUDES EVERYTHING INSIDE THE EXTERIOR SURFACE OF THE PERIMETER WALLS

SIDEWALKS FROM UNITS TO DRIVEWAYS ARE TO BE LIMITED COMMON ELEMENTS.

Type: DEE
Kind: CONDOMINIUM
Recorded: 05/29/2015 09:50:13 AM
Fee Amt: $244.00 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027690



FIRST FLOOR
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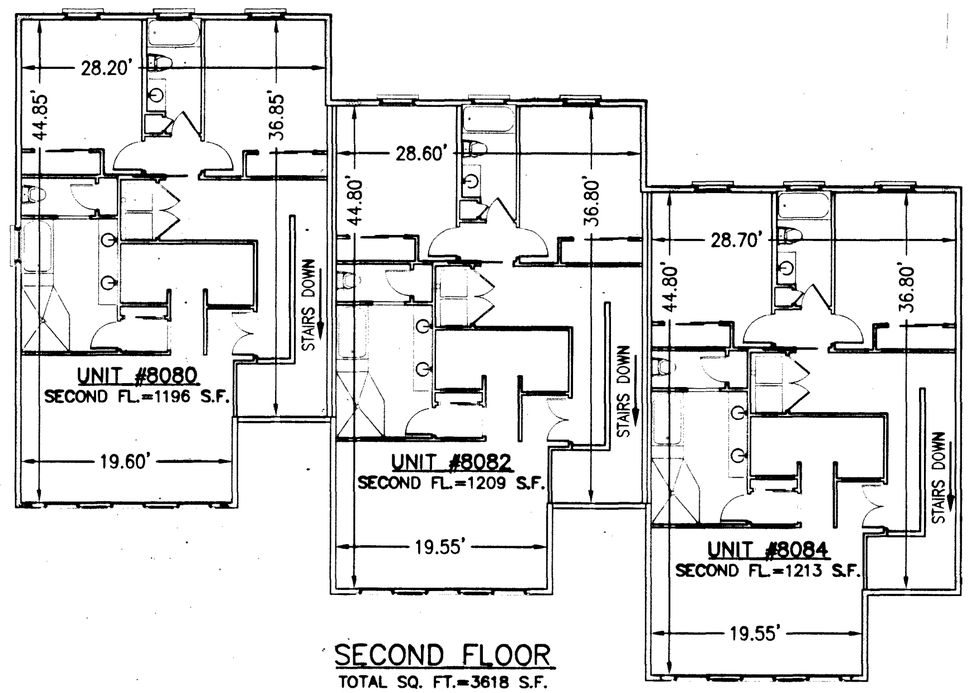
FIRST FLOOR=2342 S.F.
GARAGE=1205 S.F.



SECOND FLOOR
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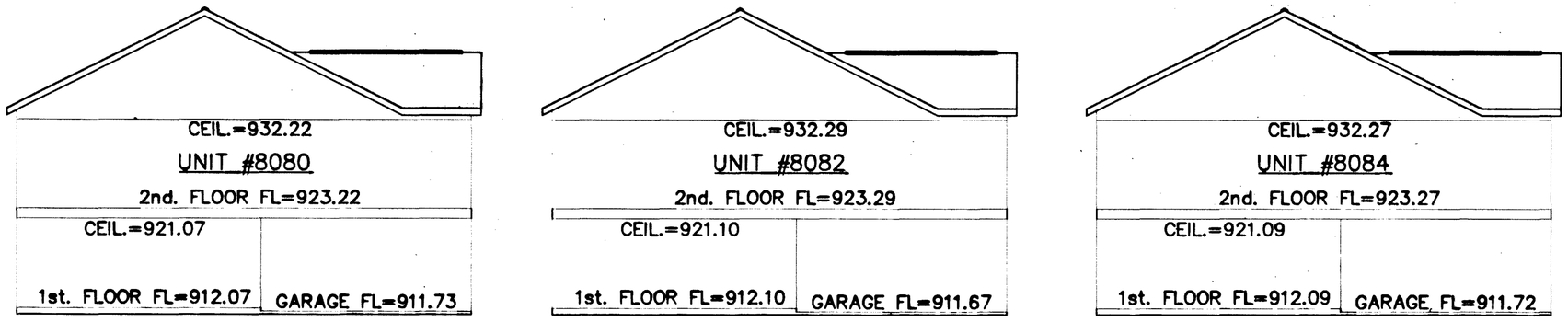


LEFT SECTION | MIDDLE SECTION | RIGHT SECTION

BUILDING No. 2
NTS

INCHES 1 2 3

PLAT BOOK 226 PAGE: 6B

TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

PREPARED BY

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

JOB No. 221.13A SHEET 3 OF 5

TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

THE GREENS OF TIMBERLODGE
CONDOMINIUM PHASE TWO

SECTION 36, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
BEING ON PART LOT No. 1, WOODBRIDGE PLAT
AS RECORDED IN P.B. 94, PG. 40
1.159 ACRES
FEBRUARY 20, 2015

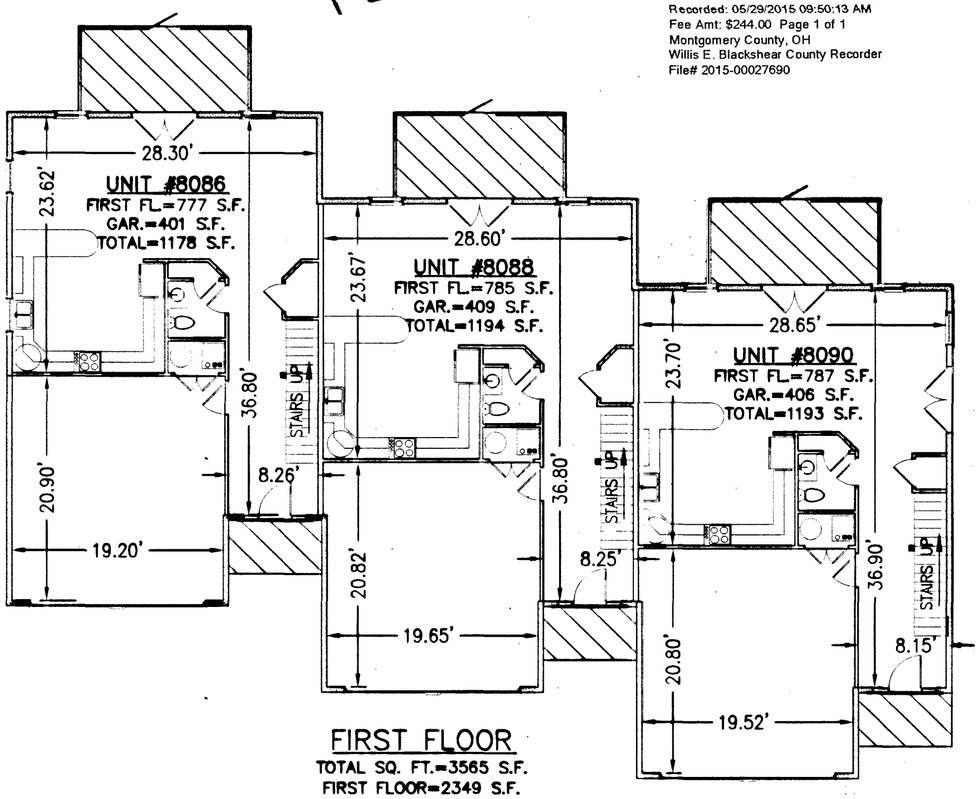
PB226P6C

Type: DEE
Kind: CONDOMINIUM
Recorded: 05/29/2015 09:50:13 AM
Fee Amt: $244.00 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027690

INDICATES LIMITED COMMON ELEMENTS FOR PORCH, PATIO, ETC.

CONDOMINIUM UNIT INCLUDES EVERYTHING INSIDE THE EXTERIOR SURFACE OF THE PERIMETER WALLS

SIDEWALKS FROM UNITS TO DRIVEWAYS ARE TO BE LIMITED COMMON ELEMENTS.



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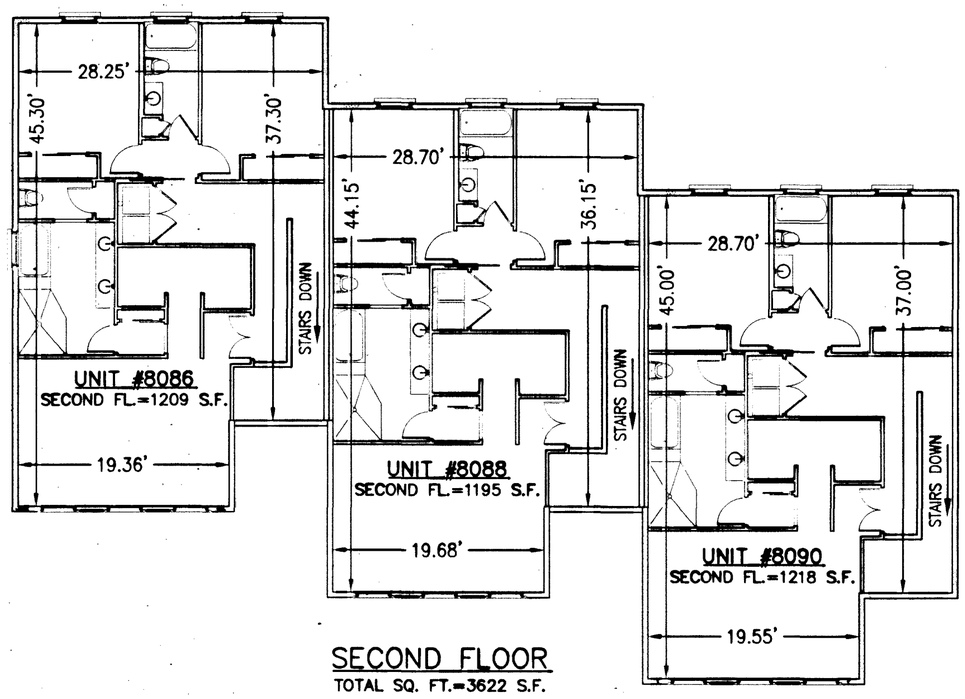
FIRST FLOOR=2349 S.F.
GARAGE=1216 S.F.



SECOND FLOOR
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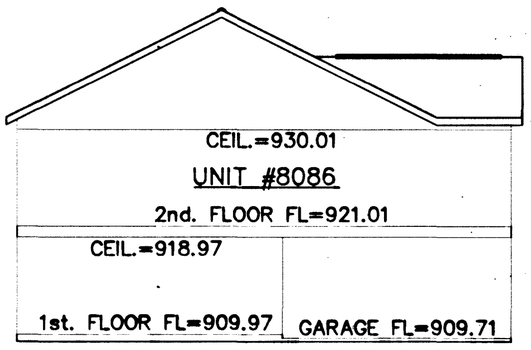
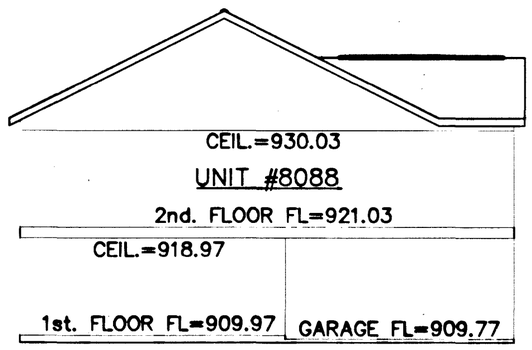


LEFT SECTION



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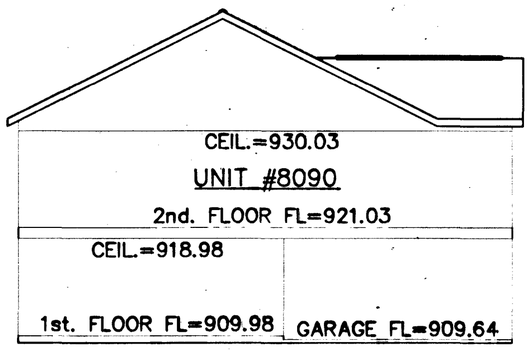
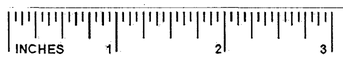


RIGHT SECTION

BUILDING No. 3
NTS



PLAT BOOK 226 PAGE: 6C

TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

PREPARED BY

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

JOB No. 221.13A SHEET 4 OF 5

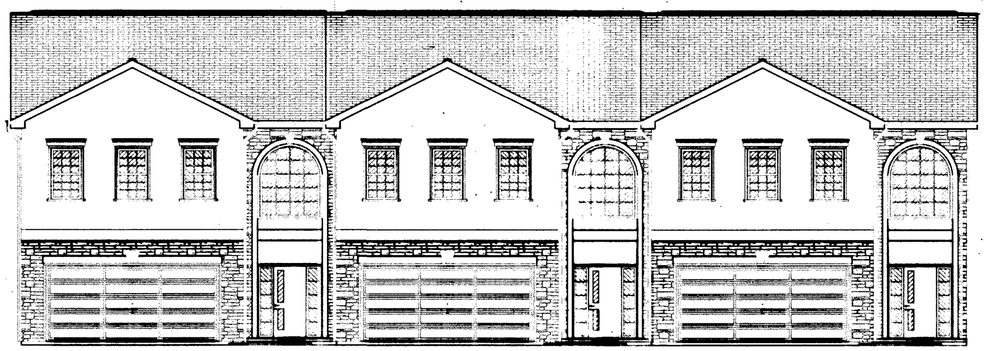
TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

THE GREENS OF TIMBERLODGE
CONDOMINIUM PHASE TWO

SECTION 36, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
BEING ON PART LOT No. 1, WOODBRIDGE PLAT
AS RECORDED IN P.B. 94, PG. 40
1.159 ACRES
FEBRUARY 20, 2015

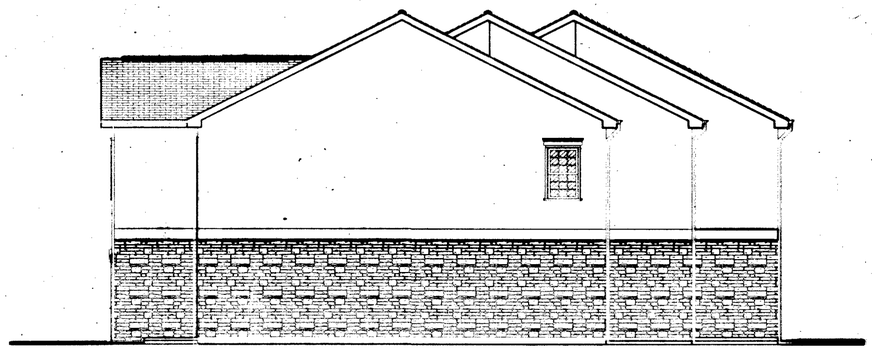
PB 226 PG D

Type: DEE
Kind: CONDOMINIUM
Recorded: 05/29/2015 09:50:13 AM
Fee Amt: $244.00 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00027690



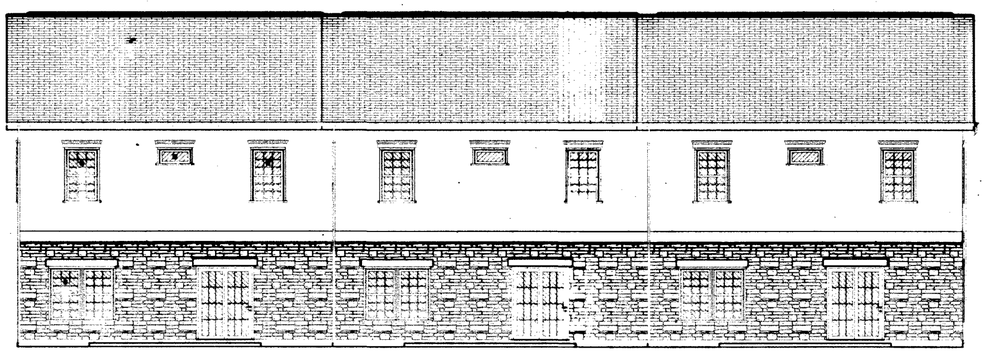
BUILDING #2 UNIT 8080 UNIT 8082 UNIT 8084
BUILDING #3 UNIT 8086 UNIT 8088 UNIT 8090

FRONT ELEVATION (BOTH BUILDING 2 & BUILDING 3



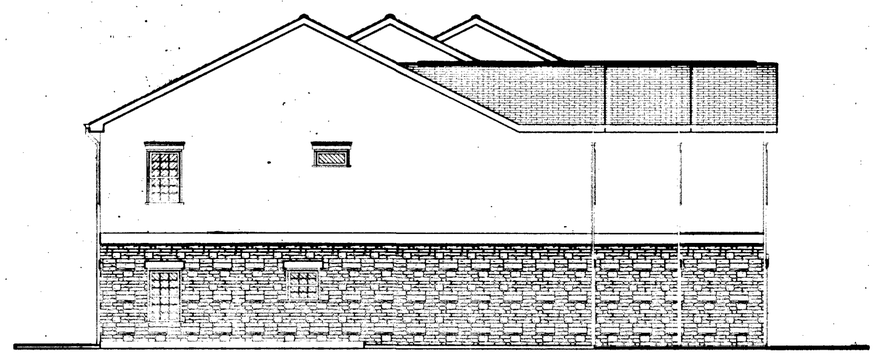
BUILDING #2 UNIT 8084
BUILDING #3 UNIT 8090

RIGHT ELEVATION (BOTH BUILDING 2 & BUILDING 3



BUILDING #2 UNIT 8084 UNIT 8082 UNIT 8080
BUILDING #3 UNIT 8090 UNIT 8088 UNIT 8086

REAR ELEVATION (BOTH BUILDING 2 & BUILDING 3



BUILDING #2 UNIT 8080
BUILDING #3 UNIT 8086

LEFT ELEVATION (BOTH BUILDING 2 & BUILDING 3

INCHES 1 2 3

PLAT BOOK 226 PAGE: 6D

TRANSFERRED
15 MAY 29 AM 9:38
KARL L. KEITH
AUDITOR

PREPARED BY
BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

JOB No. 221.13A SHEET 5 OF 5

226p7

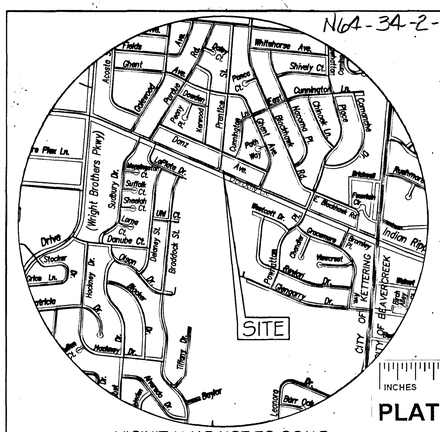
N16-3A-2-PT.4, 63thru70, 72, 78, 92, 93, 110, 111 ALL

RECORD PLAN
PRUGH WOODS

CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
SECTION 17, TOWN 2, RANGE 6, M.Rs.
12.971 ACRES

TRANSFERRED
15 JUN -5 AM 10:35
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 06/05/2015 10:41:26 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00029387



VICINITY MAP NOT TO SCALE

GRAPHIC SCALE

60 0 30 60 120

1" = 60'

BASIS OF BEARING
AS PER
DOROTHY LANE PLAT OF CENTERLINE
P.B. 70, PG. 72
12-19-63

INCHES 1 2 3

PLAT BOOK 226 PAGE: 7

CURVE DATA						
CURVE NO.	RADIUS	Δ ANGLE	ARC LENGTH	CHORD BEARING	CHORD DIST.	TANGENT
1	11459.16'	00°17'40"	58.90'	S 72°00'30" E	58.90'	29.45'
2	342.50'	38°59'06"	233.04'	S 01°15'04" E	228.57'	121.23'
3	342.50'	17°23'32"	103.97'	S 29°26'23" E	103.57'	52.39'
17	11459.16'	00°30'00"	75.00'	S 71°58'05" E	75.00'	37.50'

DESCRIPTION

BEING ALL OF THE LAND CONVEYED TO THE CITY OF KETTERING, OHIO AS RECORDED ON DEED BOOK 2243, PAGE 78 (0.0772 ACRES), AND DEED BOOK 2241, PAGE 30 (0.4078 ACRES), AND DEED BOOK 2193, PAGE 111 (0.4011 ACRES), AND DEED BOOK 2341, PAGE 33 (0.8049 ACRES), AND DEED MF# 87-0120A01 (3.346 ACRE), AND ON DEED MF# 89-0382A01 (3.348 ACRE), AND BEING A (3.557 ACRE) PART OF A 3.7591 ACRE PARCEL OF LAND CONVEYED TO THE CITY OF KETTERING, OHIO AS RECORDED ON DEED MF# 02-0267B01, AND BEING A (0.144 ACRE) PART OF A 0.500 ACRE PARCEL OF LAND AS RECORDED ON MF#92-508C02, AND BEING A (0.913 ACRE) PART OF A 2.507 ACRE PARCEL OF LAND AS RECORDED ON MF# 84-0613E09, AND BEING A (0.204 ACRE) PART OF A 14.563 ACRE PARCEL OF LAND AS RECORDED ON DEED BOOK 2293, PAGE 454. ALL ACREAGES IN (*) ARE BY SURVEY

APPROVAL: COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE _____ DATE 05/26/2015

PRINTED NAME PAUL W. GRUNER FILE # 15-0077

CHECKED BY: RDW

DEDICATION

"WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND BEING PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS RECORD PLAN TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE AREA SHOWN AS DEDICATED RIGHT-OF-WAY (2.981 AC.) TO THE CITY OF KETTERING FOR PUBLIC USE OR ANY OTHER USE AND TO BE DISPOSED OF BY THE CITY IN A MANNER THAT BEST SERVES ITS INTEREST.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED (THE GRANTORS), HAVE SIGNED THIS RECORD PLAN TO EVIDENCE OUR AGREEMENT TO IT AND OUR GRANT OF THE EASEMENTS ON THIS PLAT. THOSE EASEMENTS ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REASONABLY TRIMMING TREES, AND REASONABLY CONTROLLING ALL OBSTRUCTIONS, THAT UNREASONABLY INTERFERE WITH USE OF THOSE UTILITIES, AND FOR INGRESS AND EGRESS TO ACCOMPLISH THOSE PURPOSES. THE EASEMENTS ARE TO BE MAINTAINED AS SUCH FOREVER.

THE CONDITION OF OUR GRANTING THOSE EASEMENTS, AND OF ANY UTILITY ORGANIZATION, AGENT OR EMPLOYEE USING ANY EASEMENT, IS THAT ANY PERSON OR PARTY UTILIZING ANY OF THESE EASEMENTS (A GRANTEE) SHALL BE REQUIRED TO INDEMNIFY, DEFEND AND HOLD THE GRANTORS AND GRANTORS' HEIRS, SUCCESSORS AND ASSIGNS HARMLESS AGAINST AND FROM ANY CLAIMS, DAMAGES, LOSSES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO ATTORNEYS' REASONABLE FEES) ARISING AS A RESULT OF GRANTEE'S EXERCISE OF THE EASEMENT RIGHTS, SHALL BE REQUIRED TO RESTORE, REPAIR OR REPLACE THE SURFACE OF THE EASEMENT AREA AND ANY IMPROVEMENTS LOCATED THEREON TO THE CONDITION WHICH EXISTED IMMEDIATELY PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE EASEMENT AREA, AND SHALL BE FURTHER REQUIRED NOT TO UNREASONABLY INTERFERE WITH ANY IMPROVEMENT LOCATED UPON THE PREMISES OR WITH GRANTORS' USE THEREOF.

SIGNAGE AND LANDSCAPE MAINTENANCE EASEMENTS (TO APPEAR ON PLAT)

THE CITY RESERVES A PERPETUAL, EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE AREAS LABELED "EASEMENT 1" AND "EASEMENT 2" ("EASEMENTS 1 AND 2"). THE PURPOSE OF EASEMENTS 1 AND 2 SHALL BE FOR THE CONSTRUCTION, MAINTENANCE, OR REPAIR OF CITY SIGNAGE; LANDSCAPING AND LANDSCAPE MAINTENANCE; AND OTHER CITY PURPOSES.

BUFFERYARD LANDSCAPE MAINTENANCE (TO APPEAR ON PLAT)

THE CITY RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE 40' BUFFERYARD LOCATED ALONG THE LENGTH OF PARCELS 1 AND 2 AND ABUTTING DOROTHY LANE ("BUFFERYARD"). THE PURPOSE OF THIS EASEMENT IS TO ALLOW THE CITY TO PERFORM LANDSCAPING AND LANDSCAPE MAINTENANCE IN THE EVENT THE BUYER/DEVELOPER OR THE HEIRS, SUCCESSORS, ASSIGNS, OR DEVISEES OF THE BUYER/DEVELOPER FAIL TO DO SO. BUYER/DEVELOPER, AND THE HEIRS, SUCCESSORS, ASSIGNS, OR DEVISEES OF THE BUYER/DEVELOPER SHALL MAINTAIN THE BUFFERYARD FOR LANDSCAPE PURPOSES ONLY. ALL LANDSCAPING IN THE BUFFERYARD SHALL COMPLY WITH THE LANDSCAPE MAINTENANCE STANDARDS DEVELOPED BY THE CITY OF KETTERING. A COPY OF SAID STANDARDS SHALL BE KEPT ON FILE WITH THE CITY OF KETTERING PLANNING AND DEVELOPMENT DEPARTMENT. FAILURE TO MAINTAIN THE BUFFERYARD IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE STANDARDS SHALL CONSTITUTE A NUISANCE. TO ABATE SAID NUISANCE, THE CITY OF KETTERING MAY ENTER ONTO THE PROPERTY AND PERFORM THE NECESSARY WORK TO ENSURE COMPLIANCE WITH THE LANDSCAPE MAINTENANCE STANDARDS. TO COVER THE COSTS ASSOCIATED WITH ANY SUCH ABATEMENT WORK, THE CITY MAY PLACE A LIEN ON THE PROPERTY BY CERTIFYING THE TOTAL COSTS OF THE WORK FOR PLACEMENT ON THE TAX DUPLICATE FOR COLLECTION AS OTHER TAXES UNDER THE OHIO REVISED CODE SECTION 715.261. TOTAL COSTS SHALL HAVE THE SAME MEANING AS DEFINED IN THE OHIO REVISED CODE SECTION 715.261.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MARK SCHWIETERMAN (CITY MANAGER) — PRINTED NAME: MARK SCHWIETERMAN

WITNESS SIGNATURE — PRINTED NAME: Amy J. Hayslip

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED THAT ON THIS 12 DAY OF May, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Mark Schwieterman TO ME KNOWN AND ACKNOWLEDGED THE SIGNED OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.

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

SIGNATURE Amy J. Hayslip

MY COMMISSION EXPIRES ON 11/27/2015

NOTARY PUBLIC STATE OF OHIO

LEGEND

- FD. #5 IRON PIN WITH CITY OF KETTERING CAP
- FD. #5 IRON PIN WITH N.B.P. CAP
- FD. #5 IRON PIN WITH MCDOUGALL & ASSOC. CAP
- FD. #5 IRON PIN
- FD. 1" IRON PIPE
- FD. C/L MONUMENT BOX WITH 1" IRON PIPE
- SET #5 IRON PIN WITH 'CITY OF KETTERING CAP'

NOTE: ALL POINTS FOUND OR SET MATCH THE LEGEND DESCRIPTIONS UNLESS NOTED.

OCCUPATION STATEMENT

NO EVIDENCE OF OCCUPATION WAS FOUND ALONG BOUNDARY LINES IN QUESTION.

REFERENCES

DEEDS

CALVARY BRETHREN CHURCH (DB. 1955, PG. 163)
CITY OF KETTERING (DB. 2193, PG. 111)
CITY OF KETTERING (DB. 2243, PG. 78)
CITY OF KETTERING (DB. 2293, PG. 454)
CITY OF KETTERING (DB. 2341, PG. 33)
CITY OF KETTERING (DB. 2341, PG. 90)
CITY OF KETTERING (84-613E09)
CITY OF KETTERING (87-120A01)
CITY OF KETTERING (89-382A01)
CITY OF KETTERING (92-508C02)
CITY OF KETTERING (02-267B01)

PLATS

DOROTHY LANE PLAT OF CENTERLINE, PB 70, PG. 72
GREEN MEADOWS SEC. 1, PB 62, PG. 7
GREEN MEADOWS SEC. 4, PB 65, PG. 56
FOURTEENTH DAYTON BUILDERS PLAT, PB "KK", PG. 35
NINTH DAYTON BUILDERS PLAT, PB "KK", PG. 35
PARK VILLAS, PB 148, PG. 9
ROSEWOOD GARDENS PLAT, PB "FF", PG. 52
SEVENTH DAYTON BUILDERS PLAT, PB "KK", PG. 33
TWELFTH DAYTON BUILDERS PLAT, PB "MM", PG. 12

APPROVAL:

APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF KETTERING, OHIO

ON THIS DAY 12th OF May 2015

STEVE BERGSTRESSER, P.E. (CITY ENGINEER)

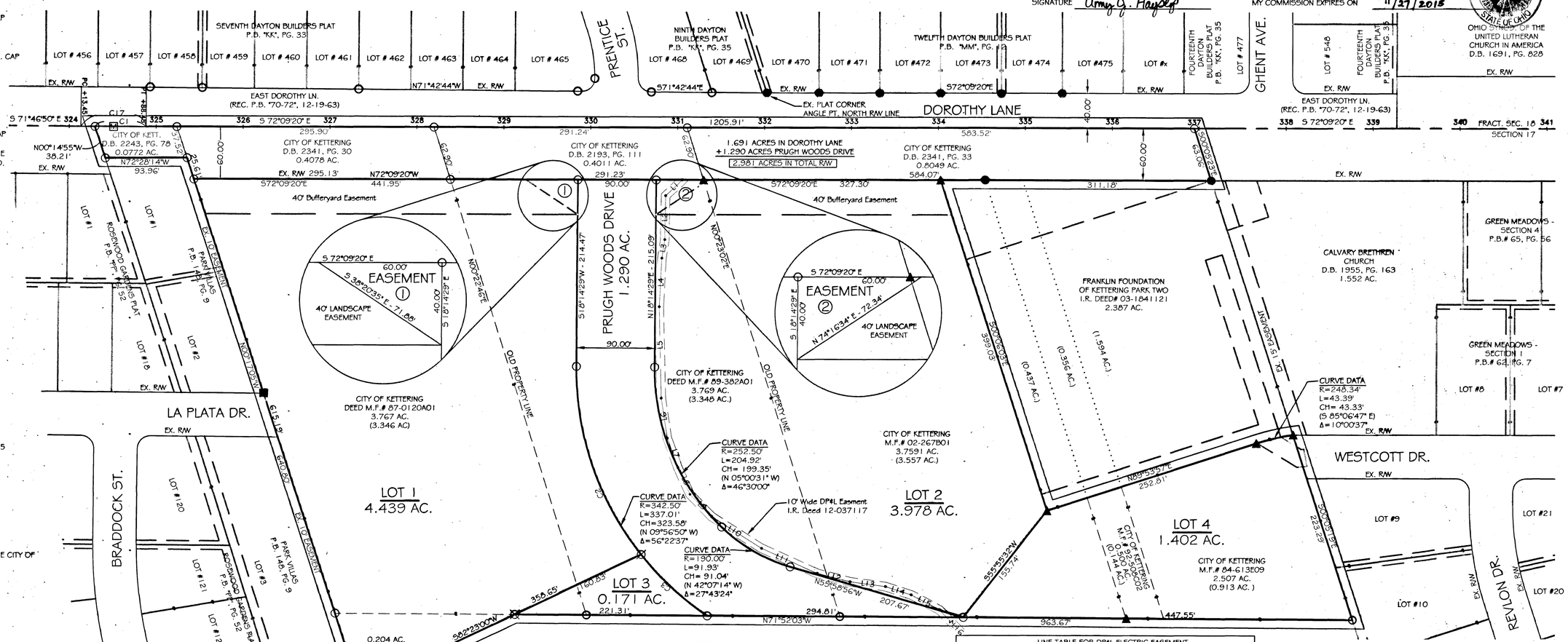
APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO

ON THIS DAY 18TH OF MAY 2015

COMMISSION CHAIRMAN

CHAIRMAN SECRETARY



CERTIFICATION:

I CERTIFY THAT THE MEASUREMENTS AND MONUMENTS TO BE CORRECT AS SHOWN.

WESLEY H. SUMMERS: OHIO PROFESSIONAL LICENSE #6956 — 5/12/2015 DATE

STATE OF OHIO WESLEY H. SUMMERS 6956 REGISTERED SURVEYOR

TRANSFERRED
15 JUN -5 AM 10:35
KARL L. KEITH
AUDITOR

LINE TABLE FOR DP&L ELECTRIC EASEMENT					
LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
1	S 64°22'16" E	26.50'	9	S 26°30'20" E	35.97'
2	S 18°56'07" W	50.43'	10	S 39°52'39" E	67.87'
3	S 26°27'56" W	21.57'	11	S 48°00'04" E	70.35'
4	S 20°51'58" W	55.73'	12	S 57°59'27" E	39.01'
5	S 16°28'56" W	105.20'	13	S 64°19'51" E	40.96'
6	S 09°01'25" W	46.49'	14	S 54°39'31" E	31.05'
7	S 02°04'37" E	35.75'	15	S 44°06'01" E	37.18'
8	S 06°36'56" E	33.73'	16	S 25°26'37" E	48.88'

PREPARED BY: RRT/MHS

CITY OF KETTERING
ENGINEERING DEPARTMENT
3600 SHROYER RD.
KETTERING, OHIO 45429
TEL. (937) 296-2436
FAX. (937) 296-3242

JOB NO. 06-1000

Q:\PROJECTS\LAND DESKTOP\06-1000-2015 Design\dwg\SURVEY-06100o.dwg 5/12/2015 11:11:4

K45-26-3-15,19,20,G8 #186 ALL K45-283-21-8 THRU 12 ALL

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER FILE 15-0066

CHECKED BY 6/9/15 DATE

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY OHIO

THIS 3 DAY OF Dec, 2015

EXECUTIVE DIRECTOR 6/4/15 DATE

APPROVED BY MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

P.E. 6-4-15

MONTGOMERY COUNTY SANITARY ENGINEER DATE

BOUNDARY CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C–1	0°01'26"	12217.67'	5.08'	N08°16'25"E 5.08'

BOUNDARY LINE TABLE		
Line	Direction	Distance
L–1	N05°21'16"E	32.70'
L–2	S82°34'20"E	29.76'
L–3	N08°39'54"E	103.35'
L–4	N12°18'09"E	77.58'
L–5	S83°17'57"E	47.82'
L–6	S08°17'28"W	5.00'
L–7	S82°29'40"E	30.00'

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C–2	18°23'22"	37.00'	11.88'	N54°58'32"W 11.82'
C–3	14°04'12"	137.00'	33.64'	N71°12'19"W 33.56'
C–4	29°55'31"	19.00'	9.92'	N20°02'48"E 9.81'
C–5	14°04'12"	134.00'	32.91'	N85°16'30"W 32.82'
C–6	60°42'56"	34.00'	36.03'	S57°19'56"W 34.37'

TRANSFERRED
15 JUN 10 AM 10: 38
KARL L. KEITH
AUDITOR

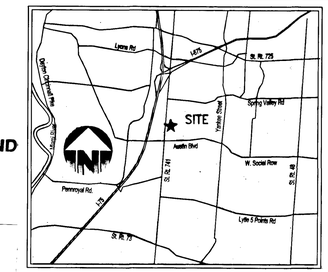
Type: DEE
Kind: PLAT
Recorded: 06/10/2015 10:43:39 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00030330

RECORD PLAN
AUSTIN PARK

BEING PART LOTS 465 THRU 468 OF THE VILLAGES OF MIAMI-ONE-B REC. P.B. 121, PG. 12 AND BEING ALL OF RESERVE "A" OF THE VILLAGES OF MIAMI-ONE-C REC. P.B. 125 PG 30 AND SECTION 11, TOWN 2, RANGE 5 M.Rs.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
14.8447 ACRES
FEBRUARY, 2015

226 p. 8

PLAT BOOK 226 PAGE: 8



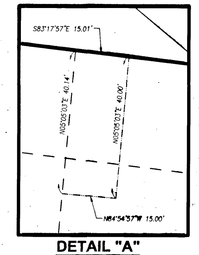
VICINITY MAP
n.t.s.

ACREAGE TABLE

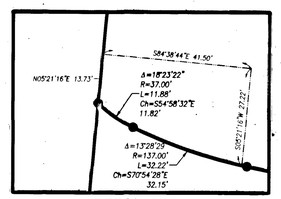
LOTS	14.8447 ACRES
RIGHT OF WAY	0.0000 ACRES
TOTAL	14.8447 ACRES

LOT TABLE

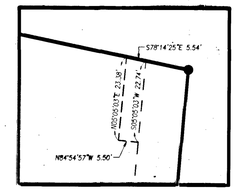
LOT #1 0.9993 ACRES
LOT #2 1.4634 ACRES
LOT #3 1.6973 ACRES
LOT #4 10.6847 ACRE



DETAIL "A"
1" = 20'



DETAIL "B"
1" = 20'



DETAIL "C"
1" = 20'

LEGEND

○ Found 5/8" Iron Pin ● Set 5/8" Iron Pin
◎ Found Iron Pipe R/W = Right of Way
LA R/W = Ex Limited Access Right of Way

DENOTES INGRESS/EGRESS AND UTILITY EASEMENT
DENOTES SANITARY EASEMENT
DENOTES DETENTION EASEMENT
DENOTES WATERLINE EASEMENT

WATERLINE EASEMENT TABLE		
Line	Direction	Distance
W1	S84°54'57"E	2.33'
W2	S05°05'03"W	20.00'
W3	N84°54'57"W	3.50'
W4	N05°05'03"E	7.88'
W5	N11°45'35"E	13.50'
W6	S78°14'25"E	20.00'

WATERLINE EASEMENT TABLE		
Line	Direction	Distance
W7	S11°45'35"W	13.50'
W8	S78°14'25"E	21.04'
W9	S78°14'25"E	13.00'
W10	S11°45'35"W	13.50'
W11	N78°14'25"W	20.00'
W12	N11°45'35"E	13.32'

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND SO HEREBY DEDICATE THE WITHIN UTILITY EASEMENTS TO THE PUBLIC'USE FOREVER, AND THE WITHIN PRIVATE ROAD EASEMENTS AS PRIVATE EASEMENTS, FOREVER, FOR THE BENEFIT OF THE LOTS IN THIS PLAT.

THE EASEMENTS SET FORTH ON THE WITHIN PLAT IDENTIFIED AS "UTILITY EASEMENTS" ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OF SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR THE INGRESS TO AND EGRESS FROM THE PREMISES OF SAID PURPOSES. SAID EASEMENTS SHALL BE SUPERSEDED UPON RECORDING OF A PLAT RESERVING SUCH UTILITY EASEMENTS, AT WHICH TIME SUCH EXISTING UTILITY EASEMENTS SHALL BE EXTINGUISHED.

THE EASEMENTS SET FORTH IN THE PLAT IDENTIFIED AS "INGRESS/EGRESS" ARE FOR INGRESS & EGRESS TO THE PREMISES.

OWNER: 9900 LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: USC PROPERTIES, LLC, MANAGING MEMBER

BY: GREGORY McCANN WITNESS
IT'S: MANAGER

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE REMEMBERED THAT ON THIS 4th DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, CAME 9900 LLC, AN OHIO LIMITED LIABILITY COMPANY BY UNC PROPERTIES, LLC, ITS MANAGING MEMBER BY GREGORY McCANN, ITS MANAGER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC: Amity L. Bowman
MY COMMISSION EXPIRES: 9/20/19

NOTARY PUBLIC STATE OF OHIO

GREGORY McCANN, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS PROPERTY, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

6/4/2015
DATE

DESCRIPTION

THE WITHIN PLAT IS A PLAT CONTAINING A TOTAL OF 14.8447 ACRES AND BEING PART LOTS 465 THRU 468 OF THE VILLAGES OF MAIMI-ONE-B REC. P.B. 121 PG. 12 & BEING ALL OF RESERVE "A" OF THE VILLAGES OF MIAMI-ONE-C REC. P.B. 125 PG. 30 AND SECTION 11, TOWN 2, RANGE 5 M.R's., MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO, AS CONVEYED TO 9900, LLC, AN OHIO LIMITED LIABILITY COMPANY BY I.R. DEED 14-024571, 14-057222 AND I.R. DEED 14-054275 OF THE DEED RECORDS OF MONTGOMERY, OHIO.

SURVEY NOTES:

BASIS OF BEARINGS: THE CENTERLINE OF THE WEST END OF MIAMI VILLAGE DRIVE BEING S 83°18'17"E AS SHOWN ON PLAT BOOK 107, PAGE 12 AND 12A.

DEED REFERENCE: I.R. DEED 14-00024571 AND I.R. DEED 14-00054275.

MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN

LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.

DOCUMENTS USED AS SHOWN & REFERENCED BELOW:
P.B. 107, PG. 12-12A ~ P.BK. 108, PG. 03 ~ P.B. 121, PG. 12
P.B. 125, PG. 30 ~ P.BK. 135, PG. 20 ~ P.B. 204, PG. 35-35A
P.B. 209, PG. 8-8A ~ I.R. DEED 14-00057222
I.R. DEED 14-024571 ~ I.R. DEED 14-00054275
SUR 2009-016 ~ TAX MAP BK. 26, PG. 3

THE PLAT IS SUBJECT TO THE FOLLOWING AGREEMENTS:

1. DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR AUSTIN PARK RECORDED AT I.R. DEED _____.

THIS LIST OF AGREEMENTS IS NOT INTENDED TO BE ALL-INCLUSIVE AND THE DOCUMENTS MAY BE AMENDED FROM TIME TO TIME.

SURVEYORS CERTIFICATION

I CERTIFY THAT THE BOUNDARY 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.

6/3/15
DAVID DOUGLAS SMITH DATE
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO

STATE OF OHIO DAVID D. SMITH S-7121 REGISTERED PROFESSIONAL SURVEYOR

TRANSFERRED
15 JUN 10 AM 10: 38
KARL L. KEITH
AUDITOR

RUNOFF CONTROL

RUNOFF CONTROL PER THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS WILL NEED TO BE PROVIDED BY THE INDIVIDUAL LOT DEVELOPER FOR LOT #1, LOT #2 AND LOT #3.

PAR. K45 02602 0002
CITY OF DAYTON, STATE OF OHIO
D.B. 390, PG. 231

Basis of Bearing:
Plat Book 107, Page 12 & 12A
0 60 90
SCALE: 1" = 60'

Item	Revision Description	Date	Dwn.	Chk.

AUSTIN PARK
14.8447 ACRES
SECTION 11, TOWN 2, RANGE 5 MR's.
MIAMI TOWNSHIP
MONTGOMERY COUNTY, OHIO
FEBRUARY, 2015
RECORD PLAN

PREPARED BY
bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 • 513.336.6600

Drawing: 13M087-000 RP
Drawn by: DDS
Checked By: BRJ
Issue Date: 02-25-15
Sheet: 1/1

SURVEYOR
BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH, 45040
513-336-6600

OWNER
9900 LLC
9111 SPRINGBORO PIKE
MIAMISBURG, OH 45342
(937) 910-9900

Plot time: Jun 03, 2015 - 3:47pm
Drawing name: J:\2013\13M087-000\SV\DWG\13M087-000 RP.dwg - Layout Tab: RECORD PLAT

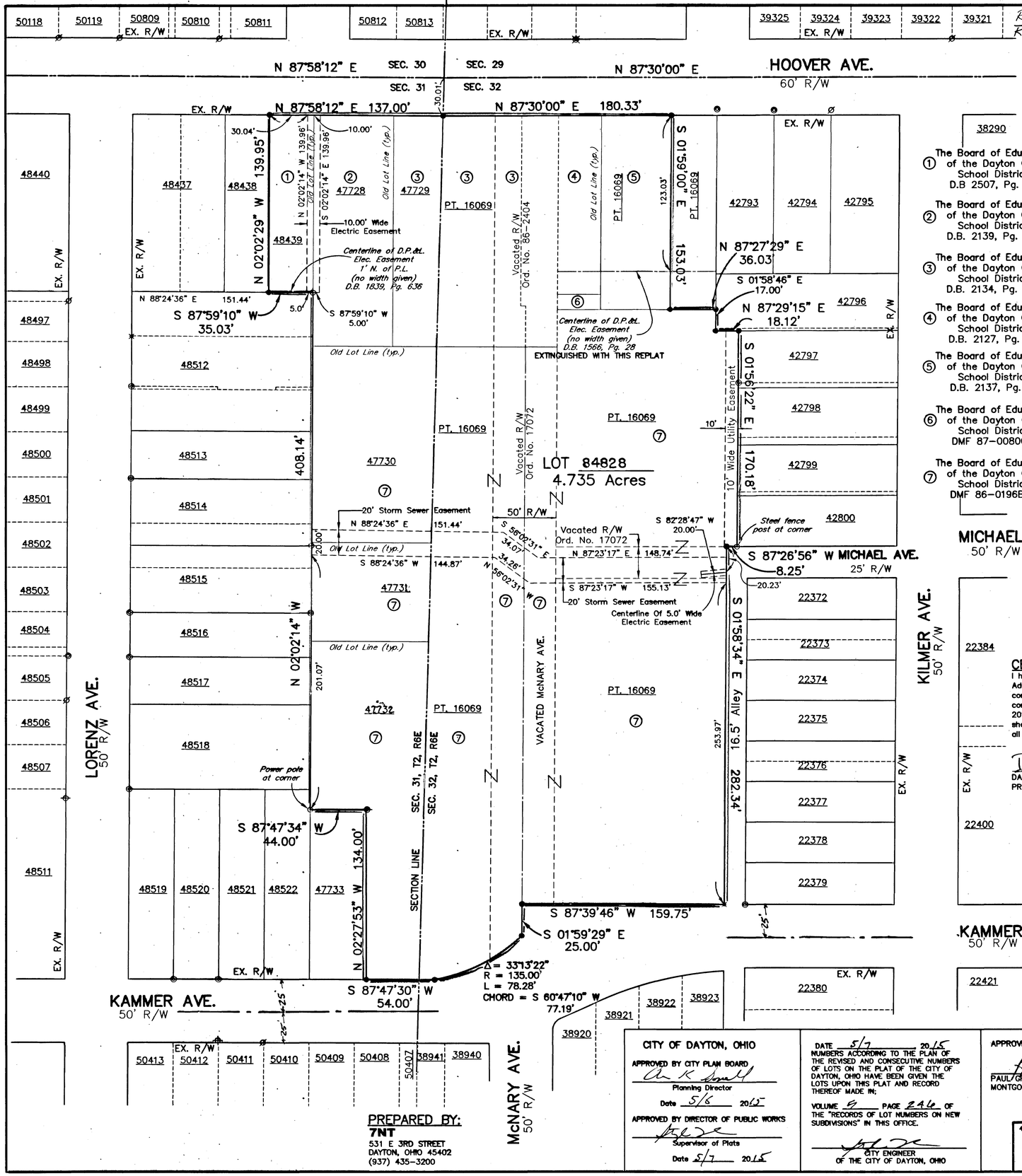
R72-B1-7-23,30,53 & 55 ALL
R72-125-5-1 thru 5, 9, 54, 55, 56 & 57 ALL

RECORD PLAN
McNary

TRANSFERRED 15 JUN 10 PM 2:46 KARL L. KEITH AUDITOR

TRANSFERRED 15 JUN 10 PM 2:46 KARL L. KEITH AUDITOR

BEING A REPLAT OF PART OF LOT 16069 AND ALL OF LOTS 47728, 47729, 47730, 47731, 47732 AND 48439 OF THE REVISED AND CONSECUTIVE NUMBER OF LOTS ON THE PLAT OF THE CITY OF DAYTON AND THAT PORTION OF McNARY AVENUE AND MITCHELL AVE.
SECTION 31 & 32, TOWN 2, RANGE 6 EAST, MONTGOMERY COUNTY, OHIO
CONTAINING 4.735 ACRES



38290

① The Board of Education of the Dayton City School District D.B 2507, Pg. 99

② The Board of Education of the Dayton City School District D.B. 2139, Pg. 551

③ The Board of Education of the Dayton City School District D.B. 2134, Pg. 516

④ The Board of Education of the Dayton City School District D.B. 2127, Pg. 63

⑤ The Board of Education of the Dayton City School District D.B. 2137, Pg. 01

⑥ The Board of Education of the Dayton City School District DMF 87-0080C11

⑦ The Board of Education of the Dayton City School District DMF 86-0196B02

DESCRIPTION:

The within plat is a subdivision of land containing 4.732 acres located in the City of Dayton, Montgomery County, Ohio, being a replat of part of Lot 16069 and all of Lots 47728, 47729, 47730, 47731, 47732 and 48439 of the revised and consecutive number of lots on the Plat of the City of Dayton as conveyed to the Board of Education of the Dayton City School District as recorded in Deed Book 2507, Pg. 99, Deed Book 2139, Pg. 551, Deed Book 2134, Pg. 516, Deed Book 2127, Pg. 63, Deed Book 2137, Pg. 01, Deed Microfiche 87-0080C11, Deed Microfiche 86-0019B02 and a portion of vacated Mitchell Ave. and vacated McNary Avenue as vacated by Ordinance No. 17072 and Ordinance No. 86-2404. Containing a total of 4.735 acres.

SUPERIMPOSED AREA NOTE:

This plat covers the entire property conveyed to the Board of Education of the Dayton City School District as recorded in Deed Book 2507, Pg. 99, Deed Book 2139, Pg. 551, Deed Book 2134, Pg. 516, Deed Book 2127, Pg. 63, Deed Book 2137, Pg. 01, Deed Microfiche 87-00080C11, Deed Microfiche 86-00196B02 and a portion of vacated McNary Avenue as vacated by Ordinance No. 17072 and Ordinance No. 86-2404.

SURVEY NOTES:

No discrepancy was found between found monumentation and physical occupation. the survey in general fits physical occupation.

Deeds, plats and survey references as shown on survey plat, were used in the performance of this survey.

All monuments found (iron pins, iron pipes, mag nails & pk nails) are in good condition, unless otherwise noted.

EXTINGUISHED EASEMENT APPROVALS:

The approval of this replat hereby extinguishes those easements noted as "EXTINGUISHED WITH THIS REPLAT" as such on this record plan and are replaced with the new easements as defined on this record plan.

Approved for extinguishing noted easements

Edward N. Rizer 5/5/15
DPL Date

Printed Name: EDWARD N. RIZER

Title: MANAGER, REAL ESTATE

CERTIFICATION:

I hereby certify that 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 in January 2012. 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.

David R. Barnhart 4/27/15
DAVID R. BARNHART P.S. DATE
PROFESSIONAL SURVEYOR NO. 7646

BASIS OF BEARINGS

Basis of bearings is the north line (N 87°30' E) of Section 32, T2N, R6E as shown on the Munger Plat recorded in Plat Book "B", Page 96.

MONUMENT LEGEND

- ø 1" IRON PIPE FOUND
- ○ 5/8" IRON PIPE FOUND
- ⊕ 1/2" IRON PIN FOUND
- ⊕ 1" IRON PIN FOUND
- ⊙ 5/8" IRON PIN FOUND
- ⊠ 3/4" IRON PIN FOUND
- ✖ P.K. or MAG NAIL FOUND
- ✖ MAG NAIL SET
- △ RR SPIKE FOUND
- ▲ RR SPIKE SET
- ● 5/8" IRON PIN W/CAP STAMPED "7NT" TO BE SET
- ⊠ CONCRETE MONUMENT FOUND
- ■ CONCRETE MONUMENT SET
- × CROSS NOTCH FOUND
- ⊗ CROSS NOTCH SET
- ⊠ WOOD POST FOUND
- (D) DEED
- (M) MEASURED

DEDICATION

We, the undersigned, being all the owners and lien holders 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 reserve the easements shown to the public use forever.

Easements shown on the plat are reserved for construction operation, maintenance, repair, replacement, or removal of electric, gas, telephone, cable television, water (both protective and domestic service), sewer or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions which may adversely affect said purposes and for providing of ingress and egress to the property for said purposes and are to be maintained as such forever.

OWNER:

THE BOARD OF EDUCATION OF THE DAYTON CITY SCHOOL DISTRICT

Board President — Witness: Sharon K. Thaxton

Robert C. Walker, D.Min. — Witness: Mary L. Raines

Print Name — Witness: Colleen S. Wells

Print Name: Colleen S. Wells

NOTARY

State of Ohio

County of Montgomery, ss.

Be it remembered that on this 28th day of April 2015, before me, the undersigned, a Notary Public in and for said county and state, personally came the Board of Education of the Dayton City School District, City of Dayton, by its President, Robert C. Walker, D.Min. who 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.

Colleen S. Wells
Notary Public in and for the State above written

My Commission expires Jan. 17, 2016

COLLEEN S. WELLS, Notary Public In and for the State of Ohio My Commission Expires Jan. 17, 2016

INCHES 1 2 3

PLAT BOOK 226 PAGE: 9

OWNER'S STATEMENT:

Date April 28, 2015

State of Ohio, County of Montgomery, S.S.

Robert C. Walker, 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.

Owner

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

Colleen S. Wells
Notary Public in and for Montgomery county, Ohio

My commission expires Jan. 17, 2016

COLLEEN S. WELLS, Notary Public In and for the State of Ohio My Commission Expires Jan. 17, 2016

Type: DEE
Kind: PLAT
Recorded: 06/10/2015 02:50:02 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00030479

PB 226 P.9

COVENANTS AND RESTRICTIONS:

Any storm water detention site shall be maintained by the owner of this lot, it's successors or assigns as required to fulfill it's intended purpose. The City of Dayton shall have the right of inspection and authority to ascertain proper maintenance. Amendment or removal of this covenant shall require approval of the City of Dayton.

McNary Elementary

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD
Planning Director
Date 5/6 2015

APPROVED BY DIRECTOR OF PUBLIC WORKS
Supervisor of Plats
Date 5/7 2015

DATE 5/7 2015
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN;
VOLUME 5 PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.
CITY ENGINEER OF THE CITY OF DAYTON, OHIO

APPROVED FOR OWNERSHIP AND DESCRIPTION
PAUL GRUNER MONTGOMERY COUNTY ENGINEER
05/26/2015 DATE
12-0103
RON CHECKED BY

TRANSFERRED 15 JUN 10 PM 2:46 KARL L. KEITH AUDITOR

GRAPHIC SCALE (IN FEET) 40 0 40 80
1 inch = 40 ft.

REVISIONS		
BY	DATE	DESCRIPTION

PREPARED BY:
7NT
531 E 3RD STREET
DAYTON, OHIO 45402
(937) 435-3200

RECORD PLAN

DAYTON PUBLIC SCHOOLS

CITY OF DAYTON — MONTGOMERY COUNTY, OHIO

SCALE: 1" = 40' — DATE: APRIL 23, 2015

DESIGN DRB | DRAWN WEH | CHKED DRB

7NT
531 EAST THIRD STREET
DAYTON, OHIO 45402
OFFICE (937) 435-3200
FAX (937) 291-6549
email: 7nt@7nteng.com
www.7nteng.com

JOB NO. S061-OH
SHEET NO. 1 OF 1

R72-15-2-81&82 ALL

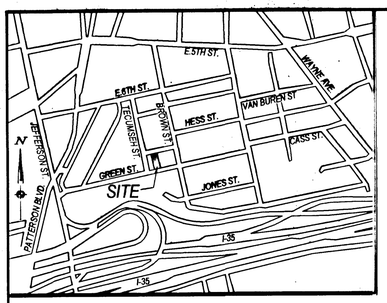
Type: DEE
Kind: PLAT
Recorded: 06/16/2015 01:35:34 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00031671

RECORD PLAN
COOPER COTTON COMPANY SUBDIVISION 2

BEING A REPLAT OF ALL OF LOT 507
OF THE REVISED AND CONSECUTIVE NUMBERED LOTS ON THE PLAT OF THE CITY OF DAYTON
AKA LOT 507 OF THE COOPER COTTON COMPANY PLAT, AS RECORDED IN PB 2, PG 125
SECTION 3, TOWN 1, RANGE 7 M.Rs.
MONTGOMERY COUNTY, OHIO
CONTAINING 0.1087 TOTAL ACRES
JUNE, 2015

PLAT 226
PG 10

TRANSFERRED
15 JUN 16 PM 1:23
KARL L. KEITH
AUDITOR



VICINITY MAP:
NOT TO SCALE

PERTINENT DOCUMENTS

1. DEED TO STEVEN & ELIZABETH KOPROSKI, TRUSTEES I.R. DEED 13-002302
2. DEED TO ROBERT H. JONES DEED M.F. 94-514A01
3. DEED TO JAMES I. RODRIGUEZ I.R. DEED 01-072902
4. RECORD PLAT COOPER COTTON COMPANY PLAT P.B. 2, PG. 125
5. RECORD PLAT COOPER COTTON COMPANY PLAT REPLAT NO. ONE P.B. 137, PG. 19

DESCRIPTION

THE WITHIN IS A REPLAT OF LOT 507 OF THE REVISED AND CONSECUTIVE NUMBERED LOTS ON THE PLAT OF THE CITY OF DAYTON, THE COOPER COTTON COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 125 OF ALL OF THE LANDS CONVEYED TO STEVEN AND ELIZABETH KOPROSKI, TRUSTEES OF THE E.E.K. TRUST DATED JUNE 21, 1972 AND RECORDED IN I.R. DEED 03-002302

SUPERIMPOSED AREA STATEMENT

ALL OF THE LANDS OF THE GRANTOR INVOLVED IN THE REPLAT ARE SHOWN IN THEIR ENTIRETY.

OCCUPATION STATEMENT

NO OCCUPATION EXISTS ALONG THE NORTHERLY BOUNDARY LINE. AN EXISTING WROUGHT IRON FENCE GENERALLY FOLLOWS THE EASTERLY, WESTERLY AND SOUTHERLY BOUNDARY LINES.

SURVEYOR'S NOTES

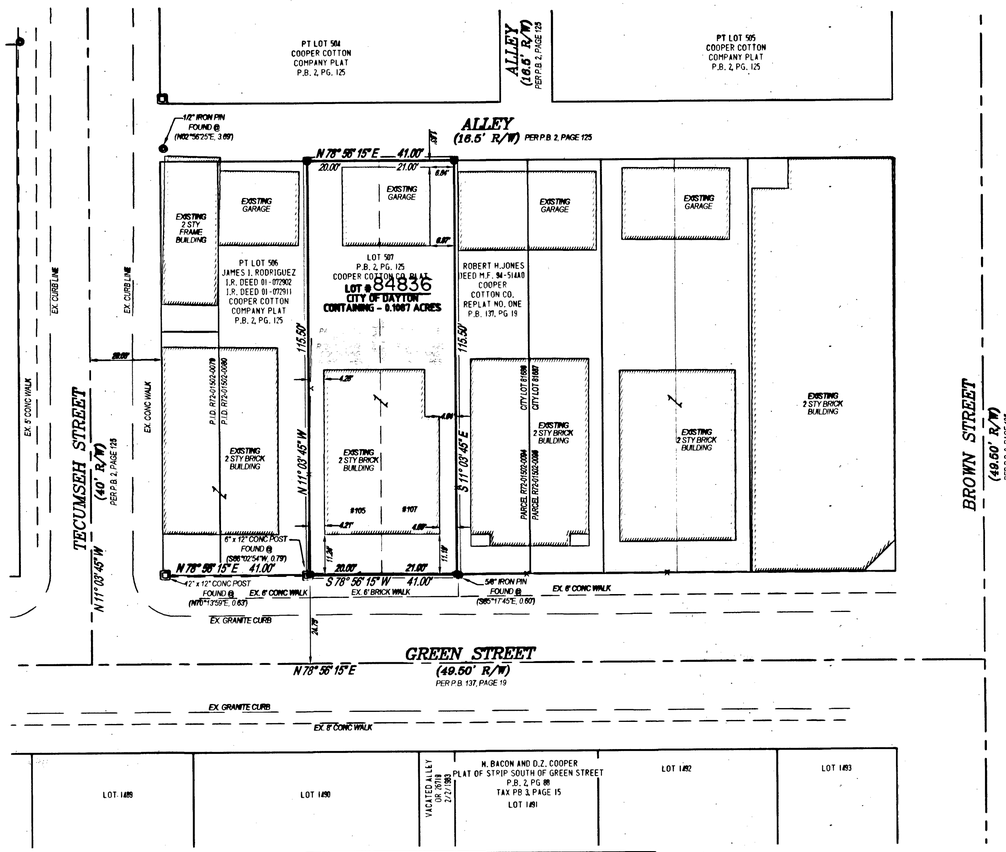
1. NORTH AND BEARING SYSTEM BASED ON OHIO STATE PLANE - ZONE SOUTH, NAD 83 (2011) ESTABLISHED BY GPS OBSERVATIONS TAKEN IN MAY OF 2015 USING THE ODOT VRS NETWORK.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MONTGOMERY COUNTY RECORDER'S OFFICE LOCATED IN DAYTON, OHIO.
3. THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.
4. ALL PARCELS ARE CONTIGUOUS AND CONTAIN NO GAPS OR GORES.
5. SURVEY PREPARED FROM ACTUAL FIELD SURVEY PERFORMED BY CESO INC. IN MAY OF 2015.
6. ENCROACHMENTS ARE AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH THE O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40. I HEREBY CERTIFY THAT THIS RECORD PLAN WAS MADE BY MYSELF OR UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY CESO INC. IN APRIL OF 2015.

SIGNED — DATE 06/11/15
J. BRYANT ABT
OHIO P.S. NO. 8593

STATE OF OHIO — BRYANT ABT S-8593 — REGISTERED PROFESSIONAL SURVEYOR



ACREAGE TABLE		
PARCEL #	DESCRIPTION	ACREAGE
R72 051502 0082	PARCEL ONE, IR DEED 13-002302	0.0557 AC
R72 051502 0081	PARCEL TWO, IR DEED 13-002302	0.0530 AC
	TOTAL CONSOLIDATED ACREAGE	0.1087 AC

INCHES 1 2 3

PLAT BOOK 226 PAGE: 10

APPROVED BY THE CITY OF DAYTON
DEPARTMENT OF PLANNING
ON THIS DAY 15 OF June 2015
PLANNING DIRECTOR — DATE 6/15/15

APPROVED BY THE CITY OF DAYTON
SUPERVISOR OF PLATS
SIGNATURE — DATE 6/15/15

DATE 6/15, 2015
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5, PAGE 246 OF THE RECORDS OF LOT NUMBERS ON NEW SUB-DIVISIONS IN THIS OFFICE.
CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

APPROVED FOR DESCRIPTION
ENGINEER OF MONTGOMERY COUNTY — 15-0139 FILE #
CHECKED BY — DATE 6/15/15

TRANSFERRED
15 JUN 16 PM 1:23
KARL L. KEITH
AUDITOR

OWNER'S CONSENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO RESERVE THE EASEMENTS AS SHOWN AND DEDICATE THE STREETS AND ROADS HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO WATER, GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION.

OWNER:
STEVE KOPROSKI
OWNER / TRUSTEE

ELIZABETH KOPROSKI
Elizabeth Koproski
OWNER / TRUSTEE

MORTGAGE HOLDER:
PNC MORTGAGE
DIRECTOR / QUALIFIED REPRESENTATIVE

CERTIFICATE OF NOTARY PUBLIC:

BE IT REMEMBERED THAT ON THIS 11th DAY OF June 20 15. BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Steven P. Koproski & Elizabeth Koproski TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

6/11/15
DATE

NOTARIAL SEAL — STATE OF OHIO
LORI L. WOELBOY, Notary Public In and for the State of Ohio My Commission Expires Nov. 2, 2016

CERTIFICATE OF NOTARY PUBLIC:

BE IT REMEMBERED THAT ON THIS 12th DAY OF June 20 15. BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Karen I Sweney TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Karen I Sweney — 6/12/15
NOTARY PUBLIC — DATE

NOTARIAL SEAL — STATE OF OHIO
KAREN I SWENEY NOTARY PUBLIC - OHIO MY COMMISSION EXPIRES 11-28-16

LEGEND

- CONC POST FOUND
- IRON PIN FOUND
- 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO" SET
- BOUNDARY LINE
- ADJOINER LINE
- x FENCE LINE

NORTH PER PLAT OF COOPER COTTON COMPANY P.B. 2, PAGE 125
N 78°56'15" E
NORTH PER OHIO SPC SOUTH ZONE NAD83(11)

GRAPHIC SCALE
20 0 10 20 40
SCALE: 1"=20'

OWNER/DEVELOPER
STEVEN & ELIZABETH KOPROSKI, TRUSTEES
107 GREEN STREET
DAYTON, OH 45402

COOPER COTTON SUBDIVISION 2
REPLAT OF LOT 507

105 & 107 GREEN STREET
CITY OF DAYTON

SEC 3, T1E, R7N M.Rs.
MONTGOMERY COUNTY, OHIO

SCALE: 1"=20' | DATE: MAY 18, 2015
PREPARED BY: | JOB NO.: 751438
DRAWN: JKH | SHEET NO.: 1 OF 1
CHECKED: STB

CESO — CREATION TO COMPLETION — www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgt • Environmental
8800 THAMES STREET, DAYTON, OHIO 45458 (937) 436-6888

MONUMENT LEGEND
Monument sizes are as noted individually on plat.

⌀ RAILROAD SPIKE FOUND

O1.RF. IRON PIN FOUND, SIZE AS SHOWN

[M] MONUMENT BOX FOUND

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
GRID NORTH IN THE OHIO SOUTH 3402 ZONE,
NAD83 (2011), GEOID 12A.

