229 P1

Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:00:41 PM
Fee Amt: $159.20 Page 1 of 13
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063528

NO TRANSFER NEEDED
16 NOV 10 PM 12:03
KARL L. KEITH
AUDITOR

ANNEXATION #209
PROPOSED CORPORATION LIMIT CHANGE BETWEEN THE CITY OF DAYTON AND THE CITY OF KETTERING

SECTION 25, TOWN 2, RANGE 7 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
0.914 ACRES

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 JULY, 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.

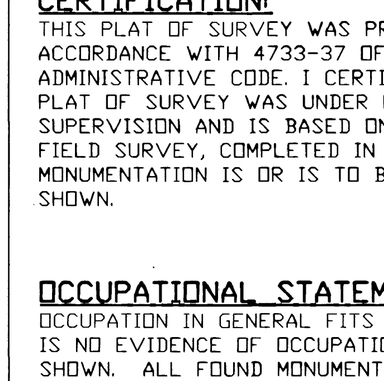
REFERENCES:

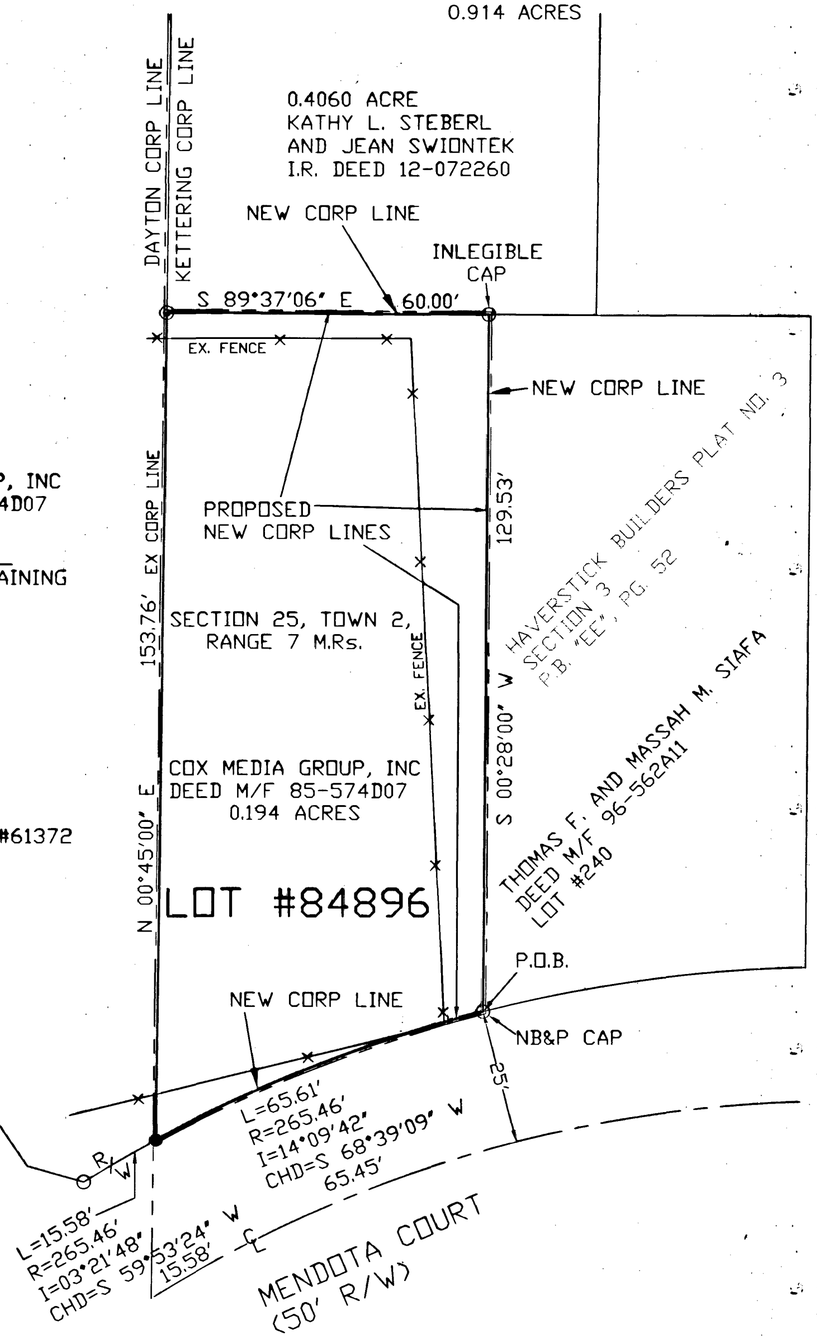
AS SHOWN ON DRAWING.

LEGEND:

- ○ = 5/8"ø IRON PIN (FOUND)
- ◎ = 1/4"ø IRON PIN (FOUND)
- ● = 5/8"ø IRON PIN (SET) (BOUTWELL & ASSOC. CAP)
- × = CHAIN LINK FENCE

COX MEDIA GROUP, INC
DEED M/F 85-574D07
4.885 ACRES
-0.194 ACRES
4.691 ACRES REMAINING





CITY OF DAYTON
ORDINANCE NO. 31378-15
DATE: 3/25/2015

CITY OF KETTERING
ORDINANCE NO. 4253-15
DATE: 6/23/2015

MONTGOMERY COUNTY
RESOLUTION NO. 15-1029
DATE: 7/16/2015

AREA CHART FROM CITY OF KETTERING TO CITY OF DAYTON

PARCEL NO.	OWNER'S NAME	DEED REFERENCE	ACREAGE TO BE ANNEXED
N64 03505 0080	COX MEDIA GROUP, INC.	DEED M/F 85-574D07	0.914 ACRE

THIS PROPOSED BOUNDARY ADJUSTMENT MAP WAS PREPARED FROM CURRENT FIELD SURVEYS PERFORMED BY BOUTWELL & ASSOCIATES, INC. DURING JULY OF 2014 UNDER THE SUPERVISION OF KENNETH W. BOUTWELL, OHIO PROFESSIONAL SURVEYOR NO. 8211. SURVEY FILED IN RECORD OF LAND SURVEYS VOLUME 2014, PAGE 0177 IN THE MONTGOMERY COUNTY ENGINEERS OFFICE.

INCHES 1 2 3

PLAT BOOK 229 PAGE: 1

BASIS OF BEARING:

S 00° 28' 00" W
BEING THE WEST PROPERTY LINE OF LOT 240 OF THE HAVERSTICK BUILDERS PLAT NO. 3, SECTION 3 AS RECORDED IN DEED M/F 85-574D07 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO

0' 20' 40' 60'
GRAPHIC SCALE 1" = 20'

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

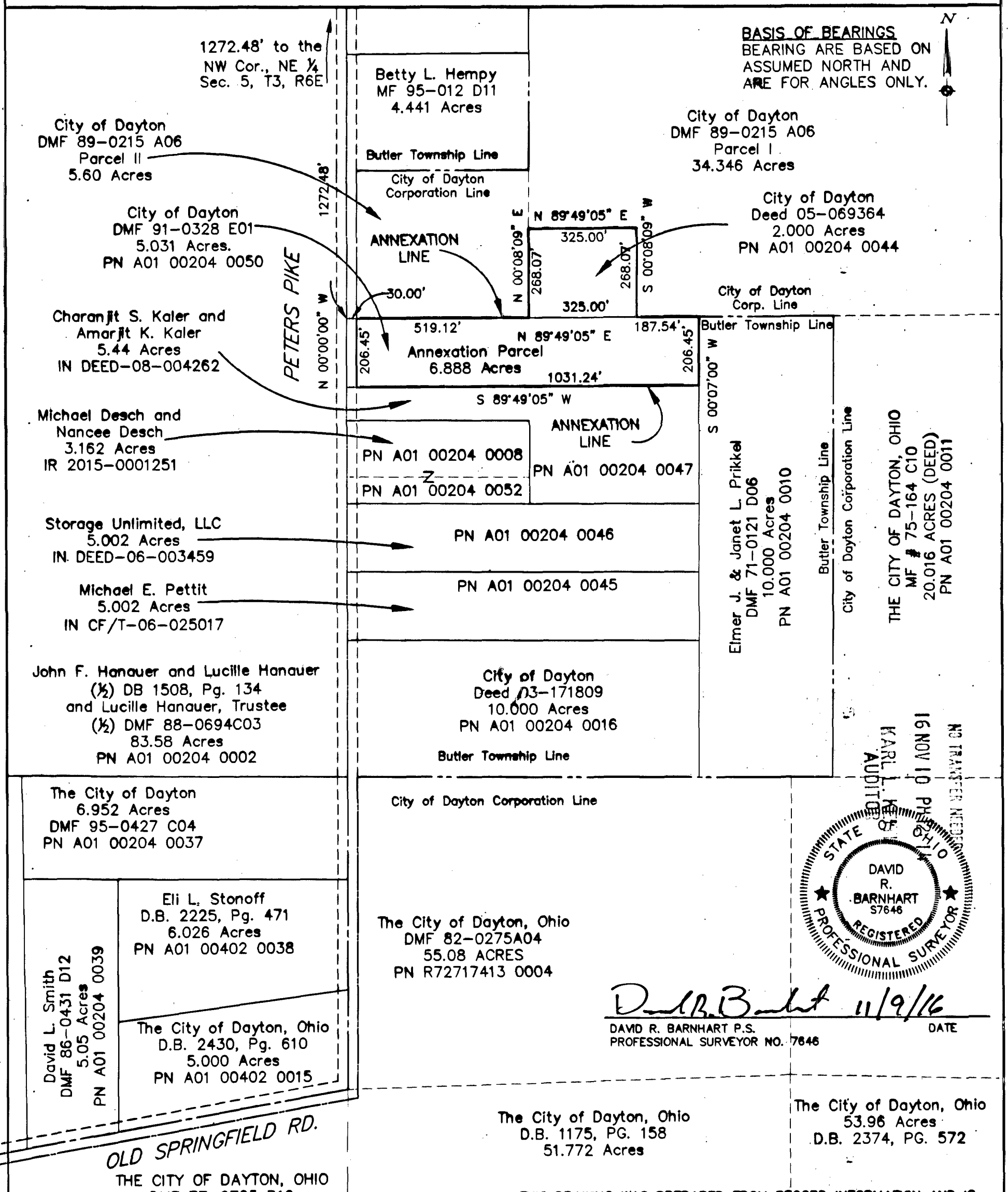
EARNEST C. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #7489

STATE OF OHIO
EARNEST C. BOUTWELL
S-7489
REGISTERED
PROFESSIONAL SURVEYOR

0.194 AC. MENDOTA CT.		
DRAWN DMS	DATE 07-10-14	PLAT OF SURVEY PREPARED FOR CITY OF DAYTON/ CITY OF KETTERING
APPROVED	DATE	
SCALE 1"=20'	SHEET 1 OF 1	PROJECT NO. 14-2638

PLAT
BUTLER TOWNSHIP
SECTION 5, T3, R6E

BOOK	TWP. PAGE	INDEX	DEED	AREA
02	04	44	IR DEED-05-069364	2.000 Acres
		50	DMF 91-0328E01	5.031 Acres
				TOTAL 7.031 Acres



DAVID R. BARNHART P.S.
PROFESSIONAL SURVEYOR NO. 7646

11/9/16
DATE

THIS DRAWING WAS PREPARED FROM RECORD INFORMATION AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY.

229 D2

Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:06:02 PM
Fee Amt: $228.00 Page 1 of 17
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063529

EXHIBIT "B"
ANNEXATION TO THE CITY OF DAYTON
BUTLER TOWNSHIP PART OF SECTION 5, T3, R6E

RESOLUTION No.:_____

EFFECTIVE DATE:_____

CONTAINING 6.888 ACRES
SCALE AS SHOWN
11"X17"

300 0 150 300 600
GRAPHIC SCALE (IN FEET)
1 inch = 300 ft.

PLAT BOOK 229 PAGE: 2

EXISTING BUILDINGS/FACILITIES

Bldg No.	Map No.	DESCRIPTION
1	1004.8	ADMINISTRATION/TERMINAL BUILDING
2	1004.8	B CONCOURSE
3	1004.3	C CONCOURSE
4	1004.1	D CONCOURSE
5	1100.0	AIR TRAFFIC CONTROL TOWER (ATCT/Beacon)
6	1024.9	WRIGHT BROS. GROUND VEHICLE MAINTENANCE
7	1028.2	AIRPORT RESCUE FIRE FIGHTING (ARFF)
8	"	ARFF ELEC ELECTRICAL VAULT
9	1027.1	AIR CARGO BUILDING (AFCO)
9A	1015.6	AIR CARGO BUILDING (AFCO)
10	"	AIR CARGO BUILDING-2 (Fedeval Express)
11	"	MULTI-TENANT (Exel Global Logistics)
12	"	FEDERAL EXPRESS WAREHOUSE
13	1029.9	FUEL FARM (MSA)
14	1014.7	OFFICE BUILDING (AMB Properties)
15	1013.1	OFFICE BUILDING (AMB Properties)
16	1027.8	AIR CARGO BUILDING (Delta/Ground Service
17	1030.5	OFFICE BUILDING (Vacant)
18	1030.5	WAREHOUSE (Airport Properties)
19	1021.2	FLIGHT KITCHEN (Vacant)
20	1028.3	GE ENGINE PARTS WAREHOUSE ——— DEMO'D 2004
21	1041.6	OFFICE BUILDING (ABET Corp.)
22	1028.3	HOTEL (Dayton Airport Hotel)
23	1039.2	FAA AIR TRAFFIC OFFICE BUILDING
24	1013.7	RENTAL CAR FACILITY (Hertz)
25	1031.4	RENTAL CAR FACILITY (Budget)
26	1013.1	RENTAL CAR FACILITY (Enterprise)
27	1031.7	RENTAL CAR FACILITY (Avis)
28	1017.0	RENTAL CAR FACILITY (National)
29	1013.8	RENTAL CAR FACILITY (Alamo)
31	1039.5	AIR CARGO BUILDING (UPS)
31A		TOWER (UPS)
32	1027.4	MAINTENANCE BUILDING (UPS)
33	1004.1	SECURITY BUILDING (UPS)
34	"	MAINTENANCE BUILDING (UPS)
35	"	FUEL FARM (UPS)
36	1023.0	REYNOLDS & REYNOLDS
37	1009.9	HANGAR A
38	1027.4	FBO HANGAR (Wright Brothers Aero)
39	"	AUTO PARKING EXIT BOOTHS
40	1021.7	UNITED STATES AIR and TRADE SHOW BUILDING
41	1018.9	FLIGHT SERVICE STATION
42	1017.7	FAA MIDCASTA/TECOM/CNS
43	1012.6	LTB REALTY
44	1012.5	CITY ELECTRICAL SHOP
45	1014.0	AIRPORT SAND STORAGE FACILITY
46	1026.4	HANGAR #7 (Wells Contractors Academy)
47	1031.4	HANGAR #8
48	"	CENTRALIZED GLYCOL EQUALIZATION BASIN
49	1006.1	PUMP STATION
50	1017.7	AIRPORT MAINTENANCE BUILDING
51	1038.7	AIRPORT MAINTENANCE BUILDING
52	1038.2	FBO HANGAR (Stevens Aviation)
53	1043.7	FBO HANGAR (Stevens Aviation)
54	1043.7	FBO HANGAR (Stevens Aviation)
55	1014.1	FBO OFFICE BUILDING (Stevens Aviation)
56	1044.5	HANGAR #9 (Sun)
57	1028.6	HANGAR #5 (NCT)
58	1025.0	FBO HANGAR (Aviation Sales)
59	1011.8	T-HANGAR (Aviation Sales)
60	1010.3	T-HANGAR (Aviation Sales)
61	1010.0	T-HANGAR (Aviation Sales)
62	1009.4	T-HANGAR (Aviation Sales)
63	1008.4	INDUSTRIAL BUILDING-Former Empire Tool
64	1009.9	HANGAR
66	"	FUEL FARM (M.S.I.)
67	"	FUEL FARM (Wright Brothers Aero)
69	1010.1	OIL SEPARATOR
70	"	WATER TOWER
71	"	WAREHOUSE (Ultra Cell)
72	1036.3	UNITED STATES POST OFFICE
73	"	US AIRWAYS EXPRESS HANGAR (PSA)
74	1038.7	HANGAR #1 (CPA, AKA MYCTC)
75		CYMX Hangar
76	1016.5	AIRPORT STORAGE
77	1004.5	FIELD MAINTENANCE

Building shown from aerial imagery and verified photographically dated November 16, 1999
(TBR) Denotes To Be Relocated

GENERAL NOTES:

1. All taxiways are 75 feet wide unless otherwise noted.
2. All future buildings must be in compliance with FAR Part 77 height restrictions and are subject to FAA airspace review and approval.
3. The final site selection of all navigational aid facilities will be determined by the FAA.
4. The Airport Layout Plan was developed based on digital mapping and aerial photography dated Nov. 14, 1998.
5. Based on the current airfield configuration and elevations, it has been determined that there are no penetrations to the existing runway Obstacle Free Zones.
6. All taxiways will have an Airplane Design Group V safety area width of 214 feet. Except as noted.
7. According to the latest Jeppesen Charts, the "Brung" NDB is located 3.7 nautical miles southwest of Runway 6L, and 6.6 nautical miles southwest of Runway 6R. The "IOB" latitude and longitude coordinates are 39°50'48.84" and 84°20'05.55".
8. All existing and future Inner Markers located within the Runway Safety Area should be mounted on frangible stands that do not exceed 3 inches in height.
9. All markings and signs will be completed and maintained in accordance with the latest version of Advisory Circulars 150/5340-1 and 150/5340-18.
10. The existing airport airshow auto parking east of North 4th Drive and within the extended Runway 24L OFA will be subject to an annual Special Use Permit review by the FAA.
11. The installation of shielding material behind the Runway 18 localizer antenna may be necessary to mitigate any signal interruptions from activity on the adjacent service road.
12. Upgrade of any existing runway to Category III capability will require its parallel taxiway to be either relocated to a minimum centerline distance of 406.5 feet, or lower its elevation 1.3 feet below the runway elevation.
13. The portion of Taxiway "R" between Taxiways "M" & "T" is located 400' from the Existing Runway 6L-24R centerline. The Taxiway elevation is 1.3' below the Runway elevation to avoid penetration of the OFZ surface by taxiing aircraft.
14. The proposed new Air Traffic Control Tower and public parking garage have been pre-approved by the FAA under separate Environmental Assessment reports.
15. The future service road that traverses the Runway 36 approach area, shall be controlled in accordance with FAA order 6850.2A, paragraph 2018, to preclude any vehicle from visually obscuring the approach light zone and/or any approach light system feature to arriving aircraft.
16. Additional study of the obstruction lighting requirements and the Runway 18 threshold location and elevation will be undertaken during the design stage of this project.
17. Previous FAA Airspace Review comments are as follows:
    Airspace Case 00AGL-0833-NRA October 18, 2000
    Airspace Case 01AGL-0841-NRA February 8, 2002
    Airspace Case 2003-AGL-0956-NRA May 24, 2004
    Airspace Case 2005-AGL-0157-NRA September 25, 2005
18. Abandoned pavement with the exception of future blast pads will be removed.
19. Future 6R 260' Displaced Threshold Location is based upon National Rd (US 40) clearing the TERPS 34:1 obstacle clearance surface when R/W 6R-24L is upgraded to CAT-I approach capability. US 40 elevation includes an additional 15 feet for public roadways.
20. The ALP shows buildings that are to be constructed to face runways. Buildings facing the runways have the potential to disturb localizer signals by reflection or reradiation. These buildings must be designed carefully, and the designs coordinated with the FAA navaid engineers. Buildings facing the localizer antenna at each end of the runway will be either parallel to the runway, the wall should be constructed of a material that will not reflect the localizer signal in order of increasing reflectiveness, materials are fiberglass, wood, concrete block, reinforced concrete, and metal.

FUTURE AIRPORT FACILITIES

Bldg No.	Map No.	DESCRIPTION
B1	1360.0	Air Traffic Control Tower
	1227.0	Elev @ Eyrie Level
	1222.5	Elev @ CAB Floor
		Lat. 39° 54' 00.26"
		Lon. 84° 13' 31.71"
B2	1074.3	Auto Parking Garage (8 Levels, 4000 Spaces)
B3	"	Rental Car Campus
B4	"	Corporate Hangars
B5	"	New ARFF
B6	"	Fuel Stand Facility
B7	"	Relocated Tribunator

Legend of PREFIXES & SUFFIXES

E-	Existing
F-	Future
R-	Relocated
D-	To be Demolished or Abandoned
-CA	Critical Area
-EXT	Extended

Legend of Terminology

ALSF-II	Approach Light System With Sequenced Flashing Lights (for ILS CAT II and CAT III Precision Approaches)
ARFF	Airport Rescue and Fire Fighting
ARP	Airport Reference Point
ASR	Airport Surveillance Radar
ASOS	Automated Surface Observation System
ATCT	Air Traffic Control Tower
CAT	Category of Instrument Approach
CL	Centerline
CA	Critical Area
DVOR/DME	Doppler Very High Frequency Omnirange with Distance Measuring Equipment
GS	Glide Slope
HIRL	High Intensity Runway Lights
ILS	Instrument Landing System
IM	Inner Marker
LLWAS	Low Level Wind Shear Alert System
LOC	Localizer
LOM	Compass Locator with Outer Marker
MALSR	Medium Intensity Approach Light System including Runway Alignment Indicator Lights
MIRL	Medium Intensity Runway Lights
MM	Middle Marker
NPI	Non-Precision Instrumentation
NPI-C	Non-Precision Instrumentation with Visibility Minimums Greater than 3/4 Mile
OFA	Object Free Area
OFA-E	Object Free Area - Extended
OM	Outer Marker
PAPI	Precision Approach Path Indicator
POFZ	Precision Obstacle Free Zone
RAIL	Runway Alignment Indicator Lights
REIL	Runway End Identifier Lights
RPZ	Runway Protection Zone
RSA	Runway Safety Area
RTR	Remote Transmitter Receiver
RVR	Runway Visual Range
R/W	Runway
TBR	To Be Removed
TDZ	Touchdown Zone Lights
T/W	Taxiway
VASI	Visual Approach Slope Indicator
WSOCK	Windsock

Project Phasing Legend

- Phase I
- Phase II
- Phase III
- Phase IV
- Future Aviation Development
- Future Development

LEGEND

EXISTING	FUTURE	DESCRIPTION
		AIRFIELD PAVEMENT
		ABANDONED PAVEMENT
		AIRPORT PROPERTY LINE
		AIRPORT REFERENCE POINT (ARP)
		AIRPORT ROTATING BEACON
		AVIGATION EASEMENT
		BUILDING OFF AIRFIELD
		BUILDING ON AIRFIELD
		DRAINAGE
		FENCING
		TOPOGRAPHIC CONTOURS
		WIND INDICATOR (Lighted)
		COMMERCIAL DEVELOPMENT AREA
		AVIATION DEVELOPMENT AREA
		ROADS
		TUNNEL

MAGNETIC VARIANCE 9° 40' West (May 2006) Changing 0.1° West Annually

1" = 800'
400 0 800
Graphic Scale In Feet

AIRPORT ELEVATION: 1009 MSL

DATE	REVISION	BY

approved by
FEDERAL AVIATION ADMINISTRATION
Director: Date:
DAYTON INTERNATIONAL AIRPORT

STRATEGIC MASTER PLAN UPDATE

FUTURE AIRPORT LAYOUT PLAN

PREPARED BY: LPD
Drawn By: R Jackson
Checked By:
2

Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:06:02 PM
Fee Amt: $228.00 Page 1 of 17
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063529

229 P2A

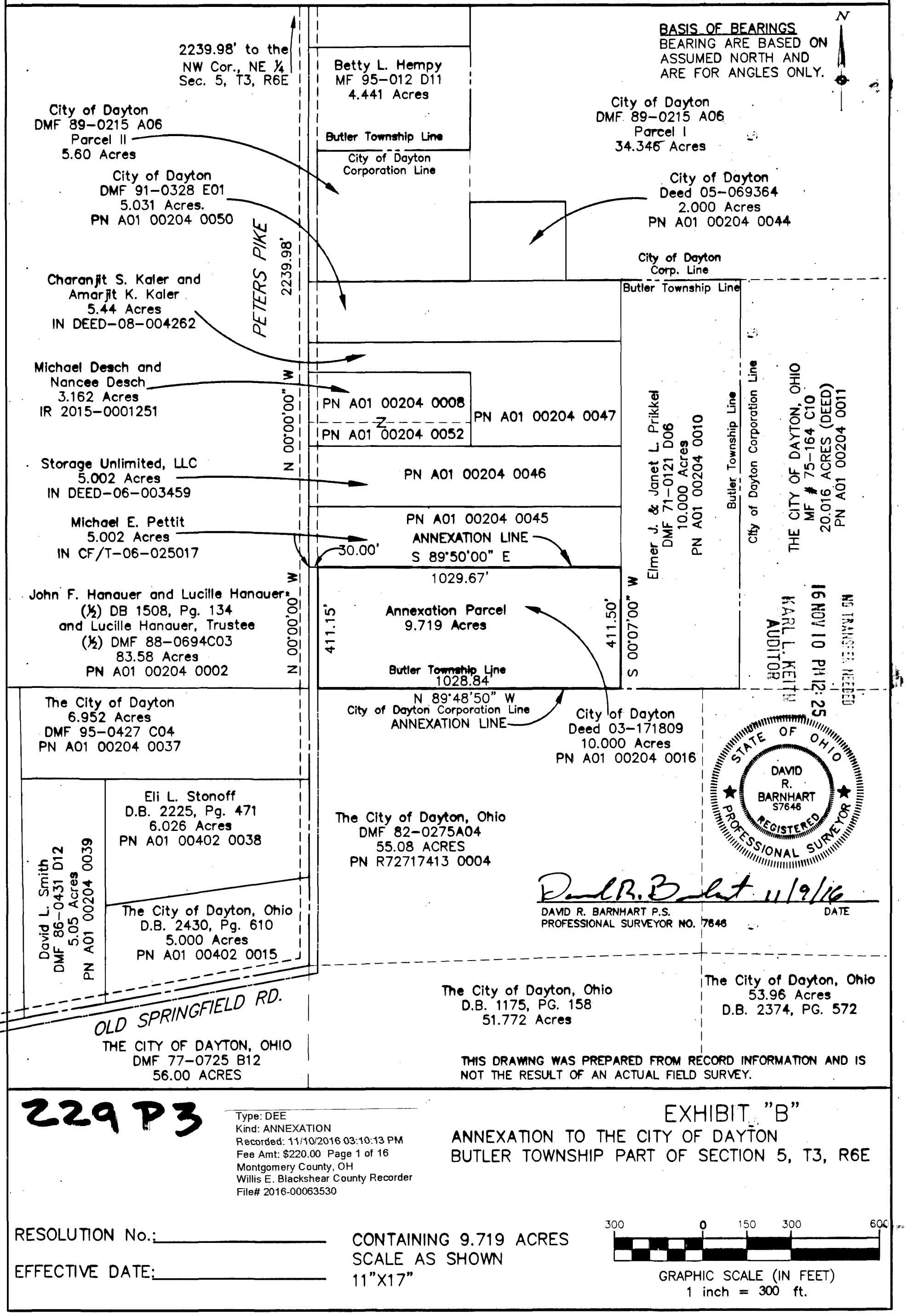
INCHES 1 2 3

PLAT BOOK 229 PAGE: 2A

PLAT
BUTLER TOWNSHIP
SECTION 5, T3, R6E

BOOK	TWP. PAGE	INDEX	DEED	AREA
02	04	16	Deed 03-171809	10.000 Acres

9.719 Acres for Annexation



229 P3

Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:10:13 PM
Fee Amt: $220.00 Page 1 of 16
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063530

EXHIBIT "B"
ANNEXATION TO THE CITY OF DAYTON
BUTLER TOWNSHIP PART OF SECTION 5, T3, R6E

RESOLUTION No.:_____

EFFECTIVE DATE:_____

CONTAINING 9.719 ACRES
SCALE AS SHOWN
11"X17"

300 0 150 300 600
GRAPHIC SCALE (IN FEET)
1 inch = 300 ft.

INCHES 1 2 3

PLAT BOOK 229 PAGE: 3

EXISTING BUILDINGS/FACILITIES

No.	Bldg. No.	DESCRIPTION
1	–	ADMINISTRATION/TERMINAL BUILDING
2	1004.6	B CONCOURSE
3	1004.7	C CONCOURSE
4	1004.1	D CONCOURSE
5	1100.5	AIR TRAFFIC CONTROL TOWER (ATCT/Elevated)
6	1004.8	WRIGHT JOE GROUND VEHICLE MAINTENANCE
7	1020.7	AIRPORT RESCUE FIRE FIGHTING (ARFF)
8	–	ARFF ELEC/ELECTRICAL VAULT
9	1007.1	AIR CARGO BUILDING (AFCO)
10	1018.0	AIR CARGO BUILDING (AFCO)
11	–	AIR CARGO BUILDING (Federal Express)
12	–	MULTI TENANT (Civil Global Logistics)
13	–	FEDERAL EXPRESS WAREHOUSE
14	1020.9	FUEL FARM (MSA)
15	1014.7	OFFICE BUILDING (AMB Properties)
16	1013.1	OFFICE BUILDING (AMB Properties)
17	1021.9	AIR CARGO BUILDING (Ground Service)
18	1012.5	OFFICE BUILDING (Vacant)
19	1019.3	WAREHOUSE (Airport Properties)
20	1021.2	FLIGHT KITCHEN (Vacant)
21	1028.2	GPD MAINTENANCE FACILITY DEMO'D 2004
22	1041.5	OFFICE BUILDING (ASET Corp.)
23	1038.3	HOTEL (Garden Airport Hotel)
24	1039.2	FSA AIRLINES OFFICE BUILDING
25	1013.7	RENTAL CAR FACILITY (Hertz)
26	1031.4	RENTAL CAR FACILITY (Budget)
27	1018.1	RENTAL CAR FACILITY (Enterprise)
28	1012.6	RENTAL CAR FACILITY (Alamo)
29	1027.6	RENTAL CAR FACILITY (National)
30	1016.8	RENTAL CAR FACILITY (Avis)
31	1039.6	AIR CARGO BUILDING (UPS)
31A	–	TOWER (UPS)
32	1027.4	MAINTENANCE BUILDING (UPS)
33	1001.1	SECURITY BUILDING (UPS)
34	–	MAINTENANCE BUILDING (UPS)
35	–	FUEL FARM (UPS)
36	1023.0	REYNOLDS & REYNOLDS
37	1008.2	HANGAR A
38	1037.4	FBO HANGAR (Wright Brothers Aero)
39	–	AUTO PARKING EXIT BOOTHS
40	1001.7	UNITED STATES AIR and TRADE SHOW BUILDING
41	1018.3	FLIGHT SERVICE STATION
42	1017.7	FAA MEDIA/ATS/Customs
43	1012.8	LSS REALTY
44	1013.9	CITY ELECTRICAL SHOP
45	1014.0	AIRPORT SAND STORAGE FACILITY
46	1034.8	HANGAR #7 (Delta Connection Academy)
47	1031.4	HANGAR #8
48	–	CENTRALIZED GLYCOL EQUALIZATION BASIN
49	1006.1	PUMP STATION
50	1017.7	AIRPORT MAINTENANCE BUILDING
51	1028.2	AIRPORT MAINTENANCE BUILDING
52	1038.2	FBO HANGAR (Signature Aviation)
53	1043.7	FBO HANGAR (Signature Aviation)
54	1043.7	FBO HANGAR (Signature Aviation)
55	1014.1	FBO OFFICE BUILDING (Signature Aviation)
56	1044.6	HANGAR #4 (Non)
57	1035.8	HANGAR #5 (NOT)
58	1025.2	FBO HANGAR (Aviation Sales)
59	1011.8	T-HANGAR (Aviation Sales)
60	1012.8	T-HANGAR (Aviation Sales)
61	1016.0	T-HANGAR (Aviation Sales)
62	1009.4	T-HANGAR (Aviation Sales)
63	1008.4	INDUSTRIAL BUILDING/Former Empire Tool
64	1025.9	HANGAR
65	–	FUEL FARM (A & S)
66	–	FUEL FARM (Wright Brothers Aero)
67	1013.1	OIL SEPARATOR
68	–	WATER TOWER
71	–	WAREHOUSE (Lyric Cell)
72	1000.5	UNITED STATE HOST OFFICE
73	–	GR AIRPARTS (EXPRESS HANGAR (FSA)
74	1028.7	HANGAR #3 (FAA AVICTS)
75	–	CYM Hangar
76	1016.6	AIRSIDE STORAGE
77	1004.0	FIELD MAINTENANCE

Utility information from field mapping and aerial photography dated November 14, 1998.
(TBR) denotes To Be Removed

FUTURE AIRPORT FACILITIES

Ref. No.	Bldg. No.	DESCRIPTION
B1	1260.0 1027.0 1222.6	Air Traffic Control Tower Elev @ Eye Level Elev @ CAB Floor Lat: 39° 54' 00.20" Lon: 84° 13' 31.71"
B2	1074.3	Auto Parking Garage (5 Levels, 4000 Spaces)
B3	–	Rental Car Campus
B4	–	Corporate Hangars
B5	–	New ARFF
B6	–	Fuel Stand Facility
B7	–	Relocated Trifluralor

Legend of PREFIXES & SUFFIXES

E-	Existing
F-	Future
R-	Relocated
D-	To be Demolished or Abandoned
-A	Critical Area
-EXT	Extended

GENERAL NOTES:

1. All taxiways are 75 feet wide unless otherwise noted.
2. All future buildings must be in compliance with FAR Part 77 height restrictions and are subject to FAA airspace review and approval.
3. The final site selection of all navigational aid facilities will be determined by the FAA.
4. The Airport Layout Plan was developed based on digital mapping and aerial photography dated Nov. 14, 1998.
5. Based on the current airfield configuration and elevations, it has been determined that there are no penetrations to the existing runway Obstacle Free Zones.
6. All taxiways will have an Airplane Design Group V safety area width of 214 feet, Except as noted
7. According to the latest Jeppesen Charts, the "Brunn" NDB is located 5.7 nautical miles southwest of Runway 6L and 8.6 nautical miles southwest of Runway 6R. The NDB latitude and longitude coordinates are 39°50'48.84" and 84°20'05.50".
8. All existing and future Inner Markers located within the Runway Safety Area should be mounted on frangible stands that do not exceed 3 inches in height.
9. All markings and signs will be completed and maintained in accordance with the latest version of Advisory Circulars 150/5340-1 and 150/5340-18.
10. The existing airport airshow auto parking east of North Dixie Drive and within the extended Runway 24L OFA will be subject to an annual Special Use Permit review by the FAA.
11. The installation of shielding material behind the Runway 18 localizer antenna may be necessary to mitigate any signal interruptions from activity on the adjacent service road.
12. Upgrade of any existing runway to Category II capability will require its parallel taxiway to be either relocated to a minimum centerline distance of 406.5 feet, or lower its elevation 1.5 feet below the runway elevation.
13. The portion of Taxiway "M" between Taxiways "A" & "T" is located 400' from the Existing Runway 6L-24R centerline. The Taxiway elevation is 1.3' below the Runway elevation to avoid penetration of the OFZ surface by taxiing aircraft.
14. The proposed new Air Traffic Control Tower and public parking garage have been pre-approved by the FAA under regular Environmental Assessment reports.
15. The future service road that traverses the Runway 36 approach area, shall be controlled in accordance with FAA order 6850.2A, paragraph 201B, to preclude any vehicle from visually obscuring the approach light zone and/or any approach light system fixture to arriving aircraft.
16. Additional study of the obstruction lighting requirements and the Runway 18 threshold location and elevation will be undertaken during the design stage of this project.
17. Previous FAA Airspace Review comments are as follows:
    Airspace Case 00AGL-0933-NRA October 18, 2000
    Airspace Case 01AGL-0941-NRA February 15, 2002
    Airspace Case 2003-AGL-0958-NRA May 24, 2004
    Airspace Case 2005-AGL-0157-NRA September 25, 2005
18. Abandoned pavement with the exception of future blast pads will be removed.
19. Future 6R 260' Displaced Threshold Location is based upon National Rd (US 40) clearing the TERPS 34:1 obstacle clearance surface when R/W 6R-24L is upgraded to CAT-I approach capability. US 40 elevation includes an additional 15 feet for public roadways.
20. The ALP shows buildings that are to be constructed to face runways. Buildings facing the runways have the potential to disturb localizer signals by reflection or reradiation. These buildings must be designed carefully, and the designs coordinated with the FAA navaid engineers. Buildings facing the runway should be oriented such that a line drawn from the localizer antenna at each end of the runway will be either parallel to the runway, the wall should be constructed of a material that will not reflect the localizer signal. In order of increasing reflectiveness, materials are fiberglass, wood, concrete block, reinforced concrete, and metal.

Legend of Terminology

ALSF-II	Approach Light System With Sequenced Flashing Lights (for ILS CAT II and CAT III Precision Approaches)
ARFF	Airport Rescue and Fire Fighting
ARP	Airport Reference Point
ASR	Airport Surveillance Radar
ASOS	Automated Surface Observation System
ATCT	Air Traffic Control Tower
CAT	Category of Instrument Approach
CL	Centerline
CA	Critical Area
DVOR/DME	Doppler Very High Frequency Omnirange with Distance Measuring Equipment
GS	Glide Slope
HIRL	High Intensity Runway Lights
ILS	Instrument Landing System
IM	Inner Marker
LLWAS	Low Level Wind Shear Alert System
LOC	Localizer
LOM	Compass Locator with Outer Marker
MALSR	Medium Intensity Approach Light System including Runway Alignment Indicator Lights
MIRL	Medium Intensity Runway Lights
MM	Middle Marker
NPI	Non-Precision Instrumentation
NPI-C	Non-Precision Instrumentation with Visibility Minimumst Greater than 3/4 Mile
OFA	Object Free Area
OFA-E	Object Free Area - Extended
OM	Outer Marker
PAPI	Precision Approach Path Indicator
POFZ	Precision Obstacle Free Zone
RAIL	Runway Alignment Indicator Lights
REIL	Runway End Identifier Lights
RPZ	Runway Protection Zone
RSA	Runway Safety Area
RTR	Remote Transmitter Receiver
RVR	Runway Visual Range
R/W	Runway
TBR	To Be Removed
TDZ	Touchdown Zone Lights
T/W	Taxiway
VASI	Visual Approach Slope Indicator
W/BOOK	Windsock

Project Phasing Legend

- Phase I
- Phase II
- Phase III
- Phase IV
- Future Aviation Development
- Future Development

LEGEND

EXISTING	FUTURE	DESCRIPTION
		AIRFIELD PAVEMENT
		ABANDONED PAVEMENT
		AIRPORT PROPERTY LINE
		AIRPORT REFERENCE POINT (ARP)
		AIRPORT ROTATING BEACON
		AVIGATION EASEMENT
		BUILDING OFF AIRFIELD
		BUILDING ON AIRFIELD
		DRAINAGE
		FENCING
		TOPOGRAPHIC CONTOURS
		WIND INDICATOR (Lighted)
		COMMERCIAL DEVELOPMENT AREA
		AVIATION DEVELOPMENT AREA
		ROADS
		TUNNEL

AIRPORT ELEVATION: 1009 MSL

DATE	REVISION	BY

approved by
FEDERAL AVIATION ADMINISTRATION
Director: Date:

DAYTON INTERNATIONAL AIRPORT

STRATEGIC MASTER PLAN UPDATE

FUTURE AIRPORT LAYOUT PLAN

PREPARED BY: MLD Drawn By: R. Jackson 2

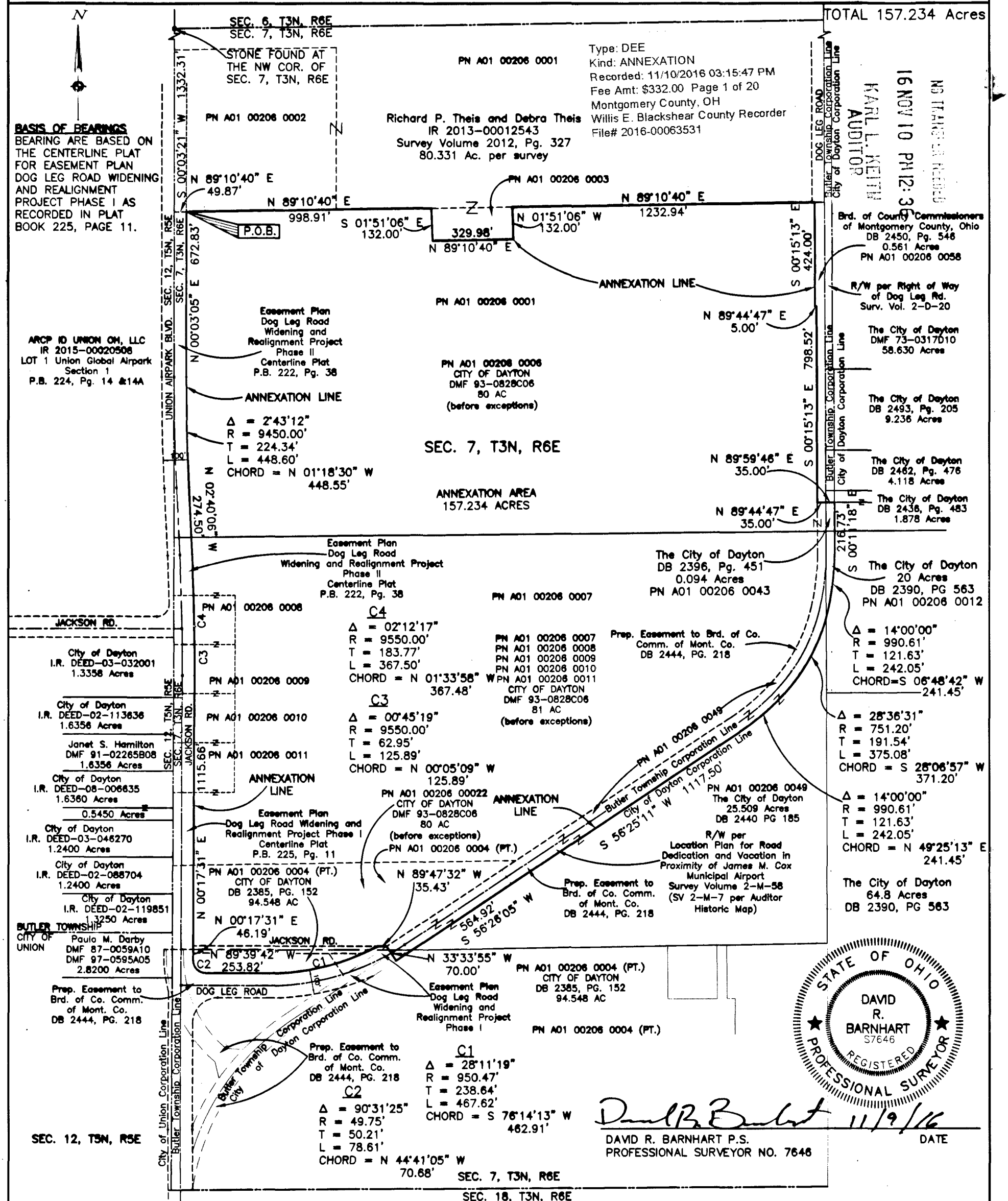
Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:10:13 PM
Fee Amt: $220.00 Page 1 of 16
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063530

229P3A

INCHES 1 2 3

PLAT BOOK 229 PAGE: 3A

PLAT	BOOK	TWP. PAGE	INDEX	DEED	AREA
BUTLER TOWNSHIP	02	06	4	DB 2385, Pg. 152	1.339 Acres
SECTION 7, T3, R6E			6-11 & 22	DMF 93-0828C06	151.670 Acres
			49	DB 2440, Pg. 18	3.915 Acres
			12	DB 2390, Pg. 563	0.216 Acres
			43	DB 2396, Pg. 451	0.094 Acres
				TOTAL	157.234 Acres



A. THE TERRITORY PROPOSED FOR ANNEXATION IS CONTIGUOUS TO THE BOUNDARY OF THE CITY OF DAYTON, OHIO, FOR FIVE PERCENT (5%) OR MORE OF THE PERIMETER OF THE TERRITORY PROPOSED FOR ANNEXATION.

B. THE ANNEXATION WILL NOT CREATE AN UNINCORPORATED AREA OF TOWNSHIP THAT IS COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

EXHIBIT "B"

ANNEXATION TO THE CITY OF DAYTON
BUTLER TOWNSHIP PART OF SECTION 7, T3, R6E

229 D4

RESOLUTION No.:_____

EFFECTIVE DATE:_____

CONTAINING 157.234 ACRES
SCALE AS SHOWN
11"X17"

400 0 200 400 800
GRAPHIC SCALE (IN FEET)
1 inch = 400 ft.

INCHES 1 2 3

PLAT BOOK 229 PAGE: 4

Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:15:47 PM
Fee Amt: $332.00 Page 1 of 20
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063531

229 P4A

JACKSON ROAD (R/W VARIES)

UNION CORP LINE

ANNEXATION LINE

Sandra M Debaizo
20.05 Acres
IN Deed 2008-00059015
PN A01 00105 0039

David R and Elizabeth A Staub
32.056 Acres
IN Deed 09-054331
PN A01 00105 0015

The City of Dayton
20.065 Acres
DMF 2002-00079667
PN A01 00105 0018
A01 00105 0021
A01 00105 0022

The City of Dayton
10.000 Acres
DMF 99-00475812
PN A01 00105 0057

The City of Dayton
26.287 Acres
IN Deed 2003-00142434
PN A01 00105 0017

The City of Dayton
44.575 Acres
DMF 98-00567804
PN A01 00105 0013

Water Wheel Farm Inc.
28.414 Acres
DMF 85-00312E04
PN A01 00105 0012

Existing Property Line

The City of Dayton
10.646 Acres
DMF 01-00087A03
PN A01 00105 0111

S12-T5-R5E
S13-T5-R5E

Future Development

The City of Dayton
92.574 Acres
DMF 93-00110C09
PN A01 00105 0015

The City of Dayton
139.5 Acres
DMF 93-00087A08
PN A01 00106 0039

FREDERICK PIKE (R/W VARIES)

N 37°18'56" W 1482.77'

S 84°55'02" W 4344.75'

Dog Leg Rd.

U.S. ROUTE 40 (R/W VARIES)

FUTURE RUNWAY EXTENSION

Future Development

MAGNETIC VARIANCE
5° 40' West (May 2006)
Changing 0'3' West Annually

1" = 300'
150 0 300
Graphic Scale in Feet

OFA

Pipel Fence

RSA/LOC C.A.

EL 997.8 TDZE

Extended OFA
F-WSock
F-PAPI
3,178' Runway Extension
F-PAVR

LOC Shed

Security & Wildlife Protection
F-Security Fence

Future Aviation Development

Holdpad

CAT III RPZ
50:1 Approach Surface

F-OFA-EXT
APPROACH LIGHT PLANE (C)
R-ALSF-II
F-INNER APPROACH
F-OFA-EXT
F-ILS & ALS Equip. Shelter

1159'msl
1140'msl
1120'msl
1100'msl
1080'msl
1060'msl
1040'msl
1020'msl
1000'msl

1000'msl
1020'msl
1040'msl
1060'msl
1080'msl
1100'msl
1120'msl
1140'msl
1159'msl

1060'msl
1040'msl
1020'msl
1000'msl

FAA PART 77 AIRSPACE

RUNWAY PROTECTION ZONE

Existing Property Line

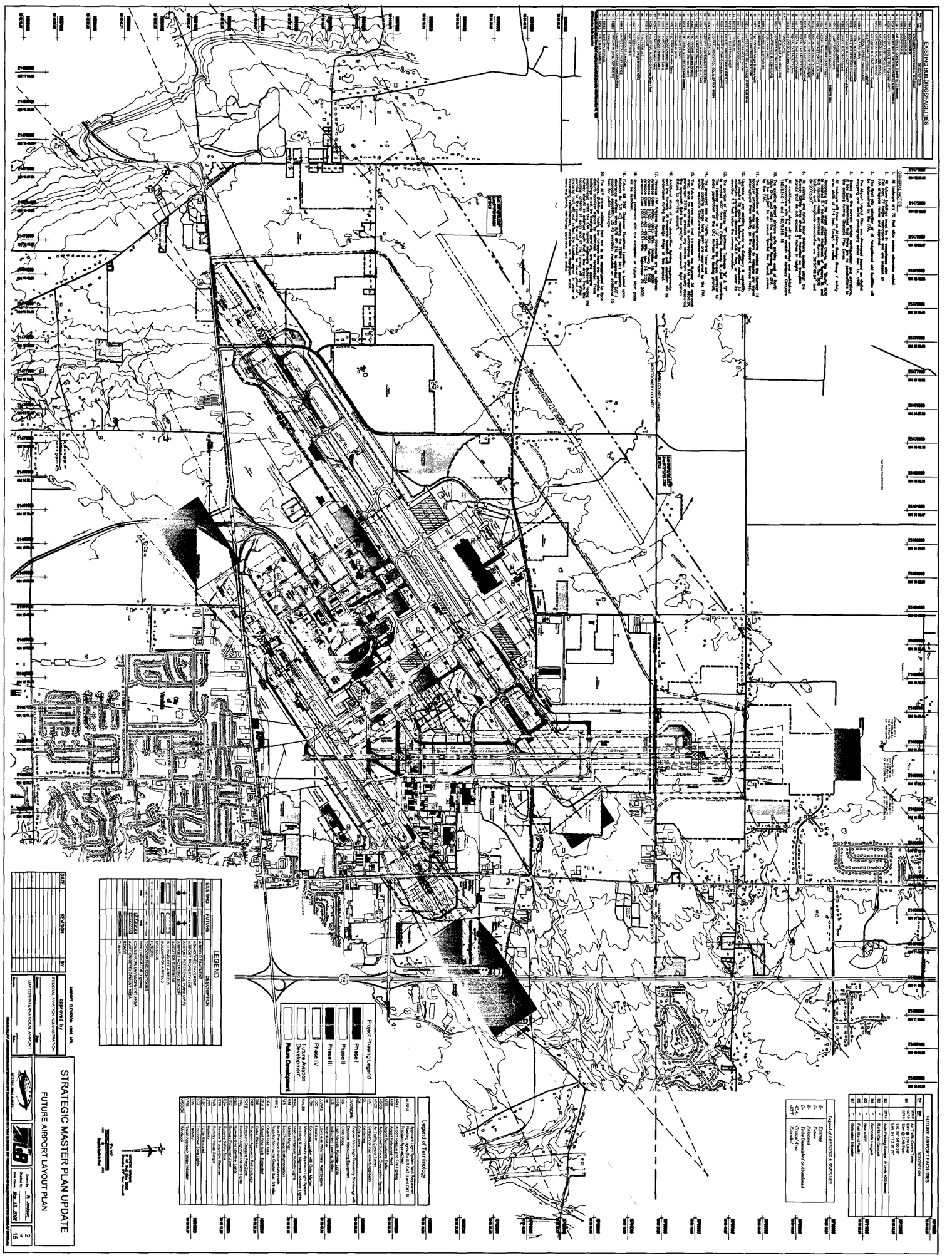
E:\DAY\2016_Landing\02-ALP FUTURE_ANNEX-PT77--PROP--CORP--R.dwg Sep 23, 2016 - 10:37am

INCHES 1 2 3

PLAT BOOK 229 PAGE: 4A

229P4B

Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:15:47 PM
Fee Amt: $332.00 Page 1 of 20
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063531



INCHES 1 2 3

PLAT BOOK 229 PAGE: 4B

INCHES 1 2 3

PLAT BOOK 229 PAGE: 4B

Type: DEE
Kind: ANNEXATION
Recorded: 11/10/2016 03:15:47 PM
Fee Amt: $332.00 Page 1 of 20
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00063531

229P4C

NOISE LEGEND

- FAA GRANT LAND INTENT TO RELEASE (212.00 AC.±)
- NOISE - CONVERSION TO AIP COMPATIBLE (REMAINING) (215.00 AC.±)
- NOISE - CONVERSION TO AIP COMPATIBLE (RPZ) (54.802 AC.±)
- NOISE - DISPOSAL THROUGH SALE (16.327 AC.±)
- NOISE - EXCHANGE FOR FUTURE AIP COMPATIBLE (575.067 AC.±)
- NON-NOISE - FUTURE AIP COMPATIBLE (11.46 AC.±) LOTS INCLUDED IN FUTURE AIP COMPATIBLE AREA AIRPORT OWNED : 88,164,178,179,180,181,182,185 AND 414
- NON-NOISE - FUTURE AIP COMPATIBLE (57.66 AC.±)
- NOISE LEVEL CONTOUR
- APPROX.FUTURE 75 DNL NOISE LEVEL CONTOUR

PROPOSED DOG LEG ROAD RELOCATION AS CURRENTLY DEPICTED ON THE AIRPORT MASTER PLAN.

65 DNL
70 DNL
75 DNL
65 DNL

E. MARTINDALE RD
DOG LEG RD.
NATIONAL RD
FUTURE RPZ
AREA "A"
AREA "B"
RPZ (CAT III)
Existing Airport Property Boundary Line
POST 20 YEAR PERIOD 11,000' RUNWAY
1,900' Clear Area
Security Fence
Wildlife Fence
E-4LS & ALS Equip Shelters
Glycol Pond
Horse Barn
Fox Brook Church
Fox Brook Cemetery
30' HWY EASEMENT
Edwards Rd
Wright Rd
Fox Brook Rd
Hatties Rd
Jackson Rd
Prospect Rd
Wright Rd
Edwards Rd

GRESHAM SMITH AND PARTNERS
5400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100
WWW.GSPART.COM

DATE	REVISION
1-22-10	REVISED PER DAY

DAYTON INTERNATIONAL AIRPORT

ENLARGED PLAN
RW-6L-END

DAYTON INTERNATIONAL AIRPORT
LAND USE AND DEVELOPMENT OPTIONS PLAN

GIP NO: 29803.08 | DAY NO: 505-08
DATE: (WP) 08-04-08 | SCALE:

N2A

4C

PLAT BOOK 229 PAGE:

4C

PLAT BOOK 229 PAGE:

068-11-16-86.114 ALL 068-11-16-89 R/W

RECORD PLAN
GW REAL PROPERTY, LLC

BEING ALL OF LOT 1 OF GRACEWORKS ASSISTED LIVING SITE
AS RECORDED IN PB 227, PGS 51 AND 51A AND
SECTION 5, TOWN 2, RANGE 5 M.Rs.
CITY OF CENTERVILLE, MONTGOMERY COUNTY, OHIO

CONTAINING: 3.6218 ACRES

SEPTEMBER, 2016

PREPARED BY:

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

TRANSFERRED
16 NOV 22 AM 10:47
KARL L. KEITH
AUDITOR

229 P5

Type: DEE
Kind: PLAT
Recorded: 11/22/2016 10:48:10 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00065520

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF 3.6218 ACRES, BEING ALL 1.0603 ACRES OF LOT 1 OF GRACEWORKS ASSISTED LIVING SITE AS RECORDED IN PLAT BOOK 227, PAGES 51 AND 51A AS CONVEYED TO GW REAL PROPERTY, LLC BY I.R. DEED 16-030684 AND 2.58 ACRES (DEED) 2.5615 ACRES (MEASURED) AS CONVEYED TO GW REAL PROPERTY, LLC BY I.R. DEED 09-062961 OF THE DEED RECORDS OF SAID COUNTY.

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 DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS

OWNER: GW REAL PROPERTY, LLC

BY: WILLIS SERR
IT'S: PRESIDENT

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 21 DAY OF SEPT, 2016, BEFORE ME, THE UNDERSIGNED, CAME GW REAL PROPERTY, LLC, BY WILLIS SERR 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.

Latrise M Lawson
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 9, 2020

NOTARIAL SEAL — LATRISE M LAWSON Notary Public - State of Ohio My Commission Expires March 9, 2020 — STATE OF OHIO

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

WILLIS SERR 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.

WILLIS SERR

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

Latrise M. Lawson
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 9, 2020

NOTARIAL SEAL — LATRISE M LAWSON Notary Public - State of Ohio My Commission Expires March 9, 2020 — 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 DECEMBER 12, 2010. 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

9/01/16
DATE

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

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)

INCHES 1 2 3

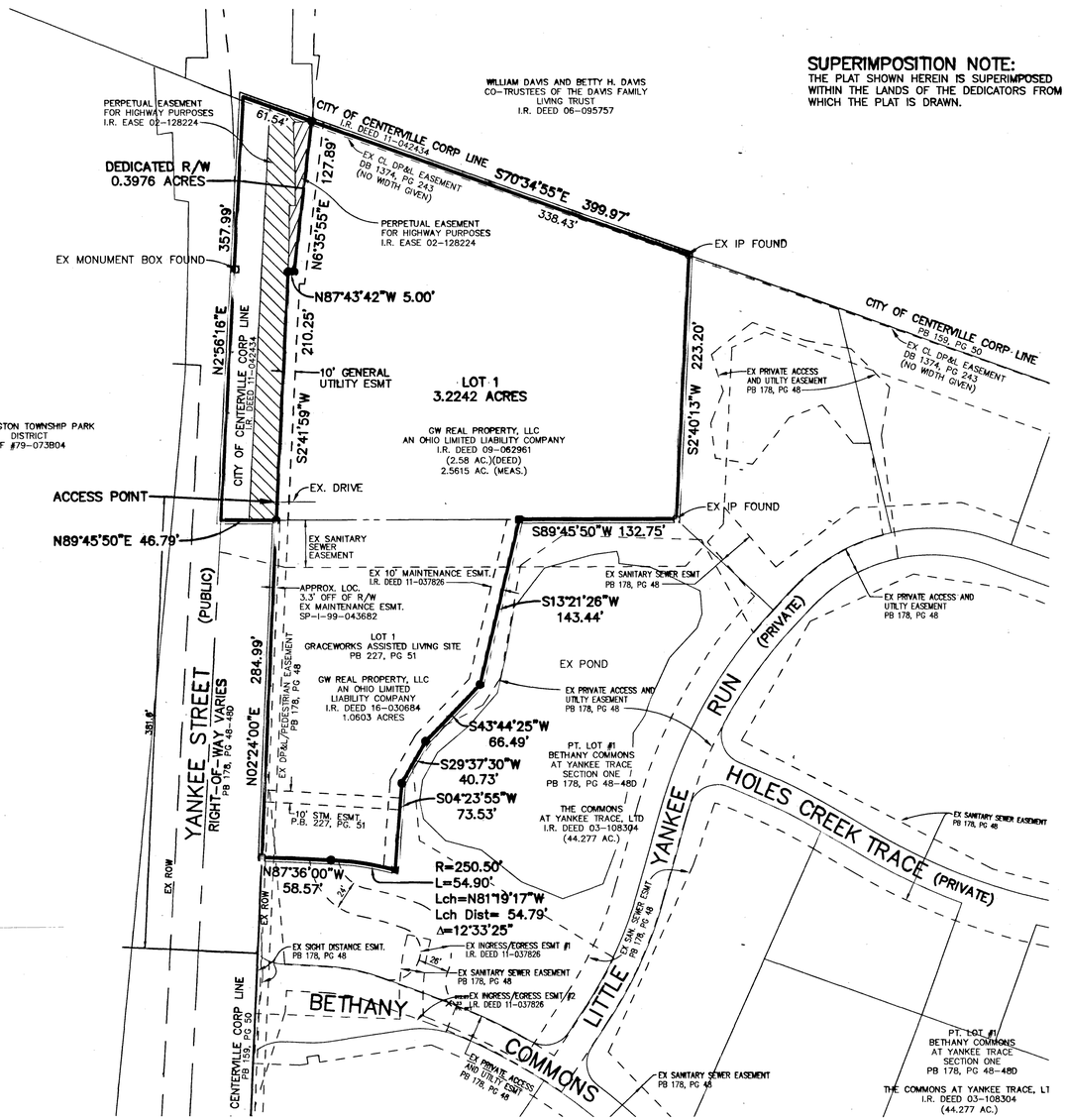
PLAT BOOK 229 PAGE: 5

TRANSFERRED
16 NOV 22 AM 10:47
KARL L. KEITH
AUDITOR

SITE DATA

ACRES IN LOT 1A	= 3.2242
ACRES IN R/W	= 0.3976
TOTAL ACRES	= 3.6218

GRAPHIC SCALE
−60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

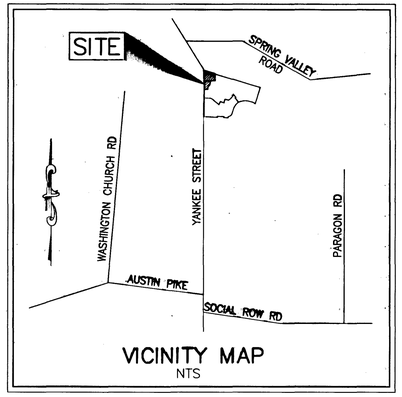


SUPERIMPOSITION NOTE:

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

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF YANKEE STREET AS RECORDED IN BETHANY COMMONS AT YANKEE TRACE SECTION ONE AS RECORDED IN P.B. 178, PAGE 48-48D (N02°24'00"E).



VICINITY MAP
NTS

OCCUPATION STATEMENT:

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SURVEY REFERENCES:

DB 1274, PG 380
MF #90-150 E08
MF #97-272 B01
I.R. DEED 03-108304
I.R. DEED 09-062961
PB 170, PGS 10 & 10A
PB 178, PGs 48-48D
PB 183, PGS 26 & 26A
PB 227, PG 51

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER
CHECKED BY: Wayne (Rev) DATE: 10/4/16
JOB No: 16-0085

APPROVED
MONTGOMERY COUNTY
ENVIRONMENTAL SERVICES
P.E.S. 9/9/16
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES
DATE

APPROVED BY
THE PLANNING COMMISSION
OF THE CITY OF CENTERVILLE, OHIO
THIS 19th DAY OF September, 2016
CHAIRMAN
9/19/2016
DATE

APPROVED BY
THE CITY OF CENTERVILLE, OHIO
THIS 16th DAY OF September, 2016
Brooke A Compton
MAYOR
9/16/16
DATE

JOB No 5675 SHEET 1 OF 1

G:\P\LAKEWOOD AT THE COMMONS AT YANKEE TRACE\LAKEWOOD REPLAT AND CONSTRUCTION\GW REPLAT.DWG, SEPT 01, 2016 - 12:14:37

R12-36-9-5,6&7 A--

Type: DEE
Kind: PLAT
Recorded: 11/22/2016 01:18:36 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00065664

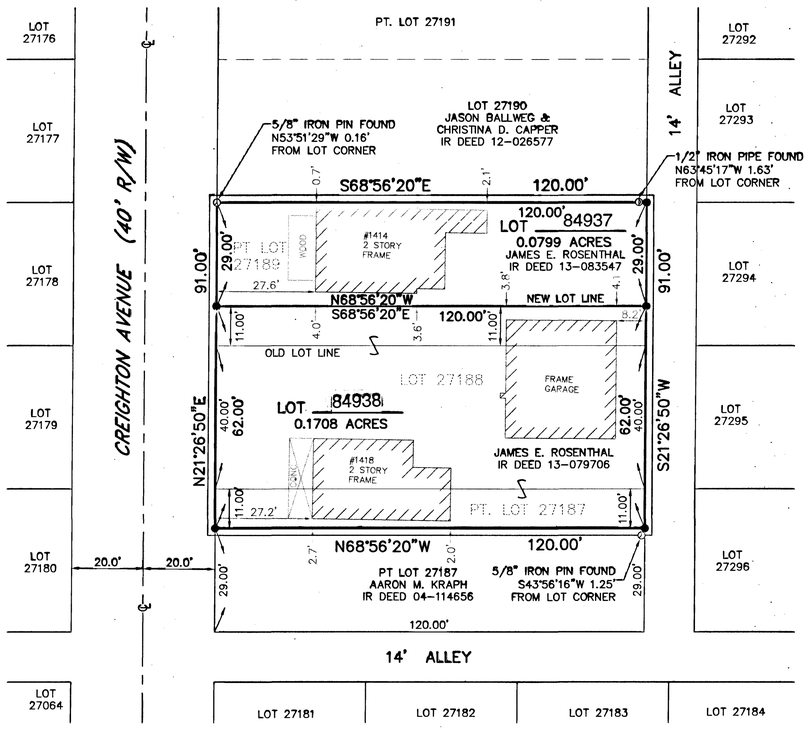
TRANSFERRED
16 NOV 22 PM 1:12
KARL L. KEITH
AUDITOR

PLAT 229 PG. 6

BASIS OF BEARINGS:

- DUE TO THE LACK OF RECORDED INFORMATION IN THE AREA, BEARINGS ARE ASSUMED ALONG THE NORTH LINE OF THE 14' ALLEY AND THE SOUTH LINE OF LOT 27187, AND MATCH THE BEARING USED ALONG WAYNE AVENUE AND THE SOUTH LINE OF SAID 14' ALLEY AS RECORDED IN SUR. VOL. 2004, PG. 0552.

BEARING = N68°56'20"W



GRAPHIC SCALE
0 5 10 15 20 30 40 60
1" = 20'

INCHES 1 2 3

PLAT BOOK 229 PAGE: 6

GENERAL NOTES:

- OCCUPATION: 3 BUILDINGS CURRENTLY EXIST ON THIS SUBDIVISION. WITH THIS REPLAT, A 2 STORY FRAME HOUSE, KNOWN AS #1414 CREIGHTON AVENUE WILL OCCUPY THE NEW NORTHERN LOT AND A 2 STORY FRAME HOUSE, KNOWN AS #1418 CREIGHTON AVENUE AND A FRAME GARAGE WILL OCCUPY THE NEW SOUTH LOT. AN EXISTING FENCE IS LOCATED ON THE SOUTH LOT AND IS 0.70' SOUTH OF THE NEW LOT LINE AT THE WEST FENCE CORNER AND 0.32' SOUTH AT THE EAST FENCE CORNER. NO ENCROACHMENTS WILL BE CREATED BY THESE NEW LOTS.
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

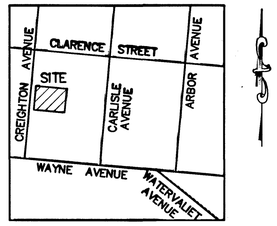
SUPERIMPOSED STATEMENT:

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

TRANSFERRED
16 NOV 22 PM 1:12
KARL L. KEITH
AUDITOR

RECORD PLAN
ROSENTHAL PLAT

LOCATED IN THE CITY OF DAYTON
AND BEING A REPLAT OF
PART LOT NUMBER 27187 & ALL OF LOTS 27188 & 27189
OF THE REVISED AND CONSECUTIVE LOT NUMBERS OF LOTS
ON THE PLAT OF THE CITY OF DAYTON
ORIGINALLY RECORDED IN M. OHMER'S PARK ADDITION
PLAT BOOK "B", PAGE 307
SECTION 27, TOWN 2, RANGE 7 M.Rs.,
MONTGOMERY COUNTY, OHIO
CONTAINING 0.2507 ACRES
AUGUST, 2016



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- ◑ – ½" IRON PIPE FOUND
- ⊘ – 5/8" IRON PIN FOUND
- ● – IRON PIN SET W/ PLASTIC ID CAP STAMPED "HALEY DUSA 6819"

SURVEY REFERENCES:

- ALL DEEDS SHOWN ON THIS SURVEY
- MONTGOMERY COUNTY SURVEYS: SUR. VOL. 2004, PG. 0522
- RECORD PLANS: M. OHMER'S PARK ADDITION PLAT BOOK "B", PAGE 307

DESCRIPTION:

SITUATE IN SECTION 27, TOWN 2, RANGE 7 M.Rs., CITY OF DAYTON, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING A REPLAT OF PART LOT 27187, AND LOTS 27188 & 27189 OF THE REVISED AND CONSECUTIVE LOT NUMBERS ON THE PLAT OF THE CITY OF DAYTON, PART LOT 27187 AND LOT NUMBER 27188 BEING CONVEYED TO JAMES E. ROSENTHAL BY DEED AS RECORDED IN IR DEED 13-079706 AND LOT 27189 BEING CONVEYED TO JAMES E. ROSENTHAL BY DEED AS RECORDED IN IR DEED 13-083547 OF THE MONTGOMERY COUNTY, OHIO, DEED RECORDS.

CONTAINING A TOTAL OF 0.2507 ACRES, ALL BEING CONTAINED IN LOTS.

DATE 11/10 20 16
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 229 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: 11/10, 2016

Approved by Director of Public Works
Supervisor of Plats
Date: 11/10, 2016

APPROVED FOR DESCRIPTION
ENGINEER OF MONTGOMERY COUNTY — 16-0244 JOB #
CHECKED BY — 11/21/16 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 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.

OWNER
James E. Rosenthal

WITNESSES:
John P. Haley
Print Name: John P. Haley
Denise M. Stickles
Print Name: Denise M. Stickles

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 10 day of November 2016, before me the undersigned, a notary public in and for said State of Ohio, personally came James E. Rosenthal 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.
Denise M. Stickles
NOTARY PUBLIC
DENISE M STICKLES, Notary Public
In and for the State of Ohio
My Commission Expires June 29, 2021
MY COMMISSION EXPIRES

MORTGAGE HOLDER:
Union Savings Bank
John P. Haley
Print Name: John P. Haley
Denise M. Stickles
Print Name: Denise M. Stickles
Name: Sharon I. Hensley
Title: Asst. V.P.

Be it remembered that on this 10 day of November, 2016, before me the undersigned, a notary public in and for said State of Ohio, personally came Union Savings Bank, by Sharon I. Hensley, their Asst. V.P. 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.
Denise M. Stickles
NOTARY PUBLIC
DENISE M STICKLES, Notary Public
In and for the State of Ohio
My Commission Expires June 29, 2021
MY COMMISSION EXPIRES

OWNER'S STATEMENT:

James E. Rosenthal, Owner, 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.

James E. Rosenthal,
Owner

In testimony whereof, I hereunto set my hand and notary seal on the day and date above written.
Denise M. Stickles
NOTARY PUBLIC
DENISE M STICKLES, Notary Public
In and for the State of Ohio
My Commission Expires June 29, 2021
MY COMMISSION EXPIRES

CERTIFICATION:

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 field work in July, 2016. All measurements are correct and monuments are to be set on all lot corners as shown.

STATE OF OHIO
JOHN P HALEY
6819
REGISTERED
SURVEYOR

John P. Haley, P.S.
OHIO LICENSE NO. 6819

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: JPH
Date: AUGUST 10, 2016	Job No. S3946	

T-100

BOZ-10-13-PT. 2

TRANSFERRED
16 NOV 23 AM 9:16
KARL L. KEITH
AUDITOR

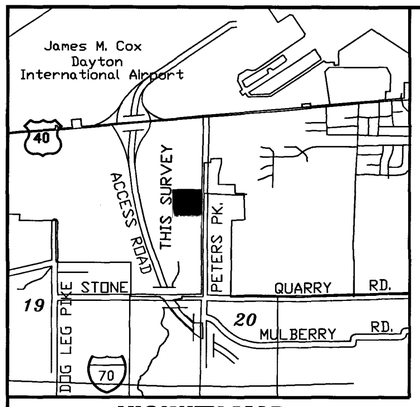
RECORD PLAN

STONEQUARRY CROSSINGS, SECTION THIRTEEN

BEING A PART OF A TRACT OF LAND OWNED BY THE CITY OF VANDALIA
LOCATED IN SECTION 20, TOWN 3, RANGE 6 E,
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO

4.591 ACRES TOTAL

229 P7



VICINITY MAP

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
PLAT BOOK 226, PAGE 49
PLAT BOOK 228, PAGE 5
LAND SURVEY 2003-0504A
LAND SURVEY 2006-0453
LAND SURVEY 2016-0125

LEGEND

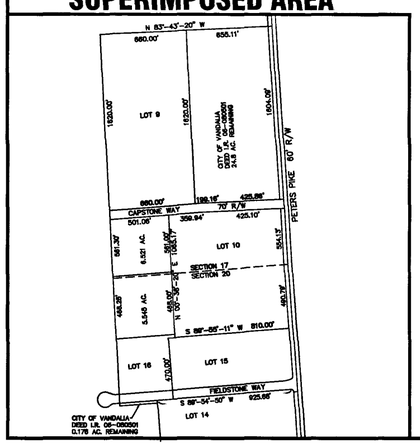
- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND

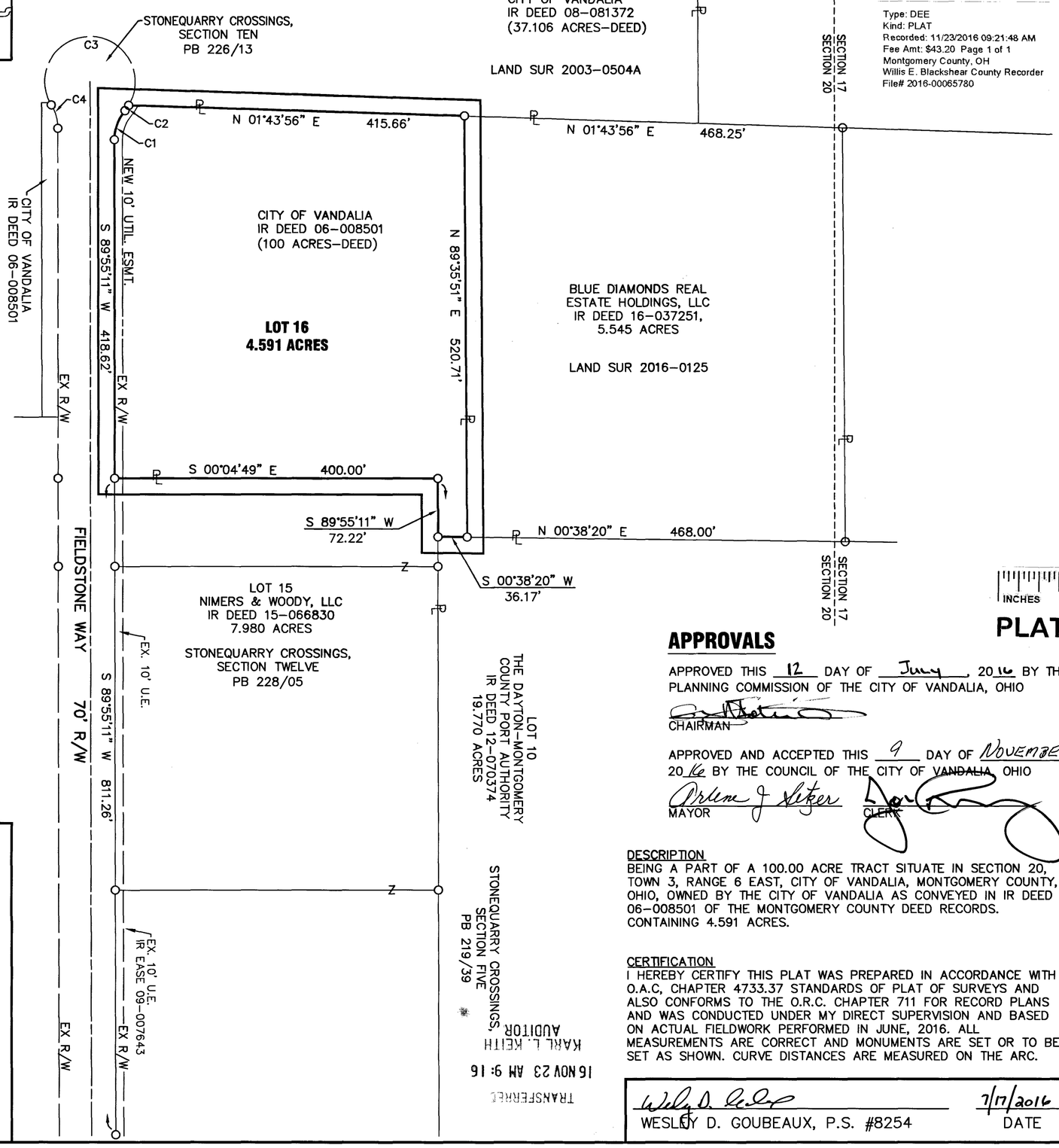
THE BEARING OF S 00°-24'-12" W ALONG THE CENTERLINE OF PETERS PIKE WAS BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 100 200

SUPERIMPOSED AREA





Type: DEE
Kind: PLAT
Recorded: 11/23/2016 09:21:48 AM
Fee Amt: $43.20 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00065780

TRANSFERRED
16 NOV 23 AM 9:16
KARL L. KEITH
AUDITOR

PLAT AUTHORIZATION AND DEDICATION

The City of Vandalia, the owner of the land included within this plat have caused the area located in the City of Vandalia, Ohio, encompassed by this plat, to be surveyed, platted, and known as Stonequarry Crossings, Section Thirteen. Furthermore, The City of Vandalia reserves the easement as shown on this plat to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone, or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, 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 as lien holders, have united in its execution.