NOTE:
ALL COORDINATES SHOWN ARE GROUND COORDINATES
Project Adjustment Factor = 0.99991005 Scaled at the Origin of 0,0

RD TRANSFER NEEDED
15 JUN 18 AM 10: 16
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 06/18/2015 10:22:26 AM
Fee Amt: $74.80 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00032160

226 P11

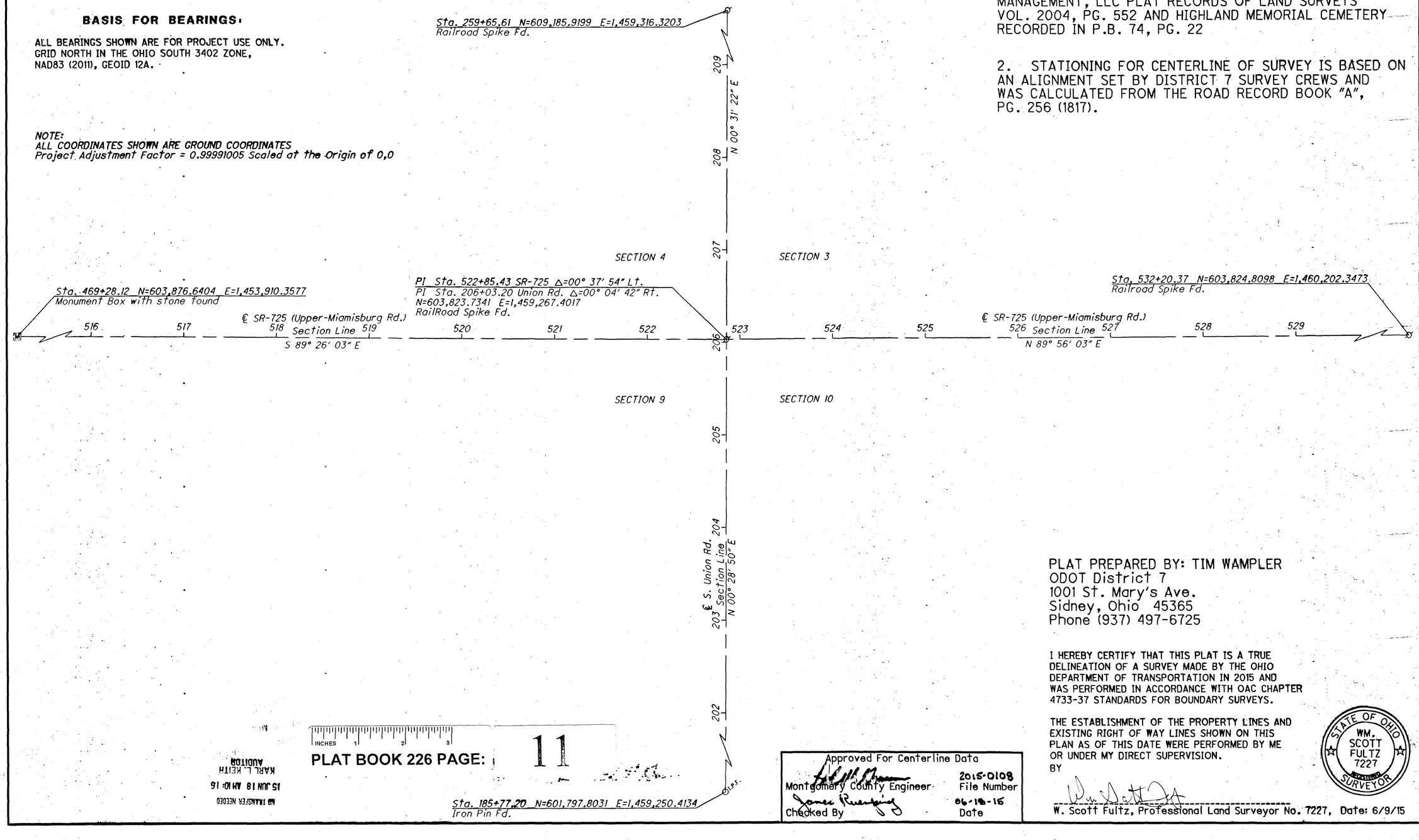
MOT-725-10.11

MONTGOMERY COUNTY, OHIO
CITY OF MIAMISBURG, LOTS 3369, 4115 & 4713
MIAMI TOWNSHIP TOWN 2 RANGE 5 E.
SECTIONS 3, 4, 9 & 10

NOTES:

1. EXISTING CENTERLINE OF SURVEY AND RIGHT OF WAY WERE DETERMINED USING ROAD RECORD BOOK "A", PG. 256 (1817), KERR ROUTZAHN ROAD PETITION BOOK "F", PGS. 468-476, UNION RD. ROAD RECORD (No. 8), ELI COTTERMAN ROAD RECORD BOOK "C", PGS. 339-340, WESTVIEW ESTATES PLAT P.B. 131, PG. 9, D/S PROPERTY MANAGEMENT, LLC PLAT RECORDS OF LAND SURVEYS VOL. 2004, PG. 552 AND HIGHLAND MEMORIAL CEMETERY RECORDED IN P.B. 74, PG. 22

2. STATIONING FOR CENTERLINE OF SURVEY IS BASED ON AN ALIGNMENT SET BY DISTRICT 7 SURVEY CREWS AND WAS CALCULATED FROM THE ROAD RECORD BOOK "A", PG. 256 (1817).



MD TRANSFER NEEDED
15 JUN 18 AM 10: 16
KARL L. KEITH
AUDITOR

PLAT BOOK 226 PAGE: 11

Approved For Centerline Data

Montgomery County Engineer — 2015-0108 File Number

Checked By — 06-18-15 Date

PLAT PREPARED BY: TIM WAMPLER
ODOT District 7
1001 St. Mary's Ave.
Sidney, Ohio 45365
Phone (937) 497-6725

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 2015 AND WAS PERFORMED IN ACCORDANCE WITH OAC CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

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

STATE OF OHIO
WM. SCOTT FULTZ
7227
REGISTERED
SURVEYOR

W. Scott Fultz, Professional Land Surveyor No. 7227, Date: 6/9/15

N

0 50 100
25
1" = 50 FEET
HORIZONTAL SCALE

PID NO. 99887

R/W DESIGNER TPW
R/W REVIEWER RLK

CENTERLINE PLAT

MOT-725-10.11

1/1
2/5

E20-11-7-32,33,34,41,42,43 & 87 ALL

PREPARED BY

LMS SURVEYING LTD
P.O. Box 65 Sharon Center, OH 44274
Phone: 330-329-6812 / Fax: 330-239-1529

226p.12

RECORD PLAN

U-HAUL PLAT

BEING A SUBDIVISION OF 1.6187 ACRES; PART SECTION 18, TOWNSHIP 2, RANGE 6 EAST, HARRISON TOWNSHIP, MONTGOMERY COUNTY, OHIO

TRANSFERRED
15 JUN 19 AM 11:18
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 06/19/2015 11:23:43 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00032505

LOTS: 1.5375 ACRES
R/W: 0.0812 ACRES
TOTAL: 1.6187 ACRES

Description

THE WITHIN IS A SUBDIVISION OF 1.6187 ACRES IN PART SECTION 18, TOWNSHIP 2, RANGE 6 EAST, HARRISON TOWNSHIP, MONTGOMERY COUNTY, OHIO CONVEYED TO U-HAUL REAL ESTATE COMPANY BY DEED MF 89-482 E10 AND U-HAUL REAL ESTATE COMPANY BY DEED MF 89-483 A01 AND AMERCO REAL ESTATE COMPANY BY IR DEED 14-061646 AS RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

APPROVED FOR DESCRIPTION
PAUL W. GRUNER
ENGINEER OF MONTGOMERY COUNTY
14-0386
FILE #
CHECKED BY
6/15/15
DATE

Dedication

WE, THE UNDERSIGNED, BEING ALL OWNERS AND OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS AND ROAD TO THE PUBLIC USE FOREVER.

Carlos Vizcarra — OWNER — President AMERCO Real Estate Co.
Jannie Bey — WITNESS
Carlos Vizcarra — OWNER — Pres U-Haul Real Estate
Jannie Bey — WITNESS.

Notary

STATE OF ARIZONA, COUNTY OF MARICOPA
SS:

BE IT REMEMBERED, THAT ON THIS 1ST DAY OF June 2015 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Carlos Vizcarra TO ME AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

SIGNATURE

MONICA T CALVILLO
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 11, 2016

MY COMMISSION EXPIRES ON 12/11/2016

STATE OF OHIO, COUNTY OF Maricopa
SS:

BE IT REMEMBERED, THAT ON THIS 1ST DAY OF June 2015 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Carlos Vizcarra TO ME AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

SIGNATURE

MONICA T CALVILLO
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 11, 2016

MY COMMISSION EXPIRES ON 12/11/2016

Approvals

APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON THIS 12th DAY OF Feb 2015

COMMISSION CHAIRMAN Exec. Director

APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES ON THIS 4th DAY OF June 2015

P.E., P.S.

THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40 AND WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY.

TIMOTHY R DURR
LAND SURVEYOR NUMBER: 7788
IN THE STATE OF OHIO
DATE OF PLAT OR MAP: OCTOBER 23, 2014
JOB NO. B-140452

STATE OF OHIO
TIMOTHY R DURR 7788
REGISTERED PROFESSIONAL SURVEYOR

Notes

1. SUPERIMPOSED AREA NOTE: ALL OF THE LANDS OF THE DEDICATORS OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

2. THE MERIDIAN FOR ALL BEARINGS SHOWN HEREON IS SOUTH 18°17'35" EAST AS THE OLD CENTER LINE OF SALEM AVENUE AS DESCRIBED IN IR Deed 13-006889, MONTGOMERY COUNTY RECORDS.

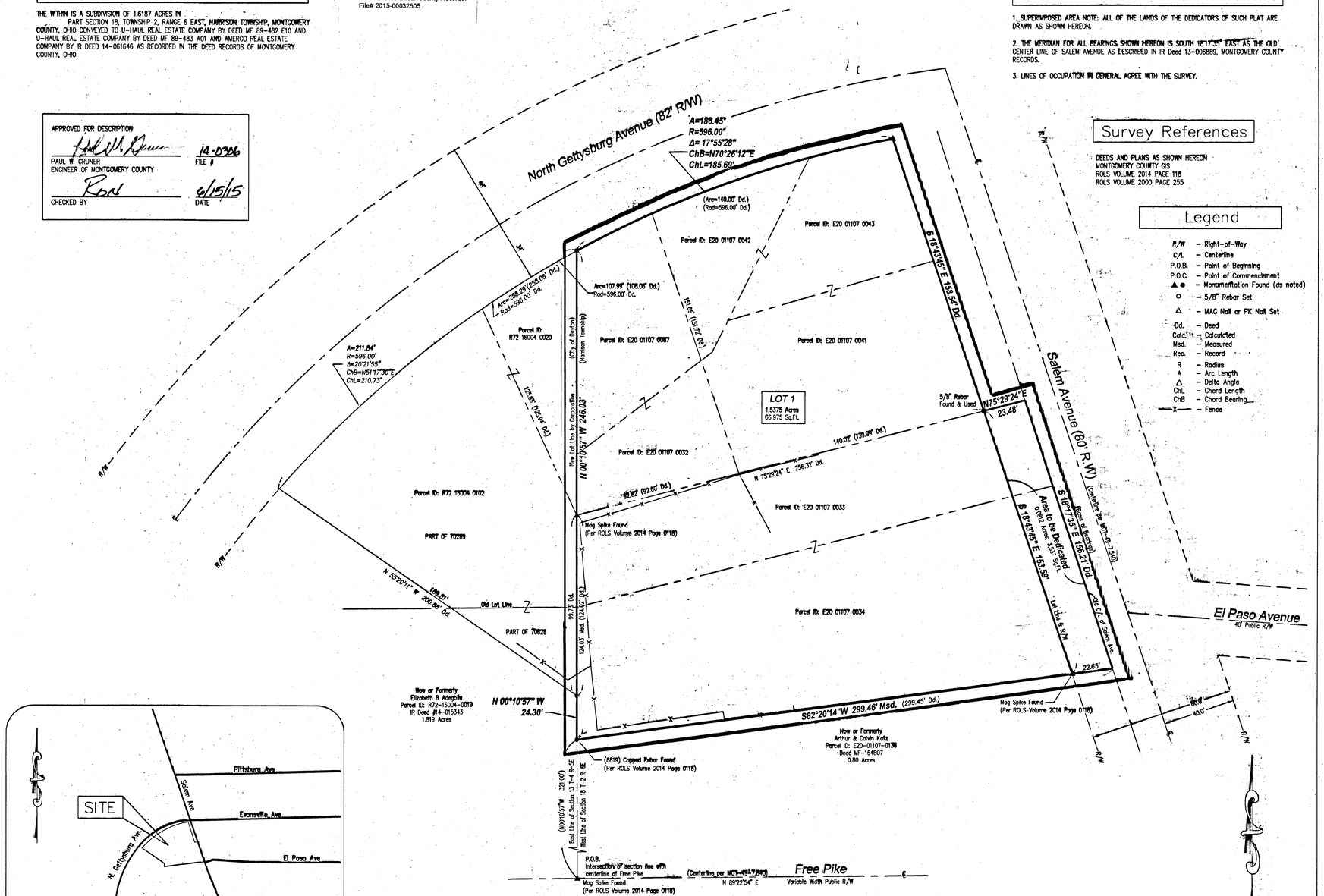
3. LINES OF OCCUPATION IN GENERAL AGREE WITH THE SURVEY.

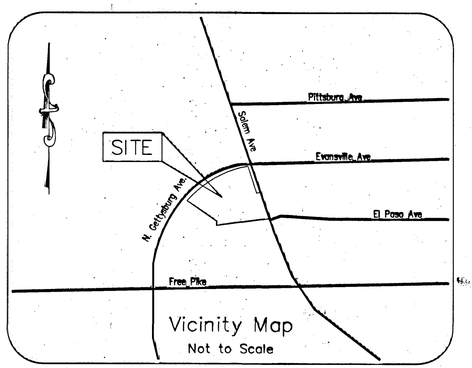
Survey References

DEEDS AND PLANS AS SHOWN HEREON
MONTGOMERY COUNTY GIS
ROLS VOLUME 2014 PAGE 118
ROLS VOLUME 2000 PAGE 255

Legend

R/W – Right-of-Way
C/L – Centerline
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
▲ ● – Monumentation Found (as noted)
○ – 5/8" Rebar Set
△ – MAG Nail or PK Nail Set
Od. – Deed
Calc. – Calculated
Msd. – Measured
Rec. – Record
R – Radius
A – Arc Length
Δ – Delta Angle
Ch.L – Chord Length
Ch.B – Chord Bearing
—X— – Fence





SCALE: 1" = 30'

TRANSFERRED
15 JUN 19 AM 11:18
KARL L. KEITH
AUDITOR

PLAT BOOK 226 PAGE: 12

Planning Commission

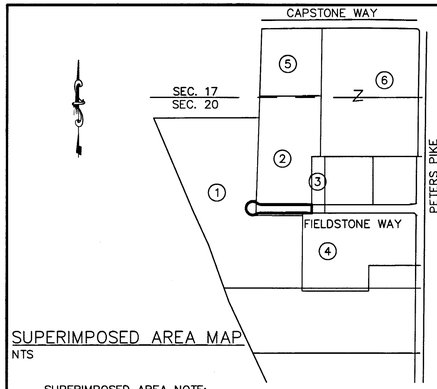
826 p 13

B02-1013-PT.2 B02-1014-PT.17

STONEQUARRY CROSSINGS SECTION 10

SECTION 20, TOWN 3, RANGE 6E
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO
APRIL, 2015

0.9331 ACRES TOTAL (IN DEDICATED R/W)



SUPERIMPOSED AREA MAP
NTS

1 CITY OF VANDALIA
I.R. DEED 08-081372
37.106 ACRES (ORIGINAL)

2 CITY OF VANDALIA
I.R. DEED 06-080501
100 ACRES (ORIGINAL)

3 STONEQUARRY CROSSINGS, SECTION SEVEN
P.B. 223, PG. 5
LOT 12
NIMERS & WOODY, LLC
I.R. DEED 13-087701

4 STONEQUARRY CROSSINGS, SECTION NINE
P.B. 225, PG. 20

5 BLUE DIAMONDS REAL ESTATE HOLDINGS, LLC
I.R. DEED 13-049033
6.521 ACRES

6 STONEQUARRY CROSSINGS, SECTION FIVE
P.B. 219, PG. 39
LOT 10
THE DAYTON-MONTGOMERY COUNTY PORT AUTHORITY
I.R. DEED 12-070374

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OWNED BY THE DEDICATORS IS PLATTED AS SHOWN.

Type: DEE
Kind: PLAT
Recorded: 06/24/2015 10:48:39 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00033429

NO TRANSFER NEEDED
15 JUN 24 AM 10: 40
KARL L. KEITH
AUDITOR

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

BEARINGS FOR THIS SURVEY WERE MADE TO AGREE WITH THE STATE PLANE COORDINATE SYSTEM (OHIO SOUTH ZONE, NAD 83) UTILIZING ODOT'S VRS CORS NETWORK WITH THE FOLLOWING PARAMETERS:

HORIZONTAL DATUM: NAD83 (2011)

VERTICAL DATUM: NAVD88

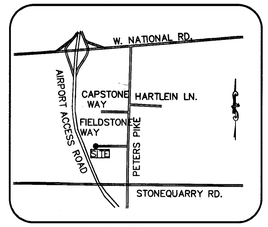
GEOID: GEOID 12A

ELLIPSOID: GRS80

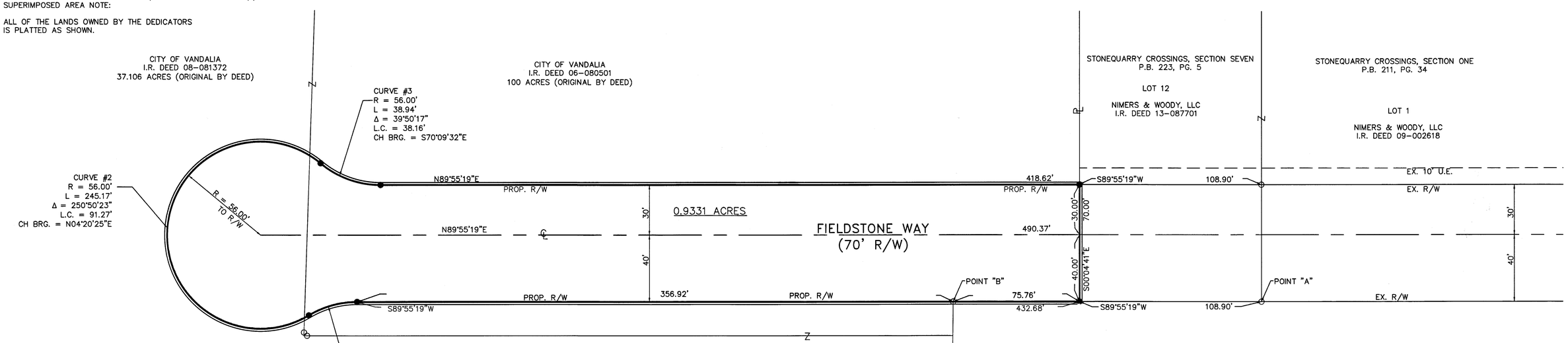
UNITS: U.S. SURVEY FEET

COORDINATE SYSTEM: GROUND

THE OBSERVED BEARING FROM POINT "A" TO POINT "B" WAS FOUND TO BE (S89°55'19"W).



VICINITY MAP
Not To Scale



APPROVED FOR DESCRIPTION

PAUL GRUNER, P.E., P.S — DATE 06/22/2015

CHECKED BY: RON — DATE 6/22/15 — 15-0111 JOB No.

OCCUPATION:

OCCUPATION, IN GENERAL, FITS THE SURVEYED BOUNDARIES.

MONUMENT LEGEND:

- O IRON PIN FOUND (5/8" DIA)
- ● IRON PIN SET (5/8"X30") W/ "WINEMILLER ASSOC" PLASTIC CAP

DESCRIPTION & CERTIFICATION

THE WITHIN PLAT IS LOCATED IN SECTION 20, TOWN 3, RANGE 6E, CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO, BEING A 0.7516 ACRE PART OF A 100 ACRE TRACT AS CONVEYED TO THE CITY OF VANDALIA BY INSTRUMENT AS RECORDED IN I.R. DEED 06-080501 AND A 0.1815 ACRE PART OF A 37.106 ACRE TRACT AS CONVEYED TO THE CITY OF VANDALIA BY INSTRUMENT AS RECORDED IN I.R. DEED 08-081372 OF THE DEED RECORDS OF SAID COUNTY AND CONTAINS 0.9331 ACRES TOTAL. MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS WILL BE SET AS SHOWN UPON COMPLETION OF CONSTRUCTION.

THOMAS WINEMILLER & ASSOCIATES, INC.

NATHAN D. TIREY, P.E., P.S.
OHIO REGISTERED SURVEYOR No. 8470

STATE OF OHIO · NATHAN D. TIREY · S-8470 · REGISTERED PROFESSIONAL SURVEYOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 13

NO TRANSFER NEEDED
15 JUN 24 AM 10: 40
KARL L. KEITH
AUDITOR

DEDICATION

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

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REMOVAL OF WATER LINE, STORM SEWERS, SANITARY SEWERS, DRAINAGE SWALES, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC OR OTHER LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR ANY OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

JON CRUSEY, BEING AFFIRMED, 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.

SIGNED AND ACKNOWLEGED IN THE PRESENCE OF:

WITNESS Melissa R. Pruszynski 6/16/15 DATE

WITNESS 6-16-15 DATE

OWNER: CITY OF VANDALIA

JON CRUSEY, CITY MANAGER

COUNTY OF MONTGOMERY, STATE OF OHIO, S.S

BE IT REMEMBERED THAT ON THIS 16 DAY OF June, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JON CRUSEY, CITY MANAGER OF THE CITY OF VANDALIA, OWNER, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

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

Melissa R. Pruszynski
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 25, 2017

NOTARY PUBLIC · STATE OF OHIO

MELISSA R. PRUSZYNSKI, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 25, 2017

APPROVALS

ACCEPTED AND APPROVED BY THE CITY OF VANDALIA PLANNING COMMISSION

CHAIRPERSON — DATE 05/22/2015

ACCEPTED AND APPROVED BY THE CITY OF VANDALIA COUNCIL

MAYOR Arlene J. Setzer — DATE 6-15-15

CLERK OF COUNCIL — DATE 6-16-15

STONEQUARRY CROSSINGS, SECTION 10

SECTION 20, TOWN 3, RANGE 6E
CITY OF VANDALIA ~ MONTGOMERY COUNTY ~ OHIO

PREPARED BY
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862
FAX: 937-898-5716
www.winemillerengineering.com

RECORD PLAN

DATE: APRIL 13, 2015	SCALE: 1" = 30'
DESIGN: NDT	
DRAWN: NDT	PROJECT: 15-039
CHECKED: DRW	SHEET: 1 OF 1

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — DATE 4-20-15

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — DATE 4/20/15

DATE 4/20 20 15

NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE 245 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER OF THE CITY OF DAYTON, OHIO

R72-E-10-1 THRU 4 ALL

226P14

RECORD PLAN
CITY OF DAYTON
DAYTON & MONTGOMERY COUNTY PUBLIC LIBRARY

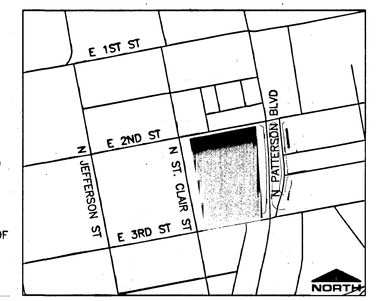
BEING LOTS 97-100, 141-144 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE CITY OF DAYTON PLAT, SECTION 4, TOWN 1, RANGE 7, MRs., CITY OF DAYTON, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 5.437 ACRES
MARCH, 2015

TRANSFERRED
15 JUN 24 PM 2:03
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 06/24/2015 02:12:44 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00033510

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.

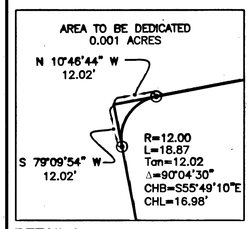
BASIS OF BEARING: SOUTH RIGHT OF WAY LINE OF SECOND STREET PER SUR VOL 2003-0548 OF THE MONTGOMERY COUNTY RECORD OF LAND SURVEYS. (N 79°08'24"E)



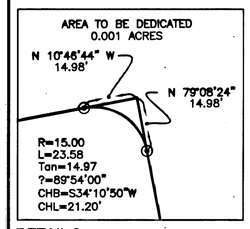
VICINITY MAP
Not to Scale

PLAT BOOK 226 PAGE: 14

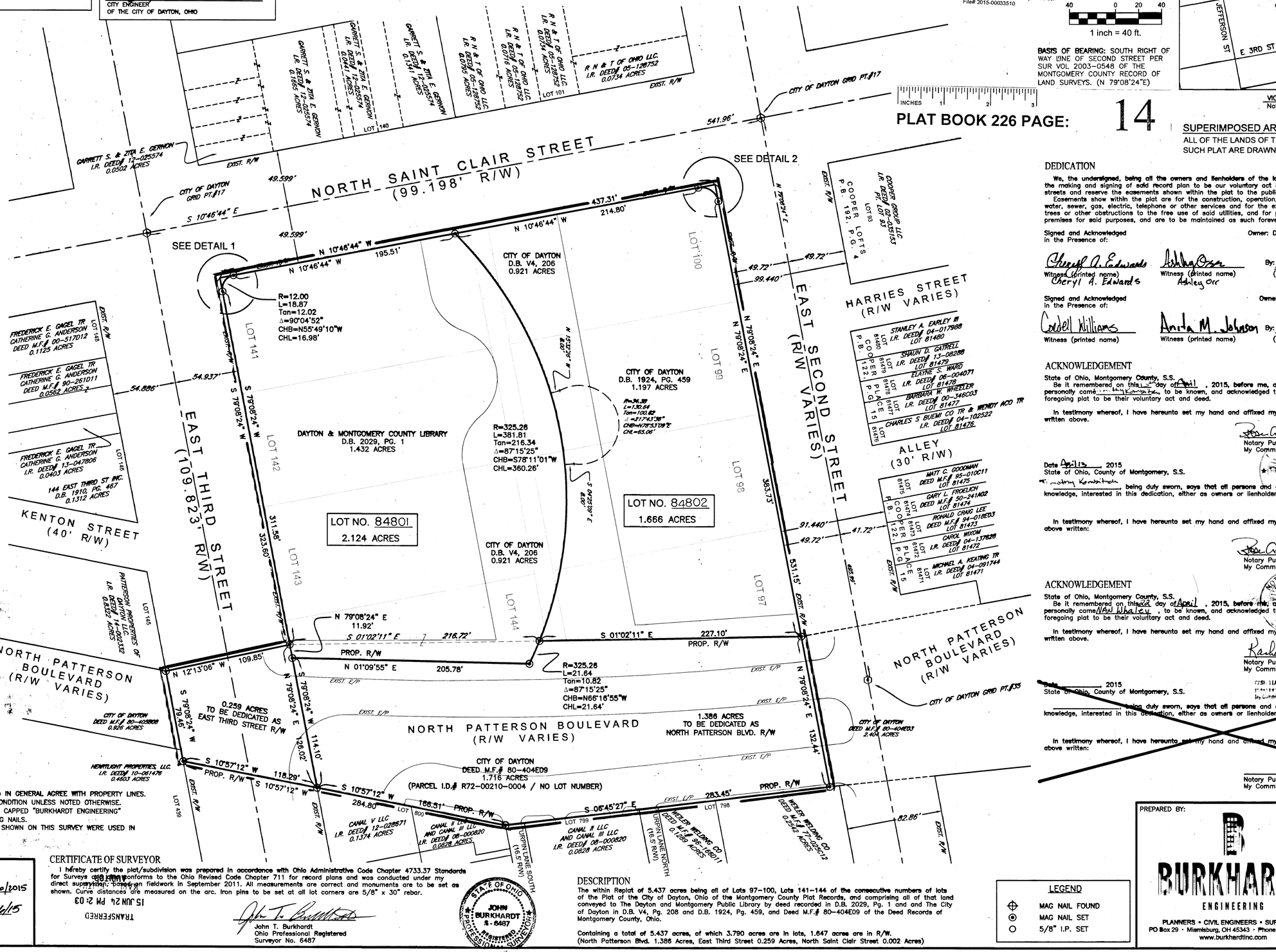
SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.



DETAIL 1
SCALE: 1"=20'



DETAIL 2
SCALE: 1"=20'



DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby acknowledge the making and signing of said record plan to be our voluntary act and deed, and do hereby dedicate the streets and reserve the easements shown within the plat to the public for use forever.

Easements show within the plat are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes, and are to be maintained as such forever.

Signed and Acknowledged in the Presence of:

Witness (printed name) Cheryl A. Edwards

Witness (printed name) Ashley Orr

Owner: Dayton and Montgomery County Public Library

By: (printed name & title) Timothy Kambitsch, Executive Director

Signed and Acknowledged in the Presence of:

Witness (printed name)

Witness (printed name)

Owner: City of Dayton, Ohio

By: (printed name & title) Nan Whaley, Mayor

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.

Be it remembered on this 1st day of April, 2015, before me, a Notary Public in and for said state, personally came [illegible], to be known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Notary Public in and for Montgomery County, Ohio
My Commission Expires

ROSE A. WISEMANDLE, Notary Public In and for the State of Ohio My Commission Expires July 14, 2019

Date April 13, 2015
State of Ohio, County of Montgomery, S.S.

I, Timothy Kambitsch, being duly sworn, says that all persons and corporations, to the best of his/her knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Notary Public in and for Montgomery County, Ohio
My Commission Expires

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.

Be it remembered on this 2nd day of April, 2015, before me, a Notary Public in and for said state, personally came Nan Whaley, to be known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Notary Public in and for Montgomery County, Ohio
My Commission Expires Feb 4, 2020

Date _____, 2015
State of Ohio, County of Montgomery, S.S.

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

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Notary Public in and for Montgomery County, Ohio
My Commission Expires

SURVEY NOTES:

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

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 05/26/2015

Checked By RON — DATE 5/26/15

14-0237
FILE#

TRANSFERRED
15 JUN 24 PM 2:03

CERTIFICATE OF SURVEYOR

I hereby certify the plat/subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on fieldwork in September 2011. 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 BURKHARDT S-6487 REGISTERED PROFESSIONAL SURVEYOR

John T. Burkhardt
Ohio Professional Registered
Surveyor No. 6487

DESCRIPTION

The within Replat of 5.437 acres being all of Lots 97-100, Lots 141-144 of the consecutive numbers of lots of the Plat of the City of Dayton, Ohio of the Montgomery County Plat Records, and comprising all of that land conveyed to The Dayton and Montgomery Public Library by deed recorded in D.B. 2029, Pg. 1 and and The City of Dayton in D.B. V4, Pg. 208 and D.B. 1924, Pg. 459, and Deed M.F.# 80-404E09 of the Deed Records of Montgomery County, Ohio.

Containing a total of 5.437 acres, of which 3.790 acres are in lots, 1.647 acres are in R/W. (North Patterson Blvd. 1.386 Acres, East Third Street 0.259 Acres, North Saint Clair Street 0.002 Acres)

LEGEND
- ⊕ MAG NAIL FOUND
- ⊙ MAG NAIL SET
- ○ 5/8" I.P. SET

PREPARED BY:

BURKHARDT ENGINEERING

PLANNERS • CIVIL ENGINEERS • SURVEYORS
PO Box 29 • Miamisburg, OH 45343 • Phone: 937-388-0060
www.burkhardtinc.com

Design:	Proj: 2162-1
Draw: RGK	Dwg: 2162-1.dwg
Check: JTB	Tab: RP
Scale: 1"=40'	
Date:	3/04/15
Sheet:	RECORD PLAN
Sheet No.:	RP-1

226 p 15

Type: DEE
Kind: PLAT
Recorded: 06/25/2015 10:30:49 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00033678

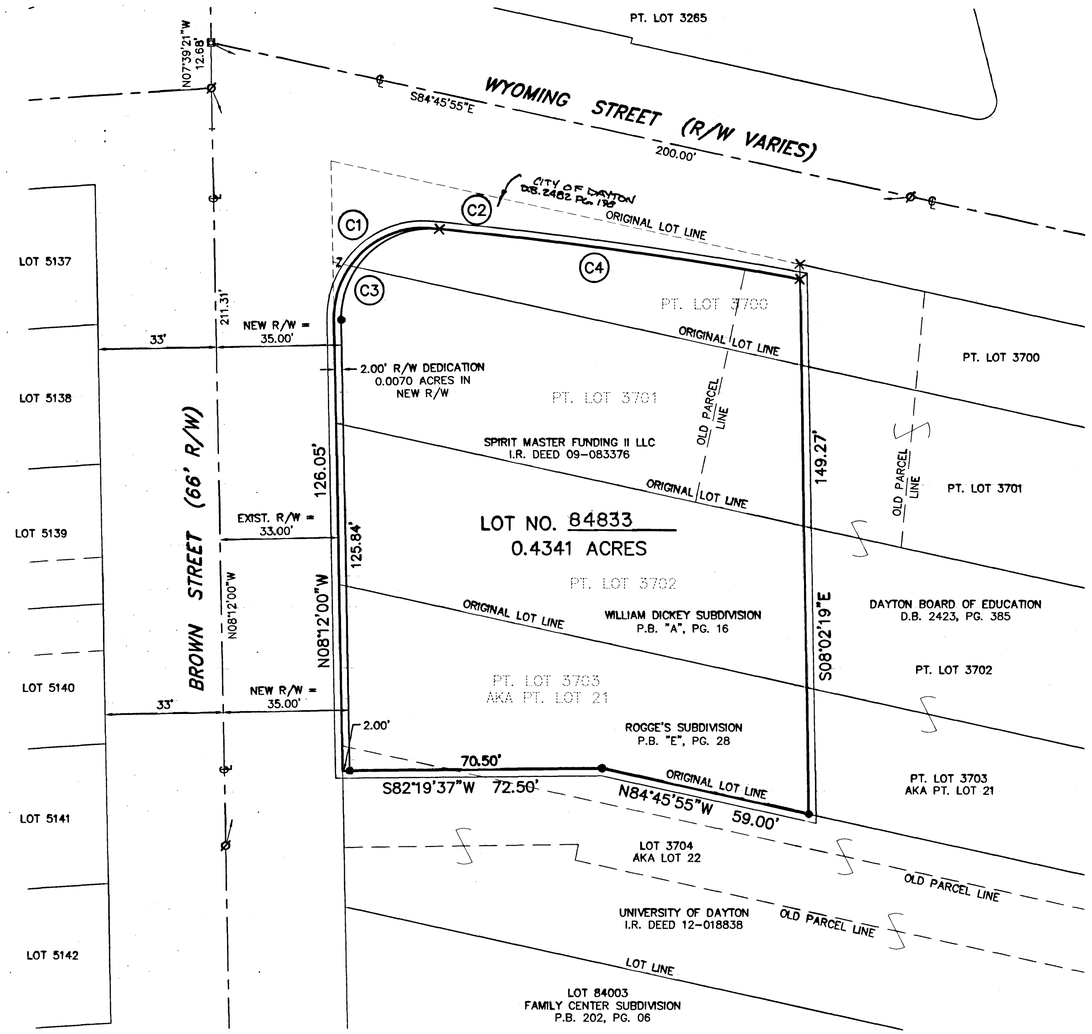
TRANSFERRED
15 JUN 25 AM 9:15
KARL L. KEITH
AUDITOR

RECORD PLAN
TACO BELL NO. 2263 PLAT

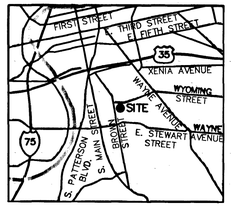
BEING A REPLAT OF PART LOTS 3700, 3701, 3702 & 3703 OF THE REVISED AND CONSECUTIVE LOT NUMBERS ON THE PLAT OF THE CITY OF DAYTON
LOTS 3700 THRU 3702 BEING PART OF THE WILLIAM DICKEY SUBDIVISION AS RECORDED IN PLAT BOOK "A", PAGE 16
LOT 3703 BEING PART OF THE ROGGE'S SUBDIVISION AS RECORDED IN PLAT BOOK "E", PAGE 28
SECTION 3, TOWN 1, RANGE 7 M.Rs.
MONTGOMERY COUNTY, OHIO
CONTAINING 0.4411 ACRES
OF WHICH 0.0070 ACRES ARE IN DEDICATED R/W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	42.12'	96°31'15"	N40°03'38"E	37.31'
C2	1263.24'	103.73'	4°42'18"	S89°19'36"E	103.70'
C3	25.00'	42.16'	96°36'51"	N40°06'25"E	37.34'
C4	1263.24'	101.68'	4°36'42"	S89°16'48"E	101.65'

GENERAL NOTES:
- OCCUPATION, IN GENERAL, FITS THE SURVEY.
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.



BASIS OF BEARINGS:
- MOT WARREN STREET RECONSTRUCTION PLAT PLAT BOOK 223, PAGE 63 CENTERLINE OF BROWN STREET BEARING = SOUTH 08°12'00" EAST



VICINITY MAP
NOT TO SCALE

DATE 6/3 20 15
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO, HAVE BEEN GIVEN LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUB-DIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON, OHIO

Approved by City Plan Board
Planning Director
Date: 6/3, ~~2014~~ 2015

Approved by Director of Public Works
Supervisor of Plats
Date: 6/3, ~~2014~~ 2015

APPROVED FOR DESCRIPTION
ENGINEER OF MONTGOMERY COUNTY
CHECKED BY
14-0245 JOB #
6/22/15 DATE

DEDICATION:

We the undersigned, being all the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby dedicate the street and reserve the easements as shown within the plat to the public use forever. New easements shown on the within plat are reserved 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 and egress from the premises for said purposes, and are to be maintained as such forever.

WITNESSES:
Print Name: Allison Weyer
Print Name: Daniel Rosenberg

OWNER
Spirit Master Funding II, LLC,
a Deleware limited liability comapny,
by Spirit SPE ,Manager, LLC its manager:
Signature:
Name: Ryan Berry
Title: Senior Vice President

WITNESSES:
Print Name: Allison Weyer
Print Name: Daniel Rosenberg

LIEN HOLDER
CITIBANK, N.A., as Collateral Agent
By: Spirit Realty, L.P., as Property Manager pursuant to that certain Limited Power of Attorney from Indenture Trustee dated January 13, 2015, by Spirit OP General Holdings, LLC, its general partner:
Signature:
Name: Ryan Berry
Title: Senior Vice President

OWNER'S STATEMENT:

Ryan Berry, Senior Vice President of Spirit SPE Manager, LLC, the manager of Spirit Master Funding II LLC, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

By: Spirit SPE Manager, LLC, its manager
Signature:
Name: Ryan Berry
Title: Senior Vice President

STATE OF ARIZONA, COUNTY OF MARICOPA, SS:

Be it remembered that on this 26 day of May, 2015, before me the undersigned, a notary public in and for said State of Arizona, personally came the Senior Vice President of Spirit SPE Manager, LLC, manager of Spirit Master Funding II, LLC, Ryan Berry, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

LISA M. LOPEZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires May 8, 2016

NOTARY PUBLIC Lisa M Lopez
MY COMMISSION EXPIRES May 8, 2016

STATE OF ARIZONA, COUNTY OF MARICOPA, SS:

Be it remembered that on this 26 day of May, 2015, before me the undersigned, a notary public in and for said State of Arizona, personally came the Senior Vice President of Spirit OP General Holdings, LLC, general partner of Spirit Realty, LP, Ryan Berry, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

LISA M. LOPEZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires May 8, 2016

NOTARY PUBLIC Lisa M Lopez
MY COMMISSION EXPIRES May 8, 2016

CERTIFICATION:

I hereby certify that this plat of survey was prepared in accordance with Ohio Administrative Code 4733-37 Standards for Boundary Surveys and Ohio Revised Code Chapter 711 and is an accurate representation of an actual field survey performed by our company surveyors under my supervision on July 9 2014. All monumentation has been found or is to be set as shown.

Thomas E. Dusa
OHIO LICENSE NO. S-7143

STATE OF OHIO
THOMAS E DUSA
S-7143
REGISTERED SURVEYOR

PREPARED BY:

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1" = 20' | Drawn: JRC | Checked: TED
Date: August 20, 2014 | Job No. E3317

GRAPHIC SCALE
-20 0 10 20 40 80
1" = 20'

THE NEW LOTS CONTAIN THE FOLLOWING PART AREAS:

NEW LOT NUMBER	OLD PARCEL REFERENCE	AREA SQ. FT.	AREA ACRES
	PT. LOT 3700	2335	0.0536
	PT. LOT 3701	5832	0.1339
	PT. LOT 3702	5852	0.1343
	PT. LOT 3703	5197	0.1193

SYMBOL LEGEND
- × – INDICATES CUT CROSS FOUND
- × – INDICATES CUT CROSS SET
- Ø – INDICATES "MAG" SPIKE TO BE SET AT THE CONCLUSION OF CONTRUCTION IN BROWN & WYOMING STREETS
- ▣ – INDICATES MONUMENT BOX TO BE SET AT THE CONCLUSION OF CONTRUCTION IN BROWN & WYOMING STREETS
- ● – INDICATES IRON PIN SET W/ PLASTIC ID CAP STAMPED "HALEY DUSA 6819"

SURVEY REFERENCES:
RECORDERS:
- ALL DEEDS SHOWN ON THIS REPLAT
- PLATS & SUBDIVISIONS:

WILLIAM DICKEY SUBDIVISION
PLAT BOOK "A", PAGE 16

ROGGE'S SUBDIVISION
PLAT BOOK "E", PAGE 28

FAMILY CENTER SUBDIVISION
PLAT BOOK 202, PAGE 28

MOT WARREN STREET RECONSTRUCTION CENTERLINE PLAT
PLAT BOOK 223, PAGE 63

INCHES 1 2 3

PLAT BOOK 226 PAGE: 15

LEGAL DESCRIPTION

BEING A REPLAT OF PART LOTS 3700, 3701 & 3702 OF THE REVISED AND CONSECUTIVE LOT NUMBERS ON THE PLAT OF THE CITY OF DAYTON, OHIO, SAID LOTS ALSO BEING PART OF THE WILLIAM DICKEY SUBDIVISION AS RECORDED IN PLAT BOOK "A", PAGE 16, AND PART LOT 3703 OF THE REVISED AND CONSECUTIVE LOT NUMBERS ON THE PLAT OF THE CITY OF DAYTON, OHIO, SAID LOT ALSO BEING PART OF LOT 21 OF THE ROGGE'S SUBDIVISION AS RECORDED IN PLAT BOOK "E", PAGE 28, ALL AS CONVEYED TO SPIRIT MASTER FUNDING II LLC BY DEED AS RECORDED IN I.R. DEED 09-083376 AND CONTAINING 0.4411 ACRES OF WHICH 0.4341 ACRES ARE IN THE LOT AND 0.0070 ACRES ARE WITHIN DEDICATED STREET RIGHT-OF-WAY.

LOCATED IN SECTION 3, TOWN 1, RANGE 7 M.Rs., COUNTY OF MONTGOMERY, STATE OF OHIO.

TRANSFERRED
15 JUN 25 AM 9:15
KARL L. KEITH
AUDITOR

K45-200-35-9 ALL

226 P16

Type: DEE
Kind: PLANNED UNIT DEVELOPMENT
Recorded: 06/26/2015 12:42:50 PM
Fee Amt: $130.40 Page 1 of 4
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034152

TRANSFERRED
15 JUN 25 PM 7:46
KARL L. KEITH
AUDITOR

RECORD PLAN

LORIEN WOODS - SECTION TWO-I

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF ALL OF LOT 20 OF LORIEN WOODS SECTION TWO
AS RECORDED IN PB 201, PG 27
LOCATED IN SECTION 8, TOWN 1, RANGE 6 M.Rs.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

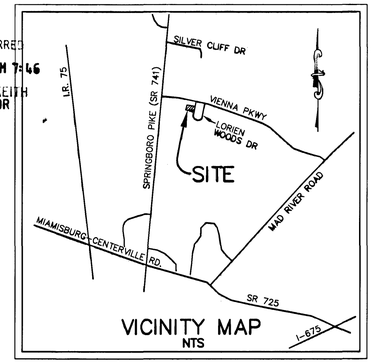
CONTAINING: 0.601 ACRES

JANUARY, 2015

PREPARED BY:

VANATTA ENGINEERING INC
570 Congress Park-DrDayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF LORIEN WOODS SECTION TWO AS RECORDED IN P.B. 201, PG. 27 (N05°56'47"E)



VICINITY MAP
NTS

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

INCHES 1 2 3

PLAT BOOK 226 PAGE: 16

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS Lynn D. Brinkman

WITNESS RJ Brinkman

OWNER: ZENGEL CONSTRUCTION COMPANY

BY: JAMES M. ZENGEL
IT'S: PRESIDENT

BY: STEPHEN K. ZENGEL
IT'S: SECRETARY

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 10TH DAY OF JUNE, 2015, BEFORE ME, THE UNDERSIGNED, CAME THE ZENGEL CONSTRUCTION COMPANY BY JAMES M. ZENGEL IT'S PRESIDENT TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-16-2015

ADAM C. ZENGEL, Notary Public In and for the State of Ohio My Commission Expires

MORTGAGEE:

BY: _____

ITS: _____

STATE OF _____, COUNTY OF _____, S.S.

BE IT REMEMBERED THAT ON THIS __ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, CAME _____ BY _____ IT'S _____ TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

JAMES M. ZENGEL BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

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

NOTARY PUBLIC — JUNE 16, 2015 — MY COMMISSION EXPIRES ON DATE ABOVE

ADAM C. ZENGEL, Notary Public In and for the State of Ohio My Commission Expires

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 0.601 ACRES, BEING ALL OF LOT 20 OF LORIEN WOODS SECTION TWO AS RECORDED IN PLAT BOOK 201, PAGE 27 AS CONVEYED TO ZENGEL CONSTRUCTION COMPANY BY DEED BOOK 1563, PAGE 61 OF THE DEED RECORDS OF SAID COUNTY.

CERTIFICATION

I HEREBY CERTIFY THAT THIS 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 SEPTEMBER 30, 2014. 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.

VAN ATTA ENGINEERING, INC.

BY: _____ 1/19/15
JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354
DATE

STATE OF OHIO JEFFREY A. VAN ATTA 7354 REGISTERED PROFESSIONAL SURVEYOR

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: RON DATE: 6/22/15

JOB No: 15-0022

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY COUNTY, OHIO

THIS 11 DAY OF JUNE, 2015

CHAIRMAN — DATE

OCCUPATION STATEMENT:

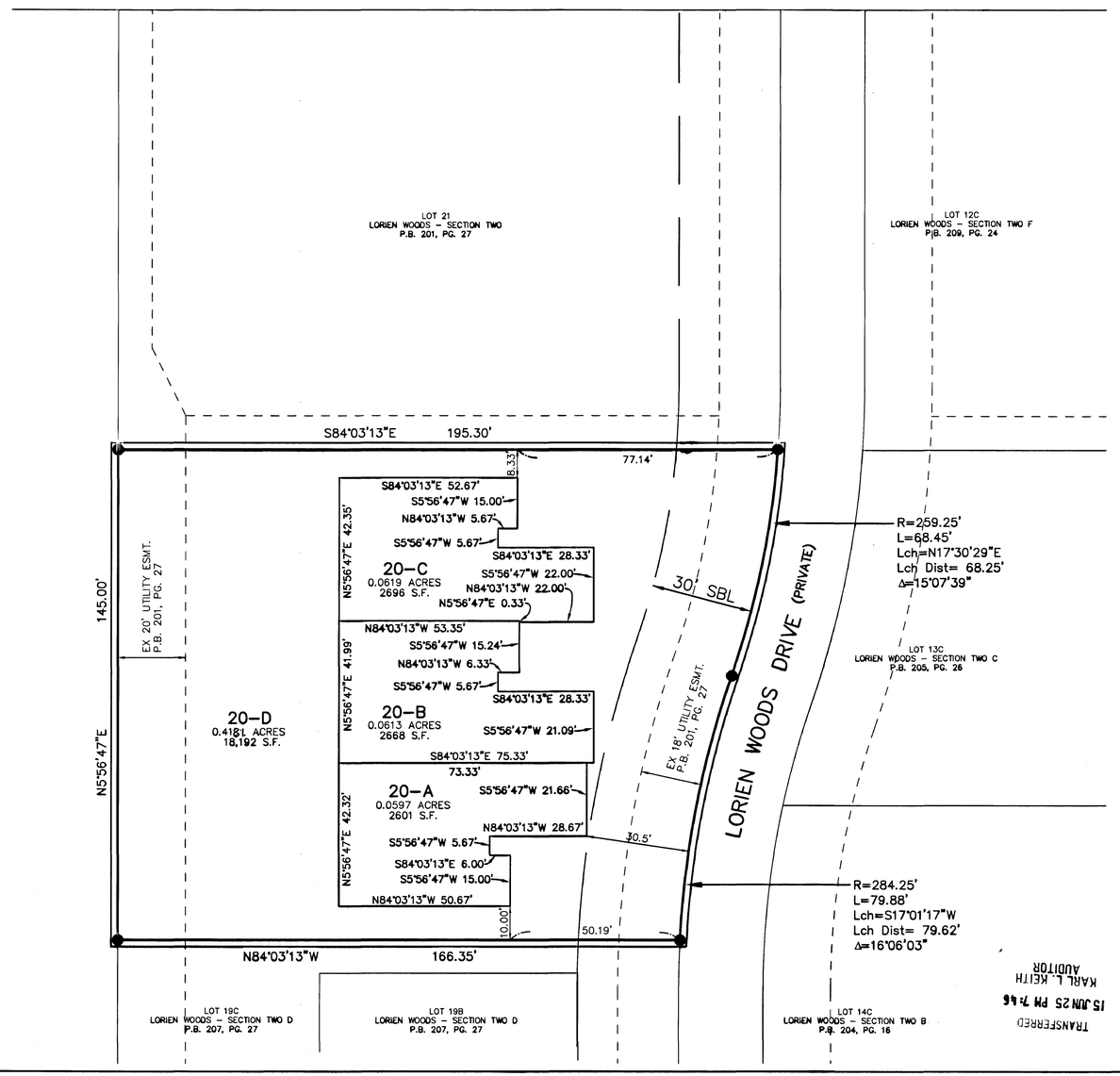
LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SURVEY REFERENCES:

P.B. 207, PG. 27
P.B. 201, PG. 27
D.B. 1563, PG. 61
TAX MAPS

SUPERIMPOSITION NOTE:

THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.



TRANSFERRED
15 JUN 25 PM 7:46
KARL L. KEITH
AUDITOR

DEDICATION:

1. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

2. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED BRED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

3. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT ARE FOR UTILITY INSTALLATION AND MAINTENANCE AND FOR DRAINAGE PURPOSES. MAINTENANCE OF STORM SEWER IN EASEMENTS BETWEEN LOTS OFF THE DEDICATED ROADWAY IS THE RESPONSIBILITY OF LORIEN WOODS OWNERS ASSOCIATION.

4. DRAINAGE CHANNELS, SWALES AND SLOPES IN THIS SUBDIVISION HAVE BEEN ESTABLISHED FOR THE CONVEYANCE OF SURFACE DRAINAGE TO THE PUBLIC STREETS OR STORM SEWERS AND SHALL BE MAINTAINED CONTINUOUSLY FOR SUCH PURPOSES BY THE ASSOCIATION. NO MATERIALS SHALL BE REMOVED FROM OR PLACED UPON ANY LOT WHICH OBSTRUCTS, RETARDS OR CHANGES THE DIRECTION OF FLOW OF WATER THROUGH THESE DRAINAGE CHANNELS OR SWALES.

5. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL SEPTEMBER 1, 2030, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

6. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT,

7. AMENDMENT OR REMOVAL OF COVENANTS 3, 4, 8 AND 9 SHALL REQUIRE THE APPROVAL OF THE MONTGOMERY COUNTY ENGINEER AND MIAMI TOWNSHIP.

8. THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATION TO PROVIDE STORM WATER DETENTION TO VIENNA PARK NORTH AS RECORDED AT MICROFICHE NO. 94-0065-A02 OF THE MONTGOMERY COUNTY, OHIO DEED RECORDS AND THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL BE MEMBERS OF VIENNA PARK NORTH OWNERS ASSOCIATION, A NON-PROFIT CORPORATION ORGANIZED UNDER THE PROVISIONS OF SAID DECLARATION.

9. THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORIEN WOODS AS RECORDED AT MICROFICHE NO. 00-757006, FIRST AMENDMENT THERETO AS RECORDED AT MICROFICHE NO. 01-0592 E10, SECOND AMENDMENT THERETO AS RECORDED AT MICROFICHE NO. 02-0046A01, THIRD AMENDMENT THERETO AS RECORDED AT I.R. NO. 02-108561-0002, FOURTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PUD-03-004168, FIFTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PUD-03-132-729, SIXTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PUD-04-056-672, SEVENTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PLAT-04-142502, EIGHTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PLAT 05-067367, NINTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PUD-05-067367, TENTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PUD-06-015888, ELEVENTH AMENDMENT THERETO AS RECORDED AT I.R. NO. I.R. NO. PLAT-06-077377, TWELFTH AMENDMENT THERETO AS RECORDED AT I.R. NO. NO-06-116349, THIRTEENTH AMENDMENT THERETO AS RECORDED AT I.R. NO. PUD-07-060026, FOURTEENTH AMENDMENT THERETO AS RECORDED AT I.R. NO. 07-079521, FIFTEENTH AMENDMENT THERETO AS RECORDED AT I.R. NO. 08-005765, SIXTEENTH AMENDMENT THERETO AS RECORDED AT I.R. NO. 12-080614, SEVENTEENTH AMENDMENT THERETO AS RECORDED AT I.R. 14-028046, AND THE EIGHTEENTH AMENDMENT RECORDED AT I.R. 2015-34152 ALL OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AND THE OWNERS OF LOTS IN LORIEN WOODS, SHALL BE MEMBERS OF LORIEN WOODS OWNERS ASSOCIATION, AS PROVIDED IN THE ARTICLES OF INCORPORATION OF LORIEN WOODS OWNERS ASSOCIATION, AN OHIO NON-PROFIT CORPORATION, AND THE BY-LAWS OF THE ASSOCIATION.

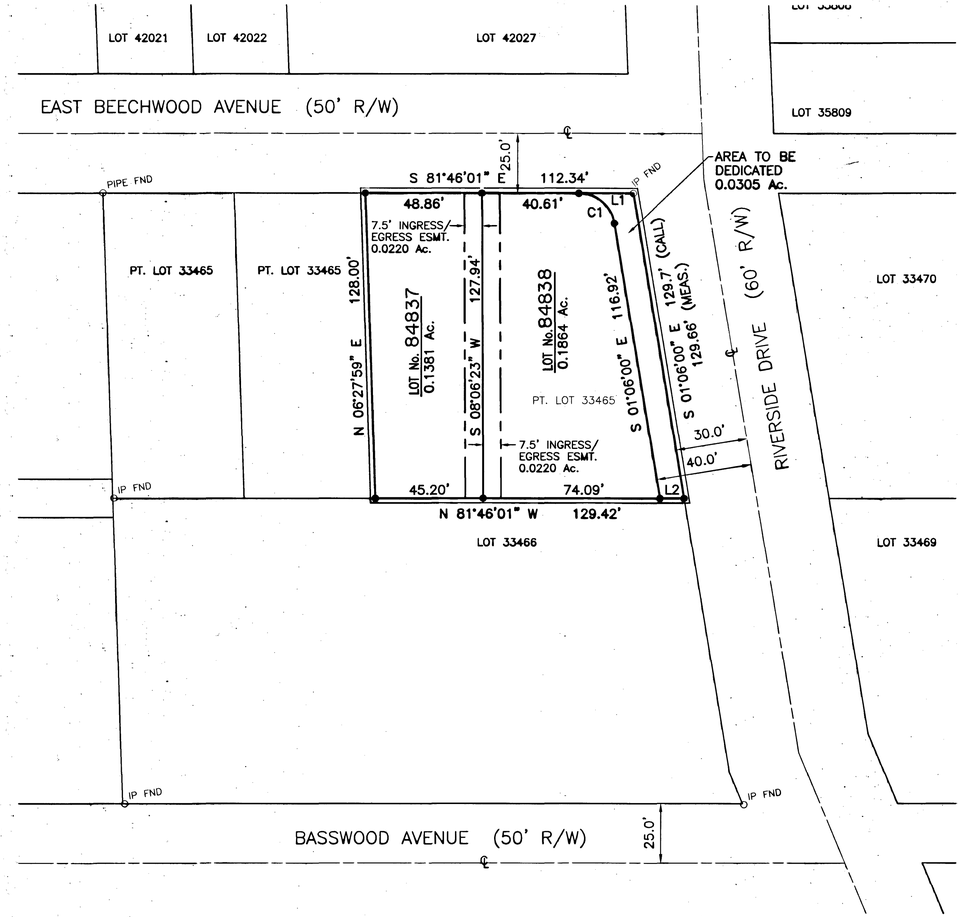
SURVEY SYMBOLS LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8"IRON PIN FOUND
- EX 1"IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX PK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- IRON PIN SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- PK NAIL SET
- CROSS NOTCH SET
- RAILROAD SPIKE SET
- 1" IRON PIN SET (MONUMENT)

JOB No 5336 SHEET 1 OF 1

H:\CADD\Projects\Zengel\Lorien Woods\LORIENWOODSLOT20.DWG, JAN 19, 2015 - 08:16:38

R12-62-5-35ALL



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

INCHES 1 2 3

C1
Δ = 80°40'01"
R = 15.00'
T = 12.74'
L = 21.12'
Ch Br = N 41°26'00" W
C = 19.42'

LINE	LINE BEARING	DISTANCE
L1	S 81°46'01" E	22.87'
L2	N 81°46'01" W	10.13'

0.3245 Ac. LOTS
0.0305 Ac. R/W DED.
0.3550 Ac. TOTAL

BASIS OF BEARINGS:

BEARINGS BASED ON THE SOUTH LINE OF BEECHWOOD AVE. AS SHOWN IN PLAT BOOK H, PG. 44, BEING S 81°46'01" E (ASSUMED DUE TO LACK OF RECORDED INFORMATION IN THE AREA).

- ● IP SET W/CAP ID "HEDDEN 7630"
- ○ 5/8" IRON PIN FOUND.
- × CUT CROSS SET
- ✪ MAG NAIL SET

GENERAL NOTES

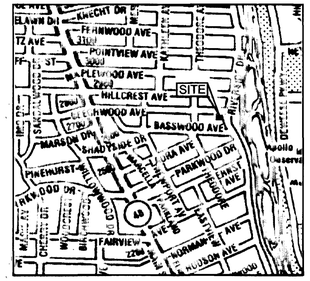
KNECHT'S SUBDIVISION, P.B. H, PG. 44

ALL MONUMENTS WERE FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

OCCUPATION IN GENERAL FITS THE SURVEY.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINED IN ANY RECORDED OR UNRECORDED DOCUMENT PERTAINING TO THIS PLAT.

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.



VICINITY MAP
NO SCALE

TRANSFERRED
15 JUN 30 AM 11:32
KARL L. KEITH
AUDITOR

C:\Civil 3D Projects\15-007 BEECHWOOD SURVEY\DWG\15007-BASE.dwg Wed, Jun 03, 2015 - 1:00pm

RECORD PLAN

McKINNEY-SISTRUNK PLAT

BEING A REPLAT OF PART LOT 33465
OF THE REVISED AND CONSECUTIVE LOT NUMBERS
ON THE PLAT OF THE CITY OF DAYTON
ALSO KNOWN AS KNECHT SUBDIVISION P.B. "H", PG. 44
LOCATED IN SECTION 21, TOWN 2, RANGE 6 EAST
MONTGOMERY COUNTY, OHIO
TOTAL AREA: 0.3550 ACRES
MAY 26, 2015

TRANSFERRED
15 JUN 30 AM 11:32
KARL L. KEITH
AUDITOR
226 P 17

Type: DEE
Kind: PLAT
Recorded: 06/30/2015 11:36:35 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034760

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

A K Strobel — 6.18.15
PLANNING DIRECTOR — DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS

[signature] — 6/18/15
SUPERVISOR OF PLATS — DATE

DATE 6/18/15

NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE 24a OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

[signature]
CITY ENGINEER OF THE CITY OF DAYTON, OHIO

PLAT BOOK 226 PAGE: 17

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR AS SUCH PLAT IS DRAWN.

CERTIFICATION & DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 0.3550 ACRES IN PART LOT 33465 OF THE REVISED AND CONSECUTIVE NUMBERED LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO ALSO KNOWN AS KNECHT SUBDIVISION P.B. "H", PG. 44 AND COMPRISING THAT LAND CONVEYED TO BRANDON McKINNEY, TRUSTEE AND JAMES C. SISTRUNK, TRUSTEE BY I.R. DEED 14-009189 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY SUPERVISION BASED ON FIELDWORK IN MARCH 2015. 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.