Signed and acknowledged in the presence of:

Rob Crow 11/9/16
Witness Date

Amber Holloway 11/9/16
Witness Date

Owner: City of Vandalia

Jon Crusey
City Manager

State of Ohio
County of Montgomery, SS

Be it remembered, that on the this 9 Day Of November 2016 Before me, a Notary Public in and for said state and county, 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 as owner and the voluntary act and deed of said owner.

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

Melissa R. Ruszczynski
Notary Public

11-25-2017
My commission expires

INCHES 1 2 3

PLAT BOOK 229 PAGE: 7

APPROVALS

APPROVED THIS 12 DAY OF July, 2016 BY THE PLANNING COMMISSION OF THE CITY OF VANDALIA, OHIO

CHAIRMAN

APPROVED AND ACCEPTED THIS 9 DAY OF NOVEMBER 2016 BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO

MAYOR CLERK

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD DIST.	CHORD BEARING
C1	56.00'	39°50'17"	38.94'	38.16'	N 70°09'40" W
C2	56.00'	08°24'29"	8.22'	8.21'	N 54°26'46" W
C3	56.00'	117°34'02"	236.95'	95.78'	S 00°08'00" W
C4	56.00'	31°00'10"	30.30'	29.93'	N 74°25'06" E

DESCRIPTION
BEING A PART OF A 100.00 ACRE TRACT SITUATE IN SECTION 20, TOWN 3, RANGE 6 EAST, CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO, OWNED BY THE CITY OF VANDALIA AS CONVEYED IN IR DEED 06-008501 OF THE MONTGOMERY COUNTY DEED RECORDS. CONTAINING 4.591 ACRES.

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 JUNE, 2016. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

WESLEY D. GOUBEAUX, P.S. #8254 — 7/17/2016 DATE

APPROVED FOR DESCRIPTION ONLY

FILE # 16-0184

MONTGOMERY COUNTY ENGINEER — 11/17/16 DATE

PREPARED BY:

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	06-16-2016
DRAWN BY:	WDG
JOB NUMBER:	MOTVAN1602
SHEET NUMBER	1 OF 1

B02-10-13-13&18ALC

RECORD PLAN

STONEQUARRY CROSSINGS, SECTION FOURTEEN

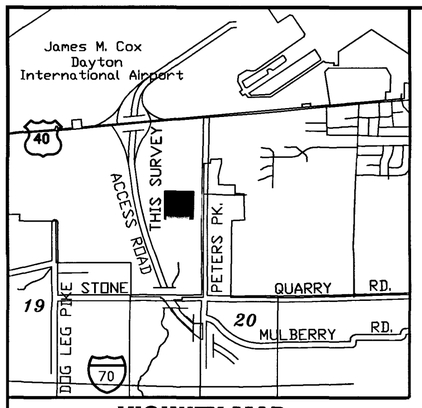
LOCATED IN SECTION 17 & 20, TOWN 3, RANGE 6 E,
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO

12.066 ACRES TOTAL

TRANSFERRED
16 NOV 23 AM 9:16
KARL L. KEITH
AUDITOR

229P8

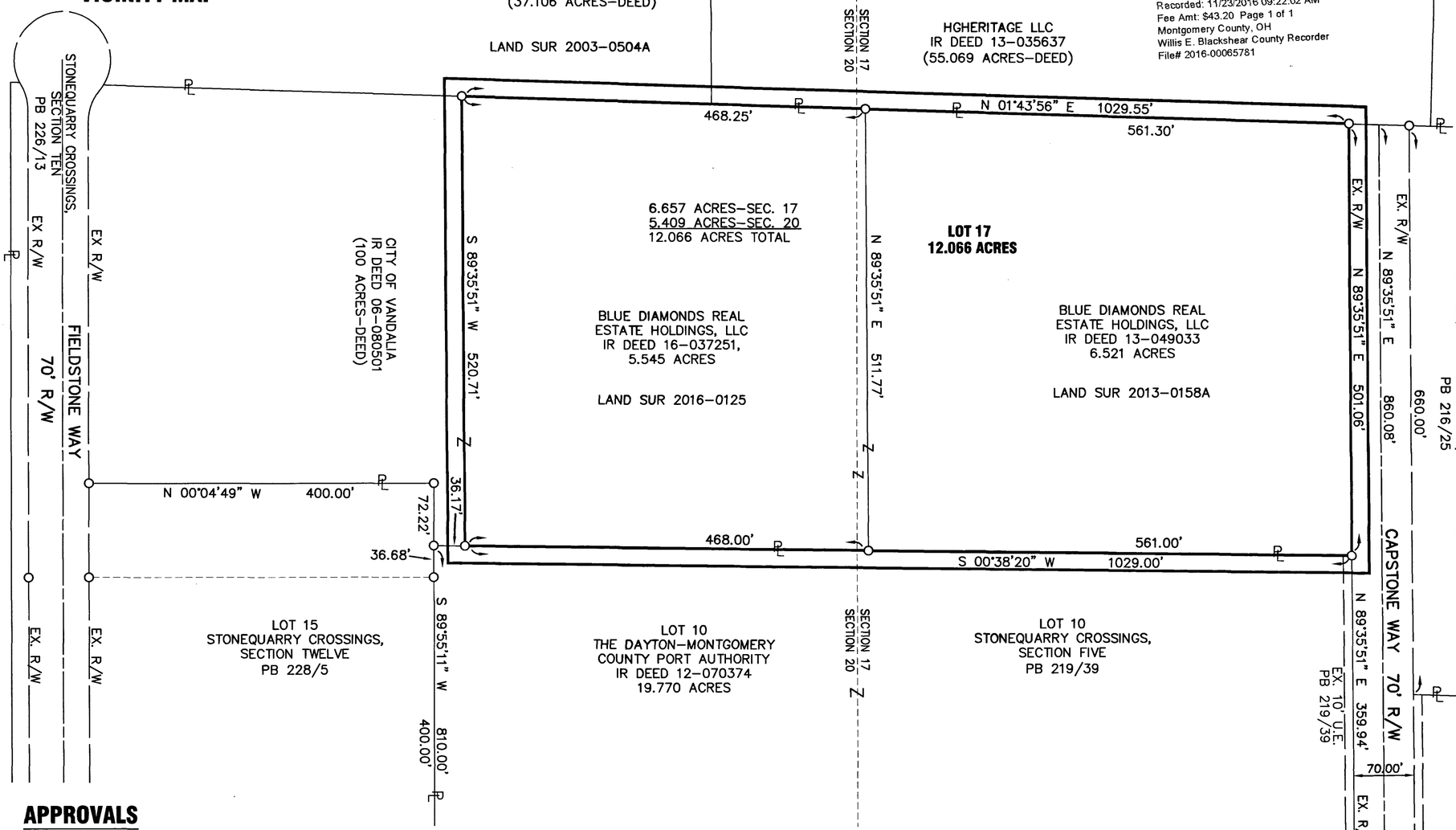
Type: DEE
Kind: PLAT
Recorded: 11/23/2016 09:22:02 AM
Fee Amt: $43.20 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00065781



VICINITY MAP

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET ("CHOICE ONE ENGR-WDG PS 8254")
- ○ 5/8" IRON PIN FOUND



THE BEARING OF S 00°-38'-20" W ALONG THE WEST PROPERTY LINE OF LOT 10 WAS BASED ON PLAT BOOK 219, PAGE 39.

SCALE: 1"=100'

0 100 200

CONSENT TO PLAT & ACKNOWLEDGMENT

I, 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: BLUE DIAMOND REAL ESTATE HOLDINGS, LLC.

Frank Currens — V.P. Manufacturing
AUTHORIZED SIGNATURE — TITLE

STATE OF ~~OHIO,~~ MARYLAND
HARFORD COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF ~~OHIO,~~ MARYLAND
PERSONALLY APPEARED FRANK CURRENS, ON BEHALF OF BLUE DIAMOND REAL ESTATE HOLDINGS, 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 BELCAMP, ~~OHIO,~~ MARYLAND THIS 7 DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/21/19

STEVEN C. REGESTER
Notary Public-Maryland
Harford County
My Commission Expires
9-21-19

INCHES 1 2 3

PLAT BOOK 229 PAGE:

8

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

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
PLAT BOOK 226, PAGE 49
PLAT BOOK 228, PAGE 5
LAND SURVEY 2003-0504A
LAND SURVEY 2006-0453
LAND SURVEY 2013-0158A
LAND SURVEY 2016-0125

APPROVALS

APPROVED THIS 13 DAY OF SEPTEMBER, 2016 BY THE PLANNING COMMISSION OF THE CITY OF VANDALIA, OHIO

CHAIRMAN

APPROVED AND ACCEPTED THIS 3 DAY OF October, 2016 BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO

MAYOR — CLERK

TRANSFERRED
16 NOV 23 AM 9:16
KARL L. KEITH
AUDITOR

SUPERIMPOSED AREA

ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

DESCRIPTION

BEING THE CONSOLIDATION OF A 6.521-ACRE TRACT AND A 5.545-ACRE TRACT, SITUATE IN SECTION 17 & 20, TOWN 3, RANGE 6 EAST, , CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO AND ALL OWNED BY BLUE DIAMONDS REAL ESTATE HOLDINGS, LLC, AS CONVEYED IN IR DEED 13-049033, AND IR DEED 16-037251 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 JULY, 2016. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Wesley D. Goubeaux — 9/1/2016
WESLEY D. GOUBEAUX, P.S. #8254 — DATE

APPROVED FOR DESCRIPTION ONLY

FILE # 16-0247

MONTGOMERY COUNTY ENGINEER — 11/21/16 DATE

PREPARED BY: RON

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	08-02-2016
DRAWN BY:	WDG
JOB NUMBER:	MOTVAN1604
SHEET NUMBER	1 OF 1

PLAT BOOK 229 PAGE: 9

Voided

No Page 9
For Book 229

DEDICATION

061-38-3-PT, 86, PT. 109 & 107 ALL

TRANSFERRED
16 NOV -8 AM 10:27
KARL L. KEITH
AUDITOR

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 RIGHTS-OF-WAY AS SHOWN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER MAINS AND SERVICES, SANITARY SEWERS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, 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.

" OWNER "
TRAILS PARTNERS LLC.
(SUCCESSOR BY MERGER TO
MORGAN RHOADS GREEN, LLC.)

BY: ROBERT A. RHOADS
ITS: MANAGING MEMBER

COUNTY OF MONTGOMERY
STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 31ST DAY OF OCTOBER, 2016, BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TRAILS PARTNERS, LLC. (55 RHOADS CENTER DRIVE, CENTERVILLE, OH. 45458), BY ROBERT A. RHOADS, ITS MANAGING MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS 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 STATE OF OHIO
MELINDA S SIMS, Notary Public
In and for the State of Ohio
My Comm. Expires May 26, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: MAY 26, 2021

DATE: OCTOBER 31, 2016.
STATE OF OHIO

ROBERT A. RHOADS, MANAGING MEMBER, MORGAN RHOADS GREEN LLC., SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS PLAT EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

ROBERT A. RHOADS
MANAGING MEMBER

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

NOTARY PUBLIC STATE OF OHIO
MELINDA S SIMS, Notary Public
In and for the State of Ohio
My Commission Expires May 26, 2021

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: MAY 26, 2021

CERTIFICATION/DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 28.0160 AC, BEING 27.3914 AC. OUT OF LAND CONVEYED TO MORGAN RHOADS GREEN, LLC., IN I.R. DEED REF #06-068550, SUCCESSOR BY MERGER TO TRAILS PARTNERS LLC., IN I.R. AFDV. #14-030335, 0.1772 AC. OF LAND CONVEYED TO TRAILS PARTNERS LLC. IN I.R. DEED #10-049647 AND 0.4474 AC. OF LAND CONVEYED TO TRAILS PARTNERS LLC., TRACT II, PARCEL "B" IN I.R. DEED #10-042665, ALL IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS 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 July 10, 2016.
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.

THE REINKE GROUP, INC.

BY: LOUIS J. HANSER 10/31/16
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 THE SADDLE CREEK COMMUNITY ASSOCIATION, ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN I.R. #_____ .

ACREAGE TABULATION		
RESIDENTIAL LOTS #159 - #190	=	14.5937 AC.
OPEN SPACE LOTS #191 - #197 & 199	=	6.9262 AC.
RESIDENTIAL STREET R/W	=	5.6595 AC.
PRIVATE STREET R/W - LOT #198	=	0.3467 AC.
NUTT ROAD R/W	=	0.4899 AC.
TOTAL	=	28.0160 AC.

ACREAGE TABULATION		
MORGAN RHOADS GREEN LLC I.R. DEED REF. #06-068550 & I.R. DEED REF. #14-030335	=	27.3914 AC.
TRAILS PARTNERS LLC I.R. DEED REF. #10-042665	=	0.4474 AC.
TRAILS PARTNERS LLC I.R. DEED REF. #10-049647	=	0.1772 AC.
TOTAL	=	28.0160 AC.

ACREAGE TABULATION		
SECTION 23	=	26.5889 AC.
SECTION 17	=	1.4271 AC.
TOTAL	=	28.0160 AC.

CORRECTIVE NOTE*
RERECORDED TO CORRECT
LOT NUMBERS

INCHES 1 2 3
PLAT BOOK 229 PAGE: 10

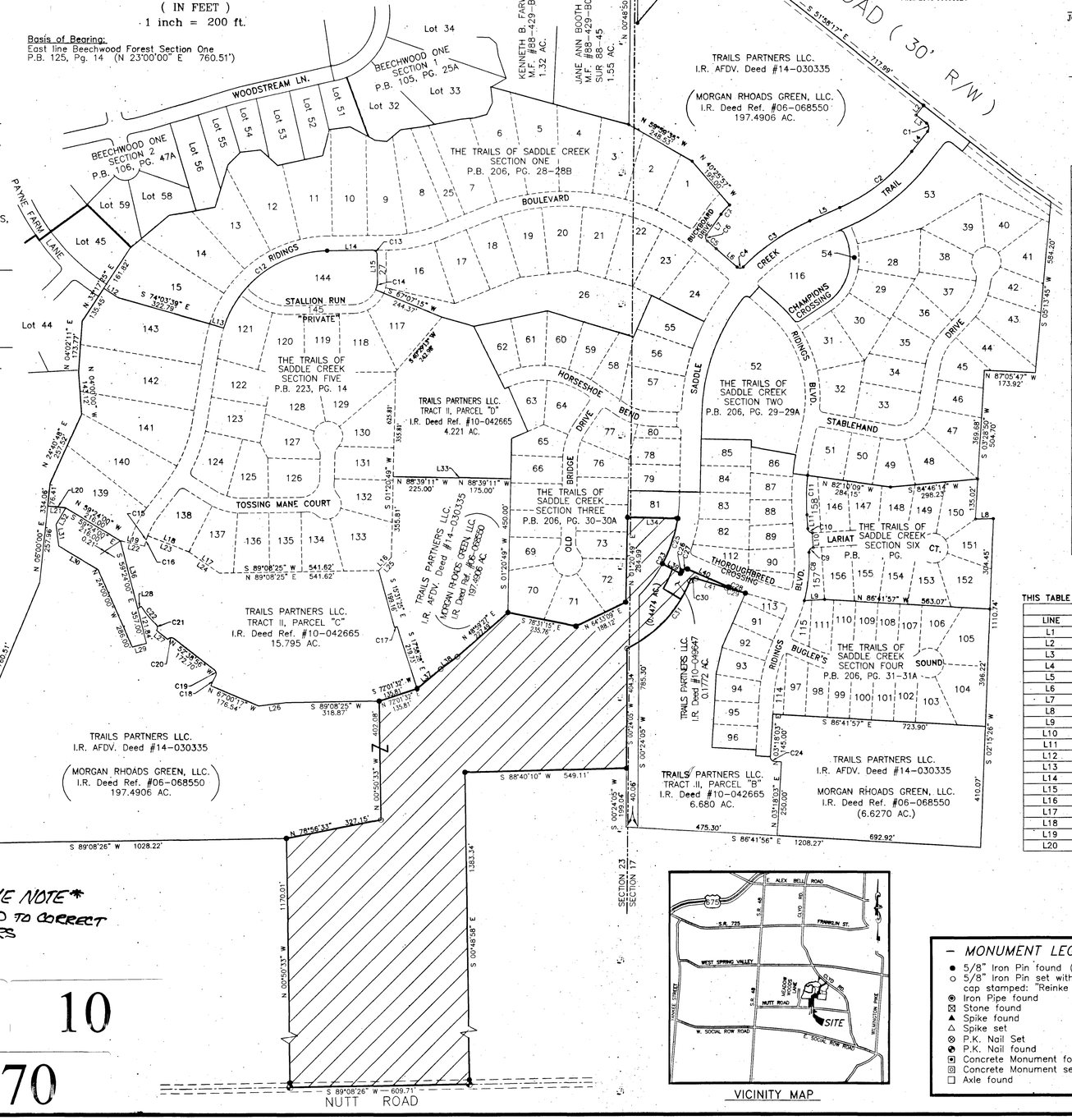
INCHES 1 2 3
PLAT BOOK 228 PAGE: 70

CORRECTIVE*
RECORD PLAN
THE TRAILS OF SADDLE CREEK SECTION SEVEN

LOCATED IN:
SECTIONS 17 & 23, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING: 28.0160 AC.
OCTOBER 18, 2016

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1 inch = 200 ft.

Basis of Bearing:
East line Beechwood Forest Section One
P.B. 125, Pg. 14 (N 23°00'00" E 760.51')



NOTE:
"Approval from the Montgomery County Engineer's Office does not include landscaping within the Township right-of-way."

228 P 70

Type: DEE
Kind: PLAT
Recorded: 11/08/2016 10:33:30 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00062860

229 P 10

SUPERIMPOSED MAP
SCALE: 1"=200'

Type: DEE
Kind: PLAT
Recorded: 11/23/2016 11:56:58 AM
Fee Amt: $0.00 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066024

APPROVED BY THE PLANNING COMMISSION
MONTGOMERY COUNTY, OHIO
THIS 24 DAY OF August, 2015
DIRECTOR

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER — DATE 11/07/16
CHECKED BY: Rob — DATE 11/9/16
15-0216
JOB #

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES
A. Richard Schaffer PE, PS. — DATE 10/25/16

THIS TABLE PERTAINS TO SHEET 1 OF 3 ONLY.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S 06°58'17" W	90°00'00"
C2	640.00'	314.24'	311.09'	S 52°05'41" W	28°07'56"
C3	735.00'	277.02'	275.38'	S 55°21'49" W	21°35'39"
C4	15.00'	22.76'	20.64'	S 88°02'17" W	86°56'34"
C5	775.00'	40.08'	40.07'	N 49°58'19" W	02°57'46"
C6	15.00'	22.80'	20.67'	N 07°54'17" W	87°05'52"
C7	175.00'	42.53'	42.42'	N 42°36'21" E	13°55'24"
C8	525.00'	164.16'	163.49'	N 05°46'49" E	17°54'57"
C9	15.00'	23.51'	21.21'	N 41°43'41" E	89°48'41"
C10	15.00'	23.56'	21.21'	N 48°21'58" W	90°00'00"
C11	825.00'	132.68'	132.53'	N 01°14'28" E	09°12'52"
C12	375.00'	440.29'	440.07'	N 53°12'54" E	71°51'18"
C13	15.00'	23.56'	21.21'	S 45°51'27" E	90°00'00"
C14	85.00'	35.21'	35.21'	S 11°00'39" E	23°44'12"
C15	240.00'	36.19'	36.16'	S 16°27'21" W	08°38'23"
C16	240.00'	36.19'	36.16'	N 16°27'21" E	08°38'23"
C17	225.00'	9.62'	9.62'	N 73°15'04" E	02°27'00"
C18	300.00'	36.89'	36.87'	N 26°31'58" E	07°02'46"
C19	15.00'	21.65'	19.82'	N 11°17'48" W	82°42'05"
C20	15.00'	23.56'	21.21'	S 82°21'04" W	89°58'58"
C21	15.00'	22.15'	20.19'	N 04°56'33" W	84°35'53"
C22	290.00'	78.87'	78.63'	N 39°26'41" W	15°34'59"
C23	475.00'	294.19'	289.51'	S 26°57'19" W	35°29'11"
C24	15.00'	23.56'	21.22'	N 41°40'50" W	90°01'11"
C25	475.00'	160.89'	160.12'	S 18°54'55" W	19°24'24"
C26	545.00'	9.47'	9.47'	N 28°07'15" E	00°59'44"
C27	15.00'	22.49'	20.44'	N 70°34'30" E	84°54'14"
C28	525.00'	61.36'	61.33'	S 69°49'16" E	06°41'48"
C29	2525.00'	66.47'	66.47'	N 73°47'51" W	01°30'30"
C30	15.00'	22.23'	20.25'	S 64°30'23" W	84°54'30"
C31	435.00'	320.19'	313.01'	S 43°08'35" W	42°10'25"

THIS TABLE PERTAINS TO SHEET 1 OF 3 ONLY.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 49°09'31" E	32.13'	L21	S 84°00'00" E	61.40'
L2	S 38°01'43" W	41.00'	L22	S 77°51'51" E	84.87'
L3	S 51°58'17" E	45.00'	L23	S 69°13'23" W	150.00'
L4	S 38°01'43" W	86.24'	L24	S 55°16'00" E	125.74'
L5	S 66°09'39" E	111.22'	L25	N 43°40'36" E	63.11'
L6	N 48°29'26" W	95.41'	L26	S 82°53'05" W	91.77'
L7	N 35°38'39" E	86.01'	L27	N 51°05'27" W	50.02'
L8	N 89°09'32" E	60.80'	L28	S 59°04'21" W	14.09'
L9	S 86°38'02" W	69.00'	L29	S 75°36'00" W	50.00'
L10	N 03°21'46" W	50.00'	L30	N 59°24'00" W	155.00'
L11	N 03°21'58" W	46.36'	L31	N 07°36'17" W	72.69'
L12	S 56°08'02" E	58.76'	L32	N 30°36'00" E	65.00'
L13	S 72°42'45" W	50.00'	L33	N 01°20'49" E	1.30'
L14	N 89°08'33" E	154.97'	L34	S 88°39'12" E	170.53'
L15	S 00°51'27" E	85.00'	L35	N 03°18'03" E	145.00'
L16	S 43°40'36" W	63.11'	L36	N 59°24'00" W	235.16'
L17	N 55°16'00" W	125.74'	L37	N 51°06'06" E	103.77'
L18	N 69°13'23" W	150.00'	L38	N 53°51'36" E	70.00'
L19	N 77°51'51" W	84.87'	L39	S 61°22'53" E	70.00'
L20	N 84°00'00" W	61.40'	L40	S 66°28'23" E	151.46'
			L41	N 73°02'36" W	110.90'

VICINITY MAP

— 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

TRANSFERRED
16 NOV -8 AM 10:27
KARL L. KEITH
AUDITOR

SHEET 1 OF 3
PREPARED BY:

REINKE GROUP
Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
959 Congress Park Drive
Centerville, OH 45459
(937) 434-4610 ph.
(937) 434-3978 fax
www.ReinkeGroup.com

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KARL L. KEITH
AUDITOR

228 P 70A

Type: DEE
Kind: PLAT
Recorded: 11/08/2016 10:33:30 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00062860

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

229 P 10A

Type: DEE
Kind: PLAT
Recorded: 11/23/2016 11:56:58 AM
Fee Amt: $0.00 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066024

CORRECTIVE
RECORD PLAN
THE TRAILS OF SADDLE CREEK
SECTION SEVEN

LOCATED IN:
SECTION3 17 & 23, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING: 28.0160 AC.
OCTOBER 18, 2016

The Trails of Saddle Creek
Section Dive
P.B. 223, Pg. 14

The Trails of Saddle Creek
Section Three
P.B. 206, Pg. 30-30A

The Trails of Saddle Creek
Section Four
P.B. 206, Pg. 31-31A

The Trails of Saddle Creek
Section Four
P.B. 206, Pg. 31-31A

TRAILS PARTNERS LLC.
I.R. AFDV. Deed #14-030335

MORGAN RHOADS GREEN, LLC.
I.R. Deed Ref. #06-068550
197.4906 Ac.
(69.3908 Ac.)

TRAILS PARTNERS LLC.
PARCEL "B"
I.R. Deed Ref. #07-076604
15.795 AC.
S.R. 2007, PG. 294

TRAILS PARTNERS LLC.
I.R. Deed #10-049647
0.1772 AC.

TRAILS PARTNERS LLC.
I.R. Deed Ref. #07-076604
(6.680 AC.)

BRIDLE CREEK RANCH LLC
I.R. Deed Ref. #14-007805
27.618 AC.
(12.7495 Ac. Remaining)

WASHINGTON TWP. PARK DISTRICT
M.F. #89-196-D01
35.535 AC.

Ex. 20' Storm Drainage Ease.
DEED 99-0176 E07
EASE 99-202425 0006

Ex. 20' Storm Sewer Ease. to be Vacated with the Recording of this Plat.

OLD BRIDGE DRIVE
THOROUGHBRED CROSSING
CANTER PASS
SADDLE CREEK TRAIL
PADDOCK LOOP (PRIVATE DRIVE)
SADDLE CREEK
SPRINTER'S CROSSING
RIDINGS BOULEVARD
FUTURE STREET

OPEN SPACE LOT 196 0.8316 AC.
OPEN SPACE LOT 195 0.1756 AC.
OPEN SPACE LOT 194 0.1756 AC.
OPEN SPACE LOT 193 0.8659 AC.
OPEN SPACE "NON-BUILDABLE LOT" LOT 197 1.5161 AC.
OPEN SPACE LOT 195 0.8316 AC.
OPEN 112
OPEN 113
OPEN 114

LOT 159 0.5225 AC.
LOT 160 0.8254 AC.
LOT 161 0.6803 AC.
LOT 162 0.4683 AC.
LOT 163 0.4979 AC.
LOT 164 0.4698 AC.
LOT 165 0.3821 AC.
LOT 166 0.4548 AC.
LOT 167 0.4341 AC.
LOT 168 0.3497 AC.
LOT 169 0.3632 AC.
LOT 170 0.3803 AC.
LOT 171 0.3473 AC.
LOT 194 0.1756 AC.
LOT 195 0.8316 AC.
LOT 196 0.8316 AC.
LOT 197 1.5161 AC.
LOT 198 0.3467 AC.

INTERSECTION DETAIL
SADDLE CREEK TRAIL & PADDOCK LOOP
SCALE: 1"= 30'

UTILITY EASEMENT DETAIL
LOT 194
SCALE: 1"= 30'

SEE DETAIL UPPER LEFT
SEE EASEMENT DETAIL LOWER LEFT

INCHES 1 2 3

PLAT BOOK 229 PAGE: 10A

PLAT BOOK 228 PAGE: 70A

SETBACK DATA

LOTS #159 - #164

MIN. FRONT YARD = 30'
MIN. REAR YARD = 40'
MIN. SIDE YARD = 12.5'

LOTS #165 - #190

MIN. FRONT YARD = 40'
MIN. REAR YARD = 45'
MIN. SIDE YARD = 5'
(27' MIN. BETWEEN HOMES)

- 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

KARL L. KEITH AUDITOR
16 NOV -8 AM 10:27
TRANSFERRED

SHEET 2 OF 3
PREPARED BY:

REINKE GROUP
Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
959 Congress Park Drive
Centerville, OH 45459
(937) 434-4810 ph.
(937) 434-3978 fax
www.ReinkeGroup.com

COUNTY PLANNING

TRANSFERRED
16 NOV -8 AM 10:28
KARL L. KEITH
AUDITOR

228 P 70B

229 P 10B

Type: DEE
Kind: PLAT
Recorded: 11/08/2016 10:33:30 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00062860

Type: DEE
Kind: PLAT
Recorded: 11/23/2016 11:56:58 AM
Fee Amt: $0.00 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066024

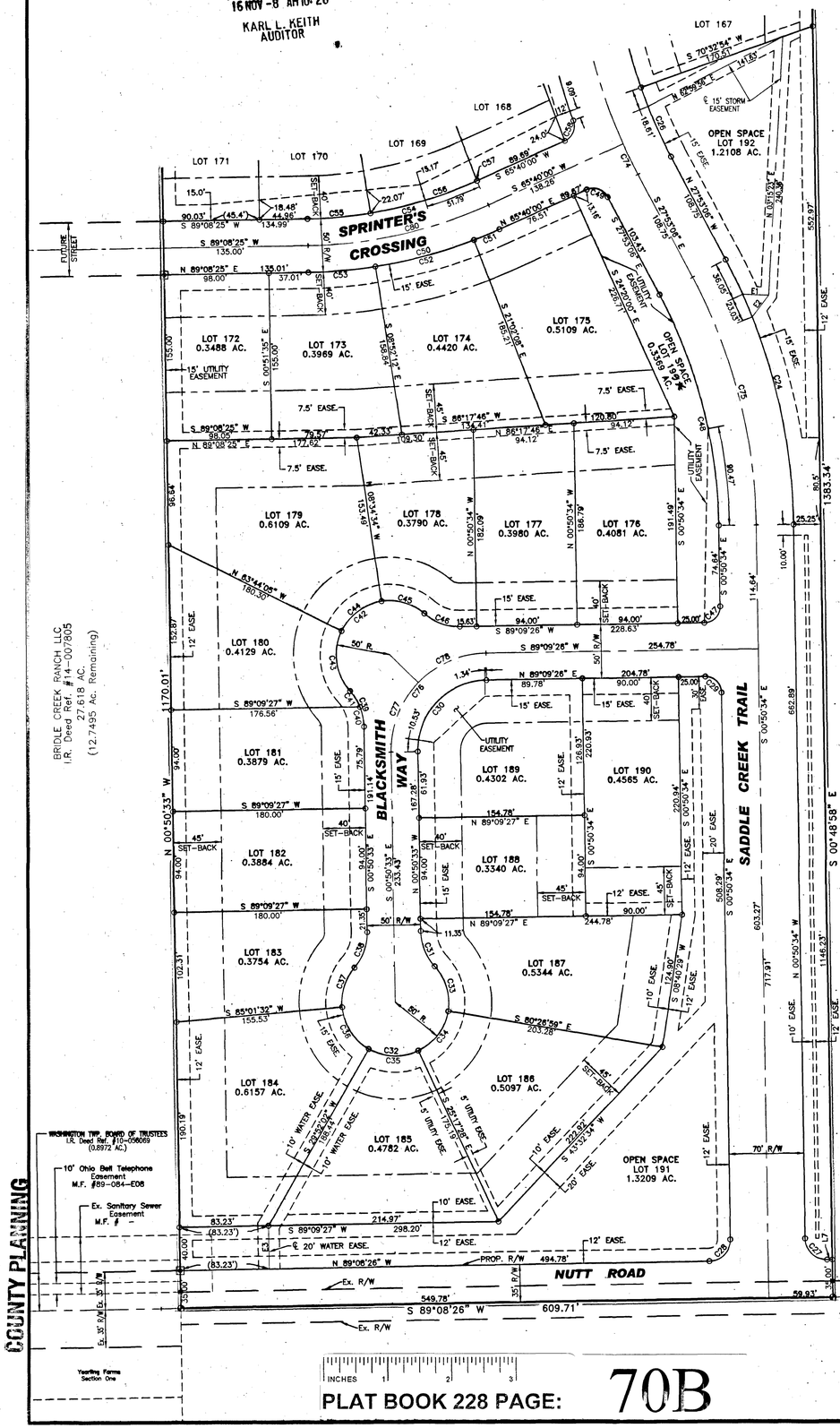
GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

CORRECTIVE #

RECORD PLAN
THE TRAILS OF SADDLE CREEK SECTION SEVEN

LOCATED IN:
SECTIONS 17 & 23, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING: 28.0160 AC.
OCTOBER 18, 2016

Basis of Bearing:
East line Beechwood Forest Section One
P.B. 125, Pg. 14 (N 23°00'00" E 760.51')



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 61°22'53" E	70.00'
L2	S 10°39'18" E	16.25'
L3	N 36°08'24" W	35.00'
L4	N 36°08'24" W	16.21'
L5	N 36°08'24" W	0.23'
L6	S 36°08'24" E	0.23'
L7	S 89°08'26" W	4.93'
L8	N 79°20'42" E	3.11'
L9	N 79°20'42" E	32.76'

THIS TABLE PERTAINS TO SHEETS 2 AND 3 ONLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	475.00'	160.89'	19°24'24"	S 18°54'55" W	160.12'
C2	545.00'	9.47'	00°59'44"	N 28°07'15" E	9.47'
C3	15.00'	22.49'	84°54'14"	N 70°34'30" E	20.44'
C4	525.00'	61.36'	06°41'48"	S 69°49'16" E	61.33'
C5	2525.00'	66.47'	01°30'30"	N 73°47'51" W	66.47'
C6	15.00'	22.23'	84°54'30"	S 64°30'23" W	20.25'
C7	435.00'	320.19'	42°10'25"	S 43°08'35" W	313.01'
C8	15.00'	20.56'	78°32'12"	N 37°29'24" E	18.99'
C9	545.00'	467.38'	49°08'07"	N 52°11'27" E	453.19'
C10	200.00'	77.48'	22°11'51"	N 14°07'05" E	77.00'
C11	200.00'	77.48'	22°11'51"	N 36°18'56" E	77.00'
C12	200.00'	77.48'	22°11'51"	N 58°30'48" E	77.00'
C13	200.00'	77.48'	22°11'51"	N 80°42'39" E	77.00'
C14	200.00'	77.48'	22°11'52"	S 77°05'30" E	77.00'
C15	200.00'	77.48'	22°11'52"	S 54°53'38" E	77.00'
C16	200.00'	26.72'	07°39'18"	S 39°58'03" E	26.70'
C17	200.00'	508.37'	145°38'18"	N 71°02'27" E	382.15'
C18	475.00'	677.69'	81°44'42"	N 12°59'15" W	621.66'
C19	475.00'	129.49'	15°37'10"	N 11°38'31" W	129.09'
C20	475.00'	133.33'	16°04'57"	N 04°12'33" E	132.89'
C21	475.00'	118.33'	14°16'22"	N 19°23'13" E	118.02'
C22	475.00'	195.63'	23°35'51"	N 38°19'19" E	194.25'
C23	15.00'	24.54'	93°44'22"	S 83°00'35" E	21.89'
C24	545.00'	257.23'	27°02'32"	N 14°21'50" W	254.85'
C25	475.00'	211.28'	25°29'06"	S 66°36'09" W	209.54'
C26	475.00'	69.91'	8°26'00"	N 23°40'06" W	69.85'
C27	20.00'	31.42'	90°01'00"	N 45°51'04" W	28.29'
C28	20.00'	31.41'	89°59'00"	S 44°08'56" W	28.28'
C29	15.00'	23.56'	90°00'00"	S 45°50'34" E	21.21'
C30	65.00'	102.10'	89°59'59"	N 44°09'27" E	91.92'
C31	50.00'	36.14'	41°24'35"	N 21°32'50" W	35.36'
C32	50.00'	229.35'	262°49'09"	S 89°09'27" W	75.00'
C33	50.00'	45.21'	51°48'09"	N 16°21'03" W	43.68'
C34	50.00'	48.13'	55°09'30"	N 37°07'46" E	46.30'
C35	50.00'	48.13'	55°09'30"	S 87°42'43" E	46.30'
C36	50.00'	48.13'	55°09'30"	S 32°33'13" E	46.30'
C37	50.00'	39.74'	45°32'29"	S 17°47'47" W	38.70'
C38	50.00'	36.14'	41°24'35"	S 19°51'44" W	35.36'
C39	50.00'	36.14'	41°24'35"	N 21°32'50" W	35.36'
C40	50.00'	18.64'	21°21'51"	S 11°31'28" E	18.54'
C41	50.00'	17.50'	20°02'44"	S 32°13'46" E	17.40'
C42	50.00'	150.81'	172°49'08"	N 44°09'26" E	99.80'
C43	50.00'	59.79'	68°31'03"	S 07°59'36" E	56.29'
C44	50.00'	48.13'	55°09'30"	S 53°50'41" W	46.30'
C45	50.00'	42.89'	49°08'35"	N 74°00'17" W	41.58'
C46	50.00'	36.14'	41°24'35"	N 70°08'17" W	35.36'

THIS TABLE PERTAINS TO SHEETS 2 AND 3 ONLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C47	15.00'	23.56'	90°00'00"	S 44°09'26" W	21.21'
C48	475.00'	224.19'	27°02'32"	S 14°21'50" E	222.11'
C49	15.00'	22.63'	86°26'54"	S 71°06'33" E	20.55'
C50	450.00'	184.36'	23°28'25"	N 77°24'12" E	183.08'
C51	450.00'	25.90'	03°17'52"	N 67°18'56" E	25.90'
C52	450.00'	95.55'	12°09'56"	N 75°02'50" E	95.37'
C53	450.00'	62.91'	08°00'37"	N 85°08'07" E	62.86'
C54	400.00'	163.88'	23°28'25"	S 77°24'12" W	162.73'
C55	400.00'	59.20'	08°28'48"	S 84°54'01" W	59.15'
C56	400.00'	104.21'	14°55'39"	S 73°11'48" W	103.92'
C57	400.00'	0.46'	00°03'59"	S 65°41'59" W	0.46'
C58	15.00'	22.49'	85°54'14"	S 22°42'53" W	20.44'
C59	545.00'	656.09'	68°58'29"	S 14°15'00" W	617.19'
C60	15.00'	22.22'	84°52'39"	S 06°17'55" W	20.24'
C61	15.00'	22.22'	84°52'39"	N 78°34'43" W	20.24'
C62	545.00'	193.69'	20°21'45"	S 69°09'50" W	192.67'
C63	475.00'	581.43'	70°07'59"	S 44°16'43" W	545.08'
C64	475.00'	420.54'	50°43'35"	S 53°58'55" W	406.94'
C65	545.00'	482.51'	50°43'35"	S 53°58'55" W	466.91'
C66	170.00'	421.14'	141°56'23"	S 72°53'25" W	321.42'
C67	15.00'	24.54'	93°44'22"	N 10°43'47" E	21.89'
C68	475.00'	180.28'	21°44'44"	N 68°28'20" E	179.20'
C69	15.00'	26.85'	102°34'31"	S 49°22'02" E	23.41'
C70	510.00'	451.52'	50°43'36"	S 53°58'54" W	436.92'
C71	510.00'	226.85'	25°29'06"	S 66°36'09" W	224.98'
C72	510.00'	727.63'	81°44'42"	S 12°59'15" W	667.47'
C73	510.00'	696.01'	78°11'36"	S 14°45'48" W	643.24'
C74	510.00'	31.61'	03°33'06"	S 26°06'33" E	31.61'
C75	510.00'	240.71'	27°02'32"	S 14°21'50" E	238.48'
C76	90.00'	141.37'	89°59'59"	S 44°09'27" W	127.28'
C77	90.00'	70.68'	44°59'59"	S 21°39'27" W	68.88'
C78	90.00'	70.69'	45°00'00"	S 66°39'26" W	68.88'
C79	200.00'	16.75'	04°47'51"	N 00°37'14" E	16.74'
C80	425.00'	174.12'	23°28'25"	S 77°24'12" W	172.90'
C81	185.00'	18.78'	05°48'58"	S 07°44'49" E	18.77'
C82	185.00'	480.13'	148°41'56"	S 69°30'38" W	356.28'
C83	545.00'	24.60'	02°35'12"	S 78°03'06" W	24.60'
C84	475.00'	31.00'	03°44'22"	S 55°43'47" W	30.99'
C85	475.00'	31.00'	03°44'22"	S 51°59'25" W	30.99'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	S 88°36'34" E	24.39'
E2	N 36°47'45" E	25.76'
E3	S 00°51'20" E	39.98'

OCCUPATION STATEMENT

OCCUPATION, WHERE IT EXISTS, GENERALLY AGREES WITH MONUMENTATION FOUND.

PERTINENT INFORMATION:

Bridle Creek Ranch LLC.
I.R. Deed #14-007805

Morgan Rhoads Green, LLC.
I.R. Deed #06-068550

Trails Partners LLC
I.R. Deed #06-078814

Trails Partners LLC
I.R. Deed #07-076604

Washington Twp. Park District
M.F. #89-196-D01

The Trails of Saddle Creek
Section Three
P.B. 206, Pg. 30-30A

The Trails of Saddle Creek
Section Four
P.B. 206, Pg. 31-31A

SETBACK DATA

LOTS #159 - #164

MIN. FRONT YARD = 30'
MIN. REAR YARD = 40'
MIN. SIDE YARD = 12.5'

LOTS #165 - #190

MIN. FRONT YARD = 40'
MIN. REAR YARD = 45'
MIN. SIDE YARD = 5'
(27' MIN. BETWEEN HOMES)

ACREAGE TABULATION

RESIDENTIAL LOTS #159 - #190	=	14.5937 AC.
OPEN SPACE LOTS #191 - #197 #199	=	6.9262 AC.
RESIDENTIAL STREET R/W	=	5.6595 AC.
PRIVATE STREET R/W - LOT #198	=	0.3467 AC.
NUTT ROAD R/W	=	0.4899 AC.
TOTAL	=	28.0160 AC.

ACREAGE TABULATION

MORGAN RHOADS GREEN LLC I.R. DEED REF. #06-068550 & I.R. DEED REF. #14-030335	=	27.3914 AC.
TRAILS PARTNERS LLC I.R. DEED REF. #10-042665	=	0.4474 AC.
TRAILS PARTNERS LLC I.R. DEED REF. #10-049647	=	0.1772 AC.
TOTAL	=	28.0160 AC.

ACREAGE TABULATION

SECTION 23	=	26.5889 AC.
SECTION 17	=	1.4271 AC.
TOTAL	=	28.0160 AC.

- 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

TRANSFERRED
16 NOV -8 AM 10:28
KARL L. KEITH
AUDITOR

SHEET 3 OF 3
PREPARED BY:

REINKE GROUP
Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
959 Congress Park Drive
Centerville, OH 45459
(937) 434-4810 ph.
(937) 434-3976 fax
www.ReinkeGroup.com

COUNTY PLANNING

PLAT BOOK 228 PAGE: 70B

PLAT BOOK 229 PAGE: 10B

NCA-34-S-PTAB, PT72, PT305 & 311

DEDICATION PLAN FOR
WILMINGTON PIKE
POINT PROPERTIES PARCEL

SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.055 Ac.

TRANSFERRED
16 NOV 28 AM 10:29
KARL L. KEITH
AUDITOR

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

PREPARED BY: LJB INC.

BASIS OF BEARINGS

BASIS OF BEARINGS IS
OHIO STATE PLANE,
SOUTH ZONE, NAD 83, (2011)

OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

229 P 11

Type: DEE
Kind: PLAT
Recorded: 11/28/2016 10:33:04 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066234

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING 0.055 ACRES OUT OF A 1.7934 ACRE PARCEL OF LAND AS CONVEYED TO POINT PROPERTIES, INC. BY D.M.F. 89-300C03, D.M.F. 89-166E02 AND D.M.F. 93-270D04, MONTGOMERY COUNTY DEED RECORDS.

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
Harry G. Herbst III 8/11/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO · HARRY G. HERBST III S-6596 · REGISTERED PROFESSIONAL SURVEYOR

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 (0.055 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 INTERESTS.

OWNER:

POINT PROPERTIES, INC.

SIGNATURE BY [signature] ITS Rep
POINT PROPERTIES, INC.

PRINTED NAME Robert E. Matejousky

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE [signature]
WITNESS SIGNATURE

PRINTED NAME Gregory C. Reynolds

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

GREGORY C. REYNOLDS Notary Public, State of Ohio

MY COMMISSION EXPIRES 03-01-2017

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE [signature] 11/21/16
MONTGOMERY COUNTY ENGINEER DATE

SIGNATURE RDH 11/21/16
CHECKED BY DATE 16-0191-1

APPROVAL - PLANNING COMMISSION

APPROVED THIS 7 DAY OF November 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE [signature] 11/7/16
CHAIRPERSON DATE

PRINTED NAME Don Shimmin

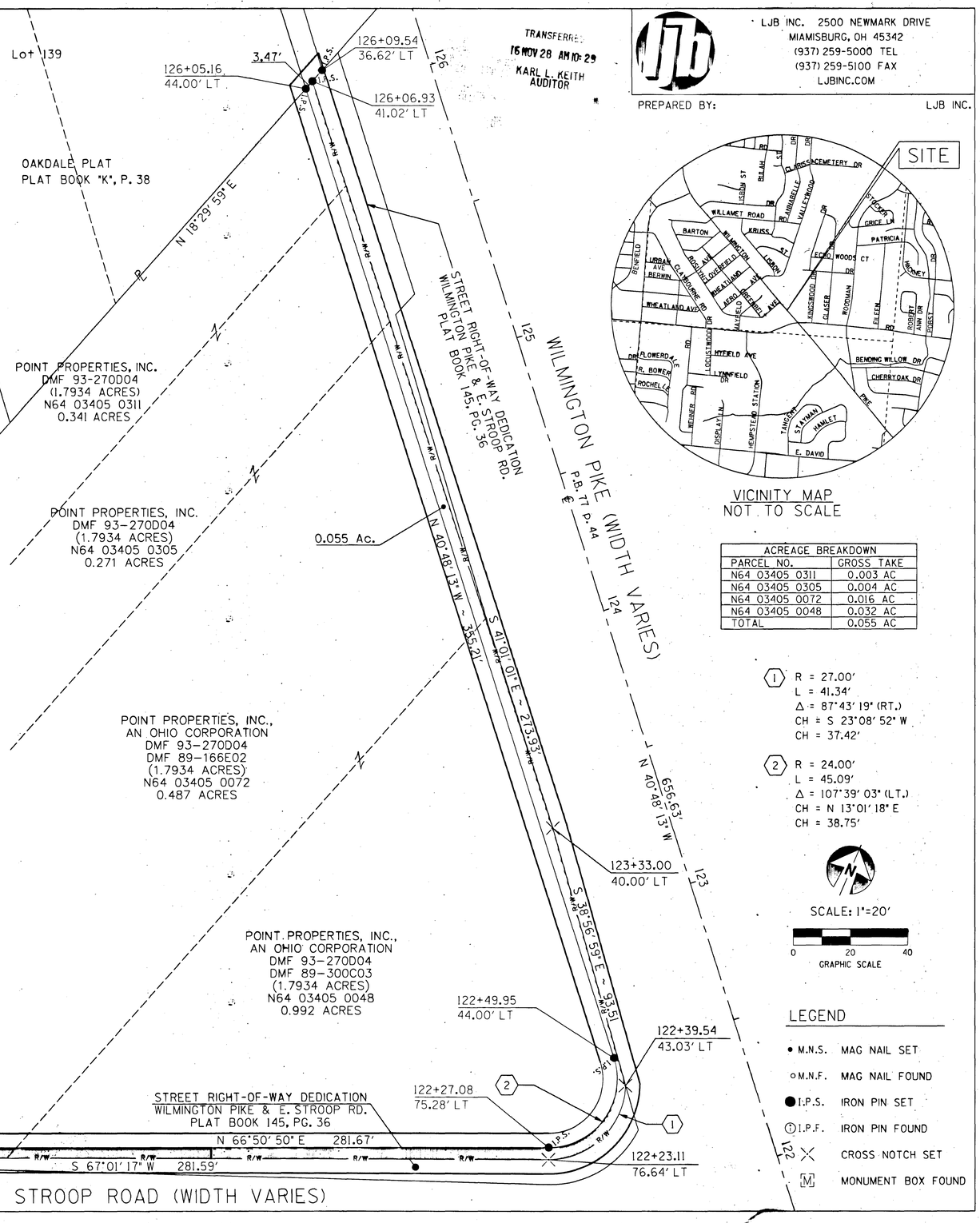
SIGNATURE Carol Fischer 11-7-16
SECRETARY DATE

PRINTED NAME CAROL FISCHER

INCHES 1 2 3

PLAT BOOK 229 PAGE: 11

TRANSFERRED
16 NOV 28 AM 10:29
KARL L. KEITH
AUDITOR



VICINITY MAP
NOT TO SCALE

ACREAGE BREAKDOWN	
PARCEL NO.	GROSS TAKE
N64 03405 0311	0.003 AC
N64 03405 0305	0.004 AC
N64 03405 0072	0.016 AC
N64 03405 0048	0.032 AC
TOTAL	0.055 AC

(1) R = 27.00'
L = 41.34'
Δ = 87°43'19" (RT.)
CH = S 23°08'52" W
CH = 37.42'

(2) R = 24.00'
L = 45.09'
Δ = 107°39'03" (LT.)
CH = N 13°01'18" E
CH = 38.75'

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

LEGEND

- • M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- Ⓘ I.P.F. IRON PIN FOUND
- X CROSS NOTCH SET
- [M] MONUMENT BOX FOUND

DEDICATION PLAN FOR
WILMINGTON PIKE
BANBURY PARCEL

SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.021 Ac.

NCA-19-2-PT.12, 166 & 150 ALL

BASIS OF BEARINGS

BASIS OF BEARINGS IS
OHIO STATE PLANE,
SOUTH ZONE,
NAD 83 (2011).

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING AN 0.021 ACRE PART OF LOT 12 OF THE OAKDALE PLAT AS RECORDED IN PLAT BOOK "K" p. 38, BEING A 0.010 ACRE PORTION OF THE PART OF SAID LOT AS CONVEYED TO MICHAEL DOUGLAS BANBURY AND MALISA E. BANBURY AS DESCRIBED IN I.R. DEED 04-054296, ALL OF THE 454 S.F. CONVEYED TO THE CITY OF KETTERING AS DESCRIBED IN DMF 74-610E09, AND ALL OF 48 S.F. CONVEYED TO THE CITY OF KETTERING AS DESCRIBED IN D.B. 2286 p. 734.

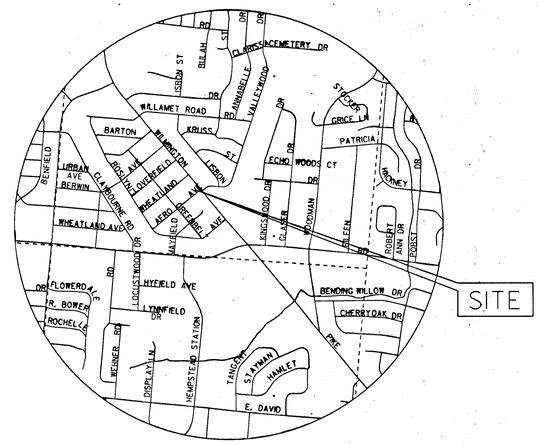
229 P12

Type: DEE
Kind: PLAT
Recorded: 11/28/2016 10:33:52 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066235

TRANSFERRED
16 NOV 28 AM 10: 29
KARL L. KEITH
AUDITOR

OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.



VICINITY MAP
NOT TO SCALE

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 (0.021 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 INTERESTS.

OWNERS:

MICHAEL DOUGLAS BANBURY AND MALISA E BANBURY

SIGNATURE BY Michael Douglas Banbury
MICHAEL DOUGLAS BANBURY

PRINTED NAME Michael Douglas Banbury

SIGNATURE BY Malisa E. Banbury
MALISA E BANBURY

PRINTED NAME Malisa E. Banbury

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

KATHRYN A ROCK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF HILLSDALE
My Commission Expires 6/6/2021

SIGNATURE Kathryn A. Rock
WITNESS SIGNATURE

PRINTED NAME Kathryn A. Rock

Kathryn A Rock
NOTARY PUBLIC IN AND FOR THE STATE OF ~~OHIO~~ MICHIGAN

MY COMMISSION EXPIRES 6/6/21

OWNER:

CITY OF KETTERING

SIGNATURE BY Mark Schwieterman ITS CITY MANAGER
MARK SCHWIETERMAN

PRINTED NAME Mark Schwieterman

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE Amy J. Hayslip
WITNESS SIGNATURE

PRINTED NAME Amy J. Hayslip

Amy J. Hayslip
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 11/27/2020

NOTARY PUBLIC STATE OF OHIO

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
Harry G. Herbst III 8/11/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO
HARRY G. HERBST III
S-6596
REGISTERED PROFESSIONAL SURVEYOR

INCHES 1 2 3

PLAT BOOK 229 PAGE:

12

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE Paul M. Dawson 11/21/16
MONTGOMERY COUNTY ENGINEER DATE

SIGNATURE CHECKED BY Paul 11/21/16
16-0191-3

APPROVAL - PLANNING COMMISSION

APPROVED THIS 7th DAY OF November 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

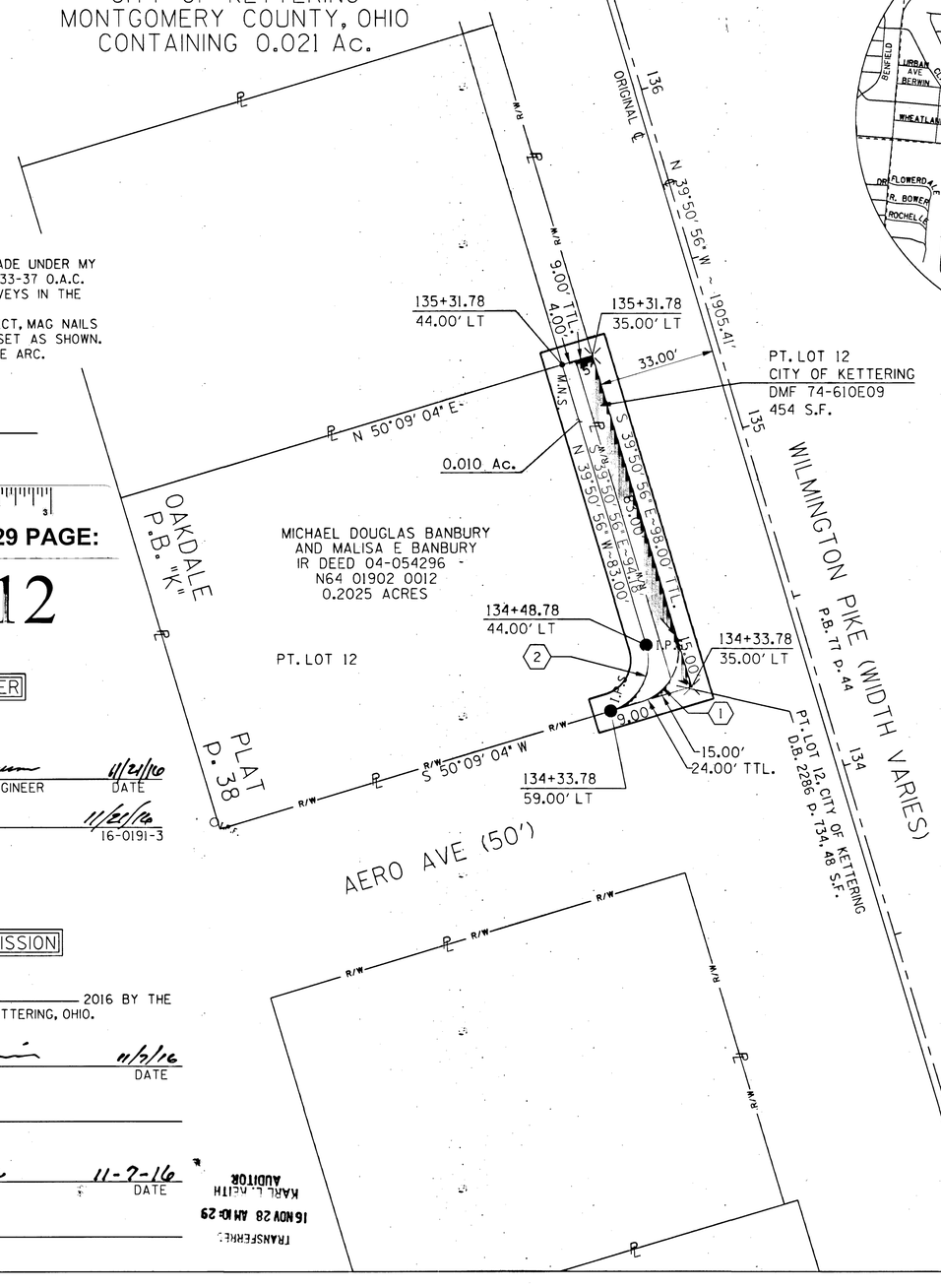
SIGNATURE Dan Shimmin 11/7/16
CHAIRPERSON DATE

PRINTED NAME Dan Shimmin

SIGNATURE Carol Fischer 11-7-16
SECRETARY DATE

PRINTED NAME CAROL FISCHER

TRANSFERRED
16 NOV 28 AM 10: 29
KARL L. KEITH
AUDITOR



LEGEND

- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- ⊙ I.P.F. IRON PIN FOUND
- × CROSS NOTCH SET
- Ⓜ MONUMENT BOX FOUND

°M.N.F.

(1) R = 15.00'
L = 10.95'
Δ = 41° 48' 37" (RT.)
CH = S 29° 14' 45" W
CH = 10.70'

(2) R = 15.00'
L = 23.56'
Δ = 90° 00' 00" (LT.)
CH = N 05° 09' 04" E
CH = 21.21'

SCALE: 1"=20'

0 20 40
GRAPHIC SCALE

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

N64- 01901-0028 PT;2M ALL N64-03405-0058 PT

DEDICATION PLAN FOR
WILMINGTON PIKE MASTBAUM PARCEL
SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.270 Ac.

TRANSFERRED
16 NOV 28 AM 10:29
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS

BASIS OF BEARINGS IS OHIO STATE PLANE, SOUTH ZONE, NAD 83 (2011).

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING 0.267 ACRES PART OF A 0.837 ACRE TRACT OF LAND AND 0.003 ACRES PART OF LOT 103 OF OAKLINE GARDENS PLAT AS RECORDED IN PLAT BOOK "K" P. 38 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO, BOTH AS CONVEYED TO PATRICIA A. MASTBAUM, TRUSTEE OF THE PATRICIA A. MASTBAUM REVOCABLE TRUST AGREEMENT AND JOSEPH H. MASTBAUM, TRUSTEE OF THE JOSEPH H. MASTBAUM REVOCABLE TRUST AGREEMENT AS RECORDED IN I.R. DEED 12-053572 AND I.R. DEED 12-053573.

229P13

Type: DEE
Kind: PLAT
Recorded: 11/28/2016 10:36:13 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066236

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 (0.270 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 INTERESTS.

OWNERS:

JOSEPH H. MASTBAUM, TRUSTEE of the JOSEPH H. MASTBAUM REVOCABLE TRUST AGREEMENT
PATRICIA A. MASTBAUM, TRUSTEE of the PATRICIA A. MASTBAUM REVOCABLE TRUST AGREEMENT

SIGNATURE _____ JOSEPH H. MASTBAUM, TRUSTEE

PRINTED NAME JOSEPH H. MASTBAUM

SIGNATURE _____ PATRICIA A. MASTBAUM, TRUSTEE

PRINTED NAME PATRICIA A. MASTBAUM

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE _____ WITNESS SIGNATURE

GREGORY C. REYNOLDS
Notary Public, State of Ohio

PRINTED NAME GREGORY C. LOYNES

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 03-01-2017

OWNER:

CITY OF KETTERING

SIGNATURE BY _____ MARK SCHWIETERMAN ITS CITY MANAGER

PRINTED NAME Mark Schwieterman

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE _____ WITNESS SIGNATURE

PRINTED NAME Therese Kyrakidis

THERESA M KYRIAKIDIS, Notary Public
In and for the State of Ohio
My Commission Expires May 26, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 5/26/21

KARL L. KEITH AUDITOR
16 NOV 28 AM 10:29
TRANSFERRED

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.

Harry G. Herbst III 8/1/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO
HARRY G. HERBST III
S-6596
REGISTERED PROFESSIONAL SURVEYOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 13

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE _____ MONTGOMERY COUNTY ENGINEER 10-21-16 DATE

SIGNATURE _____ CHECKED BY 16-0191-8

APPROVAL - PLANNING COMMISSION

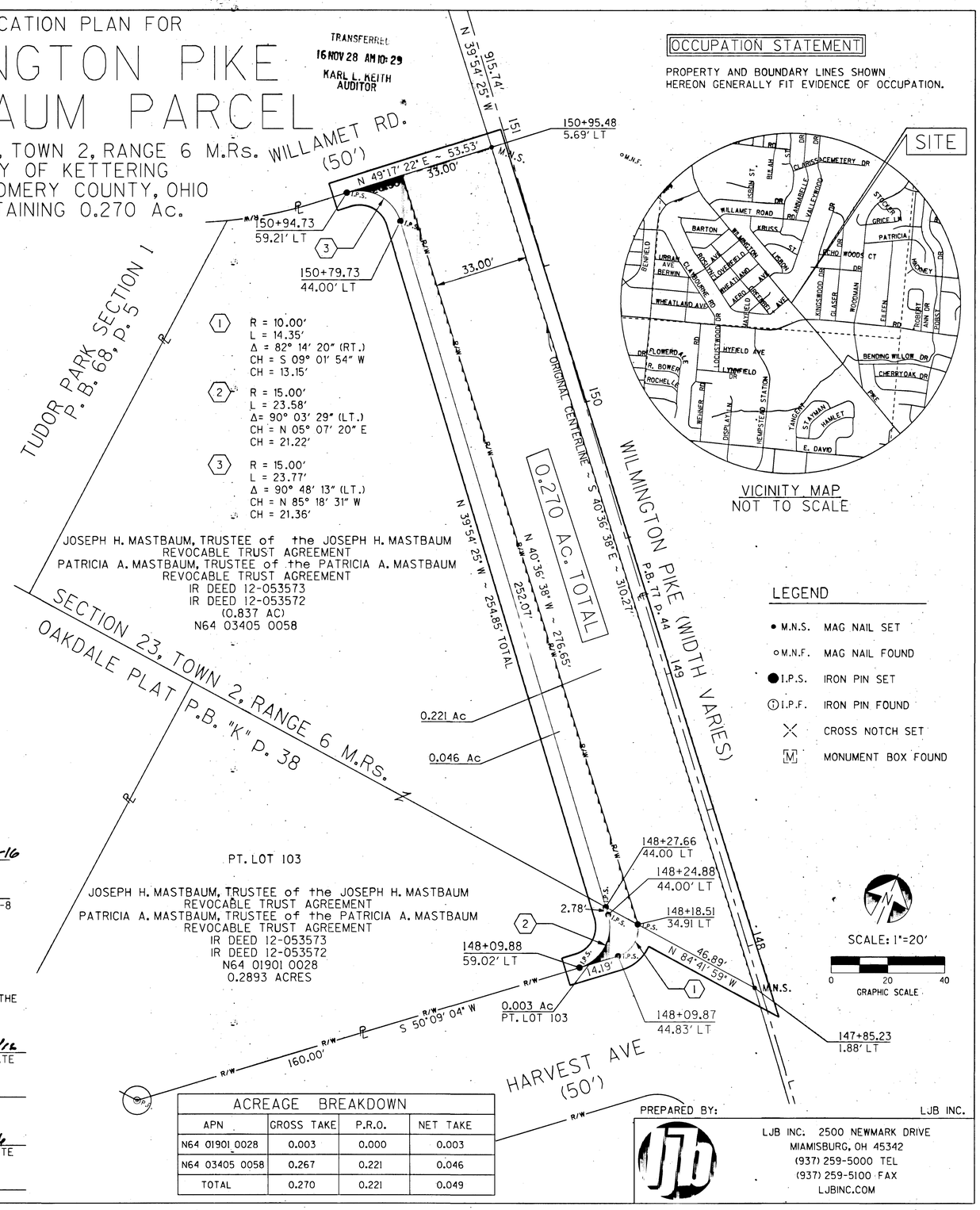
APPROVED THIS 3RD DAY OF October 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE _____ CHAIRPERSON 10/3/16 DATE

PRINTED NAME Don Shimmin

SIGNATURE _____ SECRETARY 10-3-16 DATE

PRINTED NAME CAROL FISCHER



OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

VICINITY MAP
NOT TO SCALE

LEGEND

- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- ⓘ I.P.F. IRON PIN FOUND
- × CROSS NOTCH SET
- [M] MONUMENT BOX FOUND

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

ACREAGE BREAKDOWN			
APN	GROSS TAKE	P.R.O.	NET TAKE
N64 01901 0028	0.003	0.000	0.003
N64 03405 0058	0.267	0.221	0.046
TOTAL	0.270	0.221	0.049

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

N64-01902-0008 PT

DEDICATION PLAN FOR
WILMINGTON PIKE CLEMENT PARCEL
SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.020 Ac.

TRANSFERRED
16 NOV 28 AM 10:28
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS

BASIS OF BEARINGS IS OHIO STATE PLANE, SOUTH ZONE, NAD 83 (2011).

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs., BEING AN 0.020 ACRE PORTION OF LOT 8 OF THE OAKDALE PLAT AS RECORDED IN PLAT BOOK 'K' P. 38 AS CONVEYED TO BILLE P. CLEMENT AND KATHY A. CLEMENT, BY I.R. DEED 05-064750.

229 P14

Type: DEE
Kind: PLAT
Recorded: 11/28/2016 10:37:57 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066237

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'.
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.

Harry G. Herbst III 8/11/2016

HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO · HARRY G. HERBST III S-6596 · REGISTERED PROFESSIONAL SURVEYOR

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 (0.020 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 INTERESTS.

OWNERS:

BILLIE P. CLEMENT AND KATHY A. CLEMENT

SIGNATURE Billie P Clement
BILLIE P. CLEMENT

PRINTED NAME Billie P Clement

SIGNATURE Kathy A. Clement
KATHY A. CLEMENT

PRINTED NAME Kathy A. Clement

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

GREGORY C. REYNOLDS Notary Public, State of Ohio

SIGNATURE
WITNESS SIGNATURE

PRINTED NAME Gregory C. Reynolds

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 03-01-2017

TRANSFERRED 16 NOV 28 AM 10:28 KARL L. KEITH AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 14

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE
MONTGOMERY COUNTY ENGINEER — DATE 10-21-16

SIGNATURE
CHECKED BY — 16-0191-7

APPROVAL - PLANNING COMMISSION

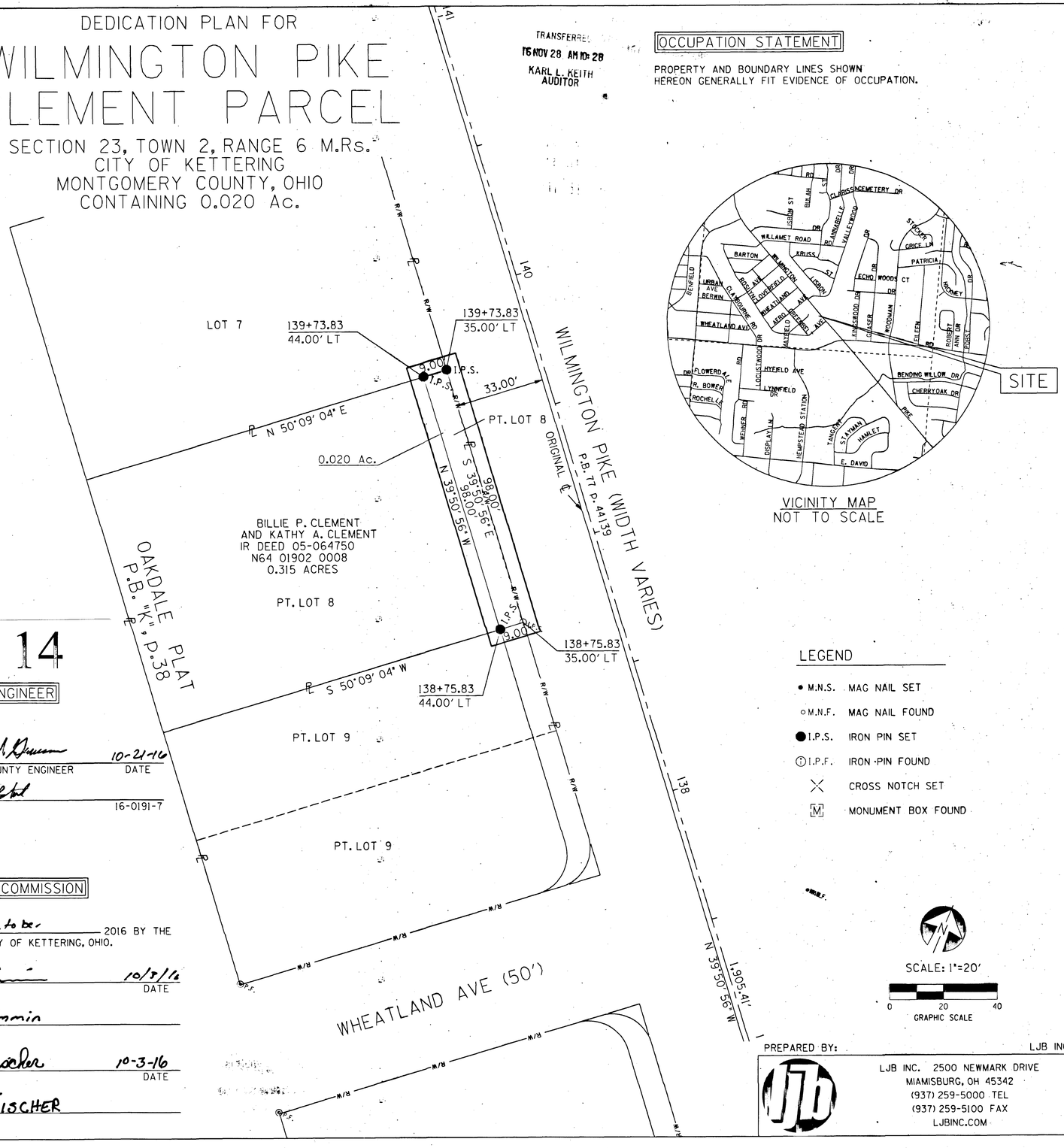
APPROVED THIS 3rd DAY OF October 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE
CHAIRPERSON — DATE 10/3/16

PRINTED NAME Dan Shimmin

SIGNATURE
SECRETARY — DATE 10-3-16

PRINTED NAME CAROL FISCHER



VICINITY MAP
NOT TO SCALE

OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

LEGEND

- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- Ⓘ I.P.F. IRON PIN FOUND
- × CROSS NOTCH SET
- Ⓜ MONUMENT BOX FOUND

SCALE: 1"=20'

0 20 40
GRAPHIC SCALE

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

N64-01902-0110 PART, 160 ALL

DEDICATION PLAN FOR
WILMINGTON PIKE
MILLER PARCEL

SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.013 Ac.

TRANSFERRED
16 NOV 28 AM 10:28
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS

BASIS OF BEARINGS IS OHIO STATE PLANE, SOUTH ZONE, NAD 83 (2011).

DESCRIPTION

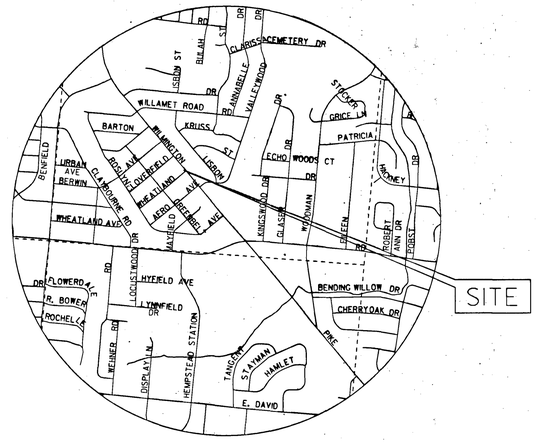
SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING PART OF LOT 9 OF THE OAKDALE PLAT AS RECORDED IN PLAT BOOK "K" P. 38, BEING A 0.012 ACRE PORTION OF THE PART OF SAID LOT AS CONVEYED TO STEVEN L. MILLER, BY I.R. DEED 14-017649 AND THE 48 SF. PORTION OF SAID LOT AS CONVEYED TO THE CITY OF KETTERING BY D.B. 2472 p. 523, MONTGOMERY COUNTY DEED RECORDS.

229 P 15

Type: DEE
Kind: PLAT
Recorded: 11/28/2016 10:38:16 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066238

OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.



VICINITY MAP
NOT TO SCALE

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 (0.013 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 INTERESTS.

OWNER:

STEVEN L. MILLER

SIGNATURE BY _____
STEVEN L. MILLER

PRINTED NAME STEVEN L. MILLER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

GREGORY C. REYNOLDS
Notary Public, State of Ohio

SIGNATURE _____
WITNESS SIGNATURE

PRINTED NAME Gregory C. Reynolds

_____
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 03-01-2017

OWNER:

CITY OF KETTERING

SIGNATURE BY _____ ITS CITY MANAGER
MARK SCHWIETERMAN

PRINTED NAME Mark Schwieterman

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE _____
WITNESS SIGNATURE

PRINTED NAME Theresa Kyriakidis

Notary Public, State of Ohio
My Commission Expires May 26, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 5/26/21

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
_____ 8/11/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO
HARRY G. HERBST III
S-6596
REGISTERED PROFESSIONAL SURVEYOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 15

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE _____ 10-21-16
MONTGOMERY COUNTY ENGINEER DATE

SIGNATURE _____
CHECKED BY 16-0191-6

APPROVAL - PLANNING COMMISSION

APPROVED THIS 3RD DAY OF October 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

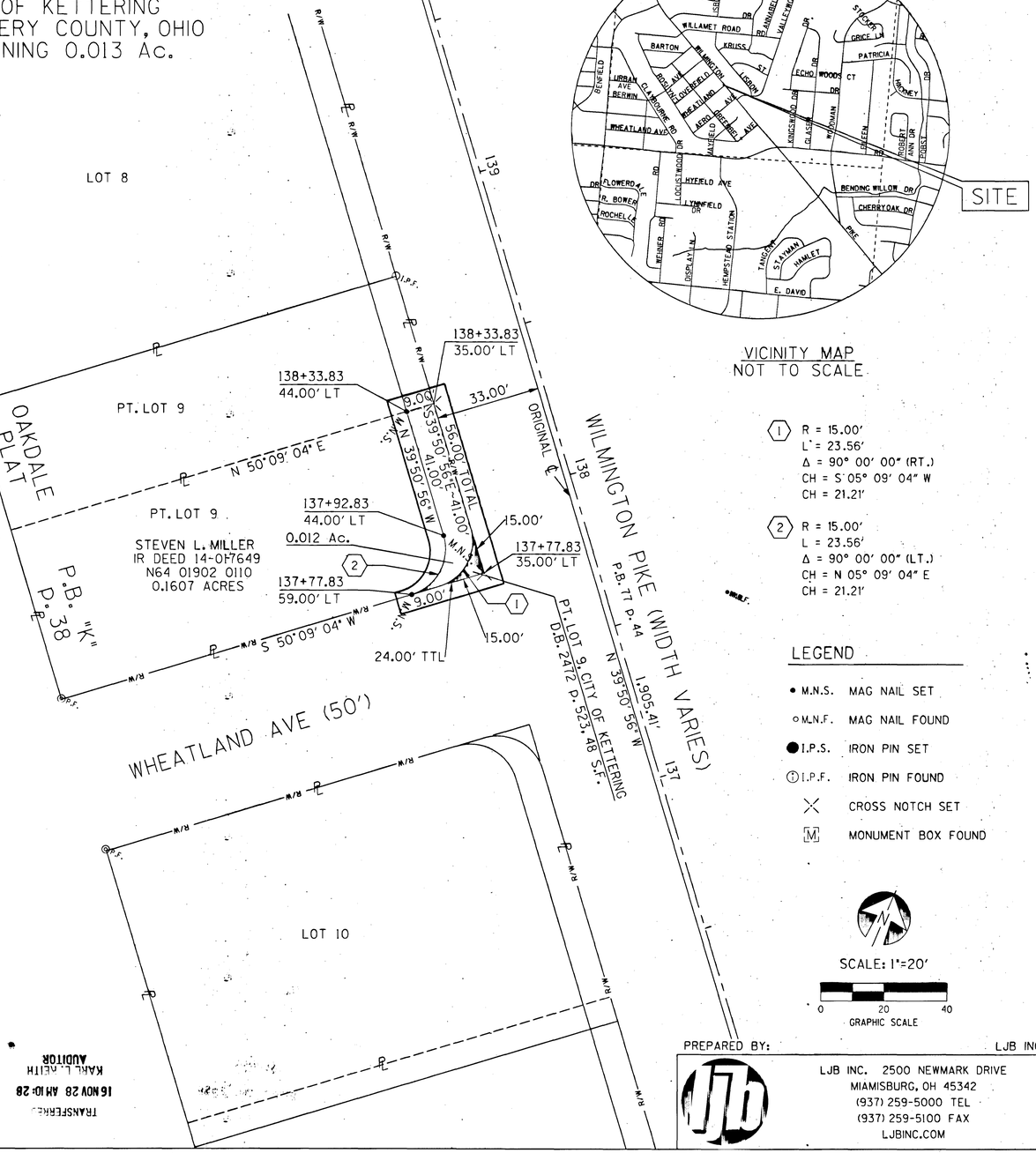
SIGNATURE _____ 10/3/16
CHAIRPERSON DATE

PRINTED NAME Don Shimmin

SIGNATURE _____ 10-3-16
SECRETARY DATE

PRINTED NAME CAROL FISCHER

TRANSFERRED
16 NOV 28 AM 10:28
KARL L. KEITH
AUDITOR



① R = 15.00'
L = 23.56'
Δ = 90° 00' 00" (RT.)
CH = S 05° 09' 04" W
CH = 21.21'

② R = 15.00'
L = 23.56'
Δ = 90° 00' 00" (LT.)
CH = N 05° 09' 04" E
CH = 21.21'

LEGEND

- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- I.P.S. IRON PIN SET
- I.P.F. IRON PIN FOUND
- CROSS NOTCH SET
- M MONUMENT BOX FOUND

SCALE: 1"=20'

0 20 40
GRAPHIC SCALE

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

N64-01902-0128 PT, 165 ALL

DEDICATION PLAN FOR
WILMINGTON PIKE
FROST PARCEL

SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.020 Ac.