PREPARED BY:

ADMIRAL ENGINEERING & SURVEYING
14 West First Street
Dayton, Ohio 45402
937-223-5807
Fax 937-223-5871

STATE OF OHIO — RONALD LEE HEDDEN S-7630 — REGISTERED PROFESSIONAL SURVEYOR

Ronald L Hedden — 6-3-15
RONALD LEE HEDDEN — DATE
OHIO REGISTERED SURVEYOR No. 7630

DEDICATION:

WE THE UNDERSIGNED, BEING ALL OWNERS AND LEINHOLDERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS AND RESERVE EASEMENTS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS — OWNERS:
BRANDON McKINNEY, TRUSTEE

WITNESS
JAMES C. SISTRUNK, TRUSTEE

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 6 DAY OF June 2015 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRANDON McKINNEY, TRUSTEE AND JAMES C. SISTRUNK, TRUSTEE TO ME KNOWN AND ACKNOWLEDGE THAT THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: TAWANA M. McKINNEY, Notary Public In and for the State of Ohio My Commission Expires Nov. 2, 2018

OWNER'S STATEMENT

DATE: June 6th 2015

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BRANDON McKINNEY, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

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

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: TAWANA M. McKINNEY, Notary Public In and for the State of Ohio My Commission Expires Nov. 2, 2018

15-0145

APPROVED FOR OWNERSHIP AND DESCRIPTION

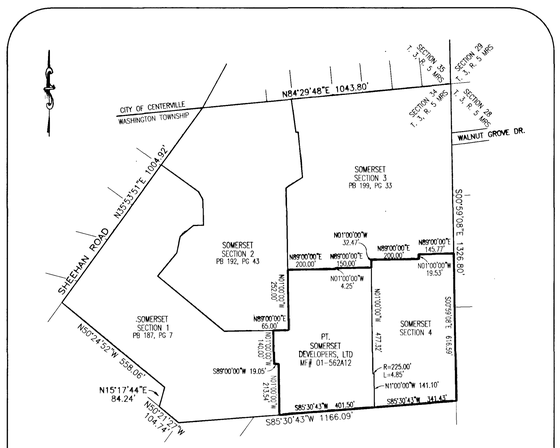
MONTGOMERY COUNTY ENGINEER — 06/23/2015 DATE

CHECKED BY RDW DATE 6/23/15

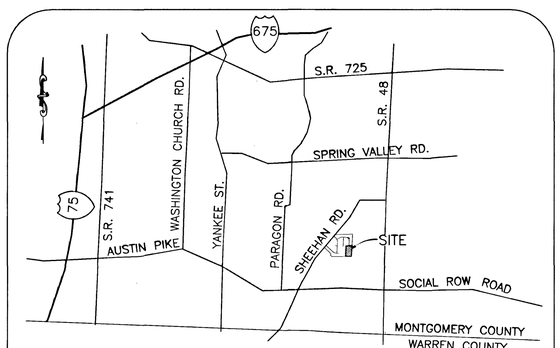
061-28-13-PT.11

TRANSFERRED
15 JUN 30 PM 1:40
KARL L. KEITH
AUDITOR

226 p. 18



SUPERIMPOSED SURVEY
SCALE: 1" = 300'



VICINITY MAP
NOT TO SCALE

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: RDH DATE: 6/23/15

JOB No: 13-0207

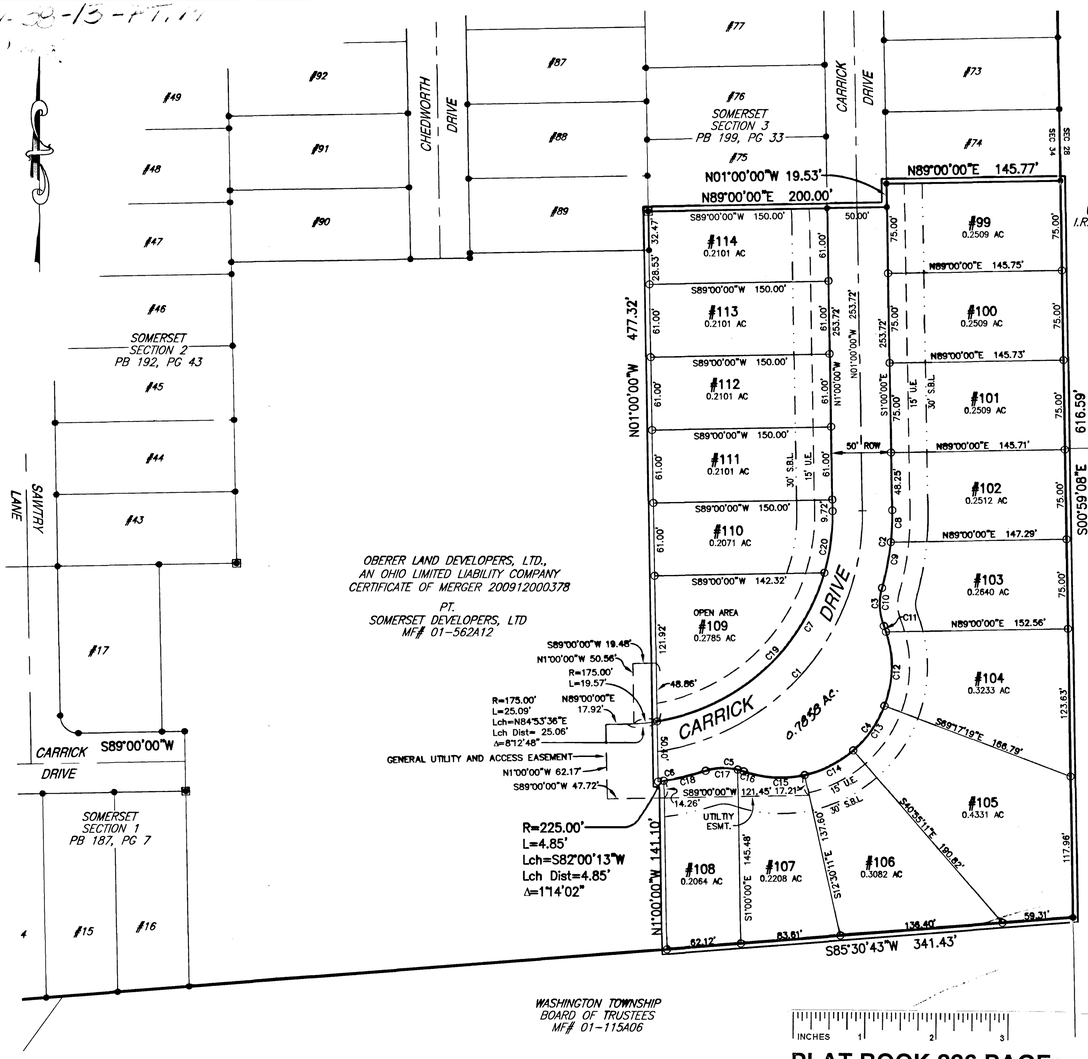
APPROVED BY THE PLANNING COMMISSION
OF MONTGOMERY COUNTY, OHIO

THIS 13 DAY OF Sept , 2013

CHAIRMAN 6/18/15 DATE

APPROVED
MONTGOMERY COUNTY
ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES 6/18/15 DATE



OBERER LAND DEVELOPERS, LTD.,
AN OHIO LIMITED LIABILITY COMPANY
CERTIFICATE OF MERGER 200912000378

PT.
SOMERSET DEVELOPERS, LTD
MF# 01-562A12

WILLIAM J. HORST
I.R. DEED 10-050907

Type: DEE
Kind: PLAT
Recorded: 06/30/2015 01:44:40 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034837

WASHINGTON TOWNSHIP
BOARD OF TRUSTEES
I.R. DEED 02-062582

WASHINGTON TOWNSHIP
BOARD OF TRUSTEES
MF# 01-115A06

INCHES 1 2 3

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHD. DIRECTION	CHD. LENGTH
C1	200.00'	82°49'09"	289.09'	N40°24'34"E	264.58'
C2	225.00'	16°46'41"	65.89'	N7°23'20"E	65.65'
C3	50.00'	37°12'01"	32.46'	S2°49'20"E	31.90'
C4	93.00'	130°50'40"	212.38'	N44°00'00"E	169.15'
C5	50.00'	37°12'01"	32.46'	N89°10'41"W	31.90'
C6	225.00'	10°23'56"	40.84'	N77°25'16"E	40.78'
C7	175.00'	81°47'12"	249.80'	N39°53'36"E	229.13'
C8	225.00'	6°49'42"	26.81'	N2°24'51"E	26.80'
C9	225.00'	9°57'00"	39.07'	N10°48'11"E	39.02'
C10	50.00'	37°12'01"	32.46'	S2°49'20"E	31.90'
C11	93.00'	3°12'12"	5.20'	N19°49'14"W	5.20'
C12	93.00'	38°55'49"	63.19'	N1°14'46"E	61.98'
C13	93.00'	28°22'08"	46.05'	N34°53'45"E	45.58'
C14	93.00'	28°25'00"	46.12'	N63°17'19"E	45.65'
C15	93.00'	31°55'31"	51.82'	S86°32'26"E	51.15'
C16	50.00'	6°01'55"	5.26'	N73°35'38"W	5.26'
C17	50.00'	31°10'07"	27.20'	S87°48'22"W	26.87'
C18	225.00'	9°09'53"	35.99'	N76°48'15"E	35.95'
C19	175.00'	64°44'46"	197.76'	N48°24'49"E	187.40'
C20	175.00'	17°02'27"	52.05'	N7°31'13"E	51.86'

LEGEND
- ● DENOTES EX. IRON PIN
- ○ DENOTES 5/8" IRON PIN SET
- ◈ DENOTES EX. CONCRETE MONUMENT
- ◈ DENOTES CONCRETE MONUMENT SET
- ▲ DENOTES EX. RAILROAD SPIKE
- △ DENOTES RAILROAD SPIKE SET
- ⊕ DENOTES EX. P.K. NAIL

NOTE:
1. U.E.=UTILITY EASEMENT (SIZE AS SHOWN)
2. S.B.L.=SET BACK LINE (SIZE AS SHOWN)
3. ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED. SIZE OF EX. MONUMENTS AS NOTED. OCCUPATION IN GENERAL MATCHES SURVEY.
4. DEED REFERENCES & MICROFICHE NUMBERS SHOWN ON THIS PLAT WERE USED AS THE PERTINENT INFORMATION FOR THIS PLAT.
5. LOTS #112 IS A NON-BUILDABLE, OPEN SPACE LOT.

TRANSFERRED
15 JUN 30 PM 1:40
KARL L. KEITH
AUDITOR

RECORD PLAN
SOMERSET
SECTION FOUR

SECTION 34, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
16 LOTS (15 BUILDING LOTS)
CONTAINS 4.8715 ACRES
(3.8072 ACRES IN BUILDING LOTS)
(0.2785 ACRES IN OPEN AREA - LOT #109)
(0.7858 ACRES IN RIGHT OF WAY)
MAY 2015 SCALE:1"=60'

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING AND DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OBERER LAND DEVELOPERS, LTD.,

GEORGE R. OBERER JR., MANAGER

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 16th DAY OF June 2015 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME GEORGE R. OBERER JR., MANAGER OF OBERER LAND DEVELOPERS, LTD., TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh — 5/20/17
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF OHIO

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

US BANK, N.A.

BY JAMES S. NEWGARD, ITS VICE PRESIDENT

STATE OF WISCONSIN, S.S.
BE IT REMEMBERED THAT ON THIS 4 DAY OF June 2015 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME James S. Newgard ITS Vice President OF U S BANK, N.A., TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Laura Rickun — 11/10/2018
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

NOTARY PUBLIC LAURA RICKUN STATE OF WISCONSIN

FIRST FINANCIAL BANK N.A.,

BY Brad Cuming ITS First Vice Pres.

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 16th DAY OF June 2015 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME Brad Cuming ITS First V.P. OF FIRST FINANCIAL BANK N.A., TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh — 5/20/17
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF OHIO

GEORGE R. OBERER JR., MANAGER, BEING DULY SWORN, SAYS THAT ALL PERSONS AND/OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIEN HOLDERS, HAVE BEEN UNITED IN ITS EXECUTION.

GEORGE R. OBERER JR., MANAGER

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

Patricia L. Marsh — 5/20/17
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO — MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF OHIO

CERTIFICATION

I HEREBY CERTIFY THAT THIS 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 NOVEMBER, 2012 AND RE-VISITED APRIL, 2013. 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.

VAN ATTA ENGINEERING, INC.

BY JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354

5/28/15 DATE

STATE OF OHIO JEFFREY A. VAN ATTA 7354 REGISTERED PROFESSIONAL SURVEYOR

PLAT BOOK 226 PAGE: 18

SCALE: 1" = 60'

0 30 60 120

GRAPHIC SCALE IN FEET

SETBACK TABLE (MINIMUM)			
FRONT	REAR	SIDE	TOTAL SIDE
30'	30'	7.5'	15'

BASIS OF BEARINGS

BEARINGS USED ARE BASED ON THE STATE PLANE COORDINATES (NAD83) OHIO SOUTH ZONE AND DISTANCES ARE IN U.S. SURVEY FEET. MONUMENTS USED WERE MONTGOMERY COUNTY DESIGNATION "MOT 1011 AZ" & "MOT 1011"

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

THE WITHIN SUBDIVISION WILL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ASSIGNMENTS AND ARTICLES OF INCORPORATION OR BY-LAWS OF SOMERSET HOMEOWNERS ASSOCIATION, ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN M.F. #SP-1-02-073150.

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 4.8715 ACRES OUT OF A 39.882 ACRE TRACT AS CONVEYED TO SOMERSET DEVELOPERS, LTD. AS RECORDED IN M.F. #01-0562A12 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO NKA OBERER LAND DEVELOPERS, LTD., BY MERGER AS RECORDED IN O.R. VOL. , PG. OF THE SECRETARY OF STATE, OHIO.

PREPARED BY:

VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

OWNER/DEVELOPER:

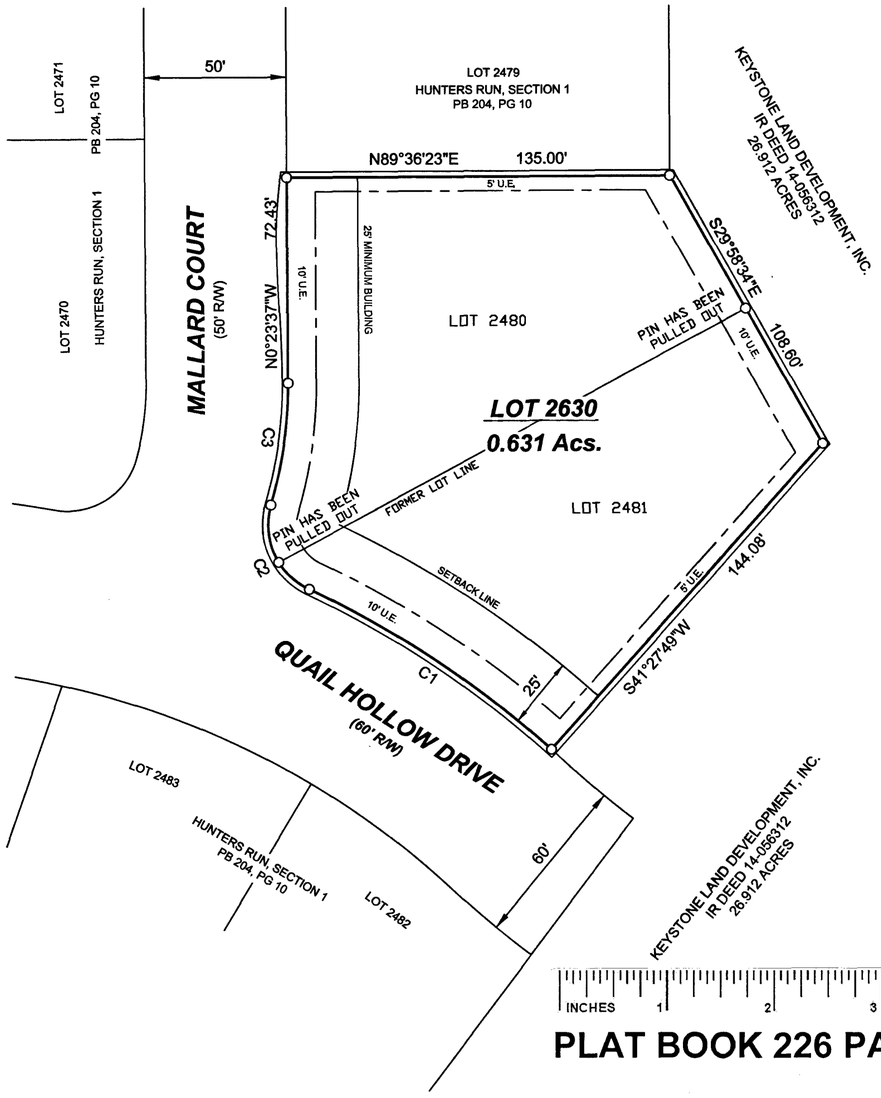
OBERER COMPANIES
OBERER LAND DEVELOPERS, LTD.
3475 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 278-0851

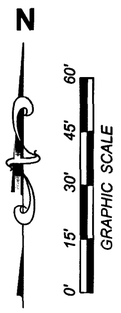
JOB No. 5030 SHEET 1 OF 1

G:\P\SHEEHAN - restored\Section Four - VAE\SOMERSET SEC 4 RP.DWG, MAY 28, 2015 - 15:56:18

C05-6-26-22&23 ALL

CURVE	RADIUS	ARC	DELTA	LONG CHORD
C1	355.00'	102.89'	16°36'22"	N56°'50'22"W 102.55'
C2	25.00'	35.48'	81°18'43"	N24°26'25"W 32.58'
C3	150.00'	43.50'	16°36'54"	N07°54'50"E 43.35'





1"=30'

TRANSFERRED
15 JUN 30 PM 3:12
KARL L. KEITH
AUDITOR

226p19

RECORD PLAN

HUNTERS RUN - SECTION 1A

BEING A REPLAT OF LOTS 2480 AND 2481
HUNTERS RUN, SECTION 1 AS RECORDED IN
PLAT BOOK 204, PAGE 10

SECTION 34, TOWN 6, RANGE 4 EAST
CITY OF BROOKVILLE, MONTGOMERY COUNTY,OHIO

JUNE 5, 2015

1 LOT - 0.631 Acs.

BASIS OF BEARINGS:

BEARINGS WERE MADE TO AGREE WITH THE EAST LINE OF MALLARD COURT (N0°23'37"W) HUNTERS RUN, SECTION 1 AS RECORED IN PLAT BOOK 204, PAGE 10 OF THE MONTGOMERTY COUNTY PLAT RECORDS.

LEGEND

O IRON PIN FOUND (5/8" DIA.)

OCCUPATION

OCCUPATION IN GENERAL FITS THE SURVEYED BOUNDARY LI NES.

SUPERIMPOSED AREA NOTE

ALL OF LOTS 2480 AND 2481 AS OWNED ARE HEREIN PLATTED.

Type: DEE
Kind: PLAT
Recorded: 06/30/2015 03:16:50 PM
Fee Amt: $43.20 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034882

DESCRIPTION & CERTIFICATION

THE WITHIN REPLAT IS LOCATED IN SECTION 34, TOWN 6, RANGE 4 EAST, CITY OF BROOKVILLE, MONTGOMERY COUNTY, OHIO AND IS ALL OF LOT 2480 AND LOT 2481 AS CONVEYED TO KEYSTONE LAND DEVELOPMENT, INC. BY DEED RECORDED AS IR DEED 14-056314 OF THE MONTGOMERY COUNTY DEED RECORDS, THE SAME BEING SHOWN BY THE PLAT OF HUNTERS RUN, SECTION 1 AS RECORDED IN PLAT BOOK 204, PAGE 10 OF THE MONTGOMERY COUNTY PLAT RECORDS. MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC.

DAVID R. WINEMILLER
OHIO REGISTERED SURVEYOR No. 7197

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

DEDICATION

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

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

FRANK D. HARLOW, Jr., PRESIDENT
KEYSTONE LAND DEVELOPMENT, INC.
OWNER

WITNESS — WITNESS

BRADLEY D. BIXLER, SENIOR VICE PRESIDENT
GREENVILLE NATIONAL BANK
LIEN HOLDER

WITNESS — WITNESS

COUNTY OF MONTGOMERY, STATE OF OHIO, S.S

BE IT REMEMBERED THAT ON THIS 26 DAY OF June, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER KEYSTONE LAND DEVELOPMENT, INC. BY ITS PRESIDENT FRANK D. HARLOW Jr., AND THE LIEN HOLDER GREENVILLE NATIONAL BANK BY ITS SENIOR VICE PRESIDENT BRADLEY D. BIXLER, AND EACH ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES August 15, 2016

NOTARY PUBLIC STATE OF OHIO

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

COUNTY OF MONTGOMERY, STATE OF OHIO, S.S.

FRANK D. HARLOW, Jr., PRESIDENT, KEYSTONE LAND DEVELOPMENT, INC. BEING DULY SWORN THIS 25 DAY OF June, 2015 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW Jr., PRESIDENT
KEYSTONE LAND DEVELOPMENT, INC.

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

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES August 15, 2016

NOTARY PUBLIC STATE OF OHIO

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

TRANSFERRED
15 JUN 30 PM 3:12
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 19

APPROVAL - CITY OF BROOKVILE

ACCEPTED AND APPROVED BY THE CITY OF BROOKVILLE, OHIO

RODNEY STEPHAN — DATE 6/25/15
ACTING BROOKVILLE CITY MANAGER

APPROVED FOR DESCRIPTION:

PAUL GRUNER, PE, PS — DATE 06/30/2015
MONTGOMERY COUNTY ENGINEER

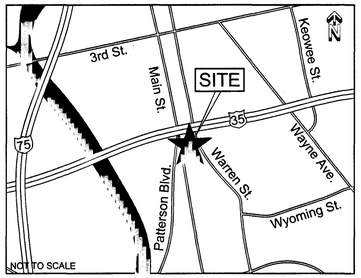
CHECKED BY: RON — DATE 6/30/15 — JOB No. 15-0157

Prepared BY:

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

R12-18-2-78 ALL

VICINITY MAP



RECORD PLAN
GOODWILL EASTER SEALS MIAMI VALLEY NORTH - A

BEING A REPLAT OF CITY OF DAYTON LOT 84718 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND A VACATED ALLEY.

TRANSFERRED
JUL 31 2015
15 JUL 31 AM 10:01
KARL L. KEITH
AUDITOR

LOCATED IN:
SECTION 3, TOWN 1, RANGE 7 M.Rs.
MONTGOMERY COUNTY, OHIO

4.9417 LOT ACREAGE

DATE: JANUARY, 2015

Type: DEE
Kind: PLAT
Recorded: 07/01/2015 10:11:03 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034952

PB 226 P20

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DISTANCE	RADIUS	ARC LENGTH	CHORD BEARING
C1	115° 21' 45"	25.35	15.00	30.20	S 21° 07' 44" W
C2	90° 25' 20"	28.39	20.00	31.56	N 55° 58' 44" W
C3	74° 16' 02"	24.15	20.00	25.92	N 26° 21' 55" E

OWNER/DEVELOPER:
GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, AN OHIO LIMITED LIABILITY COMPANY
1511 KUNTZ ROAD, DAYTON, OHIO 45404-1297, PHONE: 937-461-4800

SURVEY NOTES:

IN ADDITION TO THE REFERENCES SHOWN HEREON, THE FOLLOWING DOCUMENTS WERE USED:

* DAVID PRUDEN PLAT - PLAT BOOK 4, PAGE 28
* DENNIS MCMANNUS PLAT - PLAT BOOK 3, PAGE 4
* GARST MATHEWS GADDIS PLAT - PLAT BOOK "A", PAGE 141
* HERMAN LONG PLAT - PLAT BOOK 2, PAGE 126
* JOHN BURNS HEIRS PLAT - PLAT BOOK "A", PAGE 3
* JOHN BURNS SR. PLAT - PLAT BOOK 2, PAGE 127
* JOSEPH LONG PLAT - PLAT BOOK 2, PAGE 146
* SAMUEL CRAIGHEAD PLAT - PLAT BOOK "B", PAGE 261
* WORMAN'S HEIRS PLAT - PLAT BOOK 4, PAGE 7
* US RT 35 E.B. RW PLANS STA 432-434
* GOODWILL EASTER SEALS MIAMI VALLEY RECORD PLAN

FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83, 2011), AS DETERMINED USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION (VRS) NETWORK. SURVEY WORK AND ANALYSIS WAS PERFORMED USING GEOID12A. DISTANCES ARE GROUND DISTANCES. GROUND SCALE FACTOR 1.0000737434

OCCUPATION STATEMENT:

OCCUPATION IN GENERAL MATCHES PROPERTY LINES

SUPERIMPOSED NOTE:

ALL OF THE LANDS OF THE DEDICATORS, OF WHICH THIS PLAT IS DRAWN, ARE SHOWN HEREON.

LEGEND

- 4" DIAMETER CONCRETE MONUMENT SET W/ID CAP ON 5/8" REBAR
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- 56840 CITY OF DAYTON LOT NUMBER
- PARCELS INCLUDED IN I.R. DEED 13-079529
- AT&T, DP&L, TIME WARNER, AND VECTREN EASEMENT AREA AS ESTABLISHED BY CITY OF DAYTON ORDINANCE, AS NOTED

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. 4733-37 AND CONFORMS TO O.R.C. CHAPTER 711. THIS SURVEY WAS PREPARED FROM FIELD SURVEYS PERFORMED BY GEOPRO CONSULTANTS, LLC. IN SEPTEMBER, 2014 UNDER THE SUPERVISION OF CHAD T. SNOKE, OHIO REGISTERED SURVEYOR NUMBER 8383. ALL MEASUREMENTS ARE CERTIFIED CORRECT, ALL MONUMENTATION WILL BE SET AS SHOWN.

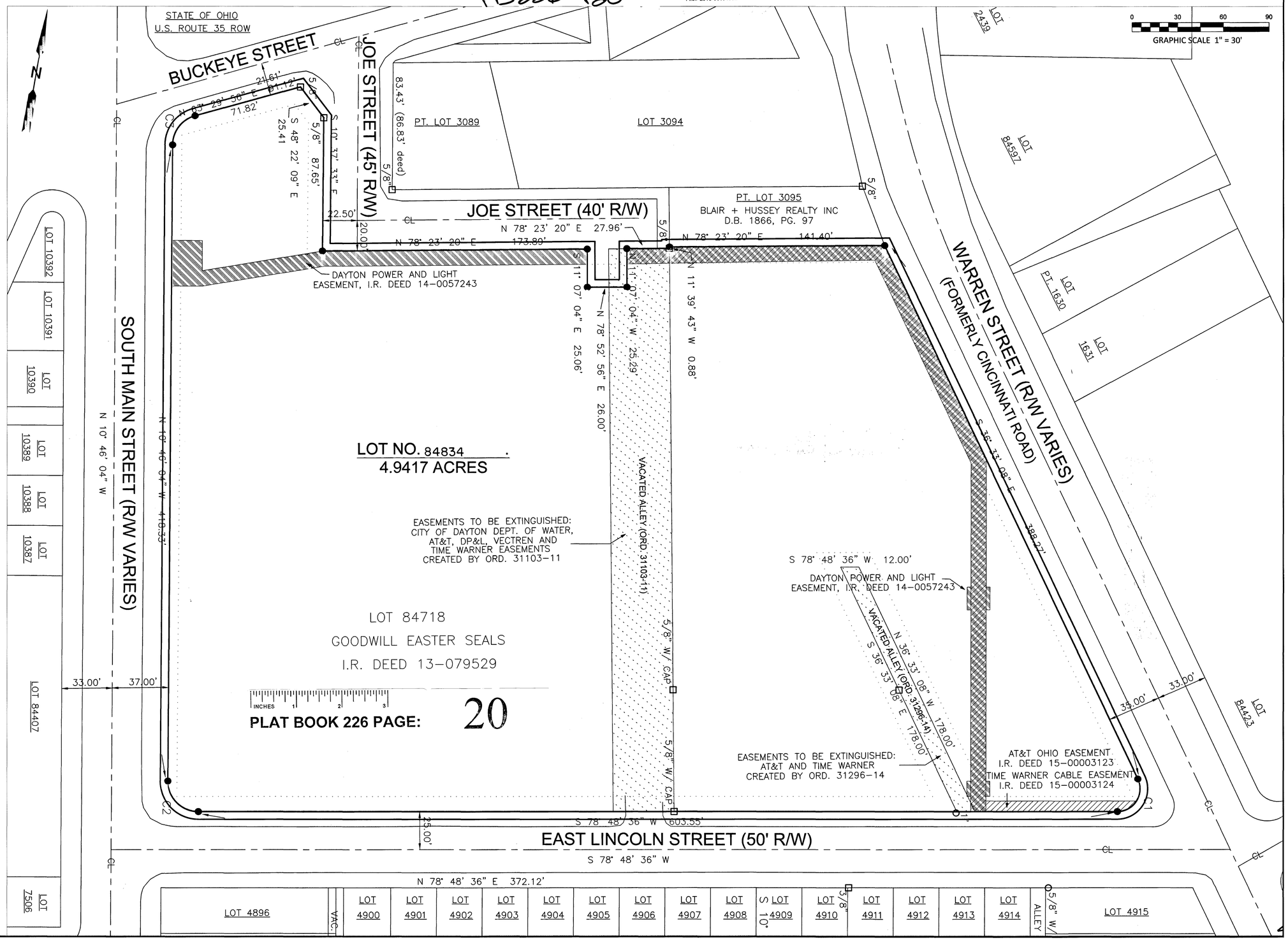
BY: _____ 5/15/15
CHAD T. SNOKE, PS — DATE
OHIO REGISTERED SURVEYOR NO. 8383

STATE OF OHIO · CHAD T SNOKE 8383 · REGISTERED PROFESSIONAL LAND SURVEYOR

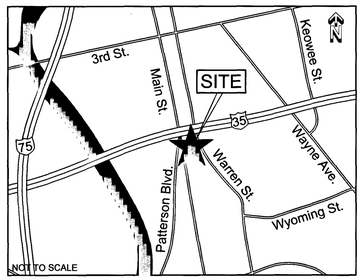
TRANSFERRED JUL 31 2015 15 JUL 31 AM 10:01 KARL L. KEITH AUDITOR

PREPARED BY:
GEOPRO CONSULTANTS, LLC
704 BROWN STREET
DAYTON, OHIO 45402
937.674.1492

SHEET 1 OF 3



VICINITY MAP



RECORD PLAN

GOODWILL EASTER SEALS MIAMI VALLEY NORTH - A

BEING A REPLAT OF CITY OF DAYTON LOT 84718 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND A VACATED ALLEY.

LOCATED IN:
SECTION 3, TOWN 1, RANGE 7 M.Rs.
MONTGOMERY COUNTY, OHIO

4.9417 LOT ACREAGE

DATE: JANUARY, 2015

TRANSFERRED
JULY
15 2015 AM 10: 01
KARL L. KEITH
AUDITOR

PB 226 P20 A

Type: DEE
Kind: PLAT
Recorded: 07/01/2015 10:11:03 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034952

DESCRIPTION

THE WITHIN PLAT IS A REPLAT CONTAINING A TOTAL OF 4.9417 ACRES AND CONSISTING OF THE FOLLOWING:

- BEING ALL OF LOT NUMBERED 84718, AS CONVEYED TO GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS, LLC BY DEED RECORDED IN INSTRUMENT OF RECORD DEED 13-079529;
- BEING ALL OF A 12.00 FOOT ALLEY AS VACATED BY CITY OF DAYTON ORDINANCE NO. 31296-14;

ALL OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, SITUATED IN SECTION 3, TOWN 1, RANGE 7M.Rs., COUNTY OF MONTGOMERY, STATE OF OHIO.

APPROVALS:

APPROVED FOR DESCRIPTION: FILE NO. 14-0303

MONTGOMERY COUNTY ENGINEER — DATE: 06/22/2015

CHECKED BY: RON — DATE: 6/22/15

CITY OF DAYTON, OHIO
APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR

DATE: 6/5, 2015

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS

DATE: 6/5, 2015

DATE: 6/5, 2015
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5, PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON

PREPARED BY:
GEOPRO CONSULTANTS, LLC
704 BROWN STREET
DAYTON, OHIO 45402
937.674.1492

TRANSFERRED
JULY
15 2015 AM 10: 01
KARL L. KEITH
AUDITOR

SHEET 2 OF 3

VECTREN EASEMENT EXTINGUISHED BY THIS PLAT

THE FOLLOWING VECTREN EASEMENT IS HEREBY EXTINGUISHED, TERMINATED, AND DISCHARGED BY THIS PLAT:

SHEET 1
CITY OF DAYTON ORDINANCE 31103-11
DATED SEPTEMBER 28, 2011

BY: _____ 3-19-15
DON SPECHT — DATE
VECTREN GAS DISTRIBUTION ENGINEERING MANAGER
OHIO DIVISION
VECTREN ENERGY DELIVERY
6500 CLYO ROAD
CENTERVILLE, OH. 45459

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
BE IT REMEMBERED THAT ON THIS 19th DAY OF MARCH, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DON SPECHT, GAS DISTRIBUTION ENGINEERING MANAGER OF VECTREN ENERGY DELIVERY, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
My Commission Expires November 28, 2016

ANGELA D. KOON, Notary Public
In and for the State of Ohio
My Commission Expires November 28, 2016

AT&T EASEMENTS EXTINGUISHED BY THIS PLAT

THE FOLLOWING AT&T EASEMENTS ARE HEREBY EXTINGUISHED, TERMINATED, AND DISCHARGED BY THIS PLAT:

SHEET 1
CITY OF DAYTON ORDINANCE 31296-14
DATED MARCH 12, 2014

SHEET 1
CITY OF DAYTON ORDINANCE 31103-11
DATED SEPTEMBER 28, 2011

BY: _____ 3/10/15
SHAYNE W. STANFIELD, P.S. — DATE
RIGHT OF WAY MANAGER
THE OHIO BELL TELEPHONE COMANY DBA AT&T, AN OHIO CORPORATION
130 N ERIE ST, ROOM 207
TOLEDO, OHIO 43604

STATE OF OHIO, COUNTY OF Montgomery, S.S.
BE IT REMEMBERED THAT ON THIS 18 DAY OF March, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SHAYNE W. STANFIELD, P.S., RIGHT OF WAY MANAGER, THE OHIO BELL TELEPHONE COMANY DBA AT&T OHIO, AN OHIO CORPORATION, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

ANGELA D. KOON, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2018

TIME WARNER CABLE EASEMENTS EXTINGUISHED BY THIS PLAT

THE FOLLOWING TIME WARNER CABLE EASEMENTS ARE HEREBY EXTINGUISHED, TERMINATED, AND DISCHARGED BY THIS PLAT:

SHEET 1
CITY OF DAYTON ORDINANCE 31296-14
DATED MARCH 12, 2014

SHEET 1
CITY OF DAYTON ORDINANCE 31103-11
DATED SEPTEMBER 28, 2011

BY: _____ 4/24/15
JAMES PIERCE — DATE
VICE PRESIDENT, OSP DESIGN
TIME WARNER CABLE MIDWEST LLC
750 CANYON DRIVE
COPPELL, TX 75019

STATE OF TEXAS, COUNTY OF Denton, S.S.
BE IT REMEMBERED THAT ON THIS 24th DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JAMES PIERCE, VICE PRESIDENT, OSP DESIGN, TIME WARNER CABLE MIDWEST LLC, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

PLINEY A LINDSAY
My Commission Expires
March 7, 2018

CITY OF DAYTON EASEMENTS EXTINGUISHED BY THIS PLAT

BY ITS SIGNATURE ON THIS RECORD PLAN, THE CITY OF DAYTON, OHIO HEREBY FOREVER TERMINATES, EXTINGUISHES, AND DISCHARGES THE FOLLOWING EASEMENTS, ALL OF WHICH ENCUMBER VACATED ALLEYS INCLUDED IN THE PROPERTY PLATTED BY THIS RECORD PLAN AND/OR ARE NO LONGER NECESSARY OR BENEFICIAL TO THE DEVELOPMENT OR USE OF SUCH PROPERTY:

SHEET 1
CITY OF DAYTON ORDINANCE 31103-11
DATED SEPTEMBER 28, 2011

BY: _____
TAMMI CLEMENTS — DATE
CITY OF DAYTON WATER DIRECTOR

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
BE IT REMEMBERED THAT ON THIS 3rd DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TAMMI CLEMENTS, CITY OF DAYTON WATER DIRECTOR, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

Marilyn C. Bowling (Engle), Notary Public
In and for the State of Ohio
My Commission Expires August 31, 2015

DAYTON POWER AND LIGHT EASEMENTS EXTINGUISHED BY THIS PLAT

THE FOLLOWING DP&L EASEMENT IS HEREBY EXTINGUISHED, TERMINATED, AND DISCHARGED BY THIS PLAT:

SHEET 1
CITY OF DAYTON ORDINANCE 31103-11
DATED SEPTEMBER 28, 2011

BY: _____ 3/24/15
EDWARD N. RIZER — DATE
MANAGER, REAL ESTATE SERVICES
THE DAYTON POWER AND LIGHT COMPANY

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
BE IT REMEMBERED THAT ON THIS 24th DAY OF MARCH, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDWARD N. RIZER, MANAGER, REAL ESTATE SERVICES, THE DAYTON POWER AND LIGHT COMPANY, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

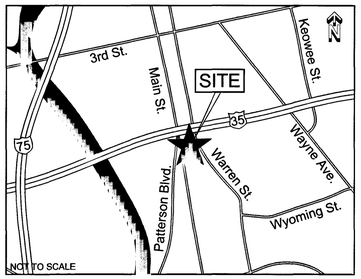
NOTARY PUBLIC IN AND FOR STATE OF OHIO

CLAUDIUS R. WALKER III, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 5, 2016

INCHES 1 2 3

PLAT BOOK 226 PAGE: 20A

VICINITY MAP



RECORD PLAN

GOODWILL EASTER SEALS MIAMI VALLEY NORTH - A

BEING A REPLAT OF CITY OF DAYTON LOT 84718 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND A VACATED ALLEY.

LOCATED IN:
SECTION 3, TOWN 1, RANGE 7 M.Rs.
MONTGOMERY COUNTY, OHIO

4.9417 LOT ACREAGE

DATE: JANUARY, 2015

TRANSFERRED
JULY 15 2015 AM 10: 02
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 07/01/2015 10:11:03 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034952

PB 226 P 20B

DEDICATION

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN CONSOLIDATED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE WARREN STREET (0.0219 ACRES), JOE STREET (0.0150 ACRES) AND SOUTH MAIN STREET (0.0446 ACRES) AS SHOWN HEREON AND RESERVE THE EASEMENTS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS:

OWNER: GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC

LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION AND SOLE MEMBER OF GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, AND OHIO LIMITED LIABILITY COMPANY

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
BE IT REMEMBERED THAT ON THIS 6th DAY OF March, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION, AS SOLE MEMBER OF GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

PNC CDE 38 LP,
A DELAWARE LIMITED PARTNERSHIP

BY: PNC COMMUNITY PARTNERS, INC.
A PENNSYLVANIA CORPORATION,
ITS GENERAL PARTNER

BY:
AMY MERRITT
VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY, S.S.:
BE IT REMEMBERED THAT ON THIS 12 DAY OF March, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY CAME AMY MERRITT, VICE PRESIDENT OF PNC COMMUNITY PARTNERS, INC., A PENNSYLVANIA CORPORATION, GENERAL PARTNER OF PNC CDE 38 LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR
COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rebecca M. Kirkpatrick, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DAYTON REGION NEW MARKET FUND C, LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: DAYTON REGION NEW MARKET FUND, LLC,
AN OHIO LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CITYWIDE DEVELOPMENT CORPORATION, AN OHIO NONPROFIT CORPORATION, ITS SOLE MEMBER

BY:
ROGER FURRER, CHAIRMAN

BY:
BRIAN HEITKAMP, ASSISTANT SECRETARY

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
BE IT REMEMBERED THAT ON THIS 2 DAY OF April, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROGER FURRER, CHAIRMAN AND BRIAN HEITKAMP, ASSISTANT SECRETARY OF CITYWIDE DEVELOPMENT CORPORATION, AN OHIO NONPROFIT CORPORATION, THE SOLE MEMBER OF DAYTON REGION NEW MARKET FUND, LLC, AN OHIO LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF DAYTON REGION NEW MARKET FUND C, LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNERS STATEMENT:

GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, OWNER, BY LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION, ITS SOLE MEMBER, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNER OR LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

BY:
LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION AND SOLE MEMBER OF GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, AN OHIO LIMITED LIABILITY COMPANY

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

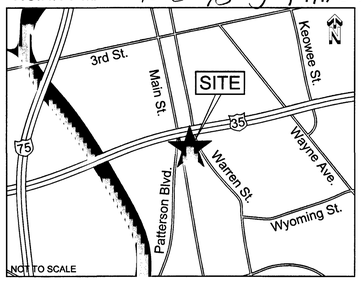
PREPARED BY:
GEOPRO CONSULTANTS, LLC
704 BROWN STREET
DAYTON, OHIO 45402
937.674.1492

TRANSFERRED
JULY 15 2015 AM 10: 02
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 20B

VICINITY MAP R72-18-3-1 thru 14, 22 thru 36 All



TRANSFERRED JULY 15 2015 AM
KARL L. KEITH AUDITOR

RECORD PLAN

GOODWILL EASTER SEALS MIAMI VALLEY SOUTH PLAT

BEING A REPLAT OF CITY OF DAYTON LOTS 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 7418, 7419, 7420, 7421, 13675, 13676, 13677, 13678, 13679, 36528, 36530, 36531, 36532, 36533, AND 36534 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND VACATED ALLEYS.

LOCATED IN:
SECTION 3, TOWN 1, RANGE 7M.Rs.
CITY OF DAYTON, MONTGOMERY COUNTY, OHIO

0.0469 AC. ROW TO BE DEDICATED
2.0317 AC. LOT
2.0786 TOTAL ACREAGE
DATE: SEPTEMBER, 2014

PB 226 P 21

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DISTANCE	RADIUS	ARC LENGTH	CHORD BEARING
C1	90° 11' 45"	28.33	20.00	31.48	N 55° 51' 57" W
C2	89° 34' 42"	21.13	15.00	23.45	N 34° 01' 16" E

Type: DEE
Kind: PLAT
Recorded: 07/01/2015 10:11:42 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034953

PLAT BOOK 226 PAGE: 21

SURVEY NOTES:

IN ADDITION TO THE REFERENCES SHOWN HEREON, THE FOLLOWING DOCUMENTS WERE USED:

* DAVID PRUDEN PLAT - PLAT BOOK 4, PAGE 28
* DENNIS MCMANNUS PLAT - PLAT BOOK 3, PAGE 4
* GARST MATHEWS GADDIS PLAT - PLAT BOOK "A", PAGE 141
* HERMAN LONG PLAT - PLAT BOOK 2, PAGE 126
* JOHN BURNS HEIRS PLAT - PLAT BOOK "A", PAGE 3
* JOHN BURNS SR. PLAT - PLAT BOOK 2, PAGE 127
* JOSEPH LONG PLAT - PLAT BOOK 2, PAGE 146
* SAMUEL CRAIGHEAD PLAT - PLAT BOOK "B", PAGE 261
* WORMAN'S HEIRS PLAT - PLAT BOOK 4, PAGE 7
* US RT 35 E.B. RW PLANS STA 432-434

FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED. OCCUPATION IN GENERAL FITS THE SURVEY.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83, 2011), AS DETERMINED USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION (VRS) NETWORK. SURVEY WORK AND ANALYSIS WAS PERFORMED USING GEOID12A. DISTANCES ARE GROUND DISTANCES. GROUND SCALE FACTOR 1.0000737434

SUPERIMPOSED NOTE:

ALL OF THE LANDS OF THE DEDICATORS, OF WHICH THIS PLAT IS DRAWN, ARE SHOWN HEREON.

OCCUPATION STATEMENT:

OCCUPATION IN GENERAL MATCHES PROPERTY LINES

LEGEND

- 4" DIAMETER CONCRETE MONUMENT SET W/ID CAP ON 5/8" REBAR
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- 56840 CITY OF DAYTON LOT NUMBER
- PARCELS INCLUDED IN DEED
- RIGHT OF WAY TO BE DEDICATED
- AT&T, DP&L, AND TIME WARNER EASEMENT AREA AS ESTABLISHED BY CITY OF DAYTON ORDINANCE NO. 31297-14 (DATED MARCH 12, 2014)

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. 4733-37 AND CONFORMS TO O.R.C. CHAPTER 711. THIS SURVEY WAS PREPARED FROM FIELD SURVEYS PERFORMED BY GEOPRO CONSULTANTS, LLC. IN APRIL, 2013 UNDER THE SUPERVISION OF CHAD T. SNOKE, OHIO REGISTERED SURVEYOR NUMBER 8383. ALL MEASUREMENTS ARE CERTIFIED CORRECT, ALL MONUMENTATION WILL BE SET AS SHOWN.

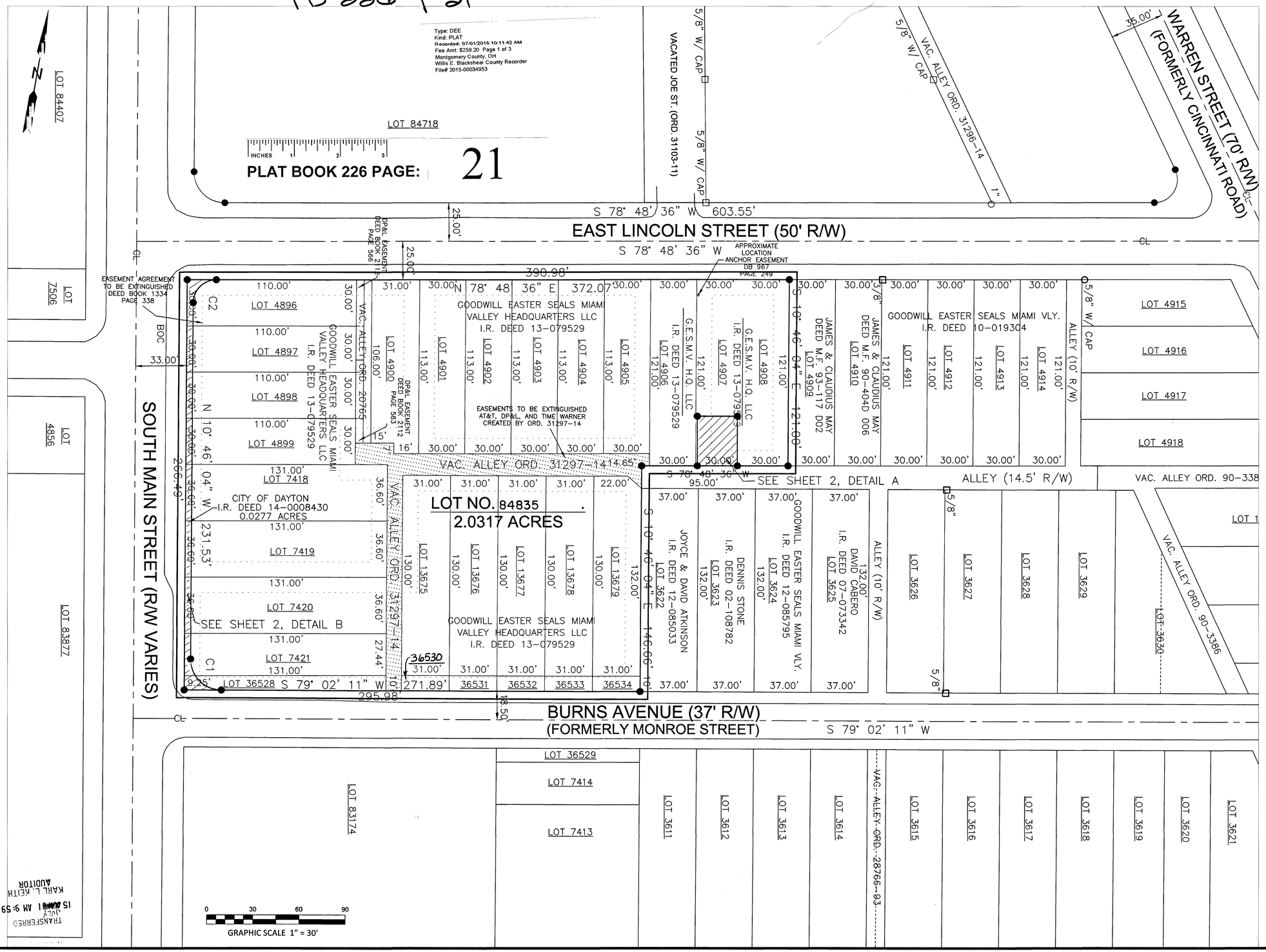
BY: _____ 5/20/15
CHAD T. SNOKE, PS DATE
OHIO REGISTERED SURVEYOR NO. 8383

STATE OF OHIO · CHAD T. SNOKE 8383 · REGISTERED PROFESSIONAL LAND SURVEYOR

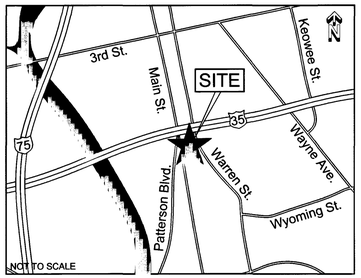
PREPARED BY:
GEOPRO CONSULTANTS, LLC
704 BROWN STREET
DAYTON, OHIO 45402
937.674.1492

SHEET 1 OF 3

TRANSFERRED JULY 15 2015 AM 9:59 KARL L. KEITH AUDITOR



VICINITY MAP



RECORD PLAN

GOODWILL EASTER SEALS MIAMI VALLEY SOUTH PLAT

BEING A REPLAT OF CITY OF DAYTON LOTS 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 7418, 7419, 7420, 7421, 13675, 13676, 13677, 13678, 13679, 36528, 36530, 36531, 36532, 36533, AND 36534 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND VACATED ALLEYS.

LOCATED IN:
SECTION 3, TOWN 1, RANGE 7M.Rs.
CITY OF DAYTON, MONTGOMERY COUNTY, OHIO

0.0469 AC. ROW TO BE DEDICATED
2.0317 AC. LOT
2.0786 TOTAL ACREAGE
DATE: JANUARY, 2015

TRANSFERRED
JULY
15 2015 AM 9:59
KARL L. KEITH
AUDITOR

PB 226 P21A

Type: DEE
Kind: PLAT
Recorded: 07/01/2015 10:11:42 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034953

APPROVALS:

APPROVED FOR DESCRIPTION: FILE NO. 13-0311

MONTGOMERY COUNTY ENGINEER — DATE: 06/22/2015

CHECKED BY: RON — DATE: 6/22/15

CITY OF DAYTON, OHIO
APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR

DATE: June 5, 2015

APPROVED BY DIRECTOR OF PUBLIC WORKS

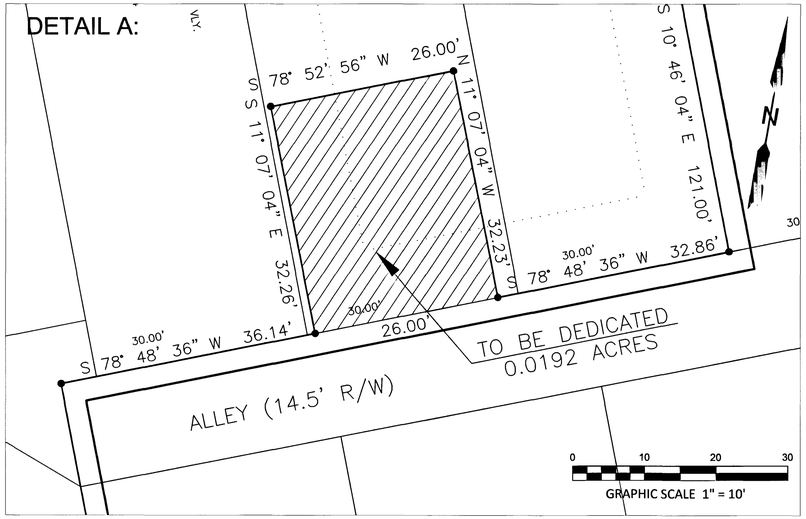
SUPERVISOR OF PLATS

DATE: 6/5, 2015

DATE: 6/5, 2015
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5, PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON

DETAIL A:



PLAT BOOK 226 PAGE: 21A

DESCRIPTION

THE WITHIN PLAT IS A REPLAT CONTAINING A TOTAL OF 2.0756 ACRES AND CONSISTING OF THE FOLLOWING:

LOT NUMBER	OWNERS NAME	DEED REFERENCE
4901, 4902, 4903, 4904, 4905, 4907, 4911, 4912, 4913, AND 4914	GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC	INSTRUMENT OF RECORD DEED-13-079529
4906	GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC	INSTRUMENT OF RECORD DEED-13-079529
4908	GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC	INSTRUMENT OF RECORD DEED-13-079529
4900, 4896, 4897, 4898, 4899, 7418, AND 7419	GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC	INSTRUMENT OF RECORD DEED-13-079529
7420, 7421, 13676, 13677, 13678, 13679, 36528, 36531, 36532, 36533, AND 36534	GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC	INSTRUMENT OF RECORD DEED-13-079529
13675 AND 36530	GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC	INSTRUMENT OF RECORD DEED-13-079529

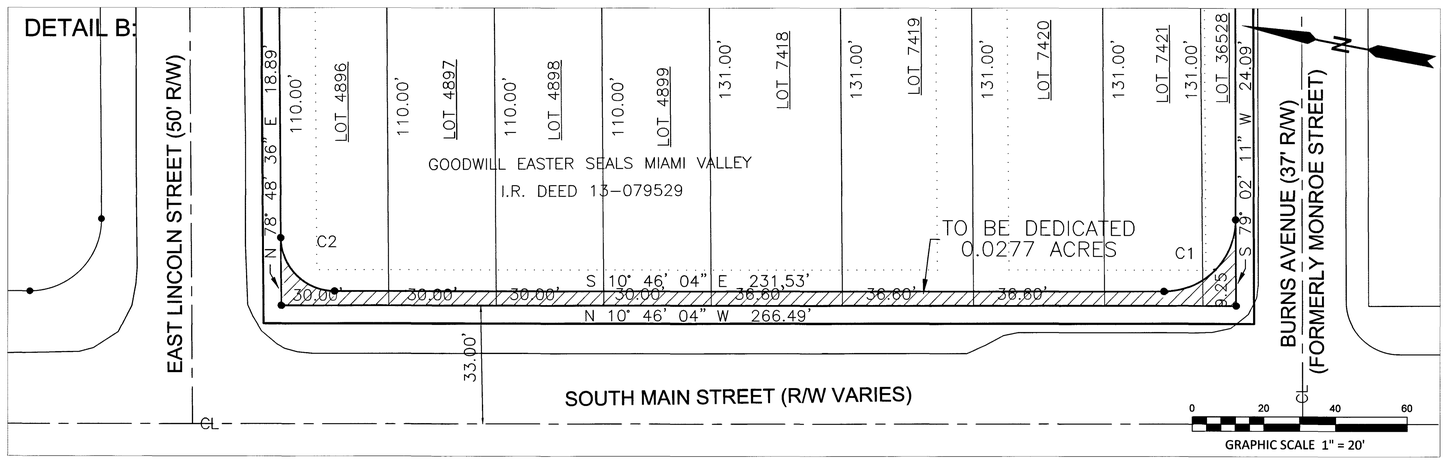
- BEING ALL OF A 14.5 FOOT ALLEY AND 10 FOOT ALLEY AS VACATED BY CITY OF DAYTON ORDINANCE NO. 31297-14 (DATED 03-12-14);
- BEING ALL OF A TRACT CONVEYED TO THE CITY OF DAYTON BY INSTRUMENT OF RECORD DEED 14-0008430;

ALL OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, SITUATED IN SECTION 3, TOWN 1, RANGE 7M.Rs., COUNTY OF MONTGOMERY, STATE OF OHIO.

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DISTANCE	RADIUS	ARC LENGTH	CHORD BEARING
C1	90° 11' 45"	28.33	20.00	31.48	S 55° 51' 57" E
C2	89° 34' 42"	21.13	15.00	23.45	S 34° 01' 16" W

DETAIL B:



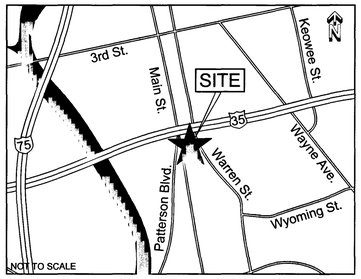
LEGEND

- 4" DIAMETER CONCRETE MONUMENT SET W/ID CAP ON 5/8" REBAR
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- 56840 CITY OF DAYTON LOT NUMBER
- PARCELS INCLUDED IN DEED
- NEWLY DEDICATED RIGHT OF WAY

PREPARED BY:
GEOPRO CONSULTANTS, LLC
704 BROWN STREET
DAYTON, OHIO 45402
937.674.1492

TRANSFERRED
JULY
15 2015 AM 9:59
KARL L. KEITH
AUDITOR

VICINITY MAP



RECORD PLAN

GOODWILL EASTER SEALS MIAMI VALLEY SOUTH PLAT

BEING A REPLAT OF CITY OF DAYTON LOTS 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 7418, 7419, 7420, 7421, 13675, 13676, 13677, 13678, 13679, 36528, 36530, 36531, 36532, 36533, AND 36534 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND VACATED ALLEYS.

LOCATED IN:
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0.0469 AC. ROW TO BE DEDICATED
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DATE: JANUARY, 2015

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Type: DEE
Kind: PLAT
Recorded: 07/01/2015 10:11:42 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00034953

DEDICATION

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN CONSOLIDATED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE RIGHT OF WAY (0.0469 ACRES) AS SHOWN HEREON AND RESERVE THE EASEMENTS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: Lloyd Ngabe III

OWNER: GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC

Lance W. Detrick

LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION AND SOLE MEMBER OF GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, AND OHIO LIMITED LIABILITY COMPANY

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
BE IT REMEMBERED THAT ON THIS 6th DAY OF March, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION, AS SOLE MEMBER OF GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Angela D. Koon
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: 5/4/18

DATE: March 6, 2015
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

ANGELA D. KOON, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2018

PNC CDE 38 LP,
A DELAWARE LIMITED PARTNERSHIP

BY: PNC COMMUNITY PARTNERS, INC.
A PENNSYLVANIA CORPORATION,
ITS GENERAL PARTNER

BY: Amy Merritt
AMY MERRITT
VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY, S.S.:
BE IT REMEMBERED THAT ON THIS 12 DAY OF March, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY CAME AMY MERRITT, VICE PRESIDENT OF PNC COMMUNITY PARTNERS, INC., A PENNSYLVANIA CORPORATION, GENERAL PARTNER OF PNC CDE 38 LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Rebecca M Reinhardt-Bride
NOTARY PUBLIC IN AND FOR
COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca M. Reinhardt-Bride, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires January 12, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DAYTON REGION NEW MARKET FUND C, LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: DAYTON REGION NEW MARKET FUND, LLC,
AN OHIO LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CITYWIDE DEVELOPMENT
CORPORATION, AN OHIO NONPROFIT CORPORATION,
ITS SOLE MEMBER

BY: Roger Furrer, Chairman
ROGER FURRER, CHAIRMAN

BY: Brian Heitkamp, Asst. Sec.
BRIAN HEITKAMP, ASSISTANT
SECRETARY

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
BE IT REMEMBERED THAT ON THIS 2 DAY OF April, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROGER FURRER, CHAIRMAN AND BRIAN HEITKAMP, ASSISTANT SECRETARY OF CITYWIDE DEVELOPMENT CORPORATION, AN OHIO NONPROFIT CORPORATION, THE SOLE MEMBER OF DAYTON REGION NEW MARKET FUND, LLC, AN OHIO LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF DAYTON REGION NEW MARKET FUND C, LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Chelly L Howard
NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNERS STATEMENT:
GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, OWNER, BY LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION, ITS SOLE MEMBER, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNER OR LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

BY: Lance W. Detrick
LANCE W. DETRICK, PRESIDENT AND CEO OF GOODWILL EASTER SEALS MIAMI VALLEY, AN OHIO NONPROFIT CORPORATION AND SOLE MEMBER OF GOODWILL EASTER SEALS MIAMI VALLEY HEADQUARTERS LLC, AN OHIO LIMITED LIABILITY COMPANY

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

Angela D. Koon
NOTARY PUBLIC IN AND FOR STATE OF OHIO

ANGELA D. KOON, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2018

AT&T EASEMENTS EXTINGUISHED BY THIS PLAT

THE FOLLOWING AT&T EASEMENT IS HEREBY EXTINGUISHED, TERMINATED, AND DISCHARGED BY THIS PLAT:

SHEET 1
CITY OF DAYTON ORDINANCE 31297-14
DATED MARCH 12, 2014

BY: 3/18/15
SHAYNE W. STANFIELD, P.S. DATE
RIGHT OF WAY MANAGER
THE OHIO BELL TELEPHONE COMPANY
DBA AT&T OHIO, AN OHIO CORPORATION
130 N ERIE ST, ROOM 207
TOLEDO, OHIO 43604

STATE OF OHIO, COUNTY OF Montgomery, S.S.
BE IT REMEMBERED THAT ON THIS 19 DAY OF March, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SHAYNE W. STANFIELD, P.S., RIGHT OF WAY MANAGER, THE OHIO BELL TELEPHONE COMANY DBA AT&T OHIO, AN OHIO CORPORATION, TO ME
KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Angela D. Koon
NOTARY PUBLIC IN AND FOR STATE OF OHIO

ANGELA D. KOON, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2018

CITY OF DAYTON EASEMENT EXTINGUISHED BY THIS PLAT

BY ITS SIGNATURE ON THIS RECORD PLAN, THE CITY OF DAYTON, OHIO HEREBY FOREVER TERMINATES, EXTINGUISHES, AND DISCHARGES THE FOLLOWING EASEMENT, WHICH ENCUMBERS VACATED ALLEYS INCLUDED IN THE PROPERTY PLATTED BY THIS RECORD PLAN AND/OR ARE NO LONGER NECESSARY OR BENEFICIAL TO THE DEVELOPMENT OR USE OF SUCH PROPERTY:

SHEET 1:

THE EASEMENT GRANTED BY THE DEED OF EASEMENT BY JOSEPH M. KELLY TO THE CITY OF DAYTON, OHIO OF RECORD IN DEED BOOK 1334, PAGE 338

BY: Tammi Clements 6/3/15
TAMMI CLEMENTS /DATE
CITY OF DAYTON WATER DIRECTOR

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
BE IT REMEMBERED THAT ON THIS 3RD DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Tammi L. Clements CITY OF DAYTON Water Director TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Marilyn C. Bowling (Engle)
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MARILYN C. ENGLE, Notary Public
In and for the State of Ohio
My Commission Expires August 31, 2015

DAYTON POWER AND LIGHT EASEMENTS EXTINGUISHED BY THIS PLAT

THE FOLLOWING DP&L EASEMENTS ARE HEREBY EXTINGUISHED, TERMINATED, AND DISCHARGED BY THIS PLAT:

SHEET 1:

CITY OF DAYTON ORDINANCE 31297-14
DATED MARCH 12, 2014

THE EASEMENT GRANTED BY THE DEED OF EASEMENT BY GEORGE C. TURNER AND VERNA H. TURNER TO THE DAYTON POWER AND LIGHT COMPANY OF RECORD IN DEED BOOK 2112, PAGE 583

THE EASEMENT GRANTED BY THE DEED OF EASEMENT BY JOSEPH M. KELLY TO THE DAYTON POWER AND LIGHT COMPANY OF RECORD IN DEED BOOK 2112, PAGE 566

THE EASEMENT GRANTED BY THE DEED OF EASEMENT BY ABE JOSEPH TO THE DAYTON POWER AND LIGHT COMPANY OF RECORD IN DEED BOOK 967, PAGE 249

BY: Edward N. Rizer 3/24/15
EDWARD N. RIZER DATE
MANAGER, REAL ESTATE SERVICES
THE DAYTON POWER AND LIGHT COMPANY

STATE OF OHIO, COUNTY OF MONTGOMERY S.S.
BE IT REMEMBERED THAT ON THIS 24TH DAY OF MARCH, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDWARD N. RIZER, MANAGER, REAL ESTATE SERVICES, THE DAYTON POWER AND LIGHT COMPANY, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Claudius R. Walker III
NOTARY PUBLIC IN AND FOR STATE OF OHIO

CLAUDIUS R. WALKER III, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 5, 2016

TIME WARNER EASEMENT EXTINGUISHED BY THIS PLAT

THE FOLLOWING TIME WARNER CABLE EASEMENT IS HEREBY EXTINGUISHED, TERMINATED, AND DISCHARGED BY THIS PLAT:

SHEET 1
CITY OF DAYTON ORDINANCE 31297-14
DATED MARCH 12, 2014

BY: 4/29/15
JAMES PIERCE DATE
VICE PRESIDENT, OSP DESIGN
TIME WARNER CABLE MIDWEST LLC
750 CANYON DRIVE
COPPELL, TX 75019

STATE OF TEXAS, COUNTY OF Dentun, S.S.
BE IT REMEMBERED THAT ON THIS 29th DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JAMES PIERCE, VICE PRESIDENT, OSP DESIGN OF TIME WARNER CABLE MIDWEST LLC, TO ME KNOWN AND 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 OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Pliney A. Lindsay
NOTARY PUBLIC IN AND FOR STATE OF TEXAS

PLINEY A LINDSAY
My Commission Expires
March 7, 2018

PREPARED BY:
GEOPRO CONSULTANTS, LLC
704 BROWN STREET
DAYTON, OHIO 45402
937.674.1492

TRANSFERRED
JULY
15 2015 AM 10:00
KARL L. KEITH
AUDITOR

SHEET 3 OF 3

INCHES 1 2 3

PLAT BOOK 226 PAGE: 21B

B02-509-24-1THRU10 ALL

CONDOMINIUM PLAN

GABRIEL POINT CONDOMINIUM CORRECTIVE AMENDMENT

BEING AN AMENDMENT TO THE GABRIEL POINT CONDOMINIUM RECORDED IN PLAT BOOK 139, PAGE 21 AND LOCATED IN LOTS 80 & 81 OF THE RANDLER SUBDIVISION, SECTION 4, AS RECORDED IN PLAT BOOK 76, PAGE 64

CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO
SECTION 16, TOWN 3, RANGE 6, G.E.
1.1016 AC.