BASIS OF BEARINGS

BASIS OF BEARINGS IS OHIO STATE PLANE, SOUTH ZONE, NAD 83 (2011).

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING AN 0.019 ACRE PART OF THE 90 FEET TAKEN BY PARALLEL LINES OFF THE NORTH SIDE OF LOT NUMBERED 10 ON THE OAKDALE PLAT AS RECORDED IN PLAT BOOK "K" P. 38, OF THE PLAT OF RECORDS MONTGOMERY COUNTY, OHIO, AS CONVEYED TO WILLIAM P. FROST AND MIMI FROST, CO-TRUSTEES OF THE FROST FAMILY REVOCABLE TRUST AND DESCRIBED IN I.R. DEED 06-118718, AND THE 48 S.F. PART OF LOT 10 AS CONVEYED TO THE CITY OF KETTERING BY D.B. 2305 p. 371, MONTGOMERY COUNTY DEED RECORDS.

229 P16

TRANSFERRED
16 NOV 28 AM 10:28
KARL L. KEITH
AUDITOR

OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

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 DO HEREBY DEDICATE THE AREA SHOWN AS DEDICATED RIGHT-OF-WAY (0.020 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 INTERESTS.

Type: DEE
Kind: PLAT
Recorded: 11/28/2016 10:39:08 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066239

OWNERS:

WILLIAM P. FROST AND MIMI FROST, CO-TRUSTEES

SIGNATURE BY William P. Frost
WILLIAM P. FROST, CO-TRUSTEE

PRINTED NAME William P Frost

SIGNATURE BY Mimi Frost
MIMI FROST, CO-TRUSTEE

PRINTED NAME Mimi Frost

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

GREGORY C. REYNOLDS Notary Public, State of Ohio

SIGNATURE
WITNESS SIGNATURE

PRINTED NAME Gregory C. Reynolds

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 02-01-2019

OWNER:

CITY OF KETTERING

SIGNATURE BY Mark Schwieterman ITS CITY MANAGER
MARK SCHWIETERMAN

PRINTED NAME Mark Schwieterman

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE
WITNESS SIGNATURE

PRINTED NAME Theresa Kyriakidis

THERESA M KYRIAKIDIS, Notary Public In and for the State of Ohio My Commission Expires May 26, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 5/26/21

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS, IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
Harry G. Herbst III 8/11/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO · HARRY G. HERBST III · S-6596 · REGISTERED PROFESSIONAL SURVEYOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 16

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE
MONTGOMERY COUNTY ENGINEER — DATE 10-21-16

SIGNATURE
CHECKED BY Wayne Bell — 16-0191-5

APPROVAL - PLANNING COMMISSION

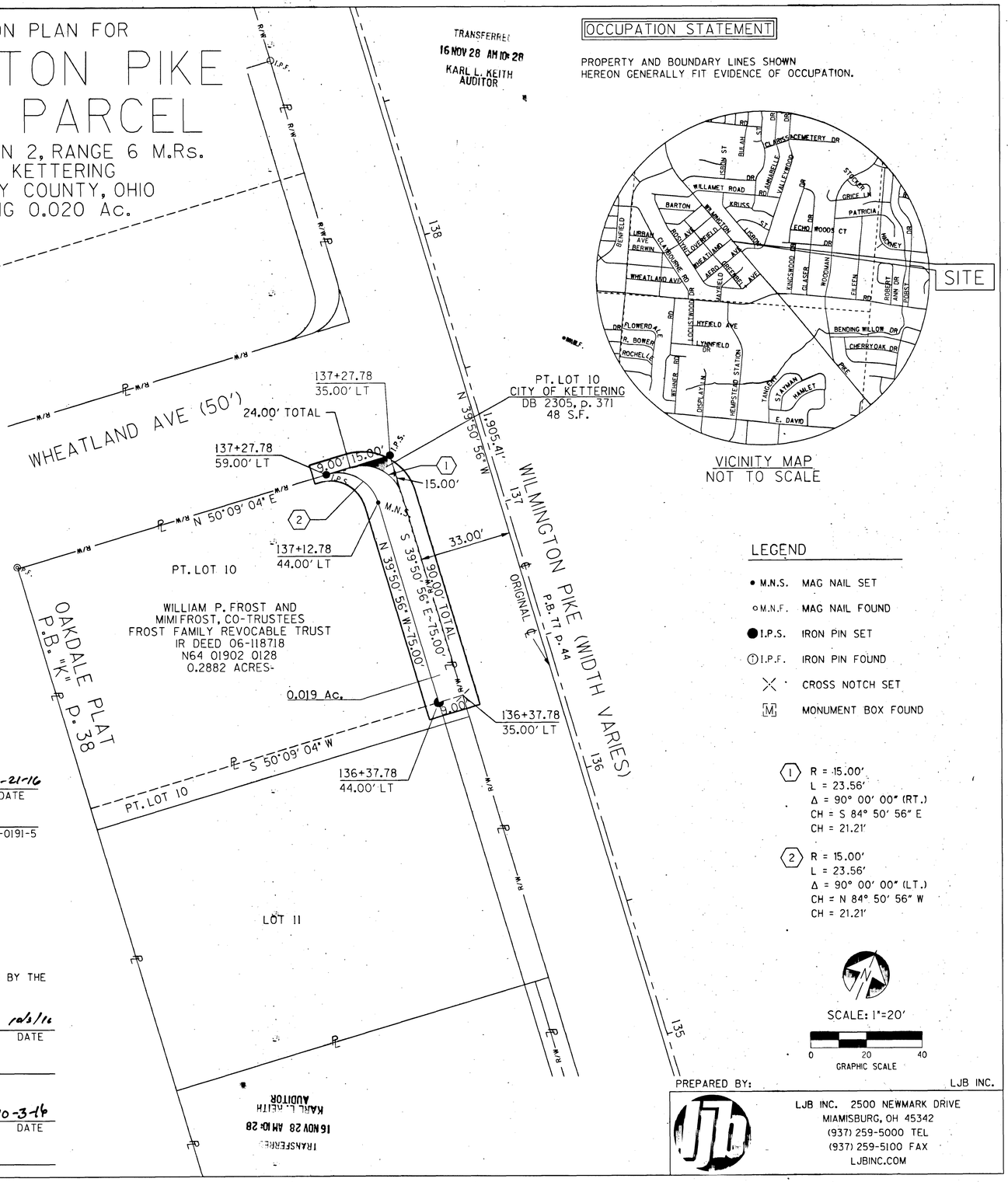
APPROVED THIS 3RD DAY OF October 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE
CHAIRPERSON — DATE 10/3/16

PRINTED NAME Don Skimmin

SIGNATURE
SECRETARY — DATE 10-3-16

PRINTED NAME CAROL FISCHER



VICINITY MAP
NOT TO SCALE

LEGEND

- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- ⊙ I.P.F. IRON PIN FOUND
- × CROSS NOTCH SET
- Ⓜ MONUMENT BOX FOUND

① R = 15.00'
L = 23.56'
Δ = 90° 00' 00" (RT.)
CH = S 84° 50' 56" E
CH = 21.21'

② R = 15.00'
L = 23.56'
Δ = 90° 00' 00" (LT.)
CH = N 84° 50' 56" W
CH = 21.21'

SCALE: 1"=20'

0 20 40
GRAPHIC SCALE

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

RTL-7-4-1 Hnds 8, 18 thru 29 AL

BASIS OF BEARINGS:
- EAST RIGHT-OF-WAY LINE OF WEBSTER STREET – N10°17'26"W S.F. & W.W. SMITH'S PLAT REPLAT-A – P.B. 225, PAGE 22

SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
- S.F. & W.W. SMITH'S PLAT REPLAT-A – P.B. 225, PAGE 22

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

EASEMENT NOTES

1) EXISTING EASEMENTS SHOWN ON THIS SURVEY ARE FROM TITLE COMMITMENT NO. 38160348, DATED JUNE 30, 2016, SCHEDULE B – SECTION 2; FURNISHED BY CHICAGO TITLE INSURANCE COMPANY AS NOTED BELOW:
   9) 10' WIDE DP&L ELECTRIC EASEMENT. (DEED MF 86-679C10)
   10) A. BUILDING EASEMENT. B. ACCESS EASEMENT (IR EASE #09-057254)
   11) EASEMENT FOR WIDENING OF WEBSTER STREET. CONTAINS REVERSION CLAUSE. (D.B. 1970, PAGE 127)

DESCRIPTION

SITUATE IN SECTION 4, TOWN 1, RANGE 7 M.Rs., CITY OF DAYTON COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING ALL OF LOT NUMBERS 2956, 2957, 2958, 2959 AND 2960 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON ALONG WITH ALL OF VACATED COOPER STREET (C.P.C. 85-2485, DATED 11-12-1985) THAT LIES ADJACENT TO AND NORTH OF SAID LOTS AS CONVEYED TO WOESSNER FAMILY LIMITED PARTNERSHIP IN DEED MF 98-780805. ALSO, BEING ALL OF LOT NUMBERS 2927, 2928, 2929, 2930, 2931, 2932, 2933 AND 2934 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AND THE NORTH HALF OF VACATED COOPER STREET ABUTTING THE SOUTH SIDE OF SAID LOTS 2927, 2928 AND 2929 AS CONVEYED TO WOESSNER REAL ESTATE, LLC IN IR DEED #12-007951.

SAID OWNERSHIPS HAVE SINCE BEEN COMBINED BY CERTIFICATE OF MERGER ON FILE WITH THE OHIO SECRETARY OF STATE (DOCUMENT ID #200400200352) WITH WOESSNER REAL ESTATE, LLC BEING THE SURVIVING ENTITY.

CONTAINING 3.1117 ACRES, MORE OR LESS WITH 0.1325 ACRES IN NEWLY DEDICATED RIGHT-OF-WAY AND 2.9845 ACRES IN NEW LOTS.

SUPERIMPOSED NOTE:
- ALL OF THE LANDS OF THE DEDICATORS, OF WHICH THIS PLAT IS DRAWN, ARE SHOWN HEREON.

RECORD PLAN
WOESSNER PLAT

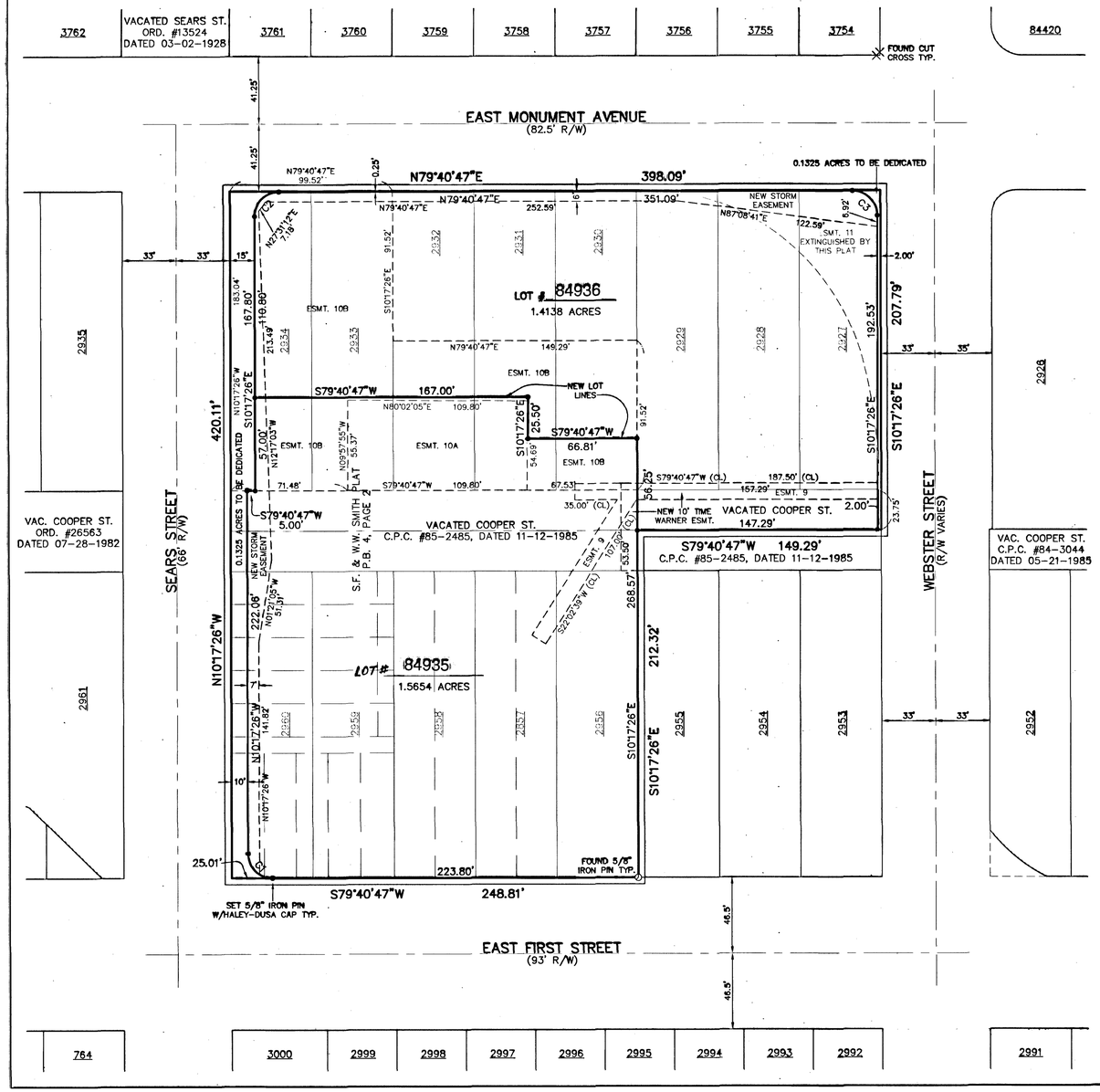
BEING A REPLAT OF LOT NUMBERS 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2956, 2957, 2958, 2959 & 2960 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AND PART OF VACATED COOPER STREET SECTION 4, TOWN 1, RANGE 7 M.Rs.

MONTGOMERY COUNTY, OHIO
CONTAINING 3.1117 ACRES
AUGUST 25, 2016

TRANSFERRED
16 NOV 28 PM 2:52
KARL L. KEITH
AUDITOR

PLAT 229
PG 17

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



TRANSFERRED
16 NOV 28 PM 2:52
KARL L. KEITH
AUDITOR

DATE 11/1 20 16
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 9 PAGE 248 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: 11/1, 2016

Approved by Director of Public Works

Supervisor of Plats
Date: 11/1, 2016

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY

16-0268
JOB #

CHECKED BY

11/22/16
DATE

ACREAGE TABLE

Lots	2.9792ac.
Street	0.1325ac.
Total	3.1117ac.

Type: DEE
Kind: PLAT
Recorded: 11/28/2016 02:53:27 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066542

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 0.1325 acres as public right-of-way 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.

OWNER
Woessner Family Limited Partnership

Dwight Woessner,
Partner

WITNESSES:

Denise Stickles
Print Name: Denise Stickles

Print Name: Stephen Mann

OWNER
Woessner Real Estate, LLC

Dwight Woessner,
Partner

OWNERS STATEMENT

Dwight Woessner, Owner, 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.

Dwight Woessner,
Partner

RELEASE OF EASEMENT (EXTINGUISHMENT):

The City of Dayton, as holder of easement rights created under easement deeds recorded in Deed Book 1970, Page 127 of the Montgomery County Records, joins in the execution of this easement extinguishment and reservation plan to release from the easements those portions shown as "extinguished by this plat" on this easement extinguishment and reservation plan.

Nan Whaley
Print Name: Nan Whaley
Title: MAYOR

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 31 day of October 2016, before me the undersigned, a notary public in and for said State of Ohio, personally came Woessner Real Estate, LLC, by Dwight Woessner, Partner, and * acknowledged the signing and execution of the within plat to be his voluntary act and deed. * Woessner Family Limited Partnership

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

Denise M. Stickles
NOTARY PUBLIC Denise M. Stickles
MY COMMISSION EXPIRES June 29, 2021

NOTARY PUBLIC STATE OF OHIO

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

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

Denise M. Stickles
NOTARY PUBLIC Denise M. Stickles
MY COMMISSION EXPIRES June 29, 2021

NOTARY PUBLIC STATE OF OHIO

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

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

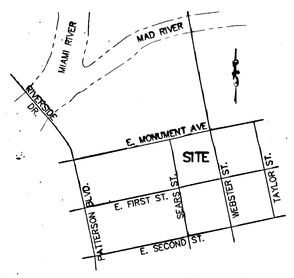
Rashella Lavender
NOTARY PUBLIC Rashella Lavender
MY COMMISSION EXPIRES Feb 9, 2020

RASHELLA D. LAVENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

NOTARY PUBLIC STATE OF OHIO

INCHES 1 2 3

PLAT BOOK 229 PAGE: 17



VICINITY MAP
(NO SCALE)

CERTIFICATION:

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 field work in June 2015. All measurements are correct and monuments are to be set on all lot corners as shown.

STATE OF OHIO JOHN P. HALEY 6819 REGISTERED SURVEYOR

John P. Haley, P.S.
OHIO LICENSE NO. 6819

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.57'	90°01'47"	N55°18'20"W	21.22'
C2	15.00'	23.55'	89°58'13"	N34°41'40"E	21.21'
C3	15.00'	23.57'	90°01'47"	S55°18'20"E	21.22'

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: SBM | Checked: JPH
Date: 08-25-16 | Job No. S3932

U44-1-44-2-5th, K47-1-23-1-1-2nd

RECORD PLAN
KROGER LIMITED PARTNERSHIP I PLAT
BEING A CONSOLIDATION OF CITY OF MORAINE LOT NO'S 4827, (FORMERLY KNOWN AS LOT NO. 10 OF ALEX BELLPLAZA - SECTION TWO) P.B. 123, PG. 35 & 5454, (FORMERLY KNOW AS LOT 5 OF MORAINE NURSERY PLAT - SECTION TWO) P.B. 102, PG. 13
TOTAL AREA = 14.086 ACRES

SECTION 9, TOWN 1, RANGE 6 M.R.S.
THE CITY OF MORAINE
MONTGOMERY COUNTY, OHIO

PLAT 229 PG 18

APPROVALS BY CITY OF MORAINE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MORAINE, OHIO.
ON THIS 8th DAY OF Nov, 2016
COMMISSION CHAIRPERSON

APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF MORAINE, OHIO.
ON THIS 8th DAY OF Nov, 2016
CITY ENGINEER

Type: DEE
Kind: PLAT
Recorded, 11/30/2016 09:30:01 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00066857

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 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

KROGER LIMITED PARTNERSHIP I
BY: KRGP INC., AN OHIO CORPORATION
GENERAL PARTNER

BY: _____
NAME: Nicholas G. Hodge
TITLE: Vice President

STATE OF OHIO
S.S.
COUNTY OF HAMILTON

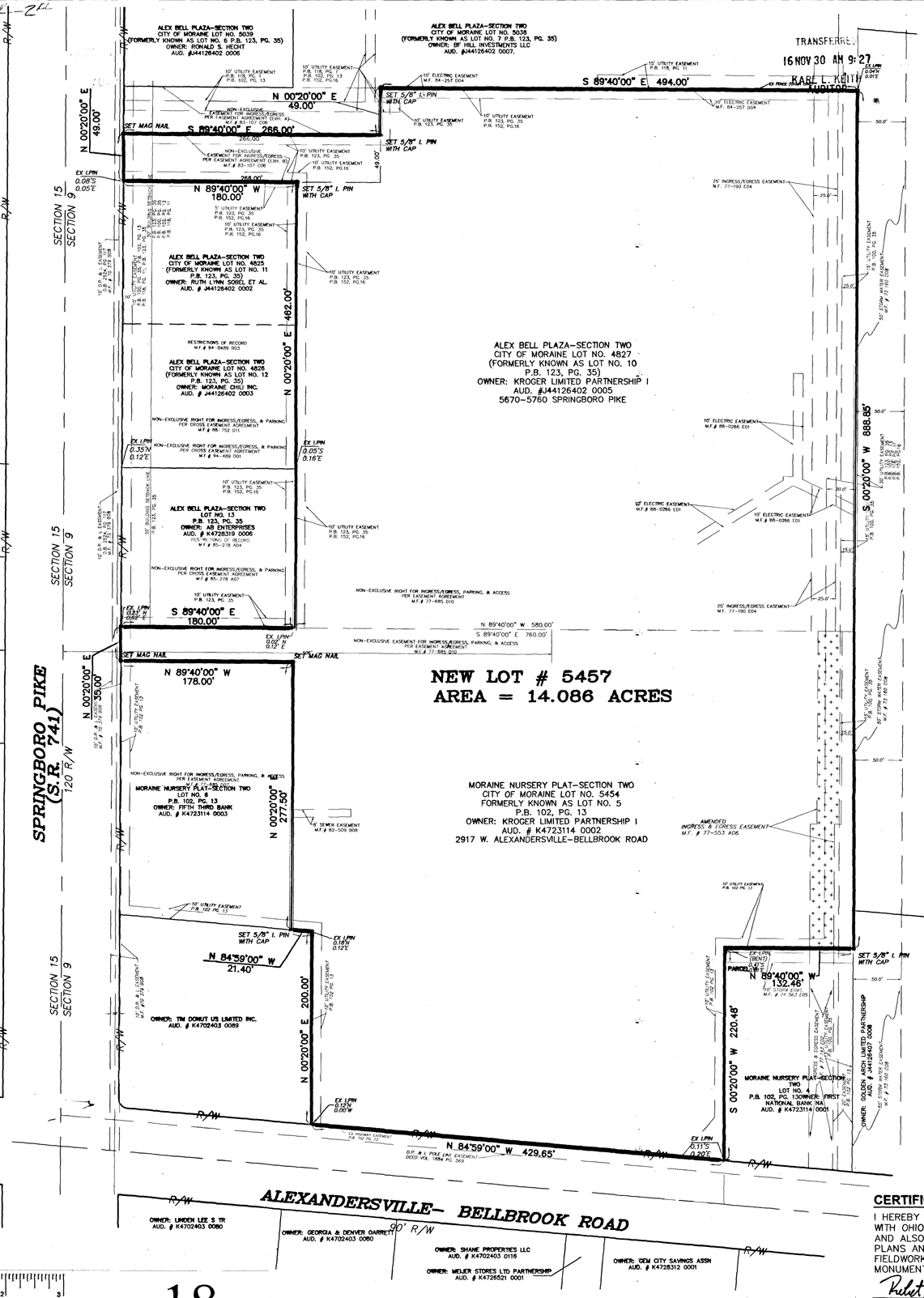
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARD Nicholas G. Hodge, Vice President *OF KRGP INC., AN OHIO CORPORATION, GENERAL PARTNER TO KROGER LIMITED PARTNERSHIP I, AN OHIO LIMITED PARTNERSHIP, WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2016.*

NOTARY PUBLIC Joyce A. Stone
MY COMMISSION EXPIRES 7/17/2021

NOTARY PUBLIC STATE OF OHIO
JOYCE A. STONE
Notary Public, State of Ohio
My Commission Expires
July 17, 2021

DESCRIPTION

THE WITHIN PLAT IS A LOT CONSOLIDATION OF 14.086 ACRES AND BEING CITY OF MORAINE LOTS 4827 AS CONVEYED TO KROGER LIMITED PARTNERSHIP I BY DEED RECORDED IN IR DEED 14-065986 AND 5454, FORMERLY KNOW AS LOT 5 OF MORAINE NURSERY PLAT SECTION TWO, AS CONVEYED TO KROGER LIMITED PARTNERSHIP I BY DEED RECORDED IN IR DEED 15-010559.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
60 0 30 60 120
1" = 60'

N

BASIS OF BEARINGS
North based on bearings contained in Alex Bell Plaza Plat – Section Two as recorded in Plat Book 123, Page 35 of the Plat Records of Montgomery County, Ohio

REFERENCE SURVEY
A.L.T.A. Survey prepared by Schaeffer Engineering dated 9/06/2007

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATION OR SUCH PLAT ARE DRAWN AS SHOWN HEREON

CLOSURE

Course	Bearing	Distance	PT#	Northing	Easting
			1	6000.00	2300.00
1-2	N 84°59'00" W	429.65	2	6037.57	1872.00
2-3	N 00°20'00" E	200.00	3	6237.57	1873.16
3-4	N 84°59'00" W	21.40	4	6239.44	1851.84
4-5	N 00°20'00" E	277.50	5	6516.93	1853.46
5-6	N 89°40'00" W	178.00	6	6517.97	1675.46
6-7	N 00°20'00" E	35.00	7	6552.97	1675.66
7-8	S 89°40'00" E	180.00	8	6551.92	1855.66
8-9	N 00°20'00" E	462.00	9	7013.91	1858.35
9-10	N 89°40'00" W	180.00	10	7014.96	1678.35
10-11	N 00°20'00" E	49.00	11	7063.96	1678.64
11-12	S 89°40'00" E	266.00	12	7062.41	1944.63
12-13	N 00°20'00" E	49.00	13	7111.41	1944.92
13-14	S 89°40'00" E	494.00	14	7108.54	2438.91
14-15	S 00°20'00" W	888.85	15	6219.70	2433.74
15-16	N 89°40'00" W	132.46	16	6220.47	2301.28
16-17	S 00°20'00" W	220.48	17	6000.00	2300.00

Closure error distance> 0.00 Error Bearing> S 59°30'53" W
Closure Precision> 1 in 866962.4 Total Distance Traversed> 4063.34
613596.7 Sq. Feet
14.086 Acres

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THE PLAT/SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN OCTOBER, 2014. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE AS SHOWN.

Robert J. Trenkamp
ROBERT J. TRENKAMP
OHIO REGISTERED LAND SURVEYOR NO. 8304

ROBERT J. TRENKAMP 8304 REGISTERED PROFESSIONAL SURVEYOR STATE OF OHIO

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER DATE 11/29/16
Checked By RON DATE 11/29/16
16 - 0303
FILE#

TRANSFERRED
16 NOV 30 AM 9:28
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 18

Prepared by:
tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: SEPT. 8, 2016
Scale: 1" = 60'
Job No: 7318

Revisions	
No.	Date

RECORD PLAN
KROGER LIMITED PARTNERSHIP I PLAT
SECTION 9, TOWN 1, RANGE 6 M.R.S.
THE CITY OF MORAINE
MONTGOMERY COUNTY, OHIO

ACAD FILENAME: 7318_REPLAT-16.DWG

Drawn By: R.J. TRENKAMP
Sheet _____ of _____
Job No: 7318-16

R72-3-8-35thru 39 & 44 ALL

229 P19

TRANSFERRED
16 NOV 30 PM 2:45
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 11/30/2016 02:48:40 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00067037

RECORD PLAN
SIMMS MONUMENT WALK - A
REPLAT OF LOTS 84882 THROUGH 84886 AND 84891 OF THE REVISED AND CONSECUTIVE NUMBERED LOTS ON THE PLAT OF THE CITY OF DAYTON AKA PART OF SIMMS MONUMENT WALK RECORDED IN P.B. 228 PG. 12 SECTION 4 AND SECTION 10, TOWN 1, RANGE 7, M.Rs. MONTGOMERY COUNTY STATE OF OHIO CONTAINING 0.4765 ACRES TOTAL AUGUST 30, 2016

OWNER'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 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.

SIMMS MONUMENT WALK LTD.,
AN OHIO LIMITED LIABILITY COMPANY

BY CHARLES V. SIMMS DEVELOPMENT
ITS SOLE MEMBER.

BY: CHARLES H. SIMMS, PRESIDENT

WITNESS: Tracey M Butt
(PRINT NAME): Tracey M. Butt

WITNESS: Elizabeth A Jones
(PRINT NAME): Elizabeth A. Jones

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

BE IT REMEMBERED THAT ON THIS 22 DAY OF September 2016, 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 MONUMENT WALK 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
MY COMMISSION EXPIRES: March 5, 2019

NOTARY PUBLIC STATE OF OHIO
TRACEY M. BUTT, Notary Public
In and for the State of Ohio
My Commission Expires March 5, 2019

FIRST FINANCIAL BANK:

BY: Brad Cummings First V.P.
(NAME) Brad Cummings (TITLE)

WITNESS: Tracey M Butt
(PRINT NAME): Tracey M. Butt

WITNESS: Elizabeth A Jones
(PRINT NAME): Elizabeth A. Jones

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

BE IT REMEMBERED THAT ON THIS 22 DAY OF September 2016, 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 First VP 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
MY COMMISSION EXPIRES: March 5, 2019

NOTARY PUBLIC STATE OF OHIO
TRACEY M. BUTT, Notary Public
In and for the State of Ohio
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, 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
MY COMMISSION EXPIRES: March 5, 2019

NOTARY PUBLIC STATE OF OHIO
TRACEY M. BUTT, Notary Public
In and for the State of Ohio
My Commission Expires March 5, 2019

VICINITY MAP
NOT TO SCALE

INCHES 1 2 3

PLAT BOOK 229 PAGE: 19

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 84928 WILL BE PART OF THE COMMON ELEMENTS.

EASEMENT STATEMENT:

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.

TRANSFERRED
16 NOV 30 PM 2:45
KARL L. KEITH
AUDITOR

STATE OF OHIO
RYAN T. BOUTWELL S-8663 REGISTERED PROFESSIONAL SURVEYOR

BASIS OF BEARINGS:

THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT, IN JULY 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 WEST MONUMENT AVENUE, BEING N79°08'24"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 0.4765 ACRES, BEING REPLAT OF LOTS 84882 THROUGH 84886 AND 84891 OF THE REVISED AND CONSECUTIVE NUMBERED LOTS ON THE PLAT OF THE CITY OF DAYTON AKA PART OF SIMMS MONUMENT WALK AS RECORDED IN PLAT BOOK 228, PAGE 12, AND COMPRISING PART OF THE LAND CONVEYED TO SIMMS MONUMENT WALK, LTD, BY DEED RECORDED IN I.R. DEED 15-048551 IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

OCCUPATION STATEMENT:

THE LINES OF OCCUPATION, WHERE EXISTING, GENERALLY AGREE WITH THE PROPERTY BOUNDARY LINES.

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — 16-0082 FILE NUMBER

CHECKED BY RDN — 11/16/16 DATE

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — 11.3.16 DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — 11/3/16 DATE

DATE: 11/3/16

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

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 JULY 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.

RYAN T. BOUTWELL — 9.20.16 DATE
OHIO REGISTERED SURVEYOR NO. 8663

No.	REVISION	DATE

PROJECT No: 75560
DATE 08/30/2016
DES. JAP
DR. TMC
CKD. RTB

PREPARED BY:

WOOLPERT
4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743

Simms Monument Walk - A
West Monument Avenue and North Ludlow Street
City of Dayton
Montgomery County, Ohio

Record Plan

SHEET NO.
1 of 2

Layout Tab Name: 1 of 2, Images: S1490845.tif, , Xrefs:
Last Saved By:chrismer, 8/30/2016 9:46:43 AM
W:\Srvin\GS\Columbus\Projects\75560_Simms_Monument_Walk_Record_Plan\GV\Drawings\75560RP_REPLAT.dwg Plotted By:Chrismer, Tim Plotted:August 30, 2016, 9:46:51 AM

BASIS OF BEARINGS:

THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT, IN JULY 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 WEST MONUMENT AVENUE, BEING N79°08'24"E, IS DESIGNATED THE 'BASIS OF BEARING' FOR THIS SURVEY.

229 P 19A

TRANSFERRED
16 NOV 30 PM 2:46
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 19A

Type: DEE
Kind: PLAT
Recorded: 11/30/2016 02:48:40 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00067037

RECORD PLAN
SIMMS MONUMENT WALK - A
REPLAT OF LOTS 84882 THROUGH 84886 AND 84891 OF THE REVISED AND CONSECUTIVE NUMBERED LOTS ON THE PLAT OF THE CITY OF DAYTON AKA PART OF SIMMS MONUMENT WALK RECORDED IN P.B. 228 PG. 12 SECTION 4 AND SECTION 10, TOWN 1, RANGE 7, M.Rs. MONTGOMERY COUNTY STATE OF OHIO CONTAINING 0.4765 ACRES TOTAL AUGUST 30, 2016

LOT 81874 | LOT 318 | LOT 10893 | LOT 10892

MONUMENT CALLED FOR PER CITY
NO MONUMENT FOUND

WEST MONUMENT AVENUE
99.72' PUBLIC R/W
100' R/W PER CITY THOROUGHFARE PLAN

MONUMENT CALLED FOR PER CITY
NO MONUMENT FOUND

N79°08'24"E 512.523'

16.574'

60' R/W

N79°08'24"E 124.60'

BLACKLIDGE FAMILY REALTY LLC
DEED 10-006394

LOT NO 84878 0.0394 AC. 1716 SQ. FT.
LOT NO 84879 0.0328 AC. 1430 SQ. FT.
LOT NO 84880 0.0328 AC. 1430 SQ. FT.
LOT NO 84881 0.0379 AC. 1650 SQ. FT.
LOT NO 84882 0.0379 AC. 1650 SQ. FT.
LOT NO 84883 0.0329 AC. 1434 SQ. FT.
LOT NO 84884 0.0329 AC. 1434 SQ. FT.
LOT NO 84885 0.0379 AC. 1650 SQ. FT.
LOT NO 84886 0.0379 AC. 1650 SQ. FT.
LOT NO 84887 0.0379 AC. 1650 SQ. FT.
LOT NO 84888 0.0328 AC. 1430 SQ. FT.
LOT NO 84889 0.0328 AC. 1430 SQ. FT.
LOT NO 84890 0.0367 AC. 1600 SQ. FT.

N10°46'44"W 71.72' COMMON ELEMENT
S10°46'44"E 71.72' COMMON ELEMENT

ANG=90°55'49"
L=23.81'
RAD=15.00'
CH=N55°24'13"W
21.38'

49.6'

56.48'

S79°08'24"W 87.00'

N79°08'24"E 86.00'

S10°46'44"E 27.44'

LOT NO 84928
0.3349 AC.
14,590 SQ. FT.

COMMON ELEMENT

GENERAL UTILITY EASEMENT

LOT NO 84891
0.2555 AC.
11,131 SQ. FT.

LOT 20

N10°46'44"W 57.88'

S79°08'24"W 200.19'

IRON PIPE FOUND
0.30' NORTH

IRON PIN FOUND
0.35' NORTH

LOT 18

LOT 17

S79°08'24"W 87.41'

EMC DAYTON HOLDINGS LLC
DEED 2014-00063624

WOMENS CLUB HOUSE COMPANY
DB 383 PG 521
DB 525 PG 258

LOT NO 84895 0.0387 AC. 1684 SQ. FT.
LOT NO 84894 0.0317 AC. 1380 SQ. FT.
LOT NO 84893 0.0317 AC. 1380 SQ. FT.
LOT NO 84892 0.0364 AC. 1587 SQ. FT.

N10°46'44"W 69.00'

S10°46'44"E 99.44'

116.3'

IRON PIN FOUND
0.54' EAST

S79°08'24"W 10.00'

WEST LOWE LANE
16.5' PUBLIC R/W

IRON PIN FOUND

LOT 29 | LOT 30 | LOT 31 | LOT 32

NORTH WILKINSON STREET
66.13' PUBLIC R/W

N10°46'44"W 513.789'

NORTH LUDLOW STREET
99.2' PUBLIC R/W

S10°46'44"E 513.789'

LOT 16

LOT 33

MAIN STREET
132.26' PUBLIC R/W

513.789' S10°46'44"E

WEST FIRST STREET
99.44' PUBLIC R/W

512.523'

RECEIVED
16-NOV-30 PM 2:46
KARL L. KEITH
AUDITOR

LEGEND

- 5/8" IRON PIN FOUND (NO CAP)
- 3/4" IRON PIPE FOUND (NO CAP)
- 5/8" IRON PIN SET WITH ID CAP
- CITY OF DAYTON MONUMENT (FOUND)

N

SCALE: 1 INCH=20 FEET
0 20 40

No.	REVISION	DATE

PROJECT No: 75560
DATE 08/30/2016
DES. JAP
DR. TMC
CKD. RTB

PREPARED BY:
WOOLPERT
4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743

Simms Monument Walk - A
West Monument Avenue and North Ludlow Street
City of Dayton
Montgomery County, Ohio

Record Plan

SHEET NO.
2 of 2

Layout Tab Name: 2 of 2, Images: S1490645.tif; , Xrefs:
Last Saved By:chrismer, 10/25/2016 12:27:52 PM
W:\Sivin\GS\Columbus\Projects\75560_Simms_Monument_Walk_Record_Plan\SV\Drawings\75560RP_REPLAT.dwg Plotted By:Chrismer, Tim Plotted:October 25, 2016, 3:54:56 PM

MOT - 48 - 13.20

229 P20

Type: DEE
Kind: PLAT
Recorded: 12/01/2016 10:56:57 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00067190

MAIN STREET OVER THE GREAT MIAMI RIVER
CITY OF DAYTON, MONTGOMERY COUNTY, OHIO
SECTION 27, TOWN 2, RANGE 6 EAST,
SECTION 4, TOWN 1, RANGE 7 M.Rs.,
AND GREAT MIAMI RIVER

PLAT BOOK 229 PAGE: 20

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM,SOUTH ZONE (NAD83- 2011) UTILIZING NGS CONTROL MONUMENTS D-10 AND G-346 IN A SURVEY PERFORMED USING US SURVEY FEET IN JUNE 2013 AND ESTABLISHED TO GROUND COORDINATES WITH A PROJECT ADJUSTMENT FACTOR OF 1.00007242 AND A BASE POINT OF ADJUSTMENT OF N 0.0000, E 0.0000.

BASIS OF EXISTING RIGHT-OF-WAY

THE EXISTING RIGHT-OF-WAY LOCATION WAS BASED ON MONTGOMERY COUNTY ENGINEER'S ROAD RECORD BOOK "C", PG. 49 AND ROAD RECORD BOOK "C", PG. 106. CITY OF DAYTON CENTERLINE MONUMENTS FOUND (SEE "MONUMENTATION FOUND" TABLE; THIS SHEET) AT THE INTERSECTIONS OF JEFFERSON ST. AND MONUMENT AVE., LUDLOW ST. AND FIRST ST., JEFFERSON ST. AND FIRST ST., MAIN ST. AND FIRST ST. FROM THE CITY OF DAYTON FIELD NOTES, RIGHT-OF-WAY PLAN FOR MOT 48-13.39, AND FROM THE FOLLOWING RECORDED SUBDIVISION PLATS; I.R. PLAT BOOK 126, PG. 15, I.R. PLAT BOOK 133, PG. 10, I.R. PLAT BOOK 168, PG. 5, I.R. PLAT BOOK 212, PG. 31, I.R. PLAT BOOK 212, PG. 8, I.R. PLAT BOOK 215, PG. 36, PLAT BOOK 3, PG. 31, PLAT BOOK A, PG. 59, PLAT BOOK "B", PG. 276 AND PLAT BOOK E, PG. 24 AND PROPERTY RECORDS OBTAINED FROM THE MONTGOMERY COUNTY, OHIO ENGINEER'S OFFICE, THE MONTGOMERY COUNTY, OHIO RECORDER'S OFFICE AND FROM THE CITY OF DAYTON, OHIO.

BASIS OF STATIONING

STATE ROUTE 48 (MAIN STREET): THE BASIS OF STATIONING FOR CENTERLINE OF RIGHT-OF-WAY WAS ESTABLISHED USING STRAIGHT LINE MEASUREMENT (SLM) DATA SHEET 3 OF 6 (REVISED JAN. 2004) PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION.

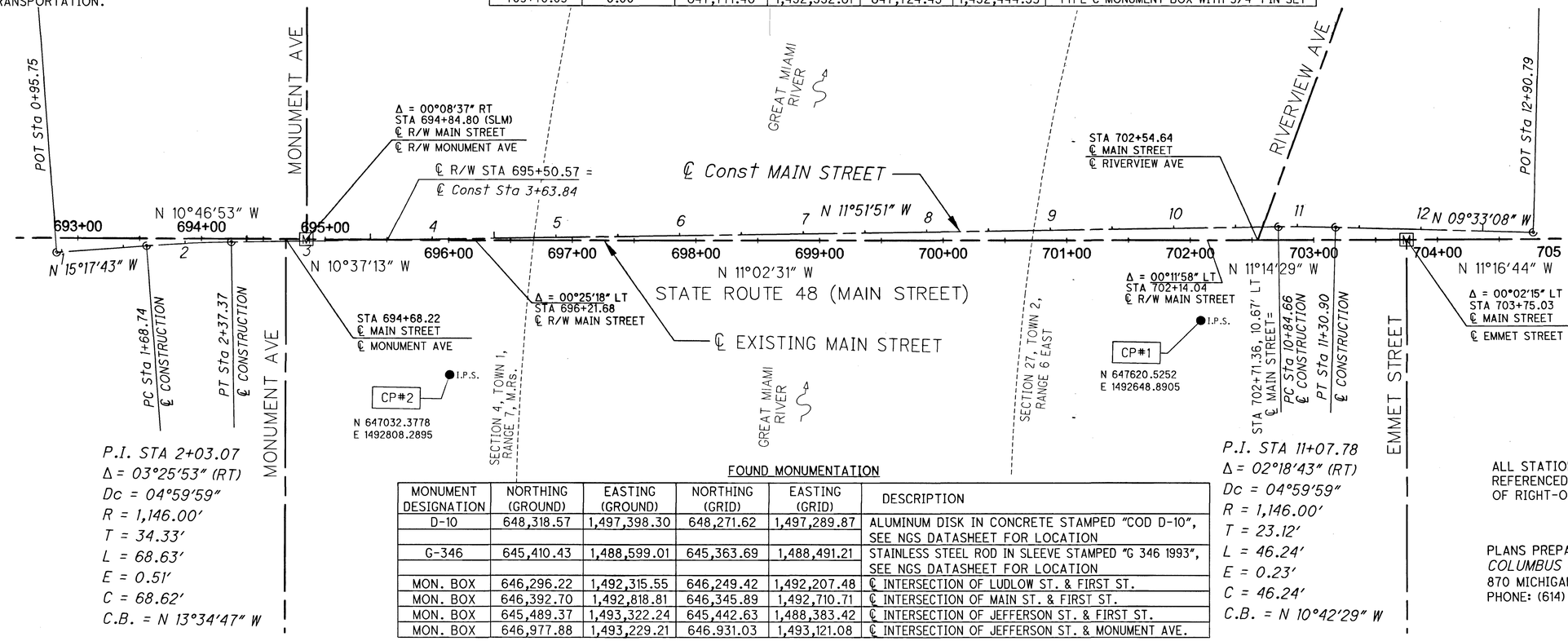
MONUMENT LEGEND

I.P.S. SURVEY CONTROL PIN SET WITH A PLASTIC CAP STAMPED 'CEC TRAV.' CPxxx

[M] MONUMENT BOX TO BE SET WITH A 3/4" IP

MONUMENTATION TO BE SET

STATION ℄ R/W	OFFSET	NORTHING (GROUND)	EASTING (GROUND)	NORTHING (GRID)	EASTING (GRID)	DESCRIPTION
694+84.80	0.00	646,897.57	1,492,722.68	646,850.73	1,492,614.59	TYPE C MONUMENT BOX WITH 3/4" PIN SET
703+75.03	0.00	647,771.40	1,492,552.61	647,724.49	1,492,444.53	TYPE C MONUMENT BOX WITH 3/4" PIN SET



FOUND MONUMENTATION

MONUMENT DESIGNATION	NORTHING (GROUND)	EASTING (GROUND)	NORTHING (GRID)	EASTING (GRID)	DESCRIPTION
D-10	648,318.57	1,497,398.30	648,271.62	1,497,289.87	ALUMINUM DISK IN CONCRETE STAMPED "COD D-10", SEE NGS DATASHEET FOR LOCATION
G-346	645,410.43	1,488,599.01	645,363.69	1,488,491.21	STAINLESS STEEL ROD IN SLEEVE STAMPED "G 346 1993", SEE NGS DATASHEET FOR LOCATION
MON. BOX	646,296.22	1,492,315.55	646,249.42	1,492,207.48	℄ INTERSECTION OF LUDLOW ST. & FIRST ST.
MON. BOX	646,392.70	1,492,818.81	646,345.89	1,492,710.71	℄ INTERSECTION OF MAIN ST. & FIRST ST.
MON. BOX	645,489.37	1,493,322.24	645,442.63	1,488,383.42	℄ INTERSECTION OF JEFFERSON ST. & FIRST ST.
MON. BOX	646,977.88	1,493,229.21	646.931.03	1,493,121.08	℄ INTERSECTION OF JEFFERSON ST. & MONUMENT AVE.

ALL STATION AND OFFSETS ARE REFERENCED TO THE CENTERLINE OF RIGHT-OF-WAY.

PLANS PREPARED BY:
COLUMBUS ENGINEERING CONSULTANTS, INC.
870 MICHIGAN AVENUE, COLUMBUS, OHIO 43215
PHONE: (614) 228-3500

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. ANY PROPOSED CENTERLINE MONUMENT BOX ASSEMBLES 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, DISTRICT 7. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE MONTGOMERY COUNTY RECORDER'S OFFICE AND THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 7. SPECIFICATIONS FOR REFERENCE MONUMENTS AND RIGHT-OF-WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 (DATED 7-15-11).

RECEIVED _____,20___
RECORDED _____,20___
BOOK _____PG. ____
COUNTY RECORDER

APPROVED FOR CENTERLINE DATA ONLY

MONTGOMERY COUNTY ENGINEER — FILE NUMBER 2016-0238

CHECKED BY — DATE 12/1/16

I, DANIEL J. HORNYAK, P.S. (COLUMBUS ENGINEERING CONSULTANTS, INC.) HAVE ESTABLISHED THE PROPOSED TAKES AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS SHOWN HEREIN. AS A PART OF MY WORK, I HAVE SET RIGHT-OF-WAY AND PROPERTY MONUMENTS WHERE NECESSARY 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". THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION. THESE PLANS (MOT-48-13.20) ARE PREPARED FOR THE OHIO DEPARTMENT OF TRANSPORTATION.

STATE OF OHIO · DANIEL J. HORNYAK 7963 · REGISTERED PROFESSIONAL SURVEYOR

DANIEL J. HORNYAK, P.S. SURVEYOR NO. 7963 — Date 11/30/16

AS A PART OF THIS PROJECT, I, PAUL W. FEIE, P.S. (BRIGGS CREATIVE SERVICE, LLC) HAVE CONDUCTED A SURVEY TO RE-ESTABLISH THE LOCATION OF THE EXISTING RIGHT-OF-WAY LINES, EXISTING PROPERTY LINES, AND CENTERLINE OF EXISTING RIGHT-OF-WAYS FOR THESE RIGHT-OF-WAY PLANS. 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". THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

STATE OF OHIO · PAUL W. FEIE 6723 · REGISTERED PROFESSIONAL SURVEYOR

PAUL W. FEIE, P.S. SURVEYOR NO. 7366 — Date 11/30/16

REVISION	DATE	DESCRIPTION
FIELD REVIEW BY: NJP		DATE: 7/15/16
OWNERSHIP VERIFIED BY: RAW		DATE: 7/01/16
DATE OF COMPLETION:		11/25/16

N

HORIZONTAL 1 INCH = 50 FEET

PID NO. 88775

R/W DESIGNER NJP
R/W REVIEWER DJH

CENTERLINE PLAT

MOT - 48 - 13.20

2/6

N64-34-2-119 #120 AIL

PLAT 229
PG 21

TRANSFERRED
16 DEC -2 AM 9:23
KARL L. KEITH
AUDITOR

RECORD PLAN
PRUGH WOODS-A

BEING A REPLAT OF LOT 1 AND LOT 2 OF PRUGH WOODS RECORD PLAN AS RECORDED IN PLAT BOOK 226, PAGE 7
LOCATED IN SECTION 17, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING, MONTGOMERY COUNTY, OHIO
CONTAINING 8.4176 ACRES
OCTOBER, 2016

PREPARED BY:

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

PLAT BOOK 229 PAGE: 21

DEVELOPER:
DESARROLLO COMPANIES, LLC.
1449 BAUGH SPRINGS ROAD
MCDONALD, TENN. 37353
PH: 513-505-9978

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: RON DATE: 11/30/16

JOB No: 16-0159

APPROVED BY THE PLANNING COMMISSION CITY OF KETTERING

THIS 2nd DAY OF November, 2016

CHAIRMAN 11/3/16 DATE

SECRETARY Carol Fischer 11-7-16 DATE

APPROVED MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

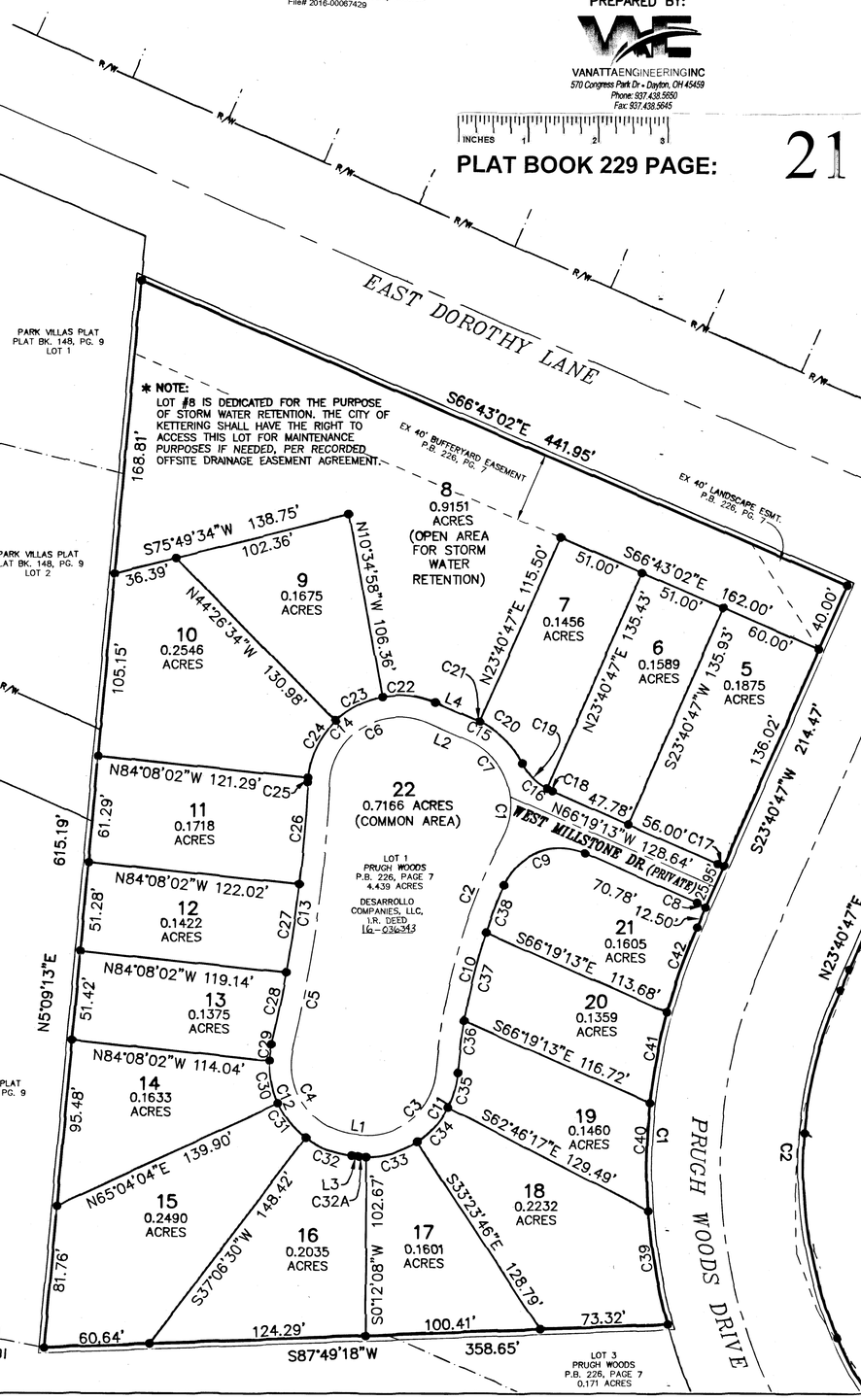
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES 11-17-16 DATE

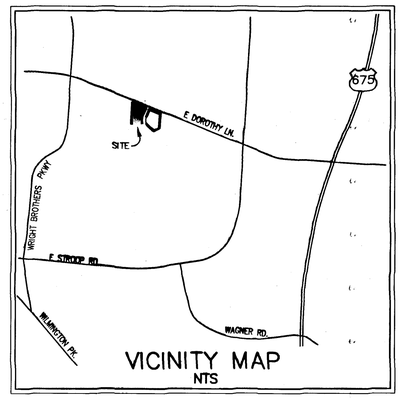
BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE 3402, GEOID 2012A

SUPERIMPOSITION MAP
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.

Type: DEE
Kind: PLAT
Recorded: 12/02/2016 09:32:02 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00067429





VICINITY MAP
NTS

LINE TABLE		
Line #	Length	Direction
L1	3.54'	N84° 33' 42"W
L2	26.23'	S66° 43' 02"E
L3	3.54'	N84° 33' 42"W
L4	26.23'	S66° 43' 02"E

AREA SUMMARY

LOTS	–	5.8081 ACRES
OPEN AREA	–	2.6095 ACRES
TOTAL	–	8.4176 ACRES

CENTERLINE CURVE TABLE					
Curve	Radius	Delta	Length	Chd. Direction	Chd. Length
C1	40.00'	33° 55' 03"	23.68'	S10° 11' 22"W	23.33'
C2	357.00'	22° 37' 18"	140.95'	S15° 50' 15"W	140.04'
C3	40.00'	90° 54' 42"	63.47'	S49° 58' 57"W	57.02'
C4	40.00'	97° 29' 14"	68.06'	N35° 49' 05"W	60.14'
C5	865.00'	10° 13' 43"	154.42'	N7° 48' 40"E	154.22'
C6	40.00'	110° 35' 09"	77.20'	N57° 59' 23"E	65.77'
C7	40.00'	59° 56' 53"	41.85'	S36° 44' 36"E	39.97'

CURVE TABLE					
Curve	Radius	Delta	Length	Chd. Direction	Chd. Length
C8	25.00'	12° 50' 37"	5.60'	N59° 53' 54"W	5.59'
C9	35.00'	90° 35' 39"	55.34'	S68° 22' 57"W	49.75'
C10	344.50'	18° 33' 32"	111.59'	S13° 48' 22"W	111.10'
C11	52.50'	90° 54' 42"	83.30'	S49° 58' 57"W	74.83'
C12	52.50'	97° 29' 14"	89.33'	N35° 49' 05"W	78.94'
C13	852.50'	10° 13' 43"	152.19'	N7° 48' 40"E	151.99'
C14	52.50'	110° 35' 09"	101.33'	N57° 59' 23"E	86.32'
C15	52.50'	39° 38' 06"	36.32'	S46° 53' 59"E	35.60'
C16	35.00'	39° 14' 17"	23.97'	S46° 42' 04"E	23.50'
C17	25.00'	9° 12' 23"	4.02'	S70° 55' 25"E	4.01'
C18	35.00'	5° 16' 57"	3.23'	N63° 40' 45"W	3.23'
C19	35.00'	33° 57' 21"	20.74'	N44° 03' 36"W	20.44'
C20	52.50'	38° 00' 35"	34.83'	N46° 05' 14"W	34.19'
C21	52.50'	1° 37' 31"	1.49'	N65° 54' 17"W	1.49'
C22	52.50'	33° 48' 41"	30.98'	N83° 37' 22"W	30.53'
C23	52.50'	33° 45' 15"	30.93'	S62° 35' 40"W	30.48'
C24	52.50'	40° 11' 51"	36.83'	S25° 37' 07"W	36.08'
C25	52.50'	2° 49' 23"	2.59'	S4° 06' 30"W	2.59'
C26	852.50'	3° 56' 49"	58.73'	S4° 40' 13"W	58.71'
C27	852.50'	3° 26' 59"	51.33'	S8° 22' 07"W	51.32'
C28	852.50'	2° 49' 55"	42.14'	S11° 30' 34"W	42.13'
C29	52.50'	10° 22' 29"	9.51'	S7° 44' 17"W	9.49'
C30	52.50'	27° 28' 59"	25.18'	S11° 11' 27"E	24.94'
C31	52.50'	27° 57' 34"	25.62'	S38° 54' 43"E	25.37'
C32	52.50'	31° 40' 13"	29.02'	S68° 43' 36"E	28.65'
C32A	52.50'	5° 14' 10"	4.80'	S87° 10' 47"E	4.80'
C33	52.50'	33° 35' 54"	30.79'	N73° 24' 11"E	30.35'
C34	52.50'	29° 22' 31"	26.92'	N41° 54' 59"E	26.62'
C35	52.50'	22° 42' 08"	20.80'	N15° 52' 39"E	20.67'
C36	344.50'	4° 59' 15"	29.99'	N7° 01' 13"E	29.98'
C37	344.50'	8° 40' 59"	52.21'	N13° 51' 21"E	52.16'
C38	344.50'	4° 53' 17"	29.39'	N20° 38' 29"E	29.38'
C39	342.50'	11° 06' 06"	66.36'	S9° 45' 18"E	66.26'
C40	342.50'	10° 23' 16"	62.10'	S0° 59' 23"W	62.01'
C41	342.50'	8° 50' 07"	52.81'	S10° 36' 04"W	52.76'
C42	342.50'	8° 39' 40"	51.77'	S19° 20' 58"W	51.73'

SURVEY REFERENCES:
D.B. 1955, PG. 163
D.B. 2293, PG. 454
MF #84-613E09
MF #92-508C02
I.R. 02-138132
I.R. DEED 03-184112
PLAT BK. PP, PG. 52
PLAT BK. TT, PG. 9
PLAT BK. 63, PG. 36
PLAT BK. 148, PG. 9
P.B. 226, PAGE 7
TAX MAPS

C1 R=342.50'
L=233.05'
Lch=S4°11'14"W
Lch Dist= 228.58'
Δ=38°59'09"

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

EASEMENT DEDICATION STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, HAVE SIGNED THIS RECORD PLAN TO EVIDENCE OUR AGREEMENT TO THE EASEMENT RESERVATION 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 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 SHALL BE REQUIRED TO INDEMNIFY, DEFEND AND HOLD THE OWNERS AND THEIR HEIRS, SUCCESSORS AND ASSIGNS HARMLESS AGAINST AND FROM ANY CLAIMS, DAMAGES, LOSSES OR EXPENSES (INCLUDING BUT NOT LIMITED TO ATTORNEY'S 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 REPAIR OR REPLACE 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 OWNERS USE THEREOF.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, HAVE SIGNED THIS RECORD PLAN TO EVIDENCE OUR AGREEMENT TO THE PRIVATE DRAINAGE EASEMENT DEDICATION ON THIS PLAT. THOSE EASEMENTS ARE FOR THE RIGHT TO DRAIN AND FLOW SURFACE WATER AWAY FROM HOMES AND HOMESITES ON ALL LOTS WITHIN THIS SUBDIVISION ALONG WITH OTHER STORMWATER MANAGEMENT PIPES AND STRUCTURES NEEDED AND AS APPROVED BY THE KETTERING CITY ENGINEER OR HIS DESIGNEE. THIS DEDICATION IS BEING MADE WITH THE UNDERSTANDING THAT THE CITY OF KETTERING RETAINS THE RIGHT TO ENTER UPON SUCH LOTS ON WHICH THE DRAINAGE EASEMENTS ARE LOCATED FOR THE PURPOSES OF ENSURING THE MAINTENANCE OR REPAIR OF SUCH EASEMENT AREAS TO ASSURE PROPER FLOW, AND ALSO INCLUDING IF APPLICABLE TO REQUIRE THE PROPERTY OWNERS OR THEIR REPRESENTATIVES TO PROPERLY MAINTAIN OR MAKE SUCH REPAIRS AS MAY BE REQUIRED TO ASSURE PROPER FLOW. THESE EASEMENTS ARE FOR INGRESS AND EGRESS TO ACCOMPLISH THOSE PURPOSES, THE EASEMENTS ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS

OWNER: DESARROLLO COMPANIES, LLC.

BY: DAVID JIMENEZ
IT'S: MANAGING MEMBER

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 21st DAY OF October, 2016, BEFORE ME, THE UNDERSIGNED, CAME DESARROLLO COMPANIES, LLC BY: DAVID JIMENEZ IT'S: MANAGING MEMBER 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: 3-10-19

CINDY S LEDFORD STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

DATE: October 21, 2016

STATE OF Tennessee

DAVID JIMENEZ BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS 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 MY COMMISSION EXPIRES: 3-10-19

CINDY S LEDFORD STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

DESCRIPTION

THE WITHIN PLAT, CONSISTING OF 8.4176 ACRES, BEING ALL 4.439 ACRES OF LOT 1 AND ALL 3.978 ACRES OF LOT 2 OF PRUGH WOODS AS RECORDED IN PLAT BOOK 226, PAGE 7 AND AS CONVEYED TO DESARROLLO COMPANIES, LLC, BY THE DEED RECORDED ON I.R. DEED 16-036343 OF THE DEED RECORDS OF MONTGOMERY COUNTY, 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 SEPTEMBER 3, 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.

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

10/13/16 DATE

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

TRANSFERRED
16 DEC -2 AM 9:24
KARL L. KEITH
AUDITOR

H:\CADD\Projects\Peebles\Prugh Property\PRUGH RP.DWG, OCT 13, 2016 - 11:48:53

JOB No. 5532 SHEET 1 OF 3

PRUGH WOODS
COVENANTS AND RESTRICTIONS

1. ALL LOTS AT PRUGH WOODS TO BE USED EXCLUSIVELY FOR SINGLE FAMILY RESIDENCE PURPOSES.

2. ALL DWELLINGS CONSTRUCTED SHALL BE 1 STORY (RANCH STYLE) OR 2 STORY HOMES AND SHALL HAVE AT LEAST A 2 CAR ATTACHED GARAGE. SHEDS ARE PERMITTED IN BACK YARDS, EXCEPT ANY LOTS BACKING UP TO AN ADJACENT PUBLIC STREET AND MUST BE SAME SIDING AND TRIM MATERIAL AND COLOR OF THE HOUSE. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF KETTERING. NO LEAN–TO IS PERMITTED. NO STRUCTURE CAN BE ATTACHED TO THE HOME WITHOUT EXPRESS PERMISSION FROM THE HOME OWNERS ASSOCIATION.

3. NO METAL OR PLASTIC EXTERIOR METAL OR PLASTIC AWNINGS ARE PERMITTED. RETRACTABLE AWNINGS ARE PERMITTED IN THE REAR OF THE HOUSE ONLY AND REQUIRE ASSOCIATION APPROVAL.

4. FENCES ARE PERMITTED AS LONG AS THEY ARE MADE OF NATURAL MATERIAL, VINYL, WROUGHT IRON OR ALUMINUM. FENCE CANNOT COME ANY CLOSER THAN HALF WAY UP THE SIDE OF THE HOUSE. NO CHAIN LINK FENCE IS PERMITTED. ASSOCIATION APPROVAL IS REQUIRED.

5. NO GARAGE OR UNFINISHED SINGLE FAMILY DWELLING, TRAVEL–TRAILER, MANUFACTURED HOME OR TRAILER, BARN, TENT, BASEMENT OR OTHER OUTBUILDING SHALL AT ANY TIME BE OCCUPIED OR USED AS A TEMPORARY OR PERMANENT RESIDENCE.

6. BUILDER SHALL HAVE EACH RESIDENTIAL LOT FINISH GRADED WHEN HOUSE IS COMPLETED TO MAINTAIN DRAINAGE EASEMENTS, STORM WATER DRAINAGE WAYS, STREAMS AND DITCHES PER THE CONSTRUCTION DRAWINGS GRADING PLAN. BUILDER WILL BE REQUIRED TO INSTALL EROSION CONTROL AND MAINTAIN DURING CONSTRUCTION.

7. NO WORN OUT, DISCARDED AUTOMOBILES, TRUCKS, MACHINERY, BOATS OR VEHICLES, OR PARTY THEREOF SHALL BE STORED ON ANY LOT/RESIDENCE AND NO PART THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.

8. A SATELLITE DISH IS PERMITTED AND CAN ONLY BE INSTALLED ON THE REAR OF THE RESIDENCE. NOTHING LARGER THAN 18" IS PERMITTED.

9. SIGNAGE. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT: (A) ONE PROFESSIONAL SIGN OF NOT MORE THAN TWO SQUARE FEET; (B) ONE SIGN OF NOT MORE THAN THREE SQUARE FEET ADVERTISING THE LOT FOR SALE; AND (C) SIGNS USED BY THE DECLARANT TO ADVERTISE THE PROPERTY DURING THE PERIOD OF CONSTRUCTION OR SALE. AFTER CONSTRUCTION CITY CODE REGULATIONS WILL APPLY TO SIGNAGE.

10. ENFORCEMENT THE DECLARANT, THE ASSOCIATION, OR ANY OWNER, SHALL HAVE THE RIGHT TO ENFORCE, BY ANY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIENS AND CHARGES NOW OR HEREAFTER IMPOSED BY THE PROVISIONS OF THIS DECLARATION. FAILURE BY THE DECLARANT, THE ASSOCIATION OR BY ANY OWNER TO ENFORCE ANY RESTRICTION, CONDITION, COVENANT, RESERVATION, LIEN OR CHARGE HEREIN CONTAINED SHALL IN NO EVENT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER.

11. PROPERTY OWNERS ARE REQUIRED TO MAINTAIN ADEQUATE SIGHT DISTANCE FOR TRAFFIC SAFETY.

TRANSFERRED
16 DEC -2 AM 9:24
KARL L. KEITH
AUDITOR

PLAT 29
PG 21A

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE 3402, GEOID 2012A

Type: DEE
Kind: PLAT
Recorded: 12/02/2016 09:32:02 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00067429

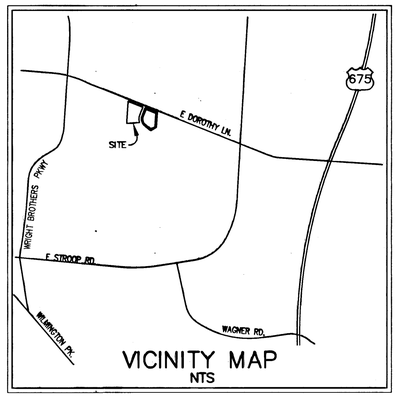
RECORD PLAN
PRUGH WOODS–A

BEING A REPLAT OF LOT 1 AND LOT 2 OF PRUGH WOODS RECORD PLAN AS RECORDED IN PLAT BOOK 226, PAGE 7
LOCATED IN SECTION 17, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING, MONTGOMERY COUNTY, OHIO
CONTAINING 8.4176 ACRES
OCTOBER, 2016

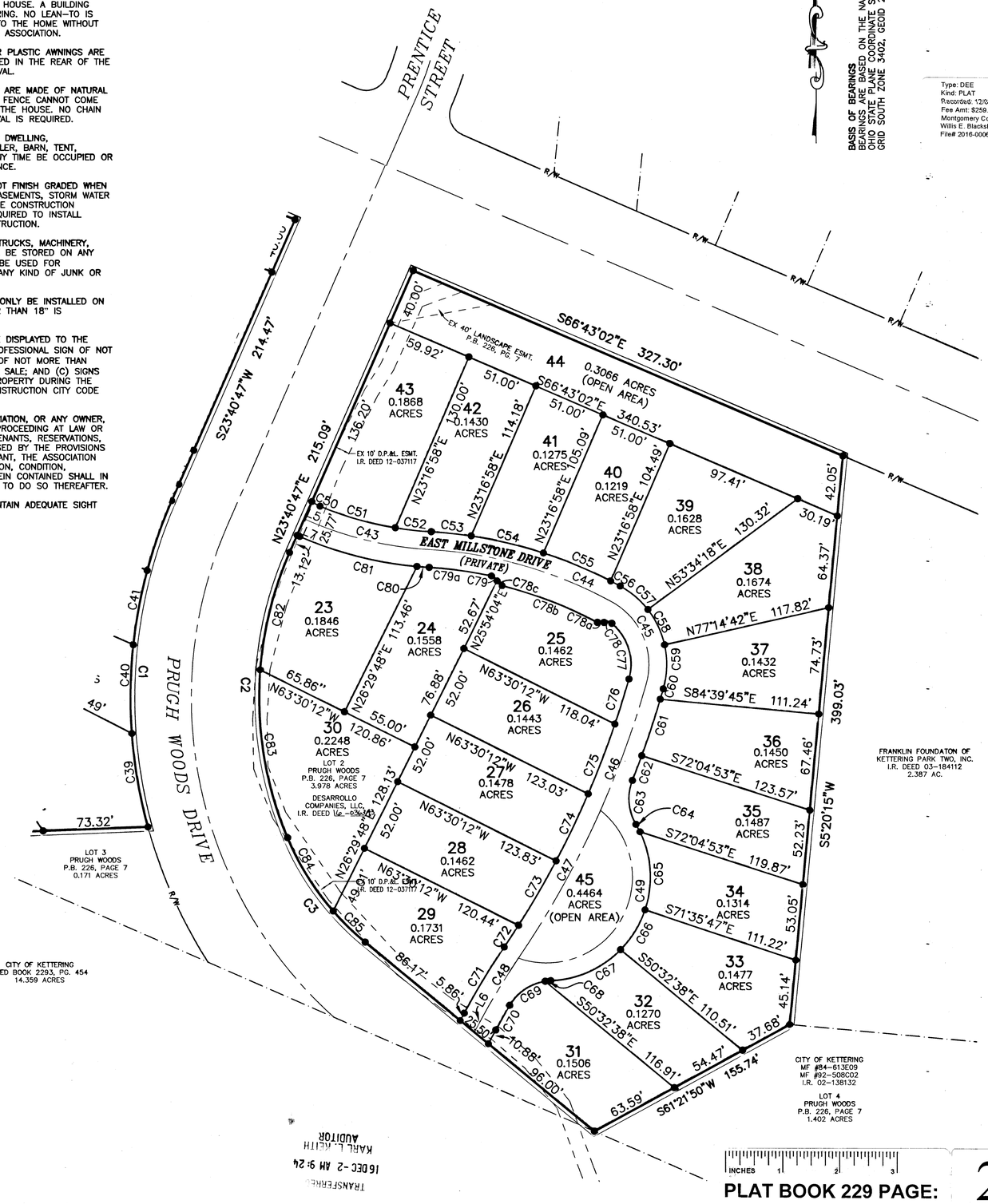
PREPARED BY:

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

DEVELOPER:
DESARROLLO COMPANIES, LLC,
1449 BAUGH SPRINGS ROAD
MCDONALD, TENN. 37353
PH: 513–505–9978



VICINITY MAP
NTS



C2 R=252.50'
L=204.93'
Lch=S0°25'47"W
Lch Dist= 199.35'
Δ=46°30'04"

C3 R=190.00'
L=91.93'
Lch=S36°40'56"E
Lch Dist= 91.04'
Δ=27°43'24"

CENTERLINE CURVE TABLE					
Curve	Radius	Delta	Length	Chd. Direction	Chd. Length
C43	250.00'	20° 25' 24"	89.11'	S76° 31' 55"E	88.64'
C44	300.00'	25° 24' 38"	133.05'	N74° 02' 18"W	131.96'
C45	50.00'	77° 07' 02"	67.30'	N22° 46' 28"W	62.33'
C46	660.00'	8° 09' 24"	93.96'	N19° 51' 44"E	93.88'
C47	660.00'	10° 12' 35"	117.61'	N29° 02' 44"E	117.45'
C48	500.00'	5° 57' 00"	51.92'	S31° 05' 06"W	51.90'
C49	60.00'	160° 20' 02"	167.90'	N29° 04' 45"E	118.24'

Line Table		
Line #	Length	Direction
L5	2.04'	S66° 19' 13"E
L6	8.37'	S28° 06' 36"W
L7	2.04'	S66° 19' 13"E

Curve Table					
Curve #	Radius	Delta	Length	Chd. Direction	Chd. Length
C50	25.00'	14° 57' 03"	6.52'	S59° 54' 40"E	6.51'
C51	237.50'	13° 15' 41"	54.97'	S74° 01' 02"E	54.85'
C52	237.50'	6° 05' 45"	25.27'	S83° 41' 45"E	25.26'
C53	312.50'	5° 09' 41"	28.15'	N84° 09' 47"W	28.14'
C54	312.50'	9° 30' 35"	51.87'	N76° 49' 39"W	51.81'
C55	312.50'	9° 21' 44"	51.06'	N67° 23' 29"W	51.01'
C56	312.50'	1° 22' 38"	7.51'	N62° 01' 18"W	7.51'
C57	62.50'	23° 21' 49"	25.49'	N49° 39' 05"W	25.31'
C58	62.50'	25° 12' 52"	27.50'	N25° 21' 44"W	27.28'
C59	62.50'	28° 32' 20"	31.13'	N1° 30' 52"E	30.81'
C60	672.50'	0° 38' 28"	7.53'	N16° 06' 17"E	7.53'
C61	672.50'	3° 32' 37"	41.59'	N18° 11' 49"E	41.59'
C62	672.50'	1° 34' 31"	18.49'	N20° 45' 23"E	18.49'
C63	35.00'	52° 07' 56"	31.85'	S4° 31' 19"E	30.76'
C64	72.50'	4° 39' 49"	5.90'	N28° 15' 23"W	5.90'
C65	72.50'	44° 19' 41"	56.09'	N3° 45' 37"W	54.70'
C66	72.50'	26° 03' 42"	32.98'	N31° 26' 04"E	32.69'
C67	72.50'	43° 13' 40"	54.70'	N66° 04' 45"E	53.41'
C68	35.00'	6° 27' 25"	3.94'	S84° 27' 52"W	3.94'
C69	35.00'	50° 47' 39"	31.03'	S55° 50' 20"W	30.02'
C70	487.50'	2° 19' 54"	19.84'	S29° 16' 33"W	19.84'
C71	512.50'	6° 02' 25"	54.03'	S31° 07' 49"W	54.00'
C72	647.50'	1° 36' 56"	18.26'	N33° 20' 34"E	18.26'
C73	647.50'	4° 36' 45"	52.12'	N30° 13' 44"E	52.11'
C74	647.50'	4° 36' 11"	52.02'	N25° 37' 16"E	52.01'
C75	647.50'	4° 37' 26"	52.25'	N21° 00' 27"E	52.24'
C76	647.50'	2° 54' 42"	32.90'	N17° 14' 23"E	32.90'
C77	37.50'	65° 40' 34"	42.98'	N17° 03' 11"W	40.67'
C78	5.00'	67° 08' 46"	5.86'	N83° 26' 38"W	5.53'
C78a	5.00'	55° 17' 28"	4.83'	N89° 20' 45"W	4.64'
C78b	282.50'	14° 32' 25"	71.69'	N68° 57' 51"W	71.50'
C78c	5.00'	59° 04' 33"	5.16'	N46° 40' 04"W	4.93'
C79	5.00'	60° 55' 42"	5.32'	N47° 32' 18"W	5.07'
C79a	287.50'	8° 46' 02"	43.99'	N82° 21' 35"W	43.95'
C80	262.50'	1° 53' 02"	8.63'	N85° 48' 06"W	8.63'
C81	262.50'	18° 32' 21"	84.94'	S75° 35' 23"E	84.57'
C82	252.50'	19° 16' 18"	84.93'	S14° 02' 40"W	84.53'
C83	252.50'	27° 13' 46"	120.00'	S9° 12' 22"E	118.87'
C84	190.00'	18° 17' 44"	60.67'	S31° 58' 06"E	60.41'
C85	190.00'	9° 25' 40"	31.26'	S45° 49' 48"E	31.23'

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)
- MONUMENT TO BE SET (1" DIA IRON PIN MONUMENT)
- PK NAIL SET
- CROSS NOTCH SET
- RAILROAD SPIKE SET

ALL MONUMENTS TO BE SET AT COMPLETION OF CONSTRUCTION

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

TRANSFERRED
16 DEC -2 AM 9:24
KARL L. KEITH
AUDITOR

PLAT BOOK 229 PAGE: 21A

JOB No. 5532 SHEET 2 OF 3

H:\CADD\Projects\Peebles\Prugh Property\PRUGH RP.DWG, OCT 13, 2016 - 11:48:53

PLAT 229 PG 21B

GENERAL UTILITY EASEMENT PLAN
PRUGH WOODS-A

BEING A REPLAT OF LOT 1 AND LOT 2 OF PRUGH WOODS RECORD PLAN AS RECORDED IN PLAT BOOK 226, PAGE 7
LOCATED IN SECTION 17, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING, MONTGOMERY COUNTY, OHIO

CONTAINING 8.4176 ACRES

OCTOBER, 2016

TRANSFERRED
16 DEC -2 AM 9:24
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NAD 83, OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH, ZONE 3402, GEOID 2012A

PREPARED BY:
VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

DEVELOPER:
DESARROLLO COMPANIES, LLC,
1449 BAUGH SPRINGS ROAD
MCDONALD, TENN. 37353
PH: 513-505-9978

Type: DEE
Kind: PLAT
Recorded: 12/02/2016 09:32:02 AM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00067429

* NOTE:
LOT #8 IS DEDICATED FOR THE PURPOSE OF STORM WATER RETENTION. THE CITY OF KETTERING SHALL HAVE THE RIGHT TO ACCESS THIS LOT FOR MAINTENANCE PURPOSES IF NEEDED, PER RECORDED OFFSITE DRAINAGE EASEMENT AGREEMENT.

EAST DOROTHY LANE — S66°43'02"E 441.95' — 60.00' R/W

PRENTICE STREET — R/W

LA PLATA DR. — R/W — N5°09'13"E 615.19'

PARK VILLAS PLAT PLAT BK. 148, PG. 9 LOT 1

PARK VILLAS PLAT PLAT BK. 148, PG. 9 LOT 2

PARK VILLAS PLAT PLAT BK. 148, PG. 9 LOT 3

8 0.9151 ACRES (OPEN AREA FOR STORM WATER RETENTION)

9 0.1675 ACRES

10 0.2546 ACRES

11 0.1718 ACRES

12 0.1422 ACRES

13 0.1375 ACRES

14 0.1633 ACRES

15 0.2490 ACRES

16 0.2035 ACRES

17 0.1601 ACRES

18 0.2232 ACRES

19 0.1460 ACRES

20 0.1359 ACRES

21 0.1605 ACRES

22 0.7166 ACRES (COMMON AREA)

7 0.1456 ACRES

6 0.1589 ACRES

5 0.1875 ACRES

10' OFFSITE DRAINAGE ESMT. "SEE DETAIL"

5' DRAINAGE ESMT.

2.5' DRAINAGE ESMT. (TYP.)

UTILITY AND DRAINAGE ESMT.

UTILITY AND DRAINAGE EASEMENT

10' GENERAL UTILITY ESMT.

WEST MILLSTONE DR. (PRIVATE) — 22'

15' DRAINAGE & UTILITY ESMT.

10' DRAINAGE AND UTILITY ESMT.

5' DRAINAGE AND UTILITY ESMT.

10' GENERAL UTILITY ESMT.

15' GENERAL UTILITY ESMT.

GENERAL UTILITY AND DRAINAGE ESMT.

LOT 1 PRUGH WOODS P.B. 226, PAGE 7 4.439 ACRES DESARROLLO COMPANIES, LLC. I.R. DEED 16-036343

LOT 3 PRUGH WOODS P.B. 226, PAGE 7 0.171 ACRES

CITY OF KETTERING DEED BOOK 2293, PG. 454 14.359 ACRES

S87°49'18"W 358.65'

S23°40'47"W 214.47'

PRUGH WOODS DRIVE — C1 — C2 — C3

S69°48'34"W 17.80' — 22.83'

S66°43'02"E 327.30'

44 0.3066 ACRES (OPEN AREA)

43 0.1868 ACRES

42 0.1430 ACRES

41 0.1275 ACRES

40 0.1219 ACRES

39 0.1628 ACRES

38 0.1674 ACRES

37 0.1432 ACRES

36 0.1450 ACRES

35 0.1487 ACRES

34 0.1314 ACRES

33 0.1477 ACRES

32 0.1270 ACRES

31 0.1506 ACRES

45 0.4464 ACRES (OPEN AREA)

23 0.1846 ACRES

24 0.1558 ACRES

25 0.1462 ACRES

26 0.1443 ACRES

27 0.1478 ACRES

28 0.1462 ACRES

29 0.1731 ACRES

30 0.2248 ACRES

LOT 2 PRUGH WOODS P.B. 226, PAGE 7 3.978 ACRES DESARROLLO COMPANIES, LLC. I.R. DEED 16-036343

N23°40'47"E 215.09'

EAST MILLSTONE DRIVE (PRIVATE)

10' GENERAL UTILITY ESMT.

2.5' DRAINAGE ESMT. (TYP.)

5' DRAINAGE ESMT. (TYP.)

GENERAL UTILITY AND DRAINAGE ESMT.

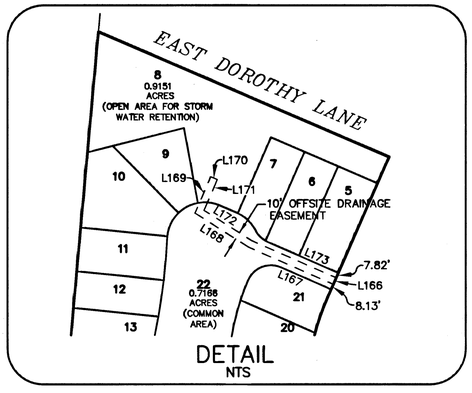
S5°20'15"W 399.03'

S61°21'50"W 155.74'

FRANKLIN FOUI KETTERING PAR I.R. DEED 0: 2.387

CITY OF KETTERING MF #84-613E09 MF #92-508C02 I.R. 02-138132

LOT 4 PRUGH WOODS P.B. 226, PAGE 7 1.402 ACRES



Easement Line Table		
Line #	Length	Direction
L100	122.12'	N68° 02' 29"W
L101	26.23'	N66° 43' 02"W
L102	9.50'	N72° 53' 00"W
L103	35.31'	S23° 07' 55"W
L104	96.75'	N84° 08' 02"W
L105	59.73'	N1° 04' 05"E
L106	53.12'	N21° 04' 08"E
L107	10.00'	N68° 55' 52"W
L108	54.88'	S21° 04' 08"W
L109	60.66'	S1° 04' 05"W
L110	5.86'	N84° 08' 02"W
L111	151.57'	N5° 09' 13"E
L112	10.00'	N84° 50' 47"W
L113	24.52'	S43° 53' 44"W
L115	102.48'	N1° 04' 05"E
L116	88.62'	S84° 08' 02"E
L117	121.20'	S5° 07' 43"W
L118	18.66'	S5° 07' 43"W
L119	11.36'	S73° 08' 51"E
L120	3.54'	S84° 33' 42"E
L121	98.65'	S33° 23' 46"E
L122	69.13'	N83° 55' 19"E
L124	62.22'	S83° 55' 19"W
L125	92.56'	N33° 23' 46"W
L126	104.20'	N22° 55' 45"E
L127	13.76'	S81° 18' 19"E
L128	76.34'	S66° 19' 13"E
L129	59.80'	S68° 02' 29"E
L130	33.08'	S76° 07' 46"E
L131	28.63'	S76° 07' 46"E
L132	33.17'	S44° 39' 22"E

Easement Line Table		
Line #	Length	Direction
L133	117.59'	N53° 34' 18"E
L134	11.58'	S66° 43' 02"E
L135	122.78'	S53° 34' 18"W
L136	33.52'	S35° 37' 19"E
L137	51.02'	S17° 08' 38"W
L138	73.04'	S12° 15' 45"W
L139	12.89'	S28° 06' 36"W
L140	55.70'	N50° 32' 38"W
L141	19.35'	N29° 14' 08"E
L142	31.79'	N48° 51' 10"E
L143	44.05'	N9° 48' 47"E
L144	12.83'	N37° 36' 56"W
L145	11.72'	N52° 42' 06"W
L146	79.64'	S22° 12' 43"W
L149	158.33'	S23° 40' 47"W
L150	53.02'	N23° 40' 47"E
L151	3.13'	S23° 40' 47"W
L152	164.66'	N23° 40' 47"E
L154	66.17'	S50° 32' 38"E
L155	85.80'	S50° 32' 38"E
L156	43.29'	S62° 12' 23"W
L157	183.43'	S17° 45' 48"W
L158	30.44'	N72° 14' 12"W
L159	49.89'	N5° 07' 43"E
L160	10.88'	S84° 08' 02"E
L161	20.00'	N5° 51' 58"E
L162	11.14'	N84° 08' 02"W
L163	30.83'	N5° 07' 43"E
L164	30.50'	S72° 53' 00"E
L165	33.48'	S57° 41' 07"E

OFFSITE DRAINAGE EASEMENT LINE TABLE		
Line #	Length	Direction
L166	10.00'	S23° 40' 47"W
L167	129.02'	N66° 19' 13"W
L168	88.80'	N57° 41' 07"W
L169	55.27'	N23° 17' 58"E
L170	10.00'	S66° 42' 02"E
L171	46.73'	S23° 17' 58"W
L172	79.50'	S57° 41' 07"E
L173	128.26'	S66° 19' 13"E

Easement Curve Table					
Curve #	Radius	Delta	Length	Chd Direction	Chd Length
C100	62.50'	41°28'06"	45.23'	N45°58'59"W	44.25'
C101	62.50'	59°16'52"	64.67'	S83°38'32"W	61.82'
C102	842.50'	1°10'05"	17.17'	N12°20'29"E	17.17'
C103	62.50'	24°48'24"	27.06'	S0°31'20"W	26.85'
C104	62.50'	50°47'16"	55.40'	S59°10'04"E	53.60'
C105	62.50'	34°14'44"	37.36'	N78°18'56"E	36.80'
C106	62.50'	47°29'20"	51.80'	N28°16'16"E	50.33'
C107	334.50'	1°42'23"	9.96'	S5°22'47"W	9.96'
C108	50.00'	16°41'47"	14.57'	S14°34'52"W	14.52'
C109	322.50'	17°06'26"	96.29'	N76°07'46"W	95.93'
C110	82.50'	118°10'22"	170.16'	N28°36'24"E	141.56'
C111	25.00'	57°15'04"	24.98'	S59°04'03"W	23.95'
C112	477.50'	2°19'54"	19.43'	S29°16'33"W	19.43'
C113	637.50'	16°16'14"	181.03'	N26°43'24"E	180.43'
C114	272.50'	16°59'11"	80.79'	N68°20'49"W	80.49'
C115	277.50'	7°41'39"	37.27'	N82°53'48"W	37.24'
C116	272.50'	15°02'54"	71.57'	S79°01'36"E	71.36'
C117	877.50'	4°36'25"	70.56'	N5°00'01"E	70.54'
C118	27.50'	53°58'35"	25.91'	N29°41'06"E	24.96'

INCHES 1 2 3

PLAT BOOK 229 PAGE: 21B

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

TRANSFERRED
16 DEC -2 AM 9:24
KARL L. KEITH
AUDITOR

H:\CADD\Projects\Paebles\Prugh Property\PRUGH RP.DWG, OCT 13, 2016 - 11:48:53

JOB No. 5532 SHEET 3 OF 3

B02-00110-0020 ALL

Prepared by:

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2102
Copyright: Glaus, Pyle, Schomer, Burns & DeHaven, Inc. 2016

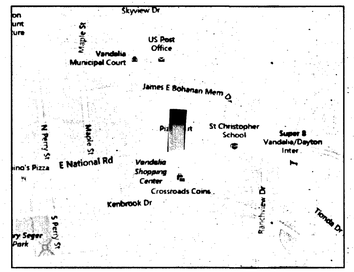
RECORD PLAN

PEBBLE HILL ASSOCIATES PLAT

SECTION 15, TOWN 3, RANGE 6 EAST
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO
CONTAINING 0.8137 ACRES
MARCH, 2016

TRANSFERRED
16 DEC -5 AM 9:48
KARL L. KEITH
AUDITOR
229 P22

Type: DEE
Kind: PLAT
Recorded: 12/05/2016 09:49:13 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00067757



LOCATION MAP

LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

SONNENBERG OFFICE PARK P.B. 134 PG. 6

SOUND FINANCIAL MANAGEMENT, LLC.
I.R. DEED 11-072079
P.N. B02011120001

FAC INVESTMENTS. LLC
I.R. DEED 14-058558
P.N. B02001100012

1/2" Rebar
S 84° 37' 54" E 118.10' (117.85' REC.)
S 84° 37' 54" E 88.26'
5/8" Rebar
N 5° 26' 37" E 0.43'
5/8" Rebar

DESCRIPTION:

SITUATED IN THE CITY OF VANDALIA, COUNTY OF MONTGOMERY, STATE OF OHIO, SECTION 15, TOWN 3, RANGE 6 EAST, AND BEING ALL OF A 0.871 ACRE TRACT AS CONVEYED TO PEBBLE HILL ASSOCIATES BY D.M.F. 87-568B03 AS RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO

APPROVALS:

ACCEPTED AND APPROVED BY THE CITY OF VANDALIA PLANNING COMMISSION

Planning Commission Chairperson — Date: 5-10-2016

ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO

Arlene Setzer, Mayor — Date: 11-29-16

Clerk of Council — Date: 11-23-16

PEBBLE HILL ASSOCIATES
D.M.F. 87-568B03
P.N. B02001100020

KIETH HUELSKAMP ET AL.
I.R. DEED 06-102841
P.N. B02001100019

TACO BELL OF AMERICA, INC.
D.M.F. 99-386B07
P.N. B02001100031

Capped Pin "LBJ"
Capped Pin "LBJ"

LOT # 1

REMAINDER AREA
0.7045 Ac.
30,687 S.F.

DEDICATED AREA
0.1092 Ac.
4,756 S.F.

N 5° 12' 39" E 312.44' (312.46' REC.) 271.78'
S 5° 26' 37" W 290.86' (290.85' REC.) 230.28'
5/8" Rebar
N 5° 12' 09" E 0.27'
S 84° 58' 06" W 118.98'
5/8" Rebar
N 84° 58' 03" E 180.58'
5/8" Rebar
40.00'
40.65'
40.65'
N 84° 58' 06" E 118.81' (120.09' REC.)

E. NATIONAL RD. (U.S. 40 R/W VARIES)

R/W
C/L

AREA SUMMARY:

REMAINDER = 0.7045 AC.
DEDICATED R/W = 0.1092 AC.
TOTAL AREA = 0.8137 AC.

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON

BASIS OF BEARING:

THE CENTERLINE OF EAST NATIONAL ROAD BEING N 84° 58' 06" ESTABLISHED BY STATE PLANE GRID NORTH, NAD 83 (2011), GEOID 12A, OHIO SOUTH ZONE. TIED BY GPS TO THE O.D.O.T. VRS.

REFERENCES:

1. COUNTY TAX MAP.
2. DEEDS.
3. PLATS.
4. TITLE REPORT

LEGEND:

- × MAG NAIL SET
- ○ EXISTING IRON PIN FOUND AS NOTED
- —P/L— EXISTING PROPERTY LINE
- —R/W— EXISTING RIGHT OF WAY LINE
- —C/L— EXISTING CENTER LINE

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

TRANSFERRED
16 DEC -5 AM 9:48
KARL L. KEITH
AUDITOR

APPROVED FOR DESCRIPTION
ENGINEER OF MONTGOMERY COUNTY — 16-0276 FILE #
CHECKED BY — 12/2/16 DATE

DEDICATION:

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

OWNER: Christoph Cushman
PRINT
WITNESS: Rod Cushman
PRINT

STATE OF New York
COUNTY OF Nassau

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Christoph Cushman THE AFORE NAMED Owner, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY OF WHEREOF, I HAVE HEREUNTO SET IN MY HAND, AND OFFICIAL SEAL ____, OHIO, THIS 26th DAY OF October, 2016
New York

NOTARY PUBLIC
Jeffrey R. Buchheit
Notary Public - State of New York
No. 01BU6339994
Qualified in Nassau County
My Commission Expires 04/11/2020

MY COMMISSION EXPIRES 04/11/2020

Christoph Cushman BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS/HER KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION

OWNERS SIGNATURE — Christoph Cushman PRINT / TITLE

STATE OF New York
COUNTY OF Nassau

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Christoph Cushman THE AFORE NAMED Owner, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY OF WHEREOF, I HAVE HEREUNTO SET IN MY HAND, AND OFFICIAL SEAL ____, OHIO, THIS 26th DAY OF October, 2016
New York

NOTARY PUBLIC
Jeffrey R. Buchheit
Notary Public - State of New York
No. 01BU6339994
Qualified in Nassau County
My Commission Expires 04/11/2020

MY COMMISSION EXPIRES 04/11/2020

INCHES 1 2 3

PLAT BOOK 229 PAGE: 22

CERTIFICATION:

THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 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 — STEVEN L. MULLANEY — 7900 — REGISTERED SURVEYOR

STEVEN L. MULLANEY, P.S. 7900, — 10/18/2016 DATE

REV.	DATE	DESCRIPTION

Roadway Dedication Plat
Vandalia, Ohio

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO. 2016388.0,1

1 of 1

Drawing Name: O:\2016\2016388\01 - Vandalia, OH\Survey\street Dedication\2016388l01 Plat And Dedication.dwg
October 18, 2016 - jhinchcliffe

APPROVED FOR DESCRIPTION: J44-209-8-21, 22, 34, 35, 45 & 82

MONTGOMERY COUNTY ENGINEER — JOB NO. 16-0309

CHECKED BY — DATE 12/5/16

CITY OF MORAINE PLANNING COMMISSION:

Approved by the City of Moraine Planning Commission on this 15 day of November, 2016

Chairperson

ENGINEERING DEPARTMENT:

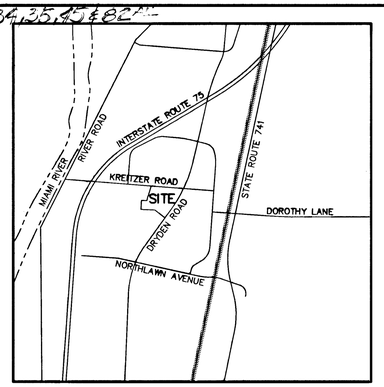
Approved by the City of Moraine Engineer on this 15th day of November, 2016

City Engineer

MONTGOMERY COUNTY SANITARY ENGINEER:

Approved by the Montgomery County Sanitary Engineer on this 28 day of Nov, 2016

Montgomery County Sanitary Engineer



VICINITY MAP

NOT TO SCALE

RECORD PLAN

KREITZER-DRYDEN PLAT TWO

BEING A RE-PLAT OF LOT 5259, KREITZER-DRYDEN PLAT, PLAT BOOK 201, PAGE 31 AND PARTS OF LOTS 2931, 2932, 2933, 2934 AND 3534 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF MORAINE (A.K.A. LOT 10, PARTS OF LOTS 3 AND 6, AND A 5.00-ACRE DOWER PARCEL OF DANIEL APPLE'S FARM PLAT, PLAT BOOK 7, PAGE 12) SECTION 18, TOWN 1, RANGE 6, M.Rs. MONTGOMERY COUNTY, OHIO CONTAINING 6.6140 ACRES TOTAL

Type: DEE
Kind: PLAT
Recorded: 12/06/2016 10:35:56 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00068216

LEGAL DESCRIPTION

SITUATE IN SECTION 18, TOWN 1, RANGE 6, M.Rs., BEING A RE-PLAT OF ALL OF LOT 5259, KREITZER-DRYDEN PLAT, RECORDED IN PLAT BOOK 201, PAGE 31, AND PARTS OF LOTS 2931, 2932, 2933 AND 3534 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF MORAINE (A.K.A. ALL OF LOT 10, PARTS OF LOTS 3 AND 6, AND A 5.00-ACRE DOWER PARCEL OF DANIEL APPLE'S FARM PLAT, RECORDED IN PLAT BOOK 7, PAGE 12), AND BEING ALL OF THE LAND CONVEYED TO ERNST REAL ESTATE CORPORATION BY DEEDS RECORDED IN IR DEED 15-030855, IR DEED 16-009792 AND IR DEED 16-028669.

CONTAINING 6.6140 ACRES, MORE OR LESS.

2934

PB 229 P 23

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 streets 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.

TRANSFERRED
16 DEC -6 AM 10:35
KARL L. KEITH
AUDITOR

OWNER: Ernst Real Estate Corpoation

WITNESSES:

Print Name: KEN KIRVES — Authorized Agent (Title)

Print Name: JUNCAY CAMUSAL

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 7th day of November 2016 before me the undersigned, a notary public in and for said State of Ohio, personally came Frank Hurst, of Ernst Real Estate Corporation 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.

NOTARY PUBLIC: Jolene K. Calladine

MY COMMISSION EXPIRES:

JOLENE K. CALLADINE, Notary Public
In and for the State of Ohio
My Commission Expires January 27, 2021

LIEN HOLDER: Fifth Third Bank

WITNESSES:

Print Name: Amy Harde — Authorized Representative

Print Name: KEN KIRVES

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

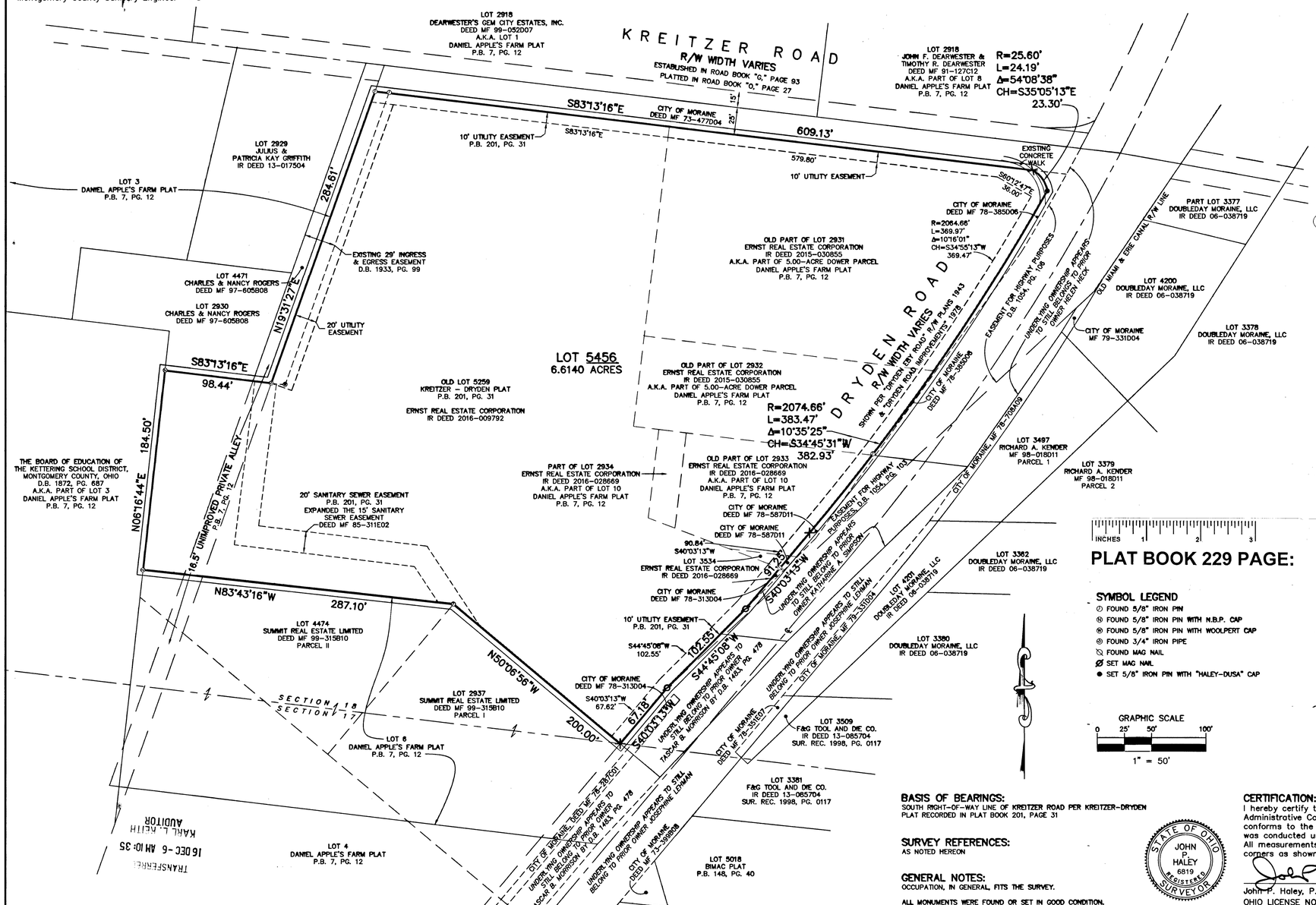
Be it remembered that on this 8th day of November 2016 before me the undersigned, a notary public in and for said State of Ohio, personally came Doug Greulich, of Fifth Third Bank and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

NOTARY PUBLIC: Jolene K. Calladine

MY COMMISSION EXPIRES:

JOLENE K. CALLADINE, Notary Public
In and for the State of Ohio
My Commission Expires January 27, 2021



INCHES 1 2 3

PLAT BOOK 229 PAGE: 23

SYMBOL LEGEND

- ✆ FOUND 5/8" IRON PIN
- Ⓝ FOUND 5/8" IRON PIN WITH N.B.P. CAP
- Ⓦ FOUND 5/8" IRON PIN WITH WOOLPERT CAP
- Ⓟ FOUND 3/4" IRON PIPE
- ⦰ FOUND MAG NAIL
- Ø SET MAG NAIL
- ● SET 5/8" IRON PIN WITH "HALEY-DUSA" CAP

GRAPHIC SCALE

0 25' 50' 100'

1" = 50'

Frank Hurst, of Ernst Real Estate Corporation, being duly sworn, says that all persons and corporations, to the best of their knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

Authorized Agent
Title

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

NOTARY PUBLIC: Jolene K. Calladine

JOLENE K. CALLADINE, Notary Public
In and for the State of Ohio
My Commission Expires January 27, 2021

MY COMMISSION EXPIRES:

BASIS OF BEARINGS:
SOUTH RIGHT-OF-WAY LINE OF KREITZER ROAD PER KREITZER-DRYDEN PLAT RECORDED IN PLAT BOOK 201, PAGE 31

SURVEY REFERENCES:
AS NOTED HEREON

GENERAL NOTES:
OCCUPATION, IN GENERAL, FITS THE SURVEY.

ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

CERTIFICATION:
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 field work in June 2015. All measurements are correct and monuments are to be set on all lot corners as shown.

STATE OF OHIO — JOHN P. HALEY — 6819 — REGISTERED SURVEYOR

John P. Haley, P.S.
OHIO LICENSE NO. 6819

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"=50'	Drawn: RLC/SBM	Checked: JPH
Date: 09/16/2016	Job No. S3961	

M60-163-14-44thru48 ALL

229 P24

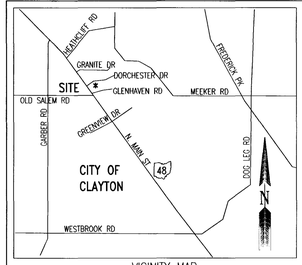
Type: DEE
Kind: PLAT
Recorded: 12/06/2016 01:04:23 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00068306

TRANSFERRED
16 DEC -6 PM 1:03
KARL L. KEITH
AUDITOR

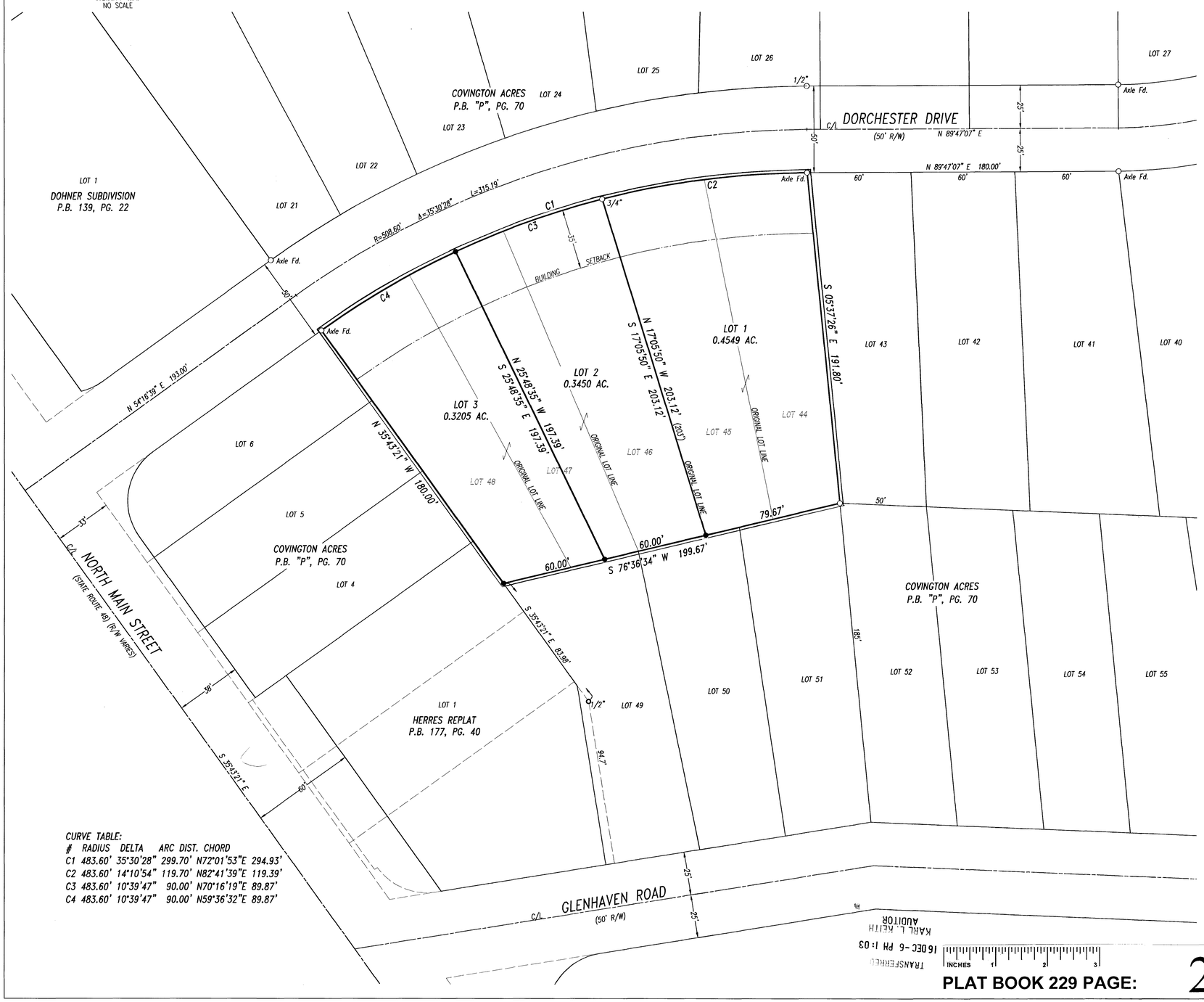
RECORD PLAN
ROYER PLAT

BEING A REPLAT OF LOTS #44 THRU #48
OF COVINGTON ACRES
RECORDED IN PLAT BOOK "P", PAGE 70
SECTION 25, TOWN 5, RANGE 5 E
CITY OF CLAYTON
MONTGOMERY COUNTY, OHIO
1.1204 ACRES TOTAL (3 LOTS)

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY, ENGINEER DATE 12/5/16
CHECKED BY: RON 12/5/16
2016-0342
FILE NUMBER



VICINITY MAP
NO SCALE



CURVE TABLE:

#	RADIUS	DELTA	ARC DIST.	CHORD
C1	483.60'	35°30'28"	299.70'	N72°01'53"E 294.93'
C2	483.60'	14°10'54"	119.70'	N82°41'39"E 119.39'
C3	483.60'	10°39'47"	90.00'	N70°16'19"E 89.87'
C4	483.60'	10°39'47"	90.00'	N59°36'32"E 89.87'

TRANSFERRED
16 DEC -6 PM 1:03
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 24

APPROVAL

ACCEPTED AND APPROVED THIS 29 DAY OF Nov., 2016 BY THE CITY OF CLAYTON.

ZONING ADMINISTRATOR 11/29/16 DATE

ACREAGE TABULATION:
LOT 1 – 0.4549 AC.
LOT 2 – 0.3450 AC.
LOT 3 – 0.3205 AC.
TOTAL – 1.1204 AC.

MONUMENTATION LEGEND

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

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

PERTINENT DOCUMENTS:

DEEDS:
I.R. DEED–16–050304
I.R. DEED–16–049561

PLATS:
COVINGTON ACRES, P.B. "P", PG. 70
DOHNER SUBDIVISION, P.B. 139, PG. 22
HERRES REPLAT, P.B. 177, PG. 40

SURVEYS:
NONE

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS SURVEYED LINES EXCEPT AS SHOWN HEREON.

NOTES:

1.) DISTANCE IN PARENTHESIS (____) INDICATES EXISTING DEED OR PLAT CALL DISTANCE WHERE MEASURED OTHERWISE.

2.) THE SUPERIMPOSED AREA OF THE LANDS OF THE DEDICATORS OF THIS PLAT IS DRAWN HEREIN.

CURRENT ZONING: "R–2"

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

1. LOT SHALL COMPLY WITH CITY OF CLAYTON ZONING REGULATIONS.

BASIS OF BEARING:
N89°47'07"E FOR THE CENTERLINE OF DORCHESTER DRIVE FROM GPS OBSERVATIONS UTILIZING ODOT VRS, NAD83 (2011), OHIO SOUTH ZONE.

N

0 30 60 90
GRAPHIC SCALE
SCALE 1"=30'

DESCRIPTION:

THE WITHIN PLAT IS A REPLAT OF LOTS #44 & #45 OF COVINGTON ACRES, RECORDED IN PLAT BOOK "P", PAGE 70 AS CONVEYED TO DANIEL CRAIG ROYER & KAREN L. ROYER BY DEED RECORDED IN INSTRUMENT RECORD DEED–16–050304, AND BEING ALSO A REPLAT OF LOTS #46 THRU #48 OF SAID COVINGTON ACRES AS CONVEYED TO DANIEL C. ROYER BY DEED RECORDED IN INSTRUMENT RECORD DEED–16–049561, ALL IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

THE AREA OF THIS SUBDIVISION IS COMPRISED OF 1.1204 ACRES IN LOT AND 0.0000 ACRES IN DEDICATED RIGHT–OF–WAY.

CERTIFICATION:

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

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

BY: Luis G. Riancho DATE: 11/29/16
LUIS G. RIANCHO REGISTERED SURVEYOR
STATE OF OHIO #5287

STATE OF OHIO · LUIS G. RIANCHO 5287 · REGISTERED SURVEYOR

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND DO HEREBY RESERVE THE EASEMENTS ON SAID PLAT TO THE PUBLIC USE FOREVER.

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

OWNERS:
DANIEL CRAIG ROYER, AKA DANIEL C. ROYER
KAREN L. ROYER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Elizabeth P. Leet
WITNESS

Daniel C. Royer
DANIEL CRAIG ROYER

WITNESS

Elizabeth P. Leet
WITNESS

Karen L. Royer
KAREN L. ROYER

WITNESS

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:
BE IT REMEMBERED, THAT ON THIS 29th DAY OF November, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DANIEL CRAIG ROYER, AKA DANIEL C. ROYER AND KAREN L. ROYER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Elizabeth P. Leet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 1/3/2018

NOTARIAL SEAL STATE OF OHIO

ELIZABETH P. LEET
Notary Public, State of Ohio
My Commission Expires 01-03-2018

OWNER'S STATEMENT:
DATE: 11-29-16
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

DANIEL CRAIG ROYER, AKA DANIEL C. ROYER AND KAREN L. ROYER, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Daniel C. Royer
DANIEL CRAIG ROYER

Karen L. Royer
KAREN L. ROYER

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

Elizabeth P. Leet
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 1-3-2018

NOTARIAL SEAL STATE OF OHIO

ELIZABETH P. LEET
Notary Public, State of Ohio
My Commission Expires 01-03-2018

PREPARED BY:
LGR
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
TEL 937 836–1585
FAX 937 836–9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322–2727

JOB # 16048 OCT. 2016
DRAWING: 16048RP
PLOT DATE 11–29–16

R72-76-C-18,19,26thru29,27C-8C-10-20thru25,36thru38R.

229P25

Type: DEE
Kind: PLAT
Recorded: 12/09/2016 02:32:24 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00069240

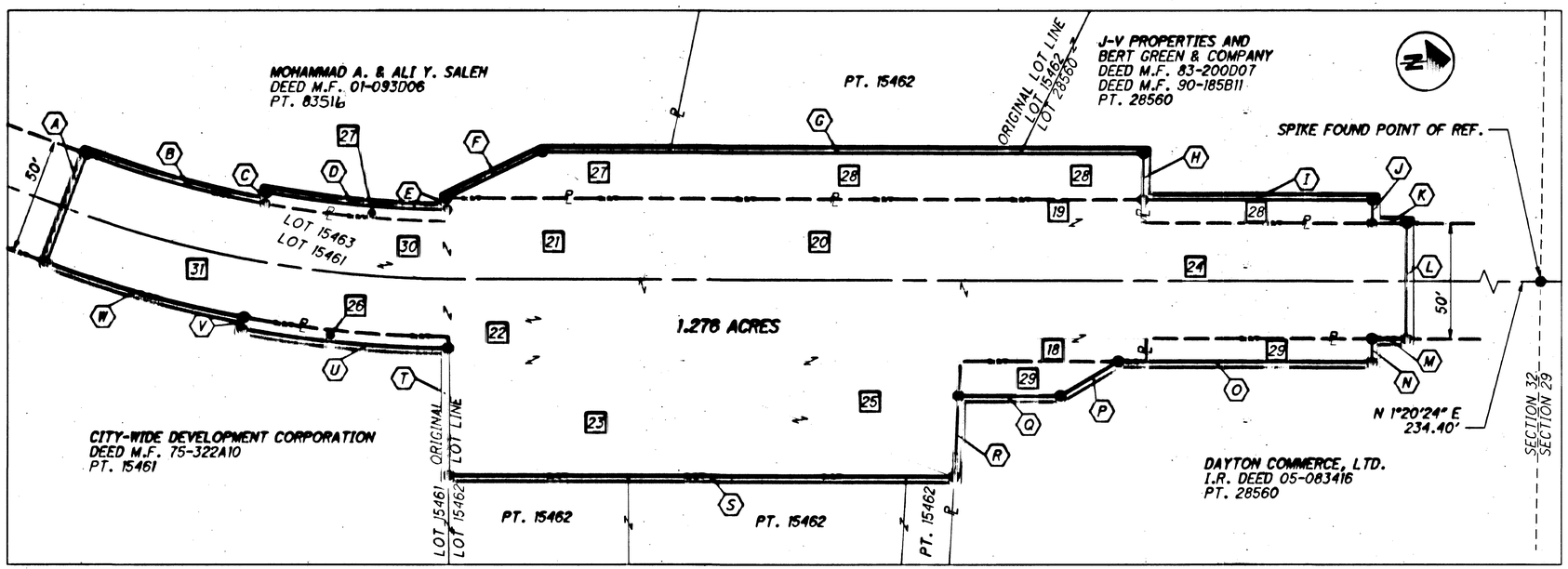
NO TRANSFER NEEDED
16 DEC -9 PM 2:39
KARL L. KEITH
AUDITOR

DEDICATION PLAN

MOT - ROSEDALE BRIDGE

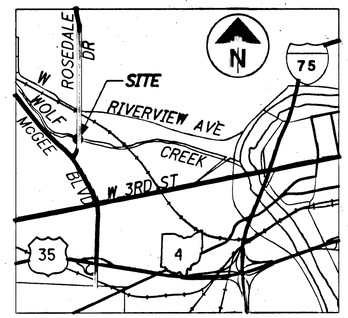
PART LOT NUMBERS 15461, 15462, 15463, 28560, 83516 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON

SECTION 32, TOWN 2, RANGE 6, E.
MONTGOMERY COUNTY, OHIO
TOTAL AREA: 1.276 ACRES



1 = PARCEL IDENTIFIER

HORIZONTAL SCALE IN FEET



VICINITY MAP
NOT TO SCALE

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISTION OF 1.276 ACRES BEING PART OF LOTS # 15461, 15462, 15463, 28560, 83516 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND COMPRISING ALL OF THAT LAND CONVEYED TO THE CITY OF DAYTON MONTGOMERY COUNTY, OHIO, SEE OWNERSHIP TABLE.

CONTAINING A TOTAL OF 1.276 ACRES, MORE OR LESS, OF WHICH 1.276 ACRES ARE WITHIN NEWLY DEDICATED RIGHT-OF-WAY.

OWNERSHIP TABLE

	OWNERS NAME	DEED REFERENCE	LOT #	ACREAGE
18	City of Dayton,Ohio	D.B. 609 pg. 509	PT. 28560	NO ACREAGE
19	City of Dayton,Ohio	D.B. 609 pg. 509	PT. 28560	NO ACREAGE
20	City of Dayton,Ohio	D.B. 616 pg. 58	PT. 15462	NO ACREAGE
21	City of Dayton,Ohio	D.B. 609 pg. 532	Pt. 15642	NO ACREAGE
22	City of Dayton,Ohio	D.B. 609 pg. 533 D.B. 605 pg. 34	Pt. 15642	NO ACREAGE
23	City of Dayton,Ohio	D.B. 609 pg. 533 D.B. 605 pg. 34	Pt. 15642	NO ACREAGE
24	City of Dayton,Ohio	D.B. 609 pg. 509	Pt. 28560	NO ACREAGE
25	City of Dayton,Ohio	D.B. 616 pg. 58	Pt. 15642	NO ACREAGE
26	City of Dayton,Ohio	I.R. DEED 10-036856	Pt. 15461	0.019
27	City of Dayton,Ohio	I.R. DEED 10-036857	Pt. 83516	0.022
28	City of Dayton,Ohio	I.R. DEED 11-031796	Pt. 15462 Pt. 28560	0.023
29	City of Dayton,Ohio	I.R. DEED 10-036858	Pt. 28560	0.014
30	City of Dayton,Ohio	D.B. 609, PG. 532	Pt. 15463	NO ACREAGE
31	City of Dayton,Ohio	D.B. 605, PG. 34 D.B. 609, PG. 533	Pt. 15461	NO ACREAGE

(A) N 68° 21' 54" W, 50.00'

(B) Δ= 10° 01' 26"
R = 458.32'
L = 80.18'
CH BRG = N 16° 37' 23" E
CH = 80.08'

(C) N 78° 23' 20" W, 5.00'

(D) Δ= 09° 54' 34"
R = 453.32'
L = 78.40'
CH BRG = N 06° 39' 23" E
CH = 78.30'

(E) N 89° 08' 58" W, 5.00'

(F) N 24° 31' 12" W, 45.85'

(G) N 01° 20' 24" E, 260.64'

(H) S 88° 39' 36" E, 20.00'

(I) N 01° 20' 24" E, 99.36'

(J) S 88° 39' 36" E, 10.00'

(K) N 01° 20' 24" E, 15.00'

(L) S 88° 39' 36" E, 50.00'

(M) S 01° 20' 24" W, 15.00'

(N) S 88° 39' 36" E, 10.00'

(O) S 01° 20' 24" W, 110.00'

(P) S 29° 37' 26" E, 29.15'

(Q) S 01° 20' 24" W, 44.15'

(R) S 85° 47' 36" E, 35.04'

(S) S 01° 20' 24" W, 219.33'

(T) N 89° 08' 58" W, 55.00'

(U) Δ= 10° 00' 32"
R = 513.32'
L = 89.67'
CH BRG = S 06° 36' 24" W
CH = 89.56'

(V) N 78° 23' 20" W, 5.00'

(W) Δ= 10° 01' 26"
R = 508.32'
L = 88.93'
CH BRG = S 16° 37' 23" W
CH = 88.82'

CERTIFICATION:

I HEREBY CERTIFY THAT 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 FIELDWORK IN MAY 2012. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVES DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

STATE OF OHIO
CHARLES A. MITCHELL
7867
REGISTERED PROFESSIONAL SURVEYOR

CHARLES A. MITCHELL, P.S. DATE: 22-MAY-2012
OHIO LICENSE No. S-7867

INCHES 1 2 3

PLAT BOOK 229 PAGE: 25

NO TRANSFER NEEDED
16 DEC -9 PM 2:39
KARL L. KEITH
AUDITOR

Prepared by:
RW ARMSTRONG.
471 E. Broad St. / Suite 2010 / Columbus, OH 43215
PH 614.225.8868 // FX 614.225.8869
rwArmstrong.com

DRAWN: MPG	CHECKED: ALM	REVIEWED: CAM
DATE: 12/30/2011	JOB No. 80023	
SHEET 1 OF 2		

REVISED
O:\Projects\MOT\80023\ROW\Dedication plat revised\80023_plat REV 2014-7-28.dgn 7/28/2014 3:08:59 PM AMoorman

229 P25A

Type: DEE
Kind: PLAT
Recorded: 12/09/2016 02:32:24 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00069240

NO TRANSFER NEEDED
16 DEC -9 PM 2:27
KARL L. KEITH
AUDITOR

DEDICATION PLAN

MOT - ROSEDALE BRIDGE

PART LOT NUMBERS 15461, 15462, 15463, 28560, 83516 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON
SECTION 32, TOWN 2, RANGE 6, E.
MONTGOMERY COUNTY, OHIO
TOTAL AREA: 1.276 ACRES

BASIS OF BEARINGS:
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (1995), ORIGINATING FROM NGS MONUMENTS E 140 AND G 346, HAVING A BEARING OF SOUTH 87° 38' 08" EAST.

SURVEY REFERENCES:
ALL DEED PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.

GENERAL NOTES:
1- OCCUPATION IN GENERAL FITS THE SURVEY.
2- ALL IRON PIPES SET ARE ⅝ INCH INSIDE DIAMETER, 30 INCHES LONG, WITH YELLOW PLASTIC CAPS STAMPED CITY OF DAYTON

SUPERIMPOSED NOTE:
ALL OF THE LANDS OF THE DEDICATION OF WHICH THIS PLAT IS DRAWN ARE SHOWN HEREON.

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. EASEMENTS SHOWN ON THE 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: Anita M. Johnson

PRINT NAME: Farra Cody

OWNER
CITY OF DAYTON, OHIO

NAN WHALEY
MAYOR

PRINT NAME: DANIEL D. WHALEN

PRINT NAME: Joseph Weirel

DIRECTOR OF PUBLIC WORKS

FREDERICK M. STOVALL
DIRECTOR OF PUBLIC WORKS

DATE: July 28, 2015

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S

NAN WHALEY, MAYOR, 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.

NAN WHALEY, MAYOR

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR

DATE: 7/29, 2015

APPROVED BY DIRECTOR OF PUBLIC WORK

SUPERVISOR OF PLATS

DATE: 7.31, 2015

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — 12-0140 JOB #

CHECKED BY — 3/2/16 DATE

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED THAT ON THIS 28 DAY July OF 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC ON AND FOR SAID STATE OF OHIO, PERSONALLY CAME THE CITY OF DAYTON, OHIO, NAN WHALEY, MAYOR AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: Feb 9, 2020

RASHELLA D. LAVENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

BE IT REMEMBERED THAT ON THIS 31st DAY July OF 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC ON AND FOR SAID STATE OF OHIO, PERSONALLY CAME THE CITY OF DAYTON, OHIO, FREDERICK M. STOVALL, DIRECTOR OF PUBLIC WORKS 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 THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES:

PATRICIA JONES, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 2, 2019

Prepared by:
ARMSTRONG.
471 E. Broad St. / Suite 2010 / Columbus, OH 43215
ph 614.225.8066 // fx 614.225.8069
rwArmstrong.com

DRAWN: MPG	CHECKED: ALM	REVIEWED: CAM
DATE: 12/30/2011	JOB No. 80023	
SHEET 2 OF 2		

REVISED
O:\Projects\MOT\80023\ROW\Dedication plat revised\80023_plat REV.dgn 7/17/2014 10:33:27 AM cmitchell

KARL L. KEITH
AUDITOR
16 DEC -9 PM 2:28
NO TRANSFER NEEDED

INCHES 1 2 3

PLAT BOOK 229 PAGE: 25A

229P26

Type: DEE
Kind: PLAT
Recorded: 12/09/2016 02:33:03 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00069241

NO TRANSFER NEEDED
16 DEC -9 PM 2:35
KARL L. KEITH
AUDITOR

DEDICATION PLAN

EDWIN C. MOSES BOULEVARD BRIDGE

PART LOT NUMBERS 6495, 21078, 21079, 21080, 21081, 21082, 23493, 23495, 23496, 61603 AND ALL OF LOTS 23496, 23497, 23499, 23500, 23501, 23502 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON

SECTION 33, TOWN 2, RANGE 6, E.

MONTGOMERY COUNTY, OHIO

TOTAL AREA: 2.488 ACRES

BASIS OF BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (1995), ORIGINATING FROM NGS MONUMENTS G 346 AND E 140, HAVING A BEARING OF NORTH 87° 38' 08" WEST.

SURVEY REFERENCES:

ALL DEED PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.

GENERAL NOTES:

1- OCCUPATION IN GENERAL FITS THE SURVEY.
2- ALL IRON PIPES SET ARE ¾ INCH INSIDE DIAMETER, 30 INCHES LONG, WITH YELLOW PLASTIC CAPS.

SUPERIMPOSED NOTE:

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

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. EASEMENTS SHOWN ON THE 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.

OWNER
CITY OF DAYTON, OHIO

Nan Whaley

NAN WHALEY
MAYOR

WITNESSES:

PRINT NAME: Anita M. Johnson

PRINT NAME: Farra Cody

DIRECTOR OF PUBLIC WORKS

Frederick M. Stovall

FREDERICK M. STOVALL
DIRECTOR OF PUBLIC WORKS

PRINT NAME: DANIEL D. WHALLON

PRINT NAME: Joseph Weinel

DATE: July 28, 2015

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S

NAN WHALEY, MAYOR, 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.

Nan Whaley

NAN WHALEY, MAYOR

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR

DATE: 7-29-15, 2015

APPROVED BY DIRECTOR OF PUBLIC WORK

Frederick M. Stovall

SUPERVISOR OF PLATS

DATE: 7-31, 2015

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — 12-0141 JOB #

CHECKED BY — 3/2/16 DATE

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED THAT ON THIS 28 DAY July OF 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC ON AND FOR SAID STATE OF OHIO, PERSONALLY CAME THE CITY OF DAYTON, OHIO, NAN WHALEY, MAYOR AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER VOLUNTARY ACT AND DEED.

Rashella D. Lavender

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: Feb 9, 2020

RASHELLA D. LAVENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

BE IT REMEMBERED THAT ON THIS 31st DAY July OF 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC ON AND FOR SAID STATE OF OHIO, PERSONALLY CAME THE CITY OF DAYTON, OHIO, FREDERICK M. STOVALL, DIRECTOR OF PUBLIC WORKS 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 THE DAY AND DATE ABOVE WRITTEN.

Patricia Jones

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES:

PATRICIA JONES, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 2, 2017

NO TRANSFER NEEDED
16 DEC -9 PM 2:35
KARL L. KEITH
AUDITOR

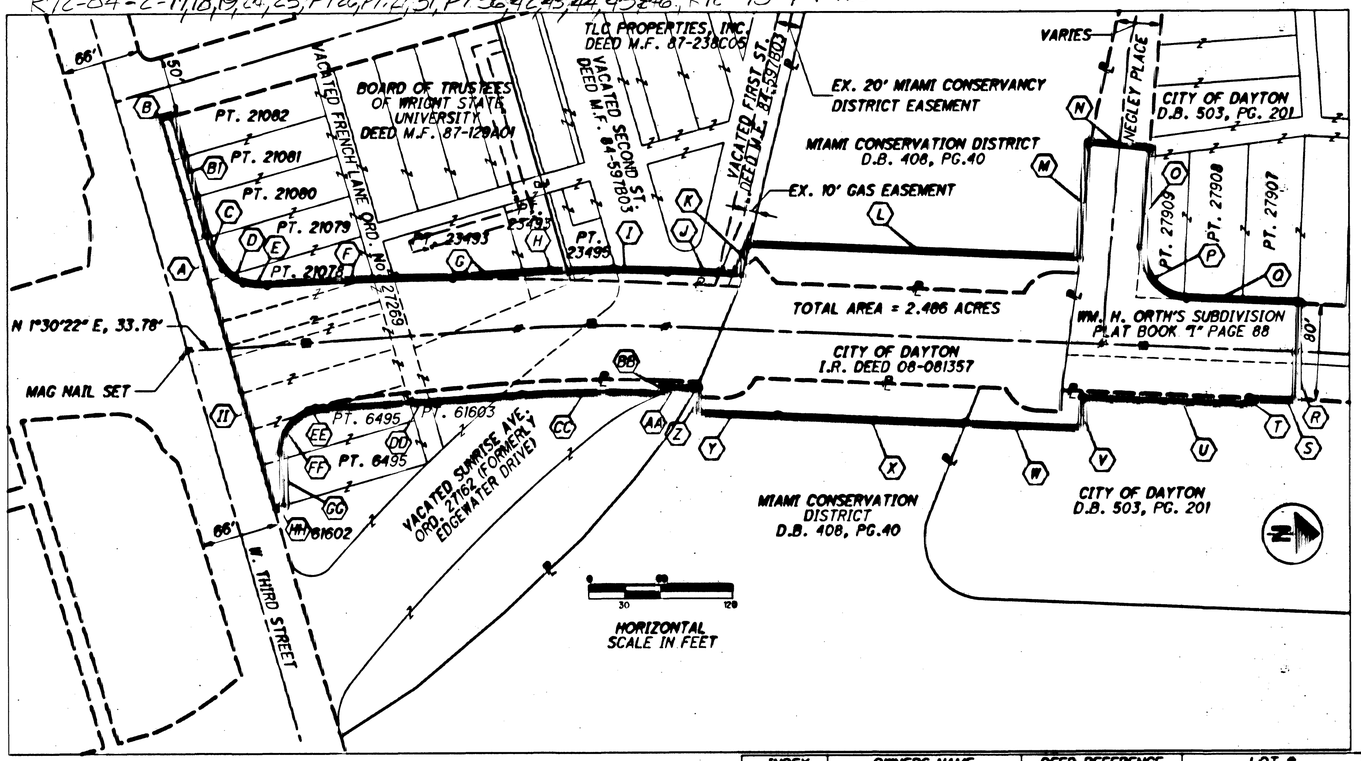
PLAT BOOK 229 PAGE: 26

Prepared by:
ARMSTRONG
471 E. Broad St. / Suite 2010 / Columbus, OH 43215
PH 614.225.8060 // FX 614.225.8069
rwArmstrong.com

DRAWN: MPG	CHECKED: ALM	REVIEWED: CAM
DATE: 12/30/2011	JOB No. 78104	
SHEET 2 OF 2		

REVISED
O:\Projects\MOT\78104\row\Dedication plat revised\78104_plat Rev4.dgn 3/17/2015 1:34:43 PM 4648

R72-84-2-17,18,19,23,24,25,PT26,PT27,31,PT36,42,43,44,45,46, R72-75-7-PT.10



NO TRANSFER NEEDED
16 DEC -9 PM 2:24
KARL L. KEITH AUDITOR

DEDICATION PLAN

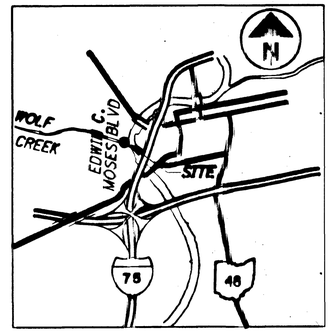
EDWIN C. MOSES BOULEVARD BRIDGE

PART LOT NUMBERS 6495, 21078, 21079, 21080, 21081, 21082, 23493, 23495, 23498, 61603 AND ALL OF LOTS 23496, 23497, 23499, 23500, 23501, 23502 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON

SECTION 33, TOWN 2, RANGE 6, E.
MONTGOMERY COUNTY, OHIO
TOTAL AREA: 2.486 ACRES

229 P 26A

Type: DEE
Kind: PLAT
Recorded: 12/09/2016 02:33:03 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00069241



VICINITY MAP
NOT TO SCALE

(A) S 79° 09' 45" W, 198.55'
(B) N 10° 52' 24" W, 8.00'
(B1) N 79° 09' 45" E, 103.00'
(C) R = 84.00'
Δ = 21° 34' 04" LT
L = 31.62'
CH = 31.43'
CH BRG = N 68° 24' 35" E
(D) R = 34.00'
Δ = 36°01'44" LT
L = 21.38'
CH = 21.03'
CH BRG = N 39°36'41" E
(E) R = 59.00'
Δ = 19°56'48" LT
L = 20.54'
CH = 20.44'
CH BRG = N 11°37'25" E
(F) R = 2853.17'
Δ = 03°06'39" RT
L = 154.91'
CH = 154.89'
CH BRG = N 03°12'21" E
(G) N 01°30'22" E, 51.59'
(H) R = 1190.92'
Δ = 02°10'04" RT
L = 45.06'
CH = 45.06'
CH BRG = N 02°35'24" E
(I) R = 1190.92'
Δ = 03°59'48" RT
L = 83.07'
CH = 83.05'
CH BRG = N 05°40'20" E
(J) N 07°40'14" E, 62.35'
(K) N 71°15'46" W, 25.48'
(L) N 07°40'14" E, 275.94'
(M) N 79°28'02" W, 96.19'
(N) N 10°31'58" E, 50.00'
(O) S 79°28'02" E, 81.67'
(P) R = 40.00'
Δ = 92°51'44" LT
L = 64.83'
CH = 57.96'
CH BRG = N 54°06'06" E
(Q) N 07°40'14" E, 93.42'
(R) S 82°19'46" E, 80.00'
(S) S 07°40'14" W, 37.85'
(T) S 82°19'46" E, 5.00'
(U) S 07°40'14" W, 140.00'
(V) S 82°19'46" E, 25.00'
(W) S 07°40'14" W, 95.58'
(X) S 07° 40' 14" W, 157.00'
(Y) S 07° 40' 14" W, 66.47'
(Z) N 82°19'46" W, 20.00'
(AA) S 07°40'14" W, 30.30'
(BB) S 82°19'46" E, 5.00'
(CC) R = 1090.92'
Δ = 06°09'52" LT
L = 117.37'
CH = 117.31'
CH BRG = S 04°35'18" W
(DD) S 01°30'22" W, 173.40'
(EE) R = 225.00'
Δ = 01°32'39" LT
L = 6.06'
CH = 6.06'
CH BRG = S 13°53'34" E
(FF) R = 35.00'
Δ = 73° 25' 18" LT
L = 44.85'
CH = 41.84'
CH BRG = S 51° 22' 33" E
(GG) S 88° 05' 12" E, 43.78'
(HH) S 10° 50' 15" E, 8.54'
(II) S 79° 09' 45" W, 138.78'

INDEX	OWNERS NAME	DEED REFERENCE	LOT #	ACREAGE
84-2-43	CITY OF DAYTON,OHIO	I.R. DEED 08-081355	PT. 23495	0.004
43	CITY OF DAYTON,OHIO	I.R. DEED 08-081355	PT.61603	0.002
43	CITY OF DAYTON,OHIO	I.R. DEED 08-081355	PT.61603	0.005
43	CITY OF DAYTON,OHIO	I.R. DEED 08-081355	PT. 23495	0.017
NO IND.	CITY OF DAYTON,OHIO	ORD. # 27162	PT. VACATED ST.	NO ACREAGE
42	CITY OF DAYTON,OHIO	I.R. DEED 08-081356	PT.23495	0.002
42	CITY OF DAYTON,OHIO	I.R. DEED 08-081356	PT.23493	0.042
42	CITY OF DAYTON,OHIO	I.R. DEED 08-081356	PT.23493	0.026
44	CITY OF DAYTON,OHIO	I.R. DEED 08-081357	M.C.D.	0.587
45	CITY OF DAYTON,OHIO	I.R. DEED 08-081357	M.C.D.	0.168
46	CITY OF DAYTON,OHIO	I.R. DEED 08-081357	M.C.D.	0.108
PT 36	CITY OF DAYTON,OHIO	NO DEED	PARK	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	NO DEED	PARK	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	ORD. # 27162	PT. VACATED ST.	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	ORD. # 27269	PT. VACATED ALLEY	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	D.B. 554 PG. 305	PT.61603	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	DEED MF 83-612B02	PT. 21078	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	DEED MF 83-612B02	PT. 21078	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	DEED MF 83-150C07	PT.21079	NO ACREAGE
17	CITY OF DAYTON,OHIO	DEED MF 84-606A02	PT.21080	NO ACREAGE
18	CITY OF DAYTON,OHIO	DEED MF 84-606A02	PT.21081	NO ACREAGE
19	CITY OF DAYTON,OHIO	DEED MF 84-606A02	PT.21082	NO ACREAGE
24	CITY OF DAYTON,OHIO	DEED MF 83-612B02	PT. 6495	NO ACREAGE
25	CITY OF DAYTON,OHIO	DEED MF 83-612B02	PT. 6495	NO ACREAGE
26	CITY OF DAYTON,OHIO	DEED MF 83-612B02	PT. 6495	NO ACREAGE
27&31	CITY OF DAYTON,OHIO	DEED MF 83-612B02	PT. 6495	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	D.B. 554 PG. 305	PT.61603	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	D.B. 553 PG. 370	PT.61603	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	D.B. 557 PG. 321	PT.61603	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	NO DEED	PARK	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	ORD. # 27162	PT. VACATED ST.	NO ACREAGE
NO IND.	CITY OF DAYTON,OHIO	ORD. # 27269	PT. VACATED ALLEY	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 554 PG. 305	23496	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 554 PG. 305	23497	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 554 PG. 305	PT. 23498	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 553 PG. 370	PT. 23498	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 553 PG. 370	23499	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 553 PG. 370	23500	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 557 PG. 321	23501	NO ACREAGE
PT 36	CITY OF DAYTON,OHIO	D.B. 554 PG. 305	23502	NO ACREAGE

INCHES 1 2 3

PLAT BOOK 229 PAGE: 26A

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISITION OF 2.486 ACRES BEING PART OF LOTS # 6495, 21078, 21079, 21080, 21081, 21082, 23493, 23495, 23498, 61603 AND ALL OF LOTS 23496, 23497, 23499, 23500, 23501, 23502 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO. SEE ATTACHED OWNERSHIP TABLE.

CONTAINING A TOTAL OF 2.486 ACRES, MORE OR LESS, OF WHICH 2.486 ACRES ARE WITHIN NEWLY DEDICATED RIGHT-OF-WAY.

CERTIFICATION

I HEREBY CERTIFY THAT 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 FIELDWORK IN MAY 2012. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVES DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

STATE OF OHIO · CHARLES A. MITCHELL 7867 · REGISTERED PROFESSIONAL SURVEYOR

CHARLES A. MITCHELL, P.S.
OHIO LICENSE No. S-7867

DATE: 22-MAY-2012

Prepared by:
ARMSTRONG.
471 E. Broad St. / Suite 2090 / Columbus, OH 43215
ph 614.225.8868 // fx 614.225.8869
rwArmstrong.com

DRAWN: MPG	CHECKED: ALM	REVIEWED: CAM
DATE: 5/22/2012	JOB No. 78104	
SHEET 1 OF 2		

REVISED PER CITY COMMENTS 9-DEC-16 L. METTLER
O:\Projects\78104\row\Dedication plat revised\78104_plat Rev4.dgn 3/17/2015 1:34:25 PM 4648

J44-209-5-34, 35 & 46 LL

TRANSFERRED
16 DEC 16 PM 12:02
KARL L. KEITH
AUDITOR

PB 229 P. 27

APPROVALS BY CITY OF MORAINE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MORAINE, OHIO
ON THIS 4TH DAY OF NOVEMBER 2016
COMMISSION CHAIRPERSON

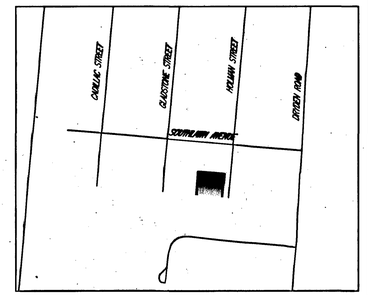
APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF MORAINE, OHIO
ON THIS 3rd DAY OF November 2016
CITY ENGINEER

RECORD PLAN
DRYDEN ROAD PENTECOSTAL CHURCH, SEC. 2

BEING A CONSOLIDATION OF LOTS 2611-2613 OF
THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF MORAINE,
AKA LOTS 283 & 284 WEST MORAINE PLAT AS RECORDED IN P.B. "U", PG. 16
SECTION 17, TOWN 1, RANGE 6, EAST,
CITY OF MORAINE, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 0.282 ACRES

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

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



VICINITY MAP
Not to Scale

Type: DEE
Kind: PLAT
Recorded: 12/16/2016 12:09:48 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00070694

BASIS OF BEARING: BEARINGS ARE BASED ON WEST LINE OF HOLMAN STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING S 05°09'36" W).

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:

Witness (signature)

Witness (signature)

Owner: DRYDEN ROAD PENTECOSTAL CHURCH

By: (signature)

RYAN J. MORRISSEY
Witness (printed name)

JOHN T. BURKHARDT
Witness (printed name)

By: TRUSTEE MICHAEL L. WHITLEY
(printed name & title)

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.
Be it remembered on this 5th day of October 2016, before me, a Notary Public in and for said state, personally came MICHAEL WHITLEY 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 11/17/20

HEATHER HARVEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Ex. November 17, 2020

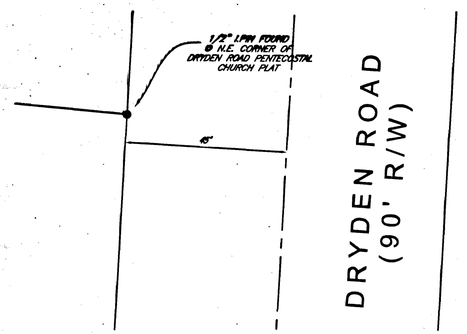
OWNER'S STATEMENT

Date October 26 2016.
State of Ohio, County of Montgomery, S.S.
MICHAEL WHITLEY 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 11/17/20

HEATHER HARVEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires



LEGEND
● 5/8" IRON PIN FOUND
○ 5/8" I.P. SET

STATE OF OHIO
JOHN T. BURKHARDT
S-6487
REGISTERED
PROFESSIONAL SURVEYOR

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 Consolidation of 0.282 acres and being Lots 2611-2613 of the consecutive numbers of lots of the City of Moraine, Ohio, AKA Lots 283 & 284 West Moraine Plat, P.B. "U", Pg. 16, of the Montgomery County Plat Records, and comprising all of that land conveyed to Dryden Road Pentecostal Church by deed recorded in Deed M.F.# 86-661A03 and Deed M.F.# 95-016A02 of the Deed Records of Montgomery County, Ohio.

Containing a total of 0.282 acres, of which 0.282 acres are in lots.

TRANSFERRED
16 DEC 16 PM 12:03
KARL L. KEITH
AUDITOR

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 11/17/16

Checked By — DATE 11/17/16

16-0310
FILE#

INCHES 1 2 3

PLAT BOOK 229 PAGE: 27

PREPARED BY:
BURKHARDT
ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.225
Draw: RGK	Dwg: 16.225.dwg
Check: JTB	Tab: RP
Scale: 1" = 20'	
Date: 8/31/16	
Sheet: RECORD PLAN	
Sheet No.: RP1	

RTC-167-2-25,26&27 ALL

TRANSFERRED
16 DEC 16 PM 12:01
KARL L. KEITH
AUDITOR

RECORD PLAN
FURST FLORIST PLAT

BEING A CONSOLIDATION OF LOTS 74580-74582
OF THE REVISED AND CONSECUTIVE NUMBERS OF
LOTS ON THE CITY OF DAYTON PLAT,
SECTION 36, TOWN 2, RANGE 7, M.Rs.,
MONTGOMERY COUNTY, OHIO
TOTAL AREA = 2.219 ACRES
JULY 2016

PB 229 P 28

Type: DEE
Kind: PLAT
Recorded: 12/16/2016 12:12:19 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00070695

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 0.209 acres as public right of way 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 (signature)

Witness (printed name)

Witness (signature)

Witness (printed name)

Owner: Furst the Florist, Inc.

By: (signature)

By: Bill Furst pres
(printed name & title)

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.
Be It remembered on this 8 day of Oct. 2016, before me, a Notary Public in and for said state, personally came Bill Furst 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 June 2, 2018

DEBORAH COOL-LLOYDS
Notary Public, State of Ohio
My Commission Expires
June 2, 2018

OWNER'S STATEMENT

Date Oct 9 2016
State of Ohio, County of Montgomery, S.S.
Bill Furst 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.

(signature)

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

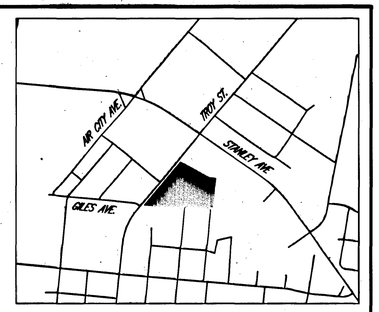
Notary Public in and for Montgomery County, Ohio
My Commission Expires June 2, 2018

DEBORAH COOL-LLOYDS
Notary Public, State of Ohio
My Commission Expires
June 2, 2018

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.



VICINITY MAP
Not to Scale

BASIS OF BEARING: BEARINGS ARE BASED ON CENTERLINE OF TROY STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING N 39°47'53" E)

DESCRIPTION

The within plat is a Lot Consolidation of 2.219 acres and being Lots 74580-74582, of the revised and consecutive numbers of lots on the Revised Plat of the City of Dayton, Ohio of the Montgomery County Plat Records, and comprising all of that land conveyed to Furst the Florist, Inc. by deed recorded in Deed M.F.# 86-622D09 & Deed M.F.# 86-622D10 of the Deed Records of Montgomery County, Ohio.

Containing a total of 2.219 acres, of which 2.010 acres are in lots.

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.

INCHES 1 2 3

PLAT BOOK 229 PAGE: 28

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 11/16/16

Checked By — DATE 11/16/16

16-0216
FILE#

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" I.P. SET
- ◉ MAGNAIL SET

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — DATE 11-2-16

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — DATE 11/3/16

DATE 11/3 20 16

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

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

STATE OF OHIO JOHN T. BURKHARDT 6487 REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

BURKHARDT ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.161
Draw: RGK	Dwg: 16.161.dwg
Check: JTB	Tab: RP
Scale: 1" = 30'	
Date: 6/20/16	
Sheet: RECORD PLAN	
Sheet No.: RP-1	

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — DATE 12-19-16

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — DATE 12/14/16

DATE 12/14 20 16

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 218 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

R72-19-4-26,27,32 thru 55 ALL

TRANSFERRED
16 DEC 16 PM 1:29
KARL L. KEITH
AUDITOR

RECORD PLAN
FLATS AT SOUTH PARK PLAT

BEING A CONSOLIDATION OF LOTS 1675-1679, LOTS 3371-3377, LOT 76304, LOTS 1683-1688, PT. LOTS 1680, 76305, AND ALL OF VACATED ALLEY CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, SECTION 3, TOWN 1, RANGE 7, M.Rs., CITY OF DAYTON, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 1.349 ACRES
OCTOBER 2016

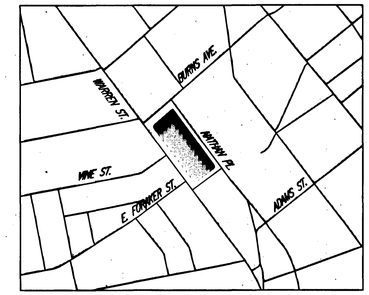
SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

PLAT 229
PG 29

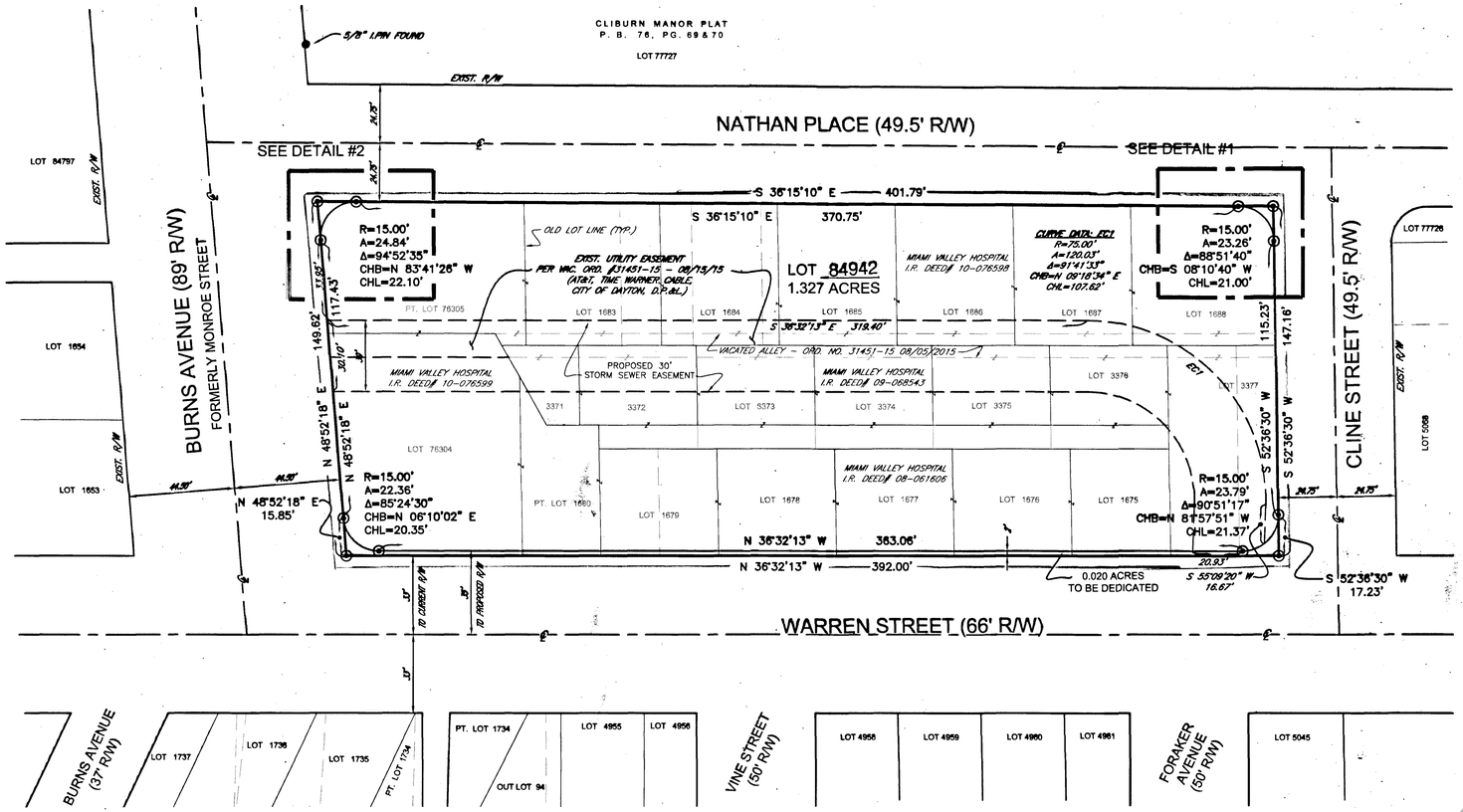
Type: DEE
Kind: PLAT
Recorded: 12/16/2016 01:31:39 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00070728

GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.