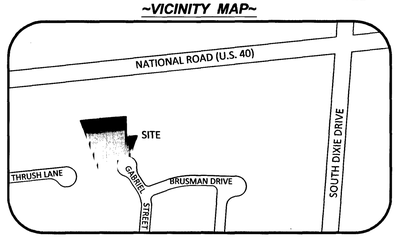
NO TRANSFER NEEDED
15 JUN 30 AM 10: 52
KARL L. KEITH
AUDITOR

226 P 22

Type: DEE
Kind: CONDOMINIUM
Recorded: 07/01/2015 03:48:56 PM
Fee Amt: $216.80 Page 1 of 4
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00035151

LIENHOLDERS CONSENT RECORDINGS
FOR WELLS FARGO BANK IN I.R. MORT 15-035147
FOR KEY BANK IN I.R. MORT 15-035150
FOR US BANK IN I.R MORT 15-035148
FOR FIFTH THIRD MORTGAGE CO. IN I.R. MORT 15-035149
UNIT OWNERS VOTE I.R. DEED 15-035152

~VICINITY MAP~



N

GRAPHIC SCALE 40' 30' 20' 10' 0'

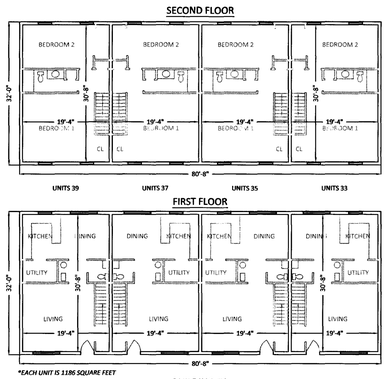
1"= 20'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE NORTH LINE OF LOT 81 (N82°59'45" E) OF THE RANDLER SUBDIVISION, SECTION 4, AS RECORDED IN PLAT BOOK 76, PAGE 64 OF THE MONTGOMERY COUNTY PLAT RECORDS

SUPERIMPOSED AREA NOTE
ALL OF THE LAND OWNED BY THE DEDICATORS IS PLATTED AS SHOWN

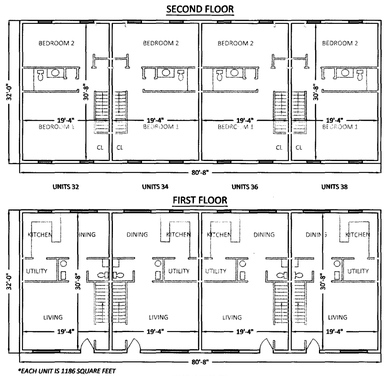
LEGEND
- ● IRON PIN SET (5/8"x30")
- ○ IRON PIN FOUND (5/8" DIA)
- ○ IRON PIPE FOUND

SURVEY REFERENCES
PLAT BOOK 76, PAGE 64
PLAT BOOK 139, PAGE 21
MONTGOMERY COUNTY PLAT RECORDS



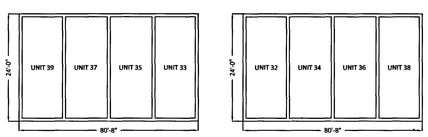
*EACH UNIT IS 1186 SQUARE FEET

BUILDING #1



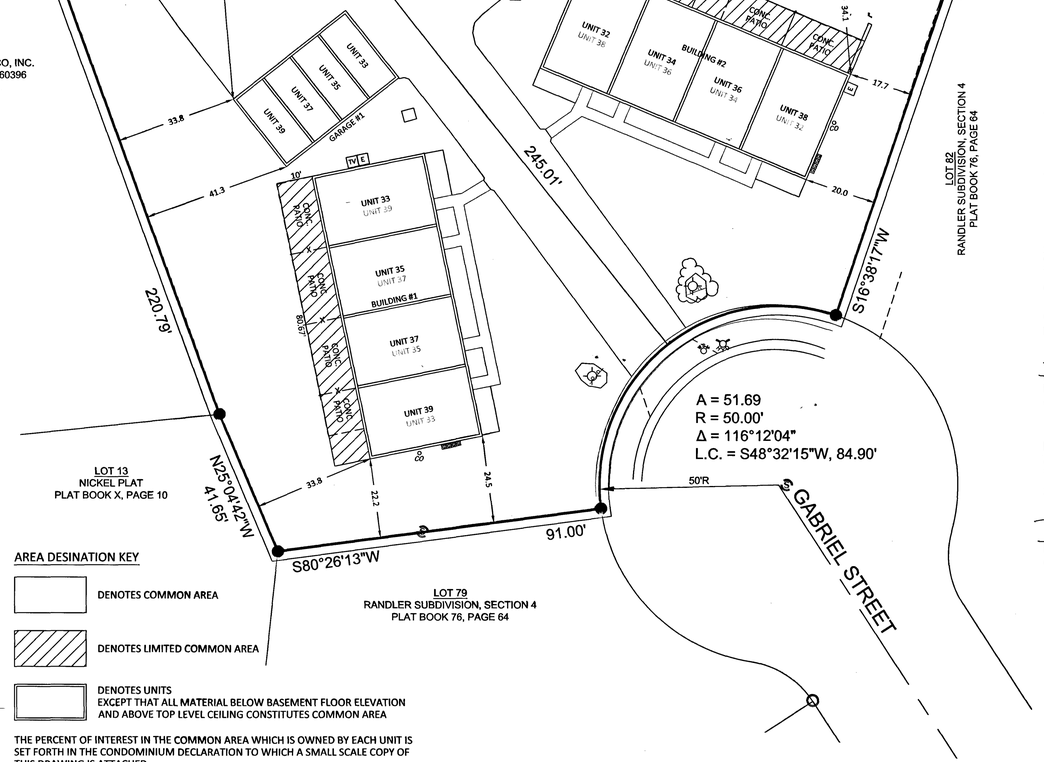
*EACH UNIT IS 1186 SQUARE FEET

BUILDING #2



*EACH GARAGE UNIT IS 484 SQUARE FEET

0' 8' 16' 24' 32'
GRAPHIC SCALE
1/16"= 1'



CORRECTIVE AMENDMENT
THIS DOCUMENT IS BEING UTILIZED TO CORRECT DOCUMENTS WHICH WERE ORIGINALLY FILED FOR SAID PROPERTIES TO CORRECT IMPROPER UNIT DESIGNATIONS

DESCRIPTION
THE WITHIN CONDOMINIUM PLAN OF 1.1016 ACRES IN SECTION PLAT IS LOCATED IN SECTION 16, TOWN 3, RANGE 6 EAST, ON LOTS 80 & 81 OF THE RANDLER SUBDIVISION, SECTION 4 AS RECORDED IN PLAT BOOK 76, PAGE 64 IN THE MONTGOMERY COUNTY PLAT RECORDS, CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO. MEASUREMENTS ARE CERTIFIED CORRECT AND CURVE DISTANCES ARE MEASURED ON THE ARC. MONUMENTS ARE SET AS SHOWN.

COUNTY OF MONTGOMERY, STATE OF OHIO, S.S.

MARY J. HESSIDENCE, CAROLE A. MCCABE, MARY EMILY KILSHEIMER, HEATHER L. BOND, CYNTHIA A. PHILLIPS, WILLIAM A. LANCASTER, MARY M. ROBBINS AND DAMARIS A. FRANTZ EACH HAVING BEEN DULY SWORN THIS 15th DAY OF June, 2015 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF THEIR KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

MARY J. HESSIDENCE

CYNTHIA A. PHILLIPS

CAROLE A. MCCABE

WILLIAM A. LANCASTER

MARY EMILY KILSHEIMER

MARY M. ROBBINS

HEATHER L. BOND

DAMARIS A. FRANTZ SALLY Jo GIBSON

IN TESTIMONY WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL ONTHE DAY AND DATE ABOVE WRITTEN.

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

APPROVED FOR DESCRIPTION:

PAUL GRUNER, PE, PS
MONTGOMERY COUNTY ENGINEER — 06/25/2015 DATE

CHECKED BY: — 6/25/15 DATE — 14-0317 JOB No.

SURVEYOR'S CERTIFICATION
O.R.C SECTION 7311.01-27 H.B. 135
THIS CONDOMINIUM PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 5311.01-27 OF THE OHIO REVISED CODE, THESE DRAWINGS SHOW GRAPHICALLY, SO FAR AS IS POSSIBLE, ALL OF THE PARTICULARS OF THE REAL PROPERTY, BUILDINGS, AND OTHER IMPROVEMENTS INCLUDED IN THIS CONDOMINIUM, AN ACCURATELY SHOWS THE LOCATION OF THE IMPROVEMENTS AND RECORDED EASEMENT ON THE REAL PROPERTY.

DAVID R. WINEMILLER, PE, PS
OHIO REGISTERED PROFESSIONAL SURVEYOR No. 7197

STATE OF OHIO · DAVID R. WINEMILLER · 7197 · REGISTERED PROFESSIONAL SURVEYOR

ENGINEER'S CERTIFICATION
O.R.C SECTION 7311.01-27 H.B. 135
THESE DRAWINGS ACCURATELY SHOW IMPROVEMENTS AND THE BUILDING GRAPHICALLY, SO FAR AS IS POSSIBLE.

DAVID R. WINEMILLER, PE, PS
OHIO REGISTERED PROFESSIONAL ENGINEER No. 52005

STATE OF OHIO · DAVID R. WINEMILLER · 52005 · REGISTERED PROFESSIONAL ENGINEER

AREA DESINATION KEY

- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- DENOTES UNITS EXCEPT THAT ALL MATERIAL BELOW BASEMENT FLOOR ELEVATION AND ABOVE TOP LEVEL CEILING CONSTITUTES COMMON AREA

THE PERCENT OF INTEREST IN THE COMMON AREA WHICH IS OWNED BY EACH UNIT IS SET FORTH IN THE CONDOMINIUM DECLARATION TO WHICH A SMALL SCALE COPY OF THIS DRAWING IS ATTACHED

THIS INSTRUMENT PREPARED BY:
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
(937)-898-5862 FAX: 898-5716
WWW.WINEMILLERENGINEERING.COM

INCHES 1 2 3

PLAT BOOK 226 PAGE: 22

NO TRANSFER NEEDED
15 JUN 30 AM 10: 52
KARL L. KEITH
AUDITOR

PLAT BOOK 226 PAGE: 22A

CONDOMINIUM PLAN

GABRIEL POINT CONDOMINIUM CORRECTIVE AMENDMENT

BEING AN AMENDMENT TO THE GABRIEL POINT CONDOMINIUM RECORDED IN PLAT BOOK 139, PAGE 21 AND LOCATED IN LOTS 80 & 81 OF THE RANDLER SUBDIVISION, SECTION 4, AS RECORDED IN PLAT BOOK 76, PAGE 64

CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO

SECTION 16, TOWN 3, RANGE 6 E.

1.1016 AC.

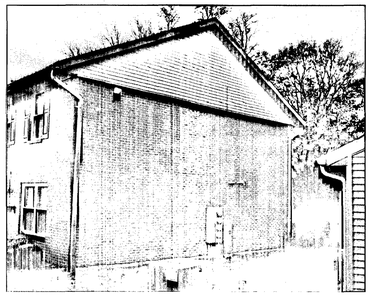
NO TRANSFER NEEDED
15 JUN 30 AM 10:53
KARL L. KEITH
AUDITOR

226 P 22 A

Type: DEE
Kind: CONDOMINIUM
Recorded: 07/01/2015 03:48:56 PM
Fee Amt: $216.80 Page 1 of 4
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00035151

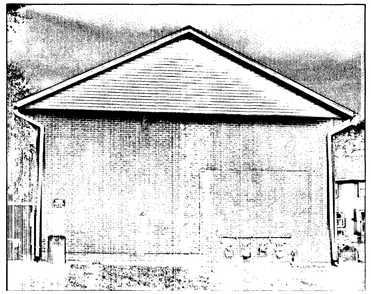
BUILDING #1

NORTH ELEVATION



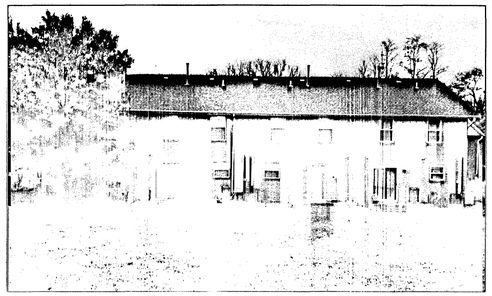
EAST ELEVATION

SOUTH ELEVATION

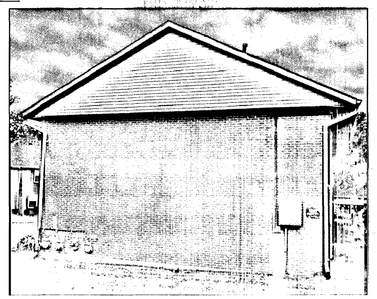


WEST ELEVATION

BUILDING #2

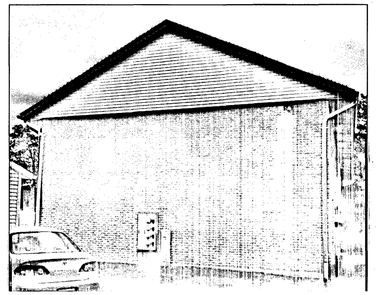


NORTH ELEVATION



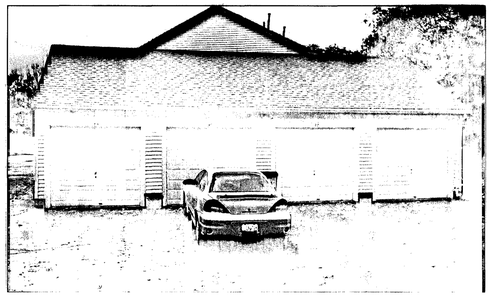
EAST ELEVATION

SOUTH ELEVATION

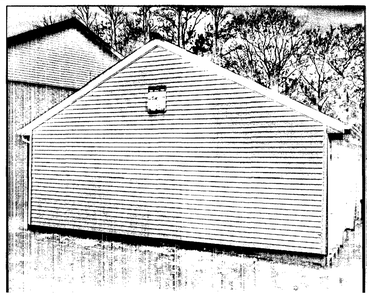


WEST ELEVATION

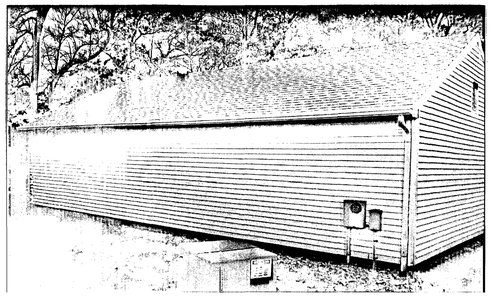
GARAGE #1



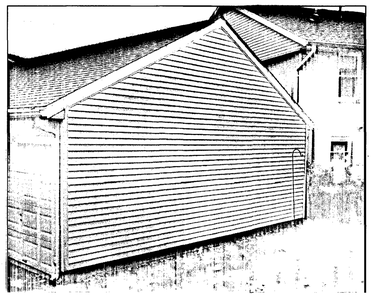
NORTH ELEVATION



EAST ELEVATION

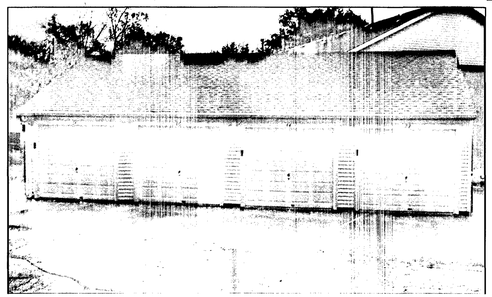


SOUTH ELEVATION

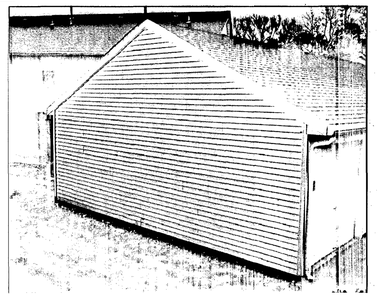


WEST ELEVATION

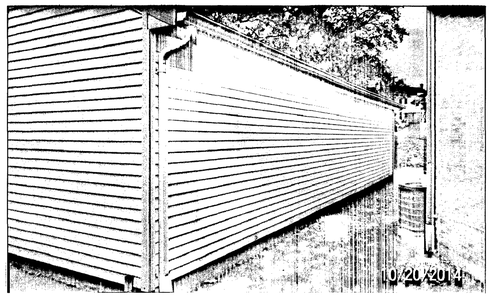
GARAGE #2



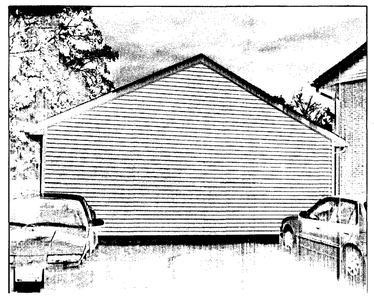
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

22

RECORD PLAN
WHOLE FOODS

BEING PART OF LOT 5 OF McEWEN PLAZA SUBDIVISION SECTION THREE AS RECORDED IN PLAT BOOK 99, PAGE 18, ALL OF LOT 3 OF McEWEN PLAZA SUBDIVISION SECTION TWO, AS RECORDED IN PB 98, PG. 43, PART OF LOT 2 AND ALL OF LOT 3 OF MONTGOMERY COUNTY BUILDING AND LOAN PLAT NO. 2 AS RECORDED IN PLAT BOOK 117, PAGE 38

LOCATED IN SECTION 6, TOWN 2, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO

CONTAINING: 7.0800 ACRES

MAY, 2015

PREPARED BY:

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

TRANSFERRED
15 JUL 10 AM 11:24
KARL L. KEITH
AUDITOR

PB 226 P 23

Type: DEE
Kind: PLAT
Recorded: 07/10/2015 11:28:46 AM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00037051

DESCRIPTION

067-00Z-2-2,3 ALL 067-224-15-2,3,5 & 7 PT.

THE WITHIN IS A REPLAT OF 7.0800 ACRES, BEING 1.1160 ACRES OF PART LOT 5 OF McEWEN PLAZA SUBDIVISION SECTION THREE AS RECORDED IN PLAT BOOK 99, PAGE 18 AND 0.7679 ACRES OF PT. LOT 3 OF McEWEN PLAZA SUBDIVISION SECTION TWO AS RECORDED IN PLAT BOOK 98, PAGE 43 BOTH AS CONVEYED TO STEPHEN D. ZAX, TRUSTEE BY I.R. DEED 06-016355, ALSO BEING 0.0044 ACRES OF PART LOT 5 OF MCEWEN PLAZA SUBDIVISION SECTION THREE AS RECORDED IN PLAT BOOK 99, PAGE 18 AND 0.0214 ACRES OF PT. LOT 3 OF MCEWEN PLAZA SUBDIVISION SECTION TWO AS RECORDED IN PLAT BOOK 98, PAGE 43 BOTH AS CONVEYED TO MS DAYTON, LLC 65.49% INTEREST AND DYNASTY DAYTON, LLC 34.51% INTEREST BY I.R. DEED 15-007022 ALSO BEING 0.5602 ACRES OF PT. LOT 3 OF MCEWEN PLAZA SUBDIVISION SECTION TWO AS RECORDED IN PLAT BOOK 98, PAGE 43 AS CONVEYED TO STEPHEN D. ZAX, TRUSTEE BY I.R. DEED 15-007020, ALSO BEING 2.1999 ACRES BEING ALL OF LOT 3 AND 1.6565 ACRES BEING PART OF LOT 2 OF MONTGOMERY COUNTY BUILDING AND LOAN PLAT NO. 2 AS RECORDED IN PLAT BOOK 117, PAGE 38 AND 0.7537 ACRES BEING PART OF LOT 3 MCEWEN PLAZA SUBDIVISION SECTION TWO AS RECORDED IN PLAT BOOK 98, PAGE 43 ALL AS CONVEYED TO MS DAYTON, LLC 65.49% INTEREST AND DYNASTY DAYTON, LLC 34.51% INTEREST BY I.R. DEED 14-002089 AND 15-007018 ALL OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

NOTE:
THE ACREAGES NOTED IN THE DESCRIPTION ABOVE ARE SHOWN ON THE SURVEY MAP AS (SURVEYED).

DEDICATION:

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

THE EASEMENTS SET FORTH ON THE WITHIN PLAT IDENTIFIED AS "UTILITIES EASEMENTS" ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Rachel Wooster
WITNESS

OWNER: MS DAYTON, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

BY: MONTGOMERY-WASHINGTON TIC MANAGER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: _____
STEPHEN J. COLLINS, MANAGER

STATE OF Georgia, COUNTY OF Coweta, S.S.

BE IT REMEMBERED THAT ON THIS 22 DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, CAME MS DAYTON, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY BY MONTGOMERY-WASHINGTON TIC MANAGER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGER BY STEPHEN J. COLLINS IT'S MANAGER TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Shannon Majors
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/18

SHANNON MAJORS NOTARY PUBLIC COWETA COUNTY, GEORGIA My Commission Expires 2/17/2018

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Rachel Wooster
WITNESS

OWNER: DYNASTY DAYTON, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

BY: MONTGOMERY-WASHINGTON TIC MANAGER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: _____
STEPHEN J. COLLINS, MANAGER

STATE OF Georgia, COUNTY OF Coweta, S.S.

BE IT REMEMBERED THAT ON THIS 22 DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, CAME MS DAYTON, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY BY MONTGOMERY-WASHINGTON TIC MANAGER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGER BY STEPHEN J. COLLINS IT'S MANAGER TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Shannon Majors
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/18

SHANNON MAJORS NOTARY PUBLIC COWETA COUNTY, GEORGIA My Commission Expires 2/17/2018

JACK W. WORKMAN AND LOIS A. WORKMAN TRUSTEES, THE LOIS A. WORKMAN TRUST MF #97-039E01

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Anne M Traupe
WITNESS

OWNER: STEPHEN D. ZAX, TRUSTEE OF THE STEPHEN D. ZAX TRUST DATED JANUARY 23, 2006
BY: STEPHEN D. ZAX, TRUSTEE

STATE OF Ohio, COUNTY OF Montgomery, S.S.

BE IT REMEMBERED THAT ON THIS 15th DAY OF May, 2015, BEFORE ME, THE UNDERSIGNED, CAME THE STEPHEN D. ZAX TRUST DATED JANUARY 23, 2006 BY STEPHEN D. ZAX IT'S TRUSTEE TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

[redacted]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/17/19

[redacted] Notary Public In and for the State of Ohio My Commission Expires 12/17/19 STATE OF OH

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
[redacted]
WITNESS

MORTGAGEE: STATE BANK AND TRUST COMPANY
A GEORGIA BANK
BY: Will Rivenbark
NAME: WILL RIVENBARK
ITS: VICE PRESIDENT

STATE OF Georgia, COUNTY OF Fulton, S.S.

BE IT REMEMBERED THAT ON THIS 30th DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, CAME STATE BANK AND TRUST COMPANY BY WILL RIVENBANK IT'S VICE PRESIDENT TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

[redacted]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/20/18

CATHERINE MORRISON NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES March 20, 2018

Will L. Rivenbark, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

7/6/15

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL THIS DAY AND DATE WRITTEN ABOVE.

Donna J. Gruesemeyer
NOTARIAL SEAL DONNA J GRUESEMEYER NOTARY PUBLIC STATE OF OHIO
NOTARY PUBLIC
MY COMMISSION EXPIRES ON DATE: 8-24-19

DONNA J GRUESEMEYER
NOTARY PUBLIC-OHIO
MY COMMISSION EXPIRES 8-24-19

BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 AS RECORDED IN MONTGOMERY COUNTY BUILDING & LOAN PLAT NO. 2 P.B. 117, PG. 38. (S67°37'10"E)

GRAPHIC SCALE

-40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SUPERIMPOSITION NOTE:

THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.

OCCUPATION STATEMENT:

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

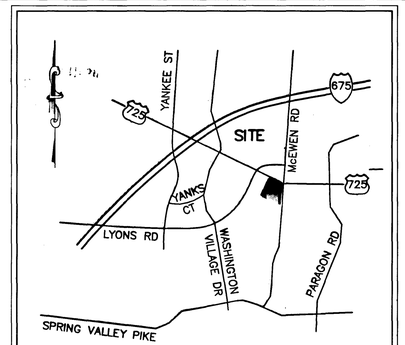
SURVEY REFERENCES:

MF #83-606D11
MF #97-039E01
MF #00-155E01
I.R. DEED 06-016355
I.R. DEED 04-132885
I.R. DEED 04-024445
P.B. 97, PG.9
P.B. 98, PG.43
P.B. 99, PG. 18
P.B. 117, PG. 38
P.B. 119, PG. 7
P.B. 119, PG. 22
TAX MAP

SURVEY SYMBOL LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8"IRON PIN FOUND
- EX 1"IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX PK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- IRON PIN SET (5/8" DIA, 30" LONG)
- 1" IRON PIN SET (MONUMENT)
- PK NAIL SET
- CROSS NOTCH SET
- RAILROAD SPIKE SET

MONUMENTS TO BE SET AT COMPLETION OF CONSTRUCTION



VICINITY MAP
NTS

SECTION 1
SECTION 6

MIAMISBURG CENTERVILLE ROAD (S.R. 725)
(R/W VARIES)

STATE OF OHIO (WD) DMF 85-568D11

N22°16'24"E 30.35'
S67°43'36"E 25.22'
EX R/W
S67°37'10"E 404.27'
255.09'
0.08'
149.10'
EX R/W
STATE OF OHIO (WD) DMF 85-680E07
S6°20'00"W 94.00'
S79°23'36"E 12.00'

10' ELECTRIC EASEMENT

LOT 1 McEWEN PLAZA SUBDIVISION SECTION ONE P.B. 97, PG.9

STORM EASEMENT FOR UNDERGROUND STORAGE

PT. LOT 5 McEWEN PLAZA SUBDIVISION SECTION THREE P.B. 99, PG. 18 (1.1741 AC.)
STEPHEN D. ZAX, TRUSTEE OF THE STEPHEN D. ZAX TRUST I.R. DEED 06-016355 (1.1160 AC. SURVEYED)

R=1041.00'
L=149.65'
Lch=S6°30'21"W
Lch Dist= 149.52'
Δ=8°14'12"

PT. LOT 2 MONTGOMERY COUNTY BUILDING & LOAN PLAT NO. 2 P.B. 117, PG. 38 (1.734 AC.)
MS DAYTON, LLC 65.49% DYNASTY DAYTON, LLC 34.51% I.R. DEED 14-002089 I.R. DEED 15-007018 (1.6565 AC. SURVEYED)

PT. LOT 5 McEWEN PLAZA SUBDIVISION SECTION THREE P.B. 99, PG. 18 (1.1741 AC.)
MS DAYTON, LLC 65.49% DYNASTY DAYTON, LLC 34.51% I.R. DEED 15-007022 (0.0044 AC. SURVEYED)

INGRESS/EGRESS UTILITY EASEMENT

532.54'
N22°27'28"E
286.31'
S22°21'53"W
OLD LOT LINE

LOT 2
2.4441 ACRES

INGRESS/EGRESS UTILITY EASEMENT
N67°34'01"W 20.15'
OLD LOT LINE
S67°38'07"E 7.39'
N62°45'01"W 43.93'
S22°23'15"W 293.08'

PT. LOT 3 McEWEN PLAZA SUBDIVISION SECTION TWO P.B. 98, PG.43 (2.0919 AC.)
STEPHEN D. ZAX, TRUSTEE OF THE STEPHEN D. ZAX TRUST I.R. DEED 06-016355 (0.7679 AC. SURVEYED)

INGRESS/EGRESS UTILITY EASEMENT
186.64'
OLD LOT LINE

PT. LOT 3 McEWEN PLAZA SUBDIVISION SECTION TWO P.B. 98, PG.43 (2.0919 AC.)
MS DAYTON, LLC DYNASTY DAYTON, LLC I.R. DEED 15-007022 (0.0214 AC. SURVEYED)

LOT 1
4.6359 ACRES

OLD PARCEL LINE
OLD PARCEL LINE
375.34'
McEWEN ROAD (R/W VARIES)

PT. LOT 3 McEWEN PLAZA SUBDIVISION SECTION TWO P.B. 98, PG.43 (2.0919 AC.)
STEPHEN D. ZAX, TRUSTEE OF THE STEPHEN D. ZAX TRUST I.R. DEED 15-007020 (0.5602 ACRES SURVEYED)

LOT 4 McEWEN PLAZA SUBDIVISION SECTION TWO P.B. 98, PG.43

LOT 3 MONTGOMERY COUNTY BUILDING & LOAN PLAT NO. 2 P.B. 117, PG. 38 (2.200 AC.)
MS DAYTON, LLC 65.49% DYNASTY DAYTON, LLC 34.51% I.R. DEED 14-002089 I.R. DEED 15-007018 (2.1999 AC. SURVEYED)

S22°21'53"W 17.66'
S67°38'07"E 58.80'
S67°38'07"E 193.15'
S22°20'15"W 72.24'
10' ELECTRIC EASEMENT

INGRESS/EGRESS UTILITY EASEMENT

PT. LOT 3 McEWEN PLAZA SUBDIVISION SECTION TWO P.B. 98, PG.43 (2.0919 AC.)
MS DAYTON, LLC 65.49% DYNASTY DAYTON, LLC 34.51% I.R. DEED 14-002088 I.R. DEED 15-007018 (0.7537 AC. SURVEYED)

N61°12'40"W 26.06'
S87°39'45"E 46.53'
82.26'
28.58'
EX R/W

INGRESS/EGRESS UTILITY EASEMENT
INGRESS/EGRESS UTILITY EASEMENT
OLD LOT LINE
N67°35'45"W 70.00'
N22°27'30"E 21.23'
5'

N67°35'45"W
APPROX. LOC. EX. 35' UTILITY ESMT. P.B. 119, PG. 22
FOX RIDGE HOMEOWNERS ASSOCIATION COMMON AREA MF#83-606D11 FOX RIDGE SECTION TWO P.B. 119, PG. 22
567.13'
APPROX. LOC. EX. 25' UTIL. ESMT P.B. 119, PG. 22
FOX RIDGE HOMEOWNERS ASSOCIATION COMMON AREA MF#83-606D11 FOX RIDGE SECTION ONE P.B. 119, PG. 7
APPROX. LOC. EX. 40' UTIL. ESMT P.B. 119, PG. 7

LOT 1 MONTGOMERY COUNTY BUILDING & LOAN PLAT NO. 2 P.B. 117, PG. 38 (2.200 AC.)
MS DAYTON, LLC 65.49% DYNASTY DAYTON, LLC 34.51% I.R. DEED 14-002089 I.R. DEED 15-007018 (2.1999 AC. SURVEYED)

LOT 2 MONTGOMERY COUNTY BUILDING & LOAN PLAT NO. 2 P.B. 117, PG. 38 (1.734 AC.)
MS DAYTON, LLC 65.49% DYNASTY DAYTON, LLC 34.51% I.R. DEED 14-002089 I.R. DEED 15-007018 (1.6565 AC. SURVEYED)

LOT 3 MONTGOMERY COUNTY BUILDING & LOAN PLAT NO. 2 P.B. 117, PG. 38 (2.200 AC.)
MS DAYTON, LLC 65.49% DYNASTY DAYTON, LLC 34.51% I.R. DEED 14-002089 I.R. DEED 15-007018 (2.1999 AC. SURVEYED)

JACK W. WORKMAN AND LOIS A. WORKMAN TRUSTEES, THE LOIS A. WORKMAN TRUST MF #97-039E01

CORNERSTONE-GOVERNOURS SQUARE, LTD MF #00-155E01

LOT NO. 1 WASHINGTON VILLAGE SECTION ONE P.B. 119, PG. 22

FOX RIDGE HOMEOWNERS ASSOCIATION COMMON AREA MF#83-606D11 FOX RIDGE SECTION TWO P.B. 119, PG. 22

TRANSFERRED
15 JUL 10 AM 11:24
KARL L. KEITH
AUDITOR

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: RON DATE: 7/7/15

JOB No: 13-0342

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY COUNTY, OHIO

THIS 12 DAY OF Dec, 2013

CHAIRMAN Exec. Dir. 7/7/15 DATE

APPROVED MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES 7/02/15 DATE

INCHES 1 2 3

PLAT BOOK 226 PAGE: 23

CERTIFICATION

I HEREBY CERTIFY THAT THIS 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 AUGUST 20, 2013. 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.

VAN ATTA ENGINEERING, INC.

Jeffrey A. Van Atta 5/28/15
JEFFREY A. VAN ATTA DATE
OHIO, REGISTERED SURVEYOR NO. 7354

STATE OF OHIO JEFFREY A. VAN ATTA 7354 REGISTERED PROFESSIONAL SURVEYOR

JOB No. 5067 SHEET 1 OF 2

H:\CADD\Projects\SJ Collins\726-McEwen\WHOLE FOODS RP.DWG, MAY 28, 2015 - 15:26:59

RECORD PLAN
EASEMENT PLAN
WHOLE FOODS

BEING PART OF LOT 5 OF McEWEN PLAZA SUBDIVISION SECTION THREE AS RECORDED IN PLAT BOOK 99, PAGE 18, ALL OF LOT 3 OF McEWEN PLAZA SUBDIVISION SECTION TWO, AS RECORDED IN PB 98, PG. 43, PART OF LOT 2 AND ALL OF LOT 3 OF MONTGOMERY COUNTY BUILDING AND LOAN PLAT NO. 2 AS RECORDED IN PLAT BOOK 117, PAGE 38

LOCATED IN SECTION 6, TOWN 2, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO

CONTAINING: 7.0800 ACRES

MAY, 2015

PREPARED BY:

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

EASEMENT NOTE:
UTILITY AND ACCESS EASEMENTS PRESENTLY OF RECORD TO BE EXTINGUISHED WITH THIS PLAT

* UNLESS SHOWN OTHERWISE

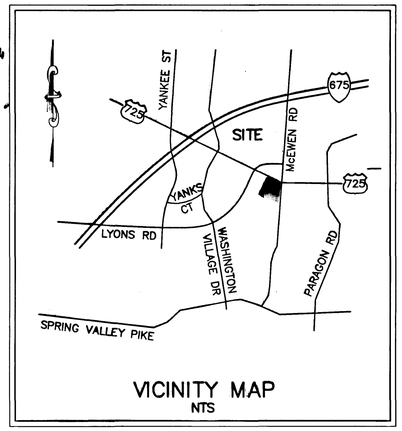
PB 226 P23A

Type: DEE
Kind: PLAT
Recorded: 07/10/2015 11:28:46 AM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00037051

TRANSFERRED
15 JUL 10 AM 11:24
KARL L. KEITH
AUDITOR

BEARINGS ARE BASED ON THE NORTH LINE OF MONTGOMERY COUNTY BUILDING & LOAN PLAT NO. 2 P.B. 117, PG. 38. (S67°37'10"E)

GRAPHIC SCALE
−40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



VICINITY MAP
NTS

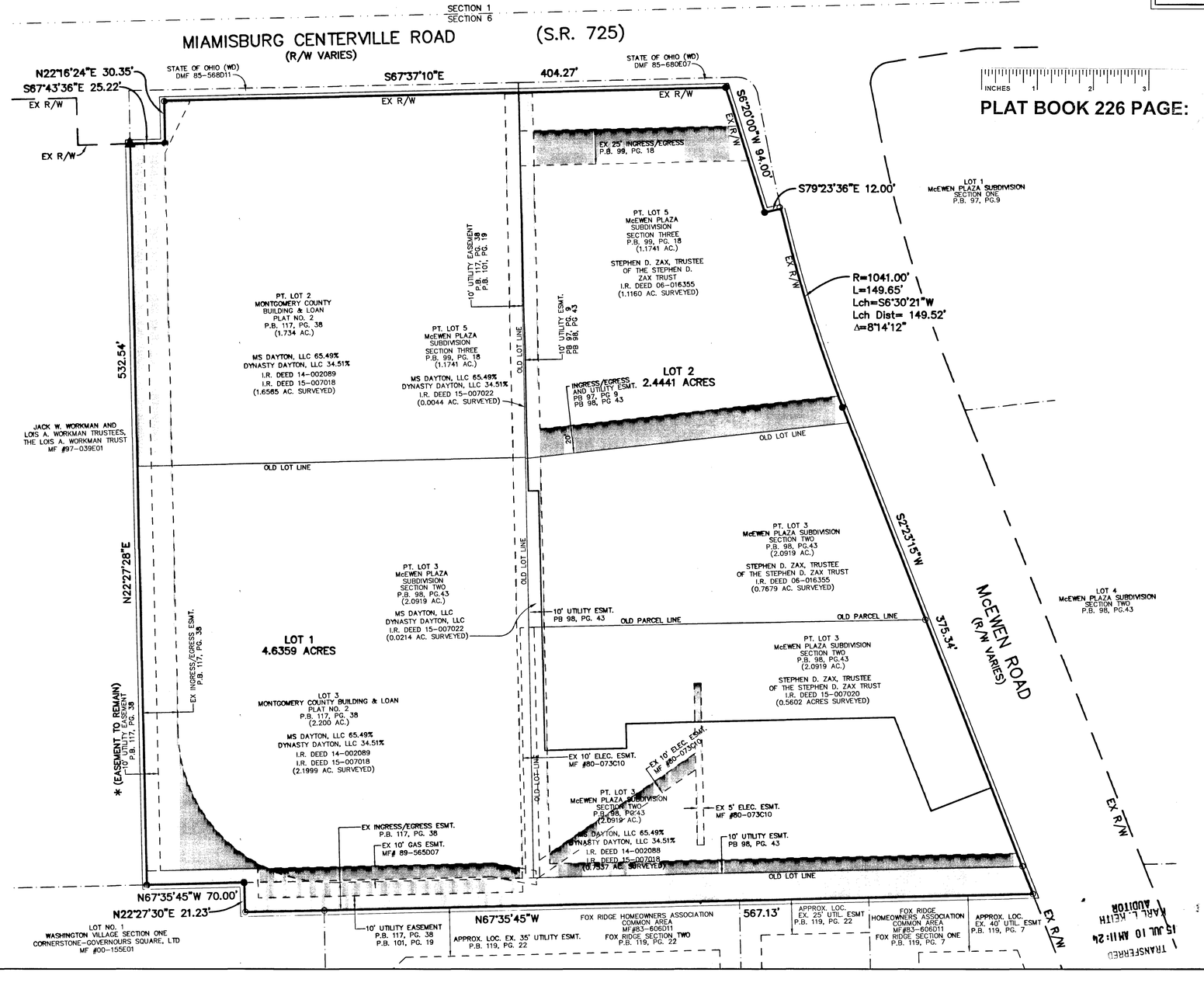
STORM EASEMENT		
Line #	Length	Direction
L1	23.93'	S6° 20' 00"W
L2	155.71'	N67° 44' 07"W
L3	40.18'	S22° 21' 53"W
L4	10.00'	N67° 38' 07"W
L5	6.00'	S22° 21' 53"W
L6	10.00'	S67° 38' 07"E
L7	39.30'	S22° 21' 53"W
L8	102.10'	N67° 59' 57"W
L9	7.50'	S22° 00' 03"W
L10	104.93'	N67° 59' 57"W
L11	32.46'	S22° 15' 53"W
L12	95.50'	S57° 08' 17"W

STORM EASEMENT		
Line #	Length	Direction
L13	19.27'	N65° 43' 22"W
L14	20.01'	N22° 27' 28"E
L15	9.02'	S65° 43' 22"E
L16	81.47'	N57° 08' 17"E
L17	73.70'	N21° 59' 56"E
L18	54.78'	N67° 17' 56"W
L19	20.01'	N22° 27' 28"E
L20	54.62'	S67° 17' 17"E
L21	27.32'	N21° 59' 56"E
L22	177.21'	S68° 00' 00"E
L23	19.11'	N22° 21' 22"E
L24	197.82'	S67° 37' 10"E

INGRESS/EGRESS UTILITY EASEMENT		
Line #	Length	Direction
L31	23.31'	S2° 23' 15"W
L32	28.64'	N79° 15' 44"W
L33	111.36'	S72° 22' 07"W
L34	229.17'	N67° 38' 07"W
L35	0.50'	S22° 23' 21"W
L36	17.86'	S22° 02' 20"W
L37	1.43'	S22° 57' 40"E
L38	104.86'	S22° 02' 20"W
L39	13.16'	S67° 02' 20"W
L40	37.11'	S22° 23' 32"W
L41	233.10'	S67° 36' 12"E
L42	70.92'	N55° 21' 53"E
L43	27.21'	S67° 38' 07"E
L44	17.66'	N22° 21' 53"E
L45	193.15'	S67° 38' 07"E
L46	76.70'	S2° 20' 15"W
L47	18.51'	S67° 37' 13"E
L48	79.32'	S2° 23' 15"W
L49	563.30'	N67° 35' 45"W
L50	16.23'	N22° 27' 30"E
L51	72.00'	N67° 35' 45"W
L52	10.00'	N22° 24' 15"E
L53	34.71'	S67° 35' 45"E
L54	474.91'	N22° 27' 28"E
L55	25.21'	S67° 43' 36"E

INGRESS/EGRESS UTILITY EASEMENT		
Line #	Length	Direction
L56	204.53'	S22° 27' 28"W
L57	385.30'	S67° 34' 01"E
L58	48.30'	S89° 28' 07"E
L59	6.81'	N0° 31' 53"E
L60	28.18'	S89° 28' 07"E
L61	6.81'	S0° 31' 53"W
L62	17.22'	S89° 28' 07"E
L63	64.28'	S70° 16' 03"W
L64	38.80'	N22° 21' 53"E
L65	149.63'	S67° 34' 01"E
L66	39.12'	S21° 54' 18"W
L67	214.11'	N67° 27' 33"W
L68	11.03'	S67° 57' 40"E
L69	23.63'	N22° 02' 20"E
L70	223.66'	S67° 34' 01"E
L71	116.29'	N67° 37' 13"W
L72	15.13'	N22° 22' 47"E
L73	11.00'	N67° 37' 13"W
L74	15.13'	S22° 22' 47"W
L75	19.55'	N67° 37' 13"W
L76	39.00'	N22° 22' 47"E
L77	119.14'	S67° 37' 08"E
L78	13.50'	S22° 21' 53"W
L79	18.49'	S67° 38' 07"E
L80	27.11'	S2° 31' 11"W

INGRESS/EGRESS UTILITY EASEMENT					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	26.13'	31° 29' 06"	14.36'	N65° 56' 47"W	14.18'
C2	102.93'	56° 22' 26"	101.27'	N67° 59' 55"W	97.24'
C3	47.56'	32° 15' 42"	26.78'	N52° 05' 35"W	26.43'
C4	20.00'	38° 43' 26"	13.51'	N87° 00' 44"W	13.26'
C5	30.23'	97° 17' 26"	51.33'	S20° 51' 54"E	45.39'
C6	38.96'	48° 28' 33"	32.96'	N67° 59' 11"E	31.99'
C7	50.00'	72° 10' 38"	62.99'	N13° 37' 51"W	58.90'
C8	1041.00'	1° 49' 33"	33.18'	S3° 18' 02"W	33.17'
C9	86.64'	72° 08' 34"	109.09'	N65° 07' 24"W	102.03'
C10	25.00'	61° 40' 04"	26.91'	N31° 43' 41"W	25.63'



INCHES 1 2 3

PLAT BOOK 226 PAGE: 23A

H:\CADD\Projects\SJ Collins\725-McEwen\WHOLE FOODS RP.DWG, MAY 28, 2015 - 15:26:59

JOB No. 5067 SHEET 2 OF 2

061-291-10-PT.1

TRANSFERRED
15 JUL 10 PM 2:30
KARL L. KEITH
AUDITOR

SCARBOROUGH VILLAGE CONDOMINIUM PHASE TWELVE "ELEVENTH AMENDMENT DRAWINGS"

BEING PART OF SCARBOROUGH VILLAGE, LOT #1
AS RECORDED IN P.B. 209, PG. 40-40A
LOCATED IN:
SECTION 28, TOWN 3, RANGE 5, M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
JUNE 19, 2015
CONTAINING: 0.5972 AC.

"THE DRAWINGS"

PB 226
P 24

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER — DATE: 07/09/2015
CHECKED BY: RCW — DATE: 7/8/15
15-0130 JOB #

Type: DEE
Kind: CONDOMINIUM
Recorded: 07/10/2015 02:46:00 PM
Fee Amt: $256.80 Page 1 of 9
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00037129

Dedication:

We the undersigned, being all the owners and lien holders of lands herein shown, do hereby acknowledge the making and signing of the within Condominium Plan to be our voluntary act and deed.

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

The undersigned owner hereby consents to and joins in the submission of the land herein described and their interests therein to the Condominium Plan known as Scarborough Village Condominium, as set forth in the Declaration of such Condominium filed with the Recorder of Montgomery County, Ohio, under the condominium statute of the State of Ohio as Instrument No. 08-042206, Pg. 0045, as amended by the First Amendment to the Declaration filed herewith of record as Instrument No. 11-019704, Pg. 0012, as amended by the Second Amendment to the Declaration filed herewith of record as Instrument No. 12-00034503, as amended by the Third Amendment to the Declaration filed herewith of record as Instrument No. 13-00021358, as amended by the Fourth Amendment to the Declaration filed herewith of record as Instrument No. 13-00068119, as amended by the Fifth Amendment to the Declaration filed herewith of record as Instrument No. 13-00086955, as amended by the Sixth Amendment to the Declaration filed herewith of record as Instrument No. 14-00011827, as amended by the Seventh Amendment to the Declaration filed herewith of record as Instrument No. 14-00020759, as amended by the Eighth Amendment to the Declaration filed herewith of record as Instrument No. 14-00049540, as amended by the Ninth Amendment to the Declaration filed herewith of record as Instrument No. 14-00059899, as amended by the Tenth Amendment to the Declaration filed herewith of record as Instrument No. 15-00017414, as amended by the Eleventh Amendment to the Declatation filed herewith of record as Instrument No. 15-

OWNER & SUBDIVIDER
JWSTN, LLC
an Ohio limited liability company
I.R. Deed #10-029164

By: Craig A. Crossley, Member

STATE OF OHIO, S.S.

Be it remembered that on this 1st day of July, 2015, before me the undersigned, a Notary Public in and for said state, personally came JWSTN, LLC, an Ohio limited liability company, by Craig A. Crossley, Member, who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed.

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

Melinda S. King
Notary Public

MELINDA S. KING Notary Public
In and for the State of Ohio
My Commission Expires May 26, 2016
MELINDA S. KING
MY COMMISSION
MAY 26 2016

MORTGAGEE
FARMER'S & MERCHANT'S BANK OF MIAMISBURG

By: Clint G. Morton
Its: Senior Vice President

STATE OF OHIO, S.S.

Be it remembered that on this 2nd day of July, 2015, before me the undersigned, a Notary Public in and for said state, personally came Farmer's & Merchant's Bank of Miamisburg by Clint G. Morton, its Senior Vice President who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed as such officer.

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

Melinda S. King
Notary Public

MELINDA S. KING Notary Public
In and for the State of Ohio
My Commission Expires May 26, 2016
MELINDA S. KING
MY COMMISSION
MAY 26 2016

Certification/Description

The within Condominium Plan contains 0.5972 Ac., being 0.5972 Ac. out of a 9.8748 Ac. tract of land as conveyed to JWSTN LLC., an Ohio limited liability company in I.R. Deed #10-029164 and being 0.5972 Ac. out of Lot #1 of Scarborough Village as recorded in Plat Book 209, Pg. 40-40A, all in the Plat Records of Montgomery County, Ohio.

All measurements are certified correct. Curve distances are measured on the arc.

The Reinke Group, Inc.

I certify that this drawing, consisting of 2 sheets, accurately shows each building of Phase Twelve, of Scarboroagh Village Condominium as constructed.

By Franklin K. Wright III Date 6/19/15
Franklin K. Wright III
Ohio Engineer #39113

STATE OF OHIO — FRANKLIN K. WRIGHT III — 39113 — REGISTERED PROFESSIONAL ENGINEER

I certify that this drawing, consisting of 2 sheets, accurately reflects the location of improvements and recorded easements of Phase Twelve, of Scarborough Village Condominium.

By Franklin K. Wright III Date 6/19/15
Franklin K. Wright III
Ohio Surveyor #6769

STATE OF OHIO — FRANKLIN K. WRIGHT III — S-6769 — REGISTERED PROFESSIONAL SURVEYOR

NOTE: The easement information was derived from title work by Chicago Title Insurance Co., by the following:

Order No. 0603088, Effective Date March 23, 2006 at 7:59 a.m.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°09'10" E	22.12'
L2	N 83°10'57" E	11.19'
L3	N 06°49'03" W	26.00'
L4	N 83°10'57" E	76.98'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	48.00'	69.56'	63.63'	N 41°40'03" E	83°01'47"

KARL L. KEITH AUDITOR
15 JUL 10 PM 2:30
TRANSFERRED

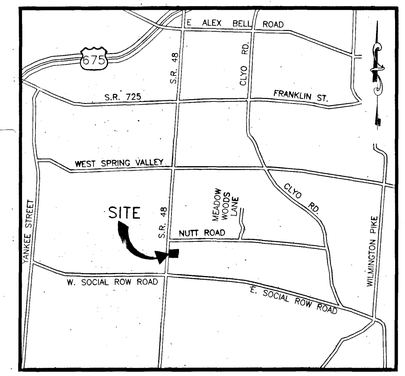
LEGEND

~ Indicates Condominium Unit
~ Indicates Limited Common Element
~ Indicates Common Element
(1) ~ Indicates Building Number
60 ~ Indicates Unit Designation

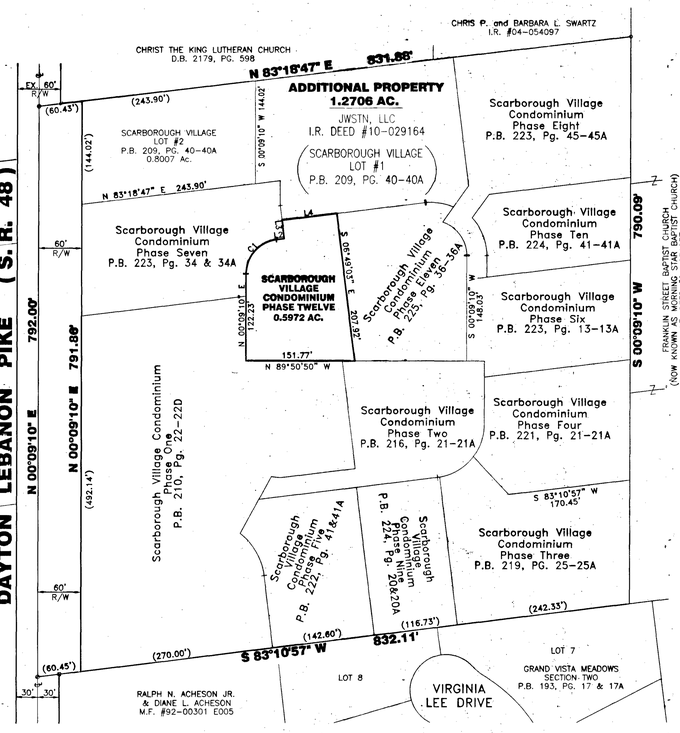
NOTE: LIMITED COMMON ELEMENT IN FRONT OF GARAGES IS 20' x 20'.

NOTE:
ALL AREAS NOT DESIGNATED AS A UNIT OR AS A LIMITED COMMON ELEMENT ARE COMMON ELEMENTS.

PLAT BOOK 226 PAGE: 24



VICINITY MAP
NO SCALE



SUPERIMPOSED MAP
SCALE: 1"=100'

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

NOTE: BASIS OF BEARING:
NORTH IS BASED OFF OF THE NORTH LINE OF CROSSTOWNE PROPERTIES, LTD., I.D. DEED #06-099587
BEARING ~ N 83°18'47" E

SHEET 1 OF 2
PREPARED BY:

REINKE GROUP
Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
956 Congress Park Drive
Centerville, OH 45459
(937) 434-4818 ph.
(937) 434-3978 fax
www.ReinkeGroup.com

INDICATES LIMITED COMMON ELEMENT (L.C.E.)

DIMENSIONS TYPICAL ALL SIMILAR UNITS

NOTE: SQUARE FOOTAGE GIVEN FOR UNITS INCLUDE GARAGE, VERANDA, & SECOND FLOOR

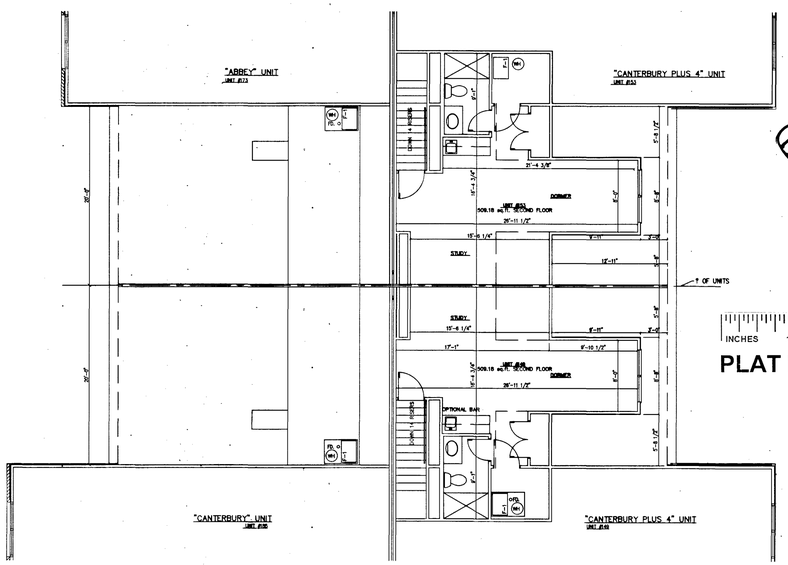
TRANSFERRED
15 JUL 10 PM 2:36
KARL L. KEITH
AUDITOR

PB. 226 P24A

Type: DEE
Kind: CONDOMINIUM
Recorded: 07/10/2015 02:46:00 PM
Fee Amt: $256.80 Page 1 of 9
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00037129

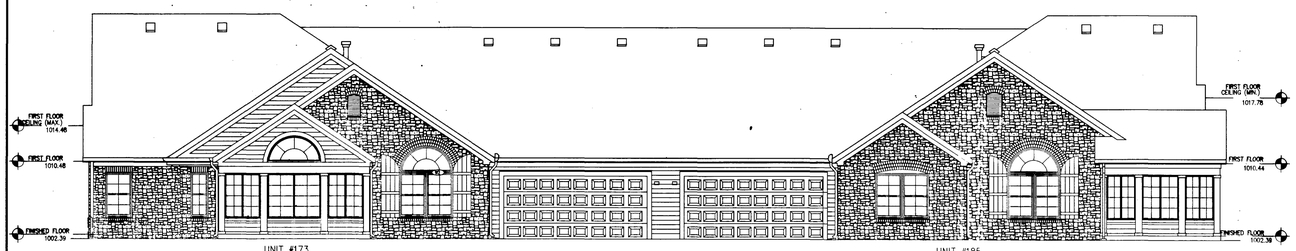
INCHES 1 2 3

PLAT BOOK 226 PAGE: 24A



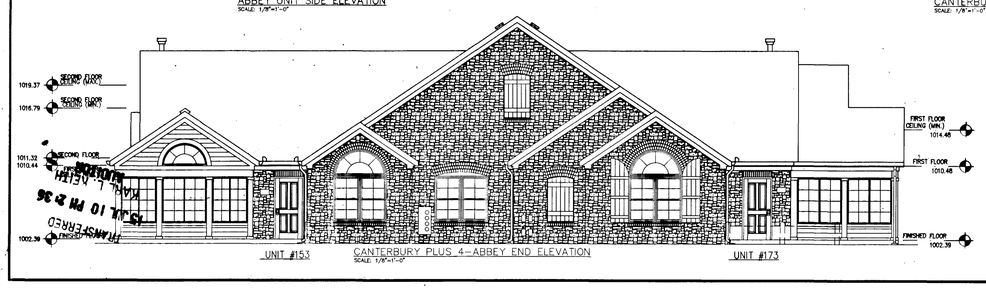
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

CANTERBURY–CANTERBURY PLUS 4 END ELEVATION
SCALE: 1/8"=1'-0"

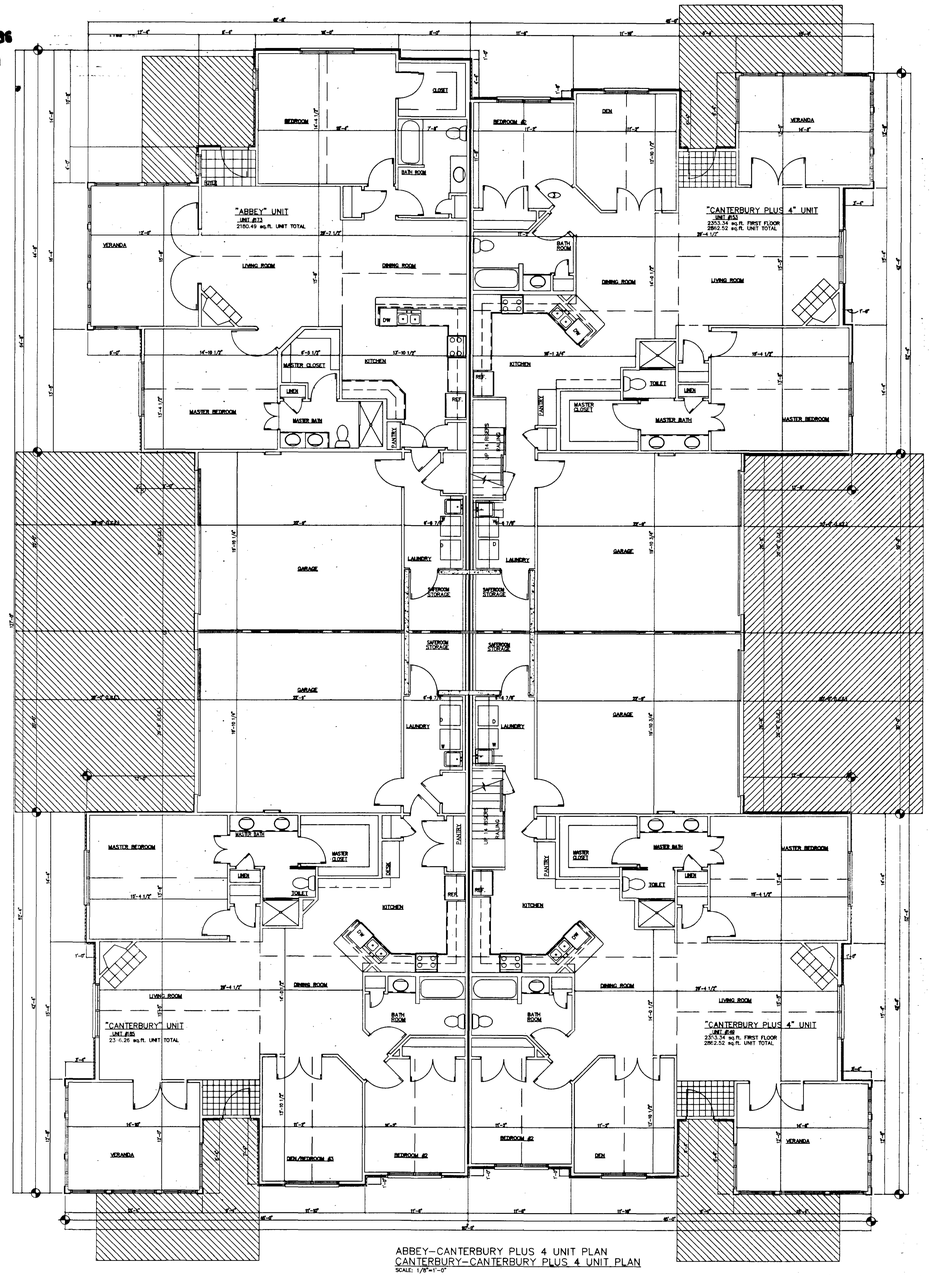


ABBEY UNIT SIDE ELEVATION
SCALE: 1/8"=1'-0"

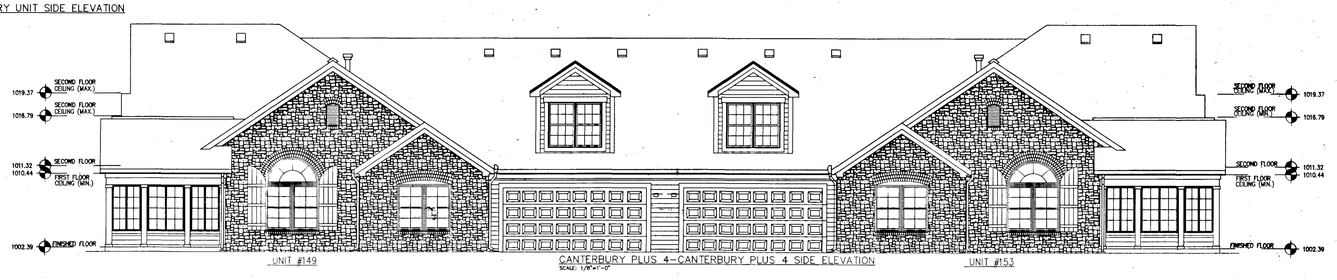
CANTERBURY UNIT SIDE ELEVATION
SCALE: 1/8"=1'-0"



CANTERBURY PLUS 4–ABBEY END ELEVATION
SCALE: 1/8"=1'-0"



ABBEY–CANTERBURY PLUS 4 UNIT PLAN
CANTERBURY–CANTERBURY PLUS 4 UNIT PLAN
SCALE: 1/8"=1'-0"



CANTERBURY PLUS 4–CANTERBURY PLUS 4 SIDE ELEVATION
SCALE: 1/8"=1'-0"

SCARBOROUGH VILLAGE
BUILDING #14
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO

CROSSTOWNE PROPERTIES
1101 N.FOUNTAIN AVENUE
SPRINGFIELD, OHIO 45504
PH: 937-603-3862 FAX: 937-322-0010

Drawing Issued Date
☐ Permit
☐ Bid
☐ Construction

Revisions Date
1
2
3
4

SCARBOROUGH VILLAGE
CONDOMINIUM
PHASE TWELVE
"ELEVENTH AMENDMENT DRAWINGS"
JUNE 19, 2015

Sheet Title
BUILDING No 14
CONDO DOCUMENT

Sheet Number
2 of 2

RTC-167-16-6822

THE NEW LOTS CONTAIN THE FOLLOWING PART AREAS:

NEW LOT NUMBER	OLD PARCEL REFERENCE	AREA	
		SQ. FT.	ACRES
LOT # 84839	PT. LOT #79570	9,320	0.2139
	PT. LOT #79571	52,071	1.1954
	VAC R/W ORD 27520	1,128	0.0259
LOT # 84840	PT. LOT #79570	44,143	1.0134
	PT. LOT #79571	1,896	0.0435
	VAC R/W ORD 27520	1,585	0.0364

TRANSFERRED
15 JUL 22 AM 11: 15
KARL L. KEITH
AUDITOR

RECORD PLAN
PIETRZAK PLAT

LOCATED IN SECTION 36, TOWN 2, RANGE 7 M.Rs., AND BEING A REPLAT OF PART LOTS 79570 AND 79571 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, AND PART VACATED NETHERDALE ROAD FORMERLY KNOWN AS PART LOTS "D", "E" AND "F" OF THE CRAIGSHEAD PLAT AS RECORDED IN PLAT BOOK "B", PAGE 120

CITY OF DAYTON
MONTGOMERY COUNTY, OHIO
CONTAINING 2.7479 ACRES

DATE 6/26 20 15
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO, HAVE BEEN GIVEN LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUB-DIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON, OHIO

Approved by City Plan Board

Planning Director
Date: 6/25/, 2015

Approved by Director of Public Works

Supervisor of Plats
Date: 6/26/, 2015

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — 15-0129 JOB #

CHECKED BY — 7/9/15 DATE

Type: DEE
Kind: PLAT
Recorded: 07/22/2015 11:20:14 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00039411

PB 226 P25

DESCRIPTION

SITUATE IN SECTION 36, TOWN 2 RANGE 7 M.Rs. AND BEING PART OF LOTS NUMBERED 79570 AND 79571 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AND PART OF A ROADWAY VACATED BY ORDINANCE #27520, DATED 02/25/87, AS CONVEYED TO THOMAS S. PIETRZAK BY I.R. DEED 14-019879, OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CONTAINING 2.7479 TOTAL ACRES OF WHICH 0.2194 IS IN NEWLY DEDICATED RIGHT-OF-WAY AND 2.5285 ACRES IS IN NEW LOTS.

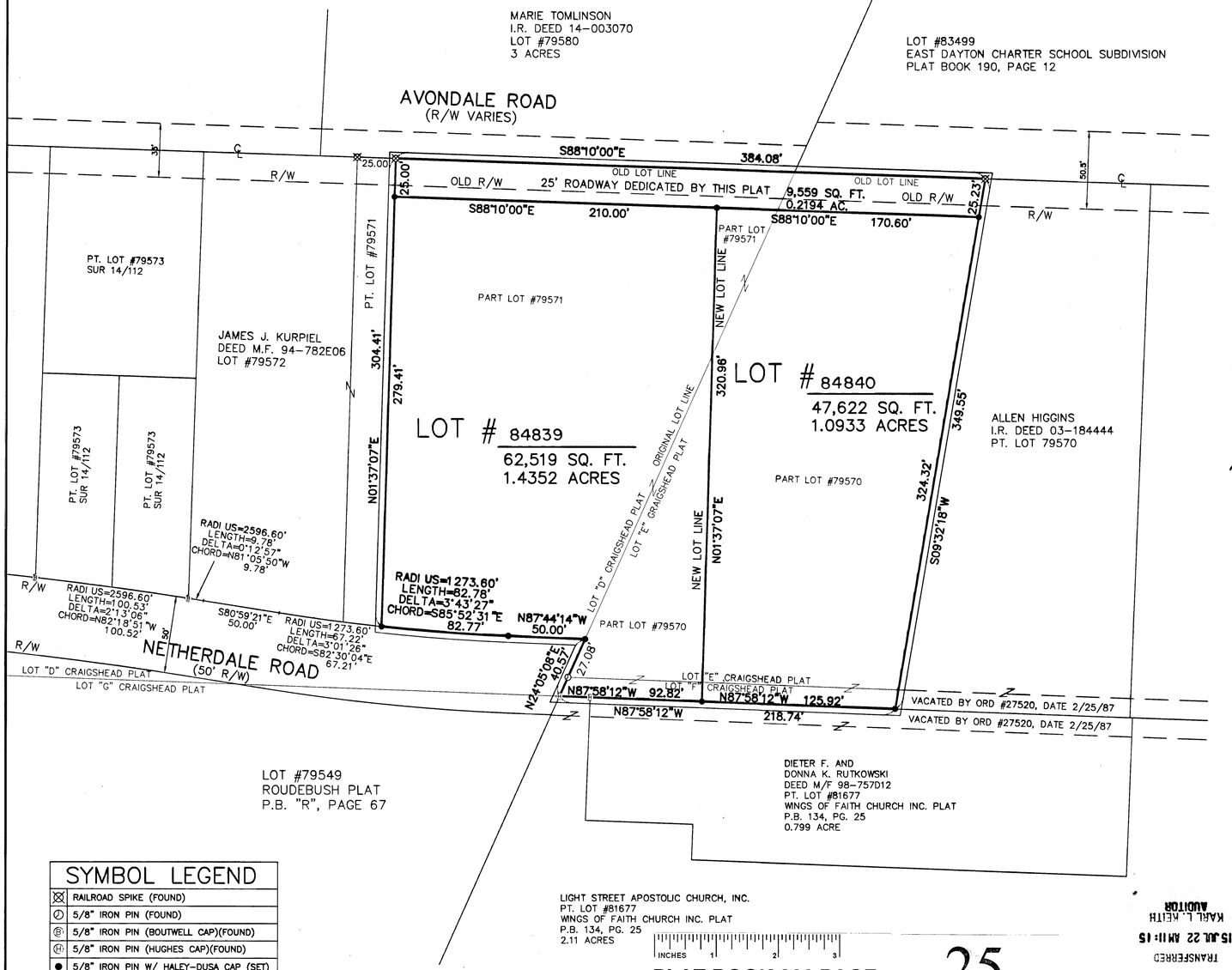
BASIS OF BEARINGS:
- S 88°10'00" E BEING THE CENTERLINE OF AVONDALE ROAD AS RECORDED IN I.R. DEED 14-019879

SURVEY REFERENCES:
- AS SHOWN ON PLAT

GENERAL NOTES:
- OCCUPATION, IN GENERAL, FITS THE SURVEY.
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

SUPERIMPOSED NOTE:
ALL OF THE LANDS OF THE DEDICATORS, OF WHICH THIS PLAT IS DRAWN, ARE SHOWN HEREON.