BASIS OF BEARING: BEARINGS ARE BASED ON THE CENTERLINE OF WARREN STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING N 36°23'13" W)



VICINITY MAP
Not to Scale



DEDICATION

We, the undersigned, being all the owners and lien holders 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 0.022 acres as public right of way and reserve the easements shown within the plat to the public for use forever.

Easements shown 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:

Owner: Miami Valley Hospital

Mikki Clancy — Witness (signature)
Emilie A. LaChance Jr. — Witness (signature)
By: Mark S. Shaker (signature)
MIKKI Clancy — Witness (printed name)
Emilie A. LaChance Jr. — Witness (printed name)
Mark S. Shaker President & CEO (printed name & title)

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.

Be it remembered on this 8 day of December 2016, before me, a Notary Public in and for said state, personally came Mark Shaker, 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.

Sharon K. Hall
Notary Public in and for Montgomery County, Ohio
My Commission Expires Jan 15 2018

SHARON K. HALL, Notary Public
In and for the State of Ohio
My commission expires Jan. 15, 2018
Recorded in Miami County

OWNER'S STATEMENT

Date December 8 2016
State of Ohio, County of Montgomery, S.S.

Mark Shaker 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:

Sharon K. Hall
Notary Public in and for Montgomery County, Ohio
My Commission Expires Jan 15 2018

SHARON K. HALL, Notary Public
In and for the State of Ohio
My commission expires Jan. 15, 2018
Recorded in Miami County

DESCRIPTION

The within plat is a Lot Consolidation of 1.349 acres and being Lots 1675-1679, Lots 3371-3377, Lot 76304, 1683-1688, Part Lots 1680, 76305, and all of a Vacated Alley 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 Miami Valley Hospital by deeds recorded in I.R. Deed# 08-061606, I.R. Deed# 09-068543, I.R. Deed# 10-076598 and I.R. Deed# 10-076599 of the Deed Records of Montgomery County, Ohio.

Containing a total of 1.349 acres, of which 1.327 acres are in lots.

CERTIFICATE OF SURVEYOR

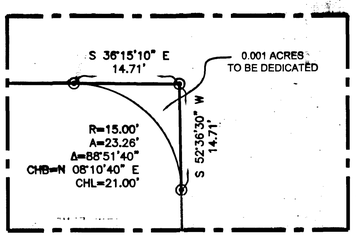
I hereby certify the plat/subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on fieldwork in September 2011. All measurements 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 — 6-6487 — REGISTERED PROFESSIONAL SURVEYOR

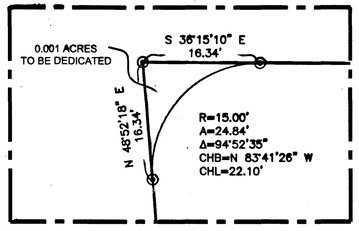
John T. Burkhardt
Ohio Professional Registered
Surveyor No. 6487

INCHES 1 2 3

PLAT BOOK 229 PAGE: 29



DETAIL #1
SCALE = 1" = 10'



DETAIL #2
SCALE = 1" = 10'

LEGEND
- ● 3/4" IRON PIN FOUND
- ○ 5/8" I.P. SET
- ▲ 1" IRON PIPE FOUND
- ◉ MAGNAIL SET

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 12/16/16

Checked By — DATE 12/16/16

16-0337
FILE#

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
16 DEC 16 PM 1:29
KARL L. KEITH
AUDITOR

PREPARED BY:
BURKHARDT
ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.207
Draw: RGK	Dwg: 16.207.dwg
Check: JTB	Tab: RP
Scale: 1" = 30'	
Date: 10/14/16	
Sheet: RECORD PLAN	
Sheet No.: RP-1	

PROPOSED ANNEXATION TO THE CITY OF UNION

SECTION 5, TOWNSHIP 3, RANGE 6 EAST
SECTION 6, TOWNSHIP 3, RANGE 6 EAST
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO

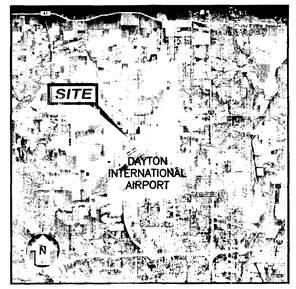
CONTAINING 73.38± ACRES

APRIL 2016

NO TRANSFER NEEDED
16 DEC 20 PM 12:58
KARL L. KEITH
AUDITOR

229 p30

Type: DEE
Kind: ANNEXATION
Recorded: 12/20/2016 01:10:19 PM
Fee Amt: $298.40 Page 1 of 25
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00071446



VICINITY MAP
NOT TO SCALE

PARCEL TABLE - ANNEXATION TERRITORY			
NUM.	PARCEL #	OWNER	DEED REF.
1	A01 00205 0011	RICHARD P. AND DEBRA L. THIES	DEED 201300002423
2	R72717413 0001	CITY OF DAYTON	VARIOUS
3	A01 00204 0013	CITY OF DAYTON	DEED MF 00-00117C07
4	R72717413 0003	CITY OF DAYTON	DEED MF 81-00101C07
5	A01 00204 0036	CITY OF DAYTON	DEED MF 98-00641B12
6	A01 00204 0030 A01 00204 0031	CITY OF DAYTON	DEED MF 00-00135B06
7	R7217413 0001	CITY OF DAYTON	VARIOUS
8	A01 00204 0014 A01 00204 0035	CYNTHIA R. SMITH AND DAVID L. SMITH	DEED 201500001145
9	A01 00204 0039	DAVID L. SMITH	DEED MF 86-00431D12
10	A01 00204 0015	CITY OF DAYTON	DEED MF 75-00164C10
11	R727 17413 0004	CITY OF DAYTON	DEED MF 82-00275A04
12	A01 00204 0037	CITY OF DAYTON	DEED MF 95-00427C04

LEGEND

PERIMETER OF PROPOSED ANNEXATION AREA = 13,708.64 FEET

CONTINUOUS, CONTIGUOUS BOUNDARY WITH CITY OF UNION = 4942.50 FEET

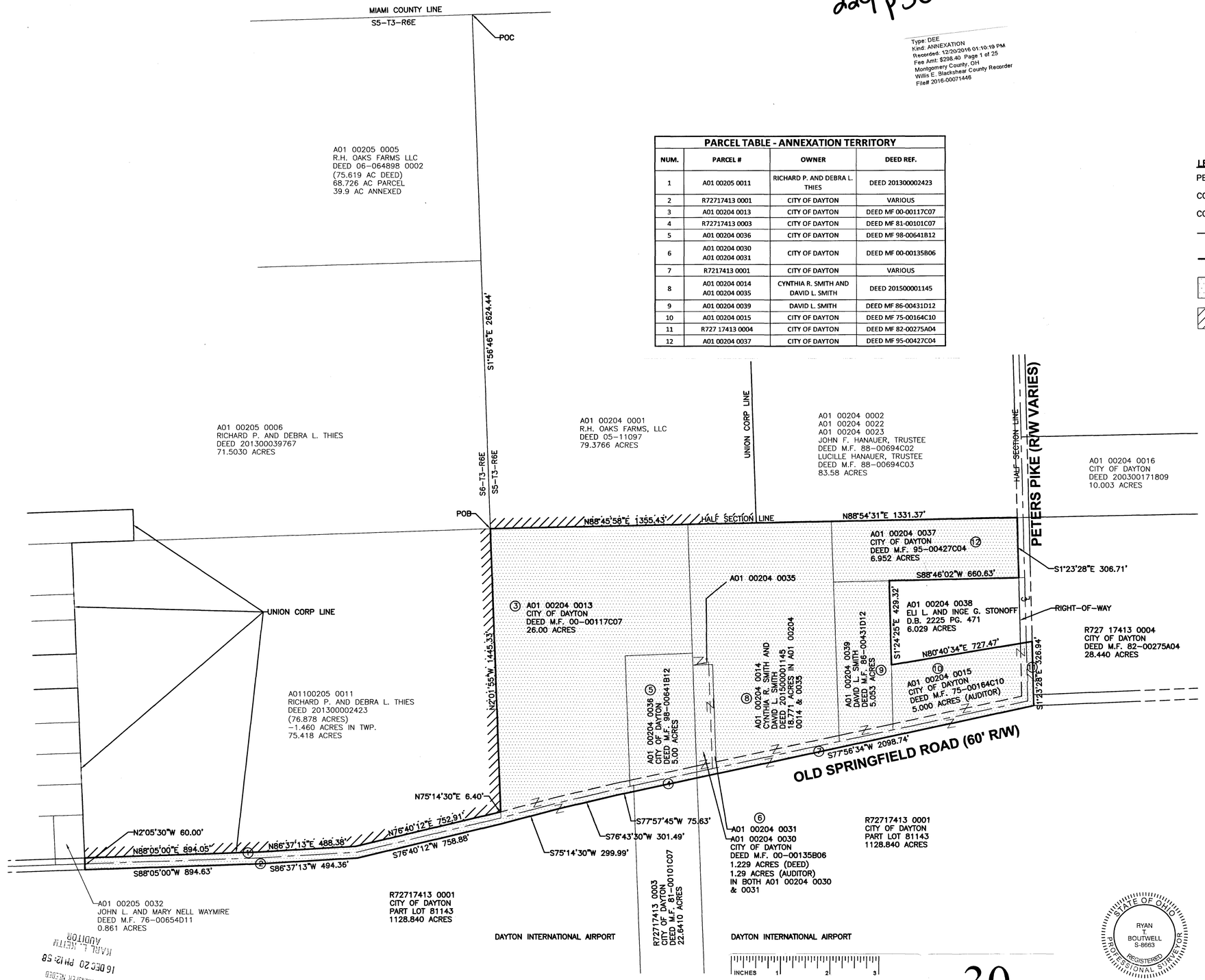
CONTIGUITY WITH CITY OF UNION = 36.05%

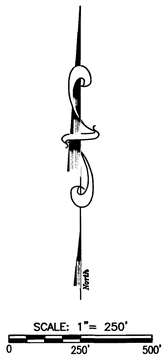
——— INDICATES EXISTING CITY OF UNION CORPORATION LINE

——— INDICATES PROPOSED CITY OF UNION CORPORATION LINE

INDICATES PROPOSED ANNEXATION AREA

INDICATES CONTIGUITY LINE BETWEEN EXISTING AND PROPOSED ANNEXATIONS





SCALE: 1" = 250'
0 250' 500'

AREA SUMMARIES:

ANNEX AREA 3: 73.38± ACRES

BASIS OF BEARINGS:

BEARINGS ARE ROTATED TO AN ASSUMED NORTH AND ARE USED TO DENOTE ANGLES ONLY.

CERTIFICATION:

THIS DRAWING WAS PREPARED UNDER MY DIRECT SUPERVISION FROM RECORD INFORMATION AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY.

WOOLPERT, INC.

STATE OF OHIO — RYAN T. BOUTWELL S-8663 — REGISTERED PROFESSIONAL SURVEYOR

RYAN T. BOUTWELL
OHIO REGISTERED SURVEYOR NO. 8663

11/7/16
DATE

PLAT BOOK 229 PAGE: 30

REVISION		
No.	DATE	
1	04/19/16	Revised per C.C. edits
2	04/29/16	Revised per C.C. edits
3	06/09/16	Revised per K.A. edits
4	07/15/16	Revised per K.A. edits
5	08/18/16	Revised per K.A. edits

PROJECT No: 76245
DATE 04/01/2016
DES. ——
DR. RTB
CKD. BHA

WOOLPERT
4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743

73.38± ACRES OF LAND TO THE CITY OF UNION

SITUATE IN SECTION 5 & 6, TOWNSHIP 3, RANGE 6 EAST
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO

ANNEXATION No. 3 MAP

SHEET NO.
1 OF 1

Last Saved By:swierz, 8/19/2016 8:45:10 AM
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NO TRANSFER NEEDED
16 DEC 20 PM 12:58
KARL L. KEITH
AUDITOR

PROPOSED ANNEXATION TO THE CITY OF UNION

SECTION 12, TOWNSHIP 5, RANGE 5 EAST
SECTION 13, TOWNSHIP 5, RANGE 5 EAST
SECTION 18, TOWNSHIP 3, RANGE 6 EAST
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO

CONTAINING 448.64± ACRES

APRIL 2016

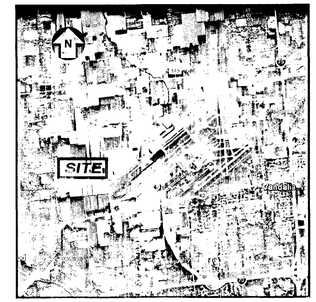
INCHES 1 2 3

PLAT BOOK 229 PAGE: 31

NO TRANSFER NEEDED
16 DEC 20 PM 12:58
KARL L. KEITH
AUDITOR

Type: DEE
Kind: ANNEXATION
Recorded: 12/20/2016 01:15:10 PM
Fee Amt: $448.80 Page 1 of 33
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00071447

229 p31



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 300'
0 300' 600'

North

M58100503 0007
R H OAKS FARMS LLC
DEED 200500011097
88.178 ACRES

M58100503 0006
R H OAKS FARMS LLC
DEED 200500011097
8.532 ACRES

M58100503 0011
WATERWHEEL FARM INC
DEED 201300066595
69.5197 ACRES

M58100503 0012
ARCP ID UNION OH LLC
DEED 201500020508
129.6995 ACRES

JACKSON ROAD (R/W VAR.)

UNION AIRPARK BOULEVARD (100' R/W)

JACKSON ROAD (R/W VARIES)

DOG LEG ROAD (R/W VARIES)

MARTINDALE ROAD (R/W VARIES)

FREDERICK PIKE (R/W VARIES)

U.S. ROUTE 40 (R/W VARIES) (aka NATIONAL ROAD)

A01 00105 0039
SANDRA M. DEBALZO
DEED 200800059015
20.065 ACRES

A01 00105 0015
DAVID R. AND ELIZABETH A. STAUB
DEED 09-054331
32.056 ACRES

A01 00105 0111
CITY OF DAYTON
DEED M.F. 01-00087A03
10.646 ACRES

A01 00105 0067
CITY OF DAYTON
DEED M.F. 90-00475B12
10.000 ACRES

A01 00105 0017
CITY OF DAYTON
DEED REF. 2003-00142434
26.287 ACRES

A01 00105 0013
CITY OF DAYTON
DEED M.F. 98-00567B04
44.575 ACRES PER SUR 95-44

A01100105 0012
WATERWHEEL FARM INC
DEED M.F. 85-00312E04
28.414 ACRES

A01100105 0096
VECTREN ENERGY DELIVERY OHIO INC
DEED 201400038841
48.512 ACRES

PERTPETUAL HIGHWAY ESMT
D.B. 2444 PG. 218

R72717413 0001
CITY OF DAYTON
D.B. 2385 PG. 152
PART LOT 81143
94.548 ACRES

R72717413 0001
CITY OF DAYTON
D.B. 2377 PG. 321
PART LOT 81143
95.512 ACRES

A01 00107 0011
MONTGOMERY COUNTY PK DIST
D.B. 2334 PG. 714
80.46 ACRES

A01 00107 0012
MONTGOMERY COUNTY PK DIST
D.B. 2334, PG. 714
82.8 ACRES

A01 00106 0039
CITY OF DAYTON
DEED M.F. 93-00087A08
139.5 ACRES

A01 00106 0015
CITY OF DAYTON
DEED M.F. 93-00811C09
92.574 ACRES

S11-T5-R5E
S14-T5-R5E
S12-T5-R5E
S13-T5-R5E
S7-T3-R6E
S18-T3-R6E
S13-T3-R6E

POC SEC. COR.
POB

N01°38'W 1482.77'
N71°18'58"W 977.51'
S84°55'02"W 4344.79'

UNION CORP LINE
RIGHT-OF-WAY
CENTERLINE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	395.25	S89° 47' 58"E
L2	210.00	N0° 01' 38"W
L3	395.25	N89° 47' 58"W
L4	326.68	N0° 00' 00"E
L5	236.10	N89° 57' 05"E
L6	130.00	N0° 01' 38"W
L7	236.25	N90° 00' 00"W
L8	259.80	N0° 01' 38"W
L9	236.25	N90° 00' 00"E
L10	135.20	N0° 01' 38"W
L11	225.84	S89° 57' 05"W
L12	457.00	N0° 01' 38"W
L13	10.41	S89° 57' 05"W
L14	150.00	N0° 00' 00"E
L15	1311.35	N89° 51' 28"E
L16	967.19	N0° 03' 25"W
L17	321.48	S89° 39' 19"E
L18	392.86	S0° 22' 19"E
L19	213.65	S89° 39' 19"E
L20	73.07	N0° 13' 12"W
L21	131.77	S89° 43' 44"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L22	319.62	N0° 20' 22"W
L23	715.02	S89° 39' 19"E
L24	300.48	S0° 35' 02"W
L25	656.72	S89° 14' 48"E
L26	305.17	N0° 45' 12"E
L27	49.99	S89° 39' 19"E
L28	374.56	S0° 49' 12"W
L29	128.74	S39° 16' 42"W
L30	595.53	S0° 45' 12"W
L31	433.38	S89° 14' 48"E
L32	1564.44	S1° 03' 05"W
L33	1719.72	S89° 29' 08"E
L34	371.38	S0° 27' 29"E
L35	197.71	S2° 03' 09"E
L36	18.00	N87° 56' 51"E
L37	49.33	S2° 03' 09"E
L38	597.27	S0° 31' 15"W
L39	79.55	S21° 58' 48"E
L40	401.61	S89° 12' 06"W
L41	221.73	N50° 58' 25"W

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	1.59	263.46	9467.67	S1° 15' 19"E	263.45
C2	2.57	428.93	9550.00	S0° 45' 57"E	428.89

AREA SUMMARIES:

ANNEX AREA 1: 19,543,119.16 SQ. FT.
448.64± ACRES

LEGEND

PERIMETER OF PROPOSED ANNEXATION AREA = 23,412.796 FEET

CONTINUOUS, CONTIGUOUS BOUNDARY WITH CITY OF UNION = 3202.15 FEET

CONTIGUITY WITH CITY OF UNION = 13.68%

INDICATES EXISTING CITY OF UNION CORPORATION LINE

INDICATES PROPOSED CITY OF UNION CORPORATION LINE

INDICATES PROPOSED ANNEXATION AREA

INDICATES CONTINUOUS CONTIGUITY LINE BETWEEN EXISTING CITY OF UNION CORP LINE AND PROPOSED ANNEXATION TERRITORY

BASIS OF BEARINGS:

BEARINGS ARE ROTATED TO AN ASSUMED NORTH AND ARE USED TO DENOTE ANGLES ONLY.

CERTIFICATION:

THIS DRAWING WAS PREPARED UNDER MY DIRECT SUPERVISION FROM RECORD INFORMATION AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY.

WOOLPERT, INC.

STATE OF OHIO
RYAN T BOUTWELL S-8663 REGISTERED
PROFESSIONAL SURVEYOR

RYAN T. BOUTWELL
OHIO REGISTERED SURVEYOR NO. 8663

11/17/16
DATE

NO TRANSFER NEEDED
16 DEC 20 PM 12:58
KARL L. KEITH
AUDITOR

REVISION

No.	DATE	
1	04/21/16	ADDRESSED CITY COMMENTS
2	04/29/16	REVISED PER C.C. COMMENTS
3	06/10/16	REVISED PER K.A. COMMENTS
4	07/14/16	REVISED PER K.A. COMMENTS

PROJECT No: 76243
DATE 04/01/2016
DES. ____
DR. RTB
CKD. BA

4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743

WOOLPERT

448.64± ACRES OF LAND TO THE CITY OF UNION

SITUATE IN SEC. 12 & 13, T 5, R 5 EAST & SEC. 18, T 3, R 6 EAST
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO

ANNEXATION No. 1 MAP

SHEET NO.
1 OF 2

Layout Tab Name: Layout1, Images: , Xrefs:
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Kind: ANNEXATION
Recorded: 12/20/2016 01:15:10 PM
Fee Amt: $448.80 Page 1 of 33
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00071447

229 p31A

NO TRANSFER NEEDED
16 DEC 20 PM 12:58
KARL L. KEITH
AUDITOR

PARCEL TABLE - ANNEXATION TERRITORY

NUM.	PARCEL #	OWNER	DEED REF.
1	A01 00105 0111	CITY OF DAYTON	M.F. 01-00087A03
2	A01 00105 0015	DAVID R. AND ELIZABETH A. STAUB	2009-054331
3	A01 00105 0034	CITY OF DAYTON	M.F. 00-00464A09
4	A01 00105 0041	CITY OF DAYTON	M.F. 99-00499C01
5	A01 00105 0028	CITY OF DAYTON	M.F. 99-00714C09
6	A01 00105 0027	CITY OF DAYTON	M.F. 99-00656C09
7	A01 00105 0081	CITY OF DAYTON	M.F. 00-00756E07
8	A01 00105 0031	CITY OF DAYTON	M.F. 00-00283B04
9	A01 00105 0024	CITY OF DAYTON	2002-00079667
10	A01 00105 0018 A01 00105 0021 A01 00105 0022	CITY OF DAYTON	2002-00079667
11	A01 00105 0083	R.H. OAKS FARMS LLC	2013-00037154
12	A01 00105 0067	CITY OF DAYTON	M.F. 99-00475B12
13	A01 00105 0017	CITY OF DAYTON	2003-00142434
14	A01 00105 0069	CITY OF DAYTON	2007-00099419
15	A01 00105 0013	CITY OF DAYTON	M.F. 98-00567B04
16	A01 00105 0114	CITY OF DAYTON	2003-00041707
17	A01 00106 0015	CITY OF DAYTON	M.F. 93-0811C09
18	A01 00106 0058	CITY OF DAYTON	M.F. 93-00183C08
19	Intentionally skipped		
20	R72717413 0001	CITY OF DAYTON	D.B. 2377, PG 321
21	A01 00106 0065	CITY OF DAYTON	M.F. 92-00233A01
22	A01 00106 0016	CITY OF DAYTON	M.F. 99-00011C11
23	A01 00106 0032	CITY OF DAYTON	M.F. 92-00430A09
24	A01 00106 0034	CITY OF DAYTON	M.F. 87-00413C11
25	A01 00106 0031	CITY OF DAYTON	M.F. 79-00613D10
26	A01 00106 0030	CITY OF DAYTON	M.F. 79-00275D09
27	A01 00106 0036	CITY OF DAYTON	M.F. 79-00258C07
28	A01 00106 0033	CITY OF DAYTON	M.F. 82-00458D04
29	A01 00106 0028	CITY OF DAYTON	M.F. 93-00811C09
30	A01 00106 0039	CITY OF DAYTON	M.F. 93-00087A08

PARCEL TABLE - ADJOINERS OUTSIDE ANNEXATION TERRITORY

NUM.	PARCEL #	OWNER	DEED REF.
31	A01 00105 0033	MARK S. AND RITA R. MAURY	2014-00008797
32	A01 00105 0032	JAMES P. PING, TR.	M.F. 99-00117C12
33	A01 00105 0030	LARRY E. AND CYNTHIA E. STORIE	M.F. 94-00083E07
34	A01 20332 0012	CITY OF DAYTON	2002-00093914
35	A01 20332 0011	CARL L. BROWN	M.F. 92-00116E09
36	A01 20332 0010	CITY OF DAYTON	2002-00088703
37	A01 20332 0009	ST. MICHAEL INVESTMENTS LLC	2006-00119164
38	A01 20332 0008	ST. MICHAEL INVESTMENTS LLC	2006-00117164
39	A01 20332 0007	RICHARD A. & BRENDA G. HEYNE	M.F. 78-00667E02
40	A01 20332 0006	CITY OF DAYTON	2005-00038266
41	A01 20332 0005	CITY OF DAYTON	2003-00184615
42	A01 20332 0004	CITY OF DAYTON	2004-00107469
43	A01 20332 0003	CITY OF DAYTON	2002-00101649
44	A01 20332 0002	CHRISTY L. & BENJAMIN D. BARKER	M.F. 01-00155E10
45	A01 20332 0001	RONALD C. & NORMA J. COLEMAN	M.F. 99-00086E05
46	A01 00104 0024	DONNA E. JACKSON	M.F. 98-00441A09
47	A01 21308 0001	BERTRAM E. AND EVELYN R. NEUMAIER TRS	M.F. 96-00497A05
48	A01 21308 0002	JUSTIN D. SPIVEY	2006-00093513
49	A01 00105 0039	SANDRA M. DEBALZO	2008-00059015
50	A01 00105 0016	WILLARD D. QUILLEN	M.F. 00-00878E07
51	A01 00105 0020	DANIEL HAYWORTH	2012-00046525
52	M58100503 0008 M58100503 0009	NATHANAEL R. OAKS	2003-00175027
53	M58100503 0007	R H OAKS FARMS LLC	2005-00011097
54	A01 00105 0029	DANIEL A. AND GIANNA M. CATHCART	2008-00005764
55	A01 00105 0014	DOUGLAS C. FINK	2006-00039768
56	A01 00105 0019 A01 00105 0023	SHAWN MICHAEL ACHS	2007-00091854
57	M58100503 0006	R H OAKS FARMS LLC	2005-00011097
58	A01 00105 0094	CARLOS R. COLON AND SANDRA RIVERA	M.F. 93-00309B03
59	A01 00105 0102	STEVE CHARLES COFFEY AND CONNIE COFFEY	2002-00080835
60	M58100503 0011	WATERWHEEL FARM INC	2013-00066595
61	M58100503 0005	RICHARD P. AND DEBRA L. THIES	M.F. 00-00359E05
62	M58100503 0004	RICHARD P. AND DEBRA L. THIES	M.F. 00-00359E05
63	A01 00105 0036	DALE E. AND KELLY M. LUKEN	M.F. 98-00167D06
64	A01 00105 0038	CHARLENE A. COOPER	2011-00044311

PARCEL TABLE - ADJOINERS OUTSIDE ANNEXATION TERRITORY

NUM.	PARCEL #	OWNER	DEED REF.
65	A01 00105 0037	DAREK AND JENNIFER GENTRY	2015-00030617
66	A01 00105 0035	HAZEL W. KATZENBACH	2013-00033363
67	A01 00105 0104	JEFFERY H. RHINEHART	2011-00021284
68	A01100105 0012	WATERWHEEL FARM INC	M.F. 85-00312E04
69	A01100105 0096	VECTREN ENERGY DELIVERY OHIO INC	2014-00038841
70	R72717413 0001	CITY OF DAYTON	D.B. 2377 PG. 321
71	B02 01015 0037	EXPRESS CREDIT SERVICES CORP.	2015-00034862
72	A01 00106 0017	HGHERITAGE LLC	2013-00035637
73	A01 00106 0043	CITY OF DAYTON	M.F. 92-00232E11
74	A01 00106 0027	CITY OF DAYTON	M.F. 92-00430A07
75	A01 00106 0014	CITY OF DAYTON	M.F. 78-00378B05
76	A01 00106 0035	CITY OF DAYTON	M.F. 92-00524B08
77	A01 00106 0037	CITY OF DAYTON	M.F. 88-00048E08
78	A01 00106 0013	CITY OF DAYTON	M.F. 88-00048E08
79	A01 00106 0012	CITY OF DAYTON	M.F. 92-00430A11
80	A01 001060 0011	RAYMOND KASH	M.F. 98-00480E05
81	A01 00106 0066	JB LAWN & LANSCAPING INC	2009-00000407
82	A01 00106 0010	JB LAWN & LANSCAPING INC	2009-00000407
83	A01 00106 0067	STEPHEN L. DEARDOURFF TR.	M.F. 88-00545A05
84	A01 00106 0008	BUTLER TWP BD OF TRS	M.F. 88-00741B11
85	A01 00106 0077	WELLER MANAGEMENT INC	2007-00009431
86	A01 00106 0042	VANDALIA HANGAR LLC	2003-00129190
87	A01 00106 0041	CITY OF DAYTON	M.F. 92-00682C08
88	A01 00106 0006	TRS OF BUTLER TWP	D.B. 334 PG. 585
89	A01 00106 0002	LOWER STILLWATER CHRISTIAN CH	D.B. 2 PG. 415
90	A01 00106 0046	CITY OF DAYTON	2002-00062358
91	A01 00106 0056	CITY OF DAYTON	M.F. 92-00232E09
92	A01 21313 0003	CITY OF DAYTON	M.F. 93-00352C02
93	A01 21313 0004	CITY OF DAYTON	M.F. 95-00461D11
94	A01 21313 0005	FREDDIE J. & MELBA S. FYFFE	D.B. 2426 PG. 686
95	A01 21313 0006	CITY OF DAYTON	M.F. 92-00469D09
96	A01 00107 0012	MONTGOMERY COUNTY PARK DISTRICT	D.B. 2334 PG. 714
97	A01 00107 0011	MONTGOMERY COUNTY PARK DISTRICT	D.B. 2334 PG. 714

NO TRANSFER NEEDED
16 DEC 20 PM 12:58
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 31A

No.	DATE	REVISION
1	04/21/16	ADDRESSED CITY COMMENTS
2	04/29/16	REVISED PER C.C. COMMENTS
3	06/10/16	REVISED PER K.A. COMMENTS
4	07/14/16	REVISED PER K.A. COMMENTS

PROJECT No: 76243
DATE 04/01/2016
DES. —
DR. RTB
CKD. BA

4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743
WOOLPERT

448.64± ACRES OF LAND TO THE CITY OF UNION

SITUATE IN SEC. 12 & 13, T 5, R 5 EAST & SEC. 18, T 3, R 6 EAST
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO

ANNEXATION No. 1 MAP

SHEET NO.
2 OF 2

Layout Tab Name: Layout2 Images: , Xrefs:
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I39-13-3-11,12&13 ALL

RECORD PLAN
SAVILLE ESTATES, SECTION SIX-A

TRANSFERRED
16 DEC 20 PM 1:25
KARL L. KEITH
AUDITOR

229 P32

Type: DEE
Kind: PLAT
Recorded: 12/20/2016 01:28:57 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016-00071450

Located in Section 16, Town 2, Range 7 M.Rs.
Being a Replat of Lots 280, 281 & 282 of Saville Estates, Section Six as recorded in P.B. 76, Pgs. 52-53 of City of Riverside, Montgomery County, Ohio
Total Area = 1.384 Acres

November 28, 2016

PLAT BOOK 229 PAGE: 32

CITY OF RIVERSIDE PLANNING COMMISSION
Approved on the 1 day of DECEMBER, 2016.
By: _____ Executive Director

APPROVED FOR DESCRIPTION
Paul Gruner — 12/6/16 Date
Montgomery County Engineer
Checked by: Rod Date: 12/6/16
16-0297

APPROVED
AC2l DeWine P.E.S 12-1-16
Montgomery County Water Services — Date

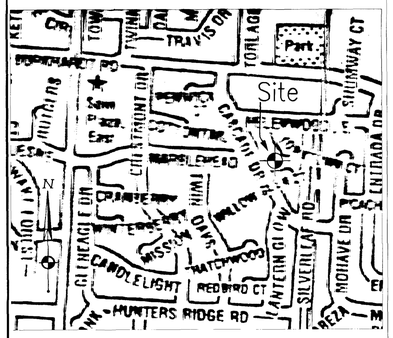
SUPERIMPOSED AREA NOTE

All of the lands of the dedicators for such plat is shown hereon.

- MONUMENT LEGEND -
- ● 0.63" dia. iron pin found or size per plan
- ○ 0.63" dia. iron pin set with yellow plastic cap stamped: "COSLER 6393"
- ◉ 1.0" OD iron pipe found or size per plan
- ⊠ Stone found
- ▲ Railroad Spike found
- △ Railroad Spike set
- ⊕ P.K. Nail found
- ⊘ 0.25" MAG Nail found
- ⊗ 0.25" MAG Nail set
- ⊞ Concrete Monument found
- ⊠ Concrete Monument set
- □ Axle found
- ■ 1.2" dia. wood post found or size per plan
- ⊕ No monument set due to obstruction (see reference monuments)

SURVEYORS NOTES:
1. Monuments found or set, refer to "Monument Legend", on this sheet. All monuments are in good condition and flush with the ground, unless otherwise labeled such as (+8") for top 8 inches above grade or "-" for depth below grade.
2. Plats, deed references, and survey records as noted on this drawing were used as pertinent documents and source data as a basis for carrying out the work for this survey.
3. Occupation evidenced, if any, is listed on the survey along the appropriate property lines.
4. Bearings & distances are based on those used in Saville Estates, Section Six specifically, the east line of Cascade Drive is N14°19'00"W.
5. Date of field survey is November, 2008.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	940.00'	143.01'	8°43'00"	142.87'	N18°40'30"W



VICINITY MAP
(no scale)

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands being subdivided do hereby acknowledge the making and signing of this replat to be our voluntary act and deed, and do hereby reserve the easements shown within the plat to the public use forever.

New easements shown within the plat are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other utility lines or services, and for the express privilege 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

_____ Signature of witness
LARA B. OLENSKI Printed name of witness

_____ Signature of witness
LARA B. OLENSKI Printed name of witness

Owner: Daniel R. Johnson
Daniel R. Johnson Signature
By: Daniel R. Johnson Printed name its Husband Title

Owner: Eva K. Johnson
Eva K. Johnson Signature
By: Eva K. Johnson Printed name its Wife Title

STATE OF OHIO, s.s.

On this 8 day of December, 2016, before me, a Notary Public, in and for said County and State, personally came Daniel R. Johnson and Eva K. Johnson, its owners, who acknowledged the signing thereof to be their voluntary act and deed.

Witness my signature and official seal on the day last above mentioned.

_____ NOTARY PUBLIC in and for Montgomery County, State of Ohio
My Commission Expires: Aug. 28, 2019

NOTARY PUBLIC STATE OF OHIO
PAMELA L. CHAMBERS, Notary Public In and for the State of Ohio My Commission Expires Aug. 28, 2019

Daniel R. Johnson, 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.

_____ Signature

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, State of Ohio
My Commission Expires: Aug. 28, 2019

NOTARY PUBLIC STATE OF OHIO
PAMELA L. CHAMBERS, Notary Public In and for the State of Ohio My Commission Expires Aug. 28, 2019

DESCRIPTION:

The within plat is a subdivision of 1.384 acres, located in Section 16, Town 2, Range 7 M.R.'s, in City of Riverside, Montgomery County, Ohio and being a replat of all of Lots 280, 281 and 282 of Saville Estates, Section Six as recorded in P.B. 76, Pgs. 52-53 all of that land conveyed to Daniel R. Johnson and Eva K. Johnson by deed recorded in I.R. Deed 16-014017 in the Deed Records of Montgomery County, Ohio.

CERTIFICATION:

I certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. All monumentation is or to be set as shown.

Cosler Engineering, LLC

By: Mitchell W. Cosler — 11-28-2016 Date
Mitchell W. Cosler
Ohio Registered Surveyor No. 6393

STATE OF OHIO
MITCHELL W. COSLER 6393 REGISTERED SURVEYOR

DATE	11/08/2016
DES.	
DR.	
CKD.	
PROJECT No:	3663

No.	DATE	REVISION

PREPARED BY:
COSLER ENGINEERING
3171-F Beaver Vu Drive
Beavercreek, Ohio 45434
Ph: 937-426-9913
Fax: 937-426-3390

P4-3.4-C:\LAND PROJECTS 2004\3663\DWG\3663.DWG

Scale: 1"=40' SHEET 1 of 1

TRANSFERRED
16 DEC 20 PM 1:25
KARL L. KEITH
AUDITOR

MOT-CHAMBERSBURG ROAD-PHASE 2

229 P 33

MONTGOMERY COUNTY, OHIO
CITY OF HUBER HEIGHTS
SECTION 16, TOWN 2, RANGE 8 M.Rs.

Type: DEE
Kind: PLAT
Recorded: 12/21/2016 09:28:35 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2016 00071590

MONUMENT LEGEND

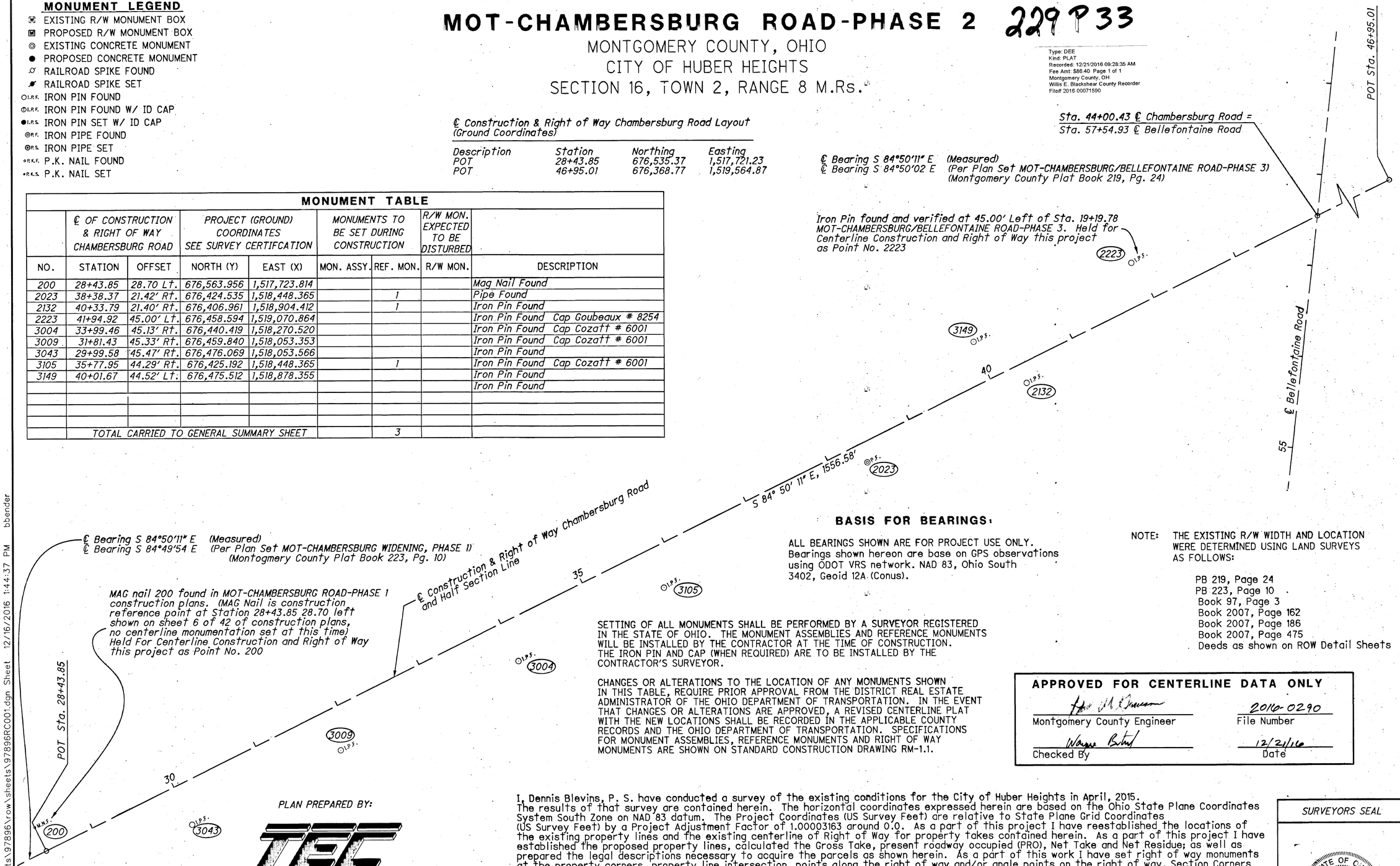
- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- O I.R.F. IRON PIN FOUND
- ⊕ I.R.F. IRON PIN FOUND W/ ID CAP
- ● I.R.S. IRON PIN SET W/ ID CAP
- ◎ P.F. IRON PIPE FOUND
- ◎ P.S. IRON PIPE SET
- ○ P.K.F. P.K. NAIL FOUND
- • P.K.S. P.K. NAIL SET

℄ Construction & Right of Way Chambersburg Road Layout
(Ground Coordinates)

Description	Station	Northing	Easting
POT	28+43.85	676,535.37	1,517,721.23
POT	46+95.01	676,368.77	1,519,564.87

MONUMENT TABLE

	℄ OF CONSTRUCTION & RIGHT OF WAY CHAMBERSBURG ROAD		PROJECT (GROUND) COORDINATES SEE SURVEY CERTIFCATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	
NO.	STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
200	28+43.85	28.70 Lt.	676,563.956	1,517,723.814				Mag Nail Found
2023	38+38.37	21.42' Rt.	676,424.535	1,518,448.365		1		Pipe Found
2132	40+33.79	21.40' Rt.	676,406.961	1,518,904.412		1		Iron Pin Found
2223	41+94.92	45.00' Lt.	676,458.594	1,519,070.864				Iron Pin Found Cap Goubeaux # 8254
3004	33+99.46	45.13' Rt.	676,440.419	1,518,270.520				Iron Pin Found Cap Cozaff # 6001
3009	31+81.43	45.33' Rt.	676,459.840	1,518,053.353				Iron Pin Found Cap Cozaff # 6001
3043	29+99.58	45.47' Rt.	676,476.069	1,518,053.566				Iron Pin Found
3105	35+77.95	44.29' Rt.	676,425.192	1,518,448.365		1		Iron Pin Found Cap Cozaff # 6001
3149	40+01.67	44.52' Lt.	676,475.512	1,518,878.355				Iron Pin Found
								Iron Pin Found
	TOTAL CARRIED TO GENERAL SUMMARY SHEET					3		



BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. Bearings shown hereon are base on GPS observations using ODOT VRS network. NAD 83, Ohio South 3402, Geoid 12A (Conus).

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING LAND SURVEYS AS FOLLOWS:

PB 219, Page 24
PB 223, Page 10
Book 97, Page 3
Book 2007, Page 162
Book 2007, Page 186
Book 2007, Page 475
Deeds as shown on ROW Detail Sheets

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.

APPROVED FOR CENTERLINE DATA ONLY

Montgomery County Engineer — 2016-0290 File Number

Checked By — 12/21/16 Date

PLAN PREPARED BY:

TEC Engineering, Inc.
TEC ENGINEERING, INC
7288 Central Parke Blvd.
Mason, Ohio 45040

I, Dennis Blevins, P. S. have conducted a survey of the existing conditions for the City of Huber Heights in April, 2015. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (US Survey Feet) by a Project Adjustment Factor of 1.00003163 around 0.0. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Dennis Blevins, P.S. Ohio 6804 — Date: 12-20-2016

SURVEYORS SEAL

STATE OF OHIO · DENNIS M. BLEVINS · S-6804 · REGISTERED PROFESSIONAL SURVEYOR

RECEIVED _____, 20__
RECORDED _____, 20__
BOOK _____ PAGE _____
COUNTY RECORDER

PLAT BOOK 229 PAGE: 33

R/W DESIGNER Blevins
R/W REVIEWER Bender
PID NO. 97896

CENTERLINE PLAT
MOT-CHAMBERSBURG PHASE 2

2/7
31/36

K:\Roadway Projects\97896\row\sheets\97896RC001.dgn Sheet 12/16/2016 1:44:37 PM bbender

PARAGON PLACE CONDOMINIUM - PHASE ELEVEN

Being Lot No. 61 of Paragon Place as recorded in Plat Book 198, Page 25 & 25A

SECTON 35, TOWN 3, RANGE 5, M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO

0.476 ACRES

0607-215-24-61 ALL

229 pg 34

TRANSFERRED
17 JAN -4 PM 12:56
KARL L. KEITH
AUDITOR

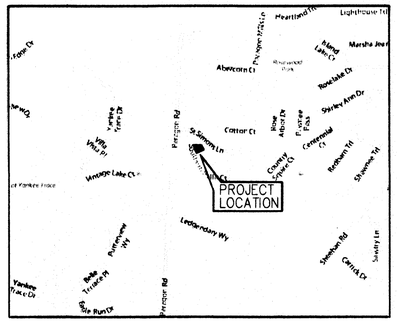
DESCRIPTION APPROVAL:
I HEREBY CERTIFY THAT THIS DRAWING OF PARAGON PLACE, PHASE SEVEN CONDOMINIUM PLAN IS COMPLETE AND APPROVED FOR DESCRIPTION.
PAUL GRUNER — DATE 01/03/17
MONTGOMERY COUNTY ENGINEER
CHECKED BY — DATE 1/3/17

16-0358

North

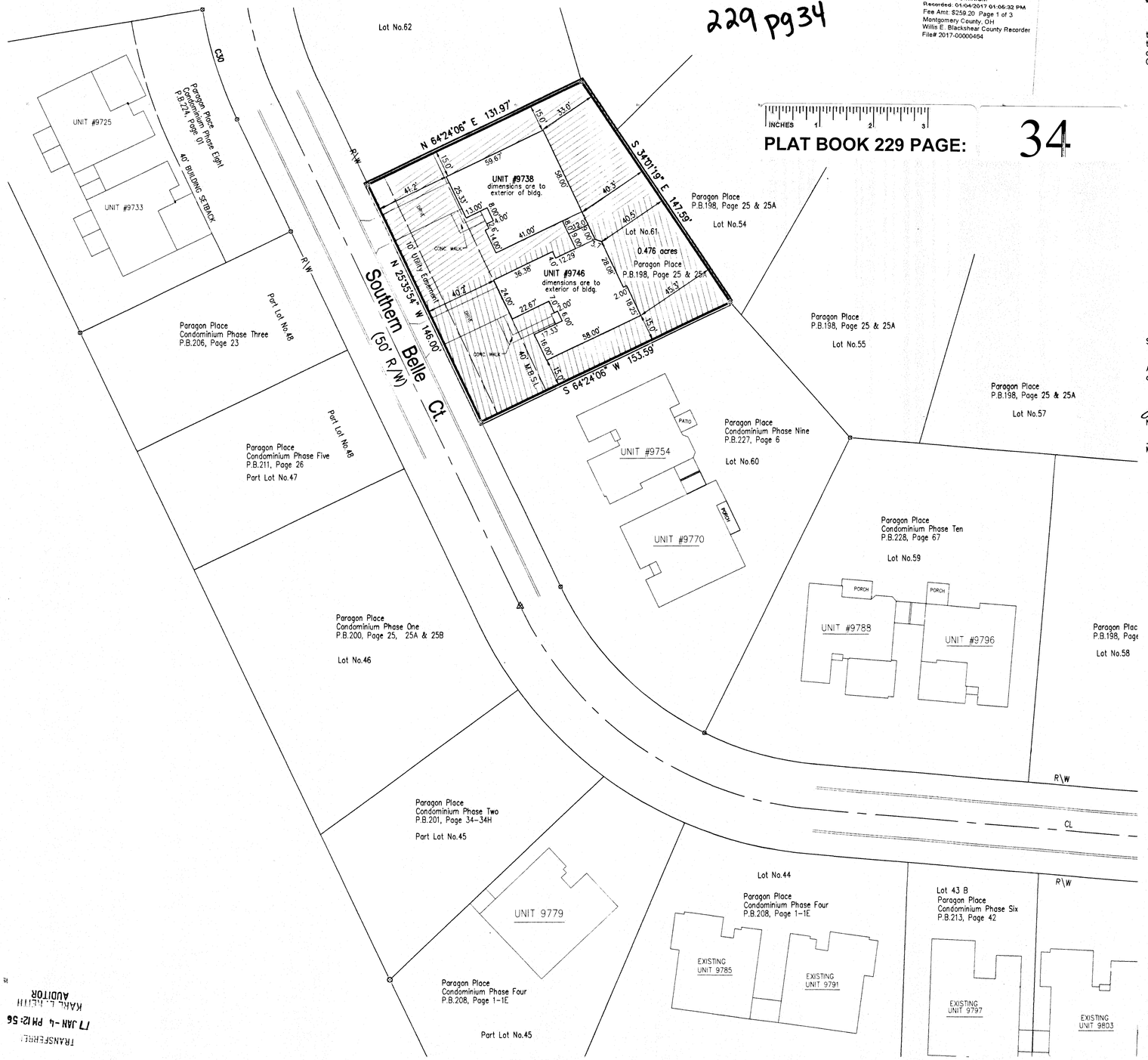
SURVEY BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF PARAGON PLACE, RECORDED IN PLAT BOOK 198, PAGE 25 & 25A OF THE PLAT RECORDS OF MONTGOMERY, COUNTY, OHIO.

30 0 30 60 90
GRAPHIC SCALE – 1"= 30' Date: OCTOBER 2, 2014



Vicinity Map
No Scale

LIMITED COMMON ELEMENTS AREA



INCHES 1 2 3

PLAT BOOK 229 PAGE: 34

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2680 – Fax 937-847-2670
www.mcdougallmarsh.com

Type: DEE
Kind: CONDOMINIUM
Recorded: 01/04/2017 01:06:32 PM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00000464

DEDICATION

The undersigned, being the owner of Lot 61 of Paragon Place, does hereby submit such land, together with the improvements thereon, all easements, rights and appurtenances belonging thereto, to the Declaration of Condominium Property for Paragon Place Condominium including all exhibits thereto and amendments thereof which are recorded in the Instrument and Plat Records of Montgomery County, Ohio as follows:

INSTRUMENT	INSTRUMENT REFERENCE	PLAT RECORDS
Declaration	2005-081985	Book 200, Page 25
First Amendment	2005-088597	No Plat
Second Amendment	2005-117144	Book 201, Page 34
Third Amendment	2007-018422	Book 206, Page 23
Fourth Amendment	2007-092779	Book 209, Page 1
Fifth Amendment	2008-075353	Book 211, Page 26
Sixth Amendment	2009-081976	Book 213, Page 43
Corrective Amendment	2014-037515	No Plat
Seventh Amendment	2014-038756	Book 224, Page 1
Eighth Amendment	2015-_____	Book 225, Page 52
Ninth Amendment	2015-055887	Book 227, Page 6
Tenth Amendment	_____	Book 228, Page 67

NICK A. PETH BUILDERS, LLC
By: _____
Nick A. Peth
Member

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing was acknowledged before me this 21st day of December, 2016 by Nick A. Peth, Member of Nick A. Peth Builders, LLC, an Ohio limited liability company, on behalf of such company.

Linda Andracco
Notary Public
9-27-2020
My Commission Expires

LINDA ANDRACCO, Notary Public
In and for the State of Ohio
My Commission Expires 9-27-2020

SUPERIMPOSED NOTE:

ALL LANDS OF DEDICATERS FROM WHICH THE PLAT IS DRAWN IS SHOWN WITHIN BACKGROUND DRAWING.

REFERENCES:

DEED: LOT 60 / NICK A. PETH BUILDERS, LLC – I.R. DEED 06-026086

PLAT: PARAGON PLACE – PLAT BOOK 198, PAGE 25 & 25A
PARAGON PLACE CONDOMINIUM–PHASE ONE – PLAT BOOK 200, PAGE 25, 25A, & 25B
PARAGON PLACE CONDOMINIUM–PHASE TWO – PLAT BOOK 201, PAGE 34-34H
PARAGON PLACE CONDOMINIUM–PHASE THREE – PLAT BOOK 206, PAGE 23
PARAGON PLACE CONDOMINIUM–PHASE FOUR – PLAT BOOK 208, PAGE 1-1E
PARAGON PLACE CONDOMINIUM–PHASE FIVE – PLAT BOOK 211, PAGE 26, 26A, & 26B
PARAGON PLACE CONDOMINIUM–PHASE SIX – PLAT BOOK 213, PAGE 42, 42A, & 42B
PARAGON PLACE CONDOMINIUM–PHASE SEVEN – PLAT BOOK 224, PAGE 1
PARAGON PLACE CONDOMINIUM–PHASE EIGHTH – PLAT BOOK 225, PAGE 52
PARAGON PLACE CONDOMINIUM–PHASE NINE – PLAT BOOK 227, PAGE 6
PARAGON PLACE CONDOMINIUM–PHASE TEN – PLAT BOOK 228, PAGE 67

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 Concrete Monument found
- □ Indicates Concrete Monument set
- ● Indicates Railroad Spike found

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 "McMC-7735".
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP-TO-DATE TITLE REPORT.

TRANSFERRED
17 JAN -4 PM 12:56
KARL L. KEITH
AUDITOR

Certification/Description:

The within Condominium is Lot 61 Paragon Place as shown in P.B.198 Pgs. 25 & 25A as conveyed to Nick A Peth Builders, LLC. In I.R. Deed 06-026086.

Certification:

These drawings show graphically, insofar as possible, all the particulars of the land, buildings and other improvements included in the Condominium, including but not limited to the layout, location, designation and dimension of each unit, the location and dimensions of all appurtenant easements and/or encroachments and if the condominium property is not contiguous, the distances between any parcel of land.

McDOUGALL – MARSH LAND SURVEYORS
Thomas K. Marsh 12/14/16
THOMAS K. MARSH , P.S. #7735

STATE OF OHIO · THOMAS K MARSH 7735 · REGISTERED PROFESSIONAL SURVEYOR

ENGINEER'S CERTIFICATION:

THIS DRAWINGS OF PARAGON PLACE CONDOMINIUM – PHASE EIGHT, GRAPHICALLY SHOWS, IN SO FAR AS POSSIBLE, THE IMPROVEMENTS AND BUILDINGS.

MAD RIVER ENGINEERING
John L Chico 12/14/16
JOHN L. CHICO, P.E. #E-54331

STATE OF OHIO · JOHN L CHICO E-54331 · REGISTERED PROFESSIONAL ENGINEER

S:\Job\2006\2369 Paragon Pl-Condo\2369-61 PHASE 11\2369-61-PHASE 11.dwg Sheet 1 of 3 Dec 14, 2016 - 8:17:21am Kevin

PARAGON PLACE CONDOMINIUM - PHASE ELEVEN

TRANSFERRED
17 JAN -4 PM 12:56
KARL L. KEITH
AUDITOR

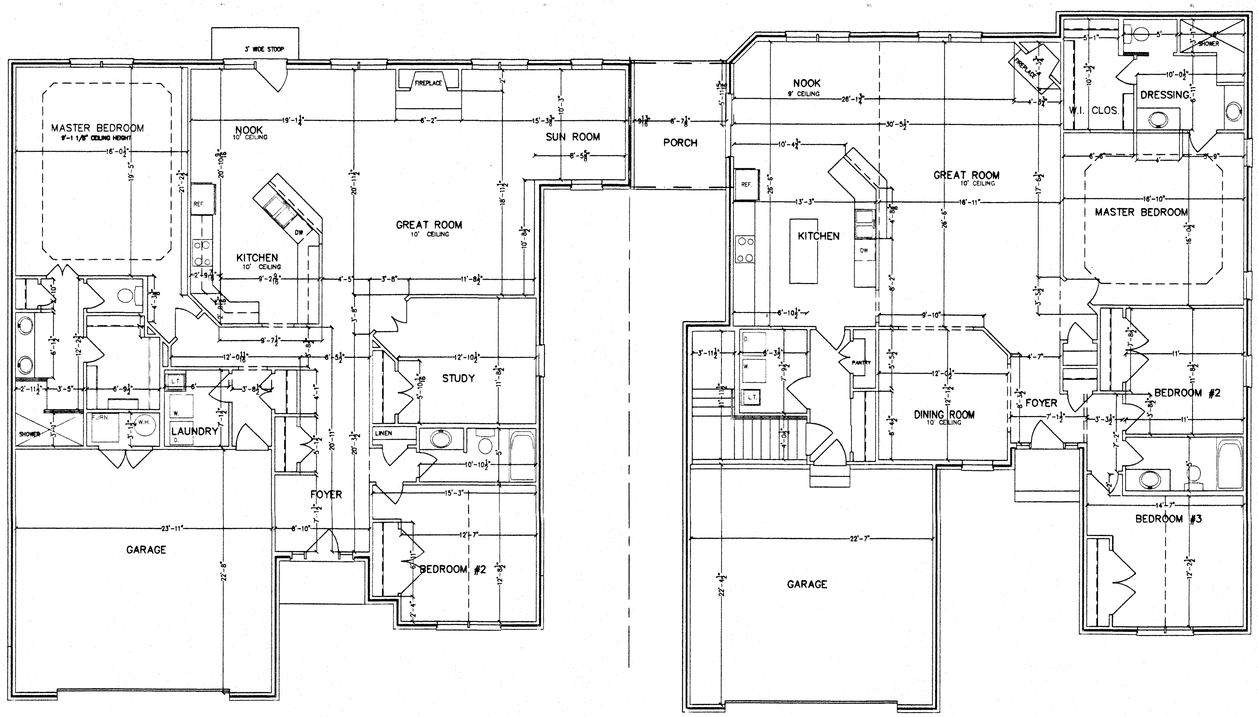
Being Lot No. 61 of Paragon Place as recorded in Plat Book 198, Page 25 & 25A

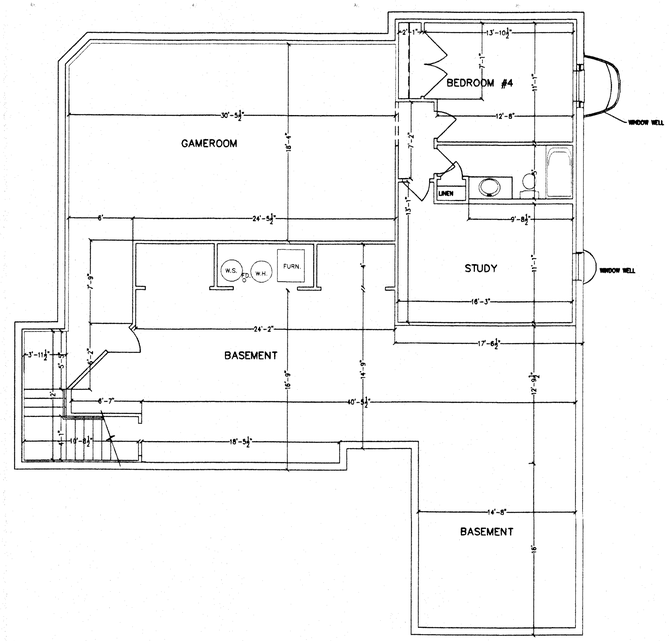
SECTON 35, TOWN 3, RANGE 5, M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO

0.476 ACRES

Type: DEE
Kind: CONDOMINIUM
Recorded: 01/04/2017 01:05:32 PM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00000464

229pg34A





UNIT #9738

1/8" = 1'-0"

FIRST FLOOR ELEVATION = 962.52
GARAGE FLOOR ELEVATION = 961.88
CEILING ELEVATION = 8'-1 1/8" TO 11' 1 1/8"
LIVING AREA = 2273.18 sq. ft.
GARAGE AREA = 584.82 sq. ft.

UNIT #9746

1/8" = 1'-0"

FIRST FLOOR ELEVATION = 9663.75
GARAGE FLOOR ELEVATION = 961.89
CEILING ELEVATION = 8'-1 1/8" TO 11' 1 1/8"
LIVING AREA = 2304.07 sq. ft.
GARAGE AREA = 553.71 sq. ft.

UNIT #9746

1/8" = 1'-0"

BASEMENT ELEVATION = 954.90
CEILING ELEVATION = 8'-1 1/8"
BASEMENT LIVING AREA = 1192.31 sq. ft.

TRANSFERRED
17 JAN -4 PM 12:56
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 34A

S:\Jobs\3000\3569 Paragon Pl-Condo\3569-61 PHASE 11\3569-61-PHASE 11.dwg Sheet 1 of 3 Dec 14, 2016 - 8:17:24am Kevin

PARAGON PLACE CONDOMINIUM - PHASE ELEVEN

Being Lot No. 61 of Paragon Place as recorded in Plat Book 198, Page 25 & 25A

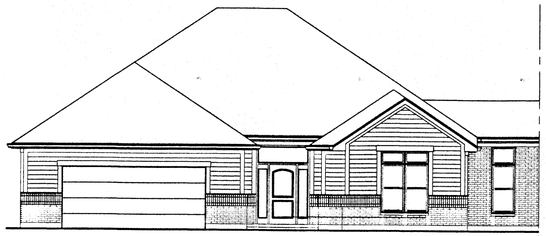
SECTON 35, TOWN 3, RANGE 5, M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO

0.476 ACRES

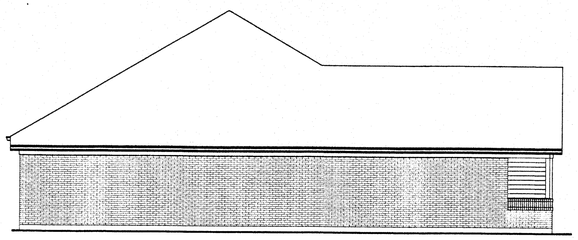
TRANSFERRED
17 JAN -4 PM 12:57
KARL L. KEITH
AUDITOR

229 pg 34B

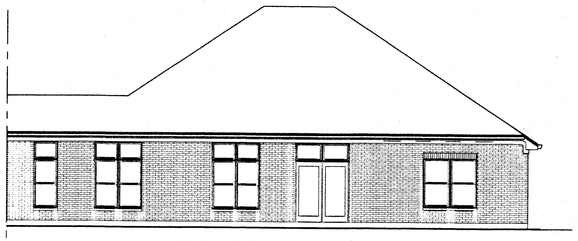
Type: DEE
Kind: CONDOMINIUM
Recorded: 01/04/2017 01:06:32 PM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00000464



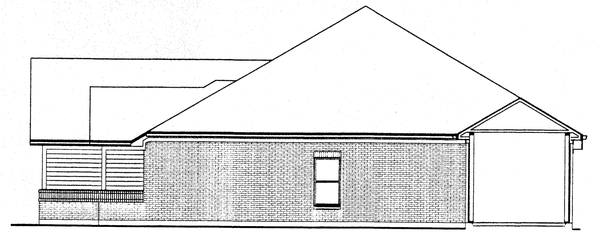
FRONT ELEVATION 1/8" = 1'-0"
UNIT 9738



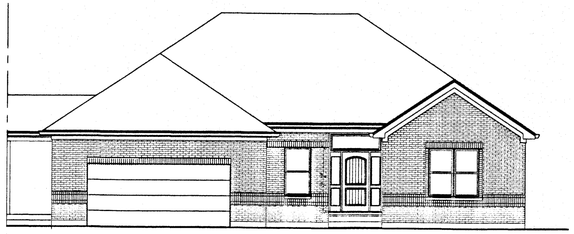
LEFT SIDE ELEVATION 1/8" =1'-0"
UNIT 9738



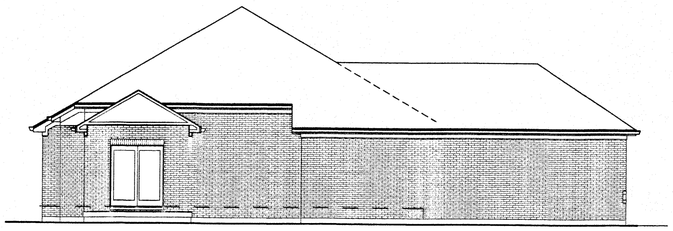
REAR ELEVATION 1/8" = 1'-0"
UNIT 9738



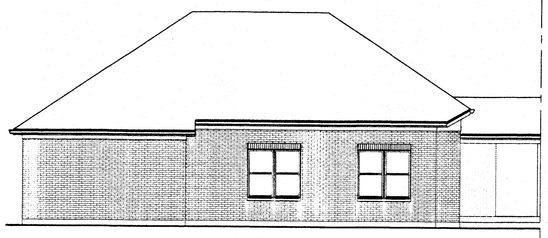
RIGHT SIDE ELEVATION 1/8" =1'-0"
UNIT 9738



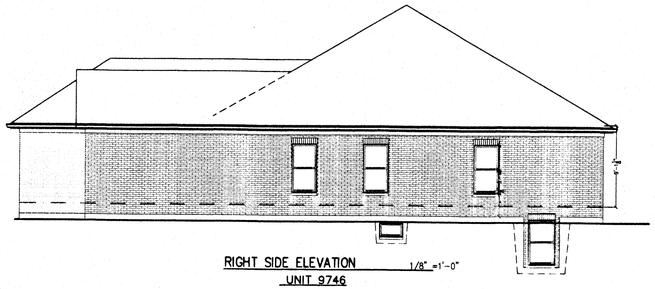
FRONT ELEVATION 1/8" = 1'-0"
UNIT 9746



LEFT SIDE ELEVATION 1/8" =1'-0"
UNIT 9746



REAR ELEVATION 1/8" = 1'-0"
UNIT 9746



RIGHT SIDE ELEVATION 1/8" =1'-0"
UNIT 9746

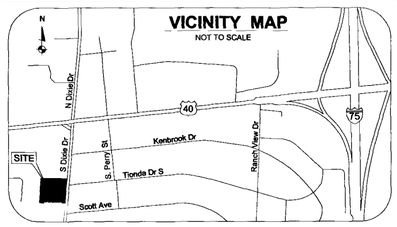
TRANSFERRED
17 JAN -4 PM 12:57
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 34B

SHT 3 OF 3

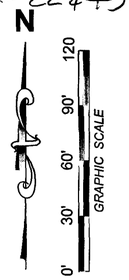
S:\Jobs\3000\3389 Paragon Pl-Condo\3389-61 PHASE 11\3389-61-PHASE 11.dwg Sheet 1 of 3 Dec 14, 2016 - 8:17:24am Kevin



B02-1-4-22 $45 ALL

229 P35

Type: DEE
Kind: PLAT
Recorded: 01/12/2017 08:47:04 AM
Fee Amt: $43.20 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00001879



1"= 60'

LEGEND

● IRON PIN FOUND (5/8" DIA.)
○ IRON PIN SET (5/8" x 30")
ALL PINS SET ARE CAPPED WITH A PLASTIC CAP LABELED *"WINEMILLER ASSOCIATES."*.

SURVEY REFERENCES

IR DEED No. 15-041329
MONTGOMERY COUNTY DEED RECORDS

OCCUPATION

OCCUPATION APPEARS TO AGREE WITH OWNERSHIP.

SUPERIMPOSED AREA NOTE

ALL OF THE LAND OWNED BY THE DEDICATORS AS IT PERTAINS TO THIS TRACT IS PLATTED AS SHOWN

BEARINGS MADE TO AGREE WITH THE BEARING OF THE WEST RIGHT-OF-WAY LINE OF SOUTH DIXIE DRIVE (S 3° 37' 30" W) AS RECORDED BY IR DEED 13-030969

PLAT BOOK 229 PAGE: 35

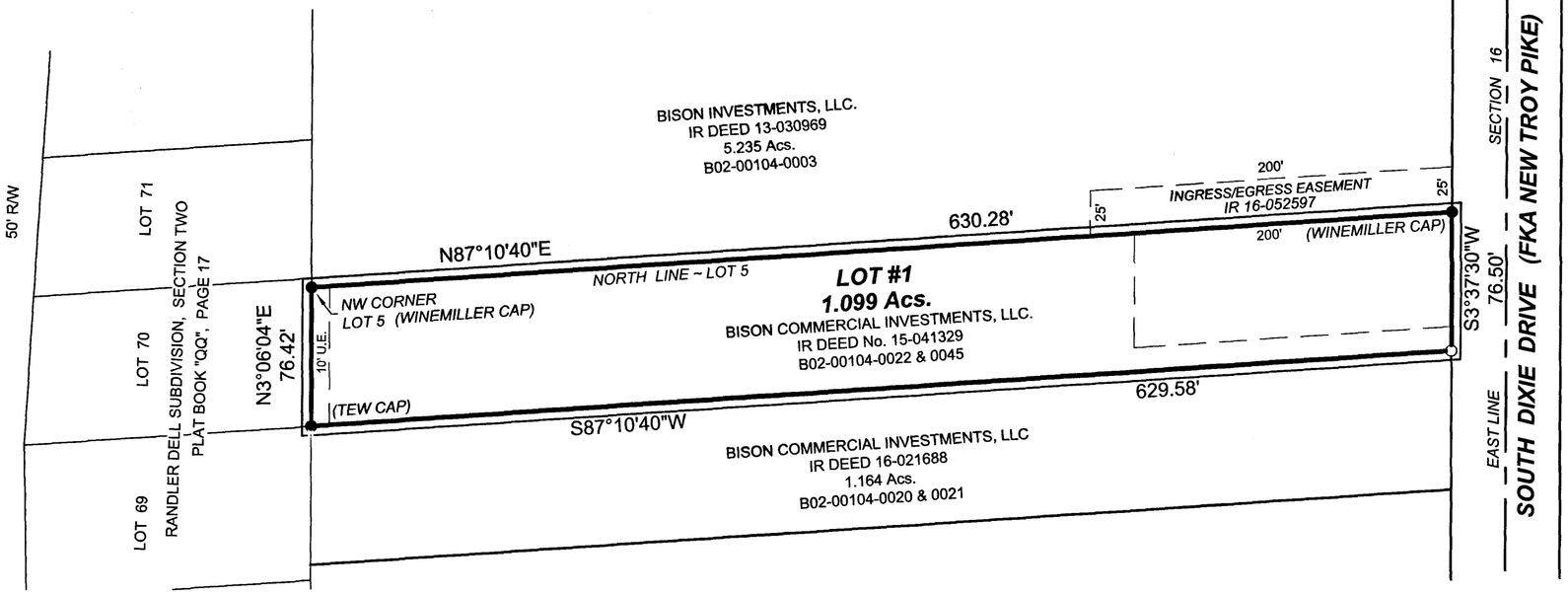
TRANSFERRED
17 JAN 12 AM 8:45
KARL L. KEITH
AUDITOR

RECORD PLAN

WAREHOUSE4 PLAT

BEING A REPLAT OF PART OF LOT 5,
PLAT OF THE ORIGINAL SCHOOL SECTION 16, TOWN 3, RANGE 6 EAST
AS RECORDED IN PLAT BOOK 6, PAGE 22

SECTION 16, TOWN 3, RANGE 6 EAST
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO
1 LOT - 1.099 ACRES
SEPTEMBER 23, 2016



DESCRIPTION

THE WITHIN PLAT IS LOCATED IN SECTION 16, TOWN 3, RANGE 6 EAST, CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO AND IS PART OF LOT 5, PLAT OF THE ORIGINAL SCHOOL SECTION 16, TOWN 3, RANGE 6 EAST AS RECORDED IN PLAT BOOK 6, PAGE 22, THE SAME BEING ALL OF THE LAND (ACREAGE NOT SPECIFIED) CONVEYED TO BISON COMMERCIAL INVESTMENTS, LLC. BY DEED RECORDED AS IR DEED 15-041329 OF THE MONTGOMERY COUNTY DEED RECORDS AND CONTAINS 1.099 ACRES. MEASUREMENTS ARE CERTIFIED CORRECT AND. MONUMENTS ARE SET AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC.

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

DEDICATION

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

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF WATER LINE, STORM SEWERS, SANITARY SEWERS, DRAINAGE SWALES, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER 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 ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS EXCEPT THE EXISTING RECIPROCAL DRIVEWAY EASEMENT ARE RESERVED FOR THE PUBLIC'S USE FOREVER.

OWNER(S):

BEN NEELY, CEO
BISON COMMERCIAL INVESTMENTS, LLC

WITNESS

LIEN HOLDER: (NONE)

WITNESS

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

BE IT REMEMBERED THAT ON THIS 30th DAY OF November, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME THE OWNER, BISON COMMERCIAL INVESTMENTS, LLC. BY BEN NEELY ITS CHIEF EXECUTIVE OFFICER AND HE ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES Jan 4, 2021

NOTARY PUBLIC STATE OF OHIO

SHERRY STACY, Notary Public
In and For the State of Ohio
My Comm. Expires Jan. 4, 2021

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

BEN NEELY HAVING BEEN DULY SWORN THIS 30th DAY OF November, 2016 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION AS OWNERS OR LIEN HOLDERS HAVE UNITED IN ITS EXECUTION.

BEN NEELY, CEO
BISON COMMERCIAL INVESTMENTS, LLC.

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

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES Jan 4, 2021

NOTARY PUBLIC STATE OF OHIO

SHERRY STACY, Notary Public
In and For the State of Ohio
My Comm. Expires Jan. 4, 2021

APPROVED FOR DESCRIPTION:

PAUL GRUNER, PE PS
MONTGOMERY COUNTY ENGINEER — DATE 12/13/16

CHECKED BY: RDK — DATE 12/13/16 — 16-0265 JOB No.

ACCEPTED AND APPROVED BY THE CITY OF VANDALIA PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON — DATE 9/27/2016

ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO

ARLENE SETZER, MAYOR — DATE 12-5-16

CLERK OF COUNCIL — DATE 12-1-16

TRANSFERRED
17 JAN 12 AM 8:45
KARL L. KEITH
AUDITOR

THIS INSTRUMENT PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 (937).898.5716 (FAX)
www.winemillerengineering.com

K45F001-03-0012 all

RECORD PLAN
THE ASCENT
SECTION TWO

BEING A REPLAT OF THE ASCENT LOTS 3 AND 4
AS RECORDED IN P.B. 90, PG. 28 OF THE WARREN COUNTY PLAT RECORDS
AND P.B. 224, PG. 45 OF THE MONTGOMERY COUNTY PLAT RECORDS

8.2188 ACRES IN WARREN COUNTY, OHIO
7.2991 ACRES IN MONTGOMERY COUNTY, OHIO

LOCATED IN
SECTIONS 15 & 16, T2, R 5 MRs.
CITY OF SPRINGBORO/CLEARCREEK TOWNSHIP
DECEMBER, 2016

PREPARED BY 15.5179 ACRES

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

TRANSFERRED
17 JAN 12 AM 8:49
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 01/12/2017 08:54:53 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00001880

229 p36

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS RECORD PLAN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS RECORD PLAN, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE ARE FOR: THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, STORM WATER DISPOSAL OR OTHER UTILITY LINES OR SERVICES; AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTION WITHIN SAID EASEMENTS, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT 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 THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE RESERVED UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO: CITY OF SPRINGBORO, DAYTON POWER AND LIGHT, AMERITECH, CINERGY, CONTINENTAL CABLEVISION.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Sharon Rottert
WITNESS Sharon Rottert

OWNER: CITY OF SPRINGBORO
BY:
BY: CHRISTINE A. THOMPSON
IT'S: CITY MANAGER

STATE OF OHIO, WARREN COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 5TH DAY OF January, 2017 BEFORE ME, THE UNDERSIGNED, CAME THE CITY OF SPRINGBORO BY CHRISTINE THOMPSON, IT'S CITY 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.

Lois Boytim
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/2/2021

NOTARY PUBLIC STATE OF OHIO

, 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.