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



SYMBOL LEGEND

⊠	RAILROAD SPIKE (FOUND)
⊘	5/8" IRON PIN (FOUND)
Ⓑ	5/8" IRON PIN (BOUTWELL CAP)(FOUND)
Ⓗ	5/8" IRON PIN (HUGHES CAP)(FOUND)
●	5/8" IRON PIN W/ HALEY-DUSA CAP (SET)

PLAT BOOK 226 PAGE: 25

DEDICATION:

We the undersigned, being all the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby dedicate the street and reserve the easements as shown within the plat to the public use forever. New easements shown on the within plat are reserved 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 and egress from the premises for said purposes, and are to be maintained as such forever.

WITNESSES:
Print Name: John P. Haley
Print Name: Melissa D. Mann

OWNER
Thomas S. Pietrzak

Print Name: Erase Now
Print Name: Erase Now

BANK REPRESENTATIVE

Thomas S. Pietrzak, owner, being duly sworn, says that all persons and corporations, to the best of her knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

Thomas S. Pietrzak
Owner

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 23rd day of June, 2015, before me the undersigned, a notary public in and for said State of Ohio, personally came Thomas S. Pietrzak, and acknowledged the signing and execution of the within plat to be his voluntary act and deed.

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

NOTARY PUBLIC Melissa D. Mann
Melissa D. Mann
MY COMMISSION EXPIRES March 8, 2017

NOTARIAL SEAL STATE OF OHIO

Be it remembered that on this ____ day of ____, 2015, before me the undersigned, a notary public in and for said State of Ohio, personally came ____, and acknowledged the signing and execution of the within plat to be his voluntary act and deed.

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

NOTARY PUBLIC ____
MY COMMISSION EXPIRES ____

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

NOTARY PUBLIC Melissa D. Mann
Melissa D. Mann
MY COMMISSION EXPIRES March 8, 2017

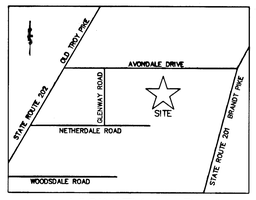
NOTARIAL SEAL STATE OF OHIO

CERTIFICATION:

I hereby certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also comforms to the Ohio Revised Code Chapter 711 for Record Plans and was conducted under my supervision based on fieldwork in March 2015. 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.

STATE OF OHIO JOHN P. HALEY 6819 REGISTERED SURVEYOR

John P. Haley, P.S.
OHIO LICENSE NO. 6819



VICINITY MAP
NOT TO SCALE

TRANSFERRED
15 JUL 22 AM 11: 15
KARL L. KEITH
AUDITOR

PREPARED BY:

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=40'	Drawn: DMS	Checked: JPH
Date: 04/15/15	Job No. S-3674	

068-1-3-59 & 71 Alt

RECORD PLAN

E & E PLAT

BEING A REPLAT OF LOT 7 (67) AND PART OF LOT 11 (71) AARON NUTT PLAT

PLAT BOOK 1, PAGE 20
SECTION 25, TOWN 2, RANGE 6, M.Rs.
CITY OF CENTERVILLE
MONTGOMERY COUNTY, OHIO
0.5873 ACRES TOTAL

TRANSFERRED
15 JUL 22 AM 11: 14
KARL L. KEITH
AUDITOR

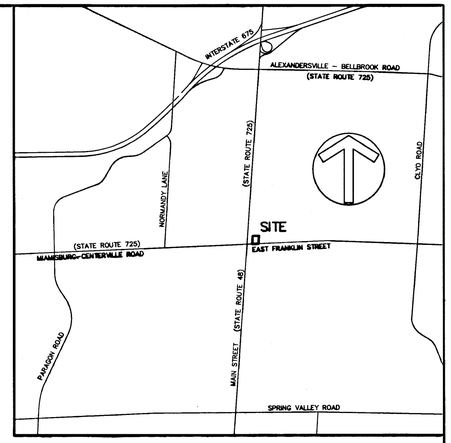
BASIS OF BEARINGS:
SOUTH RIGHT-OF-WAY LINE OF EAST FRANKLIN STREET BEING NORTH 84°30'00" EAST AS DEPICTED IN WEIDNER'S ADDITION TO THE VILLAGE OF CENTERVILLE, RECORDED IN PLAT BOOK "X," PAGE 1

SURVEY REFERENCES:
AS NOTED HEREON
BOUNDARY LINE AGREEMENT, D.B. 1906, PG. 149

GENERAL NOTES:
ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

OCCUPATION, IN GENERAL, FITS THE SURVEY.

DESCRIPTION:
Situate in Section 25, Town 2, Range 6, M.Rs., City of Centerville, Montgomery County, Ohio, being a replat of all of Lot 7 (now known as Lot 67 and part of Lot 11 (now known as Lot 71) of Aaron Nutt Plat, recorded in Plat Book 1, Page 20 and Plat Book 2, Page 116, and being all of the land conveyed to E & E Properties, Inc. by deeds recorded in Deed MF 91-059D09 and Deed MF 93-565601.

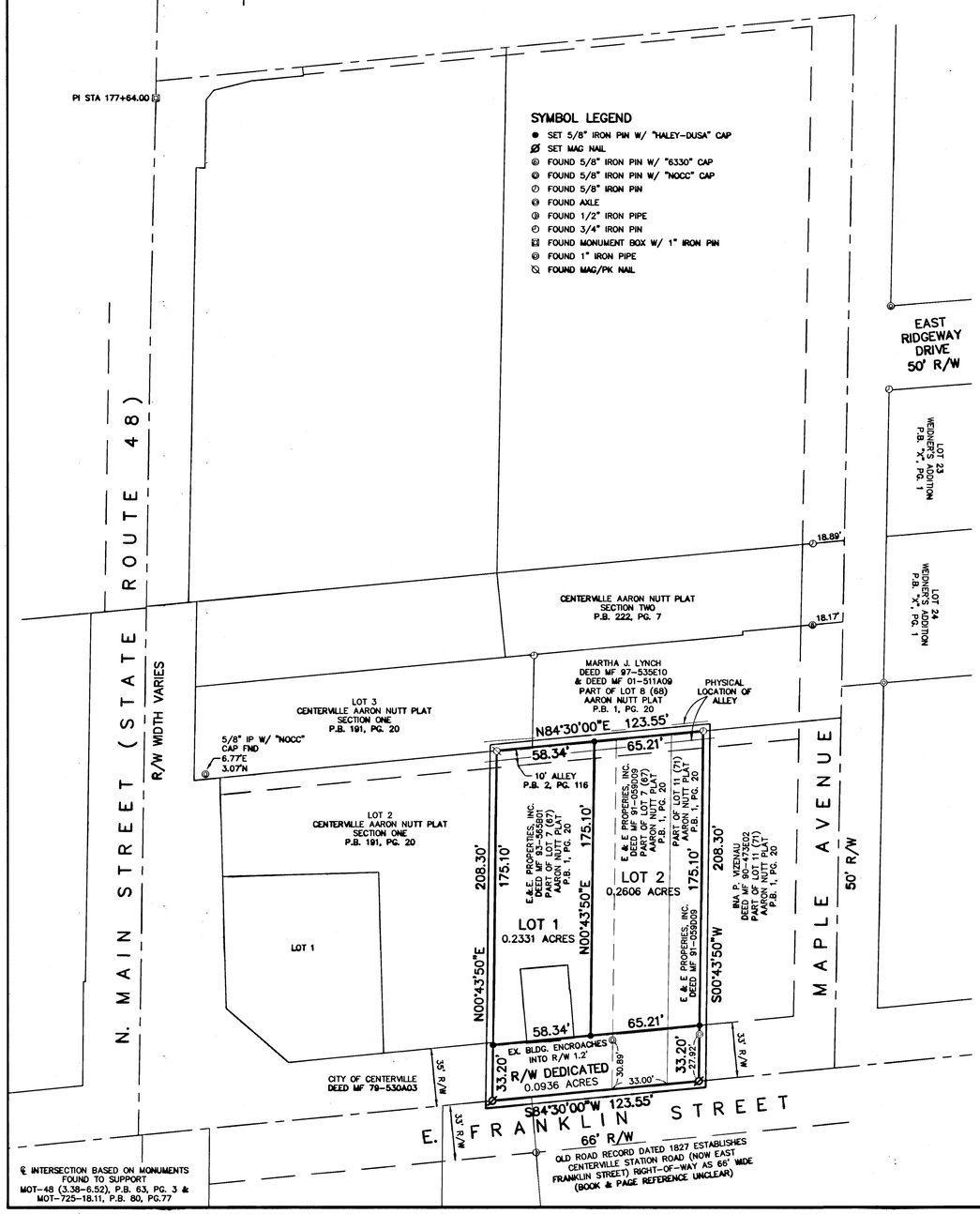


VICINITY MAP
NOT TO SCALE

Type: DEE
Kind: PLAT
Recorded: 07/22/2015 11:20:24 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00039412

PB 226 P 26

CROSS-ACCESS, INGRESS & EGRESS EASEMENT:
ALL LOTS ON THIS PLAT SHALL BE COVERED BY A BLANKET CROSS-ACCESS/INGRESS/EGRESS AND PARKING EASEMENT THAT SHALL BE USED BY ALL LOTS FOR ACCESS AND CIRCULATION ACROSS, BETWEEN AND WITHIN THE LOTS. THIS EASEMENT CANNOT BY EXTINGUISHED OR CHANGED WITHOUT THE APPROVAL OF THE CITY OF CENTERVILLE.



SYMBOL LEGEND
- ● SET 5/8" IRON PIN W/ "HALEY-DUSA" CAP
- Ø SET MAG NAIL
- ◎ FOUND 5/8" IRON PIN W/ "6330" CAP
- ◎ FOUND 5/8" IRON PIN W/ "NOCC" CAP
- ◎ FOUND 5/8" IRON PIN
- ⊗ FOUND AXLE
- ◑ FOUND 1/2" IRON PIPE
- ◴ FOUND 3/4" IRON PIN
- ⊠ FOUND MONUMENT BOX W/ 1" IRON PIN
- ◎ FOUND 1" IRON PIPE
- ⊘ FOUND MAG/PK NAIL

APPROVED FOR DESCRIPTION:

Engineer of Montgomery County

15-0096
Job No.

RON
Checked by

7/17/15
Date

APPROVAL
MONTGOMERY COUNTY WATER SERVICES:

N A
Montgomery County Sanitary Engineer — Date

CITY APPROVAL:

City of Centerville Planning Commission approved this 10th day of July, 2015.

By: Planning Commission Chair

Mayor, City of Centerville, Ohio approved this 9th day of July, 2015.

By: C. Mark Kingseed, Mayor

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

TRANSFERRED
15 JUL 22 AM 11: 15
KARL L. KEITH
AUDITOR

DEDICATION:
We, the undersigned, being all of the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby dedicate the street and reserve the easements as shown within this plat to the public use forever. The easements shown on the within plat are reserved for the construction, operation, maintenance, repair and replacement of utilities, for the express privilege of removing any and all trees or other obstructions to the free use of the gas main, for ingress and egress from the premises for said purposes, and are to be maintained as such forever.

WITNESSES

Jennifer Stone
Print name: Jennifer Stone

Andrea L Stehle
Print name: Andrea L Stehle

OWNER:
E & E PROPERTIES, INC.

Scott J. Leen
Print name: Scott J. Leen
As its: VP

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:
Be it remembered that on this 9th day of July, 2015, before me the undersigned, a notary public in and for said state, came E & E Properties, Inc., by SCOTT J. LEEN its VICE PRESIDENT, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Elaine C. Rhoads
Notary Public ELAINE C. RHOADS
My commission expires 12-1-2017

NOTARY PUBLIC STATE OF OHIO
ELAINE C. RHOADS, Notary Public In and for the State of Ohio My Commission Expires Dec. 1, 2017

WITNESSES

Karen Leadmon
Print name: Karen Leadmon

Julia Weaver
Print name: Julia Weaver

CITY OF CENTERVILLE, OHIO:
Existing right-of-way

Gregory B. Horn
City Manager

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:
Be it remembered that on this 10th day of July, 2015, before me the undersigned, a notary public in and for said state, came the City of Centerville, by Gergory B. Horn, its City Manager, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Debra A. James
Notary Public Debra A. James
My commission expires April 13, 2020

NOTARIAL SEAL STATE OF OHIO

_____, authorized by E & E Properties, Inc. to sign on its behalf, being duly sworn, says that all of the persons and corporations, to the best of their knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

Print name:
As its:

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

Notary Public
My commission expires

INCHES 1 2 3

PLAT BOOK 226 PAGE: 26

CERTIFICATION:
I CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT MEASUREMENTS ARE CORRECT AS SHOWN AND THAT MONUMENTATION IS FOUND, SET OR TO BE SET AS SHOWN HEREON.

John P. Haley
Registered Surveyor
Ohio License Number 6819

Field Survey Date: January 15, 2015

STATE OF OHIO JOHN P. HALEY 6819 REGISTERED SURVEYOR

PREPARED BY:

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=80'	Drawn: RLC	Checked: JPH
Date: 3/26/2015	Job No. S-3662	

R12-31-7-PT.6, PT.7 & 14 ALL R12-31-5-PT.11

CITY OF DAYTON, OHIO
APPROVED CITY PLAN BOARD
K Sonnell
PLANNING DIRECTOR
DATE: 7/14, 2015
APPROVED BY DIRECTOR OF PUBLIC WORKS
SUPERVISOR OF PLATS
DATE: 7/14, 2015

DATE: 7/14, 2015
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5, PAGE 256 OF THE "RECORDS OF LOT NUMBERS ON THE NEW SUBDIVISION" IN THIS OFFICE
CITY ENGINEER OF THE CITY OF DAYTON, OHIO

RECORD PLAN

STONEMILL RD. AND TRINITY AVE. PLAT #2

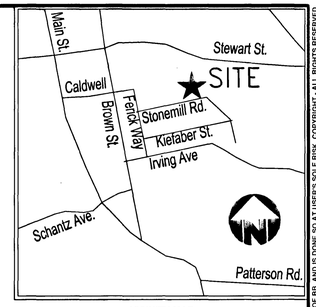
BEING A RE-PLAT OF ALL OF LOT #84779 OF THE REVISED AND CONSECUTIVE NUMBER OF LOTS ON THE PLAT OF THE CITY OF DAYTON AKA STONEMILL RD. AND TRINITY AVE. PLAT, PLAT BOOK 225 , PAGE 38 PART OF OLD RAILROAD SECTION 32 TOWN 2, RANGE 7 M.Rs. MONTGOMERY COUNTY, OHIO TOTAL AREA OF 1.076 ACRES MAY 15, 2015

PB 226 P27

Type: DEE
Kind: PLAT
Recorded: 07/29/2015 09:50:49 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00040937

TRANSFERRED
15 JUL 29 AM 9:38
KARL L. KEITH
AUDITOR

Basis of Bearing:
ODOT VRS/RTK Observations, State Plane Ohio South Zone (NAD-83)
0 30 45
SCALE: 1" = 30'
South 79°36'47" West, 478.30'



VICINITY MAP
(n.t.s.)

DESCRIPTION

THE WITHIN THIS PLAT IS A RE-PLAT OF ALL OF LOT 84779 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF DAYTON AKA STONEMILL RD. & TRINITY AVE. PLAT. ALSO PART OF ABANDONED RAILROAD. BEING LOCATED IN SECTION 32, TOWN 2, RANGE 7 M.Rs. MONTGOMERY COUNTY, OHIO. AS CONVEYED TO (SEE OWNERSHIP TABLE) AND CONTAINING TOTAL AREA OF 1.0759 ACRES.

DEDICATION

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

EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OF SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FEE 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: UNIVERSITY OF DAYTON

Beth Keyes
NAME:
Beth Keyes
PRINTED NAME:
VP for Facilities + Campus OPS
TITLE:

WITNESS
BRUCE C. BULLMAN
PRINTED NAME
KimAndries
WITNESS
KIM ANDRIES
PRINTED NAME

STATE OF: OH
COUNTY OF: Montgomery

BE REMEMBERED THAT ON THIS 7 DAY OF July, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME UNIVERSITY OF DAYTON, AS REPRESENTED BY Beth Keyes ITS AUTHORIZED AGENT, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC Mary J Shannon
MY COMMISSION EXPIRES: April 29, 2019

NORMA J. SHANNAN NOTARY PUBLIC, STATE OF OHIO

OWNER'S STATEMENTS:

DATE: July 7, 2015
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
Beth Keyes, 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.

University of Dayton
(OWNER)

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

Mary J Shannon
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: April 29, 2019

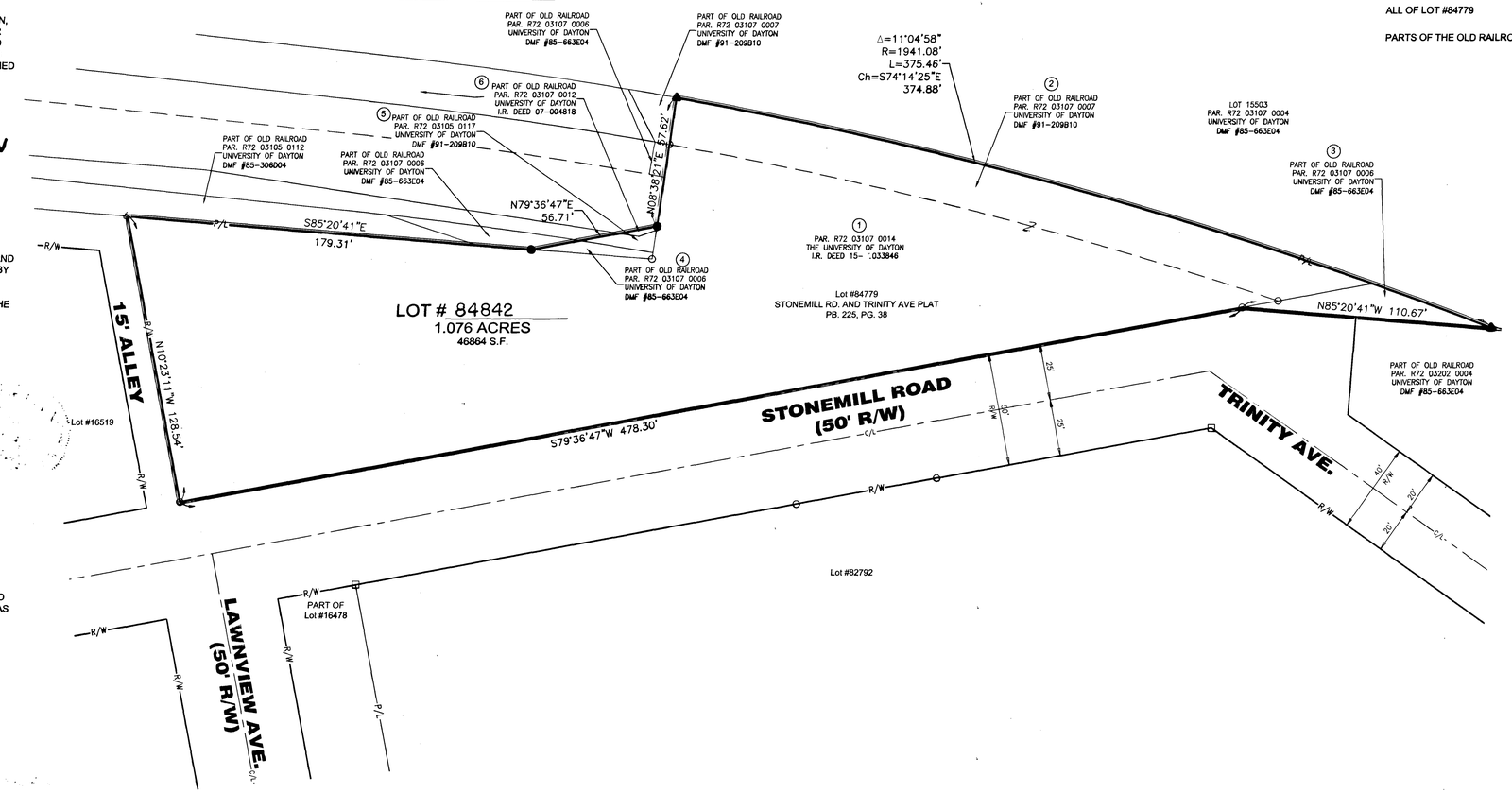
NORMA J. SHANNAN NOTARY PUBLIC, STATE OF OHIO

SURVEYORS CERTIFICATION

I CERTIFY THAT THE BOUNDARY 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 SET AS SHOWN.

David Douglas Smith 7/1/15
DAVID DOUGLAS SMITH DATE
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO

STATE OF OHIO DAVID D. SMITH S-7121 REGISTERED PROFESSIONAL SURVEYOR



LOT OWNERS TABLE

UNIVERSITY OF DAYTON:

BY: _____

ALL OF LOT #84779

PARTS OF THE OLD RAILROAD

OWNER TABLE

1. UNIVERSITY OF DAYTON DMF 2015-033846 PAR R72 03107 0014
2. UNIVERSITY OF DAYTON DMF #91-209B10 PAR R72-03107 0007
3. UNIVERSITY OF DAYTON DMF 85-663E04 PAR R72 03107 0006
4. UNIVERSITY OF DAYTON DMF 85-663E04 PAR R72 03107 0006
5. UNIVERSITY OF DAYTON DMF 91-209B10 . PAR R72 03105 0117
6. UNIVERSITY OF DAYTON I.R. DEED 07-004818 PAR R72 03107 0012

SURVEY NOTES:

BASIS OF BEARINGS: ODOT VRS/RTK OBSERVATIONS, OHIO SOUTH ZONE (NAD-83).

DEED REFERENCE: DMF #88-351E06, DMF #96-823A02, DMF #81-074D11, DMF #80-362C01, DMF #86-595C09, DMF #91-209B10, DMF #85-663E04, D.B. 2364 PG. 43, D.B. 2520 PG. 97, D.B. 1002 PG. 323, D.B. 2362 PG. 688, P.BK. "B", PG. 152, AND P.BK. 176, PG. 29

DOCUMENTS USED AS SHOWN & TAX MAPS BK. 31, PG. 5 BK. 31, PG. 6, BK. 31, PG. 7 AND P.B. 225, PG. 38.

MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN

LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.

ACREAGE TABLE

LOT #84779	0.903 ACRES
PART OF OLD RAILROAD	0.173 ACRES
RIGHT OF WAY	0.000 ACRES
TOTAL	1.076 ACRES

LOT TABLE

LOT # 84842	1.076 ACRES
R/W	0.000 ACRES
TOTAL	1.076 ACRES

TRANSFERRED
15 JUL 29 AM 9:38
KARL L. KEITH
AUDITOR

LEGEND

- ● Set 5/8" Iron Pin 5/8" dia. x 30" Long (capped "Bayer Becker")
- ▲ Set MAG Nail
- ○ Found 5/8" Iron Pin
- □ Found Conc. Mon.
- △ Found MAG Nail

NOTE: THE SUPERIMPOSED AREA OF THE LANDS OF THE DEDICATORS OF THIS PLAT IS DRAWN HEREON

OWNER
UNIVERSITY OF DAYTON
300 COLLEGE PARK
DAYTON, OH 45469
937-229-1000

INCHES 1 2 3

PLAT BOOK 226 PAGE: 27

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER 15-0148 FILE#
CHECKED BY 7/22/15 DATE

Item	Revision Description	Date	Drwn.	Chk.
1	County Comments	03-06-14	DDS	BRJ
	City Comments	06-06-14	DDS	BRJ

RECORD PLAN
STONEMILL RD. AND TRINITY AVE. PLAT #2
1.076 ACRES
SECTION 32, TOWN 2, RANGE 7 MRs
CITY OF DAYTON
MONTGOMERY COUNTY, OHIO
RECORD PLAN

PREPARED BY:
bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 08K079-015 RP2
Drawn by: DDS
Checked By: BRJ
Issue Date: 05-15-15
Sheet: 1 of 1

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.

Plot time: Jul 01, 2015 - 7:51am
Drawing name: J:\2008\08K079-015\SV\DWG\08K079-015 RP2.dwg - Layout Tab: Layout1

R72-31-10-22 & 27 ALL

CITY OF DAYTON, OHIO APPROVED CITY PLAN BOARD PLANNING DIRECTOR DATE: 6/25, 2015 APPROVED BY DIRECTOR OF PUBLIC WORKS SUPERVISOR OF PLATS DATE: 6/25, 2015	DATE: 6/25, 2015 NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5, PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON THE NEW SUBDIVISION" IN THIS OFFICE CITY ENGINEER OF THE CITY OF DAYTON, OHIO

DESCRIPTION

THE WITHIN THIS PLAT IS A RE-PLAT OF PART OF LOT 25953 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF DAYTON AKA HENRY COLEMAN PLAT. BEING LOCATED IN SECTION 32, TOWN 2, RANGE 7 M.Rs. MONTGOMERY COUNTY, OHIO. AS CONVEYED TO (SEE OWNERSHIP TABLE) AND CONTAINING A TOTAL AREA OF 0.1640 ACRES.

DEDICATION

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

EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OF SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FEE 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: UNIVERSITY OF DAYTON

NAME: Beth Keyes	WITNESS Bruce C. Bullman
PRINTED NAME: BETH KEYES	PRINTED NAME BRUCE C. BULLMAN
TITLE: VP FACILITIES & CAMPUS OPERATIONS	WITNESS Kim A Andries
	PRINTED NAME KIM A. ANDRIES

STATE OF: OH
COUNTY OF: montgomery

BE REMEMBERED THAT ON THIS 24 DAY OF June, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME UNIVERSITY OF DAYTON, AS REPRESENTED BY Beth Keyes, ITS AUTHORIZED AGENT, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: Nancy S Lawhon
MY COMMISSION EXPIRES: April 29, 2019

NORMA J. SHAWHAN NOTARY PUBLIC, STATE OF OHIO

OWNER'S STATEMENTS:

DATE: 6/24, 2015
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
I, BETH KEYES, 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.

Beth Keyes
(OWNER)

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

Nancy S Lawhon
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: April 29, 2019

NORMA J. SHAWHAN NOTARY PUBLIC, STATE OF OHIO

SURVEYORS CERTIFICATION

I CERTIFY THAT THE BOUNDARY 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.

DAVID DOUGLAS SMITH — DATE 6/23/15
REG. SURVEYOR #7121 IN THE STATE OF OHIO

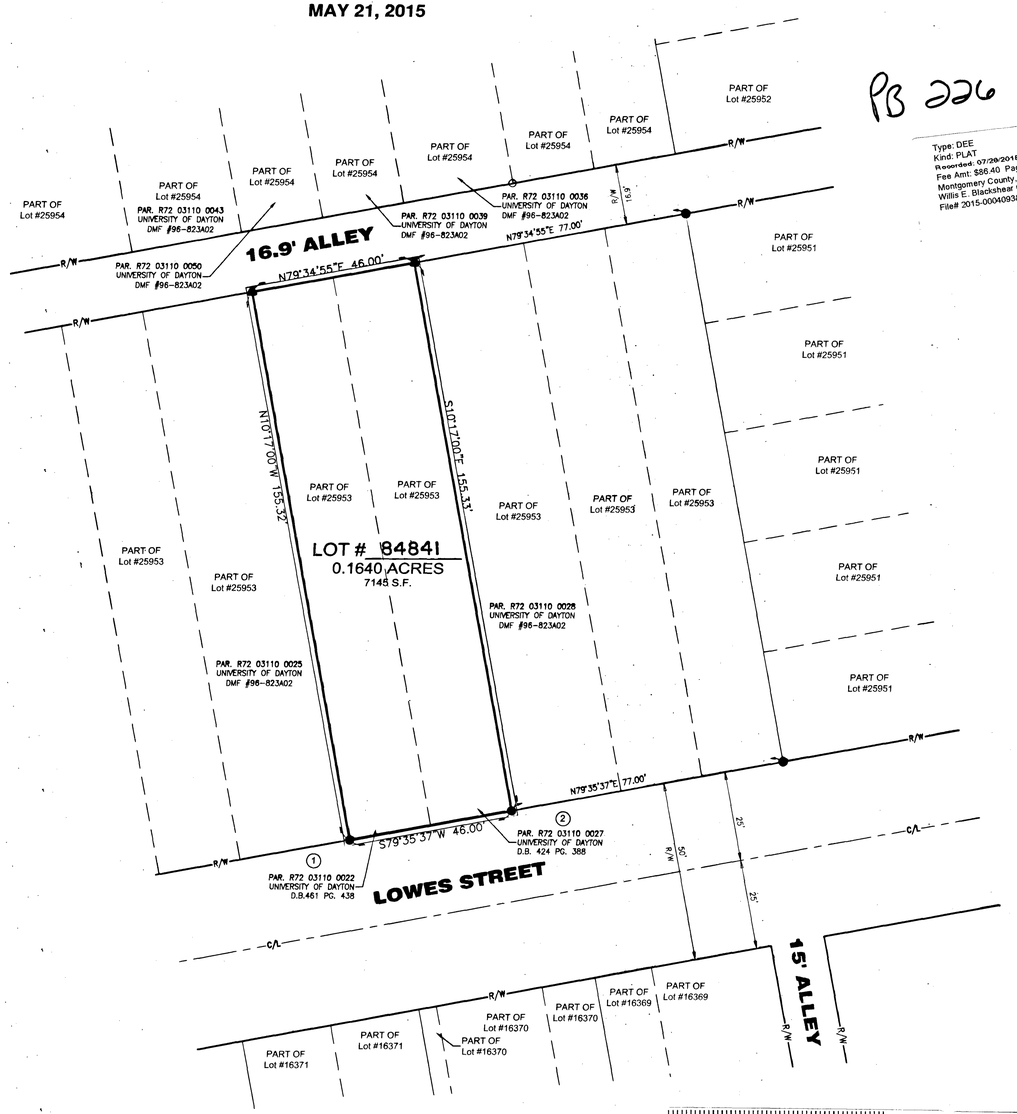
STATE OF OHIO — DAVID D. SMITH S-7121 — REGISTERED PROFESSIONAL SURVEYOR

TRANSFERRED
15 JUL 29 AM 9:39
KARL L. KEITH
AUDITOR

RECORD PLAN
LOWES STREET PLAT #1

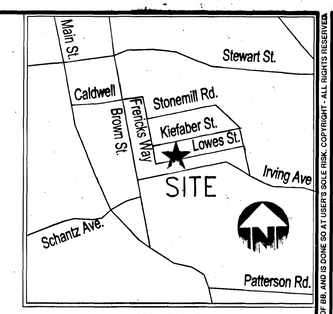
BEING A RE-PLAT OF PART OF LOT #25953 OF THE REVISED AND CONSECUTIVE NUMBER OF LOTS ON THE PLAT OF THE CITY OF DAYTON AKA HENRY COLEMAN PLAT, PLAT BOOK 31, PAGES 10-11
SECTION 32 TOWN 2, RANGE 7 M.Rs.
MONTGOMERY COUNTY, OHIO
TOTAL AREA = 0.1640 ACRES
MAY 21, 2015

Basis of Bearing:
ODOT VRS/RTK Observations, State Plane Ohio South Zone (NAD-83)
0 20 30
SCALE: 1" = 20'
South 79°35'37" West, 46.00'



PB 226 P28

Type: DEE
Kind: PLAT
Recorded: 07/29/2015 09:51:02 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00040938



VICINITY MAP
(n.t.s.)

LOT OWNERS TABLE

UNIVERSITY OF DAYTON:

BY: _____

PART OF LOT #25953

OWNER TABLE

1. UNIVERSITY OF DAYTON
D.B. 2461 PG. 438
PAR R72 03110 0022

2. UNIVERSITY OF DAYTON
D.B. 2424 PG. 388
PAR R72 03110 0027

ACREAGE TABLE

LOTS	0.1640 ACRES
RIGHT OF WAY	0.0000 ACRES
TOTAL	0.1640 ACRES

LOT TABLE

LOT #	0.1640 ACRES
R/W	0.000 ACRES
TOTAL	0.1640 ACRES

INCHES 1 2 3

PLAT BOOK 226 PAGE: 28

LEGEND

- Set 5/8" Iron Pin 30" Long (capped "Bayer Becker")
- Found Conc. Mon.
- Set MAG Nail

SURVEY NOTES:

BASIS OF BEARINGS: ODOT VRS/RTK OBSERVATIONS, OHIO SOUTH ZONE (NAD-83).

DEED REFERENCE: D.B. 461 PG. 438, D.B. 424 PG. 388

DOCUMENTS USED AS SHOWN & TAX MAPS BK. 31, PG.10

MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN

NO MONUMENTATION WAS FOUND WITHIN THE EASTERLY HALF OF THE PROPERTY EXCEPT AS SHOWN. EXISTING CURBS WERE USED TO DEFINE THE RIGHT OF WAY OF ALL STREETS TO THE EAST, SOUTH AND NORTH. MONUMENTTATION FOUND WAS USED ON THE WESTERLY HALF OF THE BLOCK TO DETERMINE THE RIGHT OF WAY TO THE WEST.

LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.

NOTE: THE SUPERIMPOSED AREA OF THE LANDS OF THE DEDICATORS OF THIS PLAT IS DRAWN HEREON

OWNER
UNIVERSITY OF DAYTON
300 COLLEGE PARK
DAYTON, OH 45469
937-229-1000

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER — 15-0147 FILE#
CHECKED BY — 7/6/15 DATE

TRANSFERRED
15 JUL 29 AM 9:39
KARL L. KEITH
AUDITOR

Item	Revision Description	Date	Drwn	Chk
1	County Comments	03-06-14	DDS	BRJ
	City Comments	06-06-14	DDS	BRJ

PREPARED BY:
bayer becker
www.bayerbecker.com
6900 Tylersville Rd., Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 08K079-023 RP
Drawn by: DDS
Checked By: BRJ
Issue Date: 05-21-15
Sheet: 1 of 1

RECORD PLAN
LOWES STREET PLAT #1
0.1640 ACRES
SECTION 32, TOWN 2, RANGE 7 MRs
CITY OF DAYTON
MONTGOMERY COUNTY, OHIO
RECORD PLAN

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR PUBLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB. AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Plot time: Jun 23, 2015 - 10:12am
Drawing name: J:\2008\08K079-023\SV\DWG\08K079-023 RP.dwg - Layout Tab: Layout1

068-3-4-7,36,55&69 fm

PLAT 226
PG 29

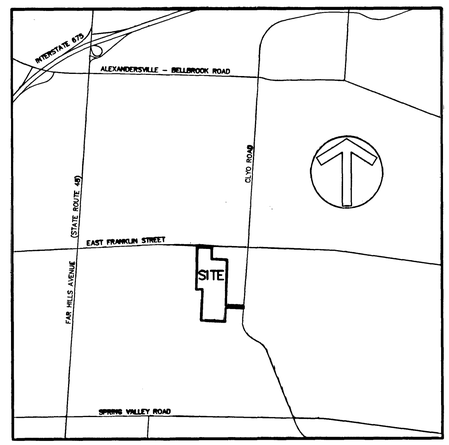
Type: DEE
Kind: PLAT
Recorded: 07/29/2015 01:50:52 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00041075

TRANSFERRED
15 JUL 29 PM 1:47
KARL L. KEITH
AUDITOR

RECORD PLAN

PREMIER MVH PLAT

SECTION 24, TOWN 3, RANGE 5, M.Rs.
CITY OF CENTERVILLE
MONTGOMERY COUNTY, OHIO
66.9612 ACRES TOTAL



VICINITY MAP
NOT TO SCALE

APPROVED FOR DESCRIPTION:

Engineer of Montgomery County — 15-0025 Job No.

Checked by — 7/29/15 Date

DEDICATION:
We, the undersigned, being all of the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby dedicate the street and reserve the Gas Main and Waterline Easements as shown within this plat to the public use forever. These public easements shown on the within plat are reserved for the construction, operation, maintenance, repair and replacement of gas and/or water mains, for the express privilege of removing any and all trees or other obstructions to the free use of the gas main, for ingress and egress from the premises for said purposes, and are to be maintained as such forever.

WITNESSES

Print name: Nikki Clancy

Print name: Cheryl Spellman

OWNER:
Miami Valley Hospital, an
Ohio non-profit corporation

Print name: Mark S. Shaker
As its: President + CEO

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:
Be it remembered that on this 5th day of June, 2015, before me the undersigned, a notary public in and for said state, came Miami Valley Hospital, an Ohio non-profit corporation, by Mark S Shaker its President + CEO, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Notary Public Susan K. Scott
My commission expires July 4, 2018

SUSAN K. SCOTT, Notary Public
In and for the State of Ohio
My Commission Expires July 4, 2018

DESCRIPTION:
Situate in Section 24, Town 3, Range 5, M.Rs., City of Centerville, Montgomery County, Ohio, being all of the 66.327-acre parcel of land conveyed to Miami Valley Hospital by deeds recorded in I.R. Deed 08-057699 and I.R. Deed 08-057700, and conveyed to the City of Centerville by deed recorded in Deed M.F. 97-626C10. Containing a total of 66.9612 acres, of which 0.5669 acre lies within rights-of-way.

APPROVAL
MONTGOMERY COUNTY WATER SERVICES

Montgomery County Sanitary Engineer — 7/22/15 Date

CITY APPROVAL:

City of Centerville Planning Commission approved this 30 day of June, 2015.

By: Planning Commission Chair

Mayor, City of Centerville, Ohio approved this 9th day of July, 2015.

By: C. Mark Kingseed, Mayor

WITNESSES

Print name: Julia Weaver

Print name: Karen Leadman

CITY OF CENTERVILLE, OHIO:
Existing right-of-way

Gregory B. Horn
City Manager

Mark S. Shaker, authorized by Miami Valley Hospital to sign on its behalf, being duly sworn, says that all of the persons and corporations, to the best of their knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

Print name: Mark S. Shaker
As its: President + CEO

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:
Be it remembered that on this 10th day of July, 2015, before me the undersigned, a notary public in and for said state, came the City of Centerville, by Gregory B. Horn, its City Manager, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Notary Public Debra A. James
My commission expires April 13, 2020

NOTARIAL SEAL
STATE OF

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

Notary Public Susan K. Scott
My commission expires July 4, 2018

SUSAN K. SCOTT, Notary Public
In and for the State of Ohio
My Commission Expires July 4, 2018

PRIVATE CROSS-ACCESS, INGRESS & EGRESS EASEMENT:
THE PRIVATE CROSS-ACCESS, INGRESS & EGRESS EASEMENT DEFINED BY THE BEARINGS AND DIMENSIONS SHOWN HEREON SHALL BE USED BY BOTH LOTS FOR ACCESS AND CIRCULATION ACROSS, BETWEEN AND WITHIN THE LOTS. THIS EASEMENT CANNOT BE EXTINGUISHED OR CHANGED WITHOUT THE APPROVAL OF THE CITY OF CENTERVILLE.

SYMBOL LEGEND

- ● SET 5/8" IRON PIN W/ "HALEY-DUSA" CAP
- ○ FOUND 5/8" IRON PIN
- ⊛ FOUND 5/8" IRON PIN W/ "McDOUGAL" CAP
- ⊜ FOUND 5/8" IRON PIN W/ "SCHAEFFER" CAP
- ⊕ FOUND 1/2" IRON PIN W/ "PAYNE" CAP
- ⊙ FOUND 1/2" IRON PIN
- × FOUND CROSS NOTCH
- ⊘ FOUND MAG OR PK NAIL
- ◎ FOUND METAL FENCE POST
- ▣ FOUND STONE

INCHES 1 2 3

PLAT BOOK 226 PAGE: 29

TRANSFERRED
15 JUL 29 PM 1:47
KARL L. KEITH
AUDITOR

Revised per City & County Comments: 2/16/2015

PREPARED BY:

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"= 100'	Drawn: RLC	Checked: JPH
Date: 1/23/2015	Job No. S-3645	

Type: DEE
Kind: PLAT
Recorded: 07/29/2015 01:50:52 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00041075

TRANSFERRED
15 JUL 29 PM 1:47
KARL L. KEITH
AUDITOR

PLAT 226
PG 29A

S.W. QUARTER SECTION 24

N.W. QUARTER SECTION 24

N88°33'39"E 1066.60'

ECCLES PLACE
50' R/W

15' SANITARY SEWER & WATER MAIN EASEMENT P.B. 93, PG. 79

25' SANITARY SEWER & WATER MAIN EASEMENT P.B. 93, PG. 79

CENTERVILLE ACRES NO. 1 SECTION TWO P.B. "LL", PG. 23

LOT 27
HENRY J. & CAROL HARNING, TRUSTEES
IR DEED 08-108179

N00°49'36"E 1310.06'

CENTERVILLE CITY SCHOOL DISTRICT
DEED MF 72-010A03
60.000 ACRES

S89°04'37"W 210.32'

N00°52'50"E 1423.31'
973.04'

CITY OF CENTERVILLE DEED MF 72-631C08

LOT 13 LOT 15
LAKE GLENN ESTATES SECTION TWO P.B. 74, PG. 27

LOT 14

LOT 32
LAKE GLENN ESTATES SECTION FOUR P.B. 78, PG. 76

40'

407.25'

60.00'

43.02'

49.76'
S89°17'30"W

20' WATERLINE EASEMENT

70.64'
S26°13'20"W

33'

CITY OF CENTERVILLE DEED MF 97-528C10
0.8340 ACRES

N89°17'30"E

LAKE GLEN COURT
50' R/W

LOT 1 SUBJECT TO A POSSIBLE FUTURE 20' WIDE WATERLINE EASEMENT TO RELOCATE EXISTING WATERLINE ALONG EAST FRANKLIN STREET. LOCATION SHOWN ABOVE IS APPROXIMATE, SPECIFIC LOCATION NOT YET DETERMINED; THE ACTUAL LOCATION OF THE PHYSICAL WATER LINE TO BE THE TRUE CENTERLINE OF THE EASEMENT

LOT 1
6.0020 ACRES

642.21'

642.25'

EAST FRANKLIN STREET
R/W WIDTH VARIES

PART LOT 39
LAKE GLENN ESTATES SECTION FOUR P.B. 78, PG. 76

PART LOT 39
LAKE GLENN CONDOMINIUM P.B. 114, PG. 30

43'

40'

SECTION 19, TOWN 3, RANGE 5

PRIVATE
69' CROSS ACCESS, INGRESS & EGRESS EASEMENT

N00°53'10"E 407.25'

69.05'

30'

S00°53'10"W 407.25'

50.27'

400.00'

WESTPARK ROAD
50' R/W

PHASE 12
P.B. 175, PG. 7
STYLECRAFT HOMES, INC.

PHASE 10
P.B. 166, PG. 43

PHASE FIVE
P.B. 153, PG. 43
STYLECRAFT HOMES, INC.

10' UTILITY EASEMENT P.B. 137, PG. 23

PHASE EIGHT
P.B. 161, PG. 8
STYLECRAFT HOMES, INC.

PHASE 9
P.B. 166, PG. 14
STYLECRAFT HOMES, INC.

FRANKLIN STREET WOODS OFFICE CONDOMINIUM

600.00'

PHASE 11
P.B. 169, PG. 20
STYLECRAFT HOMES, INC.

CITY OF CENTERVILLE DEED MF 97-272C03

LOT 63
ELIZABETH A. WEST/CHURBY
IR DEED 11-050490

WASHINGTON TOWNSHIP

50' GAS MAIN EASEMENT P.B. "NN", PG. 72

37' UTILITY EASEMENT P.B. "NN", PG. 72

CENTERVILLE ACRES NO. 1 SECTION FOUR P.B. "NN", PG. 77

S88°33'39"W 1031.32'

LOT 64
LYNN ELLEN DICKEY & LELAND C. DICKEY, CO-TRUSTEES
IR DEED 11-010745

LOT 65

LOT 2
60.2581 ACRES

MIAMI VALLEY HOSPITAL
IR DEED 08-057699 &
IR DEED 08-057700
66.327 ACRES TOTAL PER DEEDS

N89°19'12"E 429.94'

GAS MAIN EASEMENT

370.25'

LOT 17
KENNETH B. & JUDITH B. SCOTT
IR DEED 03-114872

10' UTILITY EASEMENT P.B. 143, PG. 28

GAS MAIN EASEMENT D.B. 271, PG. 582 D.B. 2026, PG. 306

LOT 18
TRAVIS R. & MARYANN K. CARNES
IR DEED 03-114871

20'

22°14'
N52°21'45"E

S00°52'34"W 158.81'

208.77'

S00°52'34"W 610.97'

QUAKER WAY
50' R/W

QUAKER ESTATES P.B. 143, PG. 28 SECTION ONE

LOT 19
BING LIU & XIAO JIANG ZHENG
IR DEED 06-094130

BLANKET GAS MAIN EASEMENT D.B. 271, PG. 583

BLANKET GAS MAIN EASEMENT D.B. 1561, PG. 222

EDWARD R. THOMAS, JR.
IR DEED 13-010283
0.732 ACRES

RSARP RENTALS, LLC
IR DEED 07-037607
5.017 ACRES

N88°33'39"E

LOT 20

ELIZABETH JOAN KINCAID
DEED MF 91-128A05
3.081 ACRES

LOT 21

LOT 22

715.54'

QUAKER ESTATES P.B. 143, PG. 28 SECTION TWO

LOT 23

LOT 24

S88°32'40"W

APPROXIMATE C. OF GAS MAIN MF 88-195A07

BLANKET GAS MAIN EASEMENT D.B. 943, PG. 579

INGRESS & EGRESS EASEMENT DEED MF 88-195B02

N88°32'40"E

667.04'

667.37'

712.40'

712.07'

THOMAS E. & DEBORAH L. SMITH
DEED MF 97-039C08
1.30 ACRES

40' UTILITY EASEMENT DEED MF 88-195A07

50' GAS MAIN EASEMENT D.B. 2010, PG. 387

14' INGRESS & EGRESS EASEMENT DEED MF 88-195A07

25' SANITARY SEWER & WATERLINE EASEMENT DEED MF 98-258E09

S00°52'34"W

DIMCO-GRAY COMPANY DEED MF 86-269C06
3.430 ACRES

PART OF LOT 11
HERMAN GAINES & SON, INC.
DEED MF 85-666A05

PART OF LOT 11
LAK ENTERPRISES II, LLC
IR DEED 10-025596

1643.50'

LOT 10
RENTZ PROPERTIES LLC
IR DEED 13-002292

15' UTILITY EASEMENT P.B. 93, PG. 77

LOT 9
HERBERT M. & KAREN J. AYDELOTT
IR DEED 10-062974

SOUTH SUBURBAN COMMERCIAL AREA SECTION TWO P.B. 93, PG. 77

15' UTILITY EASEMENT P.B. 82, PG. 14

LOT 8
HERBERT M. & KAREN J. AYDELOTT
DEED MF 96-644D04

SOUTH SUBURBAN COMMERCIAL AREA SECTION ONE P.B. 82, PG. 14

MBPS CONDOMINIUM P.B. 132, PG. 28
DALE K. & EVELYN R. MANN
DEED MF 73-237D08

LOT 6 LOT 5

SOUTH SUBURBAN COMMERCIAL AREA SECTION ONE P.B. 82, PG. 14

40'

SOUTH SUBURBAN ROAD
60' R/W

DIMCO WAY
50' R/W

DIMCO WAY CONDOMINIUM P.B. 174, PG. 33

OLD R.R. R/W

R/W
CLYO ROAD
R/W WIDTH VARIES

64.96'

45.03'

30'

43'

S00°34'55"W DEDICATED R/W
0.0671 ACRES

INCHES 1 2 3

PLAT BOOK 226 PAGE: 29A

GRAPHIC SCALE
0 50' 100' 200'
1" = 100'

SURVEY REFERENCES:
AS NOTED HEREON

GENERAL NOTES:
ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

OCCUPATION, IN GENERAL, FITS THE SURVEY.

BASIS OF BEARINGS:
SOUTH RIGHT-OF-WAY LINE OF EAST FRANKLIN STREET BEING NORTH 89°17'30" EAST AS DEPICTED IN FRANKLIN WOODS OFFICE CONDOMINIUM, PHASE 5, RECORDED IN PLAT BOOK 153, PAGE 43

CERTIFICATION:
I CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT MEASUREMENTS ARE CORRECT AS SHOWN AND THAT MONUMENTATION IS FOUND, SET OR TO BE SET AS SHOWN HEREON.

John P. Haley
Registered Surveyor
Ohio License Number 6819

Field Survey Date: January 15, 2015

STATE OF OHIO
JOHN P. HALEY
6819
REGISTERED SURVEYOR

TRANSFERRED
15 JUL 29 PM 1:47
KARL L. KEITH
AUDITOR

Revised per City & County Comments: 2/16/2015

SYMBOL LEGEND
- ● SET 5/8" IRON PIN W/ "HALEY-DUSA" CAP
- ○ FOUND 5/8" IRON PIN
- ⊛ FOUND 5/8" IRON PIN W/ "McDOUGAL" CAP
- ⊛ FOUND 5/8" IRON PIN W/ "SCHAEFFER" CAP
- ⊛ FOUND 1/2" IRON PIN W/ "PAYNE" CAP
- ⊙ FOUND 1/2" IRON PIN
- × FOUND CROSS NOTCH
- ⊘ FOUND MAG OR PK NAIL
- ◎ FOUND METAL FENCE POST
- ■ FOUND STONE

RECORD PLAN
PREMIER MVH PLAT
SECTION 24, TOWN 3, RANGE 5, M.Rs.
CITY OF CENTERVILLE
MONTGOMERY COUNTY, OHIO
66.9612 ACRES TOTAL

SHEET 2 OF 2

PREPARED BY:
Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"= 100'	Drawn: RLC	Checked: JPH
Date: 1/23/2015	Job No. S-3645	

T-94

067-185-6-53,54,59&69 AK 067-222-3-13 AK

TRANSFERRED
15 JUL 24 PM 1:24
KARL L. KEITH
AUDITOR

226 P 30

Type: DEE
Kind: PLAT
Recorded: 08/03/2015 01:25:55 PM
Fee Amt: $86.40, Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00042001

RECORD PLAN
JENNINGS SUBDIVISION

BEING A REPLAT OF PART LOT 30, 31 AND 33' PART OF VACATED RACE STREET, PART OF VACATED SECOND STREET AND PART OF A VACATED 16.5' ALLEY AS SHOWN ON THE PLAT OF THE TOWN OF WOODBOURNE AS RECORDED IN PLAT BOOK 1, PAGE 21 AND LOT 521, WOODBOURNE, SECTION 19A, AS RECORDED IN PLAT BOOK 102, PAGE 20

LOCATED IN:
SECTION 32, TOWN 2, RANGE 6 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING: 1.7382 AC.
JUNE 29, 2015

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN SHOWN, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREET RIGHT OF WAYS SHOWN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR 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.

SURFACE DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE LOCATIONS. THE ACTUAL EASEMENT IS CENTERED ON THE EXISTING DRAINAGE CHANNEL AS CONSTRUCTED.

" OWNER "
CRAIG S. JENNINGS &
MARGARETE H. JENNINGS

CRAIG S. JENNINGS

MARGARETE H. JENNINGS

NOTARIES STATEMENTS:

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 16th DAY OF July, 2015, BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CRAIG S. JENNINGS AND MARGARETE H. JENNINGS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: May 26, 2016

NOTARY PUBLIC
MELINDA S. KING, Notary Public
In and for the State of Ohio
My Commission Expires May 26, 2016

OWNER'S STATEMENTS:

DATE: July 6th, 2015.
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

CRAIG S. JENNINGS AND MARGARETE H. JENNINGS, BEING DULY SWORN, SAY THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

CRAIG S. JENNINGS

MARGARETE H. JENNINGS

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: May 26, 2016

NOTARY PUBLIC
MELINDA S. KING, Notary Public
In and for the State of Ohio
My Commission Expires May 26, 2016

CERTIFICATION/DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 1.7382 AC., BEING ALL OF LOT 521 OF THE WOODBOURNE SECTION 19A PLAT AS RECORDED IN P.B. 102, PG. 20, AND CONVEYED BY I.R. DEED #02-048505, ALL OF A 1.136 AC. TRACT, ALSO KNOWN AS PART LOT 30, 31 & 33 OF THE PLAT OF THE TOWN OF WOODBOURNE, AS RECORDED IN P.B. 1, PG. 21 AND CONVEYED BY I.R. DEED #08-009834, ALL BEING CONVEYED TO CRAIG S. & MARGARETE H. JENNINGS, AND ALL OF A 0.142 AC. TRACT, ALSO KNOWN AS PART VACATED RACE STREET AND CONVEYED TO MARGARETE H. & CRAIG S. JENNINGS BY I.R. DEED #15-009901, ALL IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

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

THE REINKE GROUP, INC.

BY: _____ 6/29/15
LOUIS J. HANSER
OHIO SURVEYOR NO. 7843

STATE OF OHIO
LOUIS J. HANSER
7843
REGISTERED
PROFESSIONAL SURVEYOR

COVENANTS, CONDITIONS AND RESTRICTIONS

THE WITHIN SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS AND ARTICLES OF INCORPORATION OR BY-LAWS OF YEARLING FARMS HOMEOWNERS ASSOCIATION, ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN I.R. #_____

APPROVED BY THE PLANNING COMMISSION
MONTGOMERY COUNTY, OHIO

THIS 11th DAY OF June, 2015

DIRECTOR

APPROVED FOR DESCRIPTION

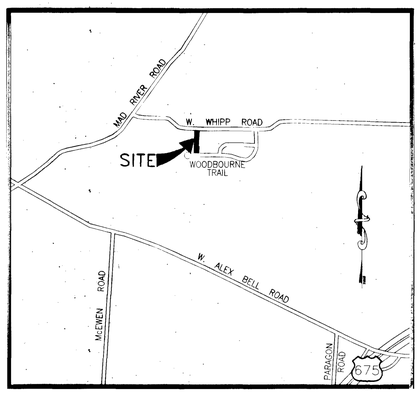
MONTGOMERY COUNTY ENGINEER — 7/17/15 DATE

CHECKED BY: — 7/17/15 DATE

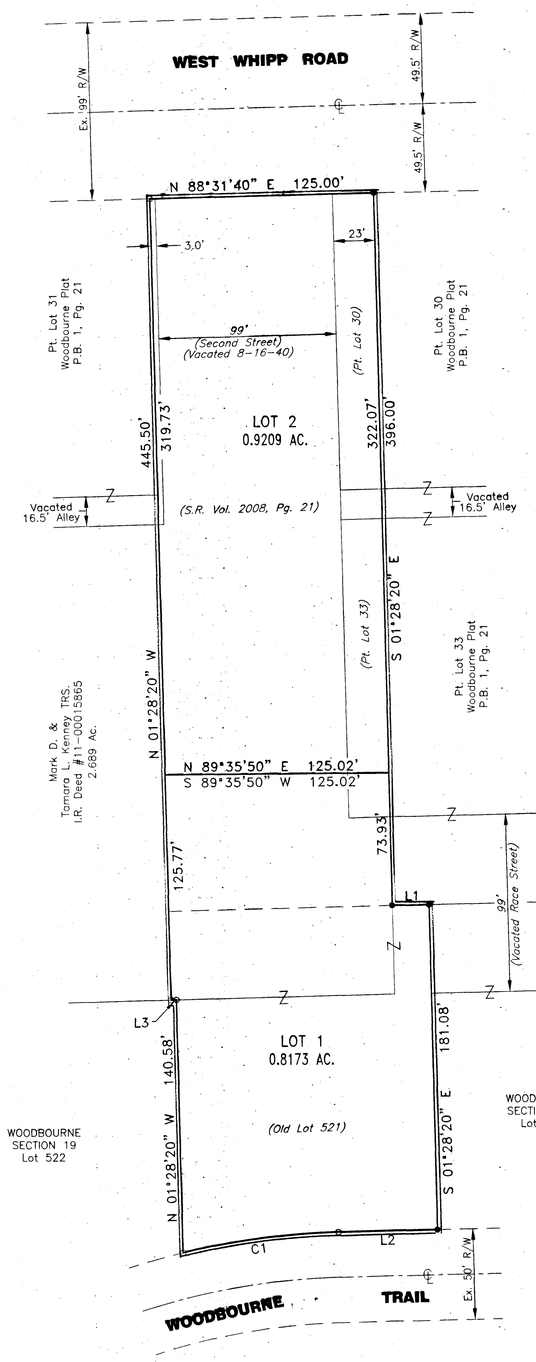
14-0301
JOB #

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

P.E., P.S. — 7/8/15 DATE



VICINITY MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Basis of Bearing:
North boundary line of Woodbourne, Section 19A P.B. 102, Pg. 20 (N 88°31'40" E)

PERTINENT INFORMATION:

Plat of the Town of Woodbourne
P.B. 1, Pg. 21

Woodbourne
Section 19
P.B. 19, Pg. 96

Woodbourne
Section 19A
P.B. 102, Pg. 20

Mark D. & Tamara L. Kenney TRS.
I.R. Deed #11-00015865

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 88°31'40" E	20.50'
L2	S 88°31'40" W	55.37'
L3	S 88°31'40" W	3.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	425.00'	87.75'	11°49'47"	S 82°37'49" W	87.59'

— MONUMENT LEGEND —

- ● 5/8" Iron Pin found (#5 Rebar)
- ○ 5/8" Iron Pin set with yellow plastic cap stamped: "Reinke L.S. #6207"
- ◉ Iron Pipe found
- ⊠ Stone found
- ▲ Spike found
- △ Spike set
- ⊗ P.K. Nail Set
- ◒ P.K. Nail found
- ▣ Concrete Monument found
- ▤ Concrete Monument set
- □ Axle found

INCHES 1 2 3

PLAT BOOK 226 PAGE: 30

SUPERIMPOSED NOTE:

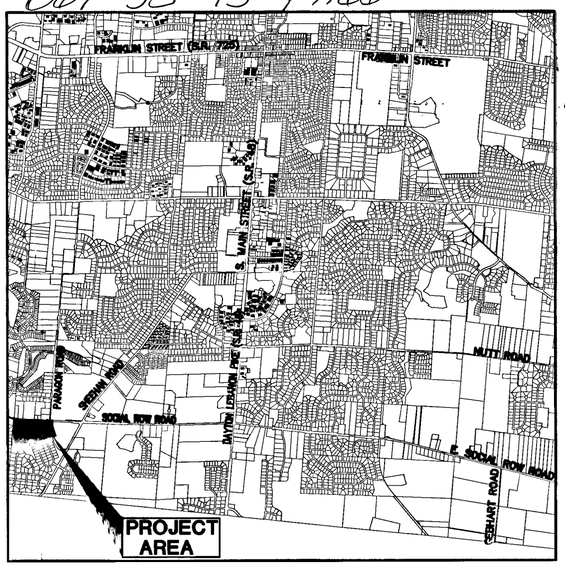
ALL OF THE LANDS OF THE OWNER OF THIS 1.7382 AC. PARCEL ARE SHOWN ON THIS PLAT.

TRANSFERRED
15 JUL 24 PM 1:24
KARL L. KEITH
AUDITOR

SHEET 1 OF 1
PREPARED BY:

REINKE GROUP
Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
959 Congress Park Drive
Centerville, OH 45459
(937) 434-4850 ph.
(937) 434-3978 fax
www.ReinkeGroup.com

067-38-13-PT.66



NO TRANSFER NEEDED

15 AUG 13 AM 9:09

KARL L. KEITH

MONTGOMERY COUNTY AUDITOR

APPROVED THIS 1st DAY OF DECEMBER 2014 BY THE PLANNING COMMISSION OF MONTGOMERY COUNTY, OHIO

COUNTY ADMINISTRATOR

APPROVED FOR DESCRIPTION ONLY

FILE # 14-0036RE

MONTGOMERY COUNTY ENGINEER — 01/05/2015 DATE

RECORD PLAN
WALLINGSFORD CIRCLE RIGHT-OF-WAY DEDICATION PLAT

BEING LOCATED IN SECTION 34, TOWN 3, RANGE 5 M.Rs.,
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
0.190 ACRES TOTAL

PLAT AUTHORIZATION AND DEDICATION

Washington Township Park District the owners of the land included within this plat, have caused the area located in the Montgomery County, Ohio, encompassed by this plat, to be surveyed, platted, and known as Wallingsford Circle Right Of Way. Furthermore, Washington Township Park District dedicates the right-of-way as shown on this plat to the public use forever.

By: David R. Lee
David R. Lee, Ph. D, President

By: Lucy Sanchez
Lucy M. Sanchez, Vice President

By: Daniel H. Monahan
Daniel H. Monahan, Secretary

State of Ohio
County of Montgomery.

The forgoing instrument was acknowledged before me this 10th day of March, 2014 by David R. Lee, Lucy M. Sanchez, and Daniel H. Monahan on behalf of Washington Township Park District.

Barbara B. Smith
Notary Public

July 8, 2016
My commission expires

BARBARA B. SMITH, Notary Public
In and for the State of Ohio
My Commission Expires July 8, 2016

DESCRIPTION

BEING 0.190 ACRES TO BE DEDICATED RIGHT OF WAY HERE ON AND BEING PART OF THE 23.204 ACRE TRACT OWNED BY THE WASHINGTON TOWNSHIP PARK DISTRICT AS DESCRIBED IN IR DEED 13-003142 AND BEING IN SECTION 34, TOWN 3, RANGE 5 MRs, WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO.

PERTINENT INFORMATION

IR DEED #13-003142
SUR. 2012, PG. 333
REC. P.B. 204, PG. 30

OCCUPATION STATEMENT

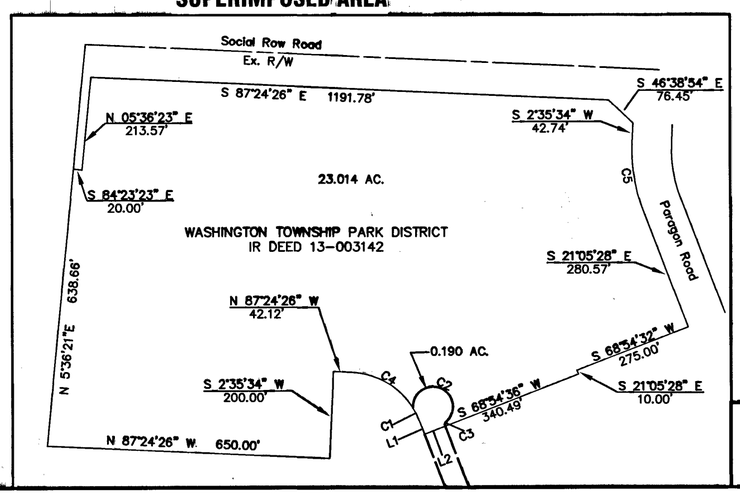
LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING MONUMENTATION AND PLATS OF RECORD.

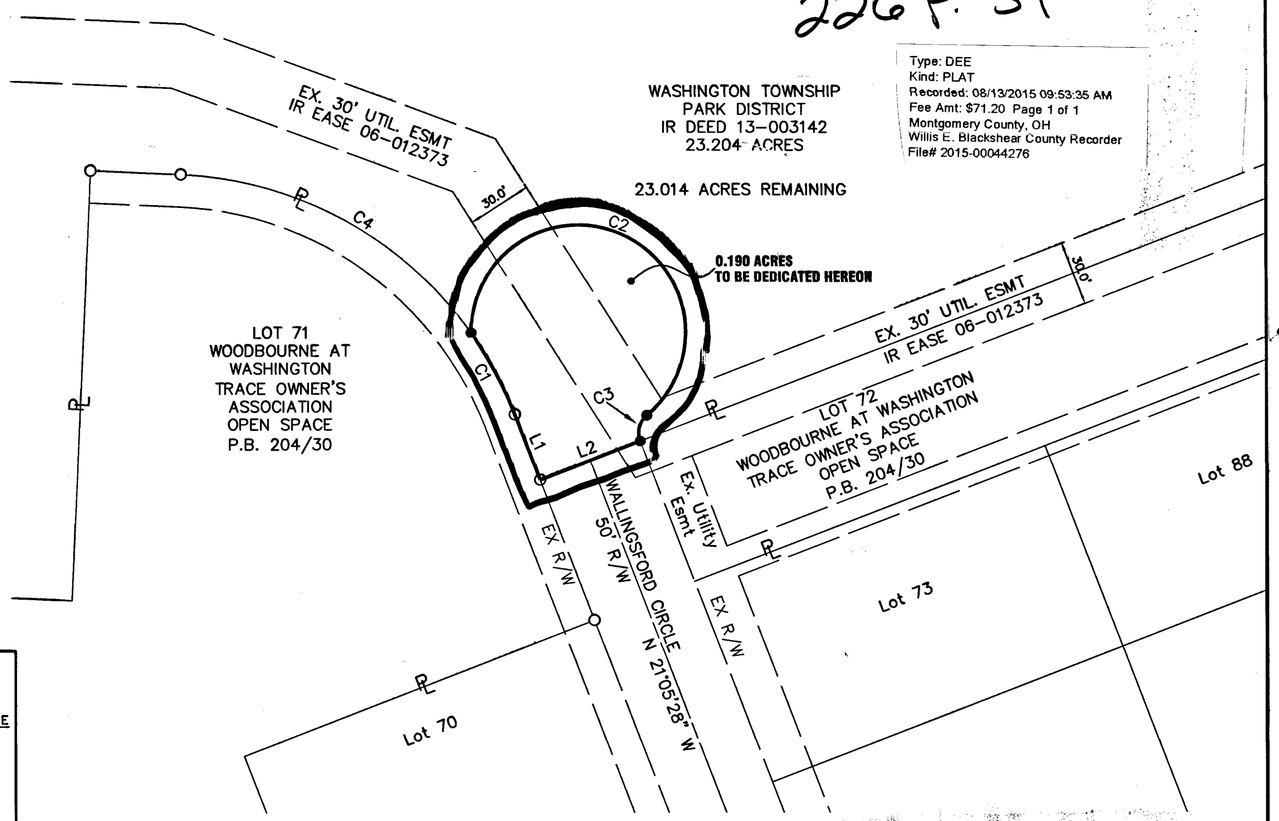
INCHES 1 2 3

PLAT BOOK 226 PAGE: 31

SUPERIMPOSED AREA



NO TRANSFER NEEDED
15 AUG 13 AM 9:09
KARL L. KEITH
AUDITOR



CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	175.00'	14°-10'-53"	43.31'	43.20'	N 28°-10'-52" W
2	50.00'	230°-20'-20"	201.01'	90.51'	S 64°-45'-58" E
3	10.50'	71°-29'-40"	13.10'	12.27'	S 14°-39'-22" W
4	175.00'	51°-19'-39"	156.77'	151.58'	N 60°-56'-09" W
5	405.00'	23°-41'-03"	167.41'	166.22'	S 09°-14'-57" E

LINE TABLE		
NUMBER	LENGTH	BEARING
L1	32.57'	N 21°-05'-28" W
L2	50.00'	S 68°-52'-54" W

THE BEARING OF N 21°05'28" W ALONG THE CENTERLINE OF WALLINGSFORD CIRCLE WAS BASED ON NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

LEGEND

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

SCALE: 1"=50'
0 50 100

226 P. 31

WASHINGTON TOWNSHIP
PARK DISTRICT
IR DEED 13-003142
23.204 ACRES

23.014 ACRES REMAINING

Type: DEE
Kind: PLAT
Recorded: 08/13/2015 09:53:35 AM
Fee Amt: $71.20 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00044276

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN FEBRUARY, 2013. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Wesley D. Goubeaux — 2/19/2014
WESLEY D. GOUBEAUX, P.S. #8254 — DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 2-19-2014
DRAWN BY: WDG
JOB NUMBER: MOTWAS1304Plat
SHEET NUMBER 1 OF 1

North

RTR-167-10-20 thru 33 ALL, RTR-167-3-23 ALL, RTR-50-7-5 & 6 ALL

BEARINGS ARE BASED ON CENTERLINE OF VALLEY STREET (S 63°15'00"W) AS RECORDED IN DEED M.F.#73-140801 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

50 0 50 100 150

GRAPHIC SCALE: 1" = 50' JOB No.4547

MONUMENT LEGEND

- ⊠ Indicates 5/8" iron-pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin to be set
- ⊡ Indicates Iron Pipe found
- ▲ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail to be set
- ● Indicates Railroad Spike found
- × Indicates Scribe to be set

SURVEY NOTES:

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

Type: DEE
Kind: PLAT
Recorded: 08/14/2015 11:52:27 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00044834

TRANSFERRED
15 AUG 14 AM 11:48
KARL L. KEITH
AUDITOR

226 p 32

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

Record Plan

1511 Valley Street Plat

Located in

Section 35 & 36, Town 2, Range 7 M.Rs.

Being a Replat of Part Lot 28559 of the Revised and Consecutive Numbers of Lots on the Plat of the City of Dayton.
(AKA Part Lot 60 of S. Bickmore's Subdivision – Plat Book "B", Page 234),
Lot 74606 of the Revised and Consecutive Numbers of Lots on the Plat of the City of Dayton, and Lots 74446, 74447, 74448, 74449, 74450, 74451 74452, 74453, 74454, 74455, 74456, 74457, 74458 and 74459
(AKA Lots 60–80 of Wolf Plat – Plat Book "S", Page 44),
Montgomery County, Ohio

APPROVED FOR DESCRIPTION:
Paul W. Gruner 08/11/2015
PAUL W. GRUNER DATE
MONTGOMERY COUNTY ENGINEER
CHECKED BY: KON DATE 8/11/15

File No. 2015-0093

7.8431 Acres – Lots
0.2362 Acres – R/W
8.0155 Acres – Section 36
0.0638 Acres – Section 35
8.0793 Acres Total
March 2015

INCHES 1 2 3

PLAT BOOK 226 PAGE: 32

REFERENCE:

OWNER: DENNIS M. SCHNURR, ARCHDIOCESE OF CINCINNATI – I.R. DEED-15-033617

PLAT: WOLF PLAT – PLAT BOOK "S", PAGE 44

SUPERIMPOSED NOTE:

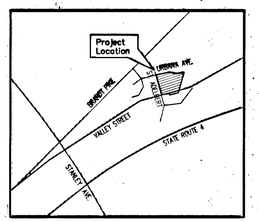
ALL LANDS OF DEDICATORS FROM WHICH THE PLAT ARE DRAWN IS SHOWN WITHIN BACKGROUND DRAWING.

CURVE DATA:

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	15.00'	23.63'	90°15'00"	21.26'	N 71°37'30" W
C2	15.00'	23.51'	89°48'56"	21.18'	N 18°24'28" E

LINE DATA:

Line	Bearing	Distance
L1	N 26°30'00"W	20.07'
L2	N 26°30'00"W	14.95'
L3	N 63°18'56"E	14.95'



VICINITY MAP
NO SCALE

APPROVALS, CITY OF DAYTON:
APPROVED BY THE CITY PLAN BOARD
PLANNING DIRECTOR — DATE 8-5-15

APPROVED BY THE DIRECTOR OF PUBLIC WORKS
Stephen Tuke per ltr
SUPERVISOR OF PLATS — DATE 8.5.15

DATE August 5, 2015.
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO, HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5, PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

Stephen Tuke per ltr
CITY ENGINEER OF THE CITY OF DAYTON, OHIO

OWNER'S STATEMENTS:

DATE: July 31, 2015 2015.

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

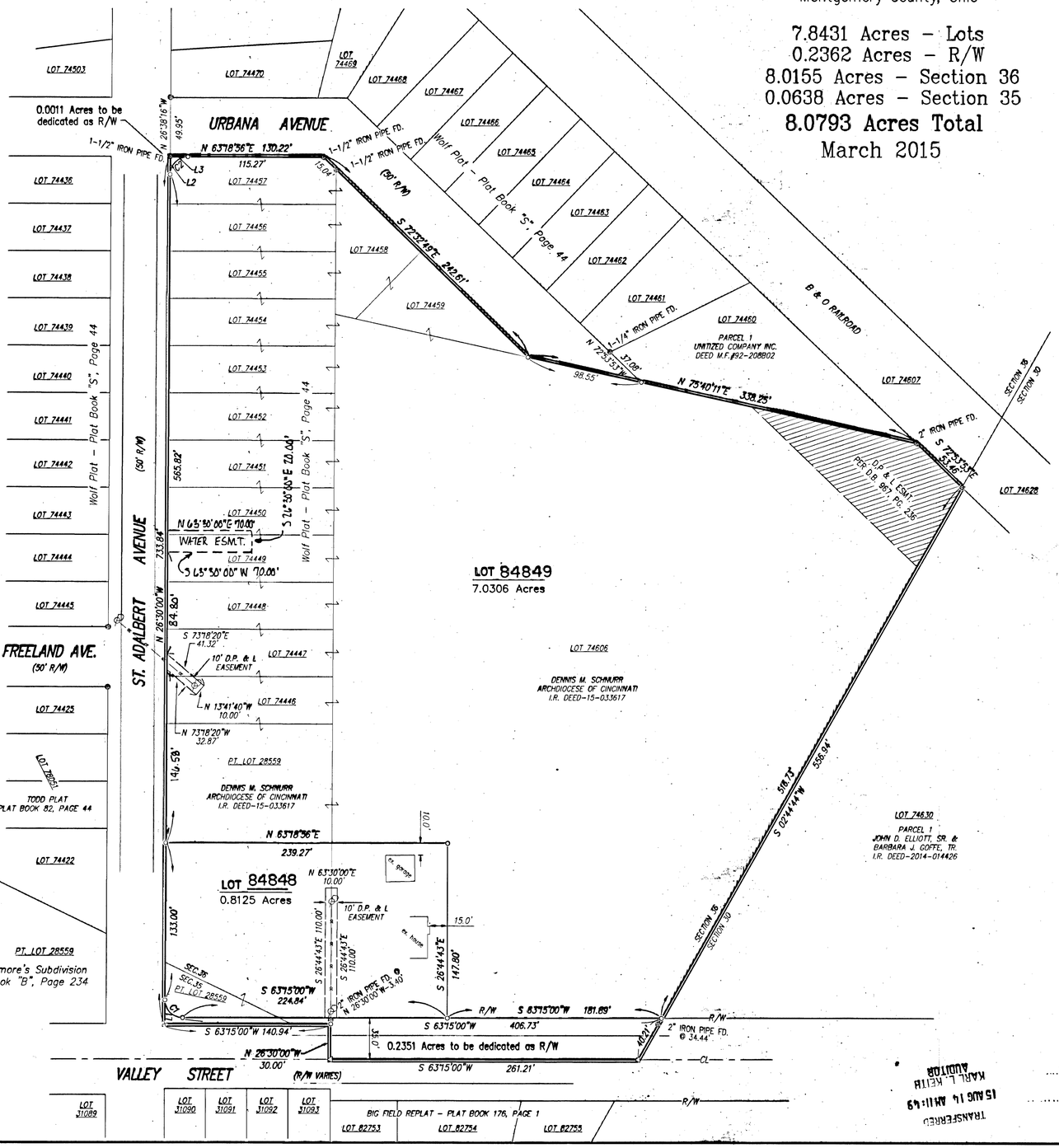
Dennis M. Schnurr BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS' EXECUTION.

Dennis M. Schnurr

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

Linda J. Heidi
NOTARY PUBLIC IN AND FOR ~~MONTGOMERY~~ COUNTY, OHIO
MY COMMISSION EXPIRES: Hamilton March 13, 2019

NOTARY PUBLIC STATE OF OHIO — LINDA J. HEIDI, Notary Public, State of Ohio, My Commission Expires March 13, 2019



STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 31st DAY OF July, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Dennis M. Schnurr TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS/HER VOLUNTARY ACT AND DEED.

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

Linda J. Heidi
NOTARY PUBLIC IN AND FOR ~~MONTGOMERY~~ COUNTY, OHIO Hamilton
MY COMMISSION EXPIRES: March 13, 2019

NOTARY PUBLIC STATE OF OHIO — LINDA J. HEIDI, Notary Public, State of Ohio, My Commission Expires March 13, 2019

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED DO HEREBY DEDICATE THE STREETS SHOWN AS PUBLIC RIGHT-OF-WAY AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.
EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED

owner: DENNIS M. SCHNURR, ARCHDIOCESE OF CINCINNATI

In the presence of:

witness — signature

witness — printed name: Linda J. Heidi

DESCRIPTION:

BEING A REPLAT OF 8.0793 ACRES BEING PART LOT 28559 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON (AKA PART LOT 60 OF S. BICKMORE'S SUBDIVISION – PLAT BOOK "B", PAGE 234), LOT 74606 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, AND LOTS 74446, 74447, 74448, 74449, 74450, 74451 74452, 74453, 74454, 74455, 74456, 74457, 74458 AND 74459 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON (AKA LOT 60–80 OF WOLF PLAT – PLAT BOOK "S", PAGE 44), AS CONVEYED TO DENNIS M. SCHNURR, ARCHDIOCESE OF CINCINNATI BY I.R. DEED-15-033617 OF THE PLAT AND DEED RECORDS OF MONTGOMERY COUNTY, OHIO

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT/SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEY AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN MARCH 2015. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

MCDOUGALL – MARSH LAND SURVEYORS

BY: Thomas K. Marsh
THOMAS K. MARSH P.S. #7735

DATE: 7/22/2015

STATE OF OHIO — THOMAS K. MARSH 7735 REGISTERED PROFESSIONAL SURVEYOR

TRANSFERRED 15 AUG 14 AM 11:49 KARL L. KEITH AUDITOR

D:\Projects\Z\Todd\4000\4547 1511 Valley St\4547 REPLAT.dwg Replat Jul 22, 2015 - 3:39:18pm XPAUser

K45-26-5-PT.112

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER FILE # 15-0221

CHECKED BY DATE 8/11/15

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY OHIO

THIS ___ DAY OF _____, 2014

EXECUTIVE DIRECTOR DATE 8/17/15

APPROVED BY MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY SANITARY ENGINEER DATE 8/14/15

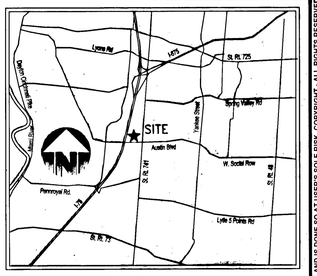
TRANSFERRED
15 AUG 21 PM 3:05
KARL L. KEITH
AUDITOR

RECORD PLAN
THE VILLAGE AT AUSTIN LANDING SECTION ONE-C PUD

BEING A REPLAT OF PT. LOT 26
THE VILLAGE AT AUSTIN LANDING
SECTION ONE-A PUD
PLAT BOOK 222, PAGE 55
SECTION 16, TOWN 2, RANGE 5 M.Rs.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
2.3617 ACRES
JULY, 2015

226P 33

Type: DEE
Kind: PLANNED UNIT DEVELOPMENT
Recorded: 08/21/2015 03:08:38 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00046311

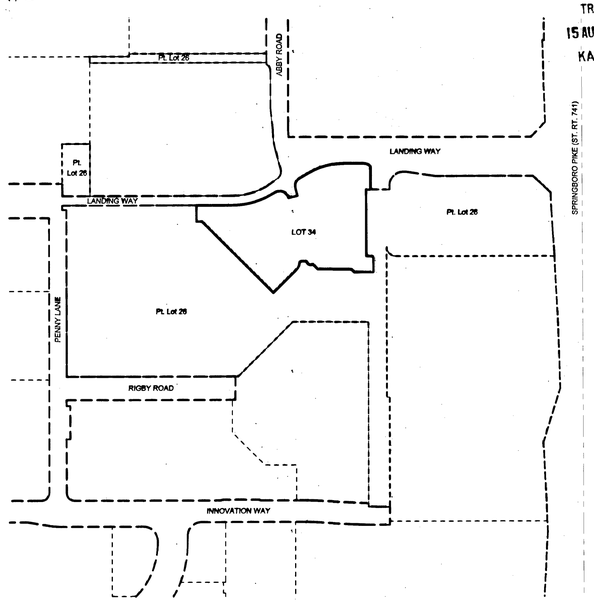


VICINITY MAP
n.t.s.

ACREAGE TABLE

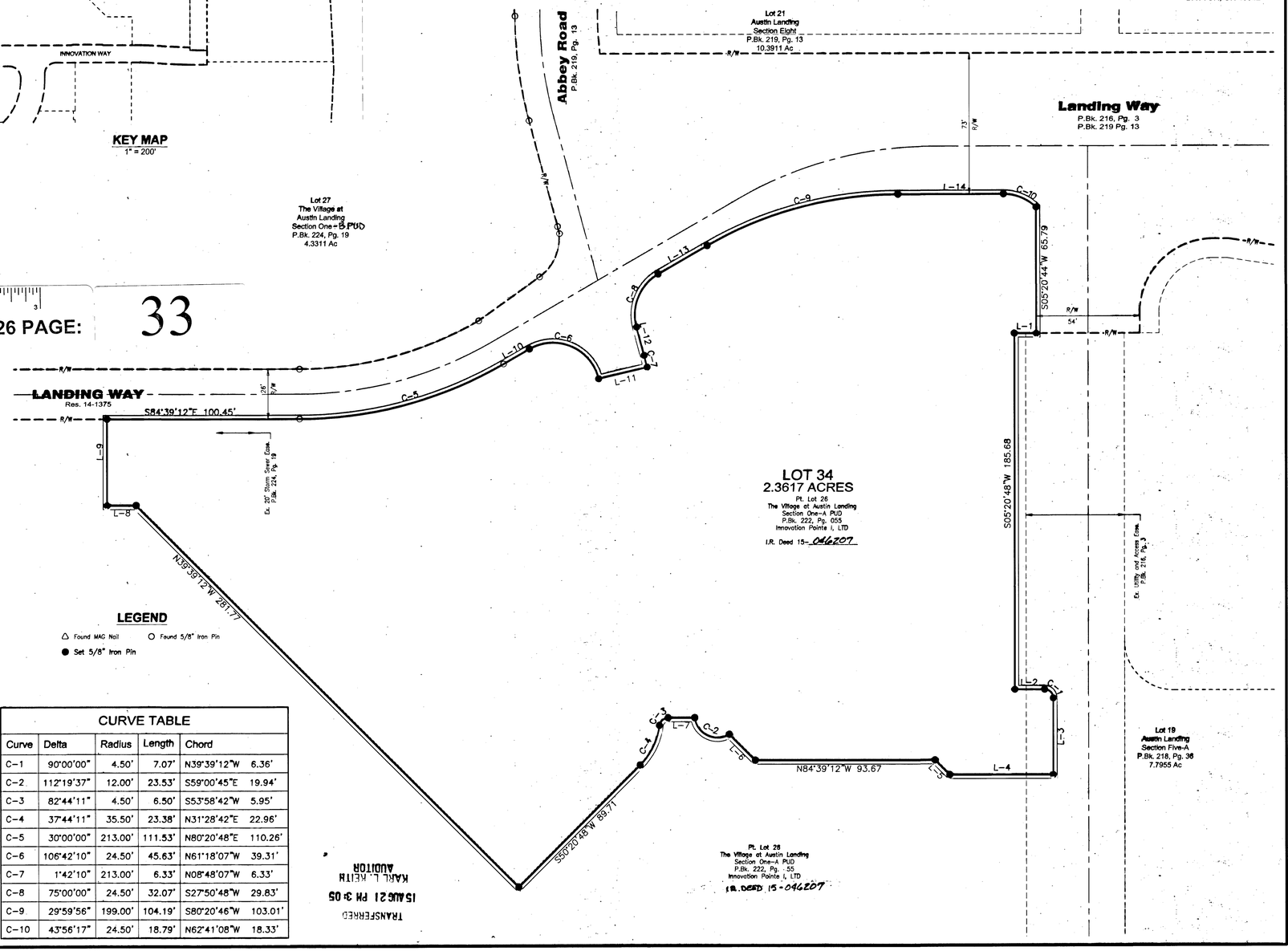
LOT	2.3617 ACRES
RIGHT OF WAY	0.0000 ACRES
TOTAL	2.3617 ACRES

OWNER
INNOVATION POINTE I LTD. BY AUSTIN LANDING VIII LTD
10050 INNOVATION DRIVE
SUITE 100
DAYTON, OH 45342



KEY MAP
1" = 200'

Lot 27
The Village at
Austin Landing
Section One-B PUD
P.Bk. 224, Pg. 19
4.3311 Ac



INCHES 1 2 3

PLAT BOOK 226 PAGE: 33

TRANSFERRED
15 AUG 21 PM 3:05
KARL L. KEITH
AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARILY ACT AND DEED, AND SO HEREBY DEDICATE THE STREETS AS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER. RESERVING THE EASEMENTS TO THE PUBLIC USE FOREVER.

THE EASEMENTS SET FORTH ON THE WITHIN PLAT IDENTIFIED AS "UTILITY EASEMENTS" ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OF SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR THE INGRESS TO AND EGRESS FROM THE PREMISES OF SAID PURPOSES. SAID EASEMENTS SHALL BE SUPERSEDED UPON RECORDING OF A PLAT RESERVING SUCH UTILITY EASEMENTS, AT WHICH TIME SUCH EXISTING UTILITY EASEMENTS SHALL BE EXTINGUISHED.

THE EASEMENTS SET FORTH O THE WITH PLAT IDENTIFIED AS "ACCESS EASEMENTS" ARE FOR INGRESS AND EGRESS TO THE PREMISES AND SHALL BE SUPERSEDED UPON THE RECORDING OF A PLAT OF DEDICATION OF ROADWAYS AS WHICH TIME SUCH EXISTING ACCESS EASEMENTS SHALL BE EXTINGUISHED.

OWNER:
INNOVATION POINTE I LTD., AN OHIO LIMITED LIABILITY COMPANY

BY:
AUSTIN LANDING NORTH PROPERTY LTD, SOLE MEMBER

BY:
RG AL NORTH HOLDING CO. LLC, REPRESENTATIVE FOR AUSTIN LANDING NORTH PROPERTY, LTD.

BY: GLENN C. GUNLOCK WITNESS
IT'S: PRESIDENT

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE REMEMBERED THAT ON THIS 14th DAY OF August 2015, BEFORE ME, THE UNDERSIGNED, CAME AUSTIN LANDING VIII LTD., AN OHIO LIMITED LIABILITY COMPANY BY AUSTIN LANDING NORTH PROPERTY LTD, ITS SOLE MEMBER BY RG AL NORTH HOLDING CO. LLC, REPRESENTATIVE FOR AUSTIN LANDING NORTH PROPERTY LTD. BY GLENN C. GUNLOCK, ITS PRESIDENT TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
& INNOVATION POINTE I LTD.,
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATA ABOVE WRITTEN.

NOTARY PUBLIC
JENNIFER D. SHIELDS, Notary Public
In and for the State of Ohio
My Commission Expires 9/21/20

MY COMMISSION EXPIRES: _____

GLENN C. GUNLOCK, BEING DULY SWORN, SAYS THAT ALL PERSON OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

August 14, 2015
DATE

DESCRIPTION

THE WITHIN PLAT IS A REPLAT CONTAINING A TOTAL OF 2.3617 ACRES BEING PART OF LOT 26 OF THE VILLAGE AT AUSTIN LANDING, SECTION ONE-A PUD AS RECORDED IN PLAT BOOK 222, PAGE 55 AS CONVEYED TO INNOVATION POINTE I, LTD., AN OHIO LIMITED LIABILITY COMPANY BY I.R. DEED 15-046207 OF THE DEED RECORDS OF MONTGOMERY, OHIO

SURVEY NOTES:

BASIS OF BEARINGS: SOUTH LINE OF LOT 26 OF THE VILLAGE AT AUSTIN LANDING, SECTION ONE-A PUD P.BK. 222, PG. 55 BEING THE NORTH LINE OF INNOVATION WAY (N 84°39'12"W)

MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN

LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.

DOCUMENTS USED AS SHOWN & REFERENCED BELOW:

P.BK. 214, PG. 19 ~ P.BK. 215, PG. 29 ~ P.BK. 215, PG. 30
P.BK. 215, PG. 31 ~ P.BK. 215, PG. 42 ~ P.BK. 216, PG. 3
P.BK. 217, PG. 21 ~ P.BK. 217, PG. 42 ~ P.BK. 218, PG. 35
P.BK. 218, PG. 36 ~ P.BK. 219, PG. 12 ~ P.BK. 219, PG. 13
P.BK. 222, PG. 55 ~ P.BK. 224, PG. 19
I.R. DEED 10-007738 ~ I.R. DEED 11-054559
I.R. DEED 11-076634 ~ I.R. DEED 13-069782
SUR 2006-384 ~ TAX MAP BK. 26, PG. 5

THE PLAT IS SUBJECT TO THE FOLLOWING AGREEMENTS:
1. RECIPROCAL EASEMENT AGREEMENT RECORDED AT I.R. DEED 11-009362, AS AMENDED BY 1ST AMENDMENT AT I.R. DEED12-036605 AND 2ND AMENDMENT AT I.R. DEED 13-028116
2. SUPPLEMENTAL RECIPROCAL EASEMENT AGREEMENT RECORDED AT I.R. DEED 11-009424, AS AMENDED BY 1ST AMENDMENT AT I.R. DEED 11-054229 AND 2ND AMENDMENT AT I.R. DEED 12-033955
3. LIMITED PARKING EASEMENT RECORDED AT I.R. DEED 11-076633
4. DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR AUSTIN LANDING COMMUNITY AUTHORITY RECORDED AT I.R. DEED 13-004027

THE PURPOSE OF THIS LIST IS FOR INFORMATIONAL PURPOSED ONLY AND IS NOT INTENDED TO BE ALL-INCLUSIVE. THE DOCUMENTS MAY BE AMENDED FROM TIME TO TIME.

SURVEYORS CERTIFICATION

I CERTIFY THAT THE BOUNDARY 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.

STATE OF OHIO
JEFFREY O. LAMBERT
7568
REGISTERED
PROFESSIONAL SURVEYOR

8-14-15
JEFFREY O. LAMBERT DATE
REG. SURVEYOR #7568 IN THE STATE OF OHIO

LINE TABLE

Line	Direction	Distance
L-1	N84°39'16"W	11.42'
L-2	S84°39'12"E	15.50'
L-3	S05°20'48"W	39.95'
L-4	N84°39'12"W	54.02'
L-5	N39°39'12"W	10.90'
L-6	N39°39'12"W	19.18'
L-7	N84°39'12"W	13.94'
L-8	N84°39'12"W	15.14'
L-9	N05°20'48"E	45.06'
L-10	N65°20'48"E	15.47'
L-11	S82°02'58"W	26.00'
L-12	S09°39'12"E	15.29'
L-13	N65°20'48"E	29.56'
L-14	S84°39'16"E	54.93'

CURVE TABLE

Curve	Delta	Radius	Length	Chord	
C-1	90°00'00"	4.50'	7.07'	N39°39'12"W	6.36'
C-2	112°19'37"	12.00'	23.53'	S59°00'45"E	19.94'
C-3	82°44'11"	4.50'	6.50'	S53°58'42"W	5.95'
C-4	37°44'11"	35.50'	23.38'	N31°28'42"E	22.96'
C-5	30°00'00"	213.00'	111.53'	N80°20'48"E	110.26'
C-6	106°42'10"	24.50'	45.63'	N61°18'07"W	39.31'
C-7	1°42'10"	213.00'	6.33'	N08°48'07"W	6.33'
C-8	75°00'00"	24.50'	32.07'	S27°50'48"W	29.83'
C-9	29°59'56"	199.00'	104.19'	S80°20'46"W	103.01'
C-10	43°56'17"	24.50'	18.79'	N62°41'08"W	18.33'

LEGEND
△ Found MAG Nail ○ Found 5/8" Iron Pin
● Set 5/8" Iron Pin

TRANSFERRED
15 AUG 21 PM 3:05
KARL L. KEITH
AUDITOR

Basis of Bearing:
P.Bk. 222, Pg. 55 (See Survey Notes)
0 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	Review Comments and Easements	8-13-15	j.o.l.	

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THE VILLAGE AT AUSTIN LANDING
SECTION ONE-C PUD
SECTION 16, TOWN 2, RANGE 5 MRs
MIAMI TOWNSHIP
MONTGOMERY COUNTY, OHIO
RECORD PLAN

PREPARED BY:
bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 11C120-005 RP H
Drawn by: j.o.l.
Checked By:
Issue Date: 07-31-15

Sheet: 1 of 2

Plot time: Aug 14, 2015 - 9:07am
Drawing name: J:\2011\11C120-005\SV\DWG\11C120-005 RP H.dwg - Layout Tab: Record Plan

RECORD PLAN

THE VILLAGE AT AUSTIN LANDING
SECTION ONE-C PUD

BEING A REPLAT OF PT. LOT 26
THE VILLAGE AT AUSTIN LANDING
SECTION ONE-A PUD
PLAT BOOK 222, PAGE 55
SECTION 16, TOWN 2, RANGE 5 M.Rs.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
2.3617 ACRES
JULY, 2015

TRANSFERRED
15 AUG 21 PM 3:05
KARL L. KEITH
AUDITOR

226 P 33A

Type: DEE
Kind: PLANNED UNIT DEVELOPMENT
Recorded: 08/21/2015 03:08:38 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00046311

WATER MAIN EASEMENT LINE TABLE		
Line	Direction	Distance
W20	N05°20'48"E	28.28'
W21	N50°20'48"E	34.92'
W22	S50°20'48"W	25.76'
W23	S05°20'48"W	28.28'

Basis of Bearing:
P.Bk. 222, Pg. 55 (See Survey Notes)
0 30 45
SCALE: 1" = 30'

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BBI), ARE INSTRUMENTS OF BBI'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BBI. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BBI, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Item	Revision Description	Date	Drwn.	Chk.
1	Review Comments and Easements	8-13-15	j.o.i.	

PREPARED BY:
bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

THE VILLAGE AT AUSTIN LANDING
SECTION ONE-C PUD
SECTION 16, TOWN 2, RANGE 5 MRs
MIAMI TOWNSHIP
MONTGOMERY COUNTY, OHIO
RECORD PLAN ~ EASEMENTS

Drawing: 11C120-005 RP H
Drawn by: j.o.i.
Checked By:
Issue Date: 07-31-15
Sheet: 2 of 2

Plot time: Aug 14, 2015 - 9:09am
Drawing name: J:\2011\11C120-005\SV\DWG\11C120-005 RP H.dwg - Layout Tab: Record Plan

PLAT BOOK 226 PAGE: 33A

TRANSFERRED
15 AUG 21 PM 3:05
KARL L. KEITH
AUDITOR

INCHES 1 2 3

K45-26 4-168, 197 & 201 ALL

RECORD PLAN
DAYTON METRO LIBRARY AND RTA SUBDIVISION
8.352 ACRES
SECTION 12, TOWN 2, RANGE 5 M.Rs.
MIAMI TOWNSHIP
MONTGOMERY COUNTY, OHIO
JULY 10, 2015

TRANSFERRED
15 AUG 24 AM 11:06
KARL L. KEITH
AUDITOR

226 P 34

Type: DEE
Kind: PLAT
Recorded: 08/24/2015 11:21:11 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00046427

LINE TABLE

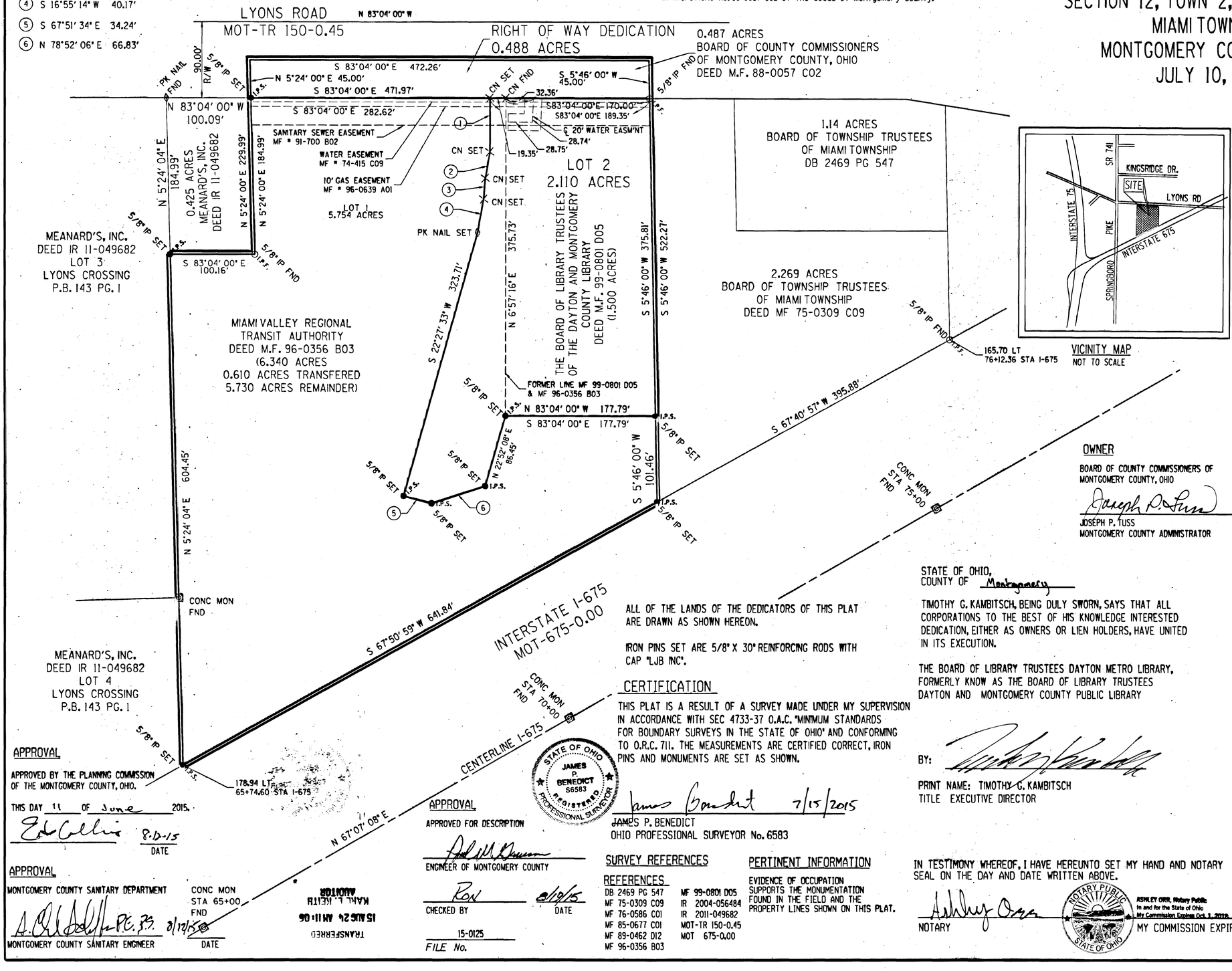
1	S 6°57' 12" W	63.61'
2	S 16°47' 32" W	31.55'
3	S 11°45' 36" W	24.54'
4	S 16°55' 14" W	40.17'
5	S 67°51' 34" E	34.24'
6	N 78°52' 06" E	66.83'

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS S83°04' 00" E FOR THIS PLAT OF SURVEY WAS DERIVED FROM THE CENTER LINE OF LYONS ROAD AS RECORDED IN MF 75-0309 C09.

0 60 120
GRAPHIC SCALE
ORIGINAL SCALE 1"=60'

DESCRIPTION

Situated In Section 12, Town 2, Range 5, the Miami Township, Montgomery County, State of Ohio and being all of a 6.340 Acre tract of land conveyed to Miami Valley Regional Transit Authority as recorded in Microfiche No. 96-0356 B03, all of a 1.500 Acre tract of land conveyed to Board of Library Trustees of the Dayton and Montgomery County Library In Microfiche No. 99-0801 D05 and all of a 0.487 Acre tract of land conveyed to the Board of County Commissioners of Montgomer county, Ohio as recorded In Microfiche No. 88-0057 C02 of the deeds of Montgomery county.



VICINITY MAP
NOT TO SCALE

DEDICATION

WE THE UNDERSIGNED, BEING ALL OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY RESERVE EASEMENTS AS SHOWN.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

THE BOARD OF LIBRARY TRUSTEES DAYTON METRO LIBRARY, FORMERLY KNOW AS THE BOARD OF LIBRARY TRUSTEES DAYTON AND MONTGOMERY COUNTY PUBLIC LIBRARY

WITNESS

WITNESS

BY:

PRINT NAME: TIMOTHY G. KAMBITSCH
TITLE EXECUTIVE DIRECTOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 34

STATE OF OHIO
COUNTY OF Montgomery

ON THIS 20 DAY OF July, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF STATE, PERSONALLY KNOWN AND PROVEN TO ME, APPEARED TIMOTHY G. KAMBITSCH, AS AUTHORIZED SIGNERS OF THE BOARD OF LIBRARY TRUSTEES DAYTON METRO LIBRARY FORMERLY KNOWN AS THE BOARD OF LIBRARY TRUSTEES OF THE DAYTON AND MONTGOMERY COUNTY PUBLIC LIBRARY, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY SIGNATURE AND SEAL OF THE DAY AND YEAR LAST AFOREMENTIONED.

NOTARY

ASHLEY ORR, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 1, 2018

MY COMMISSION EXPIRES

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MIAMI VALLEY REGIONAL TRANSIT AUTHORITY, AN OHIO POLITICAL SUBDIVISION

BY:

PRINT NAME: MARK DOMINSKY
TITLE EXECUTIVE DIRECTOR

WITNESS

BY:

PRINT NAME:
TITLE

WITNESS

STATE OF OHIO
COUNTY OF Montgomery

ON THIS 23rd DAY OF July, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF STATE, PERSONALLY KNOWN AND PROVEN TO ME, APPEARED MARK DOMINSKY AND _____, AS AUTHORIZED SIGNERS OF MIAMI VALLEY REGIONAL TRANSIT AUTHORITY, AN OHIO POLITICAL SUBDIVISION, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY SIGNATURE AND SEAL OF THE DAY AND YEAR LAST AFOREMENTIONED.

NOTARY

CATHY L. SPRINGER, Notary Public
In and for the State of Ohio
My Commission Expires November 27, 2016

MY COMMISSION EXPIRES

OWNER

BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO

JOSEPH P. TUSS
MONTGOMERY COUNTY ADMINISTRATOR

STATE OF OHIO,
COUNTY OF Montgomery

TIMOTHY G. KAMBITSCH, BEING DULY SWORN, SAYS THAT ALL CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED DEDICATION, EITHER AS OWNERS OR LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

THE BOARD OF LIBRARY TRUSTEES DAYTON METRO LIBRARY, FORMERLY KNOW AS THE BOARD OF LIBRARY TRUSTEES DAYTON AND MONTGOMERY COUNTY PUBLIC LIBRARY

BY:

PRINT NAME: TIMOTHY G. KAMBITSCH
TITLE EXECUTIVE DIRECTOR

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

NOTARY

ASHLEY ORR, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 1, 2018

MY COMMISSION EXPIRES

ALL OF THE LANDS OF THE DEDICATORS OF THIS PLAT ARE DRAWN AS SHOWN HEREON.

IRON PINS SET ARE 5/8" X 30" REINFORCING RODS WITH CAP "LJB INC".

CERTIFICATION

THIS PLAT IS A RESULT OF A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH SEC 4733-37 O.A.C. "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" AND CONFORMING TO O.R.C. 711. THE MEASUREMENTS ARE CERTIFIED CORRECT, IRON PINS AND MONUMENTS ARE SET AS SHOWN.

STATE OF OHIO
JAMES P. BENEDICT
S6583
REGISTERED PROFESSIONAL SURVEYOR

James Benedict 7/15/2015

JAMES P. BENEDICT
OHIO PROFESSIONAL SURVEYOR No. 6583

APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE MONTGOMERY COUNTY, OHIO.

THIS DAY 11 OF June 2015.

8-13-15
DATE

APPROVAL

MONTGOMERY COUNTY SANITARY DEPARTMENT

8/12/15
DATE

MONTGOMERY COUNTY SANITARY ENGINEER

APPROVAL

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY

RDH 8/19/15
CHECKED BY DATE

15-0125
FILE No.

SURVEY REFERENCES

REFERENCES

DB 2469 PG 547	MF 99-0801 D05
MF 75-0309 C09	IR 2004-056484
MF 76-0586 C01	IR 2011-049682
MF 85-0677 C01	MOT-TR 150-0.45
MF 89-0462 D12	MOT 675-0.00
MF 96-0356 B03	

PERTINENT INFORMATION

EVIDENCE OF OCCUPATION SUPPORTS THE MONUMENTATION FOUND IN THE FIELD AND THE PROPERTY LINES SHOWN ON THIS PLAT.

TRANSFERRED
15 AUG 24 AM 11:06
KARL L. KEITH
AUDITOR

PREPARED BY:		DATE: JULY 10, 2015	
FLD. RDH DRN. J.A.H. CKD. J.P.B.	LJB Inc. 2500 Newmark Drive Miamisburg, OH 45342 (937) 259-5000 tel (937) 259-5100 fax LJBinc.com	PROJECT NO. 0108809	SHEET NO. 1 OF 1

R72-158-7-1&19 ALL, R72-159-1-99,100&102 ALL

PLAT 226
PG 35

Type: DEE
Kind: PLAT
Recorded: 08/24/2015 02:07:37 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00046570

RECORD PLAN

Gettysburg

BEING A REPLAT OF PART OF LOT 70884, 70883, 68852, 68854 AND ALL OF LOT 68853 OF THE REVISED AND CONSECUTIVE NUMBER OF LOTS ON THE PLAT OF THE CITY OF DAYTON.
SECTION 24, TOWN 4, RANGE 5 EAST, MONTGOMERY COUNTY, OHIO
TOTAL AREA 12.880 ACRES

TRANSFERRED
15 AUG 24 AM 11:30
KARL L. KEITH
AUDITOR

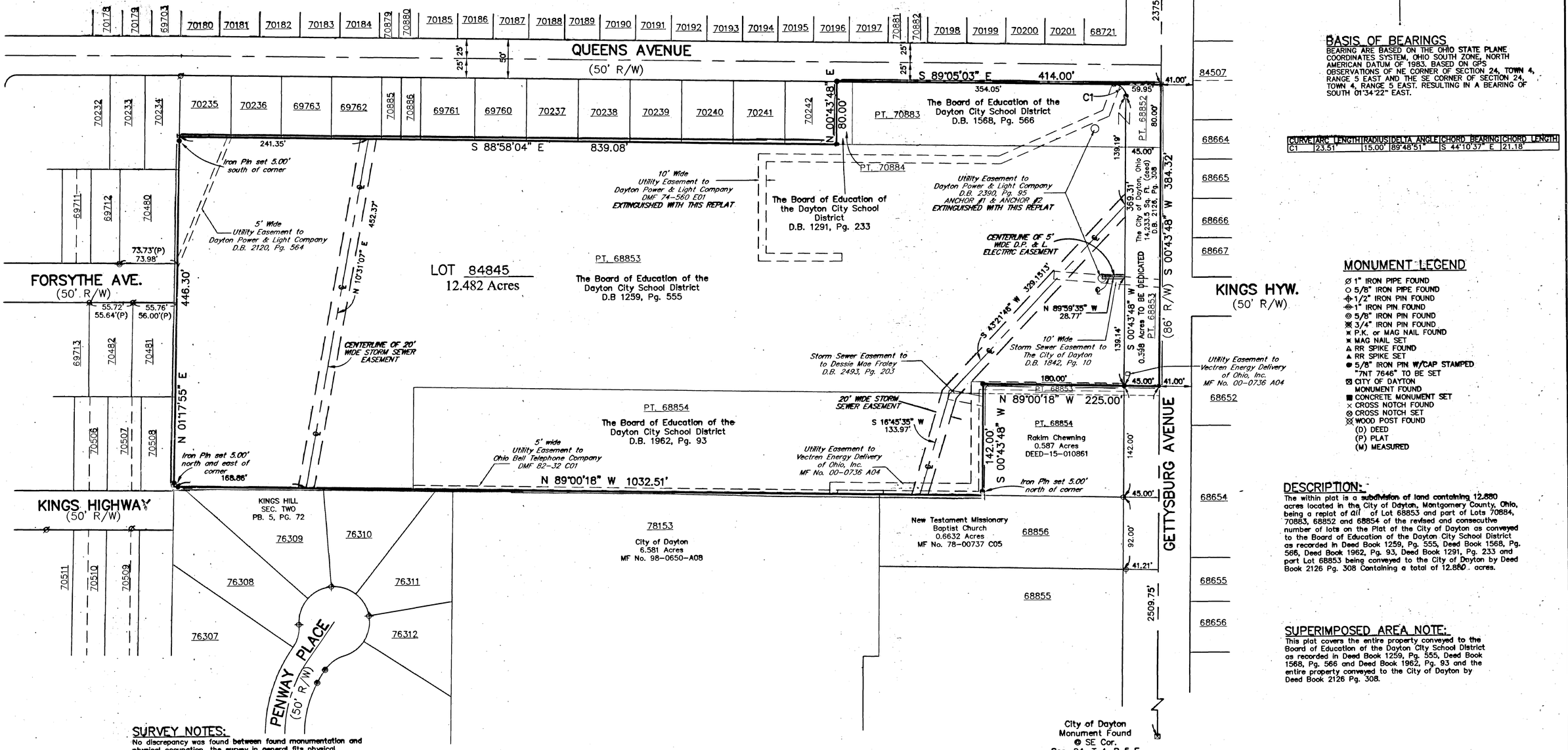
City of Dayton Monument Found
⊙ NE Cor.
Sec. 24, T 4, R 5 E

N

BASIS OF BEARINGS

BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. BASED ON GPS OBSERVATIONS OF NE CORNER OF SECTION 24, TOWN 4, RANGE 5 EAST AND THE SE CORNER OF SECTION 24, TOWN 4, RANGE 5 EAST. RESULTING IN A BEARING OF SOUTH 01°34'22" EAST.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.51'	15.00'	89°48'51"	S 44°10'37" E	21.18'



MONUMENT LEGEND

- Ø 1" IRON PIPE FOUND
- ○ 5/8" IRON PIPE FOUND
- ⊕ 1/2" IRON PIN FOUND
- ⊕ 1" IRON PIN FOUND
- ◎ 5/8" IRON PIN FOUND
- ⊠ 3/4" IRON PIN FOUND
- ✖ P.K. or MAG NAIL FOUND
- ✖ MAG NAIL SET
- △ RR SPIKE FOUND
- ▲ RR SPIKE SET
- ● 5/8" IRON PIN W/CAP STAMPED "7NT 7646" TO BE SET
- ⊠ CITY OF DAYTON MONUMENT FOUND
- ■ CONCRETE MONUMENT SET
- × CROSS NOTCH FOUND
- ⊗ CROSS NOTCH SET
- ⊠ WOOD POST FOUND
- (D) DEED
- (P) PLAT
- (M) MEASURED

DESCRIPTION:

The within plat is a subdivision of land containing 12.880 acres located in the City of Dayton, Montgomery County, Ohio, being a replat of all of Lot 68853 and part of Lots 70884, 70883, 68852 and 68854 of the revised and consecutive number of lots on the Plat of the City of Dayton as conveyed to the Board of Education of the Dayton City School District as recorded in Deed Book 1259, Pg. 555, Deed Book 1568, Pg. 566, Deed Book 1962, Pg. 93, Deed Book 1291, Pg. 233 and part Lot 68853 being conveyed to the City of Dayton by Deed Book 2126 Pg. 308 Containing a total of 12.880 acres.

SUPERIMPOSED AREA NOTE:

This plat covers the entire property conveyed to the Board of Education of the Dayton City School District as recorded in Deed Book 1259, Pg. 555, Deed Book 1568, Pg. 566 and Deed Book 1962, Pg. 93 and the entire property conveyed to the City of Dayton by Deed Book 2126 Pg. 308.

SURVEY NOTES:

No discrepancy was found between found monumentation and physical occupation. the survey in general fits physical occupation.

Deeds, plats and survey references as shown on survey plat, were used in the performance of this survey.

All monuments found (iron pins, iron pipes, mag nails & pk nails) are in good condition, unless otherwise noted.

PREPARED BY:
7NT ENGINEERING, LLC.
531 EAST THRID STREET
DAYTON, OHIO 45402
(937) 435-3200

INCHES 1 2 3

PLAT BOOK 226 PAGE: 35

CITY OF DAYTON, OHIO
APPROVED BY CITY PLAN BOARD
Planning Director
Date 7-21 20.15
APPROVED BY DIRECTOR OF PUBLIC WORKS
Supervisor of Plats
Date 7/22 20.15

DATE 7/22 20.15
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN;
VOLUME E PAGE 246 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.
CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

APPROVED FOR OWNERSHIP AND DESCRIPTION
PAUL GRUNER
MONTGOMERY COUNTY ENGINEER
08/19/2015
DATE
File #14-0372
CHECKED BY
60 0 60 120
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.

TRANSFERRED
15 AUG 24 AM 11:30
KARL L. KEITH
AUDITOR

REVISIONS		
BY	DATE	DESCRIPTION

RECORD PLAN

DAYTON PUBLIC SCHOOLS
CITY OF DAYTON MONTGOMERY COUNTY, OHIO
SCALE: 1" = 60' DATE: JUNE 24, 2015
DESIGN DRB
DRAWN WEH
CHKED DRB
7NT
531 EAST THIRD STREET
DAYTON, OHIO 45402
OFFICE (937) 435-3200
FAX (937) 291-6549
email: 7nt@7nteng.com
www.7nteng.com
JOB NO. S064-OH
SHEET NO. 1 OF 2

Gettysburg

Type: DEE
Kind: PLAT
Recorded: 08/24/2015 02:07:37 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00046570

PLAT 226
PG 35A

RECORD PLAN

Gettysburg

BEING A REPLAT OF PART OF LOT 70884, 70883, 68852, 68854 AND ALL OF LOT 68853 OF THE REVISED AND CONSECUTIVE NUMBER OF LOTS ON THE PLAT OF THE CITY OF DAYTON.
SECTION 24, TOWN 4, RANGE 5 EAST, MONTGOMERY COUNTY, OHIO
TOTAL AREA 12.880 ACRES

TRANSFERRED
15 AUG 24 AM 11:30
KARL L. KEITH
AUDITOR

EXTINGUISHED EASEMENT APPROVALS:

The approval of this replat hereby extinguishes those easements noted as "EXTINGUISHED WITH THIS REPLAT" as such on this record plan and are replaced with the new easements as defined on this record plan.

Approved for extinguishing noted easements

Edward N Rizer 7/13/15
DPL Date

Printed Name: EDWARD N. RIZER

Title: MANAGER

DEDICATION

We, the undersigned, being all the owners and lien holders 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 dedicate the street and reserve the easements shown to the public use forever.

Easements shown on the plat are reserved for construction operation, maintenance, repair, replacement, or removal of electric, gas, telephone, cable television, water (both protective and domestic service), sewer or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions which may adversely affect said purposes and for providing of ingress and egress to the property for said purposes and are to be maintained as such forever.

OWNER:

THE BOARD OF EDUCATION OF THE DAYTON CITY SCHOOL DISTRICT

Board President — Witness: Colleen Wells
Robert C. Walker — Print Name: Colleen Wells
Print Name — Witness: Sharon K. Thornton
Print Name: Sharon K. Thornton

NOTARY
State of Ohio,
County of Montgomery, ss.

Be it remembered that on this 1st day of July, 2015, before me, the undersigned, a Notary Public in and for said county and state, personally came the Board of Education of the Dayton City School District, City of Dayton, by its President, Robert C. Walker who 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.

Colleen Wells
Notary Public in and for the State above written

My Commission expires _____

COLLEEN S. WELLS, Notary Public In and for the State of Ohio My Commission Expires Jan. 17, 2018

OWNER:

THE BOARD OF EDUCATION OF THE DAYTON CITY SCHOOL DISTRICT

Craig A Jones — Witness: Colleen Wells
Board Treasurer
Craig A Jones — Print Name: Colleen Wells
Print Name — Witness: Sharon K Thornton
Print Name: Sharon K. Thornton

NOTARY
State of Ohio,
County of Montgomery, ss.

Be it remembered that on this 1st day of July, 2015, before me, the undersigned, a Notary Public in and for said county and state, personally came The Board of Education of the Dayton City School District, by its Treasurer, Craig A Jones who 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.

Colleen Wells
Notary Public in and for the State above

My Commission expires _____

COLLEEN S. WELLS, Notary Public In and for the State of Ohio My Commission Expires Jan. 17, 2018

CERTIFICATION:

I hereby certify that 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 in January 2014. All measurements are correct and monuments are to be set as shown. Iron pins to be set at all lot corners.

David R. Barnhart 6/24/15
David R. Barnhart, P.S. Date
Professional Surveyor No. 7646

STATE OF OHIO — DAVID R. BARNHART S7646 — REGISTERED PROFESSIONAL SURVEYOR

OWNER:

CITY OF THE DAYTON

Nan Whaley — Witness: Anita M. Johnson
Mayor
Nan Whaley — Print Name: Anita M. Johnson
Nan Whaley — Witness: Farra Cody
Print Name: Farra Cody

NOTARY
State of OHIO,
County of Montgomery, ss.

Be it remembered that on this 28 day of July, 2015, before me, the undersigned, a Notary Public in and for said county and state, personally came The City of Dayton, by it's Mayor, Nan Whaley, who 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.

Rashella D. Lavender
Notary Public in and for the State above written

My Commission expires Feb 9, 2020

RASHELLA D. LAVENDER, Notary Public In and for the State of Ohio My Commission Expires Feb. 9, 2020

OWNER'S STATEMENT:

Date 6th August, 2015

State of Ohio, County of Montgomery, S.S.

Craig A. Jones, 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.

Craig A. Jones
Owner

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

Colleen Wells
Notary Public in and for Montgomery county, Ohio

My commission expires _____

COLLEEN S. WELLS, Notary Public In and for the State of Ohio My Commission Expires Jan. 17, 2018

PREPARED BY:

7NT ENGINEERING, LLC.
531 EAST THRID STREET
DAYTON, OHIO 45402
(937) 435-3200

GRAPHIC SCALE (IN FEET)
60 0 60 120
1 inch = 60 ft.

TRANSFERRED
15 AUG 24 AM 11:30
KARL L. KEITH
AUDITOR

REVISIONS		
BY	DATE	DESCRIPTION

Gettysburg

RECORD PLAN

DAYTON PUBLIC SCHOOLS
CITY OF DAYTON — MONTGOMERY COUNTY, OHIO
SCALE: 1" = 60' — DATE: JUNE 24, 2015
DESIGN DRB | DRAWN WEH | CHKED DRB
7NT — 531 EAST THIRD STREET, DAYTON, OHIO 45402, OFFICE (937) 435-3200, FAX (937) 291-6549, email: 7nt@7nteng.com, www.7nteng.com
JOB NO. S064-OH
SHEET NO. 2 OF 2

INCHES 1 2 3
PLAT BOOK 226 PAGE: 35A

MONUMENT TABLE

CL OF PROP. R/W N. KEOWEE STREET		PROJECT COORDINATES (GROUND COORDINATES)		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	ALL MONUMENTS ARE FOUND UNLESS NOTED AS "SET"
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
10+00.00	0.00'	640855.77	1502367.77				SET MAG NAIL
10+33.89	0.00'	640854.83	1502401.64				SET MAG NAIL
10+39.34	993.84' L	641687.99	1502946.13				1/2" IRON PIPE
10+49.73	0.00'	640844.42	1502411.36				SET MAG NAIL
11+01.75	0.00'	640792.44	1502409.20				SET MAG NAIL
11+69.92	241.12' R	640522.32	1502331.12				1/2" IRON PIN
11+90.42	0.00'	640730.49	1502461.10				SET MAG NAIL
12+16.18	41.29' R	640686.13	1502481.09				5/8" IRON PIN BENT
12+25.93	217.70' R	640510.00	1502467.10				3/4" PINCHTOP PIPE
12+59.87	216.26' R	640506.87	1502500.93				1/2" IRON PIPE
13+09.82	213.87' R	640502.55	1502550.75				1/2" IRON PIPE
13+22.41	15.34' R	640697.60	1502589.84				1/2" IRON PIN
13+23.12	36.75' R	640676.29	1502587.67				3/4" IRON PIPE BENT
13+24.02	53.27' R	640659.79	1502586.35				1/2" IRON PIPE
13+28.05	153.30' R	640560.13	1502576.93				1/2" IRON PIN
13+43.91	0.00'	640709.91	1502613.20				SET MAG NAIL
13+45.69	212.49' R	640498.73	1502589.47				1/2" IRON PIPE
13+51.18	0.00'	640709.15	1502620.43				SET MAG NAIL
13+74.10	212.34' R	640495.68	1502627.09				1/2" IRON PIN
15+13.16	0.00'	640696.80	1502781.94				SET MAG NAIL
15+61.86	53.13' R	640672.73	1502862.40				1/2" IRON PIN BENT
15+67.02	64.93' R	640671.52	1502877.97				3/4" IRON PIPE
15+95.31	179.06' R	640691.03	1503016.40				1/2" IRON PIPE
16+06.71	0.00'	640751.36	1502846.28				SET MAG NAIL
16+52.42	0.00'	640796.89	1502850.30				SET MAG NAIL
16+62.88	0.00'	640805.07	1502856.03				SET MAG NAIL
16+67.22	1.65' R	640805.41	1502860.66				5/8" IRON PIN
16+79.31	8.75' R	640804.10	1502874.62				5/8" IRON PIN
16+90.00	0.00'	640816.55	1502880.60				SET MAG NAIL
TOTAL CARRIED TO GENERAL SUMMARY SHEET				0	0	0	

STATE OF OHIO
MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 27, TOWN 2, RANGE 7 M.Rs.

BASIS OF BEARINGS:
- US STATE PLANE 1983, OHIO SOUTH 3402 NAD 1983, (2011) (CONUS)

GENERAL NOTES:
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.
- OCCUPATION, IN GENERAL, FITS THE SURVEY.

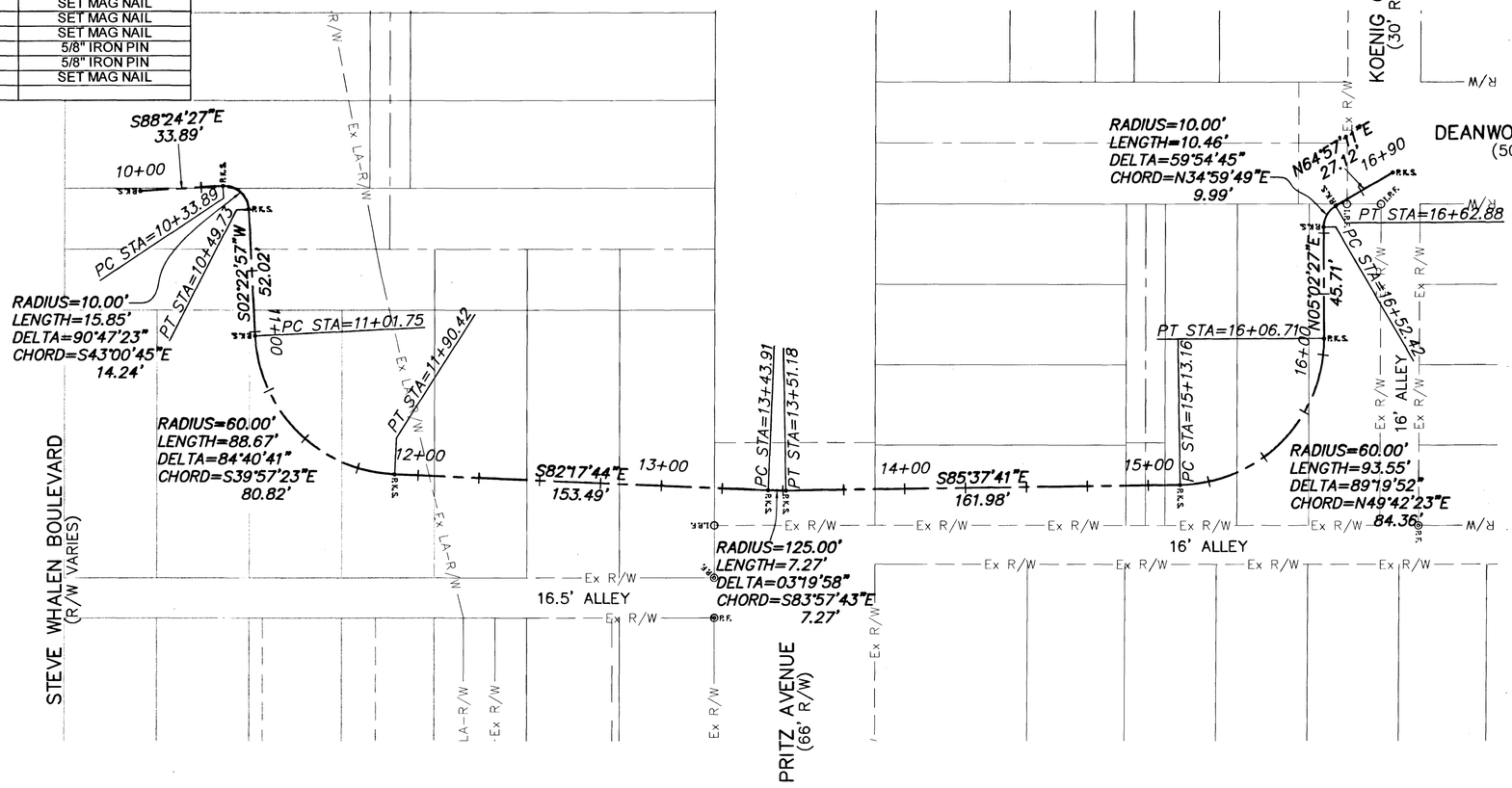
APPROVED FOR CENTERLINE DATA
MONTGOMERY COUNTY ENGINEER — 2015-0192 FILE NUMBER
CHECKED BY Jim Ruemping — 08-25-2015 DATE

PB 226 P36

Type: DEE
Kind: PLAT
Recorded: 08/25/2015 02:33:37 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00046906

INCHES 1 2 3

PLAT BOOK 226 PAGE: 36



SURVEY REFERENCES: THE RIGHT-OF-WAY IS BASED UPON FIELD CONDITIONS AND THE FOLLOWING:
- KOENIG PLAT – P.B. "J", PAGE 86
- CORA M. DUTOIT'S SUBDIVISION – P.B. "D", PAGE 36
- WELLS-KEMPER PLAT – P.B. "K", PAGE 3
- D.B. 1995, PAGE 532
- MOT~35-15.17 R/W PLANS

STATE PLANE COORDINATE INFORMATION:
- ALL COORDINATES ARE GROUND COORDINATES.
- GROUND TO GRID COMBINED SCALE FACTOR: 0.999919714, APPLIED AT COORDINATE [0,0]

CENTERLINE MONUMENT NOTES:
- THE PROPOSED RIGHT-OF-WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT-OF-WAY.
- PLACEMENT OF ALL MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO.
- CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION.
- ALL CENTERLINE MONUMENTS TO BE PK NAILS SET AFTER CONSTRUCTION.

MONUMENT LEGEND

- ■ PROPOSED R/W MONUMENT BOX
- ⌀ RAILROAD SPIKE FOUND
- ○I.R.F. IRON PIN FOUND
- ⊙I.R.F. IRON PIN FOUND W/ ID CAP
- ●I.R.S. IRON PIN SET W/ ID CAP
- ◎P.R. IRON PIPE FOUND
- •P.K.S. P.K. NAIL SET
- × FOUND CUT CROSS

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

John P. Haley
Registered Surveyor
Ohio License Number 6819

STATE OF OHIO · JOHN P HALEY · 6819 · REGISTERED SURVEYOR

Field Survey Date: OCTOBER, 2014

PREPARED BY:
Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=30'	Drawn: SBM	Checked: JPH
Date: 07-01-15	Job No. S3380	

1" = 30' SCALE IN FEET

PID NO. 93233

R/W DESIGNER S B M
R/W REVIEWER J P H

CENTERLINE PLAT (HIGHLAND PARK)
MOT~CLEVELAND PARK BIKEWAY CONNECTOR

2/23

STATE OF OHIO
MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 27, TOWN 2, RANGE 7 M.Rs.

BASIS OF BEARINGS:
- US STATE PLANE 1983, OHIO SOUTH 3402 NAD 1983, (2011) (CONUS)

GENERAL NOTES:
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.
- OCCUPATION, IN GENERAL, FITS THE SURVEY.