1-5-2017
DATE

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE 43.8302 ACRE TRACT 3 AS DESCRIBED IN O.R. 3713, PG. 548 AND I.R. DEED 04-132891. (S59°52'20"E)

SURVEY REFERENCES:

O.R. 345, PG. 518
O.R. 2842 PG 434
O.R. 3713, PG. 548
O.R. 5164, PG 17
D.B. 1922, PG. 699
I.R. DEED 04-132891
DMF #93-645E03
P.B. 90, PG. 28
P.B. 214, PG. 36
P.B. 224, PG. 45
S.R. 2-33
S.R. 13-115
S.R. 61-91
S.R. 63-69
S.R. 64-3
S.R. 136-60

OCCUPATION STATEMENT:

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SUPERIMPOSITION NOTE:

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

DEVELOPER:
MILLS - MORGAN DEVELOPMENT, LTD.
3500 PENTAGON BLVD.
SUITE 500
BEAVERCREEK, OHIO 45431
(937) 429-3143

OWNER:
CITY OF SPRINGBORO
320 WEST CENTRAL AVENUE
SPRINGBORO, OHIO 45066
P: 937.748.4343
F: 937.748.0815

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LOT #8
1.3677 AC. PT. LOT 3 IN WARREN COUNTY
1.7386 AC. PT. LOT 4 IN MONTGOMERY COUNTY
3.1063 AC. TOTAL

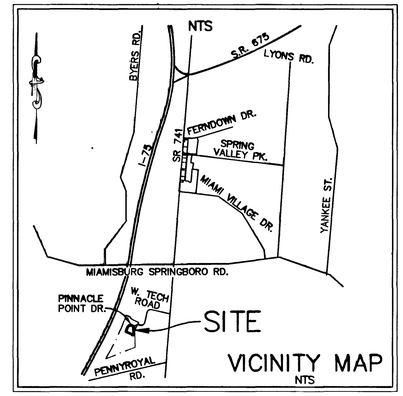
LOT #9
6.8511 AC. IN WARREN COUNTY

LOT #10
3.6037 AC. IN MONTGOMERY COUNTY, SECTION 15
1.9568 AC. IN MONTGOMERY COUNTY SECTION 16
5.5605 AC. TOTAL

TOTAL
3.1063 AC. LOT 8
6.8511 AC. LOT 9
5.5605 AC. LOT 10
15.5179 AC. TOTAL

Curve Table

Curve #	Radius	Delta	Length	Chd Direction	Chd Length
C1	36.50'	79° 04' 28"	50.37'	S17° 25' 51"E	46.47'
C2	265.00'	28° 38' 22"	132.46'	S7° 47' 12"W	131.09'
C3	165.00'	8° 59' 56"	25.91'	S2° 02' 02"E	25.89'
C4	162.50'	19° 33' 28"	55.47'	N77° 45' 22"W	55.20'
C5	17.50'	90° 00' 21"	27.49'	N22° 58' 40"W	24.75'
C6	175.00'	29° 54' 22"	91.34'	N36° 58' 34"E	90.31'
C7	50.00'	78° 22' 17"	68.39'	N72° 44' 52"E	63.18'
C8	12.50'	78° 27' 37"	17.12'	N72° 47' 32"E	15.81'
C9	175.00'	11° 00' 35"	33.63'	S62° 28' 22"E	33.58'
C10	195.00'	31° 04' 10"	105.74'	S18° 00' 01"W	104.45'
C11	12502.67'	0° 52' 47"	191.99'	N27° 37' 37"E	191.98'
C12	12502.67'	2° 03' 53"	450.56'	N26° 09' 17"E	450.53'
C13	12502.67'	1° 03' 12"	229.87'	N24° 35' 44"E	229.86'
C14	50.00'	180° 43' 31"	157.71'	S22° 17' 28"W	100.00'
C15	12502.67'	3° 07' 05"	680.43'	N25° 37' 41"E	680.34'



APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER
CHECKED BY: ROM DATE: 12/1/17
JOB No: 16-0344

CITY OF SPRINGBORO

APPROVED BY THE COUNCIL OF THE MUNICIPALITY OF SPRINGBORO THIS 17th DAY OF December, 2016

ATTESTED: LORI MARTIN, CLERK OF COUNCIL
JOHN AGENBROAD, MAYOR
CHAD DIXON, CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED THIS 9th DAY OF January, 2017
DEPUTY
AUDITOR, WARREN COUNTY, OHIO
Matt Nolan

COUNTY RECORDER

FILE NO. 2015-001005 ~~2016~~ 2017
RECEIVED ON THIS 9th DAY OF Jan, 2017 AT 12:17 pm
RECORDED ON THIS 9th DAY OF Jan, 2016 AT 12:17 p.m
RECORDED IN PLAT BOOK NO. 94 PAGE 49
FEE: 86.40
BY: Kelly J. Walker, DEPUTY
Linda Oda by KW
RECORDER, WARREN COUNTY, OHIO
LINDA ODA

COVENANTS, CONDITIONS AND RESTRICTIONS

THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH ARE RECORDED AT DOC. NO. 2014-030129 OF THE OFFICIAL RECORDS OF WARREN COUNTY, OHIO AND AT I.R. SP/1 14-006097 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AND IN ANY AMENDMENTS TO SUCH DECLARATION.

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 15.5179 ACRES, SITUATE IN SECTIONS 15 AND 16 TOWN 2, RANGE 5 M.Rs., LOCATED IN THE CITY OF SPRINGBORO AND THE TOWNSHIP OF CLEARCREEK IN WARREN AND MONTGOMERY COUNTIES, OHIO AND BEING ALL OF LOT 3 AND ALL OF LOT 4 OF THE ASCENT AS RECORDED IN P.B. 90, PG. 28 AND CONVEYED TO THE CITY OF SPRINGBORO BY O.R. 3713, PG. 548 OF THE DEED RECORDS OF WARREN COUNTY OHIO AND I.R. DEED 04-132891 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION

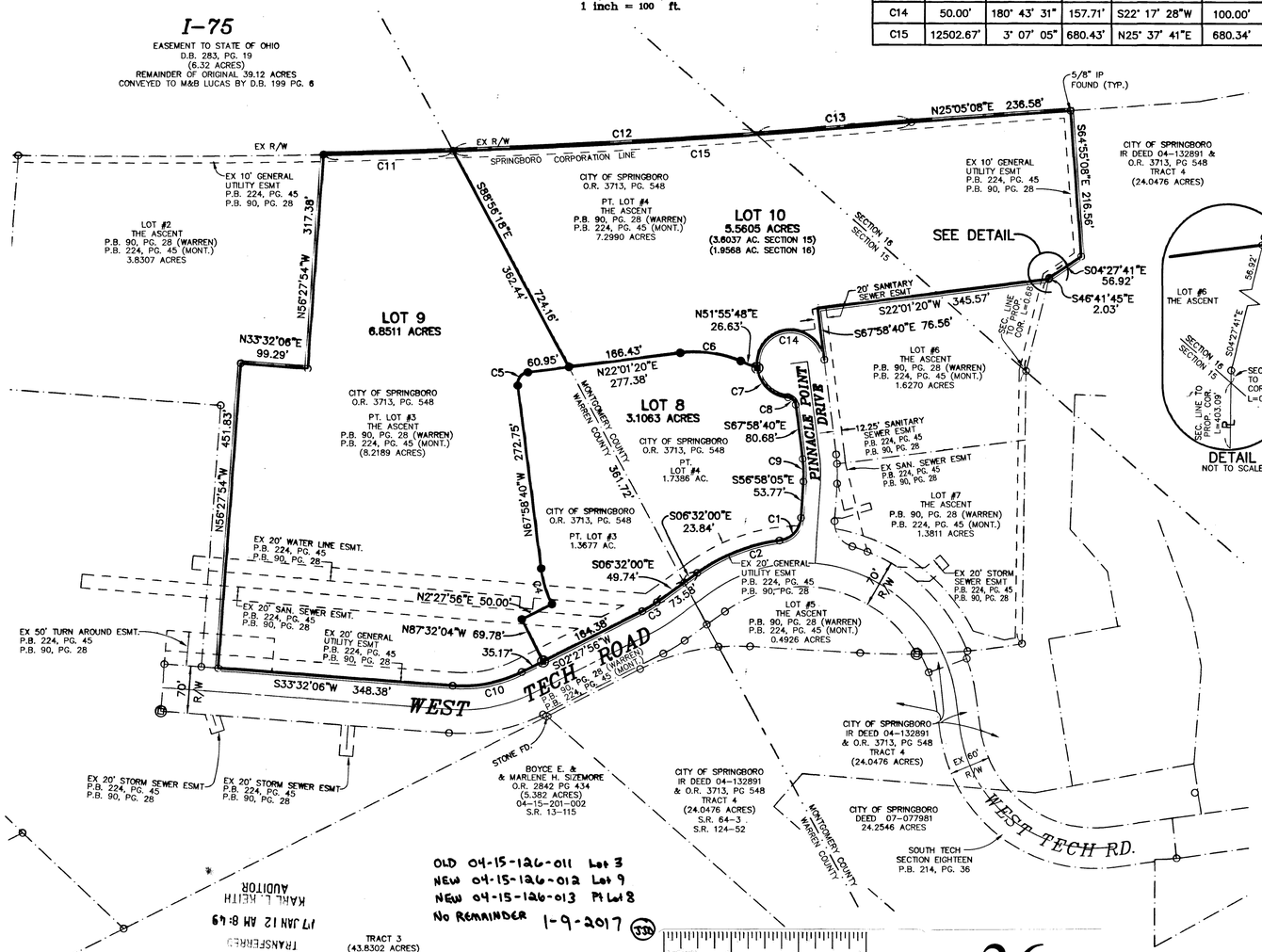
I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK ON JULY 15, 2010 AND MAY 11, 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.

VAN ATTA ENGINEERING, INC.

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

12/21/16
DATE

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



SURVEY SYMBOLS LEGEND:

- EX CROSS NOTCH FOUND
- EX 1/2" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX STONE 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
- 1" IRON PIN (MONUMENT) TO BE SET

PLAT BOOK 229 PAGE: 36

94-49 JOB No. 5830 SHEET 1 OF 1

H:\CADD\Projects\Synergy\WestTech\Record Plan\WESTTECH REPLAT LOT 3-4.DWG, DEC 21, 2016 - 13:54:09

N64-34-5-PT.59, PT81, PT.91, PT.93, PT.94, PT.294, PT.303 & PT.304

DEDICATION PLAN FOR
WILMINGTON PIKE
DAY AIR PARCEL

SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.836 Ac.

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING PART OF AN 0.914 ACRE PARCEL OF LAND AND PART OF AN 0.8625 ACRE PARCEL OF LAND AS CONVEYED TO DAY AIR CREDIT UNION, INC. AS DESCRIBED IN DMF 94-567E10, PART OF A 1.519 ACRE PARCEL OF LAND AS CONVEYED TO DAY-AIR CREDIT UNION, INC. AS DESCRIBED IN DMF 94-636B12, AND PARTS OF AN 0.510 ACRE TRACT, AN 0.358 ACRE TRACT, A 1.242 ACRE TRACT, AN 0.1484 ACRE TRACT, AN 0.395 ACRE TRACT, AN 0.590 ACRE TRACT AND A 1.240 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF KETTERING IN DMF 86-523D12, DMF 86-523E04, DMF 83-043A01, DMF 83-129E01, DMF 88-155A07, DMF 88-155A09 AND DB 2268 p 689, RESPECTIVELY, MONTGOMERY COUNTY RECORDS.

229 PG. 37

Type: DEE
Kind: PLAT
Recorded: 01/12/2017 02:07:02 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00002103

1 of 2

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 DO HEREBY DEDICATE THE AREA SHOWN AS DEDICATED RIGHT-OF-WAY (0.836 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 INTERESTS.

OWNERS:

DAY AIR CORP.

SIGNATURE BY _____ ITS President/CEO
DAY AIR CORP.

PRINTED NAME William J Burke

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE _____
WITNESS SIGNATURE

PRINTED NAME Monica Perkins

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES _____

NOTARY PUBLIC STATE OF OHIO — MONICA PERKINS, Notary Public, Resident Montgomery County, State of Ohio, My Commission Expires Oct. 28, 2019

OWNER:

CITY OF KETTERING

SIGNATURE BY _____ ITS CITY MANAGER
MARK SCHWIETERMAN

PRINTED NAME Mark Schwieterman

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE _____
WITNESS SIGNATURE

PRINTED NAME Theresa Kyriakidis

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 5-26-21

NOTARY PUBLIC STATE OF OHIO — THERESA M KYRIAKIDIS, Notary Public In and for the State of Ohio, My Commission Expires May 26, 2021

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE _____ 1/11/17
MONTGOMERY COUNTY ENGINEER — DATE

SIGNATURE _____ 1/11/17
CHECKED BY — 16-0278

APPROVAL - PLANNING COMMISSION

APPROVED THIS 20th DAY OF December 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE _____ 12/20/16
CHAIRPERSON — DATE

PRINTED NAME Don Shimmin

SIGNATURE _____ 12-20-16
SECRETARY — DATE

PRINTED NAME CAROL FISCHER

INCHES 1 2 3

PLAT BOOK 229 PAGE: 37

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
_____ 12/08/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR *6596

STATE OF OHIO — HARRY G. HERBST III S-6596 — REGISTERED PROFESSIONAL SURVEYOR

OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

NO TRANSFER NEEDED
17 JAN 12 PM 1:58
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS

BASIS OF BEARINGS IS OHIO STATE PLANE, SOUTH ZONE, NAD 83, (2011)

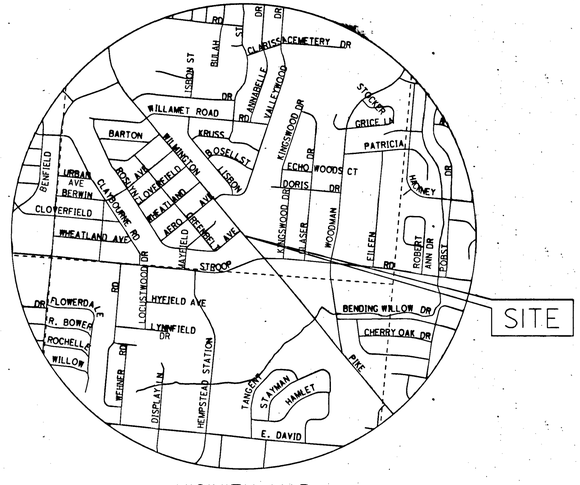
RECORD DOCUMENTS USED

DEEDS:
IR DEED 09-044271
DMF 89-300C03
DMF 89-166E02
DB 2288 p 325
IR DEED 04-114034
DMF 85-0617-D03
IR CFT 03-047267
IR DEED 04-054296
DMF 00-606D04
IR DEED 06-118718
IR DEED 14-017649
IR DEED 15-064008
DMF 93-270D04
IR CF-T 09-039399
DB 2280 p 14
IR DEED 05-064750
DMF 94-567E10
IR DEED 12-053572
IR DEED 12-053573
DMF 94-636B12
IR CF-T 03-047266
DB 2328 p 637
DB 2299 p 81
DMF 86-523D12
DB 2286 p 734
DMF 74-610E09
DB 2472 p 523
DB 2305 p 371
DMF 83-043A01
DMF 83-129E01
DB 1593 p 219
DMF 86-143A09
DMF 88-155A09
DMF 88-155A07
DB 2268 p 689
DMF 86-116E05
DMF 86-523E04
DMF 88-155A07

PLATS:
PB 68 p 5
PB K p 038
PB 145 p 36
PB 68 p 5
PB 24 p 60

ROAD RECORDS:
ROAD RECORD C p. 47 Stroop
ROAD RECORD C p. 55 Wilmington Pike
MOT-MAR-WIL RW
MOT-WILMINGTON PK
ROAD RECORD E p. 185 Stroop

RAILROAD RECORDS:
V.ID OHIO_001



VICINITY MAP
NOT TO SCALE

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

1/2

229 PG. 37A

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

PREPARED BY: LJB INC.

NO TRANSFER NEEDED
17 JAN 12 PM 1:09
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 01/12/2017 02:07:02 PM
Fee Amt: $88.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00002103 2 of 2

SCALE: 1"=30'

0 30 60
GRAPHIC SCALE

- • M.N.S. MAG NAIL SET
- o M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- ⓘ I.P.F. IRON PIN FOUND
- × CROSS NOTCH SET
- Ⓜ MONUMENT BOX FOUND

CITY OF KETTERING
DMF 83-043A01
(1.242 ACRES)
APN NOT ASSIGNED

P.I. Sta. 34+21.17
Δ = 9°29' 53" (LT)
Dc = 3°00' 00"
R = 1,909.86'
T = 158.67'
L = 316.61'
E = 6.58'
C = 316.24'
C.B. = N 67°08' 50" E

R = 1909.86'
L = 227.93'
Δ = 06°50' 16" LT
CH = N 65°49' 02" E
CH = 227.79'

PT Sta. 35+79.11

85.55 TO ℄
83.93'
N 62° 23' 54" E
46.38'

36+63.03 : MARSHALL =
158+73.77, 1.62' LT, : WILMINGTON

CITY OF KETTERING
DMF 83-129E01
(0.1484 ACRES)
N64 03405 0294

0.101 AC

P.I. Sta. 160+45.25
Δ = 35°26' 36" (RT)
Dc = 3°55' 00"
R = 1,462.87'
T = 467.47'
L = 904.94'
E = 72.88'
C = 890.58'
C.B. = N 22°11' 06" W

S 22°11' 07" E
117.15'
141.17'
59.48'
158

CITY OF KETTERING
DMF 86-523E04
(0.358 ACRES)
N64 03405 303

MARSHALL RD. (VARIES)

0.118 AC

26.65'
N 74°48' 55" W
31.85'

52.94'

S62°23'54"W
14.61'

39.59'

157+35.47
23.32' LT

CITY OF KETTERING
DMF 88-155A07
(0.395 ACRES)
APN NOT ASSIGNED

33+51.18
0.00' LT

PC Sta. 32+62.50

0.152 AC

35+79.11
48.00' RT

35+93.71
48.00' RT

158+06.97
50.00' LT

155.05'

0.018 AC

R = 1957.86'
L = 232.17'
Δ = 06°47' 39" RT
CH = S 65°47' 43" W
CH = 232.03'

N 20°45' 50" W
45.00'

0.009 AC

CITY OF KETTERING
DMF 86-523D12
(0.510 ACRES)
N64 03405 0304

DAY AIR CREDIT UNION, INC.
DMF 94-636B12
(1.519 AC)
N64 03405 0091
0.378 ACRES

0.003 AC

33+51.18
45.00' RT

N 47°11' 08" W - 3.35'

0.069 AC

99.00'
WILMINGTON PIKE (WIDTH VARIES)

80.09'
80.09'
45.87'

R = 1512.87'
L = 237.03'
Δ = 08°58' 37" RT
CH = N 35°25' 06" W
CH = 236.79'

CITY OF KETTERING
DMF 88-155A09
(0.590 ACRES)
APN NOT ASSIGNED

DAY AIR CREDIT UNION, INC.
DMF 94-636B12
(1.519 AC)
N64 03405 0093
0.593 ACRES

33+52.63
48.00' RT

0.089 AC

110.39'
104.71'

PC Sta. 155+77.77

53.99'
7.84'

DAY AIR CREDIT UNION, INC.
DMF 94-636B12
(1.519 AC)
N64 03405 0094
1.24 ACRES

155+77.77
50.00' LT

N 39°54' 25" W
97.58'

106.70'

0.094 AC

CITY OF KETTERING
D.B. 2268, P. 689
(1.240 ACRES)
APN NOT ASSIGNED

N 84°46' 25" W

8.51'
51.70'

154+80.20
50.00' LT

DAY AIR CREDIT UNION, INC.
DMF 94- 567E10 PARCEL II
(0.8625)
N64 03405 0059
0.876 ACRES

154+74.17
44.00' LT

118.51'
35.00'
0.091 AC
120.22'
S 40°42' 38" E
120.22'
N 39°54' 25" W

OAKLINE GARDENS PLAT
PLAT BOOK 15, P. 60
ORIGINAL C. WILMINGTON PIKE

0.002 AC

2.39'
47.45'

DAY AIR CREDIT UNION, INC.
DMF 94-567E10 PARCEL I
(0.914)
N64 03405 0081
0.914 ACRES

108.82'
221.34'
110.39'
0.084 AC
110.39'
52.77'

N 84°46' 25" W

0.006 AC

35.00'
4.58'
47.45'
52.03'

152+09.95
7.29' LT

TUDOR PARK SEC. ONE
P.B. 68, P. 5

152+46.83
44.00' LT

Lot 1

OWNER	OWNER'S RECORD	AUDITOR'S PARCEL	GROSS TAKE	P.R.O. IN TAKE	NET TAKE
DAY AIR CREDIT UNION, INC.	DMF 94-567E10	N64 03405 0081	0.090	0.084	0.006
	DMF 94-567E10	N64 03405 0059	0.093	0.091	0.002
	DMF 94-636B12	N64 03405 0093	0.003	0.000	0.003
	DMF 94-636B12	N64 03405 0091	0.018	0.000	0.018
CITY OF KETTERING	DMF 86-523D12	N64 03405 0304	0.009	0.009	0
	DMF 86-523E04	N64 03405 0303	0.152	0.152	0
	DMF 83-043A01	APN NOT ASSIGNED	0.118	0.118	0
	DMF 83-129E01	N64 03405 0294	0.101	0.101	0
	DMF 88-155A07	APN NOT ASSIGNED	0.069	0.069	0
	DMF 88-155A09	APN NOT ASSIGNED	0.089	0.089	0
	DB 2269 P 689	APN NOT ASSIGNED	0.094	0.094	0
		TOTAL :	0.836	0.807	0.029

NO TRANSFER NEEDED
17 JAN 12 PM 1:59
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 37A

2/2

DEDICATION PLAN FOR
WILMINGTON PIKE
DEDIEMAR PARCEL

SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.015 Ac.

N64-19-2-152ALL & PT.115

DESCRIPTION

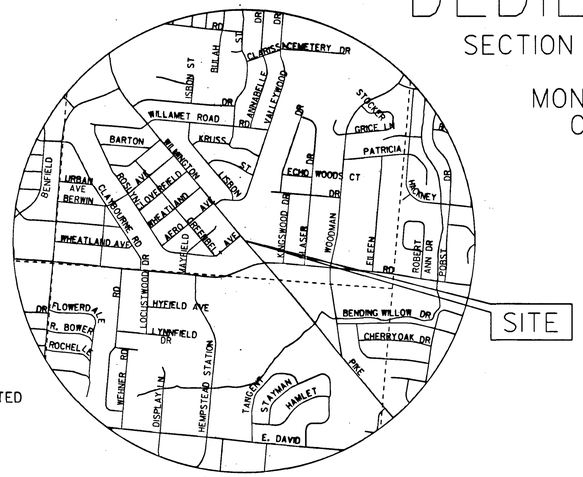
SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING AN 0.015 ACRE PART OF LOT 139 OF THE OAKDALE PLAT AS RECORDED IN PLAT BOOK "K" P. 38, BEING A 0.014 ACRE PORTION OF THE PART OF SAID LOT AS CONVEYED TO DEDIEMAR CORP., AN OHIO CORPORATION, BY I.R. DEED 04-114034, AND ALL OF THE 48 SQUARE FEET AS CONVEYED TO THE CITY OF KETTERING BY DEED BOOK 2299 P. 81, MONTGOMERY COUNTY DEED RECORDS.

229 PG.38

Type: DEE
Kind: PLAT
Recorded: 01/12/2017 02:07:00 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00002104

BASIS OF BEARINGS

BASIS OF BEARINGS IS OHIO STATE PLANE, SOUTH ZONE, NAD 83, (2011)



VICINITY MAP
NOT TO SCALE

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 (0.015 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 INTERESTS.

OWNER:

DEDIEMAR CORP., AN OHIO CORPORATION

SIGNATURE BY David DeDiemar ITS President
DEDIEMER CORP.

PRINTED NAME David DeDiemar

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE Gregory C. Reynolds
WITNESS SIGNATURE

PRINTED NAME Gregory C. Reynolds

David C. Reynolds
NOTARY PUBLIC IN AND FOR, THE STATE OF OHIO

GREGORY C. REYNOLDS
Notary Public, State of Ohio

MY COMMISSION EXPIRES 03-01-2017

OWNER:

CITY OF KETTERING

SIGNATURE BY Mark Schwieterman ITS CITY MANAGER
MARK SCHWIETERMAN

PRINTED NAME Mark Schwieterman

INCHES 1 2 3

PLAT BOOK 229 PAGE: 38

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE
WITNESS SIGNATURE

PRINTED NAME Theresa Kyriakidis

THERESA M KYRIAKIDIS, Notary Public in and for the State of Ohio
My Commission Expires May 26, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 5-26-21

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE 11/11/16
MONTGOMERY COUNTY ENGINEER DATE

SIGNATURE 11/11/16
CHECKED BY 16-0172

APPROVAL - PLANNING COMMISSION

APPROVED THIS 20th DAY OF December 2016 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE 12/20/16
CHAIRPERSON DATE

PRINTED NAME Don Shimmin

SIGNATURE Carol Fischer 12-2016
SECRETARY DATE

PRINTED NAME CAROL FISCHER

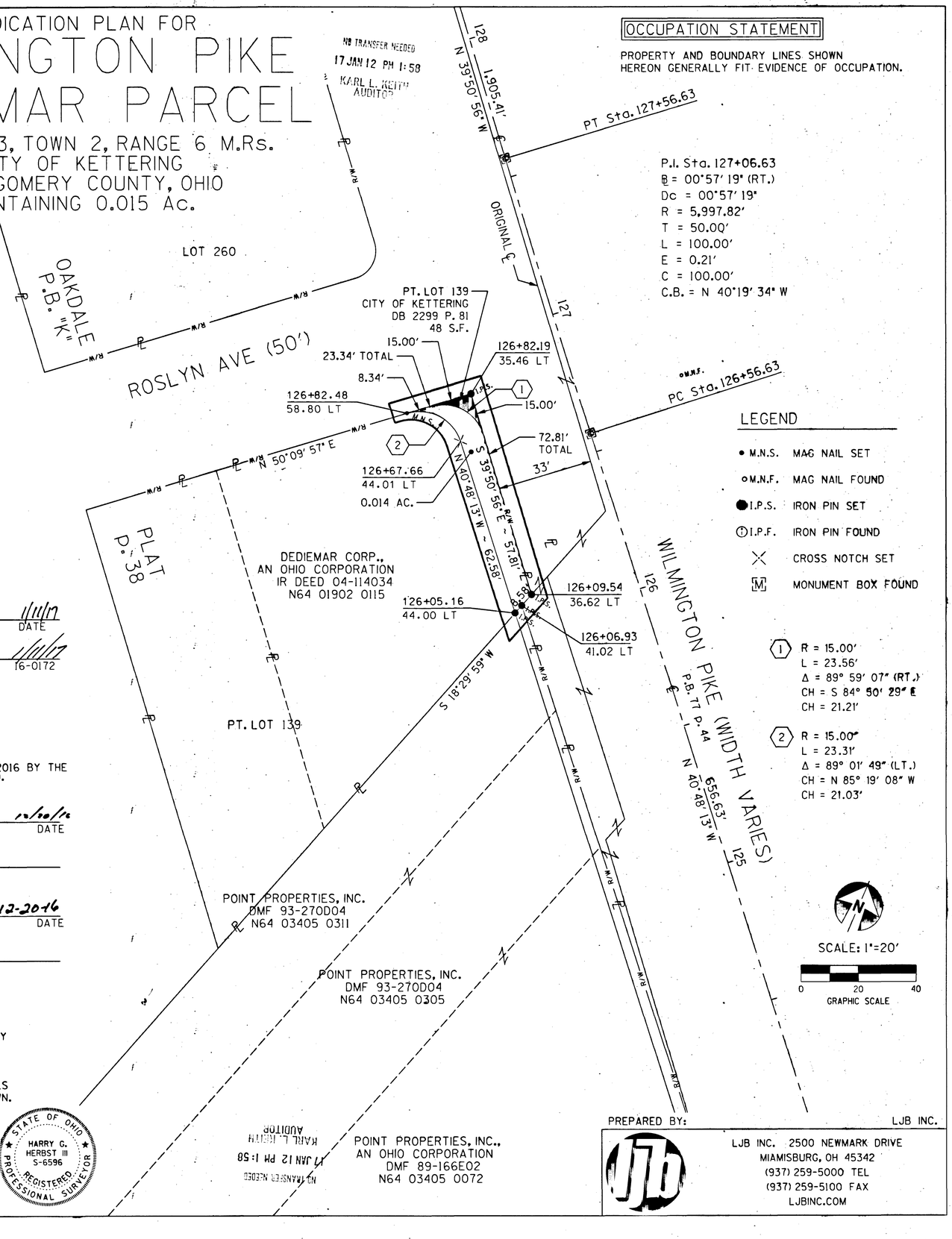
CERTIFICATION

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". THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
Harry G. Herbst III 12/09/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO
HARRY G. HERBST III
S-6596
REGISTERED PROFESSIONAL SURVEYOR

NO TRANSFER NEEDED
17 JAN 12 PM 1:58
KARL L. KEITH
AUDITOR



OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

LEGEND

- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- ⊙ I.P.F. IRON PIN FOUND
- × CROSS NOTCH SET
- Ⓜ MONUMENT BOX FOUND

(1) R = 15.00'
L = 23.56'
Δ = 89° 59' 07" (RT.)
CH = S 84° 50' 29" E
CH = 21.21'

(2) R = 15.00'
L = 23.31'
Δ = 89° 01' 49" (LT.)
CH = N 85° 19' 08" W
CH = 21.03'

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

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

067-39-13-PT.5

PLAT BOOK 229 PAGE: 39

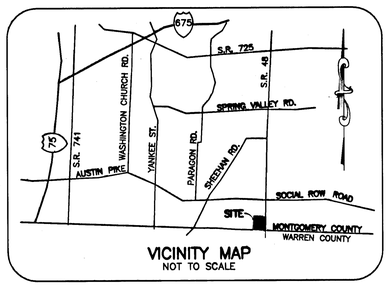
Type: DEE
Kind: PLAT
Recorded: 01/13/2017 08:31:21 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00002198

TRANSFERRED
17 JAN 13 AM 8:17
KARL L. KEITH
AUDITOR

RECORD PLAN
WASHINGTON TRACE SECTION EIGHT

229 pg39

LOCATED IN
SECTION 34, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
CONTAINING: 11.9013 ACRES
OCTOBER, 2016



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE SOUTH LINE OF WASHINGTON TRACE SECTION FOUR AS RECORDED IN P.B. 205, PG 5 (S89°30'00"W)

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

AREA SUMMARY

LOTS	= 9.0219 ACRES
OPEN SPACE	= 0.9568 ACRES
RIGHT-OF-WAY	= 1.9226 ACRES
TOTAL	= 11.9013 ACRES

SURVEY REFERENCES:

I.R. DEED 04-096668
I.R. DEED 10-045421
P.B. 205, PG. 5
P.B. 223, PG. 25
SUR 2010 PG. 0157
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)
- MONUMENT TO BE SET (1" DIA IRON PIN MONUMENT)

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER
CHECKED BY: RDH DATE: 12/16/16
JOB No: 13-0281

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY COUNTY, OHIO
THIS 3 DAY OF Oct, 2016
CHAIRMAN 1-9-2017 DATE

APPROVED
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES DIRECTOR 12/20/16 DATE

OWNER/DEVELOPER:

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

PREPARED BY:

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

Curve Table					
Curve	Radius	Delta	Length	Chd. Direction	Chd. Length
C1	100.00'	88°15'15"	154.03'	N45°03'47"E	139.25'
C2	100.00'	91°44'45"	160.13'	S44°56'13"E	143.56'
C3	125.00'	10°04'46"	21.99'	N5°58'32"E	21.96'
C4	50.00'	44°24'55"	38.76'	S11°11'32"E	37.80'
C5	50.00'	156°55'34"	136.94'	N45°03'47"E	97.98'
C6	50.00'	44°24'55"	38.76'	N78°40'54"W	37.80'
C7	125.00'	10°04'46"	21.99'	N84°09'02"E	21.96'
C8	125.00'	11°49'31"	25.80'	S84°53'50"E	25.75'
C9	50.00'	44°24'55"	38.76'	S78°48'28"W	37.80'
C10	50.00'	156°55'34"	136.94'	S44°56'13"E	97.98'
C11	50.00'	44°24'55"	38.76'	N11°19'06"E	37.80'
C12	125.00'	11°49'31"	25.80'	S4°58'36"E	25.75'
C13	75.00'	91°44'45"	120.10'	S44°56'13"E	107.67'
C14	75.00'	88°15'15"	115.52'	N45°03'47"E	104.44'
C15	125.00'	3°12'37"	7.00'	N2°32'28"E	7.00'
C16	125.00'	6°52'09"	14.99'	N7°34'51"E	14.98'
C17	50.00'	40°51'01"	35.65'	N12°58'30"W	34.90'
C18	50.00'	57°12'11"	49.92'	N36°03'06"E	47.87'
C19	50.00'	58°52'23"	51.38'	S85°54'37"E	49.15'
C20	50.00'	35°05'21"	30.62'	N74°01'06"W	30.14'
C21	50.00'	9°19'34"	8.14'	S83°46'26"W	8.13'
C22	125.00'	9°11'34"	20.06'	S86°12'48"E	20.03'
C23	125.00'	2°37'56"	5.74'	S80°18'03"E	5.74'
C24	50.00'	47°49'34"	41.74'	N80°30'47"E	40.54'
C25	50.00'	57°52'34"	50.51'	S46°38'09"E	48.39'
C26	50.00'	51°13'25"	44.70'	S7°54'51"W	43.23'

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 WASHINGTON TRACE OWNERS ASSOCIATION ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN I.R. #SPI-04-102415

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING 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 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 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:

Shawn Gross
WITNESS

OWNER:
DIVIDED RIDGE ASSOCIATES, LTD.
BY: OBERER LAND DEVELOPERS, LTD., MANAGER

George R. Oberer Jr.
BY: GEORGE R. OBERER, JR.
ITs: MANAGER

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 21st DAY OF Dec, 2016, BEFORE ME, THE UNDERSIGNED, CAME DIVIDED RIDGE ASSOCIATES, LTD BY OBERER LAND DEVELOPERS, LTD., MANAGER BY GEORGE R. OBERER, JR., 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.

Patricia L. Marsh
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-20-17

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS

MORTGAGEE:
FIRST FINANCIAL BANK
BY: Brad Cummings
ITS: First Vice President

STATE OF OHIO, MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 21 DAY OF OCT, 2016, BEFORE ME, THE UNDERSIGNED, CAME FIRST FINANCIAL BANK BY Brad Cummings ITS, First 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.

Mary R Kuhn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-17-17

MARY R. KUHN
Notary Public, State of Ohio
My Commission Expires 4/17/2017

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.
BY: GEORGE R. OBERER, JR., MANAGER

STATE OF OHIO, MONTGOMERY COUNTY, 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
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

5-20-17
MY COMMISSION EXPIRES:

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 11.9013 ACRES, BEING PART OF THAT 132.3396 ACRES AS CONVEYED TO DIVIDED RIDGE ASSOCIATES, LTD., AN OHIO LIMITED LIABILITY COMPANY BY THE DEED RECORDED IN I.R. DEED 14-044789 OF THE DEED RECORDS OF MONTGOMERY COUNTY, 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 MARCH, 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
BY: JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354

10/20/16
DATE

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

TRANSFERRED
17 JAN 13 AM 8:17
KARL L. KEITH
AUDITOR

JOB No 4915 SHEET 1 OF 1

G:\P\WASHINGTON-TRACE-SEC-8\WTSEC8 RP.DWG, OCT 20, 2016 - 11:15:03

067-38-13-P1.5

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 WASHINGTON TRACE OWNERS ASSOCIATION ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN I.R. #SPI-04-102415

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING 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 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 PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
DIVIDED RIDGE ASSOCIATES, LTD.
BY: OBERER LAND DEVELOPERS, LTD., MANAGER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS

BY: GEORGE R. OBERER, JR.,
ITs: MANAGER

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 21st DAY OF Dec, 2016, BEFORE ME, THE UNDERSIGNED, CAME DIVIDED RIDGE ASSOCIATES, LTD BY OBERER LAND DEVELOPERS, LTD., MANAGER BY GEORGE R. OBERER, JR., 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.

Patricia L. Marsh
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-20-17

MORTGAGEE:
OLD FORT BANKING COMPANY

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS

BY: W. DAVID WALTON
ITs: EXECUTIVE VICE PRESIDENT

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 21st DAY OF October, 2016, BEFORE ME, THE UNDERSIGNED, CAME W. David Walton, of Old Fort Bank ITS VICE PRESIDENT TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Donna R. Wheatcraft, Notary Public
In and For the State of Ohio
My Commission Expires April 12, 2019

Donna R. Wheatcraft
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-12-2019

GEORGE R. OBERER JR. 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.

BY:

STATE OF OHIO, MONTGOMERY COUNTY, 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
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

5-20-17
MY COMMISSION EXPIRES:

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 6.2880 ACRES, BEING PART OF THAT 132.3396 ACRES AS CONVEYED TO DIVIDED RIDGE ASSOCIATES, LTD, AN OHIO LIMITED LIABILITY COMPANY BY THE DEED RECORDED IN I.R. DEED 14-044789 OF THE DEED RECORDS OF MONTGOMERY COUNTY, 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 MARCH, 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

10/20/16
DATE

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

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: RON DATE: 11/2/17

JOB No: 16-0025

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY COUNTY, OHIO

THIS 11th DAY OF Feb, 2016

CHAIRMAN 1/3/17 DATE

APPROVED MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

P.E., P.S. 12/20/16

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES DATE

GRAPHIC SCALE
−50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

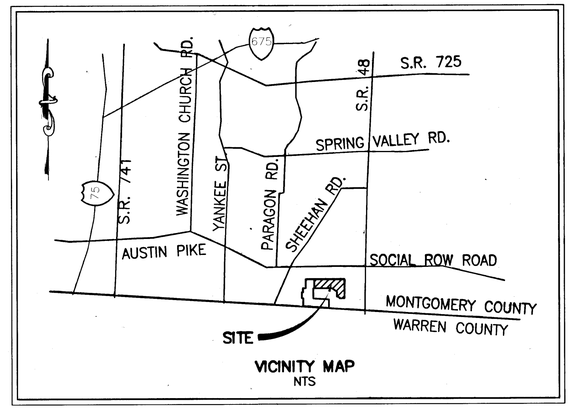
TRANSFERRED
17 JAN 13 AM 8:18
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 01/13/2017 08:31:54 AM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00002199

RECORD PLAN
WASHINGTON TRACE SECTION NINE

LOCATED IN
SECTION 34, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
CONTAINING: 6.2880 ACRES
OCTOBER, 2016

229pg40



VICINITY MAP
NTS

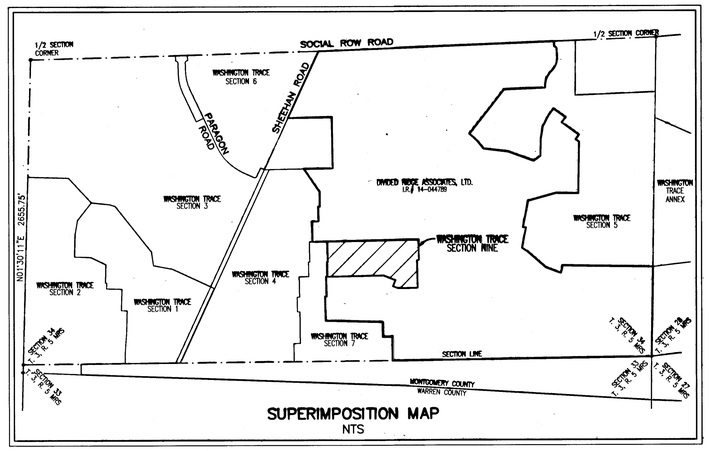
PREPARED BY:
VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

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

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF SWEENEY DRIVE AS RECORDED ON WASHINGTON TRACE SECTION SEVEN, P.B. 222, PG 45 (S88°58'21"W)

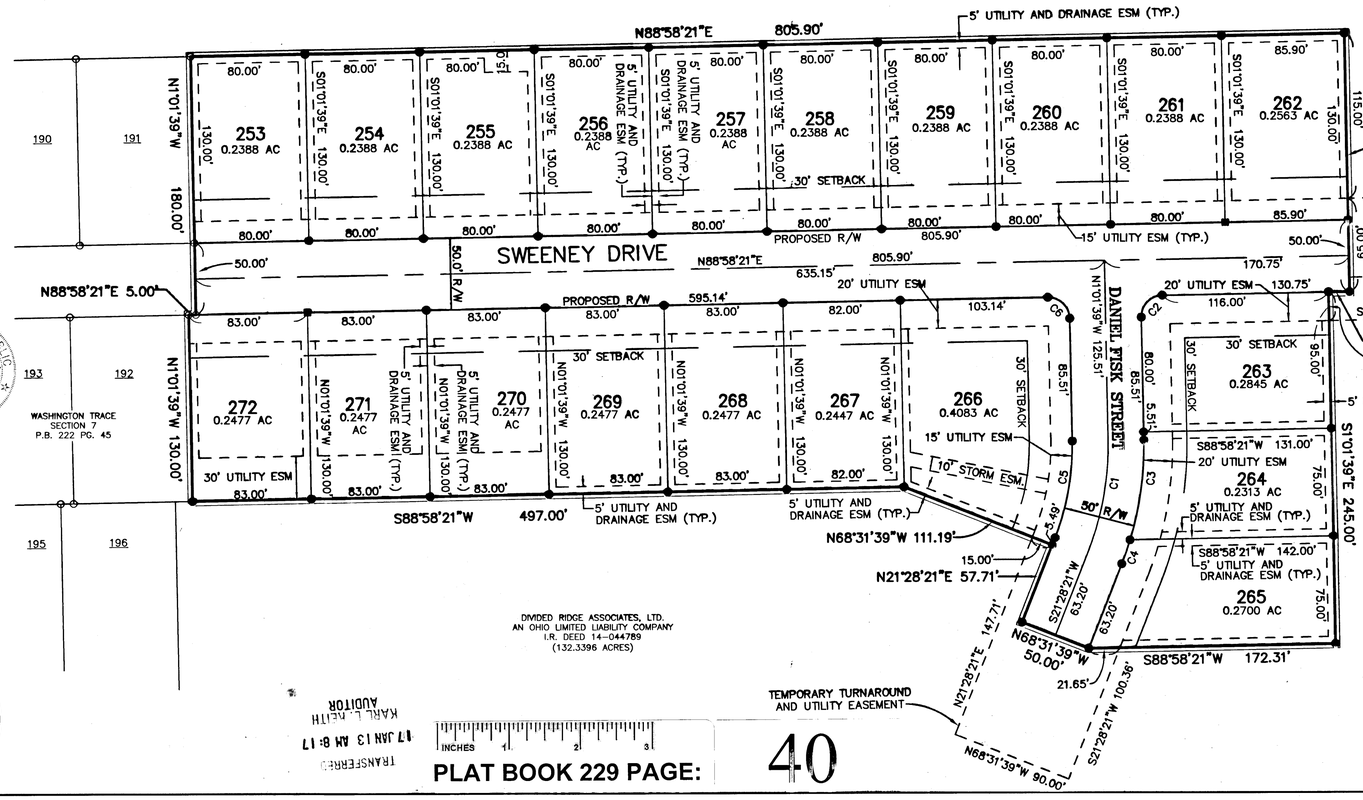
AREA SUMMARY

LOTS	= 5.0828 ACRES
RIGHT-OF-WAY	= 1.2052 ACRES
TOTAL	= 6.2880 ACRES



SUPERIMPOSITION MAP
NTS

DIVIDED RIDGE ASSOCIATES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
I.R. DEED 14-044789
(132.3396 ACRES)



SURVEY REFERENCES:

I.R. DEED 04-096668
I.R. DEED 10-045421
P.B. 205, PG. 5
SUR 2010 PG. 0157
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)
- MONUMENT TO BE SET (1" DIA IRON PIN MONUMENT)

CURVE TABLE					
Curve	Radius	Delta	Length	Chd Direction	Chd Length
C1	200.00'	22°30'00"	78.54'	S10°13'21"W	78.04'
C2	15.00'	90°00'00"	23.56'	S43°58'21"W	21.21'
C3	225.00'	17°59'26"	70.65'	S7°58'04"W	70.36'
C4	225.00'	4°30'34"	17.71'	S19°13'04"W	17.70'
C5	175.00'	22°30'00"	68.72'	N10°13'21"E	68.28'
C6	15.00'	90°00'00"	23.56'	N46°01'39"W	21.21'

TRANSFERRED
17 JAN 13 AM 8:17
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 40

JOB #5159 SHEET 1 OF 2

G:\P\WASHINGTON-TRACE-SEC-9\WTSEC9-RP.DWG, OCT 20, 2016 - 11:26:41

TRANSFERRED
17 JAN 13 AM 8:18
KARL L. KEITH
AUDITOR

229pg40A

Type: DEE
Kind: PLAT
Recorded: 01/13/2017 08:31:54 AM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00002199

EASEMENT PLAN
WASHINGTON TRACE
SECTION NINE

LOCATED IN
SECTION 34, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
CONTAINING: 6.2880 ACRES
OCTOBER, 2016

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

Sanitary Sewer Line Table		
Line #	Length	Direction
L1	161.00'	N88° 58' 21"E
L2	173.83'	N66° 29' 46"E
L3	155.19'	N47° 34' 04"E
L4	256.33'	N24° 29' 07"E
L5	375.13'	S78° 42' 39"E
L6	40.00'	S10° 58' 47"W
L7	353.91'	N78° 42' 39"W
L8	228.40'	S24° 29' 07"W
L9	166.32'	S47° 34' 04"W
L10	184.79'	S66° 29' 46"W
L11	181.71'	S88° 58' 21"W

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF SWEENEY DRIVE AS RECORDED IN WASHINGTON TRACE SECTION SEVEN, P.B. 222, PG 45 (S88°59'21"W)

DIVIDED RIDGE ASSOCIATES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
I.R. DEED 14-044789
(132.3396 ACRES)

DIVIDED RIDGE ASSOCIATES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
I.R. DEED 14-044789
(132.3396 ACRES)

DIVIDED RIDGE ASSOCIATES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
I.R. DEED 14-044789
(132.3396 ACRES)

DIVIDED RIDGE ASSOCIATES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
I.R. DEED 14-044789
(132.3396 ACRES)

#178 WASHINGTON TRACE SECTION FIVE P.B. 206, PG. 12
#175 WASHINGTON TRACE SECTION FIVE P.B. 206, PG. 12
#176 WASHINGTON TRACE SECTION FIVE P.B. 206, PG. 12
#174 WASHINGTON TRACE SECTION FIVE P.B. 206, PG. 12
#173 WASHINGTON TRACE SECTION FIVE P.B. 206, PG. 12
#172 WASHINGTON TRACE SECTION FIVE P.B. 206, PG. 12

BYRON BLVD.
BECK COURT
DANIEL FISK STREET
SWEENEY DRIVE
PROPOSED R/W

N88°58'21"E 805.90'
N10°58'47"E 15.58'
S1°01'39"E 180.00'
N88°58'21"E 90.00'
TEMPORARY TURNAROUND AND UTILITY EASEMENT
S88°58'21"W 104.75'
S88°58'21"W 14.75'
20.00'
S1°01'39"E 245.00'
S88°58'21"W 131.00'
S88°58'21"W 142.00'
S88°58'21"W 172.31'
N68°31'39"W 111.19'
N21°28'21"E 57.71'
N68°31'39"W 50.00'
21.65'
S21°28'21"W 100.36'
N68°31'39"W 90.00'
TEMPORARY TURNAROUND AND UTILITY EASEMENT
30' SANITARY SEWER EASEMENT
5' UTILITY AND DRAINAGE ESM (TYP.)
20' UTILITY ESM
15' UTILITY ESM
10' STORM ESM.
30' SETBACK
50' R/W
PROPOSED R/W
15' UTILITY ESM (TYP.)
50.00'
170.75'
130.75'
116.00'
103.14'
595.14'
635.15'
497.00'
805.90'
805.90'

256 0.2388 AC
257 0.2388 AC
258 0.2388 AC
259 0.2388 AC
260 0.2388 AC
261 0.2388 AC
262 0.2563 AC
263 0.2845 AC
264 0.2313 AC
265 0.2700 AC
266 0.4083 AC
267 0.2447 AC
268 0.2477 AC
269 0.2477 AC

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLAT BOOK 229 PAGE: 40A

JOB #5159 SHEET 2 OF 2

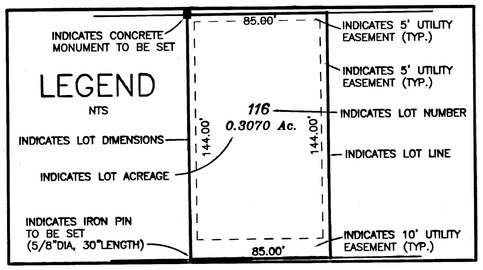
G:\P\WASHINGTON-TRACE-SEC-9\TSEC9-RP.DWG OCT 20, 2016 12:26:41

P70-35-8-12

RECORD PLAN
THE OAKS OF HUBER HEIGHTS SECTION EIGHT

SECTION 16, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
CONTAINING: 5.1806 ACRES
DECEMBER, 2016

TRANSFERRED
17JAN 13 PM 2:23
KARL L. KEITH
AUDITOR



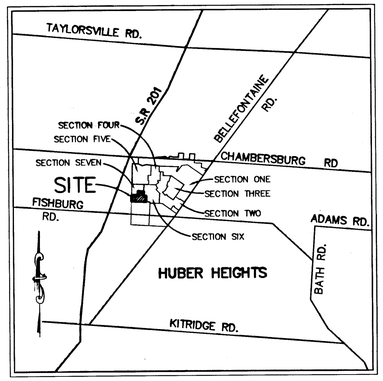
SURVEY REFERENCES:
MF#74-395C05
MF# 95-0776C10
MF#95-790B02
MF#98-534B03
I.R. 06-114039
I.R.12-042563
P.B. 192, PG. 42A
P.B. 197, PG. 6
P.B. "FF" PG. 32
P.B "LL" PG. 10
P.B. 204, PG. 32
P.B. 199 , PG. 30
P.B. 203 , PG. 21A
P.B. 222, PG. 5
S.R. 2006-0334

OCCUPATION STATEMENT:
LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

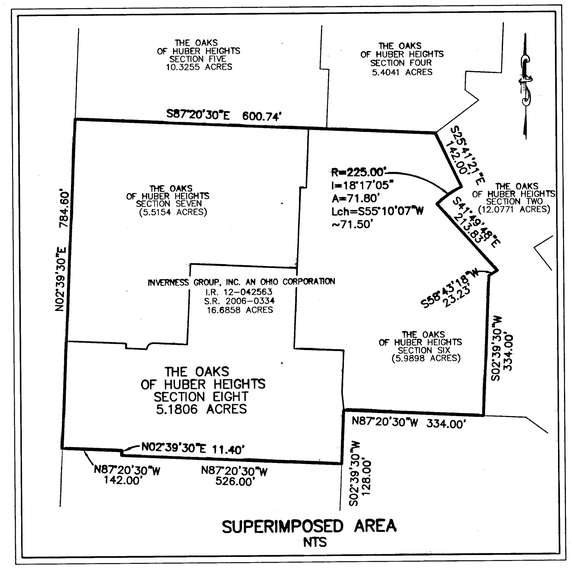
ACREAGE TABLE

LOTS =	4.2832 ACRES
RIGHT-OF-WAY =	0.8974 ACRES
TOTAL =	5.1806 ACRES

PREPARED BY:
VANATTAENGINEERINGINC
570 Congress Park Dr - Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



VICINITY MAP
NTS



SUPERIMPOSED AREA
NTS

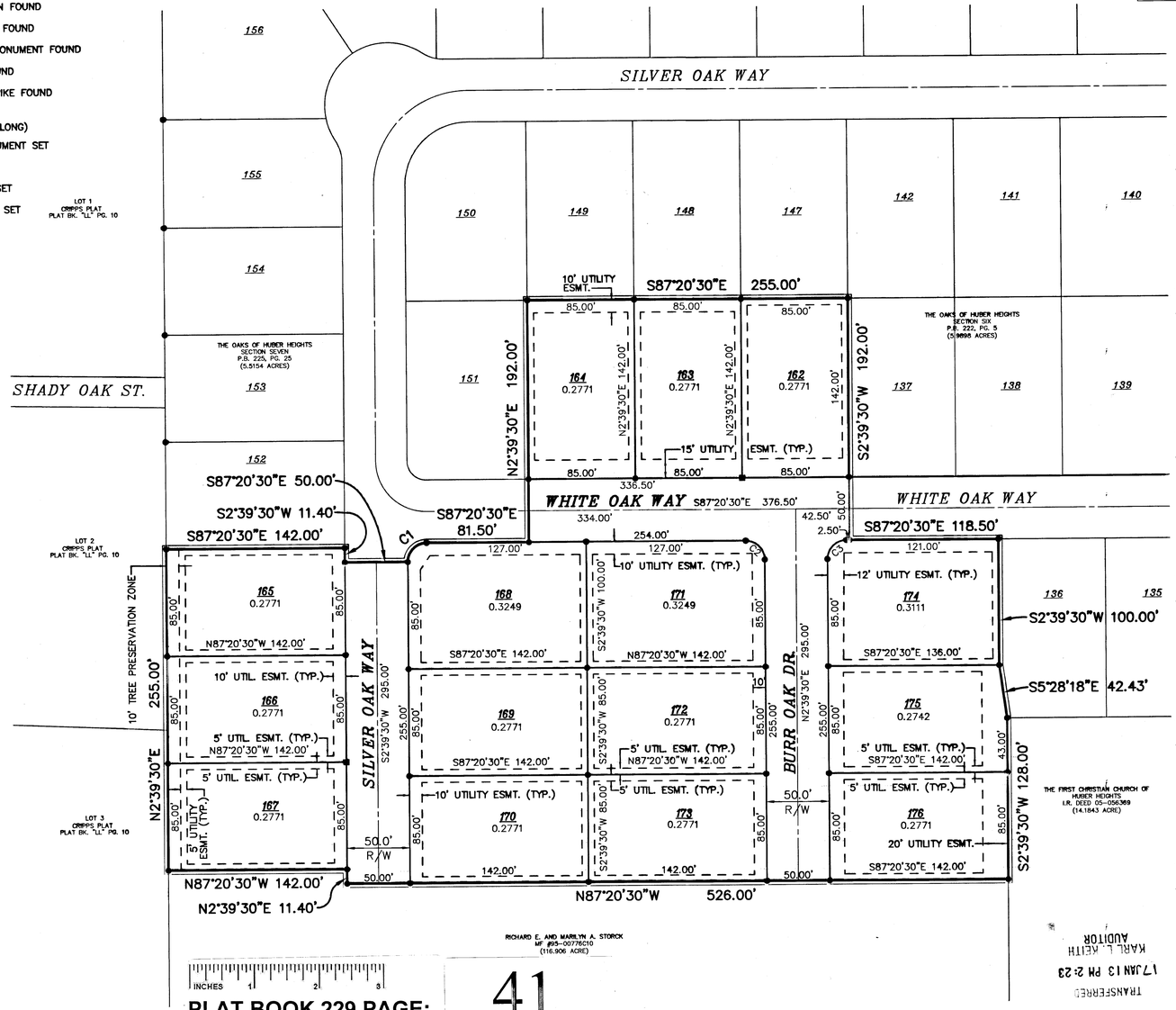
PROTECTIVE COVENANTS AND RESTRICTIONS:
THIS PLAT IS SUBJECT TO THE HOMEOWNERS DOCUMENTS AS RECORDED IN I.R. 03-181045 AND AMENDMENT I.R. 04-124265.

Curve Table					
Curve #	Radius	Delta	Length	Chd Direction	Chd Length
C1	15.00'	90° 00' 00"	23.56'	N47° 39' 30"E	21.21'
C2	15.00'	90° 00' 00"	23.56'	S42° 20' 30"E	21.21'
C3	15.00'	90° 00' 00"	23.56'	N47° 39' 30"E	21.21'

NOTE:
CONSTRUCTION PLANS FOR THE OAKS OF HUBER HEIGHTS SECTION EIGHT WERE COMPLETED WITH THE OAKS OF HUBER HEIGHTS SECTION SEVEN PHASE II.

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

LOT 1 CRIPPS PLAT PLAT BK. "LL" PG. 10



BASIS OF BEARINGS: WEST LINE OF THE OAKS OF HUBER HEIGHTS AS RECORDED IN P.B. 222, PG. 5 (S02°39'30"W)

GRAPHIC SCALE
0
(IN FEET)
1 inch = 50 ft.

PB. 229 P. 41

Type: DEE
Kind: PLAT
Recorded: 01/13/2017 02:46:04 PM
Fee Amt: $154.40 Page 1 of 7
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00002644

APPROVED FOR DESCRIPTION AND OWNERSHIP
MONTGOMERY COUNTY ENGINEER
CHECKED BY: RAK DATE: 1/4/17
JOB No: 16-0148

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO
THIS 14 DAY OF JUNE, 2016.
CHAIRMAN DATE 6/14/16

DESCRIPTION
THE WITHIN PLAT IS A SUBDIVISION CONTAINING 5.1806 ACRES BEING PART OF THAT 16.6858 ACRE TRACT AS CONVEYED TO INVERNESS GROUP, INC., BY DEED IR #12-042563 AS RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, 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 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.

VAN ATTA ENGINEERING
By: Jeffrey A. Van Atta 12/16/16
JEFFREY A. VAN ATTA Date
OHIO REGISTERED SURVEYOR NO. 7354

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

DEDICATION:
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER.

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

OWNER:
INVERNESS GROUP, INCORPORATED,
AN OHIO CORPORATION
BY: JEFF HOLLOWELL
IT'S: PRESIDENT

STATE OF OHIO, SS:
BE IT REMEMBERED THAT ON THIS 21ST DAY OF DEC, 2016. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME INVERNESS GROUP, INCOPORATED, AN OHIO CORPORATION JEFF HOLLOWELL BY IT'S PRESIDENT TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN 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:
NOTARY PUBLIC
10-20-2020
MY COMMISSION EXPIRES ON DATE ABOVE

JAMES OBERT
James Obert
Notary Public, State of Ohio
My Commission Expires 10-20-2020
10-20-2020

STATE OF OHIO, SS:
INVERNESS GROUP, INCORPORATED, AN OHIO CORPORATION, CAME JEFF HOLLOWELL, IT'S PRESIDENT, 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.
NAME

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.
NOTARY PUBLIC
10-20-2020
MY COMMISSION EXPIRES ON DATE ABOVE

JAMES OBERT
James Obert
Notary Public, State of Ohio
My Commission Expires 10-20-2020
10-20-2020

JOB No 5227 SHEET 1 OF 1

TRANSFERRED
17JAN 13 PM 2:23
KARL L. KEITH
AUDITOR

PLAT BOOK 229 PAGE: 41

G:\P\STORCK\SEC-EIGHT\STORK SEC8 RP2.DWG, DEC 16, 2016 - 07:53:43

N64-33-4-100, 115 & 126 Atlas

229P42

TRANSFERRED
17 JAN 26 PM 2:08
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 01/26/2017 02:09:27 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00005402

RECORD PLAN
RIAZZI PLAT

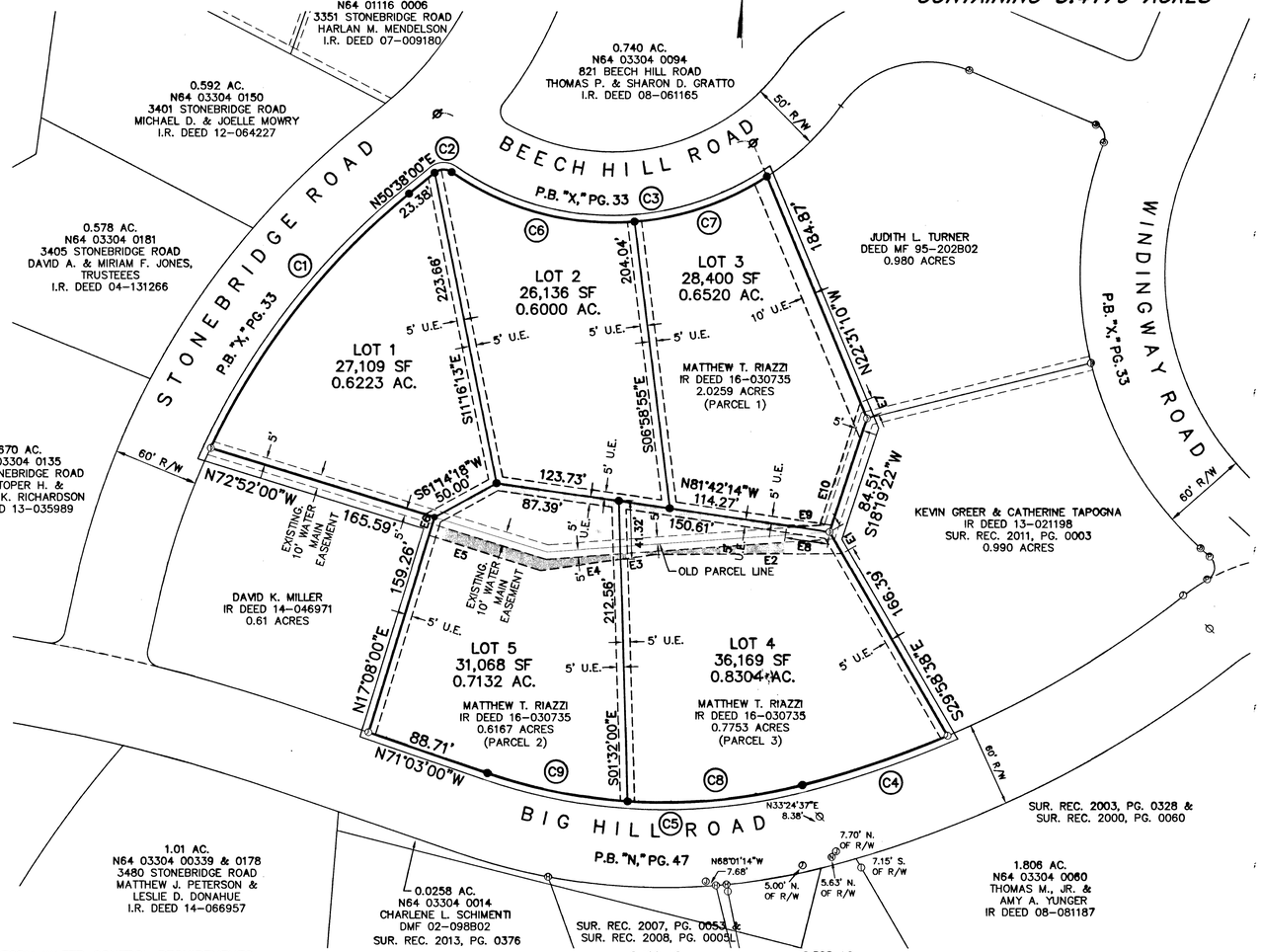
BEING A PLAT OF A 2.0259 ACRE PARCEL, A 0.6167 ACRE PARCEL & A 0.7753 ACRE PARCEL LOCATED IN SECTION 5, TOWN 1, RANGE 6 M.Rs. CITY OF KETTERING MONTGOMERY COUNTY, OHIO CONTAINING 3.4179 ACRES

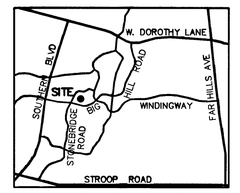
GENERAL NOTES:

ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

OCCUPATION, IN GENERAL, FITS THE SURVEY.

BASIS OF BEARINGS:
BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE TANGENT SECTION ALONG SUBJECT PROPERTY BEING N71°03'00"W AS SHOWN IN PLAT BOOK "N," PAGE 47





VICINITY MAP
NO SCALE

SURVEY REFERENCES:

- **DEEDS:** ALL DEEDS SHOWN ON THIS RECORD PLAN
- **SURVEYS:** SUR. VOL. 2000, PG. 0060
  SUR. VOL. 2003, PG. 0328
  SUR. VOL. 2007, PG. 0053
  SUR. VOL. 2008, PG. 0005L
  SUR. VOL. 2011, PG. 0003
  SUR. VOL. 2013, PG. 0376
  SUR. VOL. 2016, PG. 0133

DEDICATION:

We, the undersigned, being all the owners and lienholders of the lands herein platted, have signed this record plan to evidence our agreement to the easement reservation 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 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.

WITNESSES:

Print Name: Nick Petersen

Print Name:

OWNER

Matt T. Riazzi

Matthew T. Riazzi
Owner

OWNER'S EXECUTION STATEMENT:

Matthew T. Riazzi, Owner, 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.

Matt T. Riazzi

Matthew T. Riazzi
Owner

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

NOTARY PUBLIC Luis Yonathan Aquino-Benitez

MY COMMISSION EXPIRES May 25, 2020

LUIS Y AQUINO-BENITEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184019828
MY COMMISSION EXPIRES MAY 25, 2020

CITY OF KETTERING, OHIO
Approved by Planning Commission, City of Kettering, Ohio

Chairman

Date: 1-24-17, 2017

Secretary

Date: 1-24-17, 2017

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY

CHECKED BY

16-0378
JOB #

1/25/17
DATE

APPROVAL
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

P.E., P.S.

1-25-17
DATE

MONTGOMERY COUNTY SANITARY ENGINEER

STATE OF Colorado, COUNTY OF Arapahoe, SS:

Be it remembered that on this 20 day of January, 2017, before me the undersigned, a notary public in and for said State of Colorado, personally came Matthew T. Riazzi, Owner, 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.

NOTARY PUBLIC Luis Yonathan Aquino-Benitez

MY COMMISSION EXPIRES May 25, 2020

LUIS Y AQUINO-BENITEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184019828
MY COMMISSION EXPIRES MAY 25, 2020

STORM WATER CONTROL REQUIREMENTS

Since the subject lots within the Riazzi Plat (when fully developed) constitute over one acre of land disturbance, each lot owner shall in the process of construction on their property, submit a storm water control plan that meets the requirements of Kettering Codified Ordinance Chapter 1701 Storm Water Runoff Code.

Such plan shall indicate the method of storm water detention, whether in the form of a dry well, rain garden, detention basin, or similar facility.

Such plan shall recognize that pre-development conditions provide a credit of 17,400 square feet of impervious surface, which is the area of hard surfaces that existed prior to land redevelopment of the entire property that is to be subdivided by the Riazzi Plat.

This credit shall be prorated for the four lots based on a percentage as follows:
Lot 1 – 18% or 3132 square feet of impervious surface credit;
Lot 2 – 18% or 3132 square feet of impervious surface credit;
Lot 3 – 19% or 3306 square feet of impervious surface credit;
Lot 4 – 24% or 4176 square feet of impervious surface credit; and
Lot 5 – 21% or 3654 square feet of impervious surface credit.

No impervious surface credit will be afforded the property owner if the new home construction on the subject lot does not commence within 5 years of the date of the official recording of the Riazzi Plat Record Plan in the office of the Montgomery County Auditor.

The implementation of the approved storm water control system shall be incorporated into the design and construction of the initial development of a home on the subject property, including any proposed driveways, patios, pools or other hard surface structures that are built within 5 years of the new home construction.

The City of Kettering shall have the right and authority to enforce these Storm Water Control Requirements as authorized by Codified Ordinance Chapter 1701 Storm Water Runoff Code.

GRAPHIC SCALE
0 25' 50' 75' 100' 150'
1" = 50'

SYMBOL LEGEND

- FOUND 5/8" IRON PIN
- FOUND 3/4" IRON PIPE
- FOUND 1/2" IRON PIPE
- FOUND MAG NAIL
- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN W/"HALEY-DUSA" CAP
- FOUND 5/8" IRON PIN W/"POPE" CAP
- FOUND 5/8" IRON PIN W/"NBP" CAP
- FOUND 5/8" IRON PIN W/"JUDGE" CAP
- SET 5/8" IRON PIN W/"HALEY-DUSA" PIN

NOTE: U.E. = UTILITY EASEMENT

– INDICATES NEW WATER MAIN EASEMENT AREA

LEGAL DESCRIPTION

SITUATE IN SECTION 5, TOWN 1, RANGE 6 M.Rs., CITY OF KETTERING, COUNTY OF MONTGOMERY, STATE OF OHIO, AND BEING ALL OF 3 PARCELS [2.0259 ACRES (PARCEL 1), 0.6167 ACRES (PARCEL 2) & 0.7753 ACRES (PARCEL 3)] AS CONVEYED TO MATTHEW T. RIAZZI BY DEED AS RECORDED IN I.R. DEED 2016-030735.

CONTAINING A TOTAL OF 3.4179 ACRES, ALL CONTAINED IN LOTS.

TRANSFERRED
17 JAN 26 PM 2:08
KARL L. KEITH
AUDITOR

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	S29°58'38"E	17.69'
E2	S89°35'53"W	132.77'
E3	S82°07'29"W	24.23'
E4	S82°07'29"W	57.14'
E5	N72°25'53"W	82.60'
E6	N17°08'00"E	13.35'
E7	N22°31'10"W	12.23'
E8	N81°42'14"W	30.53'
E9	N89°35'53"E	23.29'
E10	N18°19'22"E	91.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	519.92'	229.92'	25°20'15"	S37°57'52"W	228.05'
C2	10.00'	12.96'	74°14'55"	S87°45'28"W	12.07'
C3	198.99'	236.64'	68°08'16"	S89°11'13"E	222.94'
C4	734.49'	108.65'	8°28'33"	N71°09'45"E	108.55'
C5	386.19'	226.13'	33°32'58"	S87°49'29"E	222.92'
C6	198.99'	136.64'	39°20'41"	S74°47'25"E	133.98'
C7	198.99'	100.00'	28°47'36"	N71°08'27"E	98.95'
C8	386.19'	124.82'	18°31'10"	N84°39'37"E	124.28'
C9	386.19'	101.31'	15°01'49"	S78°33'54"E	101.02'

INCHES 1 2 3

PLAT BOOK 229 PAGE: 42

CERTIFICATION:

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 field work in April, 2016. All measurements are correct and monuments are to be set on all lot corners as shown.

John P. Haley, P.S.
OHIO LICENSE NO. 6819

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: haleyduso@haleydusa.com
Website: www.haleydusa.com

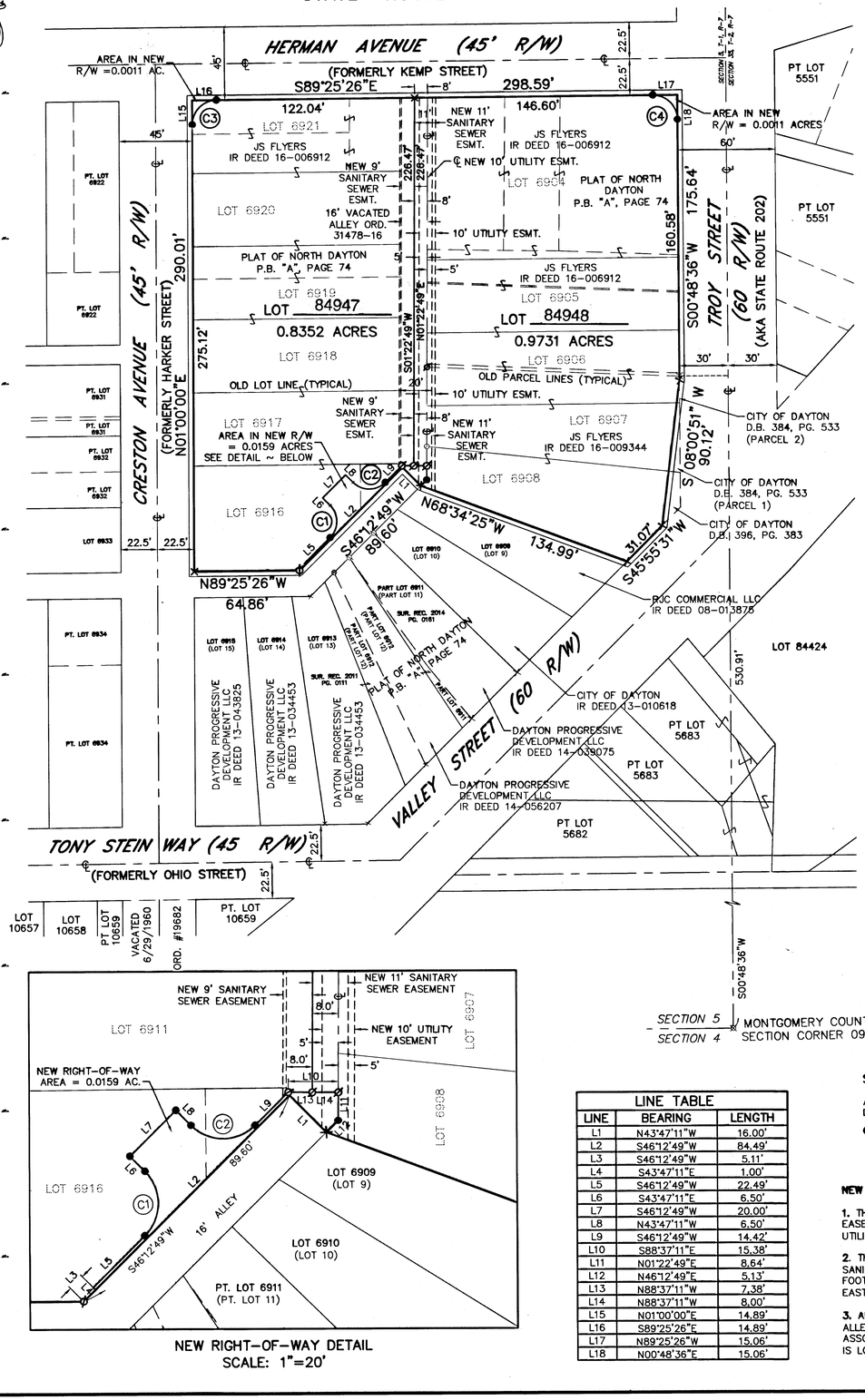
Scale: 1"= 50'	Drawn: JRC	Checked: JPH
Date: December 9, 2016	Job No. S3978	

T-100

R12-54-9-114thru23,30-T1037ALL

TRANSFERRED
17FEB-8 AM 9:19
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS:
- WEST RIGHT-OF-WAY LINE OF CRESTON AVENUE BEING S01°00'00"W, AS SHOWN ON PLAT OF NORTH DAYTON, RECORDED IN PLAT BOOK "A," PAGE 74



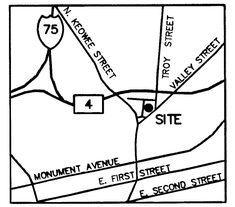
NEW RIGHT-OF-WAY DETAIL
SCALE: 1"=20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°47'11"W	16.00'
L2	S46°12'49"W	84.49'
L3	S46°12'49"W	5.11'
L4	S43°47'11"E	1.00'
L5	S46°12'49"W	22.49'
L6	S43°47'11"E	6.50'
L7	S46°12'49"W	20.00'
L8	N43°47'11"W	6.50'
L9	S46°12'49"W	14.42'
L10	S88°37'11"E	15.38'
L11	N01°22'49"E	8.64'
L12	N46°12'49"E	5.13'
L13	N88°37'11"W	7.38'
L14	N88°37'11"W	8.00'
L15	N01°00'00"E	14.89'
L16	S89°25'26"E	14.89'
L17	N89°25'26"W	15.06'
L18	N00°48'36"E	15.06'

RECORD PLAN
JS FLYERS PLAT

BEING A REPLAT OF LOT NUMBERS 6904-6908 & 6916-6921 OF THE REVISED AND CONSECUTIVE LOT NUMBERS ON THE PLAT OF THE CITY OF DAYTON AS ORIGINALLY RECORDED IN THE PLAT OF NORTH DAYTON PLAT BOOK "A", PAGE 74

LOCATED IN SECTION 5, TOWN 1, RANGE 7 M.Rs., MONTGOMERY COUNTY, OHIO CONTAINING 1.8264 ACRES TOTAL AREA OCTOBER, 2016



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	14.00'	21.99'	90°00'00"	S01°12'49"W	19.80'
C2	14.00'	21.99'	90°00'00"	N88°47'11"W	19.80'
C3	15.00'	23.45'	89°34'34"	N45°47'17"E	21.13'
C4	15.00'	23.62'	90°14'03"	S44°18'25"E	21.26'

Type: DEE
Kind: PLAT
Recorded: 02/08/2017 09:21:27 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00008268

PB 229 P 43

SYMBOL LEGEND
- × – CUT CROSS FOUND
- ⊠ – RAILROAD SPIKE FOUND
- X – CUT CROSS SET
- ⌀ – "MAG" NAIL SET
- ● – IRON PIN SET W/ PLASTIC ID CAP STAMPED "HALEY DUSA 6819"

GRAPHIC SCALE
0 10 20 30 40 60 80 120
1" = 40'

INCHES 1 2 3

PLAT BOOK 229 PAGE: 43

SURVEY REFERENCES:
- **MONTGOMERY COUNTY SURVEY RECORDS:**
  SUR. VOL. 2011, PG. 0111
  SUR. VOL. 2014, PG. 0161
- **MONTGOMERY COUNTY PLAT RECORDS:**
  PLAT OF NORTH DAYTON BY KENNY & SHEETS P.B. "A", PG. 74

SUPERIMPOSED STATEMENT:

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

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

NEW EASEMENT NOTES:

1. THE 16' ALLEY VACATED BY ORD. 31478-16 WAS RETAINED AS EASEMENT FOR AN EXISTING SANITARY SEWER & POLES WITH OVERHEAD UTILITIY LINES (TELECOMMUNICATION & ELECTRICITY) PER SAID ORDINANCE.