APPROVED FOR CENTERLINE DATA
MONTGOMERY COUNTY ENGINEER — 2015-0192 FILE NUMBER
CHECKED BY Jim Ruemping — 08-25-2015 DATE

SURVEY REFERENCES: THE RIGHT-OF-WAY IS BASED UPON FIELD CONDITIONS AND THE FOLLOWING:
- E.C. ALBERT'S PLAT – P.B. "L", PAGE 24
- W.L. KIRBY PLAT – P.B. "Y", PAGE 42
- ALBERT'S SUBDIVISION – P.B. "K", PAGE 63
- JOSEPH C. AUGUST PLAT NO. 1 – P.B. 67, PAGE 75
- WELLMEIER'S SUBDIVISION – P.B. "N", PAGE 59
- OVERLOOK HEIGHTS – P.B. "S", PAGE 6
- KNEISLY PLAT – P.B. "P", PAGE 83
- WYOMING DEVELOPMENT CO. SUBDIVISION – P.B. 87, PAGE 51
- CLEVELAND SCHOOL – P.B. 209, PAGE 6
- DEED MF 76-063A01
- DEED MF 80-505E12
- DEED MF 80-508C05
- IR DEED #05-116030
- DEED MF 92-490B07
- D.B. 1403, PAGE 415
- PLAN & PROFILE OF LAKE STREET (NOW CLEVELAND AVE) CITY OF DAYTON DRAWING NO. 25A10578

STATE PLANE COORDINATE INFORMATION:
- ALL COORDINATES ARE GROUND COORDINATES.
- GROUND TO GRID COMBINED SCALE FACTOR: 0.999919714, APPLIED AT COORDINATE [0,0]

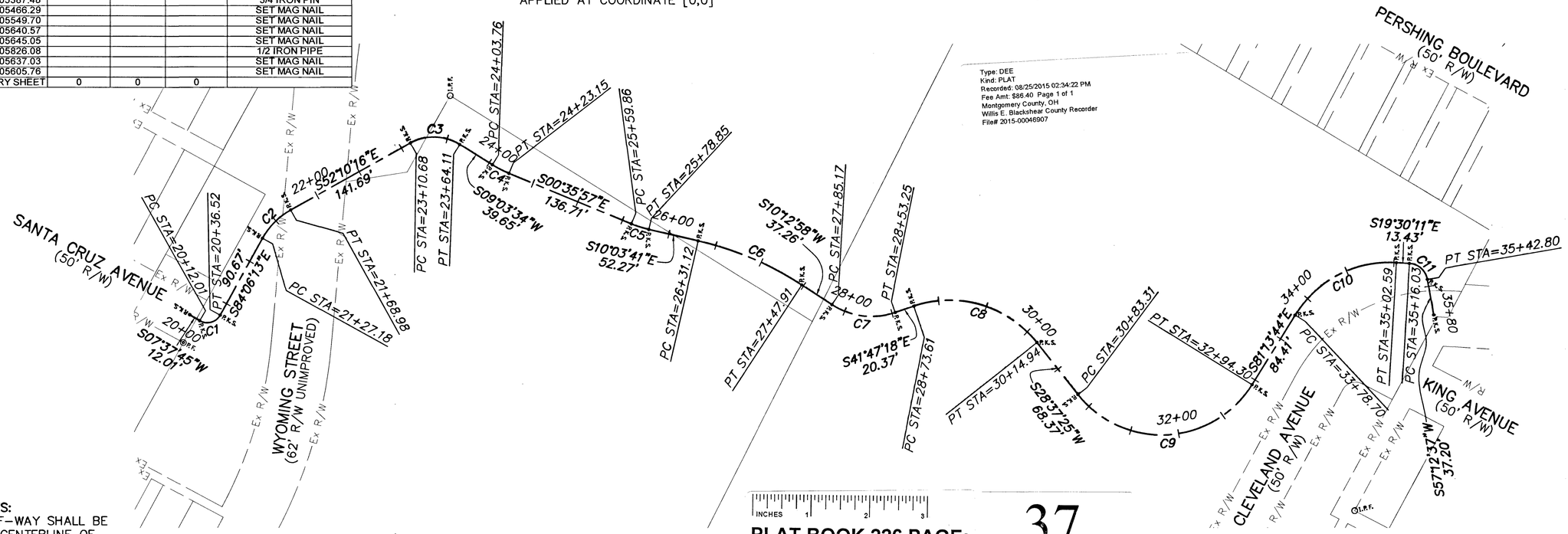
MONUMENT TABLE

CL OF PROP. R/W N. KEOWEE STREET		PROJECT COORDINATES (GROUND COORDINATES)		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	ALL MONUMENTS ARE FOUND UNLESS NOTED AS "SET"
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
20+00.00	0.00'	640449.71	1505103.56				SET MAG NAIL
20+08.95	28.00' R	640444.55	1505074.62				3/4 IRON PIPE
20+12.01	0.00'	640437.81	1505101.97				SET MAG NAIL
20+24.56	230.48' R	640279.95	1504927.06				5/8 IRON PIN
20+36.52	0.00'	640420.55	1505115.57				SET MAG NAIL
21+27.18	0.00'	640411.23	1505205.75				SET MAG NAIL
21+68.98	0.00'	640395.87	1505244.05				SET MAG NAIL
23+10.68	0.00'	640308.97	1505355.96				SET MAG NAIL
23+29.03	249.65' L	640424.41	1505581.78				1/2 IRON PIPE
23+43.66	636.56' L	640439.97	1505990.35				5/8 IRON PIN BENT
23+45.02	44.24' L	640290.39	1505417.18				5/8 IRON PIN
23+49.96	194.96' L	640299.98	1505568.35				1/2 IRON PIPE
23+55.63	414.72' L	640274.78	1505789.99				3/4 IRON PIPE
23+63.06	371.08' L	640211.93	1505742.43				5/6 IRON PIPE
23+64.11	0.00'	640261.60	1505374.67				SET MAG NAIL
24+03.76	0.00'	640222.44	1505368.43				SET MAG NAIL
24+23.15	0.00'	640203.13	1505367.00				SET MAG NAIL
24+85.48	300.97' L	640143.95	1505668.61				3/4 IRON PIPE
25+59.86	0.00'	640066.43	1505368.43				SET MAG NAIL
25+78.85	0.00'	640047.54	1505370.19				SET MAG NAIL
26+27.20	552.19' L	640096.41	1505922.34				5/8 IRON PIN
26+29.71	347.47' L	640058.17	1505721.21				1/2 IRON PIPE
26+31.12	0.00'	639996.08	1505379.32				SET MAG NAIL
26+49.71	535.77' L	640041.46	1505914.01				5/8 IRON PIPE
26+81.70	365.51' L	639953.97	1505749.74				5/8 IRON PIN (BCR CAP)
26+87.90	521.07' L	639941.44	1505905.47				PINCHTOP PIPE
27+47.91	0.00'	639879.89	1505379.17				SET MAG NAIL
27+85.17	0.00'	639843.22	1505372.56				SET MAG NAIL
28+53.25	0.00'	639779.94	1505390.45				SET MAG NAIL
28+73.61	0.00'	639764.76	1505404.02				SET MAG NAIL
29+32.18	475.84' L	639817.12	1505894.87				1/2 IRON PIPE
29+36.72	468.87' L	639792.98	1505892.65				5/8 IRON PIPE
30+14.94	0.00'	639633.03	1505419.22				SET MAG NAIL
30+83.31	0.00'	639573.02	1505386.47				SET MAG NAIL
31+45.67	803.48' R	639458.99	1504571.60				5/8 IRON PIN
32+10.62	240.64' R	639306.03	1505205.45				3/4 IRON PIPE
32+71.97	164.22' R	639263.23	1505387.48				3/4 IRON PIN
32+94.30	0.00'	639411.55	1505466.29				SET MAG NAIL
33+78.70	0.00'	639398.67	1505549.70				SET MAG NAIL
35+02.59	0.00'	639323.41	1505640.57				SET MAG NAIL
35+16.03	0.00'	639310.75	1505645.05				SET MAG NAIL
35+24.72	180.76' L	639285.22	1505826.08				1/2 IRON PIPE
35+42.80	0.00'	639287.26	1505637.03				SET MAG NAIL
35+80.00	0.00'	639267.12	1505605.76				SET MAG NAIL
TOTAL CARRIED TO GENERAL SUMMARY SHEET				0	0	0	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.31'	24.51'	91°43'58"	S38°14'14"E	21.97'
C2	75.00'	41.80'	31°55'57"	S68°08'14"E	41.26'
C3	50.00'	53.43'	61°13'50"	S21°33'21"E	50.93'
C4	115.00'	19.39'	09°39'32"	S04°13'49"W	19.36'
C5	115.00'	18.99'	09°27'44"	S05°19'49"E	18.97'
C6	330.00'	116.79'	20°16'39"	S00°04'38"W	116.18'
C7	75.00'	68.07'	52°00'15"	S15°47'10"E	65.76'
C8	115.00'	141.33'	70°24'42"	S06°34'56"E	132.60'
C9	110.04'	210.99'	109°51'09"	S26°18'10"E	180.12'
C10	115.00'	123.89'	61°43'33"	S50°21'58"E	117.99'
C11	20.00'	26.78'	76°42'49"	S18°51'13"W	24.82'

PB226 P37



INCHES 1 2 3

PLAT BOOK 226 PAGE: 37

Type: DEE
Kind: PLAT
Recorded: 08/25/2015 02:34:22 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00046907

CENTERLINE MONUMENT NOTES:
- THE PROPOSED RIGHT-OF-WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT-OF-WAY.
- PLACEMENT OF ALL MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO.
- CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION.
- ALL CENTERLINE MONUMENTS TO BE PK NAILS SET AFTER CONSTRUCTION.

MONUMENT LEGEND

- ■ PROPOSED R/W MONUMENT BOX
- ⌀ RAILROAD SPIKE FOUND
- O I.R.F. IRON PIN FOUND
- ⊙ I.R.F. IRON PIN FOUND W/ ID CAP
- ● I.R.S. IRON PIN SET W/ ID CAP
- ◎ P.F. IRON PIPE FOUND
- • P.K.S. P.K. NAIL SET
- × FOUND CUT CROSS

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

John P. Haley
Registered Surveyor
Ohio License Number 6819

STATE OF OHIO — JOHN P HALEY 6819 REGISTERED SURVEYOR

Field Survey Date: OCTOBER, 2014

PREPARED BY:
Haley–Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=60'	Drawn: SBM	Checked: JPH
Date: 07-01-15	Job No. S3380	

3/23

60 30 0 1"=60' SCALE IN FEET

PID NO. 93233

R/W DESIGNER S B M
R/W REVIEWER J P H

MOT-CLEVELAND PARK BIKEWAY CONNECTOR

CENTERLINE PLAT (CLEVELAND PARK)

068-18-30 4,5,6&7 ALL

APPROVED FOR DESCRIPTION	APPROVED BY CITY PLANNING BOARD, CITY OF CENTERVILLE, OHIO
MONTGOMERY COUNTY ENGINEER — FILE #15-0198	THIS 20th DAY OF August, 2015
KON — 8/27/15	BY: Paul Clark — 8/20/2015
CHECKED BY — DATE	DATE

APPROVED BY MONTGOMERY COUNTY ENVIRONMENTAL SERVICES	APPROVED BY CITY COUNCIL, CITY OF CENTERVILLE, OHIO
A.C.L. Asst. Dir. P.E. P.S. — 8/25/15	THIS 25 DAY OF August, 2015
MONTGOMERY COUNTY SANITARY ENGINEER — DATE	BY: Mark Kingsgard — 8/25/15 DATE

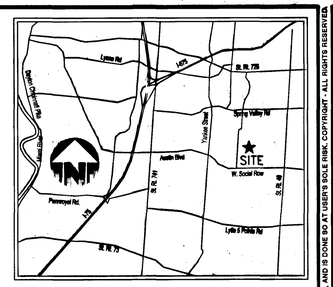
RECORD PLAN

THE LINKS AT YANKEE TRACE SECTION 1-D

226P38

BEING A REPLAT OF LOTS 44, 45, 46 & 47
THE LINKS AT YANKEE TRACE
SECTION 1-A
PLAT BOOK 195, PAGE 43
SECTION 34, TOWN 3, RANGE 5 M.Rs.
CITY OF CENTERVILLE, MONTGOMERY COUNTY, OHIO
0.651 ACRES
JULY, 2015

Type: DEE
Kind: PLAT
Recorded: 08/27/2015 01:28:08 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00047322



VICINITY MAP
n.t.s.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE THEIR RESPECTIVE VOLUNTARY ACTS AND DEED AND SO HEREBY DEDICATE THE STREETS AND RESERVE EASEMENTS SHOWN ON THE SUBDIVISION PLAT TO PUBLIC USE FOREVER. THE LIEN HOLDERS CONSENT TO AND RELEASE THEIR RESPECTIVE LIEN INTERESTS IN SUCH PROPERTY SO DEDICATED.

THE UNDERSIGNED FOR VALUABLE CONSIDERATION, GRANTS TO THE OHIO BELL TELEPHONE COMPANY, THE DAYTON POWER & LIGHT COMPANY, CONTINENTAL CABLEVISION, INC., THE CITY OF CENTERVILLE, OHIO, YANKEE TRACE COMMUNITY ASSOCIATION, INC., AND THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, CERTAIN EASEMENTS FOR THEIR RESPECTIVE AND APPROPRIATE USE, AS SHOWN ON THE WITHIN PLAT, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE REPAIR, REPLACEMENT AND/OR REMOVAL OF LANDSCAPE PLANTINGS, BRICK OR ATONE WALLS, COMMUNITY SIGNAGE, PEDESTRIAN WALKWAYS, GAS/ELECTRIC, STREET/WALKWAY LIGHTING, WATER, SANITARY SEWER, STORM SEWER, PUBLIC OR PRIVATE DRAINAGE, PUBLIC OR PRIVATE SEWERS, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, UNDERGROUND COMMUNICATIONS CABLE FACILITIES OR OTHER UTILITY LINES OR SERVICES, WHICH GRANTS INCLUDE THE RIGHT, AT ALL TIMES, OF INGRESS TO AND EGRESS FROM SAID EASEMENT AREAS AND FOR THE OPERATION OF APPARATUS, APPLIANCES AND EQUIPMENT, AND FOR THE EXPRESS RIGHT OF REMOVAL OF ANY AND ALL TREES, SHRUBBERY, ROOTS, UNDERGROWTH OR OTHER OBSTRUCTIONS. THE RESPECTIVE GRANTEES SHALL PROMPTLY RESTORE THE SURFACE OF THE EASEMENT AREA AND ANY IMPROVEMENTS LOCATED THERE ON TO AS GOOD A CONDITION AS EXISTS AT THE TIME THE EASEMENT AREA IS DISTURBED BY SUCH UTILITY.

ALL PERSONS INTERESTED IN THIS PLAT AS OWNERS OR LIEN HOLDERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: YANKEE TRACE DEVELOPMENT, LLC
AN OHIO LIMITED LIABILITY COMPANY
FORMERLY KNOWN AS YANKEE TRACE DEVELOPMENT, INC.

BY: GREAT TRADITIONS DEVELOPMENT GROUP, INC., ITS MANAGING MEMBER

WITNESS: _____
NAME: _____
PRINTED NAME: J.P. Douglas Watson II

WITNESS: _____
NAME: _____
PRINTED NAME: Debbie J. Bonhaus

NAME: James E. Kiefer
PRINTED NAME: JAMES E. KIEFER
TITLE: VICE PRESIDENT

STATE OF: OHIO
COUNTY OF: HAMILTON

BE REMEMBERED THAT ON THIS 19th DAY OF August, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME JAMES E. KIEFER OF VICE PRESIDENT OF GREAT TRADITIONS DEVELOPMENT GROUP INC., MANAGING MEMBER OF YANKEE TRACE DEVELOPMENT, LLC AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF BOTH COMPANIES. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: Debbie J. Bonhaus
MY COMMISSION EXPIRES: JANUARY 2, 2019

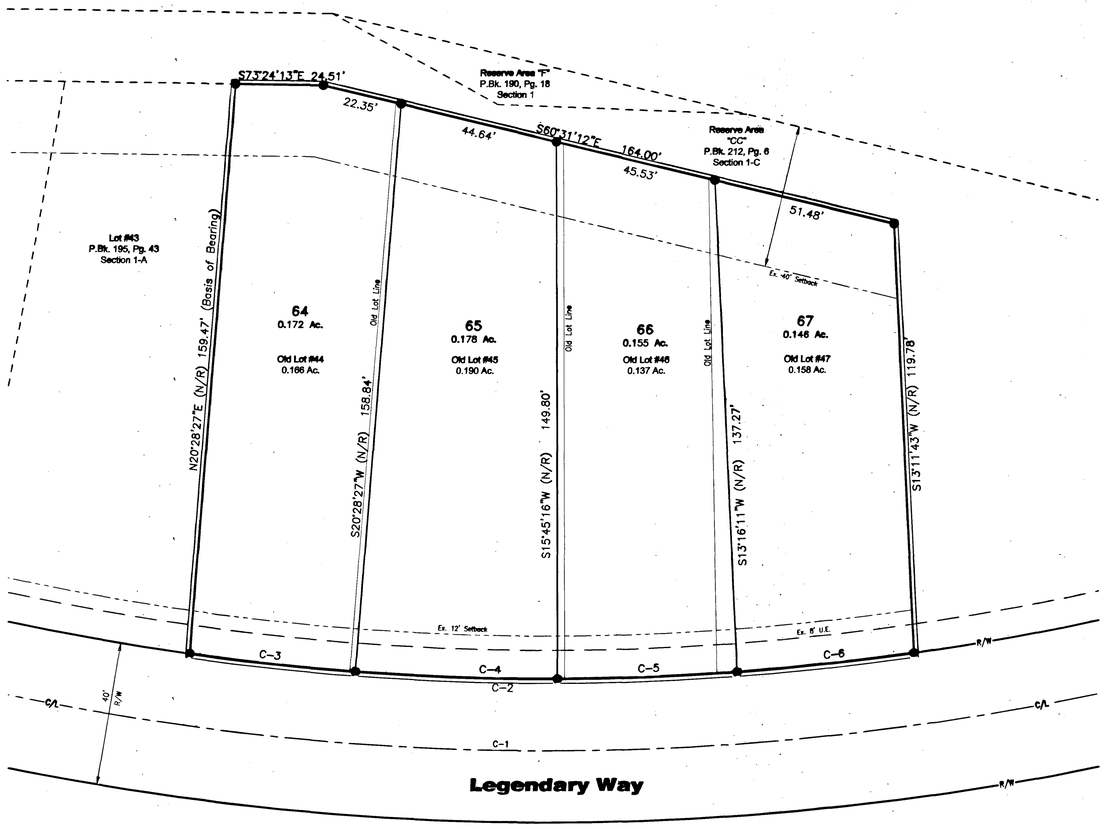
DEBBIE J. BONHAUS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
January 1, 2019

SURVEYORS CERTIFICATION

I CERTIFY THAT THE BOUNDARY 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.

JEFFREY C. LAMBERT — DATE 8/19/15
REG. SURVEYOR #7566 IN THE STATE OF OHIO

STATE OF OHIO — JEFFREY C. LAMBERT — 7566 — REGISTERED PROFESSIONAL SURVEYOR



DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS

ALL RESIDENTIAL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED IN I.R. #MF 94-0783-A08 OF THE MONTGOMERY COUNTY, OHIO RECORDS AS MODIFIED FROM TIME TO TIME BY COVENANTS AND SUPPLEMENTS THERETO. RESERVE AREAS SHOWN ON THE PLAT SHALL BE CONVEYED BY YANKEE TRACE DEVELOPMENT, LLC, TO THE YANKEE TRACE COMMUNITY ASSOCIATION, INC,. THE MAINTENANCE, COVENANTS AND RESTRICTIONS CONCERNING THE RESERVE AREAS AND PRIVATE EASEMENTS PROVIDED FOR IN THE DECLARATION.

BUILDING SETBACK

THE MINIMUM BUILDING SETBACKS SHOWN ON THIS PLAT IS A REFLECTION OF THE CURRENT ZONING SETBACK AND IS SHOWN FOR REFERENCE PURPOSES ONLY, AND DOES NOT CONSTITUTE AN ADDITIONAL PRIVATE RESTRICTION.

DESCRIPTION

THE WITHIN PLAT IS A REPLAT CONTAINING A TOTAL OF 0.651 ACRES BEING ALL OF LOTS 44, 45, 46 & 47 OF THE LINKS OF YANKEE TRACE, SECTION 1-A AS RECORDED IN PLAT BOOK 195, PAGE 43 AS CONVEYED TO YANKEE TRACE DEVELOPMENT, INC BY AS RECORDED IN I.R. DEED 15-046888 OF THE DEED RECORDS OF MONTGOMERY, OHIO

NOTES

1. BASIS OF BEARING: THE LINKS AT YANKEE TRACE, SECTION 1-A, P.BK. 195, PG. 43, N 20°28'27" E.
2. LINES OF OCCUPATION WHEREVER THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES.
3. ALL EXISTING MONUMENTATION IS IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE RECORD PLAT.
4. ALL DOCUMENTATION USED AS SHOWN INCLUDING TAX MAP BK. 18, PG. 30.

● Set 5/8" Iron Pin (5/8"x30"w/ID Cap)

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	33°34'41"	742.00'	434.85'	S74°29'39"E	428.65'
C-2	16°06'23"	722.00'	202.96'	N74°14'39"W	202.29'
C-3	3°41'39"	722.00'	46.55'	N68°02'17"W	46.54'
C-4	4°28'58"	722.00'	56.49'	N72°07'35"W	56.48'
C-5	3°59'08"	722.00'	50.22'	N76°21'39"W	50.21'
C-6	3°56'38"	722.00'	49.70'	N80°19'31"W	49.69'

ACREAGE TABLE	
LOTS	0.651 ACRES
RIGHT OF WAY	0.000 ACRES
TOTAL	0.651 ACRES

LOT TABLE
LOT #64 0.172 ACRES
LOT #65 0.178 ACRES
LOT #66 0.155 ACRES
LOT #65 0.146 ACRES

OWNER
YANKEE TRACE DEVELOPMENT LLC
4000 EXECUTIVE PARK DRIVE
SUITE 250
CINCINNATI, OHIO 45241
PH: 513-563-4070

INCHES 1 2 3

PLAT BOOK 226 PAGE: 38

Basis of Bearing:
SECTION 1-A ~ P.BK. 195, PG. 43
0 20 30
SCALE: 1" = 20'

Item	Description	Date	Drwn.	Chk.
1	Eng. comments	08-06-15	j.o.l.	

THE LINKS AT YANKEE TRACE
SECTION 1-D
BEING A REPLAT OF LOTS 44, 45, 46 & 47
SECTION 34, TOWN 3, RANGE 5 M.Rs.
CITY OF CENTERVILLE, MONTGOMERY COUNTY, OHIO
RECORD PLAN

Prepared By: bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 02M001-000 RR 1D
Drawn by: j.o.l.
Checked By:
Issue Date: 7-13-15
Sheet: 1 of 1

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Plot time: Aug 19, 2015 - 2:20pm
Drawing name: J:\YANKEE\02M001\Replat 44-47\02M001-000 RR 1D.dwg - Layout Tab: ReP#4

B02-1-9 - PT. 27 & 28, 29 & 30 ALL

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C6	5729.65	260.79	2°36'28"	S04°26'31"W	260.76

TRANSFERRED
15 SEP -1 AM 10: 47
KARL L. KEITH
AUDITOR

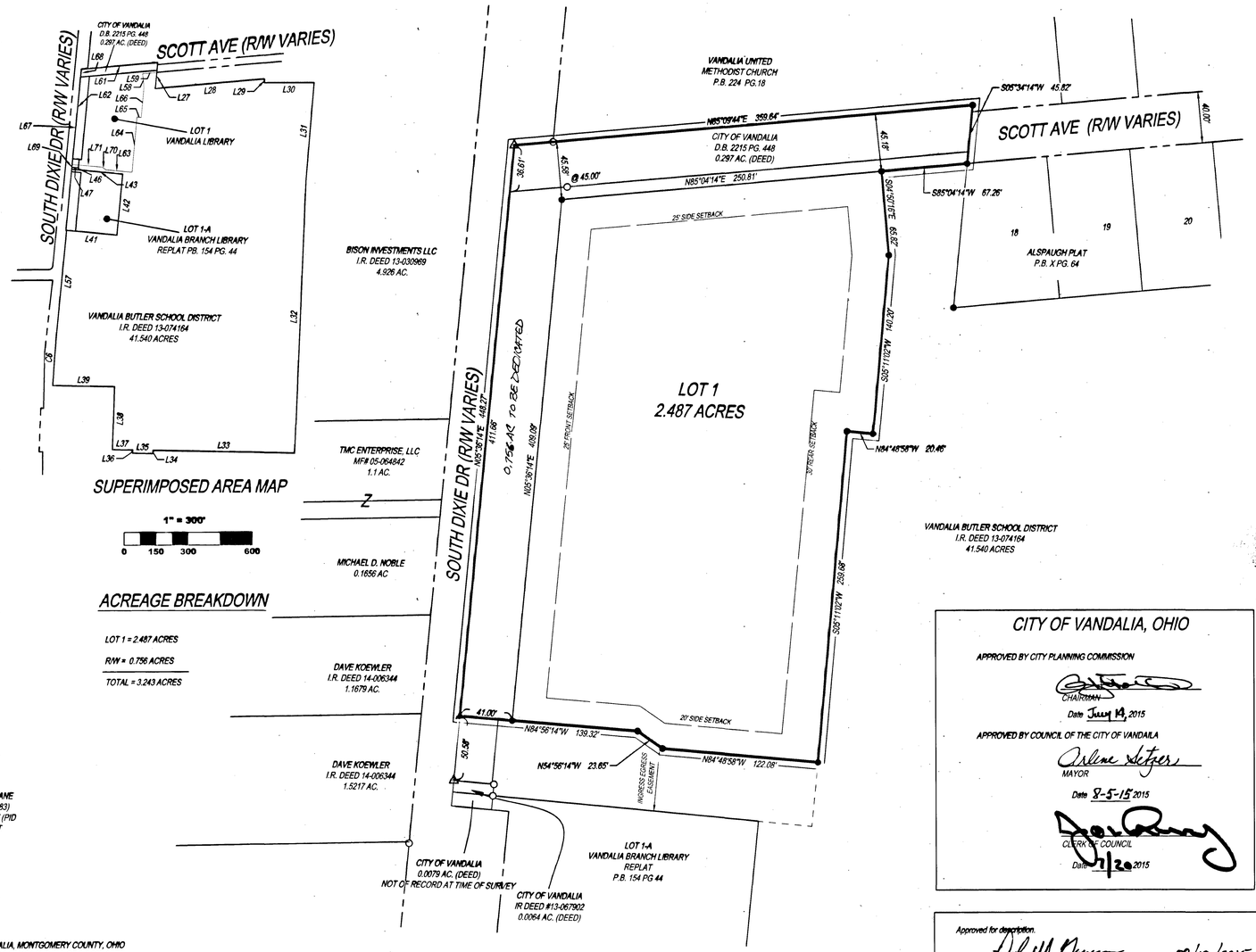
226 p 39

Type: DEE
Kind: PLAT
Recorded: 09/01/2015 10:52:40 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00048135

RECORD PLAN
VANDALIA LIBRARY
SECTION 15, TOWN 3, RANGE 6 EAST, CITY OF VANDALIA MONTGOMERY COUNTY, OHIO
3.243 ACRES

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE 3402 (NAD83) BASED ON A BEARING BETWEEN POINT NANCY (PID NO. AE3260) AND THE AZIMUTH MARK TO POINT NANCY (PID NO. AE3289) OF N86°45'11"E

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N05°34'14"E	168.30
L28	S85°04'14"W	513.80
L29	N05°12'28"E	17.70
L30	N89°58'02"W	234.33
L31	N04°55'38"E	460.69
L32	N02°32'06"E	1278.54
L33	S88°49'04"E	663.82
L34	N01°55'56"E	15.00
L35	S88°49'04"E	95.00
L36	S01°55'56"W	15.00
L37	S88°49'04"E	95.00
L38	S01°55'56"W	294.95
L39	S88°49'04"E	289.23
L41	N84°24'12"W	236.56
L42	S05°35'48"W	287.00
L43	S84°24'12"E	208.50
L46	S05°35'48"W	9.00
L47	S84°24'12"E	31.50
L57	S05°44'45"W	470.53
L58	N04°50'16"W	65.82
L59	N85°04'14"E	67.26
L60	N05°34'14"E	45.82
L61	S85°09'44"W	359.64
L62	S05°36'14"W	411.66
L63	N84°48'58"W	122.08
L64	N05°11'02"E	259.68
L65	S84°48'58"E	20.46
L66	N05°11'02"E	140.20
L67	N05°40'46"E	498.85
L68	N05°40'46"E	36.61
L69	N05°40'46"E	50.58
L70	N54°56'14"W	23.65
L71	N84°56'14"W	139.32



SUPERIMPOSED AREA MAP

1" = 300'
0 150 300 600

ACREAGE BREAKDOWN

LOT 1 = 2.487 ACRES
R/W = 0.756 ACRES
TOTAL = 3.243 ACRES

LEGEND

- ● 5/8" IRON PIN SET
- ◉ PIPE FOUND
- ○ 5/8" IRON PIN SET
- △ EX. SPIKE
- ▲ SET SPIKE
- ▭ AREA TO BE DEDICATED

NOTES:

1. ALL MONUMENTATION IS IN GOOD CONDITION. UNLESS NOTED OTHERWISE.
2. SOURCE DOCUMENTS AS NOTED.
3. OCCUPATION IN GENERAL FITS SURVEY.
4. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE 3402 (NAD83) BASED ON A BEARING BETWEEN POINT NANCY (PID NO. AE3260) AND THE AZIMUTH MARK TO POINT NANCY (PID NO. AE3289) OF N86°45'11"E

DESCRIPTION & CERTIFICATION:

BEING A SUBDIVISION OF 3.243 ACRES IN SECTION 15, TOWN 3, RANGE 6 EAST OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO AND BEING PART OF A 41.540 ACRES CONVEYED TO VANDALIA BUTLER SCHOOL DISTRICT IN I.R. DEED 13-074164 AND ALL OF A 0.297 ACRE TRACT CONVEYED TO CITY OF VANDALIA IN D.B. 2215 PG. 448

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN NOVEMBER OF 2014. 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 AT COMPLETION OF CONSTRUCTION.

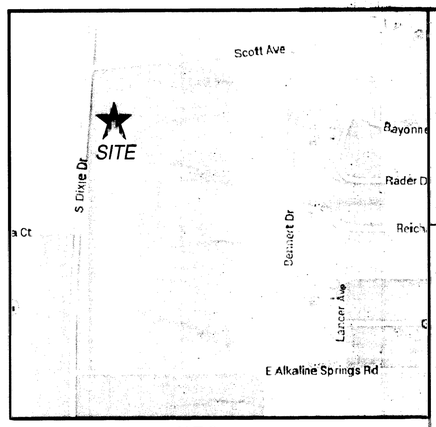
Randy C Wolfe 7-27-15
RANDY C. WOLFE — DATE
OHIO PROFESSIONAL SURVEYER # 8033

STATE OF OHIO · RANDY C. WOLFE · 8033 · REGISTERED · PROFESSIONAL SURVEYOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 39

TRANSFERRED
15 SEP -1 AM 10: 47
KARL L. KEITH
AUDITOR



N.T.S.

DEDICATION:

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

EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTIONS, OPERATION, MEAINTENANCE, 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.

SIGNED OWNER: VANDALIA BUTLER SCHOOL DISTRICT

Director of Her Operations
TITLE

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF MONTGOMERY, S.S

BE IT REMEMBERED THAT ON THIS 1st DAY OF August 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Mark A. Barhorst OF VANDALIA BUTLER SCHOOL DISTRICT TO ME KNOWN, AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE (HIS/HER) VOLUNTARY ACT AND DEED.

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

Laura Pequignot
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO

6-2-2020
MY COMMISSION EXPIRES

NOTARIAL SEAL
LAURA PEQUIGNOT NOTARY PUBLIC STATE OF OHIO Comm. Expires June 02, 2020

SIGNED OWNER: CITY OF VANDALIA

TITLE

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF MONTGOMERY, S.S

BE IT REMEMBERED THAT ON THIS 5 DAY OF August 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Jon Crusen OF THE CITY OF VANDALIA TO ME KNOWN, AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE (HIS/HER) VOLUNTARY ACT AND DEED.

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

Melissa R. Pennybaker
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO

11-25-17
MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF OHIO

MELISSA R. PENNYBAKER, Notary Public In and for the State of Ohio My Commission Expires Nov. 25, 2017

VANDALIA BUTLER SCHOOL DISTRICT
I.R. DEED 13-074164
41.540 ACRES

CITY OF VANDALIA, OHIO

APPROVED BY CITY PLANNING COMMISSION

CHAIRMAN
Date July 13, 2015

APPROVED BY COUNCIL OF THE CITY OF VANDALIA

MAYOR
Date 8-5-15

CLERK OF COUNCIL
Date 7/20 2015

Approved for description.

MONTGOMERY COUNTY ENGINEER — 08/19/2015 DATE

RDW — 8/19/15 Date — 15-0140 JOB #
Checked By

PREPARED BY
THE KLEINGERS GROUP
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE
www.kleingers.com
6305 Centre Park Dr. West Chester, OH 45069
513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
1	5/15/2015	14053VRP000-A/C
2	5/20/2015	REVISIONS
3	6/10/2015	REVISIONS
4	6/17/2015	REVISIONS
5	6/25/2015	REVISIONS

RECORD PLAN VANDALIA LIBRARY
SECTION 15, TOWN 3, RANGE 6 EAST
CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

PROJECT NO: 140532VRP000
DATE: 5/15/2015
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE
SHEET NAME: VANDALIA LIBRARY
SHEET NO. 1 OF 1

INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES

MOT-HELENA STREET BRIDGE

MONTGOMERY COUNTY, OHIO
CITY OF DAYTON
SEC. 21, 27 & 28, T. 2, R. 6 E.
SEC. 11, T. 1, R. 7, M.Rs.
& GREAT MIAMI RIVER

226 P40

Type: DEE
Kind: PLAT
Recorded: 09/11/2015 10:33:07 AM
Fee Amt: $149.60 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00049971

APPROVED FOR CENTERLINE DATA ONLY

MONTGOMERY COUNTY ENGINEER — 2015-0154 FILE NUMBER

JIM RUEMPING — CHECKED BY — 09/11/2015 DATE

Plans Prepared by:
NORTHWEST CONSULTANTS, INC.
CIVIL - STRUCTURAL - TRANSPORTATION
1167-E LYONS ROAD, CENTERVILLE, OHIO 45458
TEL. (937) 291-9092, FAX (937) 291-9093

BASIS FOR BEARINGS:

BEARINGS EXPRESSED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD 83(2011) AND ARE FOR THIS PROJECT USE ONLY.
COORDINATES ARE GROUND COORDINATES AND DISTANCES ARE GROUND DISTANCES. SCALE THE GROUND COORDINATES ABOUT POINT 0,0,0 BY THE PROJECT ADJUSTMENT FACTOR OF 0.9999593689 TO OBTAIN GRID COORDINATES.

BASIS OF STATIONING REFERENCE:

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF CONSTRUCTION.
NOTE: THE CENTERLINE OF CONSTRUCTION BETWEEN STATION 10+00.00 AND STATION 18+22.61 WILL BE CONSIDERED THE CENTERLINE OF ROW PER THIS CENTERLINE PLAT.

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

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- RAILROAD SPIKE FOUND
- O I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- ● I.P.S. IRON PIN SET W/ ID CAP
- ● D.H.S. DRILL HOLE SET
- ◎ P.F. IRON PIPE FOUND
- ○ M.N.F. MAG NAIL FOUND
- • M.N.S. MAG NAIL SET

IRON PINS SET ARE ¾ INCH DIAMETER BY 30 INCH LONG IRON BARS WITH A 2½ INCH ALUMINUM CAP STAMPED "CITY OF DAYTON R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC."

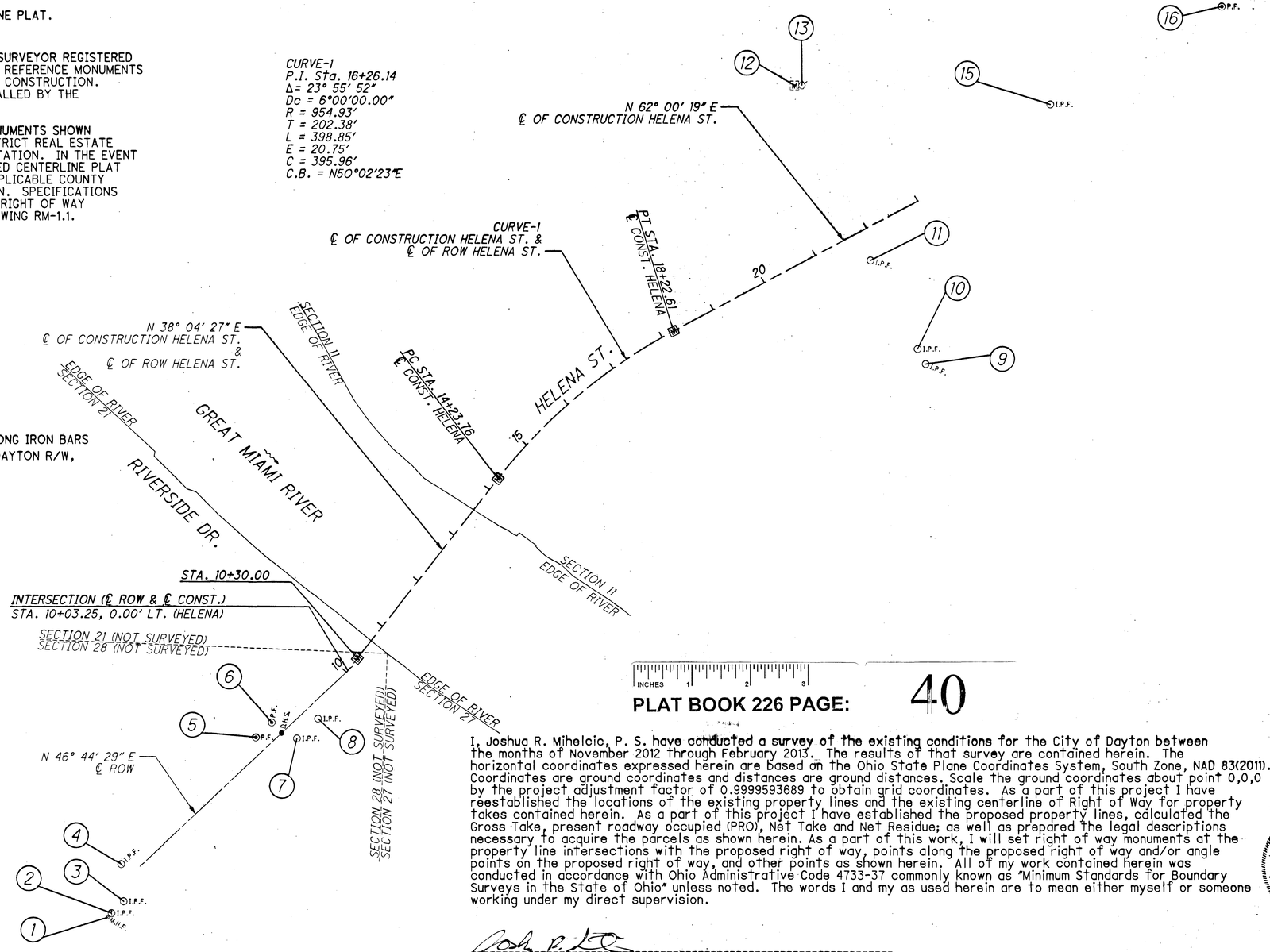
MONUMENT TABLE:

EXISTING MONUMENTATION HAS BEEN LABELED WITH A NUMBER. REFER TO THE TABLE ON SHEET 2/2 FOR INFORMATION ABOUT EXISTING MONUMENTAION TO BE DISTURBED AND IF/HOW THEY WILL BE REPLACED. PROPOSED R/W MONUMENTS EXPECTED TO BE DISTURBED ARE INCLUDED IN THE MONUMENTATION TABLE AND ARE SHOWN ON THE RIGHT OF WAY TOPO AND BOUNDARY SHEETS.

BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH:
- P.B. A, PG. 231
- P.B. A, PG. 321
- P.B. B, PG. 259
- P.B. U, PG. 62
- SURVEY RECORD 2007 PAGE 214
- SURVEY RECORD 2007 PAGE 412
- SURVEY RECORD 2013 PAGE 204
- DEEDS LISTED WITHIN THE ROW PLANS
- LL 23437 AND LL 57748 PER MIAMI CONSERVANCY DISTRICT SURVEYS

ALL RECORDS LISTED ARE FROM THE RECORDS OF MONTGOMERY COUNTY, OHIO UNLESS NOTED TO BE PER MIAMI CONSERVANCY DISTRICT.

RECEIVED _____, 20___
RECORDED _____, 20___
BOOK _____ PAGE _____
_____
COUNTY RECORDER



INCHES

PLAT BOOK 226 PAGE: 40

I, Joshua R. Mihelcic, P. S. have conducted a survey of the existing conditions for the City of Dayton between the months of November 2012 through February 2013. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System, South Zone, NAD 83(2011). Coordinates are ground coordinates and distances are ground distances. Scale the ground coordinates about point 0,0,0 by the project adjustment factor of 0.9999593689 to obtain grid coordinates. 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
REGISTERED PROFESSIONAL SURVEYOR

Joshua R. Mihelcic, Professional Land Surveyor of Ohio, No. 8453

Date: 09-10-2015

N
1" = 100' HORIZONTAL SCALE IN FEET

PID NO. 93237
R/W DESIGNER ELV
R/W REVIEWER JRM

PLAT
CENTERLINE PLAT
MOT-HELENA STREET BRIDGE
1/2
2/9

T:\projects\MOT\93237\row\sheets\93237RC001.dgn 9/9/2015 4:19:41 PM jmihelcic

MOT-HELENA STREET BRIDGE

MONTGOMERY COUNTY, OHIO
CITY OF DAYTON
SEC. 21, 27 & 28, T. 2, R. 6 E.
SEC. 11, T. 1, R. 7, M.Rs.
& GREAT MIAMI RIVER

226 P 40A

Type: DEE
Kind: PLAT
Recorded: 09/11/2015 10:33:07 AM
Fee Amt: $149.60 Page 1 of 1
Montgomery County, OH
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- PROPOSED R/W MONUMENT BOX
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MONUMENT TABLE

NUMBER LABEL	℄ of CONSTRUCTION		PROJECT COORDINATES (SEE SURVEY CERTIFCATION)		MONUMENTS TO BE SET DURING CONSTRUCTION	R/W MON. EXPECTED TO BE DISTURBED	
	STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	R/W MON.	DESCRIPTION
1			651212.6355	1490757.6238			MAG NAIL FOUND
2			651219.9494	1490764.3474			CAPPED IRON PIN FOUND, TRI-CITY ENGINEERING DAYTON
3			651240.0920	1490785.2109			5/8" IRON PIN FOUND, BENT NE
4			651304.0778	1490781.0525			CAPPED IRON PIN FOUND, TRI-CITY ENGINEERING DAYTON
5			651523.3492	1491013.9558			7/8" IRON PIPE FOUND
6			651549.0378	1491041.2438			3/4" IRON PIPE FOUND
7			651521.6541	1491084.9162			5/8" IRON PIN FOUND, LEANING NW
8			651555.6660	1491121.2778			5/8" IRON PIN FOUND
	10+11.00	26.47' RT.	651628.3390	1491198.5049		1	DRILL HOLE SET WITHIN CONSTRUCTION LIMITS
	10+16.45	23.28' LT.	651663.3097	1491162.7071		1	DRILL HOLE SET WITHIN CONSTRUCTION LIMITS
	10+30.00	0.00' LT.	651659.6203	1491189.3843	1		MONUMENT ASSEMBLY SET ON CENTERLINE OF CONSTRUCTION
	10+31.85	20.93' LT.	651673.9844	1491174.0521		1	DRILL HOLE SET WITHIN CONSTRUCTION LIMITS
	10+33.19	60.00' LT.	651724.1369	1491163.7065		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	10+33.45	85.00' RT.	651609.9151	1491258.4224		1	DRILL HOLE SET WITHIN CONSTRUCTION LIMITS
	10+63.90	85.00' RT.	651633.8874	1491277.2017		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	13+56.39	45.00' LT.	651944.3083	1491355.2372		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	13+66.38	55.00' RT.	651890.5046	1491440.1193		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	14+23.76	24.78' LT.	651984.8800	1491412.6993		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	14+23.76	45.00' LT.	651997.3463	1491396.7857		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	14+23.76	0.00' LT.	651969.5957	1491432.2103	1		MONUMENT ASSEMBLY SET ON CENTERLINE OF CONSTRUCTION
	14+23.76	40.00' RT.	652160.0019	1491463.6988		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	14+23.76	55.00' RT.	651935.6782	1491475.5070		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	14+35.22	24.86' LT.	651994.1309	1491419.9462		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	16+63.30	23.39' LT.	652156.3007	1491587.6557		1	DRILL HOLE SET WITHIN CONSTRUCTION LIMITS
	16+63.64	27.79' LT.	652160.0019	1491585.2482		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	16+76.01	23.18' LT.	652164.0054	1491598.1523		1	DRILL HOLE SET WITHIN CONSTRUCTION LIMITS
	16+76.31	27.96' LT.	652168.0147	1491595.5443		1	IRON PIN SET WITHIN CONSTRUCTION LIMITS
	18+22.61	0.00' LT.	652223.9019	1491735.7069	1		MONUMENT ASSEMBLY SET ON CENTERLINE OF CONSTRUCTION
9	21+80.79	254.46' RT.	652167.3425	1492171.4193			1 1/4" IRON PIN FOUND
10	21+80.67	224.83' RT.	652193.4466	1492157.4029			3/4" IRON PIN FOUND, BENT NW
11	21+80.31	52.21' RT.	652345.7000	1492076.0586			5/8" IRON PIN FOUND
12	22+05.99	275.51' LT.	652647.1253	1491944.9046			MONUMENT BOX FOUND - UNABLE TO OPEN
13	22+17.51	270.06' LT.	652647.7230	1491957.6381			RAILROAD SPIKE FOUND WITH DIVOT
14	22+13.32	826.70' LT.	653137.2667	1491692.6548			7/8" IRON PIN FOUND
15			652615.1453	1492386.7375			5/8" IRON PIN FOUND INSIDE 7/8" IRON PIPE
16			652783.4136	1492683.2547			3/4" IRON PIPE FOUND
	TOTAL CARRIED TO GENERAL SUMMARY SHEET				3	17	

I, Joshua R. Mihelcic, P. S. have conducted a survey of the existing conditions for the City of Dayton between the months of November 2012 through February 2013. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System, South Zone, NAD 83(2011). Coordinates are ground coordinates and distances are ground distances. Scale the ground coordinates about point 0,0,0 by the project adjustment factor of 0.9999593689 to obtain grid coordinates. 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.

Joshua R. Mihelcic, Professional Land Surveyor of Ohio, No. 8453

Date: 09-10-2015

STATE OF OHIO · JOSHUA R MIHELCIC 8453 · REGISTERED PROFESSIONAL SURVEYOR

PLAT BOOK 226 PAGE: 40A

Plans Prepared by:
NORTHWEST CONSULTANTS, INC.
CIVIL - STRUCTURAL - TRANSPORTATION
1167-E LYONS ROAD, CENTERVILLE, OHIO 45458
TEL. (937) 291-9092, FAX (937) 291-9093

RECEIVED _____, 20__
RECORDED _____, 20__
BOOK _____ PAGE _____
COUNTY RECORDER

HORIZONTAL SCALE IN FEET: 0 50 100 200 — 1" = 100'

PID NO. 93237

R/W DESIGNER ELV
R/W REVIEWER JRM

CENTERLINE PLAT

MOT-HELENA STREET BRIDGE

2 / 2

3 / 9

T:\projects\MOT\93237\row\sheets\93237RC002.dgn 9/9/2015 4:21:09 PM jmihelcic

N64-3A-10-PT.86 & PT. 165

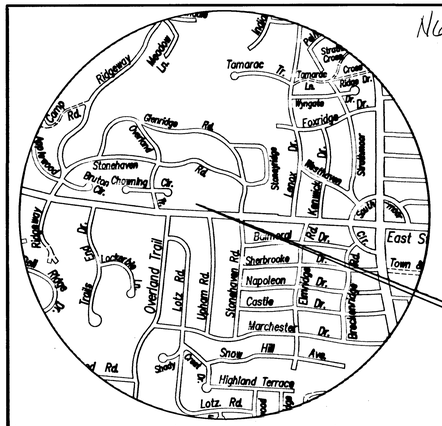
DEDICATION PLAN FOR WEST STROOP ROAD

SECTION 35, TOWN 2, RANGE 6, M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
0.314 ACRES

NO TRANSFER NEEDED
15 SEP 14 AM 9:18
KARL L. KEITH
AUDITOR

226 p 41

Type: DEE
Kind: PLAT
Recorded: 09/14/2015 09:26:54 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050138



VICINITY MAP NOT TO SCALE

BASIS OF BEARING
AS PER
THE CENTERLINE OF KLEIN'S ACRES
P.B. 103, PG. 27
(S88°30'00"E)

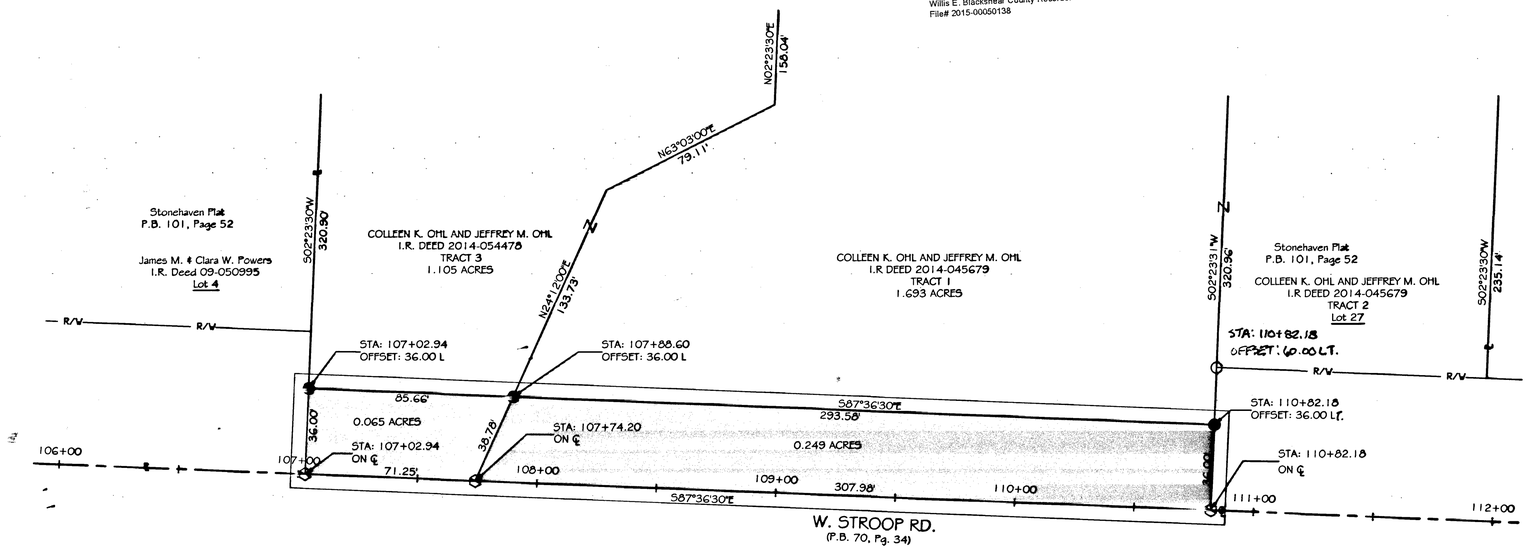
GRAPHIC SCALE

30 0 15 30 60
1" = 30'

LEGEND

- ⊠ #5 IRON PIN FOUND
- ○ 3/4" IRON PIPE FOUND
- ◇ MAG NAIL SET
- ● #5 IRON PIN SET WITH CITY OF KETTERING CAP

NOTE: ALL POINTS FOUND OR SET MATCH THE LEGEND DESCRIPTIONS UNLESS NOTED.



DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND BEING PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS RECORD PLAN TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE AREA SHOWN AS DEDICATED RIGHT-OF-WAY (0.314 AC.) TO THE CITY OF KETTERING FOR PUBLIC USE OR ANY OTHER USE AND TO BE DISPOSED OF BY THE CITY IN A MANNER THAT BEST SERVES ITS INTEREST.

OWNERS:
COLLEEN K. OHL AND JEFFREY M. OHL

SIGNATURE Colleen K. Ohl
COLLEEN K. OHL
PRINTED NAME Colleen K. Ohl

SIGNATURE Jeffrey M. Ohl
JEFFREY M. OHL
PRINTED NAME Jeffrey M. Ohl

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
SIGNATURE Gregory C. Reynolds
WITNESS SIGNATURE
PRINTED NAME GREGORY C. REYNOLDS

STATE OF OHIO
COUNTY OF MONTGOMERY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF AUGUST, 2013 2015
BY GREGORY C. REYNOLDS

GREGORY C. REYNOLDS
Notary Public, State of Ohio
SEAL

Gregory C. Reynolds
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
03-01-2017
MY COMMISSION EXPIRES

ACREAGE BREAKDOWN			
PROPERTY OWNER	DEED	PARCEL	ACRES FROM TAKE
COLLEEN K. AND JEFFREY M. OHL	I.R. DEED 2014-054478	TRACT 3	0.065 ACRES
COLLEEN K. AND JEFFREY M. OHL	I.R. DEED 2014-045679	TRACT 1	0.249 ACRES
	TOTAL ACRES		0.314 ACRES

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE _____ DATE 09/10/2015
MONTGOMERY COUNTY ENGINEER

CHECKED BY

SIGNATURE RON DATE 9/10/15

FILE NUMBER 13-0180

APPROVAL - PLANNING COMMISSION

APPROVED THIS 18 DAY OF AUGUST, 2015 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE Donald J. Kettman DATE 8-18-15
CHAIRPERSON

PRINTED NAME DONALD J. KETTMAN

SIGNATURE Richard A. Schultze DATE 8/18/15
SECRETARY

PRINTED NAME Richard A. Schultze

CERTIFICATION

THIS RECORD PLAN IS AS A RESULT OF A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 4733-37 O.A.C. "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO". THE MEASUREMENTS ARE CERTIFIED CORRECT, CAPPED IRON PINS AND MONUMENTS ARE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

Wesley H. Summers 8/12/2015
WESLEY H. SUMMERS DATE

OHIO PROFESSIONAL SURVEYOR NO. 6956

STATE OF OHIO
WESLEY H. SUMMERS
6956
REGISTERED
SURVEYOR

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, COUNTY OF OHIO, STATE OF OHIO, SECTION 35, TOWN 2, RANGE 6 M.Rs, AND ALSO BEING A 0.065 ACRE PORTION OF A 1.105 ACRE PARCEL AS CONVEYED TO COLLEEN K. OHL AND JEFFREY M. OHL BY I.R. DEED 2014-054478 AND BEING A 0.249 ACRES PORTION OF A 1.693 ACRE PARCEL AS CONVEYED TO COLLEEN K. OHL AND JEFFREY M. OHL BY I.R. DEED 2014-045679

NO TRANSFER NEEDED
15 SEP 14 AM 9:18
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 41

PREPARED BY: The City of Kettering
CITY OF KETTERING
ENGINEERING DEPARTMENT
3600 SHROYER RD.
KETTERING, OHIO 45429
TEL. (937) 296-2436
FAX. (937) 296-3242

JOB NO. 05-213E

Q:\PROJECTS\LAND DESKTOP\02-118D.dwg

OWNER'S DEDICATION: RT2-7-10-1THRU6&29ALL

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE RIGHT-OF-WAY AND RESERVE THE EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIMMS BROWNSTONES AT 2ND LTD.,
AN OHIO LIMITED LIABILITY COMPANY

BY CHARLES V. SIMMS DEVELOPMENT
ITS SOLE MEMBER

BY: CHARLES H. SIMMS, PRESIDENT

WITNESS: Tracey Butt WITNESS: Elizabeth M. Hawkins

(PRINT NAME): Tracey Butt (PRINT NAME): ELIZABETH M. HAWKINS

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

BE IT REMEMBERED THAT ON THIS 28 DAY OF April, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME CHARLES H. SIMMS, PRESIDENT OF CHARLES V. SIMMS DEVELOPMENT CORPORATION, SOLE MEMBER OF SIMMS BROWNSTONES AT 2ND LTD, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF THE COMPANY.

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

Tracey M Butt
NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO

NOTARY PUBLIC TRACEY M. BUTT RESIDENT OF MONTGOMERY COUNTY, OHIO MY COMMISSION EXPIRES MARCH 5 2019

MY COMMISSION EXPIRES: March 5, 2019

FIRST FINANCIAL BANK:

BY: Brad Cummings 1st V.P.
(NAME) Brad Cummings (TITLE)

WITNESS: Tracey Butt WITNESS: Elizabeth M Hawkins

(PRINT NAME): Tracey Butt (PRINT NAME): ELIZABETH M. HAWKINS

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

BE IT REMEMBERED THAT ON THIS 28 DAY OF April, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME Brad Cummings, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Vice President OF First Financial Bank AND THAT HE/SHE IS AUTHORIZED TO SIGN THIS DOCUMENT ON BEHALF OF THE CORPORATION, AND WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER VOLUNTARY ACT AND DEED.

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

Tracey M Butt
NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO

NOTARY PUBLIC TRACEY M BUTT RESIDENT OF MONTGOMERY COUNTY, OHIO MY COMMISSION EXPIRES MARCH 5 2019

MY COMMISSION EXPIRES: March 5, 2019

OWNERS STATEMENT:

CHARLES H. SIMMS, PRESIDENT, 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.

Charles H. Simms
CHARLES H. SIMMS, PRESIDENT

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

Tracey M Butt
NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO

NOTARY PUBLIC TRACEY M BUTT RESIDENT OF MONTGOMERY COUNTY, OHIO MY COMMISSION EXPIRES MARCH 5 2019

MY COMMISSION EXPIRES: March 5, 2019

RESTRICTIVE COVENANTS:

ALL UTILITY EASEMENTS AS RESERVED ON THE FACE OF THE PLAT, IF ANY, SHALL BE KEPT FREE OF ALL PERMANENT STRUCTURES. THE REMOVAL OF ANY OBSTRUCTIONS, SUCH AS STRUCTURES, TREES, SHRUBBERY, FENCES OR OTHER INSTALLATIONS THEREON, WHETHER TEMPORARY OR PERMANENT, BY THE CITY OR A UTILITY COMPANY, SHALL IN NO WAY MAKE THE CITY OR UTILITY COMPANY LIABLE FOR DAMAGES OR OBLIGATE THE CITY OR UTILITY COMPANY TO RESTORE THE OBSTRUCTION TO IT'S ORIGINAL FORM.

BEFORE THE CONSTRUCTION OF ANY BUILDING WITHIN THE SUBDIVISION IS BEGUN, THE SUBDIVIDER SHALL FIRST OBTAIN FROM THE CODE ENFORCEMENT OFFICER THE ZONING PERMIT REQUIRED BY THE ZONING CODE.

BEFORE ANY HOUSE OR BUILDING ON ANY LOT IN THE SUBDIVISION IS USED OR OCCUPIED AS A DWELLING OR AS OTHERWISE PROVIDED IN THESE REGULATIONS AND THE ZONING CODE, THE DEVELOPER OR ANY SUBSEQUENT OWNER OF SUCH LOT OR TRACT SHALL FIRST OBTAIN FROM THE CODE ENFORCEMENT OFFICER THE CERTIFICATE OF OCCUPANCY AS REQUIRED BY THE ZONING CODE.

THE FURTHER SUBDIVISION OF ANY LOT OR COMBINATION OF LOTS IS PROHIBITED WITHIN A SUBDIVISION PREVIOUSLY APPROVED BY THE PLANNING COMMISSION, UNLESS AND UNTIL THE COMMISSION HAS REVIEWED AND APPROVED THE CHANGE.

LOT 84815 WILL BE PART OF THE COMMON ELEMENTS.

NO TRANSFER NEEDED
15 SEP 14 PM 2:33
KARL L. KEITH
AUDITOR

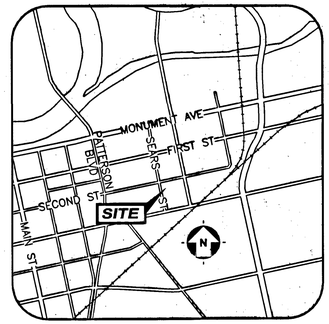
PLAT BOOK 226 PAGE: 42

226 P 42

Type: DEE
Kind: PLAT
Recorded: 09/14/2015 02:53:28 PM
Fee Amt: $538.40 Page 1 of 55
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050401

RECORD PLAN
SIMMS BROWNSTONES AT 2ND
REPLAT OF LOTS 732 - 736 INCLUSIVE
REVISED AND CONSECUTIVE NUMBERS OF LOTS
ON THE PLAT OF THE CITY OF DAYTON
SECTION 4, TOWN 1, RANGE 7, M.Rs.
MONTGOMERY COUNTY
STATE OF OHIO
CONTAINING 0.8906 ACRES TOTAL
APRIL 8, 2015

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	90.00	23.56	15.00	S34°18'18"W	21.21
C2	90.00	23.56	15.00	S55°41'42"E	21.21



VICINITY MAP
NOT TO SCALE

SCALE: 1 INCH=20 FEET
0 20 40

LOT 763 — SCRIBED "X" AND DRILL HOLE FOUND
LOT 3000
LOT 2999 — MAG NAIL FOUND
LOT 2998 — MAG NAIL FOUND
¾" IRON PIN FOUND

SWAN LANE
16.5' PUBLIC R/W

1-½" IRON PIPE FOUND 0.28' NORTH 0.21' WEST
¾" IRON PIPE FOUND 0.99' NORTH 0.44' WEST

LOT 83170
LOT 757
LOT 751
LOT 737
PT. LOT 728
PT. LOT 728

EAST SECOND STREET
82.5' PUBLIC R/W

82.50'
41.25'

RAILROAD SPIKE FOUND 2.51' EAST

N79°18'18"E 247.50'

DEDICATION 1
0.00111 AC.
48 SQ. FT.

DEDICATION 2
0.00111 AC.
48 SQ. FT.

LOT NO 84803 0.03222 AC. 1403 SQ. FT.	LOT NO 84804 0.02686 AC. 1170 SQ. FT.	LOT NO 84805 0.02686 AC. 1170 SQ. FT.	LOT NO 84806 0.02686 AC. 1170 SQ. FT.	LOT NO 84807 0.02686 AC. 1170 SQ. FT.	LOT NO 84808 0.02735 AC. 1192 SQ. FT.	LOT NO 84809 0.02735 AC. 1192 SQ. FT.	LOT NO 84810 0.02686 AC. 1170 SQ. FT.	LOT NO 84811 0.02686 AC. 1170 SQ. FT.	LOT NO 84812 0.02686 AC. 1170 SQ. FT.	LOT NO 84813 0.02686 AC. 1170 SQ. FT.	LOT NO 84814 0.02735 AC. 1192 SQ. FT.
22.33'	18.00'	18.00'	18.00'	18.00'	18.33'	18.33'	18.00'	18.00'	18.00'	18.00'	18.33'

S79°18'18"W — S10°41'42"E 65.00' — N10°41'42"W 65.00' — S79°18'18"W 247.50'

LOT NO 84815
0.23008 AC.
10022 SQ. FT.
GENERAL UTILITY EASEMENT

LOT NO 84816 0.03222 AC. 1403 SQ. FT.	LOT NO 84817 0.02686 AC. 1170 SQ. FT.	LOT NO 84818 0.02686 AC. 1170 SQ. FT.	LOT NO 84819 0.02686 AC. 1170 SQ. FT.	LOT NO 84820 0.02686 AC. 1170 SQ. FT.	LOT NO 84821 0.02735 AC. 1192 SQ. FT.	LOT NO 84822 0.02735 AC. 1192 SQ. FT.	LOT NO 84823 0.02686 AC. 1170 SQ. FT.	LOT NO 84824 0.02686 AC. 1170 SQ. FT.	LOT NO 84825 0.02686 AC. 1170 SQ. FT.	LOT NO 84826 0.02686 AC. 1170 SQ. FT.	LOT NO 84827 0.02735 AC. 1192 SQ. FT.
22.33'	18.00'	18.00'	18.00'	18.00'	18.33'	18.33'	18.00'	18.00'	18.00'	18.00'	18.33'

S79°18'18"W — S10°41'42"E 65.00' — N10°41'42"W 65.00' — S79°18'18"W 247.50'

N10°41'42"W 156.75' — S10°41'42"E 156.75'

LOT 735 — LOT 733 — LOT 732 — N79°18'18"E

SEARS STREET
66' PUBLIC R/W

YORK ELECTRIC INC
DEED 1985-001294011
LOT 731

NORTH TURPIN LANE
16.5' PUBLIC R/W

NORTH FORD STREET
33' PUBLIC R/W

STEAM STREET
30' PUBLIC R/W

⅝" IRON PIN FOUND 0.73' SOUTH
⅝" IRON PIN FOUND 0.81' SOUTH
⅝" IRON PIN FOUND 1.88' SOUTH 0.42' EAST

O.L. 23
O.L. 24

LEGEND
- 5/8" IRON PIN FOUND (NO CAP)
- 3/4" IRON PIPE FOUND (NO CAP)
- 5/8" IRON PIN SET WITH ID CAP

BASIS OF BEARINGS:

THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT, IN JANUARY 2015, WITH BEARINGS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (ODOT VRS). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS. THE BEARING ON THE SOUTH RIGHT OF WAY LINE OF EAST SECOND STREET, BEING N79°18'18"E, IS DESIGNATED THE 'BASIS OF BEARING' FOR THIS SURVEY.

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR OF THIS PLAT ARE DRAWN AS SHOWN HEREON.

DESCRIPTION:

THE WITHIN REPLAT IS A SUBDIVISION OF 0.8906 ACRES, BEING ALL OF LOTS NUMBERS 732 – 736 INCLUSIVE, OF THE CONSECUTIVE NUMBERS OF LOTS ON THE REVISED PLAT OF THE CITY OF DAYTON, OHIO, AND COMPRISING ALL OF THE LAND CONVEYED TO SIMMS BROWNSTONES AT 2ND, LTD, BY DEED RECORDED IN R.DEED 15-016630 IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

OCCUPATION STATEMENT:

THE LINES OF OCCUPATION, WHERE EXISTING, GENERALLY AGREE WITH THE PROPERTY BOUNDARY LINES.

SURVEY NOTE:

THE AREAS OF THE INDIVIDUAL LOTS HAVE BEEN CALCULATED TO FIVE DECIMAL PLACES FOR PROPER ROUNDING WHEN ADDING UP TO TOTAL LOT AREA.

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER — 15-0023 FILE NUMBER
RON CHECKED BY — 9/10/15 DATE

CITY OF DAYTON, OHIO
APPROVED BY CITY PLAN BOARD
PLANNING DIRECTOR — 1-29-15 DATE
APPROVED BY DIRECTOR OF PUBLIC WORKS
SUPERVISOR OF PLATS — 4/29/15 DATE

DATE: 4/29/15
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE ____ OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.
CITY ENGINEER OF THE CITY OF DAYTON

CERTIFICATION:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR PLAT OF SURVEY AND ALSO CONFORMS TO OHIO REVISED CODE CHAPTER 711 STANDARDS FOR RECORD PLAN AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELD SURVEYS PERFORMED IN JANUARY 2015. ALL MEASUREMENTS ARE CORRECT AND 5/8" REBAR, 30" IN LENGTH WITH A 1" YELLOW PLASTIC CAP WITH THE NAME "WOOLPERT INC" ARE TO BE SET AT AS SHOWN, UNLESS OTHERWISE NOTED.

WOOLPERT, INC.

STATE OF OHIO DARIUS DAVID HENSLEY S-7916 REGISTERED PROFESSIONAL SURVEYOR

DARIUS D. HENSLEY
OHIO REGISTERED SURVEYOR NO. 7916
27 Apr 2015 DATE

REVISION | No. | DATE

PROJECT No: 75063
DATE 04/08/2015
DES. JAP
DR. TMC
CKD. DDH

PREPARED BY:
WOOLPERT
4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743

Brownstones at Second
East Second Street and Sears Street
City of Dayton
Montgomery County, Ohio
Record Plan

SHEET NO.
1 of 1

Layout Tab Name: Layout1, Images: S1495645.tif, Xrefs:
Last Saved By:chrismer, 4/23/2015 11:31:29 AM
W:_Srvln\GIS\Columbus\Projects\75063_Simms_Brownstones_at_Second\Sv\Drawings\75063RP201504O6.dwg Plotted By:Chrismer, Tim Plotted:April 27, 2015, 9:56:30 AM

K16-.13-16-38, 73, 74 & PT. 29

SPRINGBORO PIKE (STATE ROUTE 741)
RIGHT OF WAY DEDICATION PLAN
PART LOT 5704, REVISED PLAT OF CITY OF MIAMISBURG, OHIO
CITY OF MIAMISBURG, MONTGOMERY COUNTY, OHIO
LOCATED IN
SECTION 7, TOWN 1, RANGE 6, M.Rs.
MONTGOMERY COUNTY, OHIO
OCTOBER 1, 2014
CONTAINING 0.165 ACRES TOTAL

NO TRANSFER NEEDED
15 SEP 14 PM 3:41
KARL L. KEITH
AUDITOR

PLAT 226
PG 43

Type: DEE
Kind: PLAT
Recorded: 09/14/2015 03:48:18 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050419

SYMBOL LEGEND:

- ● = 5/8"X30" CAPPED IRON PIN SET
- ✓ = MAG NAIL SET
- ⊡ = IRON PIN IN MONUMENT BOX FOUND

GRAPHIC SCALE
0 20' 40'
SCALE: 1"= 20'

BEARINGS ARE BASED FROM MOT-741-3.84 R/W PLANS. C/L S.R. 741 (S04°20'36"W)

SUPERIMPOSED NOTE:

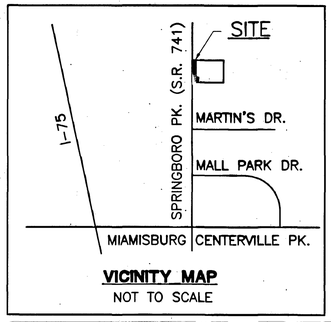
ALL OF THE LANDS OF THE DEDICATION OF WHICH THIS PLAT IS DRAWN ARE SHOWN HEREON.

SURVEYOR'S NOTES:

1) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. LEGAL INTERPRETATION FOR THE OWNERSHIP OF THE RIGHT OF WAY FOR SPRINGBORO PIKE (S.R. 741) IS REQUIRED.

2) ALL MONUMENTS FOUND ARE IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

3) OCCUPATION IN GENERAL FITS THE SURVEYED LINES, UNLESS OTHERWISE NOTED.

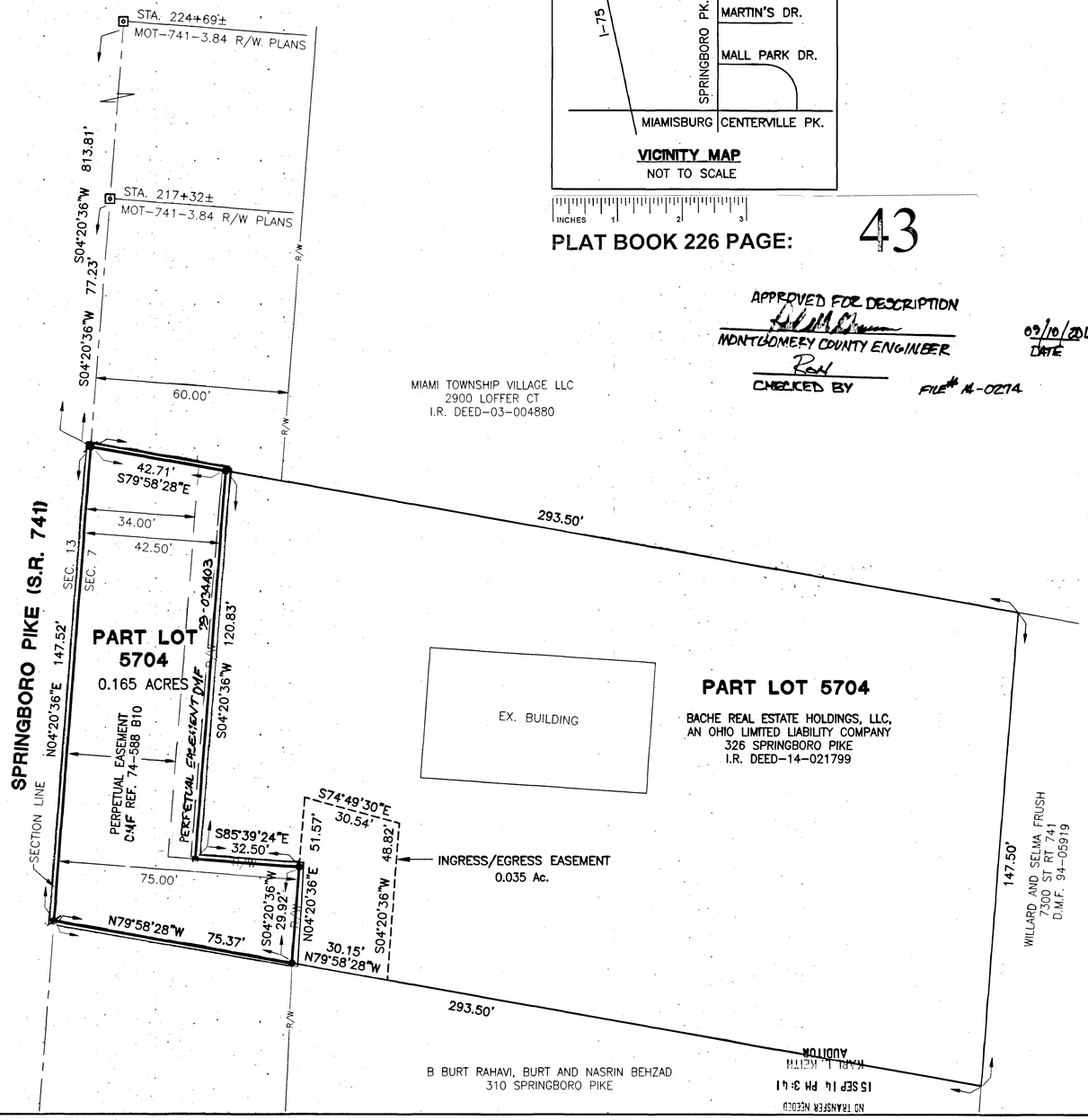


VICINITY MAP
NOT TO SCALE

INCHES 1 2 3

PLAT BOOK 226 PAGE: 43

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER
RCH
CHECKED BY
09/10/2015
DATE
FILE# M-0274



NO TRANSFER NEEDED
KARL L. KEITH
AUDITOR
15 SEP 14 PM 3:41

DESCRIPTION:

SITUATED IN THE COUNTY OF MONTGOMERY IN THE STATE OF OHIO AND BEING PART LOT NUMBERED 5704 OF THE CONSECUTIVE NUMBERS OF LOTS OF CITY OF MIAMISBURG, OHIO, BEING 0.165 Ac. PART OF A 0.991 AC. AS TO CONVEYED TO BACHE REAL ESTATE HOLDINGS, LLC, BY I.R. DEED-14-021799.

CONTAINING A TOTAL OF 0.165 ACRES, MORE OR LESS, OF WHICH 0.165 ACRES ARE WITHIN NEWLY DEDICATED RIGHT-OF-WAY.

DEDICATION:

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THIS STREET AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT TO BE PUBLIC USE FOREVER.

WITNESS
PRINTED NAME
WITNESS
PRINTED NAME

OWNER:
BACHE REAL ESTATE HOLDINGS, LLC

BYRON EVANS, MANAGING MEMBER

WITNESS
PRINTED NAME
WITNESS
PRINTED NAME

GREG PAGE, MEMBER

WITNESS
PRINTED NAME
WITNESS
PRINTED NAME

LIEN HOLDER:
FARMERS AND MERCHANTS BANK

Shon B. Myers
President & CEO

DATE: JULY 21ST, 2015

STATE OF OHIO, COUNTY OF MONTGOMERY, SS

OWNER'S STATEMENT:

BACHE REAL ESTATE HOLDINGS, LLC, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

managing member
BACHE REAL ESTATE HOLDINGS, LLC

CITY OF MIAMISBURG

STATE OF OHIO, COUNTY OF MONTGOMERY, SS.

BE IT REMEMBERED THAT ON THIS 21st DAY OF July 2015 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC ON AND FOR SAID STATE OF OHIO, PERSONALLY CAME BYRON EVANS OF BACHE REAL ESTATE HOLDINGS, LLC AND 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 AFFIXED MY OFFICIAL SEAL ON THIS DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES:

GREGORY A. PAGE, Attorney at Law
NOTARY PUBLIC • STATE OF OHIO
My Commission has no expiration date
Section 147.03 O.R.C.

BE IT REMEMBERED THAT ON THIS 23rd DAY OF July 2015 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC ON AND FOR SAID STATE OF OHIO, PERSONALLY CAME GREG PAGE OF BACHE REAL ESTATE HOLDINGS, LLC AND 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 AFFIXED MY OFFICIAL SEAL ON THIS DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES:

JOSHUA M. RUFFOLO, Attorney at Law
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2015 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC ON AND FOR SAID STATE OF OHIO, PERSONALLY CAME _____ OF FARMERS AND MERCHANTS BANK AND 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 AFFIXED MY OFFICIAL SEAL ON THIS DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES:

JESSI ULAND
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
April 30, 2019
Recorded in
Montgomery County

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEY AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELD WORK IN SEPTEMBER 2014. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED TO THE ARC. IRON PINS TO BE SET AT LOT CORNERS.

Craig W. Mescher 1/26/15
CRAIG W. MESCHER, P.S. #8237 DATE

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ACCESS
Engineering Solutions
www.accessengllc.com | 419-586-1430

PROJECT NO.:	214808.58	DRAWN BY:	THK
DATE:	OCTOBER 2014	CHECKED BY:	CWM

14-0274

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — DATE 4-1-15

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — DATE 4/1/15

DATE 4-1 2015

NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE 245 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

R72-83-9-2,3,95 ALL,
R72-83-12-2,5,6,29,30 ALL

RECORD PLAN

GRACE GREENE SCHOOL PLAT

BEING A CONSOLIDATION OF LOTS 15251, 15254 AND 15255 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, MONTGOMERY COUNTY, OHIO.
SECTION 32, TOWN 1 RANGE 6, E.,
TOTAL AREA = 2.402 ACRES
JANUARY 2015

226p44

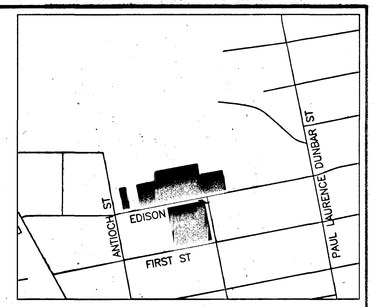
INCHES 1 2 3

PLAT BOOK 226 PAGE: 44

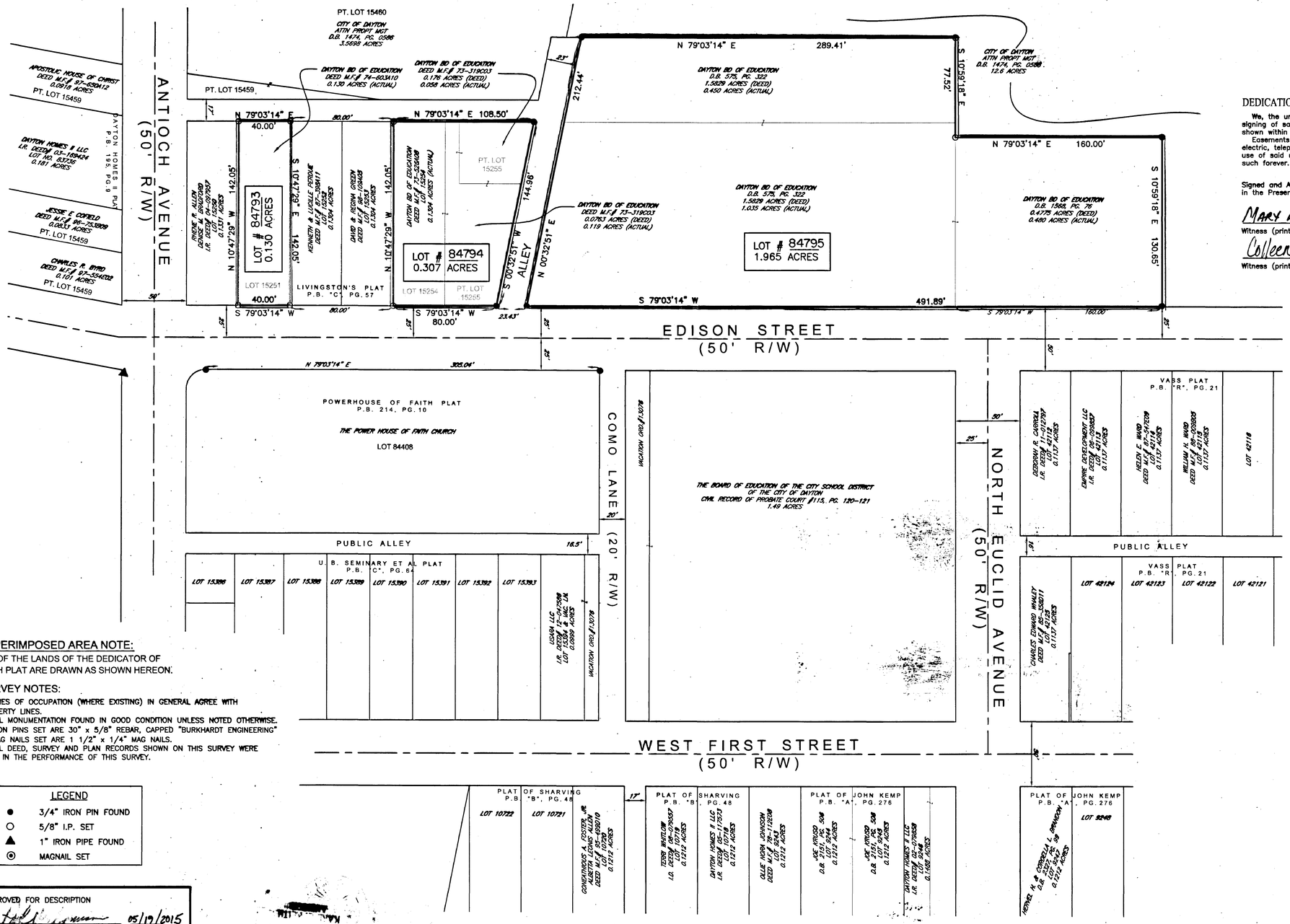
Type: DEE
Kind: PLAT
Recorded: 09/15/2015 12:10:36 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050580

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF EDISON STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING W 79°03'14" W)

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.



VICINITY MAP
Not to Scale



SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

SURVEY NOTES:

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

LEGEND
- ● 3/4" IRON PIN FOUND
- ○ 5/8" I.P. SET
- ▲ 1" IRON PIPE FOUND
- ⊙ MAGNAIL SET

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 05/19/2015

Checked By — DATE 5/19/15

14-0257
FILE#

TRANSFERRED
15 SEP 15 AM 8:30

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby acknowledge the making and signing of said record plan to be our voluntary act and deed, and do hereby dedicate the streets and reserve the easements shown within the plat to the public for use forever.

Easements show within the plat are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes, and are to be maintained as such forever.

Signed and Acknowledged in the Presence of:

Witness (printed name): MARY L. RAINES — Witness (printed name): Mary L Raines
Witness (printed name): Colleen S. Wells — Witness (printed name): Colleen S. Wells

Owner: Board of Education of the Dayton City School District

By: [signature] (printed name & title) Dr. Robert Walker, Board President
By: Craig A. Jones (printed name & title) Craig A Jones, Treasurer

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.
Be it remembered on this 17 day of March 2015, before me, a Notary Public in and for said state, personally came Robert C. Walker, Board President, to be known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

COLLEEN S. WELLS, Notary Public In and for the State of Ohio My Commission Expires Jan. 17, 2018

Notary Public in and for Montgomery County, Ohio
My Commission Expires 1/17/16

Date March 17 2015
State of Ohio, County of Montgomery, S.S.
Craig A. Jones, Treasurer being duly sworn, says that all persons and corporations, to the best of his/her knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

COLLEEN S. WELLS, Notary Public In and for the State of Ohio My Commission Expires Jan. 17, 2018

Notary Public in and for Montgomery County, Ohio
My Commission Expires 1/17/16

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 September 2011. 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 T. BURKHARDT 7847 REGISTERED SURVEYOR

John T. Burkhardt
Ohio Professional Registered
Surveyor No. 6487

DESCRIPTION

The within plat is a Lot Consolidation of 2.402 acres being Lots 15251, 15254 and 15255 of the consecutive numbers of lots of the Revised Plat of the City of Dayton, Ohio of the Montgomery County Plat Records, and comprising all of that land conveyed to The Board of Education of the City School District by deed recorded in D.B. 575, Pg. 322, D.B. 1568, Pg. 76, Deed M.F.# 73-319003, Deed M.F.# 73-526A08, Deed M.F.# 74-603A10, of the Deed Records of Montgomery County, Ohio.

Containing a total of 2.402 acres, of which 2.402 acres are in lots.

PREPARED BY:
BURKHARDT ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
PO Box 29 · Miamisburg, OH 45343 · Phone: 937-388-9860
www.burkhardtinc.com

Design:	Proj: 2264
Draw: RGK	Dwg: 2264.dwg
Check: JTB	Tab: RP
Scale: 1"=40'	
Date: 2/05/15	
Sheet: GRACE GREENE SCHOOL PLAT	
Sheet No.: RP-1	

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — DATE 9-1-15

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — DATE 9/1/15

DATE 9/1, 2015

NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE 248 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

R72-48-7A-16thru 20 ALL

RECORD PLAN

ORVILLE WRIGHT SCHOOL PLAT

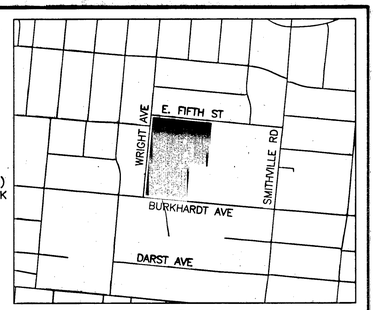
BEING A CONSOLIDATION OF PT LOTS 28446 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, SECTION 28, TOWN 2, RANGE 7, MRs., CITY OF DAYTON, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 8.749 ACRES
JANUARY 2015

TRANSFERRED
15 SEP 15 PM 12:01
KARL L. KEITH
AUDITOR

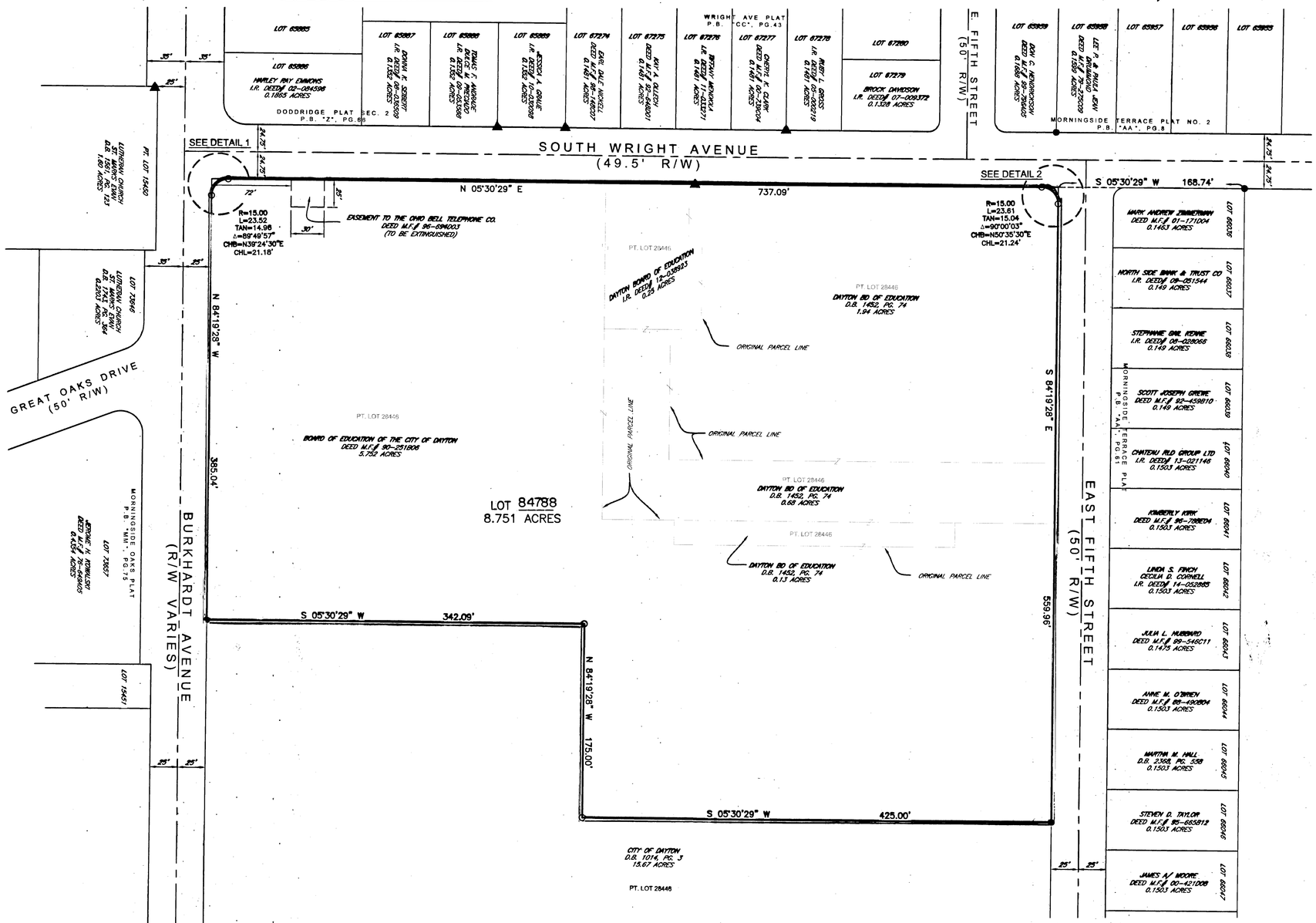
Type: DEE
Kind: PLAT
Recorded: 09/15/2015 12:10:51 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050581

226p45

BASIS OF BEARING: BEARINGS ARE BASED ON WEST LINE OF SUBJECT PROPERTY, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING N 05°30'29" E)



VICINITY MAP
Not to Scale



DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby acknowledge the making and signing of said record plan to be our voluntary act and deed, and do hereby dedicate the streets and reserve the easements shown within the plat to the public for use forever.

Easements show within the plat are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes, and are to be maintained as such forever.

Signed and Acknowledged in the Presence of:

MARY L. RAINES — Witness (printed name)

Witness (printed name)

Colleen S Wells — Witness (printed name)

Callen S Wells — Witness (printed name)

Owner: Board of Education of the Dayton City School District

By: _____
(printed name & title) D.r. Robert Walker, Board President

By: Craig A. Jones
(printed name & title) Craig A. Jones, Treasurer

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.

Be it remembered on this 17 day of March 2015, before me, a Notary Public in and for said state, personally came Robert L. Walker, Brian Mercer to be known, and acknowledged the signing, and execution of the foregoing plat to be their voluntary act and deed.

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

Callen S Wells
Notary Public in and for Montgomery County, Ohio
My Commission Expires 1/17/16

Date March 2015
State of Ohio, County of Montgomery, S.S.

Craig A. Jones, Treasurer being duly sworn, says that all persons and corporations, to the best of his/her knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

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

Callen S Wells
Notary Public in and for Montgomery County, Ohio
My Commission Expires 1/17/16

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 September 2011. All measurements are correct and monuments are to be set as shown. Curve distances are measured on the arc. Iron pins to be set at all lot corners are 5/8" x 30" rebar.

John T. Burkhardt
Ohio Professional Registered
Surveyor No. 6487

DESCRIPTION

The within plat is a Lot Combination 8.751 acres being Pt. Lot 28446 of the revised and consecutive numbers of lots on the Plat of the City of Dayton, Ohio of the Montgomery County Plat Records, and comprising all of that land conveyed to The Board of Education of the City School District by deed recorded in D.B. 1452, Pg. 74 and Deed M.F.# 90-251806 and I.R. Deed# 12-038923 of the Deed Records of Montgomery County, Ohio.

Containing a total of 8.751 acres, of which 8.749 acres are in lots.

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

INCHES 1 2 3

PLAT BOOK 226 PAGE: 45

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 05/19/2015

Checked By RGW — DATE 5/19/15

14-0256
FILE#

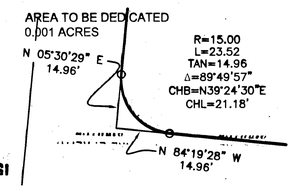
LEGEND
- ● 5/8" IRON PIN FOUND
- ○ 5/8" I.P. SET
- ▲ 1" IRON PIPE FOUND
- ◉ MAGNAIL SET

GRAPHIC SCALE
50 0 25 50
1 inch = 50 ft.

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

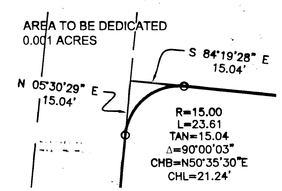
TRANSFERRED
15 SEP 15 PM 12:01
KARL L. KEITH
AUDITOR

AREA TO BE DEDICATED
0.001 ACRES



DETAIL 1:
SCALE= 1"=20'

AREA TO BE DEDICATED
0.001 ACRES



DETAIL 2:
SCALE= 1"=20'

PREPARED BY:

BURKHARDT ENGINEERING

PLANNERS • CIVIL ENGINEERS • SURVEYORS
PO Box 29 Miamisburg, OH 45343 • Phone: 937-388-9860
www.burkhardtinc.com

Design:	Proj: 2267
Draw: RGK	Dwg: 2267.dwg
Check: JTB	Tab: RP
Scale: 1"=50'	
Date: 01/14/15	
Sheet: ORVILLE WRIGHT SCHOOL PLAT	
Sheet No.: RP-1	

MONTGOMERY COUNTY PLANNING COMMISSION

Approved by the Montgomery County Planning Commission, on this 11th day of JUNE, 2015.

Executive Director

APPROVED
MONTGOMERY COUNTY WATER SERVICES

Montgomery County Sanitary Engineer — Date 7-14-15

E21-174-10-90 $91 ALL

TRANSFERRED
15 SEP 15 AM 11:59
KARL L. KEITH
AUDITOR

RECORD PLAN
A TO Z ASPHALT PLAT

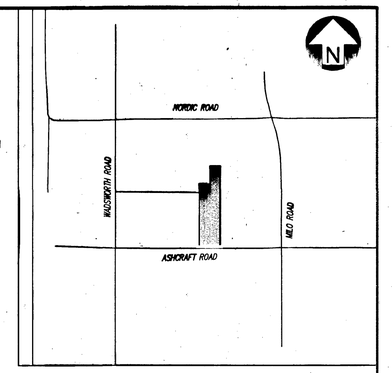
BEING A REPLAT OF PT. LOT 97 & LOT 98, MARIANN COUNTRY ESTATE, P.B. "A", PG. 80
SECTION 3, TOWN 2, RANGE 6,E.
HARRISON TOWNSHIP, MONTGOMERY COUNTY, OHIO
1.692 ACRES TOTAL

226 p 46

Type: DEE
Kind: PLAT
Recorded: 09/15/2015 12:12:38 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050582

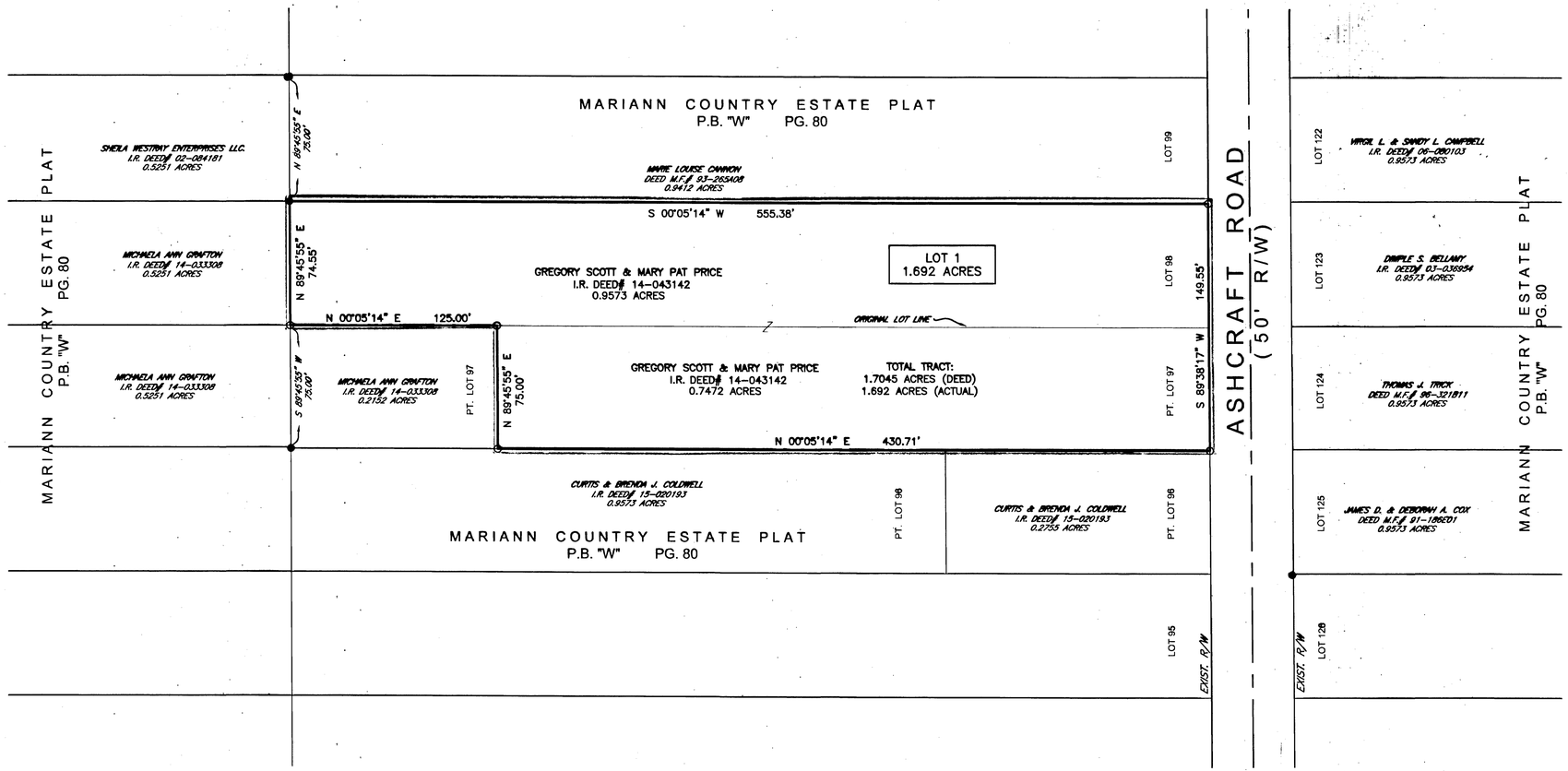
GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.

BEARING BASED NORTH RIGHT OF WAY LINE OF ASHCRAFT ROAD TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS/CORS NETWORK (BEARING: S 89°38'17" W)



VICINITY MAP
NOT TO SCALE

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.



DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby acknowledge the making and signing of said record plan to be our voluntary act and deed, and reserve the easements shown within the plat to the public for use forever.

Easements show within the plat are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes, and are to be maintained as such forever.

Signed and Acknowledged in the Presence of:

Sara E. Key — Witness (printed name)
Ryan C. Key — Witness (printed name)
Witness (printed name)
Witness (printed name)

Owner: Gregory Scott & Mary Pat Price

By: Gregory Scott Price — (printed name & title)
By: MARY PAT PRICE — (printed name & title)

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.
Be it remembered on this 25th day of JUNE 2015, before me, a Notary Public in and for said state, personally came GREGORY SCOTT PRICE & MARY PAT PRICE to be known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Notary Public in and for Montgomery County, Ohio
My Commission Expires 2/7/2015

Date 6/25 2015
State of Ohio, County of Montgomery, S.S.

GREGORY SCOTT PRICE being duly sworn, says that all persons and corporations, to the best of his/her knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Notary Public in and for Montgomery County, Ohio
My Commission Expires 2/7/15

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 September 2011. 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 BURKHARDT — 8-6487 — REGISTERED PROFESSIONAL SURVEYOR

John T. Burkhardt
Ohio Professional Registered
Surveyor No. 6487

DESCRIPTION

The within plat is a Replat of 1.692 acres and being Pt. Lot 97 and Lot 98 of the Mariann Country Estate Plat, P.B. "W", Pg. 80, of the Montgomery County Plat Records, and comprising all of that land conveyed to Gregory Scott & Mary Pat Price by deed recorded in I.R. Deed# 14-043142 of the Deed Records of Montgomery County, Ohio.

Containing a total of 1.692 acres, of which 1.692 acres are in lots.

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 08/24/2015

Checked By KDH — DATE 8/28/15

15-0152
FILE#

LEGEND
- R.R. SPIKE FOUND
- IRON PIN FOUND
- 5/8" I.P. SET

TRANSFERRED
15 SEP 15 PM 2:00
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 46

SURVEY NOTES:
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES, AND ARE IN AGREEMENT WITH TITLE LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

PREPARED BY:

BURKHARDT ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
PO Box 29 • Miamisburg, OH 45343 • Phone: 937-388-9009
www.burkhardtinc.com

Design: ---	Proj: 2388
Draw: RGK	Dwg: 2388.dwg
Check: JTB	Tab: RP
Scale: 1"=40	
Date: 5/20/15	
Sheet: RP-1	
Sheet No.: 1	

J441-209-14-191,192&193 ALL

Record Plan
Robert Finley II – Plat

226P47

Being a Replat of

Being a Replat of Lot 1961. 1962 and 1963 of the Revised and Consecutive Numbers of Lots on the Plat of the City of Moraine

AKA Lot 191, 192 & 193 of Miami Shores, Sec. 2 – Plat Book "T", Pages 49–51

Located In

Section 30, Town 1, Range 6
Montgomery County, Ohio

0.265 Acres

May 2015

TRANSFERRED
15 SEP 16 AM 9:57
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 09/16/2015 10:01:41 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050789

APPROVED FOR DESCRIPTION:
PAUL W. GRUNER DATE 09/10/15
MONTGOMERY COUNTY ENGINEER
CHECKED BY: RAN DATE 9/9/15

File No. 2015-0122

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

North

BEARINGS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF COZY CAMP ROAD (N 60°00'00"E), SHOWN ON THE ROBERT JACKSON PLAT AND RECORDED IN PLAT BOOK 221, PAGE 23 AS RECORDED IN THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

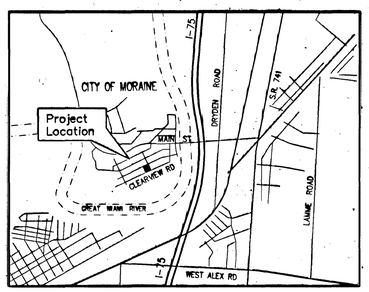
20 0 40 60 80
GRAPHIC SCALE: 1"= 20' JOB No.4591

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 Scribe set

REFERENCE:
OWNER: ROBERT E. FINLEY II AND KAREN POSTOL FINLEY – DEED M.F.#00-641D03

PLAT: MIAMI SHORES, SEC.2 – PLAT BOOK "T", PAGES 49–51.

SUPERIMPOSED NOTE:
ALL LANDS OF DEDICATORS FROM WHICH THE PLAT ARE DRAWN IS SHOWN WITHIN BACKGROUND DRAWING.



VICINITY MAP
NO SCALE

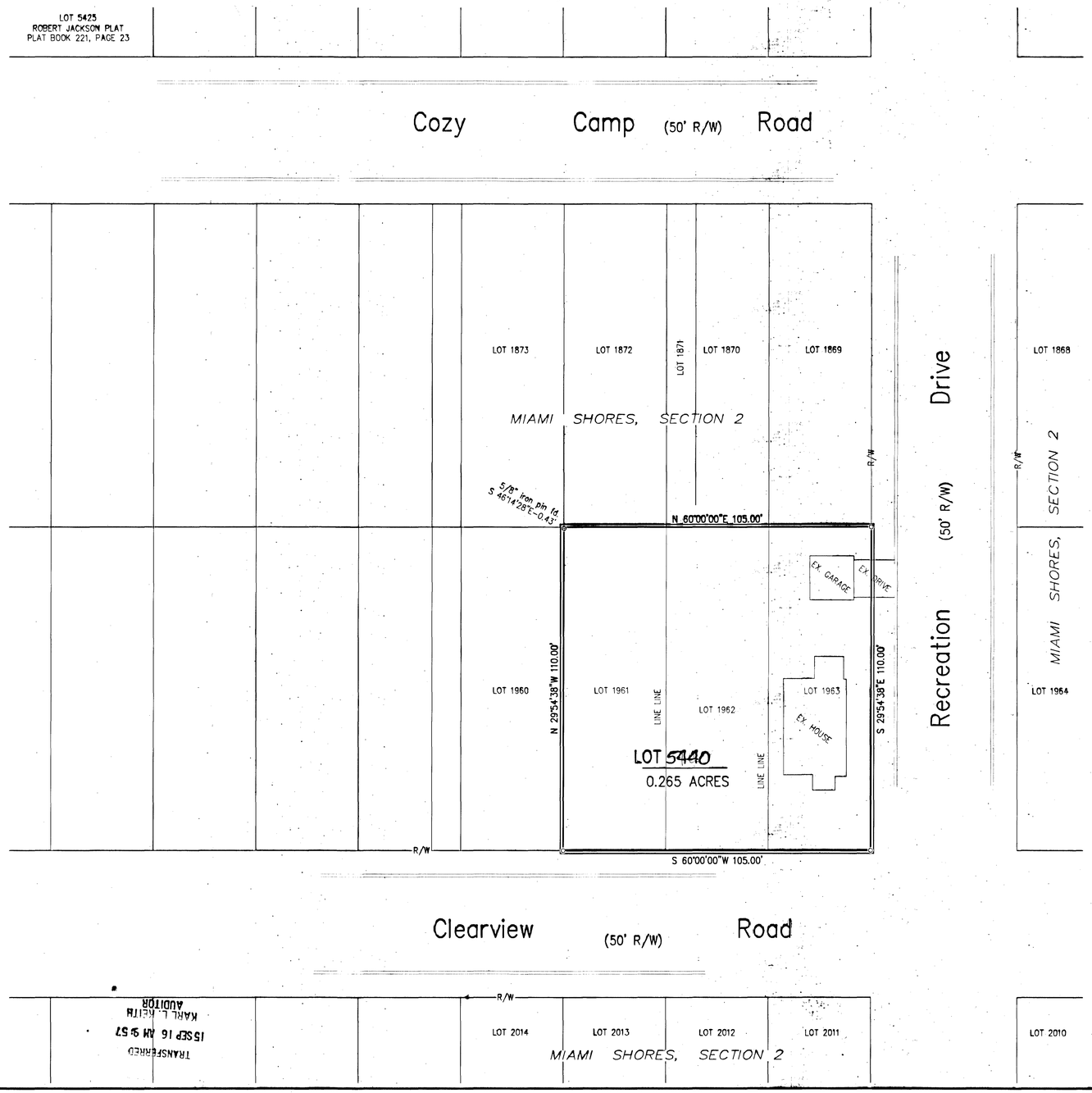
APPROVAL:
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

A. Chad Seff, PEPS 8/10/15
SANITARY ENGINEER DATE

APPROVED THIS 16TH DAY OF JUNE 2015,
ACCEPTED AND APPROVED BY THE CITY OF MORAINE PLANNING COMMISSION.

James R. Gebhard 8/04/15
CHAIRPERSON OF PLANNING DATE
Charles L. Haught, P.E. 8/24/15
CITY ENGINEER DATE

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



TRANSFERRED
15 SEP 16 AM 9:57
KARL L. KEITH
AUDITOR

Drive
Recreation (50' R/W)

LOT 1868
LOT 1964
LOT 2010
R/W
MIAMI SHORES, SECTION 2

DEDICATION:
WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND HAVE SIGNED THE REPLAT AS EVIDENCE TO OUR AGREEMENT TO IT.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: LOTS 1961, 1962 AND 1963

Robert E. Finley II
BY: ROBERT E. FINLEY II

Karen Postol Finley
BY: KAREN POSTOL FINLEY

STATE OF OHIO, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17 DAY OF August 2015 BY Robert E. Finley II & Karen Postol Finley AS OWNERS.

Shawnette Garrett
NOTARY PUBLIC (MY COMMISSION EXPIRES: June 27 2017)

SHAWNETTE GARRETT, Notary Public
In and for the State of Ohio
My Commission Expires June 27, 2017

NOTARY PUBLIC STATE OF OHIO

INCHES 1 2 3

PLAT BOOK 226 PAGE: 47

DESCRIPTION:
THE WITHIN PLAT IS A SUBDIVISION OF 0.265 ACRES, BEING ALL LOT 1961, 1962 & 1963 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, AKA LOT 191, 192 & 193 OF MIAMI SHORE, SEC.2 – PLAT BOOK "T", PAGES 49–51 AS CONVEYED TO ROBERT E. FINLEY II AND KAREN POSTEL FINLEY BY DEED M.F.#00-641D03 OF THE PLAT AND DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT/SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEY AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN MAY 2015 ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

MCDOUGALL – MARSH LAND SURVEYORS

BY: Thomas K. Marsh
THOMAS K. MARSH P.S. #7735

DATE: 8/7/2015

STATE OF OHIO THOMAS K. MARSH 7735 REGISTERED PROFESSIONAL SURVEYOR

\\tecnet1\J\Jobs\4000\4591 Bob Finley\4591 replat.dwg Replat Aug 06, 2015 - 11:08:16am XRefUser

PLAT 226
PG 48

NO TRANSFER NEEDED
15 SEP 16 PM 1:26
KARL L. KEITH
AUDITOR

PROPOSED ANNEXATION TO THE CITY OF UNION

SITUATE IN:
SECTION 1, TOWNSHIP 5, RANGE 5 EAST AND
SECTION 6, TOWNSHIP 3, RANGE 6 EAST
BUTLER TOWNSHIP, MONTGOMERY COUNTY,
OHIO
CONTAINING 1.36 ACRES

FEBRUARY 2015

PREPARED BY:

WOOLPERT

INCHES 1 2 3

PLAT BOOK 226 PAGE: 48

Type: DEE
Kind: ANNEXATION
Recorded: 09/16/2015 02:02:45 PM
Fee Amt: $410.40 Page 1 of 39
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00050966

NOTE:

THIS MAP WAS PREPARED FROM INFORMATION TAKEN FROM THE AUDITOR'S TAX RECORDS, RECORDER'S DEEDS AND ENGINEER'S RECORDS AND IS NOT THE RESULT OF A FIELD SURVEY.

STATE OF OHIO
THOMAS E. MACKIE
8337
REGISTERED PROFESSIONAL SURVEYOR

THOMAS E. MACKIE, OHIO PROFESSIONAL SURVEYOR #8337

LEGEND

PERIMETER OF PROPOSED ANNEXATION AREA = 2267.27 FEET

CONTINUOUS, CONTIGUOUS BOUNDARY WITH CITY OF UNION = 1034.28 FEET

CONTINUOUS CONTIGUITY WITH CITY OF UNION = 45.6%

INDICATES EXISTING CITY OF UNION CORPORATION LINE

INDICATES PROPOSED CITY OF UNION CORPORATION LINE

INDICATES PROPOSED ANNEXATION AREA

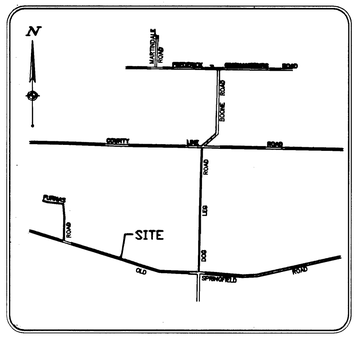
INDICATES CONTIGUITY LINE BETWEEN EXISTING CORPORATION LINE AND PROPOSED ANNEXATION

N

0 50 100 150 200

SCALE: 1"=50'
GRAPHIC SCALE IN FEET

BEARINGS BASED ON
DEED-2014-00025137 AND
DEED-2014-00025138 TO DENOTE
ANGULAR REFERENCE ONLY



VICINITY MAP
NO SCALE

Reference ID	Parcel ID	Owner(s)
1	A01 00101 0013	Barbara J. Deal, Trustee
2	A01100514 0001	
3	A01 00205 0051	Ronald E. Jackson & Gail L. Jackson
4	A01 20335 0009	Alexandria R. Gauthier
5	A01100513 0003	Jeffrey W. Piercey
6	A01100513 0002	James W. Piercey, Tr. & Norma J. Piercey, Tr.
7	A01100513 0001	Deborah Jane Jackson
	A01 00205 0056	
8	M58100502 0001E	City of Union

TIMOTHY E. SPARKS &
SHARON G. VAUGHN
(8.973 ACRES)
0.014 ACRES IN TWP.
A01 00101 0051 &
8.959 ACRES IN CITY
A01100510 0005
DEED 11-038132 0003

SECTION 1, TOWNSHIP 5, RANGE 5 EAST
SECTION 6, TOWNSHIP 3, RANGE 6 EAST

EXISTING CITY OF UNION CORPORATION LINE

N00°50'40"W 31.33'
S74° 00' 00"E 128.60'
N00°50'40"W 31.08'
P.O.B. CITY OF UNION
PROP. CORP. LINE
N74° 00' 00"W 233.82'

A01 00101 0066
DUANE A. DEAL &
PATRICIA ANN DEAL
1.8600 ACRES
DMF 93-0055 E08

A01100514 0001
A01 00101 0013
BARBARA J. DEAL, TRUSTEE
(0.1371 'N 1E)
76.351 ACRES
DEED-2014-00025137 (½ INTEREST)
DEED-2014-00025138 (½ INTEREST)
DMF-83-539C09

EXISTING CITY OF UNION CORPORATION LINE
S74° 00' 00"E 690.20'

PERPETUAL HIGHWAY EASEMENT
CITY OF UNION
0.2703 ACRES
DEED-2014-00005226

A01 00205 0052
A01100514 0002
RONALD E. JACKSON & GAIL L. JACKSON
5.146 ACRES
(5.166 ACRES TOTAL)
DMF NO. 83-0539C06

OLD SPRINGFIELD ROAD (60' R/W)

M58100502 0001
CITY OF UNION
(2.00 ACRES)
I.R. DEED 2013-067055

M58100502 0001E
CITY OF UNION
1.4269 ACRES TOTAL
0.1587 ACRES IN TWP.
1.2682 ACRES IN CITY
I.R. DEED 2013-067055

EXISTING CITY OF UNION CORPORATION LINE
N74° 00' 00"W 252'

A01100513 0001
A01 00205 0056
DEBORAH JANE JACKSON
15.0910 ACRES
15.251 ACRES TOTAL
DEED 2013-00054061

EXISTING CITY OF UNION CORPORATION LINE
N74° 00' 00"W 344.68'

EXISTING CITY OF UNION CORPORATION LINE
S74° 00' 00"E 25.36'

A01 20335 0009
ALEXANDRIA R. GAUTHIER
LOT 9
0.4670 ACRES
DEED HST-17792 SWANK PLAT
DOC. 2012-00070335 PLAT BOOK FF, PAGE 50

A01 20335 0008
RONALD C AND CATHY SPITZER
LOT 8
0.4760 ACRES
DMF98-00495D001

S74° 00' 00"E 233.91'
S16° 00' 00"W 30.00'
PROP. CORP. LINE
N74° 00' 00"W 204.28'

A01100513 0002
JAMES W. PIERCEY, TR. &
NORMA J. PIERCEY, TR.
(2.007 ACRES)
1.7670 ACRES
DEED 2007-00008677

A01100513 0003
JEFFREY W. PIERCEY
(13.627 ACRES)
13.4870 ACRES
DEED-04-051859-0004

N74° 00' 00"W 32.27'
S05° 16' 44"W 30.28'

A01100513 0004
JEFFREY W. PIERCEY
4.650 ACRES
DEED-04-0034336

EXISTING CITY OF UNION CORPORATION LINE

EXISTING CITY OF UNION CORPORATION LINE

CITY OF UNION
3.2767 ACRES - R/W

M58100502 0011
CITY OF UNION
1.6038 ACRES
I.R. DEED 13-067056

No.	DATE	REVISION
1	1/27/2015	REVISED PER REVIEW BY ATTORNEY
2	2/1/2015	REVISED AND APPROVED BY ATTORNEY

PROJECT No: 0750044.01
DATE 1/13/2015
SCALE 1" = 50'
DES. BHA
DR. LMB
CKD. BHA

WOOLPERT, INC.
4454 Idea Center Boulevard
Dayton, Ohio
45430-1500
PHONE: 937.461.5660
FAX: 937.461.0743

WOOLPERT

1.36 ACRE TRACT
SITUATE IN:
SECTION 1, TOWNSHIP 5, RANGE 5 EAST
SECTION 6, TOWNSHIP 3, RANGE 6 EAST
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO
AND CITY OF UNION, OHIO

ANNEXATION MAP

SHEET NO.
1 OF 1

PRINTED Feb 05, 2015 - 8:45am FILENAME - \\Woolpertinc.local\All_Shares\Srvln\GS\Dayton\SRVLN\Projects\75044_CityofUnion_Old-Spfld-Rd_Annex\Old_Springfield_Road_Annexation_.dwg

B02-10-13-14ALL, B02 11-27-1ALL

RECORD PLAN

STONEQUARRY CROSSINGS, SECTION ELEVEN

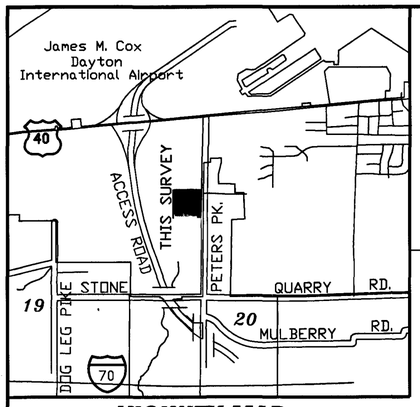
BEING A REPLAT OF LOT 1 OF STONEQUARRY CROSSINGS, SECTION ONE, REC. P.B. 211, PG. 34 AND LOT 12 OF STONEQUARRY CROSSINGS, SECTION SEVEN, REC. P.B. 223, PG. 5
LOCATED IN SECTION 20, TOWN 3, RANGE 6 E,
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO

4.673 ACRES TOTAL

TRANSFERRED
15 SEP 17 PM 2:55
KARL L. KEITH
AUDITOR

226p.49

Type: DEE
Kind: PLAT
Recorded: 09/17/2015 03:00:43 PM
Fee Amt: $43.20 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00051398



VICINITY MAP

STONEQUARRY CROSSINGS, SECTION TEN PB 226/13

EX R/W

FIELDSTONE WAY 70' R/W

CITY OF VANDALIA
IR DEED 06-080501
100 ACRES (ORIGINAL BY DEED)

N 00°04'49" W 400.00'

STONEQUARRY CROSSINGS, SECTION SEVEN PB 223/5

LOT 12
NIMERS & WOODY, LLC
IR DEED 13-087701
1.000 ACRES

108.90'

S 00°04'49" E 400.00'

ORIGINAL LOT LINE

EX. 10' U.E.

LOT 14
4.673 ACRES

S 89°55'11" W 508.90'

400.00'

N 89°55'11" E 508.90'

STONEQUARRY CROSSINGS, SECTION ONE PB 211/34

LOT 1
NIMERS & WOODY, LLC
IR DEED 09-002618
3.673 ACRES

S 00°04'49" E 400.00'

N 00°38'20" E 1065.17'
491.07'

SECTION 17
SECTION 20

STONEQUARRY CROSSINGS, SECTION FIVE PB 219/39

EX. 10' U.E. IR EASE 09-007643

STONEQUARRY CROSSINGS, SECTION EIGHT PB 225/1

LOT 13
NIMERS & WOODY, LLC
IR DEED 15-001860

S 89°55'11" W 302.36'

N 89°55'11" E 362.32'

LOT 10
THE DAYTON-MONTGOMERY COUNTY PORT AUTHORITY
IR DEED 12-070374
19.770 ACRES

S 82°28'37" W
47.79'

C1

S 00°24'12" W 390.53'

EX R/W

EX. 45' U.E. IR EASE 09-000602

CITY OF VANDALIA
BUTLER TWP.

41.00'

45.00'

EX. 45' U.E. IR EASE 09-000602
EX. WAT. ESMT. DMF 96-050A06

CAPSTONE WAY

℄ PETERS PIKE
60' R/W

S 00°24'12" W 430.02'

S 00°24'12" W 490.78'

℄ PETERS PIKE
60' R/W

S 00°50'50" W 543.65'

41'

1/2 SECTION LINE

30.00'

30.00'

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD DIST.	CHORD BEARING
C1	23.50'	24°12'31"	9.93'	9.86'	S 70°22'21" W

INCHES 1 2 3

PLAT BOOK 226 PAGE: 49

CONSENT TO PLAT & ACKNOWLEDGMENT

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

OWNER: NIMERS AND WOODY, LLC

Brad Nimers — Member
AUTHORIZED SIGNATURE — TITLE

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Brad Nimer, ON BEHALF OF NIMERS AND WOODY, 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 Tipp City, OHIO, THIS 17th DAY OF August, 2015.

NOTARY PUBLIC Kevin T. Blakeley

MY COMMISSION EXPIRES: December 9, 2015

NOTARY PUBLIC STATE OF OHIO
KEVIN T. BLAKELEY, Notary Public
In and for the State of Ohio
My Commission Expires December 9, 2015
Recorded in Darke County

OCCUPATION STATEMENT
LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.

PERTINENT INFORMATION
IR DEED 06-080501
PLAT BOOK 211, PAGE 34
PLAT BOOK 216, PAGE 25
PLAT BOOK 219, PAGE 39
PLAT BOOK 223, PAGE 05
PLAT BOOK 225, PAGE 1
PLAT BOOK 226, PAGE 13
LAND SURVEY 2003-0504A
LAND SURVEY 2006-0453

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND
- ▨ CORPORATION LIMITS

APPROVALS

APPROVED THIS 1 DAY OF SEPTEMBER, 2015 BY THE PLANNING COMMISSION OF THE CITY OF VANDALIA, OHIO

CHAIRMAN

APPROVED AND ACCEPTED THIS 8 DAY OF September, 2015 BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO

Arlene J. Setzer — Jan Rivers
MAYOR — CLERK

SUPERIMPOSED AREA

ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

TRANSFERRED
15 SEP 17 PM 2:56
KARL L. KEITH
AUDITOR

THE BEARING OF S 00°-24'-12" W ALONG THE CENTERLINE OF PETERS PIKE WAS BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'
0 100 200

DESCRIPTION
BEING A REPLAT OF LOT 1 OF STONEQUARRY CROSSINGS, SECTION ONE, REC. P.B. 211, PG. 34 AND LOT 12 OF STONEQUARRY CROSSINGS, SECTION SEVEN, REC. P.B. 223, PG. 5 SITUATE IN SECTION 20, TOWN 3, RANGE 6 EAST, CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO AND OWNED BY NIMERS AND WOODY, LLC, AS CONVEYED IN IR DEED 09-002618 AND IR DEED 13-087701 OF THE MONTGOMERY COUNTY DEED RECORDS.

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 OCTOBER, 2014. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Wesley D. Goubeaux — 8/12/2015
WESLEY D. GOUBEAUX, P.S. #8254 — DATE

APPROVED FOR DESCRIPTION ONLY

FILE # 15-0223

MONTGOMERY COUNTY ENGINEER — 09/16/2015 DATE

PREPARED BY:

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	08-06-2015
DRAWN BY:	WDG
JOB NUMBER:	MOTVAN1507
SHEET NUMBER	1 OF 1

K45-258-18-516 ALL

Type: DEE
Kind: PLAT
Recorded: 09/18/2015 02:57:13 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2015-00051632

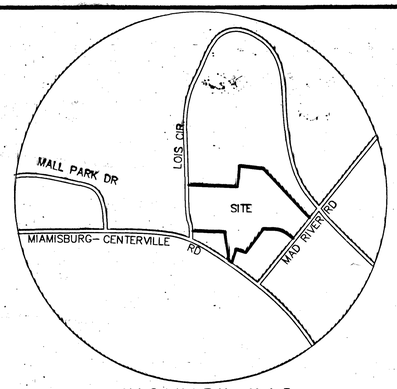
PLAT 226
PG 50

TRANSFERRED
15 SEP 18 PM 2:56
KARL L. KEITH
AUDITOR

REPLAT

MAD RIVER STATION NO. 1
SECTION 3

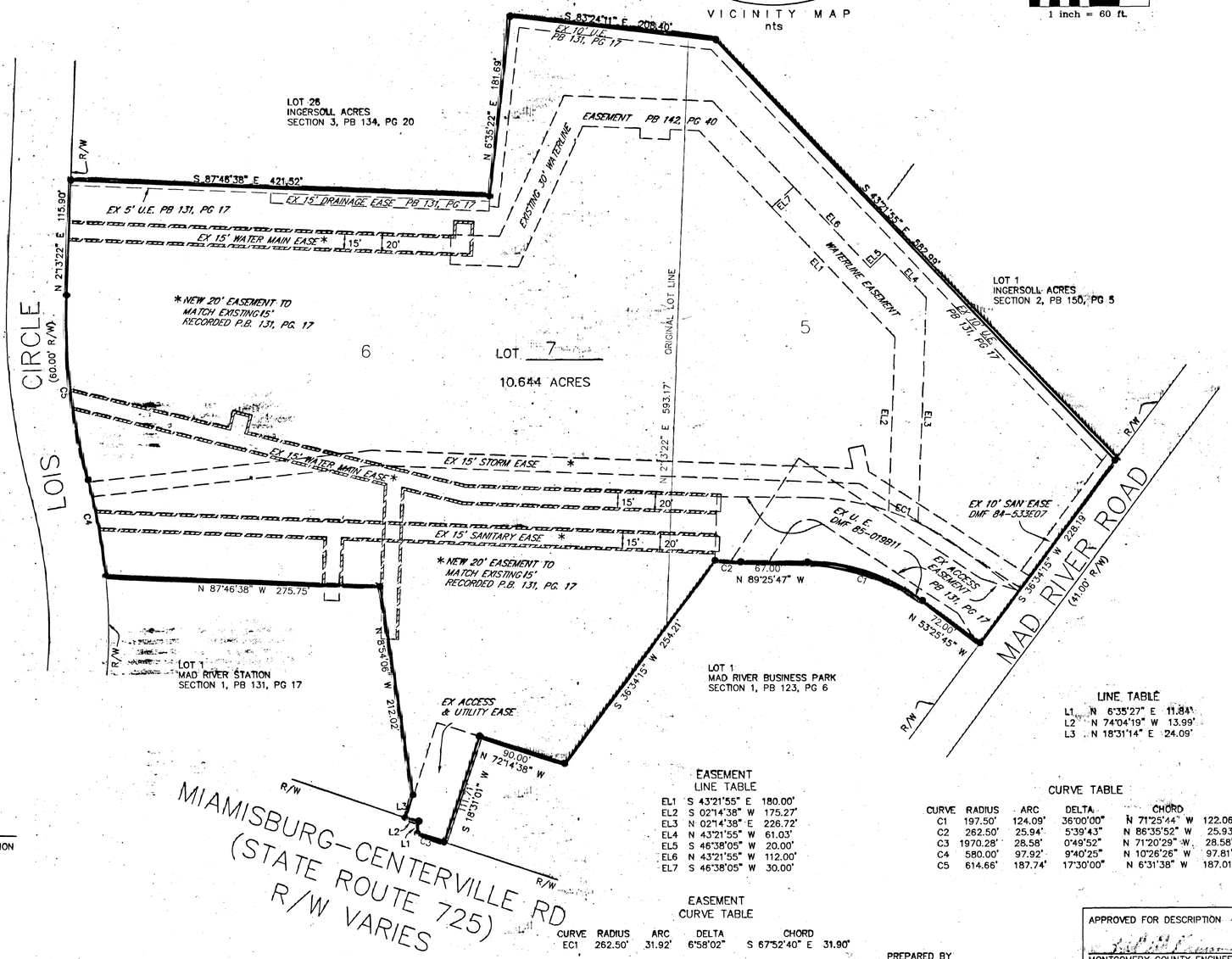
BEING A REPLAT OF LOTS 5 & 6 OF
MAD RIVER STATION NO. 1, SECTION 2,
AS RECORDED IN PLAT BOOK 142, PAGE 40
SECTION 7, TOWN 1, RANGE 6 M.Rs.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
10.644 ACRES
AUGUST 2015



VICINITY MAP
nts

BEARINGS BASED ON THE WESTERLY LINE OF MAD RIVER ROAD PER PLAT BOOK 142, PAGE 40 S 36°34'15" W

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.



LINE TABLE

L1	N 6°35'27" E	11.84'
L2	N 74°04'19" W	13.99'
L3	N 18°31'14" E	24.09'

EASEMENT LINE TABLE

EL1	S 43°21'55" E	180.00'
EL2	S 02°14'38" W	175.27'
EL3	N 02°14'38" E	226.72'
EL4	N 43°21'55" W	61.03'
EL5	S 46°38'05" W	20.00'
EL6	N 43°21'55" W	112.00'
EL7	S 46°38'05" W	30.00'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
C1	197.50'	124.09'	36°00'00"	N 71°25'44" W	122.06'
C2	262.50'	25.94'	5°39'43"	N 86°35'52" W	25.93'
C3	1970.28'	28.58'	0°49'52"	N 71°20'29" W	28.58'
C4	580.00'	97.92'	9°40'25"	N 10°26'26" W	97.81'
C5	614.66'	187.74'	17°30'00"	N 6°31'38" W	187.01'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
EC1	262.50'	31.92'	6°58'02"	S 67°52'40" E	31.90'

CERTIFICATION:
I HEREBY CERTIFY THAT THIS 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 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

JUDGE ENGINEERING COMPANY

RAYMOND B MEFFORD, PS#7367

STATE OF OHIO — REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION:
THE WITHIN PLAT IS A REPLAT OF LOTS 5 & 6 OF MAD RIVER STATION NO. 1, SECTION 2, AS RECORDED IN PLAT BOOK 142, PAGE 40 AND CONVEYED TO ACADIA MAD RIVER PROPERTY, LLC. BY DEED RECORDED IN DMF 99-111C05 AND CONTAINING 10.644 ACRES ALL IN LOTS

DEDICATION:
WE THE UNDERSIGNED BEING ALL THE OWNERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY RESERVE THE EASEMENTS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER, EASEMENTS SHOWN ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND ARE FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED FOREVER.

WITNESS

WITNESS

JASON BLACKSBERG, SVP
ACADIA MAD RIVER PROPERTY, LLC.

STATE OF NY S.S.:
BE IT REMEMBERED THAT ON THIS 11th DAY OF September 2015, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME JASON BLACKSBERG TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE

Debra M. Leibler
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE 4/20/18

DEBRA M. LEIBLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6005994
Qualified In Dutchess County
My Commission Expires April 20, 2018

OWNER'S STATEMENTS:

DATE September 11, 2015

STATE OF NY, COUNTY OF Westchester S.S.:
JASON BLACKSBERG BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LEINHOLDERS, HAVE UNITED IN IT'S EXECUTION

JASON BLACKSBERG

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

Debra M. Leibler
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE 4/20/18

DEBRA M. LEIBLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6005994
Qualified In Dutchess County
My Commission Expires April 20, 2018

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATORS FROM WHICH THIS PLAT IS DRAWN

OCCUPATION IN GENERAL FITS SURVEY

REFERENCE DOCUMENTS AS SHOWN

COVENANTS AND RESTRICTIONS:

1. LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO AND GOVERNED BY ALL APPLICABLE ZONING REQUIREMENTS OF MIAMI TOWNSHIP, OHIO

● 5/8" IRON PIN FOUND

NOTE: THE WITHIN PLAT IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT FOR INGRESS, EGRESS AND PARKING DATED JUNE 28, 1989 AND RECORDED IN DMF 89-351E01

APPROVED 9/10, 2015

DIRECTOR, MONTGOMERY COUNTY PLANNING COMMISSION

APPROVED

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

SANITARY ENGINEER P.E., P.S. 9/10/15
DATE

TRANSFERRED
15 SEP 18 PM 2:56
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 226 PAGE: 50

PREPARED BY

JUDGE ENGINEERING CO.
1201 E. DAVID ROAD
KETTERING, OHIO 45429
PHONE (937)294-1441 FAX (937)294-6498

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER DATE 09/18/2015

15-0249 JOB NO.

CHECKED BY

BASE DWG. 6536 PROJ. NO. 6536 ACAD FILE: 6536