2. THIS INSTRUMENT RESERVES NEW, ADDITIONAL EASEMENT FOR THE SANITARY SEWER TO INCREASE THE TOTAL EASEMENT WIDTH TO 20 FEET (1 FOOT ADDITIONAL EASEMENT TO THE WEST, 3 FEET ADDITIONAL TO THE EAST OF THE EXISTING ALLEY LIMITS).

3. AN EXISTING POLE LINE FOLLOWS THE EAST EDGE (±) OF THE VACATED ALLEY, SO A NEW 10' EASEMENT IS RESERVED FOR VARIOUS UTILITIES ASSOCIATED WITH THOSE POLES BY THIS INSTRUMENT. THE NEW EASEMENT IS LOCATED 5' ON EITHER SIDE OF THE EAST LINE OF THE VACATED ALLEY.

CITY OF DAYTON, OHIO
Approved by City Plan Board
Planning Director
Date: January 26, 2017
Approved by Director of Public Works
Supervisor of Plats
Date: 1/27, 2017

DATE 1/27 20 17
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 248 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 — 16-0368 JOB #
CHECKED BY — 2/2/17 DATE

DESCRIPTION:

BEING A REPLAT OF ALL OF LOTS 6904 THROUGH 6908 AND ALL OF LOTS 6916 THROUGH 6921 OF THE REVISED AND CONSECUTIVE LOT NUMBERS ON THE PLAT OF THE CITY OF DAYTON, OHIO, SAID LOTS ORIGINALLY BEING PART OF THE "PLAT OF NORTH DAYTON" AS RECORDED IN PLAT BOOK "A", PAGE 74 OF THE MONTGOMERY COUNTY OHIO PLAT RECORDS, AND THE PORTION OF A 16 FOOT ALLEY VACATED BY CITY OF DAYTON, OHIO ORDINANCE NO. 31478-16, LOCATED IN SECTION 5, TOWN 1, RANGE 7 M.Rs., CITY OF DAYTON, COUNTY OF MONTGOMERY, STATE OF OHIO, SAID LOTS 6904, 6905, PART LOT 6906, & LOTS 6916 – 6921 AS CONVEYED TO JS FLYERS BY DEED AS RECORDED IN I.R. DEED 16-006912 AND PART LOT 6906, LOT 6907 & LOT 6908 BEING CONVEYED TO JS FLYERS BY DEED AS RECORDED IN I.R. DEED 16-009344.

CONTAINING A TOTAL OF 1.8264 ACRES OF WHICH 0.0181 ACRES ARE WITHIN DEDICATED STREET AND ALLEY RIGHT-OF-WAYS, AND 1.8083 ACRES ARE WITHIN LOTS.

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 alley turn around 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:
Sara Dunn
Print Name: Sara Dunn
Rachael Sampson
Print Name: Rachael Sampson

OWNER
JS FLYERS LLC
Greg Grimme, Pres.
Greg Grimme
President

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 19th day of January 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came JS Flyers LLC, by Gregg Grimme, 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 above written.

NOTARY PUBLIC Barbara D Reinhardt
MY COMMISSION EXPIRES Feb 11, 2021
BARBARA D. REINHARDT
Notary Public, State of Ohio
My Commission Expires
February 11, 2021

LIEN HOLDER
KEY BANK
Name: Matthew D. Michael
Title: Vice President

WITNESSES:
Sara Dunn
Print Name: Sara Dunn
Rachael Sampson
Print Name: Rachael Sampson

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 19th day of January 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came Key Bank, by Matthew D. Michael, 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 above written.

NOTARY PUBLIC Barbara D Reinhardt
MY COMMISSION EXPIRES Feb 11, 2021
BARBARA D. REINHARDT
Notary Public, State of Ohio
My Commission Expires
February 11, 2021

OWNER'S STATEMENT

JS Flyers LLC, by Greg Grimme, its President, being duly sworn, says that all persons and corporations, to the best of their knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

Greg Grimme, Pres
Gregg Grimme
President

Be it remembered that on this 19th day of January, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came JS Flyers, LLC, by Greg Grimme, 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 above written.

NOTARY PUBLIC Barbara D Reinhardt
MY COMMISSION EXPIRES Feb 11, 2021
BARBARA D. REINHARDT
Notary Public, State of Ohio
My Commission Expires
February 11, 2021

CERTIFICATION:

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 field work in June, 2016. All measurements are correct and monuments are to be set on all lot corners as shown.

Thomas E. Dusa
Thomas E. Dusa, P.S.
OHIO LICENSE NO. S-7143

STATE OF OHIO
THOMAS E. DUSA
S-7143
REGISTERED
SURVEYOR

TRANSFERRED
17FEB-8 AM 9:19
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: JRC	Checked: TED
Date: OCTOBER 11, 2016	Job No. E3341	

K48-1-11-128&143 ALL

TRANSFERRED
17FEB-8 AM 9:19
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS:
- NORTH RIGHT-OF-WAY OF THE C.C.C. & ST. LOUIS RAILROAD - SOUTH 64°04'50" WEST - DEED MF 95-507A10

SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
- UNRECORDED SURVEY BY HALEY-DUSA GROUP DATED JUNE 17, 2003.

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

DESCRIPTION

SITUATE IN SECTION 21, TOWN 1, RANGE 6 M.Rs., CITY OF WEST CARROLLTON, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING PART OF LOT NUMBER 1460 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF WEST CARROLLTON AS CONVEYED TO DAVID AND DORA M. BRADBURY IN IR DEED #15-048032 AND A 0.718 ACRE TRACT CONVEYED TO THE CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO IN DEED BOOK 2477, PAGE 669.

CONTAINING 6.7572 ACRES, MORE OR LESS, WITH 1.5040 ACRES IN NEWLY DEDICATED RIGHT-OF-WAY AND 5.2532 ACRES IN NEW LOTS.

SYMBOL LEGEND	
●	SET 5/8" IRON PIN W/HALEY-DUSA CAP
⊘	FOUND 5/8" IRON PIN
⊘	FOUND 3/4" IRON PIN
⊙	FOUND 5/8" IRON PIN W/JUDGE CAP
⊕	FOUND 5/8" IRON PIN W/HALEY-DUSA CAP

EASEMENT NOTES

1) THE EASEMENTS AND LEASE AREAS SHOWN ON THIS SURVEY ARE FROM TITLE REPORT NO. 38160692, DATED NOVEMBER 6, 2016, SCHEDULE B - SECTION 2; FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, AS NOTED BELOW:
   1) EASEMENT DOES NOT AFFECT SUBJECT PROPERTY. (D.B. 890, PAGE 305)
   2) EASEMENT DOES NOT AFFECT SUBJECT PROPERTY. (D.B. 1542, PAGE 538)
   3) 16' WIDE EASEMENT FOR "EFFLUENT OR WASTE WATER" PIPE LINE GRANTED TO THE AMERICAN ENVELOPE COMPANY, AS SHOWN. (D.B. 1708, PAGE 14)
   4) EASEMENT DOES NOT AFFECT SUBJECT PROPERTY. (D.B. 2256, PAGE 347)
   5) 5' & 10' WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN. (DEED MF 71-490A01)
   6) INSTRUMENT DOES NOT CONTAIN ANY EASEMENTS. (P.B. 96, PAGE 7)
   7) 15' OHIO BELL TELEPHONE EASEMENT, AS SHOWN. (DEED MF 92-421E06)
   8) 10' WIDE ELECTRIC EASEMENT, AS SHOWN. LOCATION IS APPROXIMATE PER INSTRUMENT. (DEED MF 98-161D02)
   9) BLANKET RIGHT OF INGRESS AND EGRESS, NOT SHOWN. (DEED MF 02-080A01)
   10) 60'X60' LEASE AREA, AS SHOWN. 20' WIDE ACCESS & UTILITY EASEMENT, AS SHOWN. 8' WIDE TELEPHONE EASEMENT, AS SHOWN. 8' WIDE ELECTRIC EASEMENT, AS SHOWN. (MORT MF 02-1900B05 & MORT MF 02-2718B05)
   11) 65'X50' LEASE AREA, AS SHOWN. 12' WIDE ACCESS EASEMENT, AS SHOWN. 25' WIDE ACCESS & UTILITY EASEMENT, AS SHOWN. (IR MORT #13-046431)

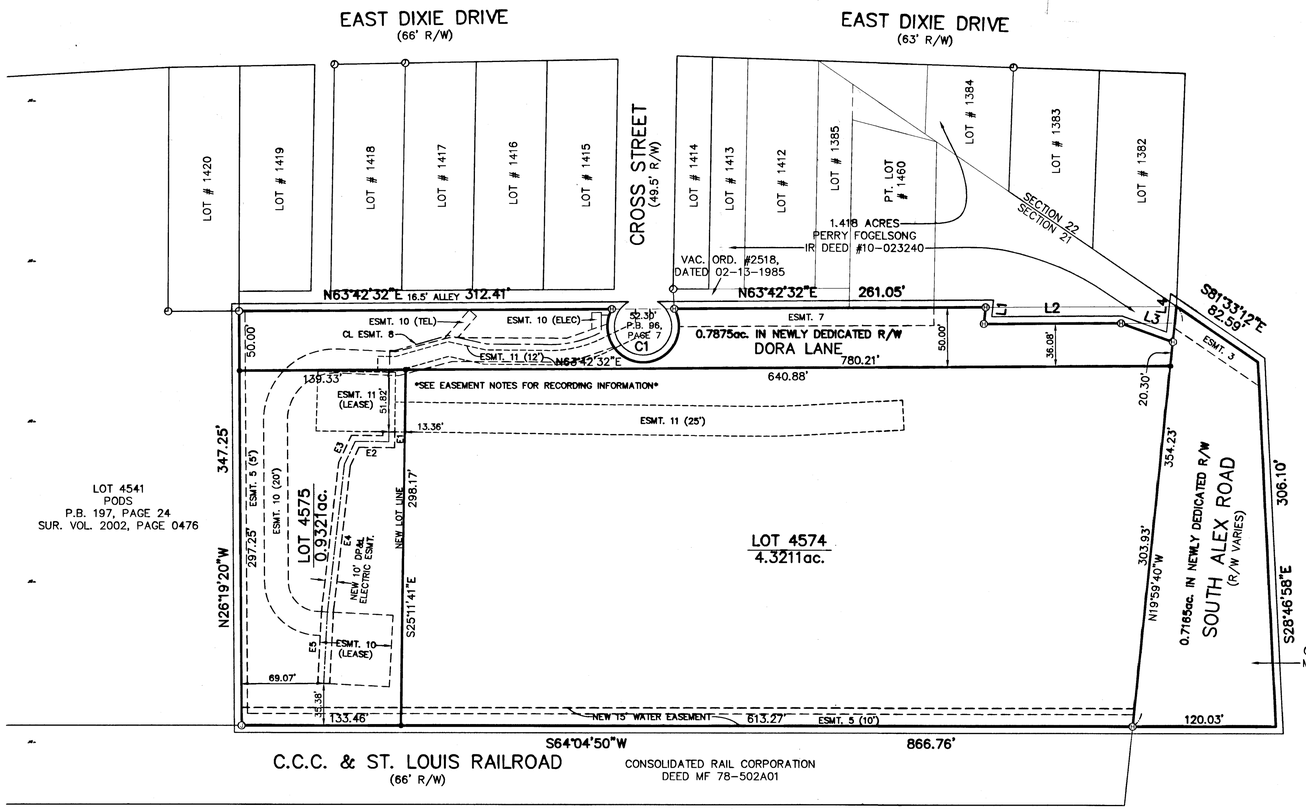
RECORD PLAN
DAVID BRADBURY PLAT

BEING A PLAT OF PART OF LOT NUMBER 1460 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF WEST CARROLLTON SECTION 21, TOWN 1, RANGE 6 M.Rs. MONTGOMERY COUNTY, OHIO CONTAINING 6.7572 ACRES
JULY 29, 2016

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PB 229 P44

Type: DEE
Kind: PLAT
Recorded: 02/08/2017 09:21:48 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00008269



INCHES 1 2 3

PLAT BOOK 229 PAGE: 44

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°59'40"E	14.00'
L2	N63°42'32"E	115.00'
L3	N83°54'00"E	46.08'
L4	N19°59'40"W	30.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	124.99'	238°42'35"	N63°42'32"E	52.30'

EASEMENT LINE TABLE (ALL DIMS. ALONG CL OF PROP. ESMT.)		
LINE	BEARING	LENGTH
E1	S25°18'02"E	8.25'
E2	S64°41'58"W	28.01'
E3	S00°45'29"E	21.26'
E4	S19°22'48"E	124.72'
E5	S23°00'07"E	59.84'

TRANSFERRED
17FEB-8 AM 9:19
KARL L. KEITH
AUDITOR

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — 16-0315 JOB #

RON — 2/7/17 DATE
CHECKED BY

CITY OF WEST CARROLLTON, OHIO

APPROVED THIS 31ST DAY OF January 2017 BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO.

IF NOT RECORDED BY THE 28TH DAY OF February, 2017, THIS APPROVAL SHALL BE NULL AND VOID.

Dominick Rosiello — 1/31/17
CHAIRMAN — DATE

Mary J. Gilson — 1/31/17
SECRETARY — 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:
Denise M. Stickles
Print Name: DENISE M. STICKLES
James R. Caldwell
Print Name: James R. Caldwell

OWNERS
David Bradbury

Denise M. Stickles
Print Name: Denise M. Stickles
James R. Caldwell
Print Name: James R. Caldwell

Dora M. Bradbury
Dora M. Bradbury

Connie L Lewis
Print Name: Connie L. Lewis
John P. Haley
Print Name: John P. Haley

Brad S. Townsend
City of West Carrollton
by: BRAD S. TOWNSEND
its: City Manager

OWNERS STATEMENT

David Bradbury, Owner, 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.

David Bradbury
Owner

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 26 day of January 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came David Bradbury, Owner, 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 Denise M. Stickles
MY COMMISSION EXPIRES DENISE M STICKLES, Notary Public In and for the State of Ohio My Commission Expires June 29, 2021

Be it remembered that on this 26 day of January 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came Dora M. Bradbury, Owner, and acknowledged the signing and execution of the within plat to be her voluntary act and deed.

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

NOTARY PUBLIC Denise M. Stickles
MY COMMISSION EXPIRES DENISE M STICKLES, Notary Public In and for the State of Ohio My Commission Expires June 29, 2021

Be it remembered that on this 2 day of FEBRUARY 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came the City of West Carrollton, Owner by BRAD TOWNSEND 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 above written.

NOTARY PUBLIC Carie L. Cottongim
MY COMMISSION EXPIRES CARIE L. COTTONGIM, Notary Public In and for the State of Ohio My Commission Expires May 4, 2020

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

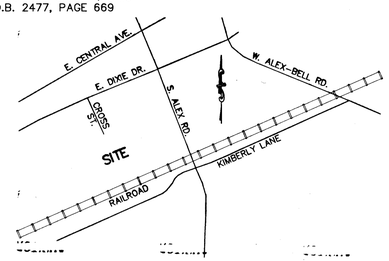
NOTARY PUBLIC Denise M. Stickles
MY COMMISSION EXPIRES DENISE M STICKLES, Notary Public In and for the State of Ohio My Commission Expires June 29, 2021

CERTIFICATION:

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 field work in June 2015. All measurements are correct and monuments are to be set on all lot corners as shown.

John P. Haley, P.S.
OHIO LICENSE NO. 6819

STATE OF OHIO JOHN P HALEY 6819 REGISTERED SURVEYOR



VICINITY MAP
(NO SCALE)

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: 08-02-16	Job No. S3945	

T-100

AO1-3-7-84 & 243.01

RECORD PLAN
KRISH HOSPITALITY

BEING A REPLAT OF PT. LOT G OF M.S. BENN'S PLAT, P.B. "J", PG. 4
SECTION 27, TOWN 3, RANGE 6,E.,
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 3.257 ACRES
NOVEMBER 2016

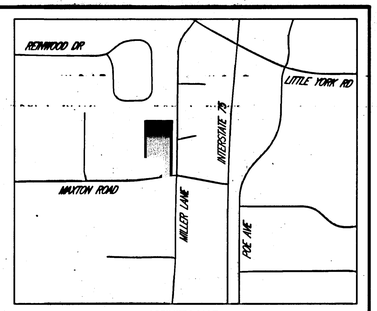
TRANSFERRED
JAN 9 2017
KARL L. KEITH
AUDITOR

GRAPHIC SCALE
50 0 25 50
1 inch = 50 ft.

PB 229 P 45

Type: DEE
Kind: PLAT
Recorded: 02/08/2017 09:43:47 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00008272

BASIS OF BEARING: BEARINGS ARE BASED ON CENTERLINE OF MILLER LANE, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING N 00°19'48" E)



VICINITY MAP
Not to Scale

APPROVALS

MONTGOMERY COUNTY PLANNING COMMISSION

APPROVED THE 13 DAY OF Dec, 2016.

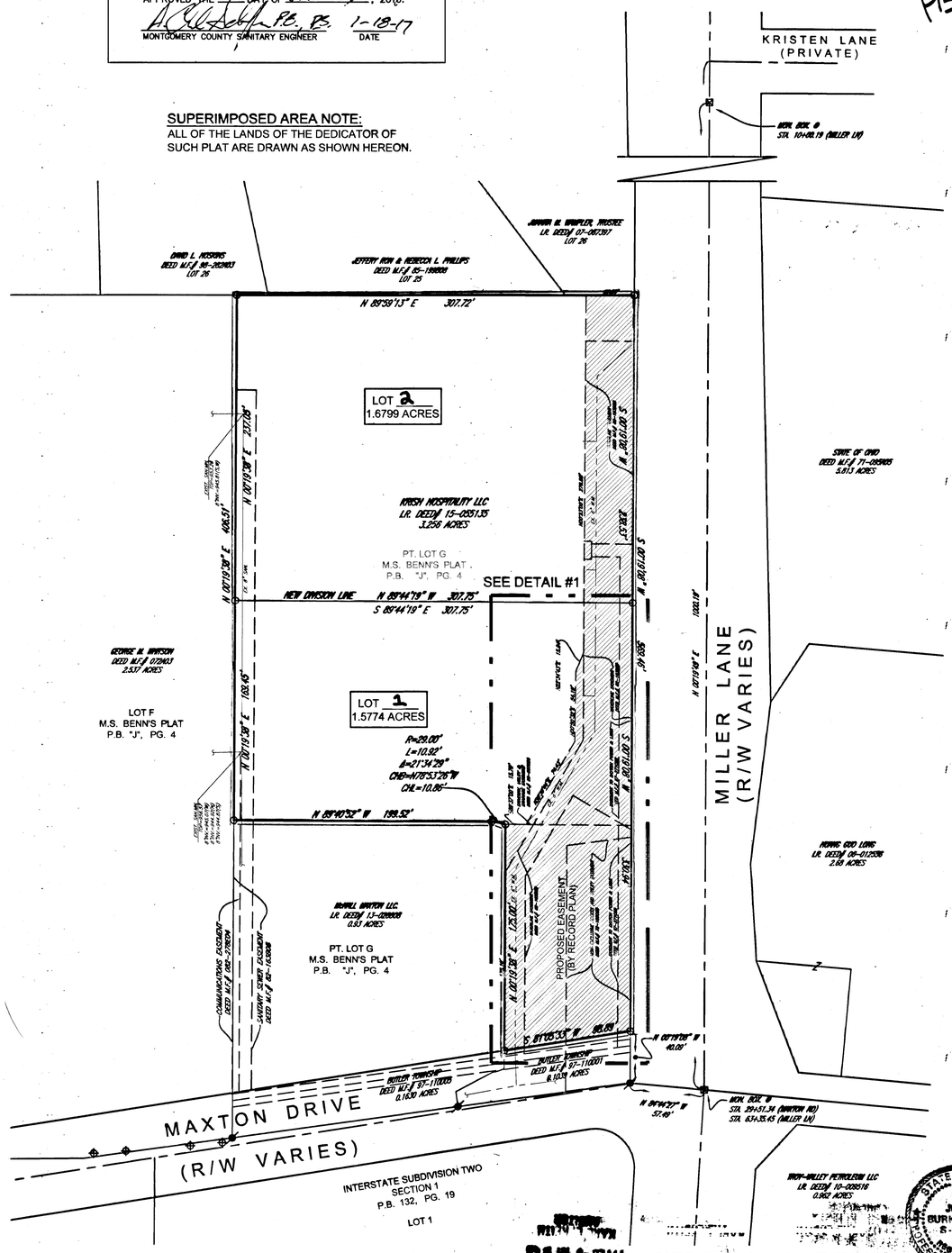
EXECUTIVE DIRECTOR

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

APPROVED THE 18 DAY OF January, 2017.

MONTGOMERY COUNTY SANITARY ENGINEER — DATE 1-18-17

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


KRISTEN LANE (PRIVATE)
RBPK SET, Ø STA. 104+81.19 (MILLER LN)
JOHANN M. SNAPPLER, TRUSTEE I.R. DEED# 07-087317 LOT 26
DAVID L. HOSKINS DEED M.F.# 98-263903 LOT 26
JEFFERY RON & REBECCA L. PHILLIPS DEED M.F.# 85-198809 LOT 25
N 89°59'13" E 307.72'
LOT 2 1.6799 ACRES
KRISH HOSPITALITY LLC I.R. DEED# 15-055135 3.256 ACRES
PT. LOT G M.S. BENN'S PLAT P.B. "J", PG. 4
SEE DETAIL #1
NEW DIVISION LINE N 89°44'19" W 307.75' S 89°44'19" E 307.75'
STATE OF OHIO DEED M.F.# 71-085905 5.813 ACRES
GEORGE M. DAWSON DEED M.F.# 072903 2.537 ACRES
LOT F M.S. BENN'S PLAT P.B. "J", PG. 4
LOT 1 1.5774 ACRES
R=29.00' L=10.92' Δ=21°34'29" CHB=N78°53'26"W CHL=10.86'
N 89°40'52" W 199.52'
MILLER LANE (R/W VARIES)
HOWE GEO LOHE I.R. DEED# 08-012508 2.68 ACRES
MAXWELL MAXTON LLC I.R. DEED# 13-020808 0.83 ACRES
PT. LOT G M.S. BENN'S PLAT P.B. "J", PG. 4
PROPOSED EASEMENT (BY RECORD PLAN)
N 00°19'38" E 132.00'
S 87°05'33" W 85.09'
N 00°19'08" W 40.08'
BUTLER TOWNSHIP DEED M.F.# 97-110001 0.1038 ACRES
BUTLER TOWNSHIP DEED M.F.# 97-110005 0.1630 ACRES
N 89°44'27" W 57.49'
MAXTON DRIVE (R/W VARIES)
INTERSTATE SUBDIVISION TWO SECTION 1 P.B. 132, PG. 19 LOT 1
IRON VALLEY PETROLEUM LLC I.R. DEED# 10-020816 0.862 ACRES
RBPK SET, Ø STA. 634+35.45 (MAXTON RD)
STA. 634+35.45 (MILLER LN)
N 00°19'38" E 1001.19'
S 00°19'38" W 1001.19'
N 00°19'38" E 406.51'
S 00°19'38" W 406.51'
N 00°19'38" E 103.45'
S 00°19'38" W 103.45'
N 00°19'38" E 132.00'
S 00°19'38" W 132.00'
N 00°19'38" E 22.00'
S 00°19'38" W 22.00'
N 00°19'38" E 298.83'
S 00°19'38" W 298.83'
N 00°25'32" E 298.83'
S 00°25'32" W 298.83'
N 00°25'32" E 15.84'
S 00°25'32" W 15.84'
N 00°25'32" E 54.19'
S 00°25'32" W 54.19'
N 00°25'32" E 37.35'
S 00°25'32" W 37.35'
N 00°25'32" E 15.84'
S 00°25'32" W 15.84'
N 00°25'32" E 54.19'
S 00°25'32" W 54.19'
175.10'
WATERLINE EASEMENT DEED M.F.# 82-153902
NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DEED M.F.# 82-153902
DISCHARGE TO DAYTON POWER & LIGHT DEED M.F.# 82-153902
COMMUNICATIONS EASEMENT DEED M.F.# 82-153902
SANITARY SEWER EASEMENT DEED M.F.# 82-153902
OVERHEAD UTILITIES EASEMENT DEED M.F.# 90-027904
EX. 6" W.M.
EX. 8" W.M.
EX. 12" W.M.
EX. 16" W.M.
EX. 8" SAN. SEWER
EX. 12" SAN. SEWER
EX. 8" STORM SEWER
EX. 12" STORM SEWER
EX. 18" STORM SEWER
EX. 24" STORM SEWER
EX. 30" STORM SEWER
EX. 36" STORM SEWER
EX. 42" STORM SEWER
EX. 48" STORM SEWER
EX. 54" STORM SEWER
EX. 60" STORM SEWER
EX. 66" STORM SEWER
EX.

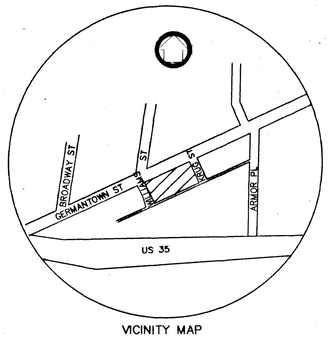
R12-99-1-1thru6,50,51,52,57,58&59

TRANSFERRED
17FEB-9 AM 9:57
KARL L. KEITH
AUDITOR

229 P 46

BEARING BASIS:
OHIO STATE PLANE, SOUTH ZONE
NAD 83 (2011)

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



VICINITY MAP
NTS

RECORD PLAN

1100 GERMANTOWN STREET

BEING A REPLAT OF
LOT 13484 OF THE REVISED AND CONSECUTIVE
NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON
AND SECTION 33, TOWN 2, RANGE 6E AND
MONTGOMERY COUNTY, OHIO
0.930 ACRES IN LOTS
0.040 ACRES IN R/W
0.970 ACRES TOTAL
OCTOBER 2016

Prepared By:

JUDGE ENGINEERING CO.
1201 E. DAVID ROAD
KETTERING, OHIO 45429
PHONE (937)294-1441 FAX (937)294-6498

Type: DEE
Kind: PLAT
Recorded: 02/09/2017 10:00:21 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00008623

DESCRIPTION:
THE WITHIN PLAT IS A REPLAT OF LOT 13484 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND SECTION 33, TOWN 2, RANGE 6E, AS CONVEYED TO THE CITY OF DAYTON BY DEEDS RECORDED IN DMF 80-566B12, 81-224D10, 83-377C12, 80-433E10, 83-250A06 AND 83-085E09 OF THE DEED RECORDS OF SAID COUNTY AND CONTAINING 0.970 ACRES, OF WHICH 0.930 ACRES ARE IN LOTS AND 0.040 ACRES IN R/W.

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.

OWNERS

Sara Smith
WITNESS

Nan Whaley
CITY OF DAYTON, MAYOR

Laura H. Apperger
WITNESS

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 APRIL 2016. 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
RAYMOND B. MEFFORD
S-7367
REGISTERED
PROFESSIONAL SURVEYOR

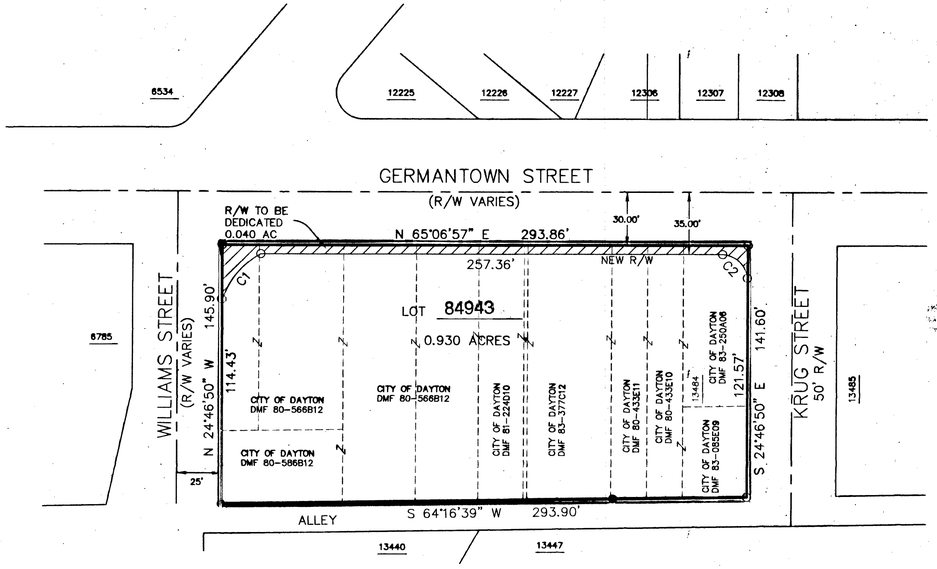
COVENANTS AND RESTRICTIONS:
1. LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO AND GOVERNED BY ALL APPLICABLE ZONING REQUIREMENTS OF THE CITY OF DAYTON, OHIO

ALL MONUMENTATION SET/FOUND IN GOOD CONDITION

OCCUPATION IN GENERAL FITS SURVEY

PERTINENT DOCUMENTS AS SHOWN

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



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD
C1	44.50'	35.01'	45°04'51"	N 14°13'11" E ~ 34.12'
C2	15.00'	23.59'	90°06'12"	S 69°49'57" E ~ 21.23'

STATE OF OHIO, S.S.:
BE IT REMEMBERED THAT ON THIS 1st DAY OF February, 2017, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME NAN WHALEY MAYOR, CITY OF DAYTON
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.

Rachella Lavender
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE Feb 9, 2020

RACHELLA D. LAVENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

OWNER'S STATEMENTS:
DATE February 1, 2017
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
Nan Whaley MAYOR, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

Nan Whaley
MAYOR, CITY OF DAYTON

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

Rachella Lavender
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE Feb 9, 2020

RACHELLA D. LAVENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD
PLANNING DIRECTOR
1-4-17
DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS
SUPERVISOR OF PLATS
1/4/17
DATE

DATE: 1/4/17

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: 248 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE

CITY ENGINEER OF THE CITY
OF DAYTON, OHIO

● 5/8" IRON PIN FOUND

○ 5/8" IRON PIN SET
YELLOW PLASTIC CAP
"JUDGE ENGR CO"

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER
2/9/17
DATE

16-0340
JOB NO.
CHECKED BY

INCHES 1 2 3

PLAT BOOK 229 PAGE: 46

BASE DWG. 6801 PROJ. NO. _____ ACAD FILE: _____

067-38-13-PT.5

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 Wash Trace OWNERS ASSOCIATION ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN I.R. #SP1-04-102415 + 2014-00003565

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 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:

WITNESS

OWNER:
DIVIDED RIDGE ASSOCIATES, LTD.
BY: George R. Oberer, JR.

BY: Oberer Land Developers, Manager
ITs: MANAGER

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 31st DAY OF Jan., 2017 BEFORE ME, THE UNDERSIGNED, CAME DIVIDED RIDGE, LTD, BY George R. Oberer, Jr. 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.

Patricia L. Marsh
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-20-2017

NOTARY PUBLIC STATE OF OHIO

George R Oberer, Jr Manager 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.

BY: George R. Oberer, Jr, Manager

STATE OF OHIO, MONTGOMERY COUNTY, 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
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

5-20-17
MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF OHIO

INCHES 1 2 3

PLAT BOOK 229 PAGE: 47

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 4.3856 ACRES, BEING PART OF THAT 132.3396 ACRES AS CONVEYED TO DIVIDED RIDGE ASSOCIATES, LTD, AN OHIO LIMITED LIABILITY COMPANY BY THE DEED RECORDED IN I.R. DEED 14-044789 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION:

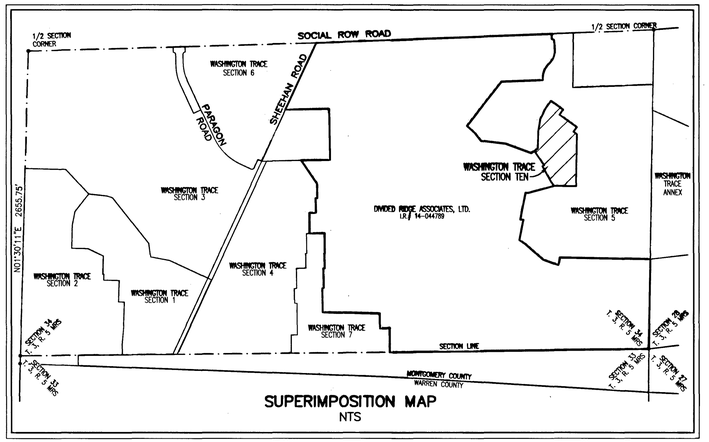
I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN MARCH, 2013. ALL MEASUREMENTS 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 01/16/17
JEFFREY A. VAN ATTA DATE
OHIO REGISTERED SURVEYOR NO. 7354

STATE OF OHIO JEFFREY A VAN ATTA 7354 REGISTERED PROFESSIONAL SURVEYOR

TRANSFERRED
17 FEB 13 PM 12:15
KARL L. KEITH
AUDITOR



SUPERIMPOSITION MAP
NTS

RECORD PLAN
WASHINGTON TRACE SECTION TEN

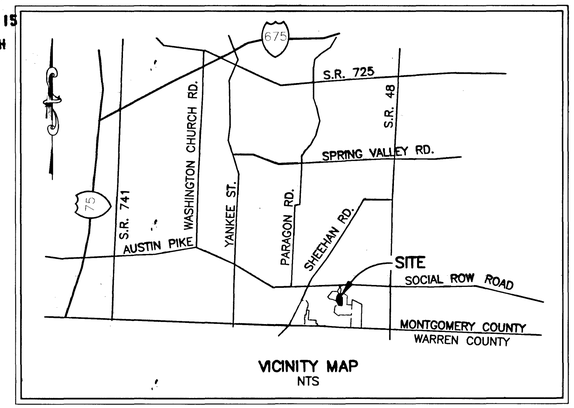
LOCATED IN
SECTION 34, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO

CONTAINING: 4.3856 ACRES
JANUARY, 2017

Type: DEE
Kind: PLAT
Recorded: 02/13/2017 12:16:39 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00009264

PLAT 229 PG 47

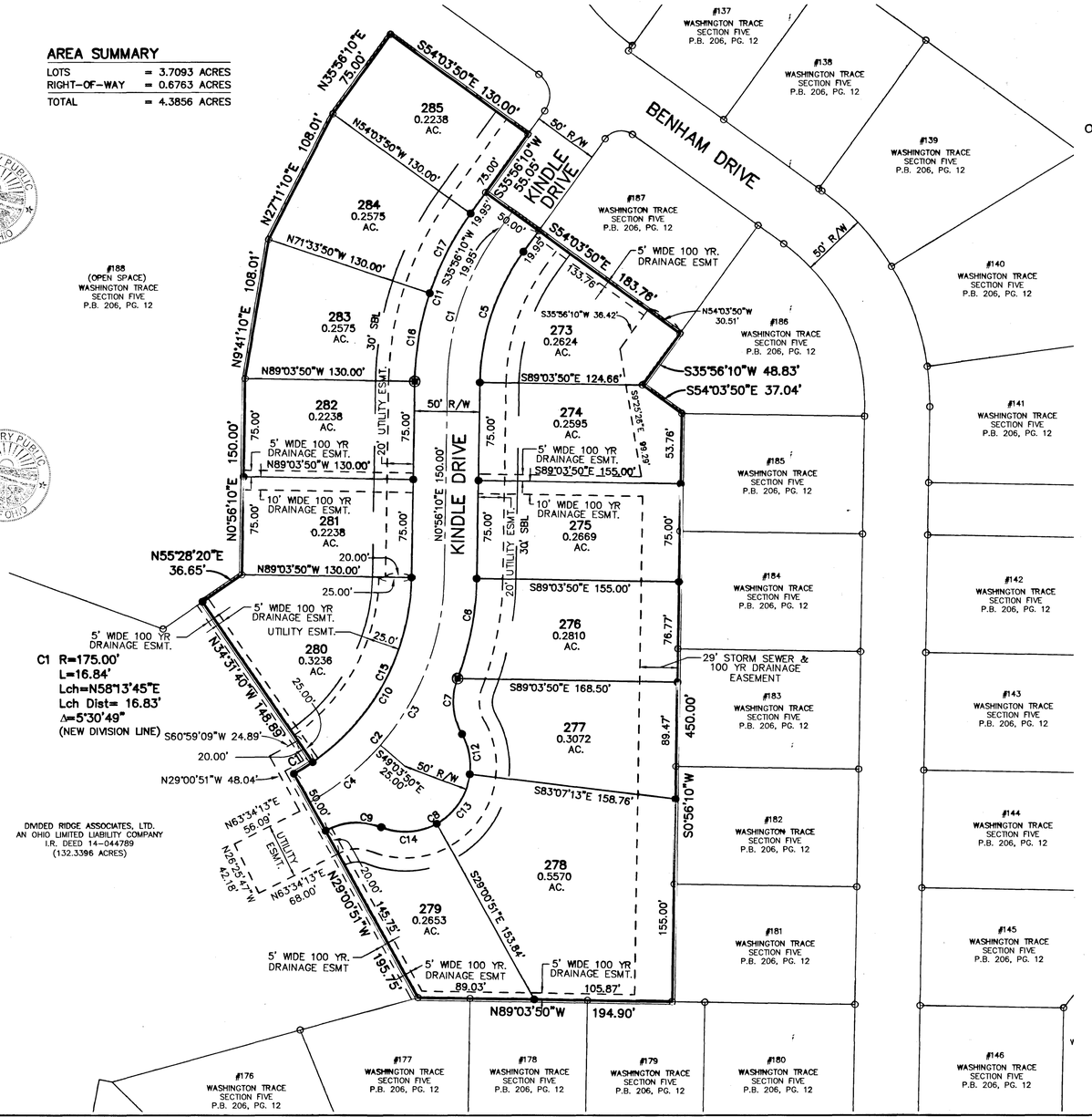
PREPARED BY:
VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



VICINITY MAP
NTS

AREA SUMMARY

LOTS	= 3.7093 ACRES
RIGHT-OF-WAY	= 0.6763 ACRES
TOTAL	= 4.3856 ACRES



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

BASIS OF BEARINGS
BEARINGS ARE BASED ON A WEST LINE OF WASHINGTON TRACE SECTION FIVE, AS RECORDED IN P.B. 206, PG 12 (N00°56'10"E)

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: RAM DATE: 2/7/17

JOB No: 16-0231

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY COUNTY, OHIO

THIS 21 DAY OF July, 2017

CHAIRMAN 2/13/17 DATE

APPROVED MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

BCH AGW PE, PS 1-31-17

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES DATE

Curve Table					
Curve	Radius	Delta	Length	Chd. Direction	Chd. Length
C1	200.00'	35°00'00"	122.17'	S18°26'10"W	120.28'
C2	200.00'	60°03'00"	209.61'	S30°57'40"W	200.15'
C3	200.00'	40°00'00"	139.63'	S20°56'10"W	136.81'
C4	200.00'	20°03'00"	69.99'	S50°57'40"W	69.63'
C5	175.00'	35°00'00"	106.90'	S18°26'10"W	105.25'
C6	225.00'	19°57'00"	78.34'	S10°54'40"W	77.95'
C7	50.00'	50°28'44"	44.05'	S4°21'12"E	42.64'
C8	50.00'	141°03'27"	123.10'	S40°56'10"W	94.28'
C9	50.00'	50°28'44"	44.05'	S86°13'31"W	42.64'
C10	175.00'	60°03'00"	183.41'	N30°57'40"E	175.13'
C11	225.00'	35°00'00"	137.44'	N18°26'10"E	135.32'
C12	50.00'	36°28'21"	31.83'	N11°21'24"W	31.29'
C13	50.00'	54°06'23"	47.22'	N33°55'58"E	45.48'
C14	50.00'	50°28'44"	44.05'	N86°13'31"E	42.64'
C15	175.00'	54°32'11"	166.57'	S28°12'15"W	160.35'
C16	225.00'	17°30'00"	68.72'	S9°41'10"W	68.46'
C17	225.00'	17°30'00"	68.72'	S27°11'10"W	68.46'

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SURVEY REFERENCES:

I.R. DEED 14-044789
P.B. 206, PG. 12
SUR 2010 PG. 0157
TAX MAP

OCCUPATION STATEMENT

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

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)
- MONUMENT TO BE SET (1" DIA IRON PIN MONUMENT)
- PK NAIL SET
- CROSS NOTCH SET
- RAILROAD SPIKE SET

MONUMENTS TO BE SET AT SUBSTANTIAL COMPLETION OF CONSTRUCTION

JOB #5760 SHEET 1 OF 1

G:\P\WASHINGTON-TRACE-SEC-10\WTSEC10-RP.DWG, JAN 17, 2017 - 14:50:52

B02-1-2-23,31, B02-2-1-58,59,60&61 ALL

229 P48

TRANSFERRED
17 FEB 21 AM 8:04
KARL L. KEITH
AUDITOR

RECORD PLAN
VANDALIA MOB

BEING A REPLAT OF PART OF LOT 26
OF THE TRUSTEES OF TOWNSHIP 3, R.6,E.
PLAT BOOK 6, PAGE 22
SECTION 16, TOWN 3, RANGE 6 EAST
AND PART OF SECTION 16, TOWN 3, RANGE 6 EAST
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO

CONTAINING 9.8474 ACRES

FEBRUARY, 2017

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 _____ OWNERS ASSOCIATION ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN I.R. #_____.

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 RESERVE ANY EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Michelle Conrad
WITNESS

OWNER: CITY OF VANDALIA
AN OHIO MUNICIPAL CORPORATION

BY:
IT'S:

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF February, 2017, BEFORE ME, THE UNDERSIGNED, CAME CITY OF VANDALIA, AN OHIO MUNICIPAL CORPORATION BY Jon Crusey IT'S City 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.

Melissa R. Prusznyski
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/25/17

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

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

Jon Crusey 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.

Melissa R. Prusznyski
NOTARY PUBLIC
11/25/17
MY COMMISSION EXPIRES ON DATE ABOVE

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

CITY OF VANDALIA, OHIO

ACCEPTED AND APPROVED BY THE CITY OF VANDALIA PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON — DATE: 12/27/16

ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO

ARLENE SETZER, MAYOR — DATE: 2-15-17

CLERK OF COUNCIL — DATE: 2-15-17

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE: 2/17/17

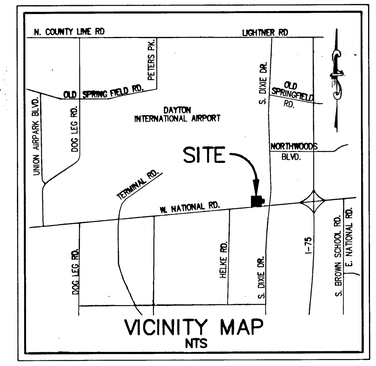
CHECKED BY: RAH DATE: 2/17/17

JOB No. 16-0389

Type: DEE
Kind: PLAT
Recorded: 02/21/2017 08:08:57 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00010602

DAYTON INTERNATIONAL AIRPORT
CITY OF DAYTON
LOT #81143

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID NORTH ZONE 3401, GEOID 2012A



RESTRICTIVE COVENANT:

The undersigned owner of all the land in this plat, (the "Property") establishes the following restriction for said Property and any future subdivision of same, for the benefit of all the Property, which restriction shall run with the land and be binding on all successors in title: Unless otherwise approved by legislative action of the Vandalia City Council, only the following uses will be permitted on the property: administrative, business or professional offices and/or professional services, day care, animal hospitals or clinics, retail, hotel, and/or multifamily. Provided, however all multifamily, retail and hotel, combined shall be limited to approximately 3 acres and shall not be on any parcel directly abutting US-40. Any such multifamily development shall consist of market rate apartments not consisting of more than 13 units per acre, and shall be generally consistent in appearance and construction to the other commercial properties to be constructed on the Property such that the total of all Property has a consistent look and appear as a single cohesive development. Signed this 15 day of February, 2017.

City of Vandalia Ohio

By: Jon Crusey, Its City Manager

VANATTA ENGINEERING INC
570 Congress Park • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF 9.8474 ACRES, BEING ALL OF PARCEL I (0.8 ACRES DEED) PART OF PARCEL II (9.432 ACRES DEED) (6.8883 ACRES) ALL OF PARCEL III (0.617 ACRES DEED) AND ALL OF PARCEL IV (1.082 ACRES DEED) (1.1270 ACRES) ALL AS CONVEYED TO THE CITY OF VANDALIA BY I.R. DEED 13-010687 AND (0.383 ACRES DEED) AS CONVEYED TO THE CITY OF VANDALIA, OHIO, BY I.R. DEED 14-016471 OF THE DEED RECORDS OF SAID COUNTY.

ACREAGE SUMMARY

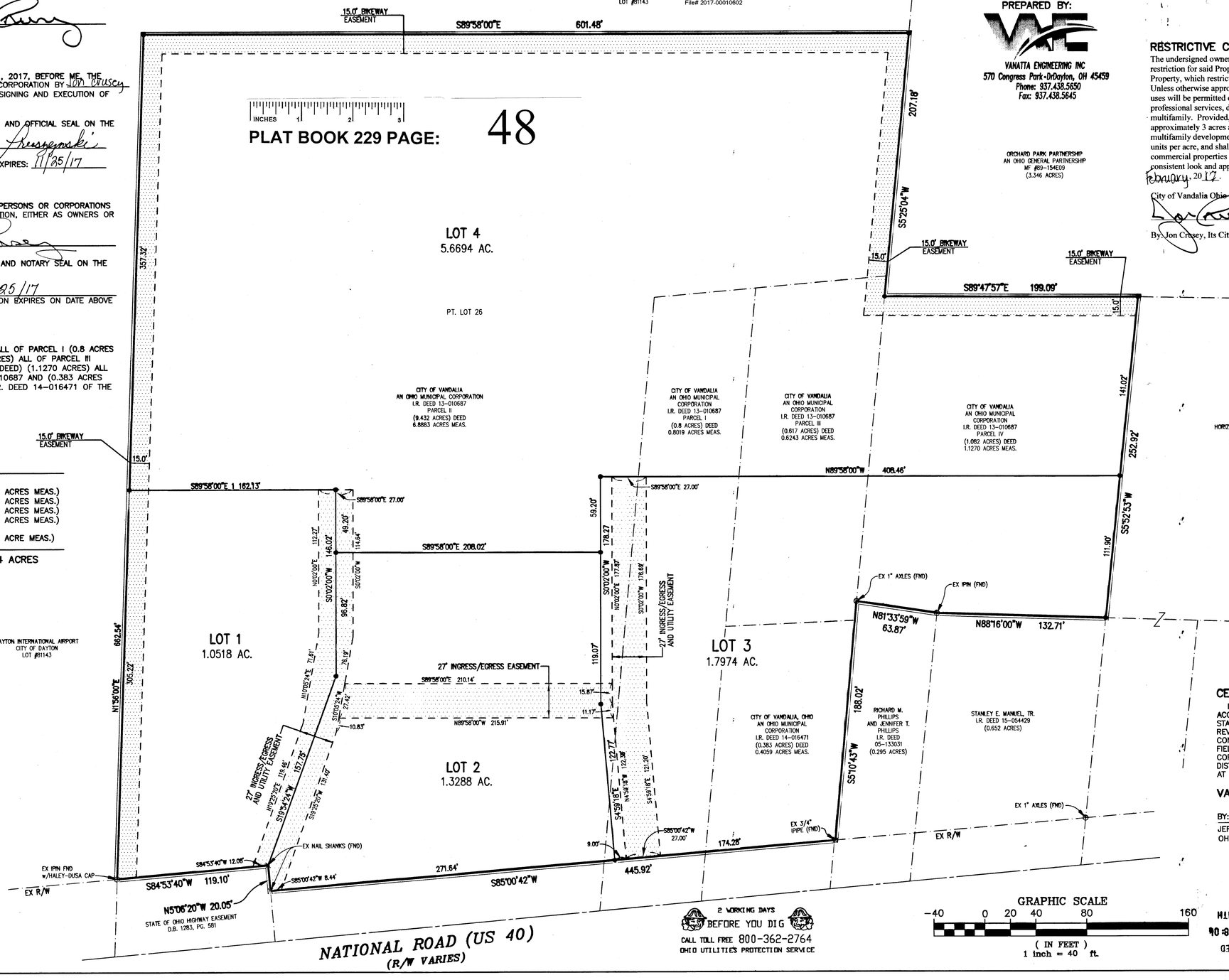
I.R. DEED 13-010687		
PARCEL I	(0.8 ACRES DEED)	(0.8019 ACRES MEAS.)
PART OF PARCEL II	(9.432 ACRES DEED)	(6.8883 ACRES MEAS.)
PARCEL III	(0.617 ACRES DEED)	(0.6243 ACRES MEAS.)
PARCEL IV	(1.082 ACRES DEED)	(1.1270 ACRES MEAS.)
I.R. DEED 14-016471	(0.383 ACRES DEED)	(0.4059 ACRE MEAS.)
TOTAL		9.8474 ACRES

SURVEY REFERENCES:

MF 89-154E09
MF 98-011E02
I.R. DEED 13-010687
I.R. DEED 14-016471
I.R. DEED 05-133031
I.R. DEED 15-054429
TAXMAP

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



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

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.

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 DECEMBER 10, 2016. 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: _____ 2/3/17
JEFFREY A. VAN ATTA — DATE
OHIO REGISTERED SURVEYOR NO. 7354

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

TRANSFERRED
17 FEB 21 AM 8:04
KARL L. KEITH
AUDITOR

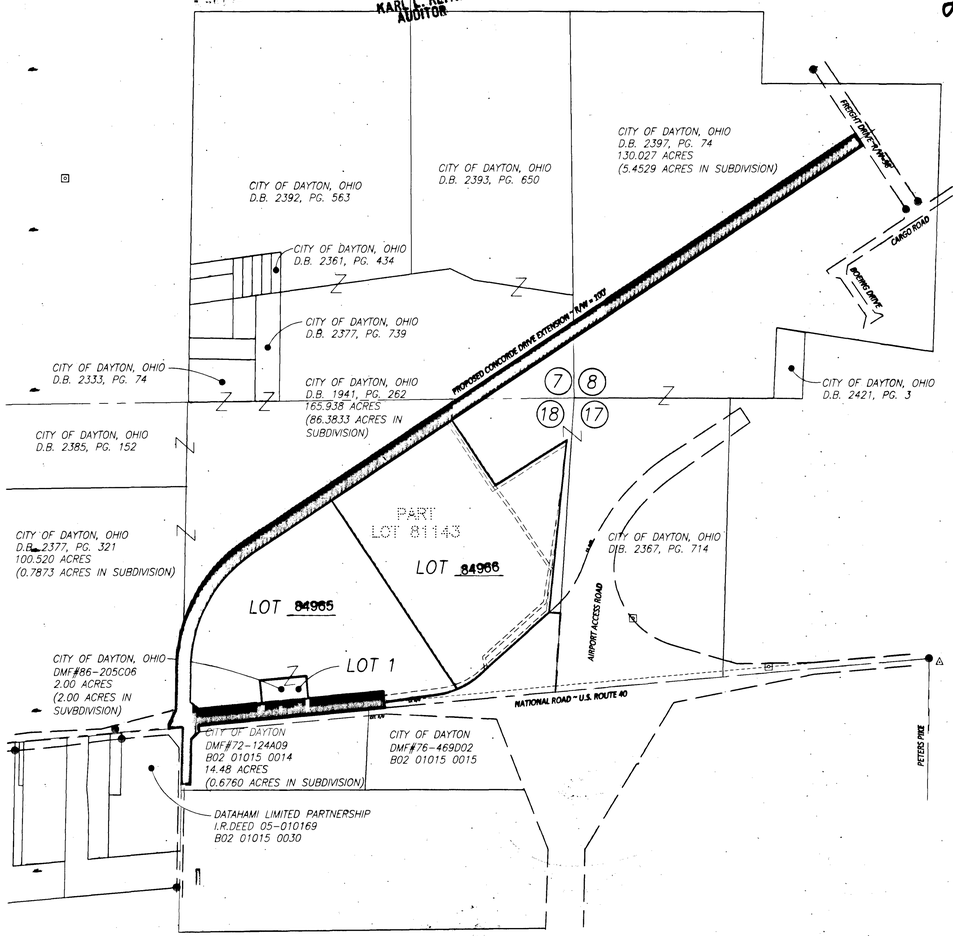
JOB No 5757 SHEET 1 OF 1

H:\CADD\Projects\Synergy\Vandalia MOB\VANDALIA MOB RP.DWG, FEB 03, 2017 - 11:06:55

R727-174-13-PT.1
B02-10-15-PT.5,10,11,13&16

TRANSFERRED
17 FEB 28 PM 1:00
KARL L. KEITH
AUDITOR

229 pg 49



Type: DEE
Kind: PLAT
Recorded: 02/28/2017 01:00:00 PM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00012295

SUPERIMPOSED AREA

N.T.S.

DEDICATED AREA~19.2384 ACRES

ALL THE LANDS OF THE DEDICATOR ARE CONTAINED WHOLLY WITHIN THIS SURVEY

INCHES 1 2 3

PLAT BOOK 229 PAGE: 49

OWNERS STATEMENT

NAN WHALEY, BEING DULY SWORN SAYS THAT ALL PERSONS OR CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION

Nan Whaley
NAN WHALEY, MAYOR

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF Feb, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE CITY OF DAYTON, OHIO, BY NAN WHALEY, MAYOR, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HER VOLUNTARY ACT AND DEED.

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

Rashella Lavender
NOTARY PUBLIC

Feb 9, 2020
MY COMMISSION EXPIRES ON

RASHELLA D. LAVENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

JOHN CRUSEY, 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 ITS EXECUTION

John Crusey
JOHN CRUSEY, CITY MANAGER

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF January 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE CITY OF VANDALIA, OHIO, BY JOHN CRUSEY, CITY MANAGER, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED.

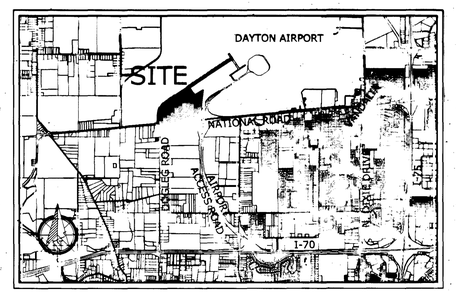
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

Kristen M. Carnes
NOTARY PUBLIC

March 5th, 2020
MY COMMISSION EXPIRES ON

Kristen M. Carnes, Notary Public
In and for the State of Ohio
My Commission Expires
March 5th, 2020

RECORD PLAN
CONCORDE SUBDIVISION
PART CITY OF DAYTON LOT 81143
SECTIONS 7, 8 & 18, TOWN 3, RANGE 6E
CITY OF DAYTON AND CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
95.2995 ACRES
JANUARY, 2017



VICINITY MAP ~ N.T.S.

DESCRIPTION

BEING A 95.2995 ACRE SUBDIVISION, PART OF LOT 81143 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AND SITUATE IN SECTIONS 7, 8 & 18, TOWN 3, RANGE 6 EAST, CITY OF DAYTON, OHIO AND LOT 1 IN THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO, CONVEYED TO THE CITY OF DAYTON, OHIO BY DEEDS RECORDED IN DEED BOOK 1941, PAGE 262(165.938 ACRES), DEED BOOK 2397, PAGE 74(130.027 ACRES), DEED BOOK 2377, PAGE 321(100.520 ACRES), DEED MICROFICHE #86-205C06(2.00 ACRES) AND DEED MICROFICHE #72-124A09(14.48 ACRES) OF THE MONTGOMERY COUNTY RECORDER'S DEED RECORDS.

CITY OF DAYTON CITY ENGINEER

DATE February 14, 2017

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 249 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

Keith Stelzer
CITY ENGINEER OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON APPROVAL

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — DATE 2-14-17

APPROVED BY DIRECTOR OF PUBLIC WORKS

Keith Stelzer
SUPERVISOR OF PLATS — DATE 2/14/17.

COUNTY APPROVAL

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 2/28/17

CHECKED BY — DATE 2/28/17

16-0348
FILE#

CITY OF VANDALIA APPROVAL

APPROVED THIS 27th DAY OF December, 2016 BY THE PLANNING COMMISSION OF THE CITY OF VANDALIA, OHIO.

CHAIRMAN

APPROVED AND ACCEPTED THIS 17th DAY OF January, 2017 BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO.

Arlene J. Setzer
MAYOR — CLERK

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDERS OF THE LANDS HEREIN SUBDIVIDED, DOES HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS "CONCORDE ROAD, AND PORTIONS OF NATIONAL ROAD (U.S. 40) AND DOGLEG ROAD" AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT AND EASEMENT PLAN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT AND EASEMENT PLAN ARE RESERVED FOR CONSTRUCTION, OPERATION, REPLACEMENT, MAINTENANCE AND REPAIR OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES AND FOR THE EXPRESS PRIVILAGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: THE CITY OF DAYTON, OHIO

Nan Whaley
NAN WHALEY, MAYOR

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Tara Smith — Tara Smith
WITNESS – PRINTED — SIGNED

Anita M Johnson — Anita M Johnson
WITNESS – PRINTED — SIGNED

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF Feb, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE CITY OF DAYTON, OHIO, BY NAN WHALEY, MAYOR, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HER VOLUNTARY ACT AND DEED:

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

Rashella Lavender
NOTARY PUBLIC

Feb 9, 2020
MY COMMISSION EXPIRES ON

RASHELLA D. LAVENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

OWNER: CITY OF VANDALIA (ROADWAY RIGHT OF WAY)

JOHN CRUSEY, CITY MANAGER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Melissa Pruszynski — Melissa Pruszynski
WITNESS – PRINTED — SIGNED

Amber Holloway — Amber L Holloway
WITNESS – PRINTED — SIGNED

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF January 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE CITY OF VANDALIA, OHIO, BY JOHN CRUSEY, CITY MANAGER, AND ACKNOWLEDGED THE SIGNING OF THIS 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:

Kristen M. Carnes
NOTARY PUBLIC

March 5th, 2020
MY COMMISSION EXPIRES ON

Kristen M. Carnes, Notary Public
In and for the State of Ohio
My Commission Expires
March 5th, 2020

SURVEYOR CERTIFICATION

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 AND CONFORMS TO O.R.C. CHAPTER 711. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

Patrick S Finn
SURVEYOR SIGNATURE

PATRICK S. FINN
PRINT NAME

REGISTERED SURVEYOR # 7181

DATE OF SURVEY 1-30-17

TRANSFERRED
17 FEB 28 PM 1:00
KARL L. KEITH
AUDITOR

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200ft.

PREPARED BY

IBI

GLOBAL INTELLIGENCE. LOCAL KNOWLEDGE.

23 Triangle Park Drive, Suite 2300
Cincinnati, OH 45246
Contact: Patrick Finn
513-942-3141 ext. 243
Fax: 513-881-2263
www.ibigroup.com

REVISION:
ISSUED FOR SUBMISSION - 10/18/16
12-6-16 REVISED PER CITY REVIEW
12-7-16 REVISED PER DAYTON COMMENTS
12-12-16 REVISED PER COUNTY COMMENTS
01-09-17 REVISED PER DAYTON ENGINEERING COMMENTS
01-18-17 REVISED PER DAYTON ENGINEERING COMMENTS INCLUDED SIGNATURE BLOCKS, PAGE 1
01-30-17

RECORD PLAN
CONCORDE SUBDIVISION

SECTIONS 7, 8 & 18, TOWN 3, RANGE 6E
CITY OF DAYTON AND CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

STATE OF OHIO
PATRICK S. FINN
S-7181
REGISTERED
PROFESSIONAL SURVEYOR

STAMP:

FIELD	DRAFT	CHECK
TS	NR & PF	PF

IBI NO.: 16-130
DATE: AUGUST, 2016
SCALE:

SHEET NO.: 1/3

J:\16-979_DAY_Shpe\5.9 Drawings\baseinfo\ConcordeSubdivision-Revit.dwg by:nicholas.read on 01/31/2017 @ 08:24:39 am — © IHI Companies, Inc.

TRANSFERRED
17FEB28 PM 1:04
KARL L. KEITH
AUDITOR

229 pg 49A

PROVISIONS ~ RESERVATIONS ~ RESTRICTIONS

The Property hereunder is subject to, and City of Dayton, its successors and assigns shall comply with, the following provisions, reservations and restrictions:

A. For the benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Property herein leased. This public right of flight shall include the right to cause in said airspace any noise as may be inherent in the operation of any aircraft now known or hereafter used, for navigation of or flight in said airspace, and for use of said airspace for landing at, taking off from, or operating from the Airport.

B. For the use and benefit of the public, a right of entry onto the real property herein conveyed to cut, remove, or lower any building, structure, poles, trees, or other object, whether natural or otherwise, of a height in excess of 14 CFR Part 77 standards and requirements, as amended, or any similar regulations which may hereinafter be enacted, regarding obstructions in navigable airspace. This public right shall include the right to mark or light as obstructions to air navigation, any and all buildings, structures, poles, trees, or other object that may at any time project or extend above said surfaces.

C. Property Owner expressly agrees for itself, its successors and assigns that it will not construct, nor permit to stand, on said Property any building, structure, poles, trees, or other object, whether natural or otherwise, of a height in excess of 14 CFR Part 77 standards and requirements regarding obstructions in navigable airspace or any similar regulations which may hereinafter be enacted.

D. Property Owner expressly agrees for itself, its successors and assigns, to comply with the notification and review requirements covered in 14 CFR Part 77 (FAA Form 7460-1) for any structure or building planned on the Property, or in the event of any planned modification or alteration of any present or future building or structure situated on the Property; Lessor shall file a notice consistent with the requirements of 14 CFR Part 77 (FAA Form 7460-1) prior to the commencement of construction of any facility, structure or other item on the Property.

E. Property Owner expressly agrees for itself, its successors and assigns, to not hereafter use, nor permit, nor suffer use of the Property in such a manner as to create electrical interference with radio communication between the installation upon the Airport and aircraft or as to make it difficult for fliers to distinguish between airport lights and others, or as to impair visibility in the vicinity of the Airport, or as otherwise to endanger the landing, taking off, or maneuvering of aircraft.

F. Property Owner expressly agrees for itself, its successors and assigns, to not hereafter use, nor permit, nor suffer the use of the Property in such a manner as to create a potential for attracting birds and other wildlife which may pose a hazard to aircraft.

G. City of Dayton reserves the right to further develop or improve the landing area of the Airport as it sees fit, without interference or hindrance.

H. The Lease or Conveyance shall be subordinate to the provisions of and requirements of any existing or future agreements between Lessor and the United States, relative to the development, operation, or maintenance of the Airport.

I. The aforesaid covenants and agreements shall run with the land, as hereinafter described, for the benefit of the City of Dayton and its successors and assigns in the ownership and operation of the Airport.

J. City of Dayton will, by agreement with the FAA, commit all proceeds from the Lease or Conveyance of the Property to the development, maintenance and operations of the City's airport system, in conformance with the FAA's revenue use policy.

AREA BREAKDOWN

- 95.2995 ACRES TOTAL SUBDIVISION
  - 19.2384 ACRES DEDICATION, CONCORDE ROAD, NATIONAL ROAD (U.S. ROUTE 40) & DOGLEG ROAD.
    - ~ 16.3854 ACRES IN CITY OF DAYTON, OHIO.
    - ~ 2.8530 ACRES IN CITY OF VANDALIA, OHIO.
  - DEDICATED AREA
- 76.0611 ACRES NET SUBDIVISION (LOTS).
  - LOT – 39.2701 ACRES.
  - LOT – 35.6478 ACRES.
  - LOT 1 – 1.1432 ACRES.

DOCUMENTS

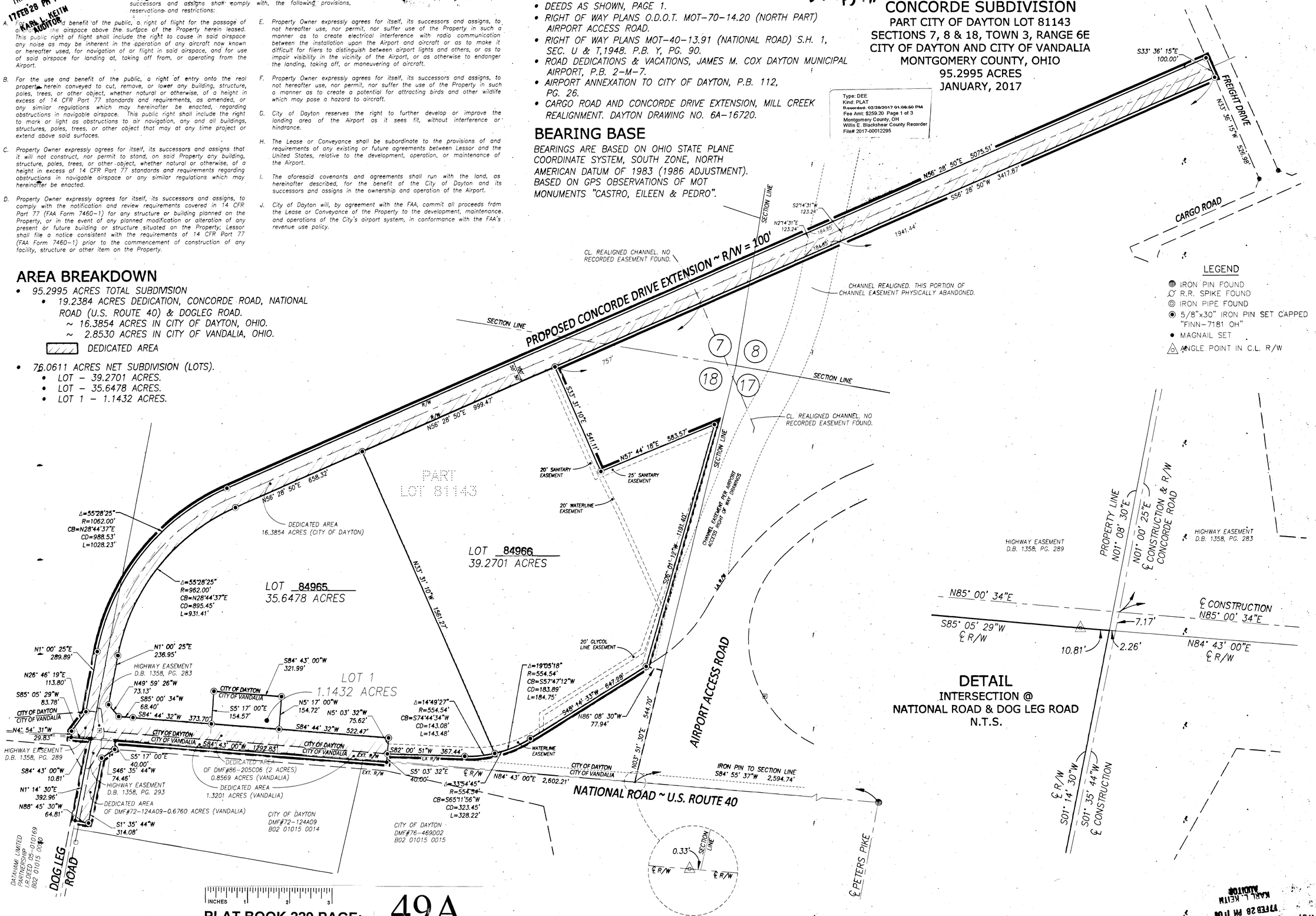
- DEEDS AS SHOWN, PAGE 1.
- RIGHT OF WAY PLANS O.D.O.T. MOT-70-14.20 (NORTH PART) AIRPORT ACCESS ROAD.
- RIGHT OF WAY PLANS MOT-40-13.91 (NATIONAL ROAD) S.H. 1, SEC. U & T,1948. P.B. Y, PG. 90.
- ROAD DEDICATIONS & VACATIONS, JAMES M. COX DAYTON MUNICIPAL AIRPORT, P.B. 2-M-7.
- AIRPORT ANNEXATION TO CITY OF DAYTON, P.B. 112, PG. 26.
- CARGO ROAD AND CONCORDE DRIVE EXTENSION, MILL CREEK REALIGNMENT. DAYTON DRAWING NO. 6A-16720.

BEARING BASE

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (1986 ADJUSTMENT). BASED ON GPS OBSERVATIONS OF MOT MONUMENTS "CASTRO, EILEEN & PEDRO".

Type: DEE
Kind: PLAT
Recorded: 02/28/2017 01:08:50 PM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00012295

RECORD PLAN
CONCORDE SUBDIVISION
PART CITY OF DAYTON LOT 81143
SECTIONS 7, 8 & 18, TOWN 3, RANGE 6E
CITY OF DAYTON AND CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
95.2995 ACRES
JANUARY, 2017



DETAIL
INTERSECTION @
NATIONAL ROAD & DOG LEG ROAD
N.T.S.

LEGEND
- IRON PIN FOUND
- R.R. SPIKE FOUND
- IRON PIPE FOUND
- 5/8"x30" IRON PIN SET CAPPED "FINN-7181 OH"
- MAGNAIL SET
- ANGLE POINT IN C.L. R/W

INCHES 1 2 3

PLAT BOOK 229 PAGE: 49A

TRANSFERRED
17FEB28 PM 1:04
KARL L. KEITH
AUDITOR

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200ft.

IBI

GLOBAL INTELLIGENCE. LOCAL KNOWLEDGE.

23 Triangle Park Drive, Suite 2300
Cincinnati, OH 45246
Contact: Patrick Finn
513-942-3141 ext. 243
Fax: 513-881-2263
www.ibigroup.com

REVISIONS:
ISSUED FOR SUBMISSION - 10/18/16
12-6-16 REVISED PER COUNTY REVIEW
12-7-16 REVISED PER DAYTON COMMENTS
12-12-16 REVISED PER COUNTY COMMENTS
12-09-17 REVISED ENGINEERING COMMENTS
01-18-17 REVISED PER DAYTON
01-26-17 REVISED ENGINEERING COMMENTS
01-30-17 REVISED VANDALIA SIGNATURE BLOCKS, PAGE 1

RECORD PLAN
CONCORDE SUBDIVISION
SECTIONS 7, 8 & 18, TOWN 3, RANGE 6E
CITY OF DAYTON AND CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

STATE OF OHIO
PATRICK S. FINN
S-7181
REGISTERED
PROFESSIONAL SURVEYOR
STAMP:

FIELD	DRAFT	CHECK
TS	NR & PF	PF

IBI NO.: 16-130
DATE: AUGUST, 2016
SCALE: 1"=200'

SHEET NO.: 2/3

J:\16-979_DAY_Shine\5.9 Drawings\Baseinfo\ConcordeSubdivision Revit.dwg by pat.finn on 02/13/2017 @ 02:24:08 pm -- © IHnE Companies, Inc.

TRANSFERRED
17 FEB 28 PM 1:04
KARL L. KEITH
AUDITOR

229pg49B

EASEMENT PLAN
CONCORDE SUBDIVISION
PART CITY OF DAYTON LOT 81143
SECTIONS 7, 8 & 18, TOWN 3, RANGE 6E
CITY OF DAYTON AND CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
95.2995 ACRES
JANUARY, 2017

Type: DEE
Kind: PLAT
Recorded: 02/28/2017 01:08:50 PM
Fee Amt: $259.20 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00012295

PROPOSED CONCORDE DRIVE EXTENSION ~ R/W = 100'
100'
50' 50'
R/W
R/W

LOT 84966
39.2701 ACRES

LOT 84965
35.6478 ACRES

LOT 1
1.1432 ACRES

PART LOT 81143

CITY OF DAYTON
CITY OF VANDALIA

CITY OF DAYTON
CITY OF VANDALIA
NATIONAL ROAD ~ U.S. ROUTE 40
EXT. R/W

CITY OF DAYTON
CITY OF VANDALIA
EXT. R/W
LA R/W

N56°28'50"E 20.00'
N56°28'50"E 20.00'
20' WATERLINE EASEMENT
N33°31'10"W 565.24'
N33°31'10"W 649.67'
20' SANITARY EASEMENT
N6°01'12"E 31.85'
S6°01'12"W 710.09'
N57°44'18"E 603.30'
25' SANITARY EASEMENT
S36°02'40"E 218.96'
S36°02'40"E 218.56'
20' WATERLINE EASEMENT
S33°42'52"E 480.47'
S33°42'52"E 480.84'
N9°12'53"E 855.12'
N6°01'12"E 628.97'
N9°12'53"E 503.89'
EDGE OF EXISTING CHANNEL EASEMENT (NOT IN SUBDIVISION)
Δ=8°51'24"
R=2075.00'
CB=S8°03'24"W
CD=320.43'
L=320.75'
S6°01'12"W 274.87'
20' GLYCOL LINE EASEMENT
N48°14'33"E 46.78'
N48°14'33"E 564.81'
N48°14'33"E 560.91'
S48°14'33"W 606.77'
N9°17'03"W 71.91'
N9°17'03"W 95.62'
WATERLINE EASEMENT
N48°14'33"E 49.11'
Δ=6°46'03"
R=515.00'
CB=S68°49'26"W
CD=60.79'
L=60.83'
Δ=10°25'48"
R=515.00'
CB=S77°25'22"W
CD=93.62'
L=93.75'
N5°06'31"W 47.79'
S82°38'16"W 397.97'
Δ=19°05'18"
R=554.54'
CB=S52°47'12"W
CD=183.89'
L=184.75'

INCHES 1 2 3

PLAT BOOK 229 PAGE: 49B

TRANSFERRED
17 FEB 28 PM 1:04
KARL L. KEITH
AUDITOR

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100ft.

IBI
GLOBAL INTELLIGENCE. LOCAL KNOWLEDGE.
23 Triangle Park Drive, Suite 2300
Cincinnati, OH 45246
Contact: Patrick Finn
513-942-3141 ext. 243
Fax: 513-881-2263
www.ibigroup.com

REVISION:
ISSUED FOR SUBMISSION - 10/18/16
12-6-16 REVISED PER COUNTY REVIEW
12-7-16 REVISED PER DAYTON COMMENTS
12-12-16 REVISED PER COUNTY COMMENTS
01-09-17 REVISED PER DAYTON ENGINEERING COMMENTS
01-18-17 REVISED PER DAYTON ENGINEERING COMMENTS

RECORD PLAN
CONCORDE SUBDIVISION

SECTIONS 7, 8 & 18, TOWN 3, RANGE 6E
CITY OF DAYTON AND CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

STATE OF OHIO
PATRICK S. FINN
S-7181
REGISTERED
PROFESSIONAL SURVEYOR
STAMP:
1.20.17

FIELD	DRAFT	CHECK
TS	NR & PF	PF

IBI NO.: 16-130
DATE: AUGUST, 2016
SCALE: 1"=100'

SHEET NO.: 3/3

J:\16-079_DAY_Shires\5-9 Drawings\Masterfile\Concorde\Subdivision Revs\dwg by:pat.finn on 01/23/2017 @ 11:03:01 am – © IN4 Companies, Inc.

PLAT 229 PG.50

Type: DEE
Kind: PLAT
Recorded: 03/10/2017 01:33:23 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00014733

TRANSFERRED
17 MAR 10 PM 1:23
KARL L. KEITH
AUDITOR

MONTGOMERY COUNTY PLANNING COMMISSION
Approved by the Montgomery County Planning Commission, on this 1st day of Nov, 20 15.
Executive Director 3/8/17

APPROVED FOR DESCRIPTION
ENGINEER OF MONTGOMERY COUNTY
CHECKED BY
14-0320 JOB #
3/9/17 DATE

RECORD PLAN
WINTHROP PLACE SECTION 2A

Being a replat of Lots 4, 5, 6 & 7 of Winthrop Place Section Two as recorded in Plat Book 212, Pages 35 & 35A LOCATED IN Section 3, Township 1, Range 6 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING 21.4863 ACRES

BASIS OF BEARINGS:
•WEST LINE OF FAIRWAY FARMS SEC. 1 P.B. 206, PAGE 35 BEARING = N00°47'16"E

SYMBOL LEGEND
- ⊙ – INDICATES A 5/8" IRON PIN FOUND WITH A PLASTIC "WOOLPERT" IDENTIFICATION CAP
- ⊙ – INDICATES A 5/8" IRON PIN FOUND WITH A PLASTIC "MARSH" IDENTIFICATION CAP
- ⌀ – INDICATES 5/8" IRON PIN FOUND
- ● – INDICATES 5/8" IRON PIN SET WITH PLASTIC IDENTIFICATION CAP STAMPED "HALEY DUSA 6819"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	134.96'	154°39'27"	S09°13'27"E	97.56'
C2	50.00'	127.81'	146°27'43"	N14°38'10"W	95.75'
C3	50.00'	37.13'	42°32'43"	N37°19'20"E	36.28'
C4	200.00'	48.92'	14°00'52"	N09°02'32"E	48.80'
C5	324.00'	66.95'	11°50'23"	S07°57'17"W	66.83'
C6	100.00'	18.20'	10°25'39"	N08°39'39"E	18.17'
C7	50.00'	67.07'	76°51'40"	S49°26'12"E	62.16'
C8	50.00'	60.74'	69°36'03"	S23°47'40"W	57.07'
C9	50.00'	31.15'	35°41'35"	S68°42'23"E	30.65'
C10	50.00'	103.82'	118°57'52"	S08°37'20"W	86.15'

EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
E11	50.00'	17.18'	19°41'09"	S48°45'07"W	17.09'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	S85°22'06"W	12.44'
E2	S86°33'11"E	25.42'

PLAT BOOK 229 PAGE: 50

SURVEY REFERENCES:
•RECORDERS:
PLATS
THE COUNTRY PLACE SEC. 1 P.B. 116, PG. 34
MAR JO MEADOWS SEC 2 P.B. 124, PG. 14
WINTHROP PLACE P.B. 198, PG. 35
FAIRWAY FARMS SEC. 1 P.B. 206, PG. 35
FAIRWAY FARMS SEC. 2 P.B. 210, PG. 06
WINTHROP PLACE SECTION TWO P.B. 212, PG. 35

DEEDS:
DEED MF 85-158 C05
DEED MF 96-641 E09
DEED MF 02-001 E06
I.R. DEED 05-015394
I.R. DEED 05-100083
I.R. DEED 07-058007
I.R. DEED 08-036302
I.R. DEED 08-036303
I.R. DEED 09-044012
I.R. DEED 09-052777
I.R. DEED 14-023183

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 August 18, 2014. All monumentation has been found or is to be set as shown.

Thomas E. Dusa
OHIO LICENSE NO. S-7143

SHEET 1 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" = 60' | Drawn: JRC | Checked: TED
Date: Nov. 10, 2016 | Job No. S3500

GRAPHIC SCALE
0 30 60 120 180
1" = 60'

TRANSFERRED
17MAR10 PM 1:28
KARL L. KEITH
AUDITOR

PLAT 229 PG. 50A

Type: DEE
Kind: PLAT
Recorded: 03/10/2017 01:33:23 PM
Fee Amt: $172.60 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00014733

INCHES 1 2 3

PLAT BOOK 229 PAGE: 50A

RECORD PLAN
WINTHROP PLACE SECTION 2A

Being a replat of Lots 4, 5, 6 & 7
of Winthrop Place Section Two
as recorded in Plat Book 212, Pages 35 & 35A
LOCATED IN
Section 3, Township 1, Range 6 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING 21.4863 ACRES

TRANSFERRED
17 MAR 10 PM 1:28
KARL L. KEITH
AUDITOR

DEDICATION:

We the undersigned, being the owner 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 reserve the easements as shown within the plat. The utility easements shown on the within plat,wnich includes the new storm drainage easement, are reserved for the construction, operation, maintenance, repair and replacement of the utilities noted and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities. The ingress/egress easement is reserved for the construction, operation, maintenance, repair and replacement of a driveway on the property.

Melinda L. Eubel, Trustee
OWNER: (Old) Lot 7, Winthrop Place Sec. 2

WITNESSES:
David L. Laymas
Print Name: David L. Laymas
Cathy L. Lynch
Print Name: Cathy L. Lynch

Melinda L. Eubel, Trustee
Melinda L. Eubel, Trustee

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 25th day of February, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came Melinda L. Eubel, Trustee, and acknowledged the signing and execution of the within plat to be her voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date above written.
David L. Laymas
NOTARY PUBLIC
MY COMMISSION EXPIRES

MJW Enterprises, Inc.
OWNER: (Old) Lot 4, Winthrop Place Sec. 2

WITNESSES:
David L. Laymas
Print Name: David L. Laymas
Cathy L. Lynch
Print Name: Cathy L. Lynch

Michael J. Wenzler, President

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 27th day of February, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came MJW Enterprises, Inc. by Michael J. Wenzler, President, 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.
David L. Laymas
NOTARY PUBLIC
MY COMMISSION EXPIRES

Bruce M. Buerk
OWNER: (Old) Lot 5, Winthrop Place Sec. 2

WITNESSES:
David L. Laymas
Print Name: David L. Laymas
Cathy L. Lynch
Print Name: Cathy L. Lynch

Bruce M. Buerk

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 25th day of February 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came Bruce M. Buerk 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.
David L. Laymas
NOTARY PUBLIC
MY COMMISSION EXPIRES

DAVID L. LAYMAN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.

BRMR Property, LLC
OWNER: (Old) Lot 6, Winthrop Place Sec. 2

WITNESSES:
David L. Laymas
Print Name: David L. Laymas
Cathy L. Lynch
Print Name: Cathy L. Lynch

Ron Eubel, Manager

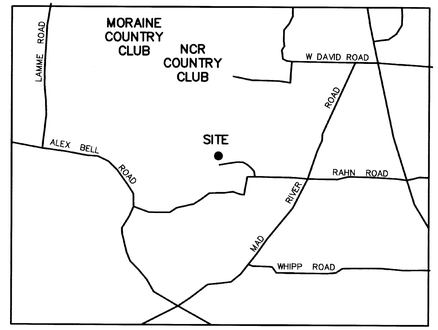
STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 25th day of February, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came BRMR Property, LLC, by Bruce M. Buerk, Member, 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.
David L. Laymas
NOTARY PUBLIC
MY COMMISSION EXPIRES

DAVID L. LAYMAN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.

TRANSFERRED
17 MAR 10 PM 1:28
KARL L. KEITH
AUDITOR



VICINITY MAP
NOT TO SCALE

DESCRIPTION

SITUATE IN SECTION 3, TOWN 1, RANGE 6 M.Rs., TOWNSHIP OF WASHINGTON, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING A REPLAT OF LOTS 4, 5, 6 AND 7 OF WINTHROP PLACE SECTION TWO AS RECORDED IN PLAT BOOK 212, PAGE 35, LOT 4 AS CONVEYED TO MJW ENTERPRISES BY DEED AS RECORDED IN IR DEED 17-001555, LOT 5 AS CONVEYED TO BRUCE M. BUERK BY DEED AS RECORDED IN IR DEED 09-052777, LOT 6 AS CONVEYED TO BRMR PROPERTY LLC BY DEED AS RECORDED IN IR DEED 14-023183, AND LOT 7 BEING CONVEYED TO MELINDA L. EUBEL, TRUSTEE BY DEED AS RECORDED IN IR DEED 17-001556.

CONTAINING A TOTAL OF 21.4863 ACRES.

Melinda L. Eubel, 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.

Melinda L. Eubel
Melinda L. Eubel

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 25th day of February, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came the Melinda L. Eubel, and acknowledged the signing and execution of the within plat to be her voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date above written.
David L. Laymas
NOTARY PUBLIC
MY COMMISSION EXPIRES

DAVID L. LAYMAN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.

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" = 60'	Drawn: JRC	Checked: TED
Date: Nov. 10, 2016	Job No. S3500	

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR — DATE 1/26/17

APPROVED BY DIRECTOR OF PUBLIC WORKS

SUPERVISOR OF PLATS — DATE 1/26/17

DATE 1/26 20 17

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 228 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

RTR-5-1-7, 15 Hamilton ALC

RECORD PLAN

FOURTH & LUDLOW STREETS PLAT

BEING A CONSOLIDATION OF PT. LOT 162, PT. LOT 176, ALL OF LOTS 173-175, AND VACATED ARCADE LANE OF THE REVISED PLAT OF THE CITY OF DAYTON, SECTION 4, TOWN 1, RANGE 7, M.Rs., CITY OF DAYTON, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 1.853 ACRES
AUGUST 2016

PB 229 P. 51

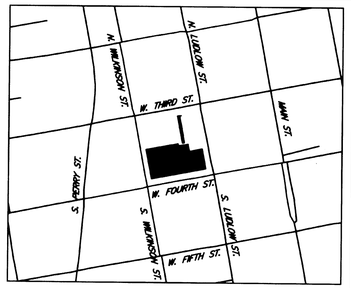
Type: DEE
Kind: PLAT
Recorded: 03/13/2017 12:07:00 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00014985

TRANSFERRED
17 MAR 13 AM 8:00
KARL L. KEITH
AUDITOR

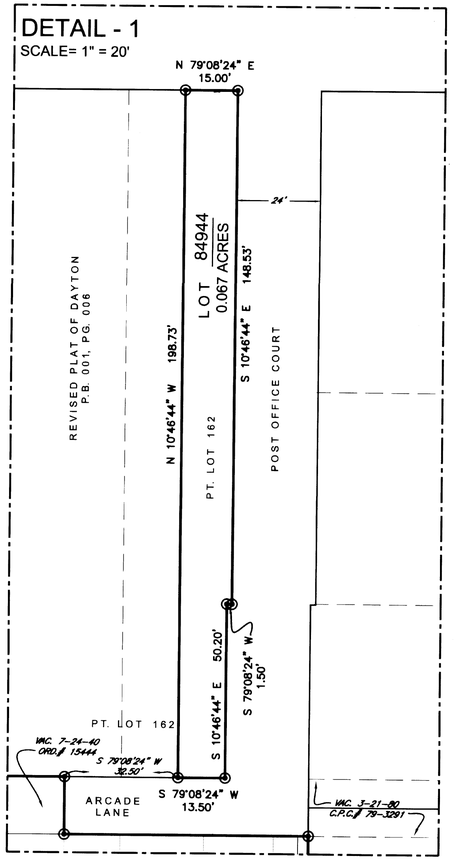
GRAPHIC SCALE
0 25 50
1 inch = 50 ft.

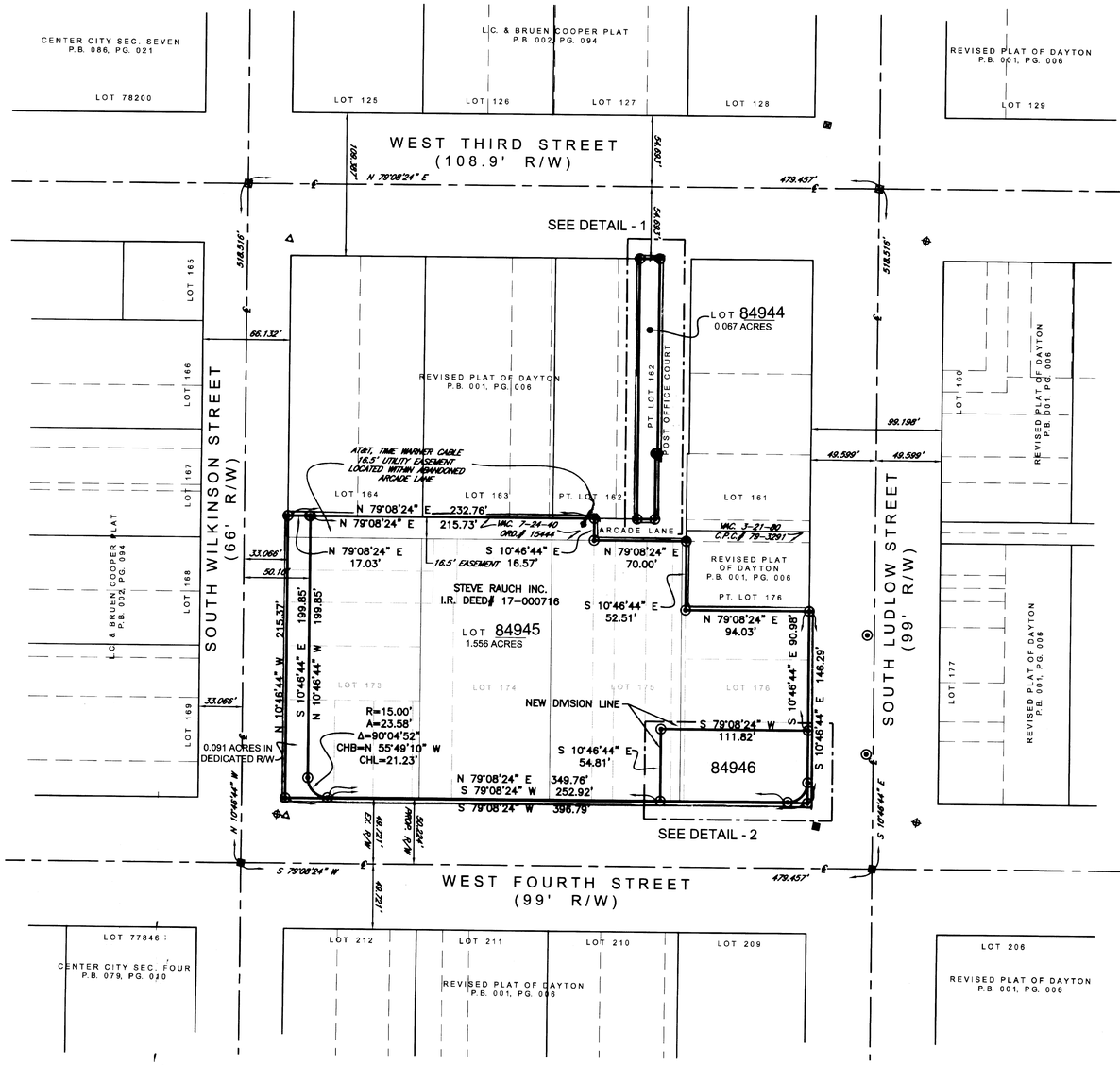
BASIS OF BEARING: BEARINGS ARE BASED ON NORTH LINE OF WEST 4TH STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING S 79°07'36" W)

SURVEYOR NOTES:
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. 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.



VICINITY MAP
Not to Scale





LEGEND
- CROSS NOTCH FOUND
- MAGNAIL FOUND
- C.O.D. MONUMENT FOUND
- MAGNAIL SET

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 do hereby dedicate 0.088 acres as public right of way 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) — Witness (printed name)

Owner: Steve Rauch, Inc.

By: (printed name & title)

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.

Be it remembered on this 13 day of _____, 2017, before me, a Notary Public in and for said state, personally came _____, 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 September 6, 2018

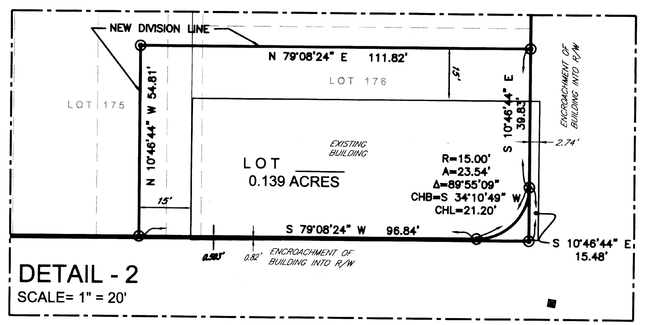
OWNER'S STATEMENT

Date January 2017
State of Ohio, County of Montgomery, S.S.

Steve Rauch 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 September 6, 2018



DESCRIPTION

The within plat is a Re-Plat of 1.853 acres and being Pt. Lot 162, Pt. Lot 176, Lots 173-175, and Vacated Arcade Lane of the Revised Plat of the City of Dayton, Ohio of the Montgomery County Plat Records, and comprising all of that land conveyed to Steve Rauch, Inc. by deed recorded in I.R. Deed# 17-000716 of the Deed Records of Montgomery County, Ohio.

Containing a total of 1.853 acres, of which 1.762 acres are in lots.

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

STATE OF OHIO
JOHN
BURKHARDT
6487
REGISTERED
PROFESSIONAL SURVEYOR

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 3/10/17

Checked By RGN — DATE 3/10/17

16-0330
FILE#

TRANSFERRED
17 MAR 13 AM 8:00
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 51

PREPARED BY:

BURKHARDT
ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.202
Draw: RGK	Dwg: 16.202.dwg
Check: JTB	Tab: RP
Scale: 1" = 50'	
Date: 8/18/16	
Sheet: RECORD PLAN	
Sheet No.: RP-1	

K482-9-21-21 & 28 ALL

TRANSFERRED
17 MAR 14 AM 9:29
KARL L. KEITH
AUDITOR

Johnson Machining Plat

BEING A REPLAT OF

Part Lot 4331 of the consecutive numbers of lots of the City of West Carrollton

LOCATED IN

Section 26, Town 3, Range 5 East
City of West Carrollton
Montgomery County, Ohio

Containing 5.838 Acres

November 2016

Type: DEE
Kind: PLAT
Recorded: 03/14/2017 10:36:40 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00015301

229 P52

PLAT BOOK 229 PAGE: 52

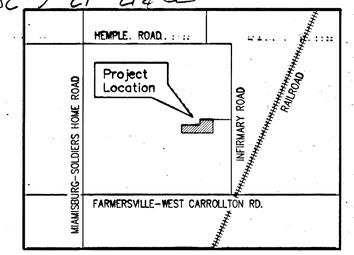
APPROVED FOR DESCRIPTION:
PAUL GRUNER DATE
MONTGOMERY COUNTY ENGINEER
CHECKED BY: RAK DATE: 3/14/17

File No. 2016-0370

North

BEARINGS BASED ON THE SOUTH LINE OF A 2.662 ACRE PARCEL AS SHOWN AND RECORDED IN SURVEY VOLUME 2007, PAGE 403A (S 89°49'54"W) OF THE SURVEY RECORDS OF MONTGOMERY COUNTY ENGINEER'S OFFICE.

GRAPHIC SCALE – 1"= 60' JOB#4894



VICINITY MAP
NO SCALE

MONUMENT LEGEND

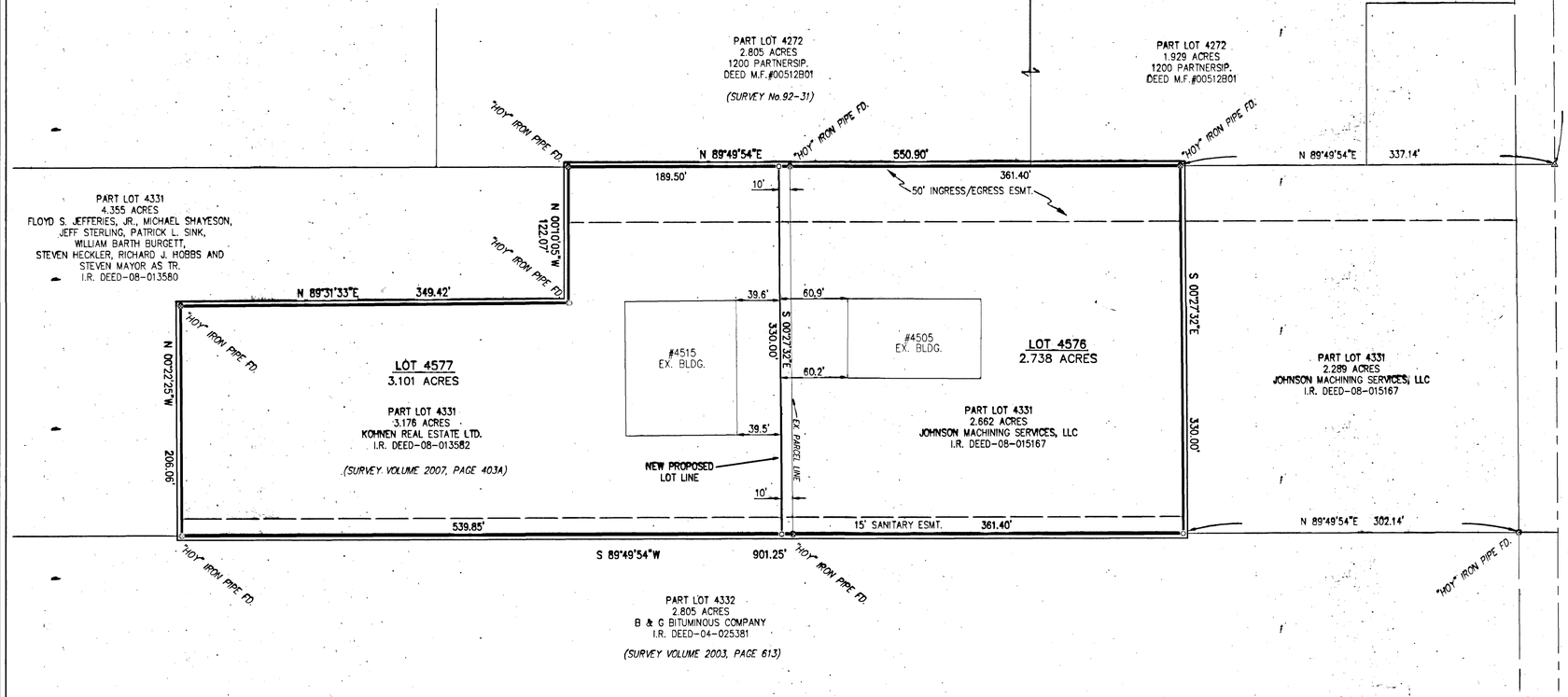
- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ● Indicates Iron Pipe found
- ▲ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument found
- ● Indicates Railroad Spike found
- × Indicates Scribe set

REFERENCE:

DEEDS: 2.662 ACRES (PART LOT 4331) – JOHNSON MACHINING SERVICES, LLC / I.R. DEED-08-015167
3.176 ACRES (PART LOT 4331) – KOHNEN REAL ESTATE LTD. / I.R. DEED-08-013582

SUPERIMPOSED NOTE:

ALL LANDS OF DEDICATORS FROM WHICH THE PLAT ARE DRAWN IS SHOWN WITHIN BACKGROUND DRAWING.



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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: JOHNSON MACHINING SERVICES, LLC

BY: Thomas E. Johnson

STATE OF OHIO, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF MARCH 2017 BY THOMAS JOHNSON, AS OWNER.

Ruby M. Harp

NOTARY PUBLIC (MY COMMISSION EXPIRES: 9-30-19)

RUBY M. HARP
NOTARY PUBLIC - STATE OF OHIO
Recorded in Montgomery County
My commission expires Sept. 30, 2019

LIENHOLDER ACKNOWLEDGEMENT:

LIENHOLDER: First National Bank of Germantown

BY: Thomas E Winning

STATE OF OHIO, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF MARCH 2017 BY THOMAS E. WINNING AS PRESIDENT OF FIRST NATIONAL BANK OF GERMANTOWN OF SAID ORGANIZATION, AS LIENHOLDER.

Ruby M. Harp

NOTARY PUBLIC (MY COMMISSION EXPIRES: 9-30-19)

RUBY M. HARP
NOTARY PUBLIC - STATE OF OHIO
Recorded in Montgomery County
My commission expires Sept. 30, 2019

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: KOHNEN REAL ESTATE, LTD

BY: Katherine M. Farrey
KATHERINE M. FARREY

STATE OF OHIO, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7th DAY OF MARCH 2017 BY KATHERINE M. FARREY AS OWNER.

NOTARY PUBLIC (MY COMMISSION EXPIRES: 1-13-2019)

MARTIN H. NIZNY, Notary Public
In and for the State of Ohio
My commission expires:

LIENHOLDER ACKNOWLEDGEMENT:

LIENHOLDER: _____

BY: _____

STATE OF OHIO, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____ 2017 BY _____ AS _____ OF _____ ON BEHALF OF SAID ORGANIZATION, AS LIENHOLDER.

NOTARY PUBLIC (MY COMMISSION EXPIRES: _____)

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 5.838 ACRES, BEING 2.662 ACRES OF PART LOT 4331 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF WEST CARROLLTON CONVEYED TO JOHNSON MACHINING SERVICES, LLC BY I.R. DEED-08-015167 AND 3.176 ACRES OF PART LOT 4331 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF WEST CARROLLTON CONVEYED TO KOHNEN REAL ESTATE LTD. BY I.R. DEED-08-013582 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 NOVEMBER 2016. 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: Feb 28, 2017

STATE OF OHIO THOMAS K. MARSH 7735 REGISTERED PROFESSIONAL SURVEYOR

APPROVED THIS 1st DAY OF MARCH 2017,
ACCEPTED AND APPROVED BY THE CITY OF WEST CARROLLTON PLANNING COMMISSION.

DIRECTOR OF CITY PLANNING

3.1.17
DATE

TRANSFERRED
17 MAR 14 AM 9:29
KARL L. KEITH
AUDITOR

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN HEREON 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.

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

S:\Jobs\4000\4894 Johnson Machining\4894 replat.dwg RECORD PLAN Feb 28, 2017 - 4:00:42pm Kevin

DEDICATION PLAN FOR NGA-19-2-PT.9

WILMINGTON PIKE
REAL PARCEL

PART OF OAKDALE PLAT LOT 9
PLAT BOOK "K" P. 38
SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.009 Ac.

229 P 53

BASIS OF BEARINGS

BASIS OF BEARINGS IS
OHIO STATE PLANE,
SOUTH ZONE,
NAD 83 (2011).

Type: DEE
Kind: PLAT
Recorded: 03/15/2017 10:26:12 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00015536

OCCUPATION STATEMENT

PROPERTY AND BOUNDARY LINES SHOWN
HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING PART OF LOT 9 OF THE OAKDALE PLAT AS RECORDED IN PLAT BOOK "K" P. 38, BEING AN 0.009 ACRE PORTION OF THE PART OF SAID LOT AS CONVEYED TO TROY C. REAL, BY I.R. DEED 15-064008, MONTGOMERY COUNTY DEED RECORDS.

RECORD DOCUMENTS USED

DEEDS:

IR DEED 09-044271
DMF 89-300C03
DMF 89-166E02
DB 2288 p 325
IR DEED 04-114034
DMF 85-0617-D03
IR CFT 03-047267
IR DEED 04-054296
DMF 00-606D04
IR DEED 06-118718
IR DEED 14-017649
IR DEED 15-064008
DMF 93-270D04
IR CF-T 09-039399
DB 2280 p 14
IR DEED 05-064750
DMF 94-567E10
IR DEED 12-053572
IR DEED 12-053573
DMF 94-636B12
IR CF-T 03-047266
DB 2328 p 637
DB 2299 p 81
DMF 86-523D12
DB 2286 p 734
DMF 74-610E09
DB 2472 p 523
DB 2305 p 371
DMF 83-043A01
DMF 83-129E01
DB 1593 p 219
DMF 86-143A09
DMF 88-155A09
DMF 88-155A07
DB 2268 p 689
DMF 86-116E05
DMF 86-523E04

RAILROAD RECORDS:

V.ID OHIO_001

PLATS:

PB 68 p 5
PB K p 038
PB 145 p 36
PB 68 p 5
PB 24 p 60

ROAD RECORDS:

ROAD RECORD C p. 47 Stroop
ROAD RECORD C p. 55 Wilmington Pike
MOT-MAR-WIL RW
MOT-WILMINGTON PK
ROAD RECORD E p. 185 Stroop

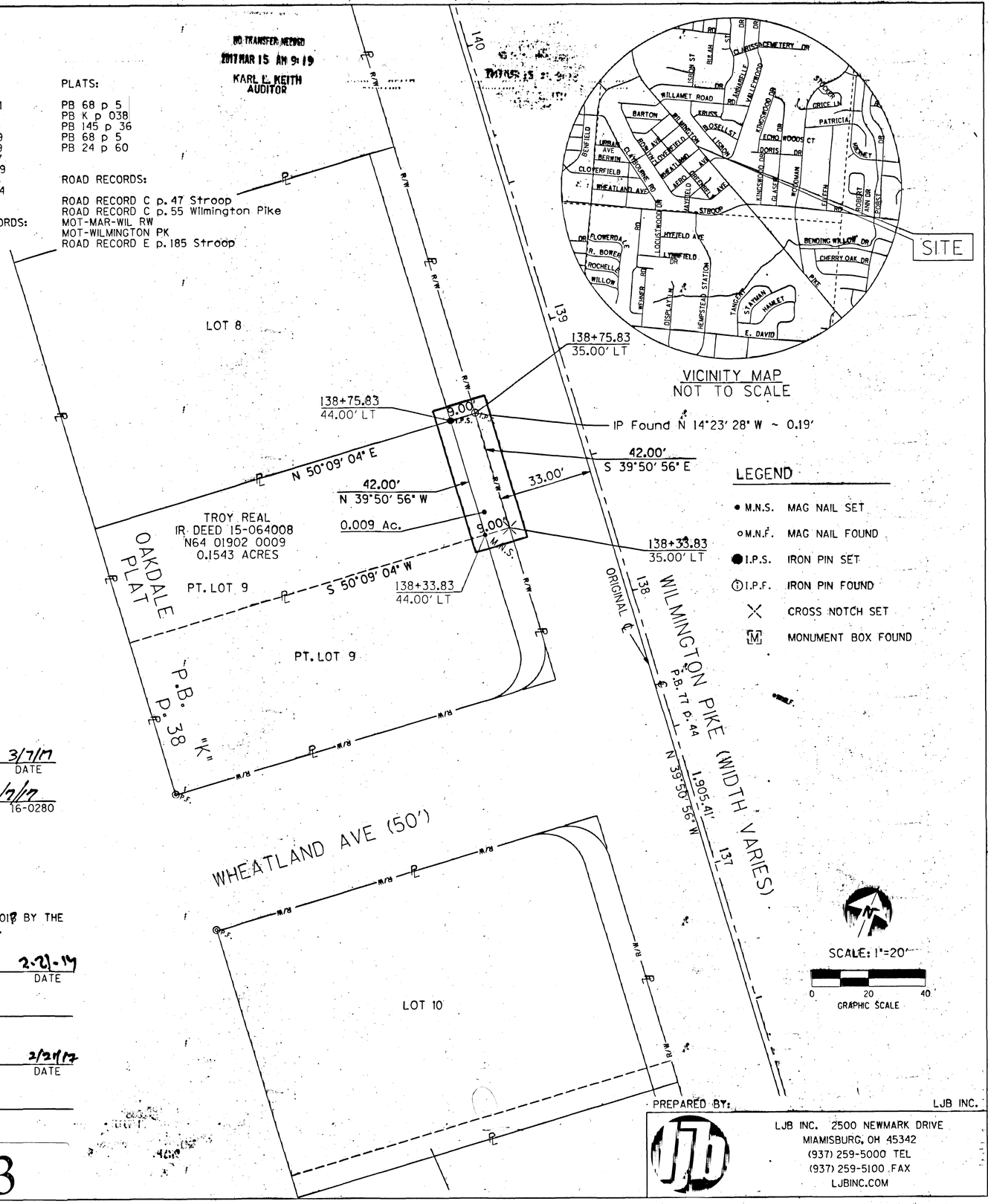
CERTIFICATION

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
Harry G. Herbst III 12/08/2016
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO
HARRY G. HERBST III
S-6596
REGISTERED PROFESSIONAL SURVEYOR

NO TRANSFER NEEDED
2017 MAR 15 AM 9:19
KARL L. KEITH
AUDITOR



VICINITY MAP
NOT TO SCALE

LEGEND

- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ● I.P.S. IRON PIN SET
- ⓘ I.P.F. IRON PIN FOUND
- × CROSS NOTCH SET
- [M] MONUMENT BOX FOUND

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

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 DO HEREBY DEDICATE THE AREA SHOWN AS DEDICATED RIGHT-OF-WAY (0.009 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 INTRESTS.

OWNER:

TROY C. REAL

SIGNATURE BY Troy C Real
TROY C. REAL

PRINTED NAME Troy C Real

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE Gregory C. Reynolds
WITNESS SIGNATURE

PRINTED NAME Gregory C. Reynolds

Gregory C. Reynolds
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 03-02-2022

GREGORY C. REYNOLDS
Notary Public, State of Ohio

NO TRANSFER NEEDED
2017 MAR 15 AM 9:19
KARL L. KEITH
AUDITOR

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE Paul M. Dawson 3/7/17
MONTGOMERY COUNTY ENGINEER DATE

SIGNATURE Ron 3/7/17
CHECKED BY 16-0280

APPROVAL - PLANNING COMMISSION

APPROVED THIS 21ST DAY OF FEBRUARY 2017 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE Ray Wasky 2-21-17
CHAIRPERSON DATE

PRINTED NAME Ray Wasky

SIGNATURE Richard A. Schultze 2/21/17
SECRETARY DATE

PRINTED NAME Richard A. Schultze

INCHES 1 2 3

PLAT BOOK 229 PAGE: 53

PREPARED BY: LJB INC.

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

N64-19-2-161 & PT. 4

BASIS OF BEARINGS

BASIS OF BEARINGS IS OHIO STATE PLANE, SOUTH ZONE, NAD 83, (2011)

RECORD DOCUMENTS USED

DEEDS:

IR DEED 09-044271
DMF 89-300C03
DMF 89-166E02
DB 2288 p 325
IR DEED 04-114034
DMF 85-0617-D03
IR CFT 03-047267
IR DEED 04-054296
DMF 00-606D04
IR DEED 06-118718
IR DEED 14-017649
IR DEED 15-064008
DMF 93-270D04
IR CF-T 09-039399
DB 2280 p 14
IR DEED 05-064750
DMF 94-567E10
IR DEED 12-053572
IR DEED 12-053573
DMF 94-636B12
IR CF-T 03-047266
DB 2328 p 637
DB 2299 p 81
DMF 86-523D12
DB 2286 p 734
DMF 74-610E09
DB 2472 p 523
DB 2305 p 371
DMF 83-043A01
DMF 83-129E01
DB 1593 p 219
DMF 86-143A09
DMF 88-155A09
DMF 88-155A07
DB 2268 p 689
DMF 86-116E05
DMF 86-523E04
IR DEED 07-090931
IR DEED 12-03525
DB 2286 p 737
DB 2483 p 664

PLATS:

PB 68 p 5
PB K p 038
PB 145 p 36
PB 68 p 5
PB 24 p 60
PB "GG" p 53

ROAD RECORDS:

ROAD RECORD C p. 47 Stroop
ROAD RECORD C p. 55 Wilmington Pike
MOT-MAR-WIL RW
MOT-WILMINGTON PK
ROAD RECORD E p. 185 Stroop

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, MONTGOMERY COUNTY, STATE OF OHIO, IN SECTION 23, TOWN 2, RANGE 6 M.Rs. BEING AN 0.021 ACRE PART OF LOT 4 OF THE OAKDALE PLAT AS RECORDED IN PLAT BOOK "K" P. 38, BEING AN 0.020 ACRE PORTION OF THE PART OF SAID LOT AS CONVEYED TO MOLZ 4, LLC BY IR DEED 12-003525, AND ALL OF THE 48 SQUARE FEET AS CONVEYED TO THE CITY OF KETTERING BY DEED BOOK 2483 P.664, MONTGOMERY COUNTY DEED RECORDS.

229 P54

Type: DEE
Kind: PLAT
Recorded: 03/15/2017 10:26:26 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00015537

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 (0.021 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 INTERESTS.

OWNER:

MOLZ 4, LLC

SIGNATURE BY David H. Molz ITS Agent.
MOLZ 4, LLC

PRINTED NAME DAVID H. MOLZ

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE Gregory C. Reynolds
WITNESS SIGNATURE

GREGORY C. REYNOLDS Notary Public, State of Ohio

PRINTED NAME Gregory C. Reynolds

Gregory C. Reynolds
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 03-02-2022

OWNER:

CITY OF KETTERING

SIGNATURE BY Mark Schwieterman ITS CITY MANAGER
MARK SCHWIETERMAN

PRINTED NAME MARK SCHWIETERMAN

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE Amy J. Hayslip
WITNESS SIGNATURE

PRINTED NAME Amy J. Hayslip

AMY J HAYSLIP, Notary Public In and for the State of Ohio My Commission Expires Nov. 27, 2020

Amy J. Hayslip
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES 11-27-2020

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".
THE MEASUREMENTS ARE CERTIFIED CORRECT, MAG NAILS IRON PINS, AND CROSS NOTCHES WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

LJB, INC.
Harry G. Herbst III 2/13/2017
HARRY G. HERBST III
OHIO REGISTERESD SURVEYOR #6596

STATE OF OHIO HARRY G. HERBST III S-6596 REGISTERED PROFESSIONAL SURVEYOR

INCHES 1 2 3

DEDICATION PLAN FOR
WILMINGTON PIKE
MOLZ PARCEL

PART OF OAKDALE PLAT LOT 4
PLAT BOOK "K" P. 38
SECTION 23, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
CONTAINING 0.021 Ac.

PLAT BOOK 229 PAGE: 54

APPROVAL - COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE 3/7/17
MONTGOMERY COUNTY ENGINEER DATE

SIGNATURE CHECKED BY Ron 3/9/17 17-0011

APPROVAL - PLANNING COMMISSION

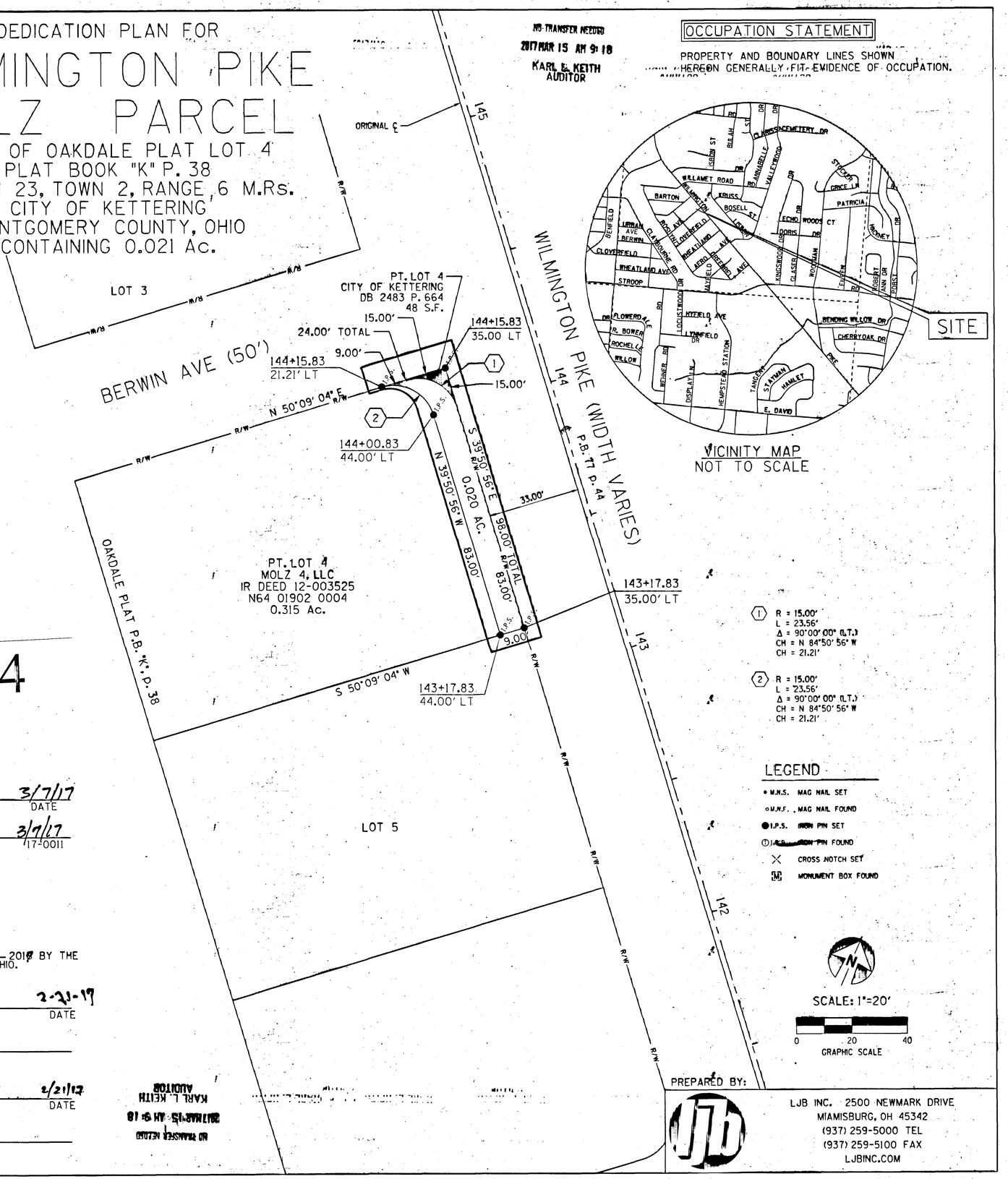
APPROVED THIS 21ST DAY OF FEBRUARY 2017 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE 2-21-17
CHAIRPERSON DATE

PRINTED NAME RAY WASKY

SIGNATURE 2/21/17
SECRETARY DATE

PRINTED NAME Richard A. Schultze



NO TRANSFER NEEDED
2017 MAR 15 AM 9:18
KARL L. KEITH
AUDITOR

OCCUPATION STATEMENT

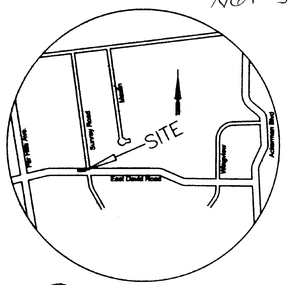
PROPERTY AND BOUNDARY LINES SHOWN HEREON GENERALLY FIT EVIDENCE OF OCCUPATION.

VICINITY MAP
NOT TO SCALE

PREPARED BY:

LJB INC. 2500 NEWMARK DRIVE
MIAMISBURG, OH 45342
(937) 259-5000 TEL
(937) 259-5100 FAX
LJBINC.COM

N04-3A-7-PT99 & 107 ALL



vicinity map
no scale

INCHES 1 2 3

PLAT BOOK 229 PAGE: 55

229 P 55

DEDICATION PLAN FOR 509 E. DAVID ROAD

SECTION 28, TOWN 2, RANGE 6 M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
0.088 ACRES

NO TRANSFER NEEDED
2017 MAR 15 AM 9:18
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 03/15/2017 10:27:08 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00015538

BASIS OF BEARING

BEARINGS BASED ON THE EAST LINE OF RESERVE AREA "D" OF THE DAVID'S RETREAT PLAT AS RECORDED IN PLAT BOOK 201, PAGE 11 (S01°25'45"W) OF THE PLAT RECORDS OF MONTGOMERY COUNTY OHIO.

GRAPHIC SCALE

20 0 20 40 60
1"=20'

SUPERIMPOSED AREA NOTE

LANDS OF THE DEDICATORS FROM WHICH SUCH PLAT IS DRAWN CONTAINS AN ACCURATE BACKGROUND DRAWING OF ANY METES-AND-BOUNDS DESCRIPTIONS OF THE LANDS OF THE DEDICATORS FROM WHICH SUCH PLAT IS DRAWN. (O.R.C. 711.02b)

SURVEY NOTES

1. ALL DEEDS, SURVEYS 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 IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. IRON PINS SET ARE 30" X ¾" REBAR WITH PLASTIC CAP STAMPED "CITY OF KETTERING".
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

REFERENCES

DOCUMENTS USED ARE AS SHOWN

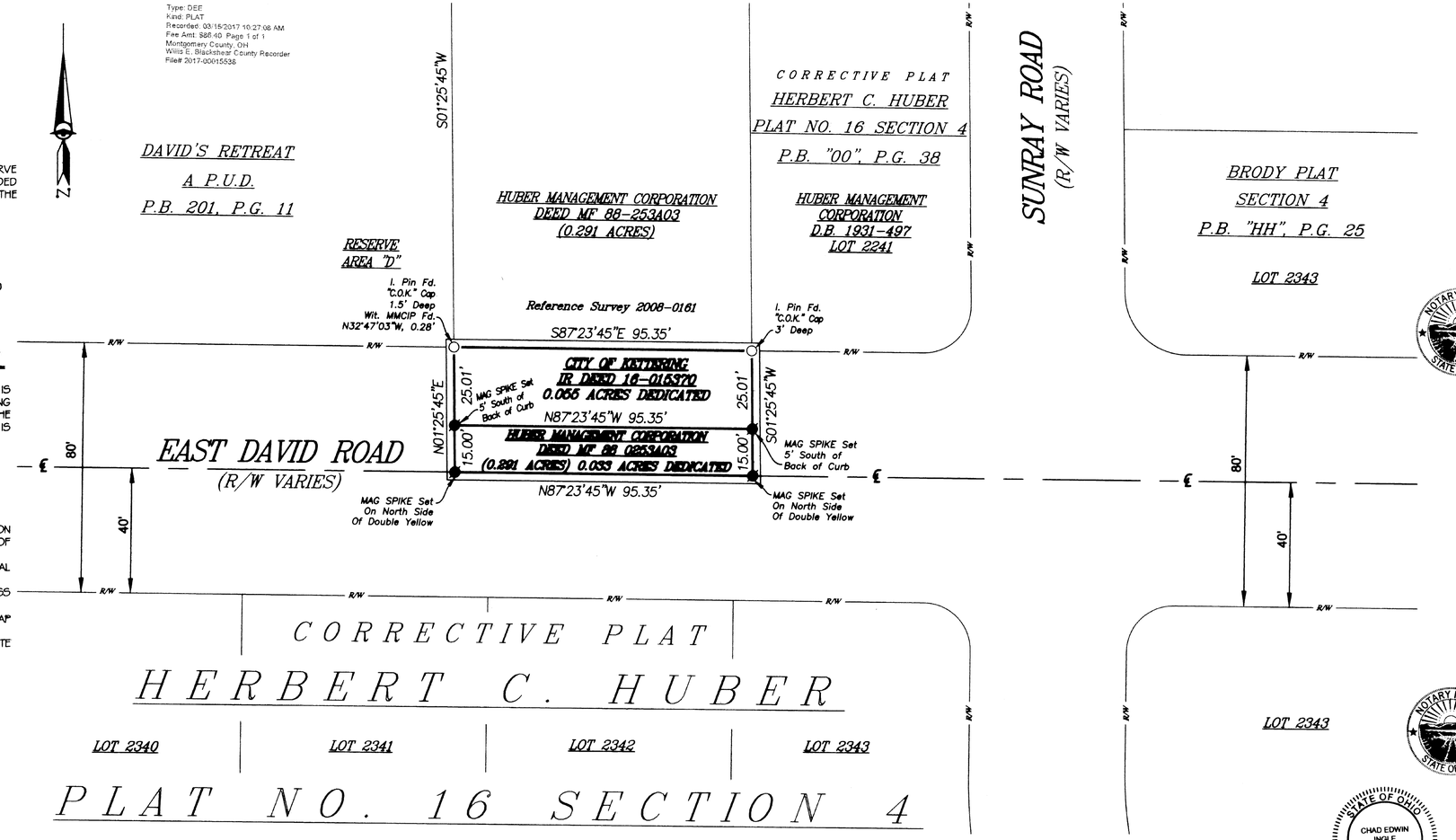
LEGEND

- ○ IRON PIN FOUND
- ● MAG SPIKE SET
- C.O.K. CITY OF KETTERING

NOTE: RECORD INFORMATION IS ENCLOSED BY PARENTHESES

RESOLUTION

SURVEY RESOLUTION BASED ON SURVEY 2008-0161 ALSO PERFORMED BY THE CITY OF KETTERING.



APPROVAL – PLANNING COMMISSION

APPROVED THIS 27th DAY OF 2017, 2017 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE Ray Wasky CHAIRPERSON DATE 2-28-2017
PRINTED NAME RAY WASKY

SIGNATURE Richard Schultze SECRETARY DATE 2/27/17
PRINTED NAME Richard A. Schultze

NO TRANSFER NEEDED
2017 MAR 15 AM 9:18
KARL L. KEITH
AUDITOR

DESCRIPTION

SITUATE IN THE CITY OF KETTERING, COUNTY OF MONTGOMERY, STATE OF OHIO, SECTION 28, TOWN 2, RANGE 6 M.Rs, AND BEING ALL OF A 0.055 ACRE PARCEL OF LAND AS CONVEYED TO THE CITY OF KETTERING BY IR DEED 16-015370, ALSO BEING 0.033 ACRES FROM A 0.291 ACRE PARCEL OF LAND AS CONVEYED TO HUBER MANAGEMENT CORPORATION BY DEED M.F. 88-253A03, OVERALL ACREAGE OF ALL LAND TO BE DEDICATED IS 0.088 ACRES.

ACREAGE BREAKDOWN			
DESC.	PROPERTY OWNER	DEED	ACRES FROM TAKE
0.055 ACRE TRACT	CITY OF KETTERING	IR DEED 16-015370	0.055
0.291 ACRE TRACT	HUBER MANAGEMENT CORPORATION	DEED MF 88-253A03	0.033
		TOTAL	0.088

APPROVAL – COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE _____ MONTGOMERY COUNTY ENGINEER DATE 3/7/17

CHECKED BY

SIGNATURE RON DATE 3/7/17

FILE NUMBER 17-0014

O:\PROJECTS\LAND DESKTOP\02-116k\dwg

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 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:
CITY OF KETTERING
SIGNATURE Mark Schwiterman (CITY MANAGER)
PRINTED NAME MARK SCHWITERMAN

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
SIGNATURE Mary Jo Csizma WITNESS SIGNATURE
PRINTED NAME Mary Jo Csizma

STATE OF OHIO
COUNTY OF MONTGOMERY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF FEBRUARY, 2017 BY MARY Jo CSIZMA

Mary Jo Csizma
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

SEAL MARY JO CSIZMA, Notary Public In and for the State of Ohio My Commission Expires Feb. 2, 2019

2-2-19
MY COMMISSION EXPIRES

OWNERS:
HUBER MANAGEMENT CORPORATION, AN OHIO CORPORATION
SIGNATURE _____ CORRINE HUBER (PRESIDENT)
PRINTED NAME CORRINE HUBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
SIGNATURE Mary Jo Csizma WITNESS SIGNATURE
PRINTED NAME MARY Jo CSIZMA

STATE OF OHIO
COUNTY OF MONTGOMERY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF FEB, 2017 BY MARY Jo CSIZMA

Mary Jo Csizma
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

SEAL MARY JO CSIZMA, Notary Public In and for the State of Ohio My Commission Expires Feb. 2, 2019

2-2-19
MY COMMISSION EXPIRES

STATE OF OHIO
CHAD EDWIN INGLE
8498
REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S 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.

Chad Ingle 2-7-17
CHAD E. INGLE DATE
PROFESSIONAL SURVEYOR NO. 8498

PREPARED BY:
CITY OF KETTERING
ENGINEERING DEPARTMENT
3600 Shroyer Road
Kettering, OH 45429
p 937.296.2436 f 937.296.3242
www.ketteringoh.org

R72-21-12-1A 5 of 9 63 ALL

TRANSFERRED
17 MAR 21 PM 12:30
KARL L. KEITH
AUDITOR

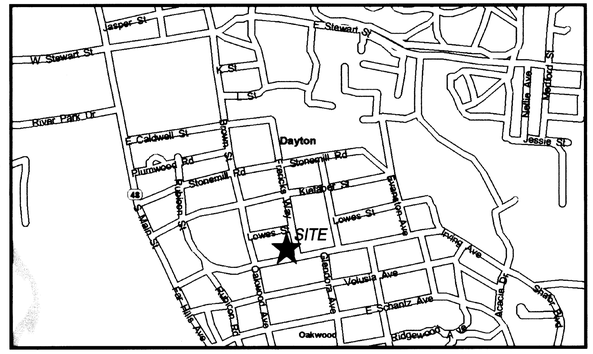
RECORD PLAN
STUDENT NEIGHBORHOOD ~ SECTION 3
FOR UNIVERSITY OF DAYTON

SECTION 32, TOWN 2, RANGE 7, M.Rs. AND SECTION 2, TOWN 1, RANGE 7, M.Rs.
BEING A REPLAT OF LOTS #16345 AND #16346
OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON
THE PLAT OF THE CITY OF DAYTON, MONTGOMERY COUNTY, OHIO
AKA T.C. BABBITT ETAL P.B. "B" PG. 152
TOTAL AREA = 0.336 ACRES

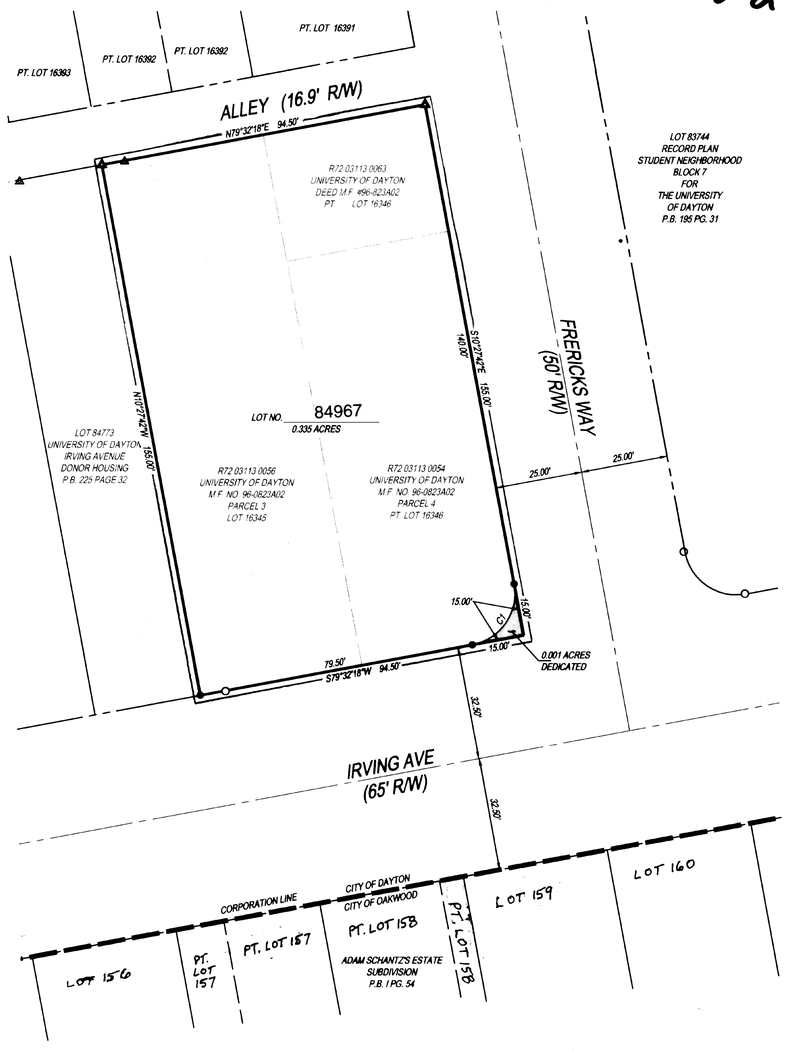
DECEMBER, 2016

Type: DEE
Kind: PLAT
Recorded: 03/21/2017 01:42:21 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00017013

229 P 56



VICINITY MAP
N.T.S



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

INCHES 1 2 3

PLAT BOOK 229 PAGE: 56

LEGEND
- SET 5/8" IRON PIN
- SET MAGNAIL
- MAGNAIL FOUND
- 5/8" IRON PIN FOUND
- AREA BEING DEDICATED AS R/W

DEED REFERENCE
M.F. # 96-0823A02

AREA BREAKDOWN:
BUILDABLE LOT = 0.335 ACRES
RIGHT-OF-WAY = 0.001 ACRES
TOTAL = 0.336 ACRES

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF FRERICKS WAY BEING S10°27'42"E PER THE RECORD PLAT OF STUDENT NEIGHBORHOOD SECTION 2 FOR UNIVERSITY OF DAYTON AS RECORDED IN P.B. 206 PG. 32.

DATE 2-20- 2017

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 249 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE. OF THE CITY OF DAYTON, OHIO

Keith Steelman
CITY OF ENGINEER
OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR
DATE 5/22 2017

APPROVED BY DIRECTOR OF PUBLIC WORKS

Keith Steelman
SUPERVISOR OF PLATS
DATE 2-20- 2017

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS RE-PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE 0.001 ACRES 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:
UNIVERSITY OF DAYTON

IN THE PRESENCE OF:

Kim A Andries
WITNESS

WITNESS

Beth Keyes
BETH KEYES, VICE PRESIDENT FOR FACILITIES AND CAMPUS OPERATIONS

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

BE IT REMEMBERED THAT ON THIS 27 DAY OF December, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BETH KEYES TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE 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.

Nancy J. Shanahan
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: April 29, 2019

OWNER'S STATEMENT
BETH KEYES, VICE PRESIDENT FOR FACILITIES AND CAMPUS OPERATIONS, 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.

Beth Keyes
BETH KEYES, VICE PRESIDENT FOR FACILITIES AND CAMPUS OPERATIONS

DATE: December 27, 2016
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

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

Nancy J. Shanahan
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: April 29, 2019

NANCY J. SHANAHAN NOTARY PUBLIC STATE OF OHIO

TRANSFERRED
17 MAR 21 PM 12:30
KARL L. KEITH
AUDITOR

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	15.00	23.56	90°00'00"	S34°32'18"W	21.21

APPROVED FOR DESCRIPTION.

MONTGOMERY COUNTY ENGINEER — JOB NO. 16-0230

CHECKED BY — DATE 3/13/17

JOB # 16-0230

NOTES:
1. *OCCUPATION IN GENERAL FITS SURVEY.*
2. *SOURCE DOCUMENTS AS NOTED.*
3. *ALL MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.*
4. *BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF FRERICKS WAY BEING S10°27'42"E PER THE RECORD PLAT OF STUDENT NEIGHBORHOOD SECTION 2 FOR UNIVERSITY OF DAYTON AS RECORDED IN P.B. 206 PG. 32.*

DESCRIPTION & CERTIFICATION:

THE WITHIN PLAT IS A REPLAT OF LOTS 16345 AND 16346 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, MONTGOMERY COUNTY, OHIO COMPRISING PART OF THE LAND CONVEYED TO THE UNIVERSITY OF DAYTON BY DEED RECORDED IN M.F. # 96-0823A02.

CONTAINING A TOTAL OF 0.335 ACRES, IN LOTS AND 0.001 ACRES IN RIGHT-OF-WAY.

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 AUGUST OF 2015. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN..

BY: Randy C Wolfe 12-22-16

RANDY C. WOLFE — DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
513.779.7851

PREPARED BY:

SEAL:

STATE OF OHIO
RANDY C. WOLFE
8033
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	6/29/2016	RECORD PLAN - NSB
2	10/6/16	REVISED PLAT - DKY
3	12/21/16	REVISED PLAT - NSB

STUDENT NEIGHBORHOOD SECTION 3 FOR UNIVERSITY OF DAYTON
SECTION 32, TOWN 2, RANGE 7, MRS
SECTION 2, TOWN 1, RANGE 7, MRS
CITY OF DAYTON
MONTGOMERY COUNTY, OHIO

PROJECT NO: 150326VRP000
DATE: 6/29/2016
SCALE: 1" = 20'
0 10 20 40

SHEET NAME: **STUDENT NEIGHBORHOOD SECTION 3 FOR UNIVERSITY OF DAYTON**

SHEET NO. **1 OF 1**

H:\Dayton\150326\DWG\000\150326VRP000 (STUDENT HOUSING SEC 3).dwg, 12/22/2016 11:42:44 AM, rburke, 1:1

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

R72-31-5-91, 92 & PT. 112

RECORD PLAN
STUDENT NEIGHBORHOOD ~ SECTION 5

SECTION 2, TOWN 1, RANGE 7, M.Rs.
BEING A RE-PLAT OF PART LOT #16500 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 0.230 ACRES

DECEMBER, 2016

TRANSFERRED
17 MAR 21 PM 12:30
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 03/21/2017 01:43:51 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00017014

229 P57

PLAT BOOK 229 PAGE: 57

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF FRERICKS WAY BEING S10°27'42"E PER THE RECORD PLAT OF STUDENT NEIGHBORHOOD SECTION 2 FOR THE UNIVERSITY OF DAYTON AS RECORDED IN P.B. 206 PG. 32.

DATE March 6, 2016 2017

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 249 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE. OF THE CITY OF DAYTON, OHIO

Keith Steeper
CITY OF ENGINEER
OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

PLANNING DIRECTOR
DATE 2/28 2016 2017

APPROVED BY DIRECTOR OF PUBLIC WORKS

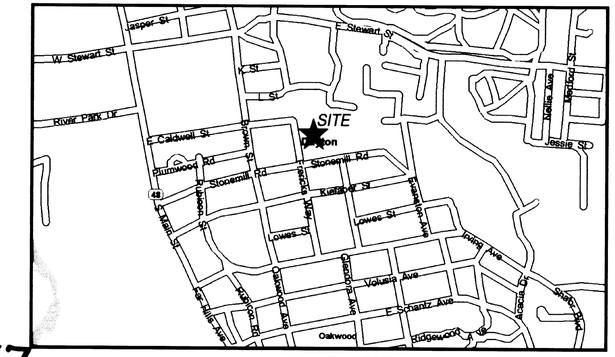
SUPERVISOR OF PLATS
DATE 3/6 2016 2017

DEED REFERENCE

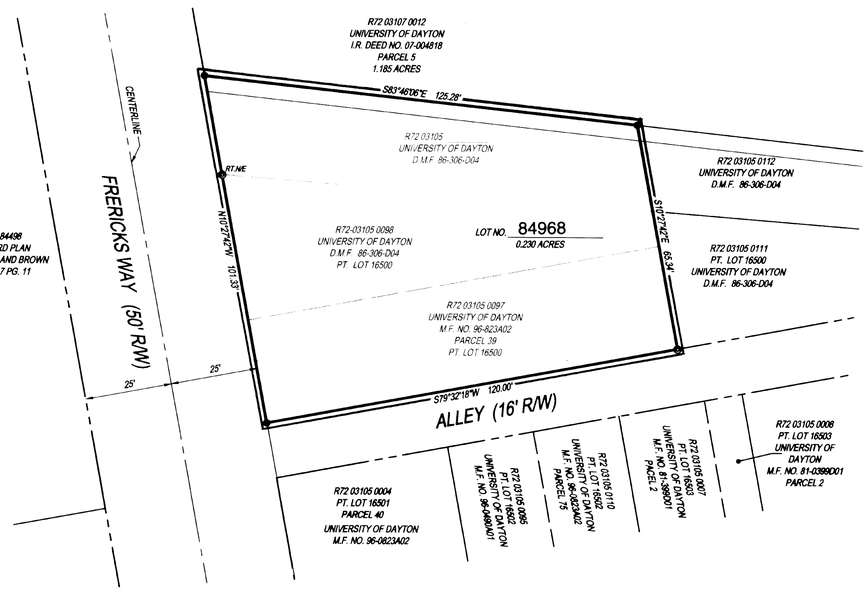
D.M.F. NO. 96-823-A02
D.M.F. NO. 86-306-D04

AREA BREAKDOWN:
BUILDABLE LOT = 0.230 ACRES
RIGHT-OF-WAY = 0.000 ACRES
TOTAL = 0.230 ACRES

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



VICINITY MAP
N.T.S



LEGEND
- ● SET 5/8" IRON PIN
- ◎ FOUND PIPE

APPROVED FOR DESCRIPTION.

MONTGOMERY COUNTY ENGINEER — JOB NO. 16-0253

CHECKED BY RON — DATE 3/13/17

JOB # 16-0253

NOTES:
1. OCCUPATION IN GENERAL FITS SURVEY.
2. SOURCE DOCUMENTS AS NOTED.
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS RE-PLAT TO BE OUR VOLUNTARY ACT AND DEED AND RESERVE THE EASEMENTS ASH 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:

IN THE PRESENCE OF:

KimAndries
WITNESS

WITNESS

Beth Keyes
BETH KEYES, VICE PRESIDENT FOR FACILITIES AND CAMPUS OPERATIONS

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

BE IT REMEMBERED THAT ON THIS 27 DAY OF December, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BETH KEYES TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE 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.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO
MY COMMISSION EXPIRES: April 29, 2019

OWNER'S STATEMENT

BETH KEYES, VICE PRESIDENT FOR FACILITIES AND CAMPUS OPERATIONS, 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.

Beth Keyes
BETH KEYES, VICE PRESIDENT FOR FACILITIES AND CAMPUS OPERATIONS

DATE: December 27, 2016
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

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: April 29, 2019

NORMA J. SHAWHAN
NOTARY PUBLIC, STATE OF OHIO

DESCRIPTION & CERTIFICATION:

THE WITHIN PLAT IS A REPLAT OF PART OF LOT 16500 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, MONTGOMERY COUNTY, OHIO AND SUBDIVISION OF 0.230 ACRES COMPRISING PART OF THE LAND CONVEYED TO THE UNIVERSITY OF DAYTON BY DEED RECORDED IN D.M.F. 96-823-A02, D.M.F. 86-306-D04 OF THE DEED RECORDS OF MONTGOMERY COUNTY OHIO.

CONTAINING A TOTAL OF 0.230 ACRES, IN LOTS AND 0.000 ACRES IN RIGHT-OF-WAY.

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 AUGUST OF 2015. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BY: Randy C Wolfe 12-22-16
RANDY C. WOLFE — DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033

TRANSFERRED
17 MAR 21 PM 12:30
KARL L. KEITH
AUDITOR

INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES

THE KLEINGERS GROUP
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE
www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
513.779.7851

PREPARED BY:

SEAL:
STATE OF OHIO
RANDY C. WOLFE
8033
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	6/29/2016	RECORD PLAN - NSB
2	10/4/2016	REVISIONS - DKY
3	12/21/2016	REVISIONS - NSB

STUDENT NEIGHBORHOOD SECTION 5
SECTION 2, TOWN 1, RANGE 7, MRS
CITY OF DAYTON
MONTGOMERY COUNTY, OHIO

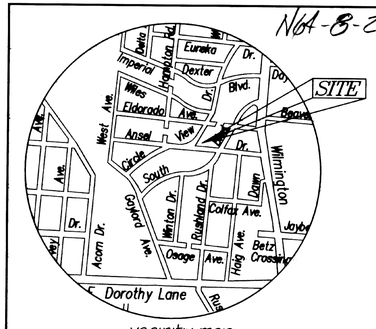
PROJECT NO: 150326VRP000
DATE: 7/27/16
SCALE: 1" = 20'
0 10 20 40

SHEET NAME:
FOR: THE UNIVERSITY OF DAYTON

SHEET NO.
1 OF 1

H:\Drawings\150326\000\000150326000000 STUDENT HOUSING SEC 5.dwg, 12/22/2016 12:44:17 PM, Hoefle, 1:1

NA-8-2-114, 115 & 116 ALL



vacinity map
no scale

BASIS OF BEARING

BEARINGS ARE BASED UPON THE CENTERLINE OF ANSEL DRIVE, BEING S84°38'38"E, PER THE STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), OHIO SOUTH ZONE.

GRAPHIC SCALE

20 0 20 40 60
1"=20'

INCHES 1 2 3

PLAT 229
PG 58

TRANSFERRED
17 MAR 27 AM 10:50
KARL L. KEITH
AUDITOR

RECORD PLAN FOR SANDRA HUNTER PLAT

BEING A REPLAT OF ALL LOTS 314 & 315 AND PART LOT 316
OF OAKWOOD EXTENSION PLAT IN P.B. "M" 8 AND 9
SECTION 30, TOWN 2, RANGE 6, M.Rs.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO
0.283 ACRES

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- RR SPIKE FOUND
- MONUMENT BOX FOUND
- IRON PIN SET
- MAG SPIKE SET

IRON PIN SET ARE 5/8" X 30" REINFORCING ROD WITH PLASTIC CAP STAMPED "CITY OF KETTERING"

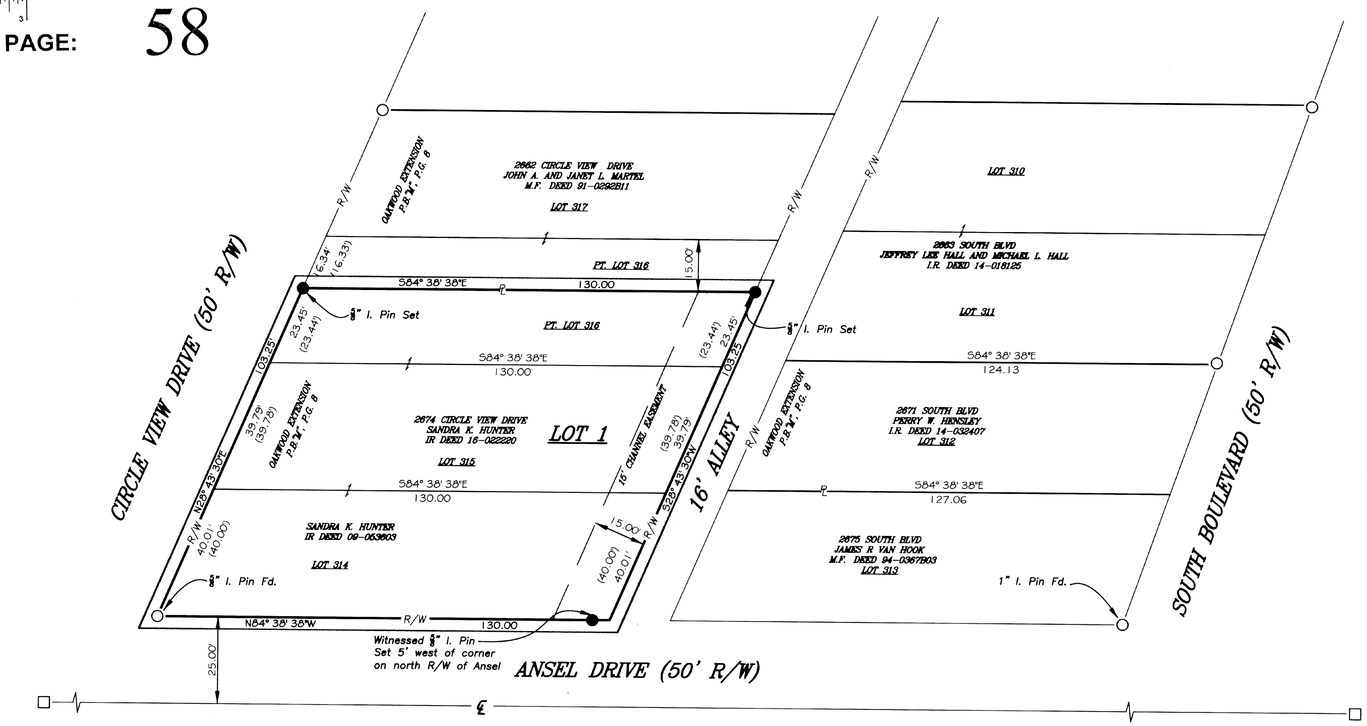
NOTE: RECORD INFORMATION IS ENCLOSED BY PARENTHESES

Type: DEE
Kind: PLAT
Recorded: 03/27/2017 11:56:36 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00015140

PLAT BOOK 229 PAGE: 58

DESCRIPTION

BEING ALL OF LOTS 314 AND 315 OF OAKWOOD EXTENSION PLAT IN PLAT BOOK "M", PAGES 8 AND 9, ALSO BEING PART LOT 316 OF SAID PLAT. BEING ALL LANDS CONVEYED TO SANDRA K. HUNTER AS RECORDED ON I.R. DEED 09-053603 AND I.R. DEED 16-022220 OF MONTGOMERY COUNTY, OHIO. SITUATE IN THE CITY OF KETTERING, COUNTY OF MONTGOMERY, STATE OF OHIO, SECTION 30, TOWN 2, RANGE 6 M.Rs.



SUPERIMPOSED AREA NOTE

LANDS OF THE DEDICATORS FROM WHICH SUCH PLAT IS DRAWN CONTAINS AN ACCURATE BACKGROUND DRAWING OF ANY METES-AND-BOUNDS DESCRIPTIONS OF THE LANDS OF THE DEDICATORS FROM WHICH SUCH PLAT IS DRAWN. (O.R.C. 711.02b)

OCCUPATION

OCCUPATION IN GENERAL FITS SURVEY

REFERENCES

DOCUMENTS USED ARE AS SHOWN

APPROVAL – COUNTY ENGINEER

APPROVED FOR DESCRIPTION ONLY

SIGNATURE _____ DATE 3/21/17
MONTGOMERY COUNTY ENGINEER

CHECKED BY

SIGNATURE _____ DATE 3/21/17

FILE NUMBER 16-0388

APPROVAL – PLANNING COMMISSION

APPROVED THIS 9th DAY OF MARCH, 2017 BY THE PLANNING COMMISSION OF THE CITY OF KETTERING, OHIO.

SIGNATURE _____ DATE 3-10-17
CHAIRPERSON

PRINTED NAME RAY WASHY

SIGNATURE _____ DATE 3/9/17
SECRETARY

PRINTED NAME RICH SCHULTZE

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 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.

I THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PLATTED DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE THE 15' WIDE CHANNEL EASEMENT SHOWN ON THE EASTERN SIDE OF THE CONSOLIDATED LOT TO THE CITY OF KETTERING FOREVER TO PROVIDE FOR ACCESS AND MAINTENANCE OF THE CHANNEL LOCATED WITHIN THE ADJOINING 16' WIDE ALLEY.

OWNERS:
SANDRA K. HUNTER

SIGNATURE _____
SANDRA K. HUNTER

PRINTED NAME SANDRA K. HUNTER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE _____
WITNESS SIGNATURE

PRINTED NAME RONALD L. HUNDT

STATE OF OHIO
COUNTY OF MONTGOMERY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2017
BY CONNIE S. GAW

_____
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

My 25, 2020
MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF OHIO

TRANSFERRED
17 MAR 27 AM 10:50
KARL L. KEITH
AUDITOR

SURVEYOR'S 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.

Chad Ingle 3-9-17
CHAD E. INGLE DATE
PROFESSIONAL SURVEYOR NO. 8498

STATE OF OHIO
CHAD EDWIN INGLE
8498
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

JOB NO. 09-352

Q:\PROJECTS\LAND DESKTOP\09-352\dwg

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD

R K Snell — PLANNING DIRECTOR — 3-15-17 DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS

Keith Stecher — SUPERVISOR OF PLATS — 3/15/17 DATE

DATE March 15 20 17

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.

Keith Stecher
CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

* CORRECTIVE PLAT
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~~ * 5.347 ACRES

MARCH, 2015

RECORDED IN P.B. 226, PG. 14

In strument 15-000323 510

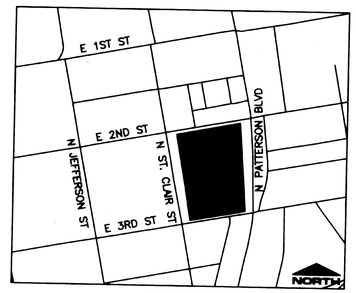
PB 229 P. 59

TRANSFER RECEIVED
2017 MAR 27 PM 2:16
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 03/27/2017 03:20:09 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00018277

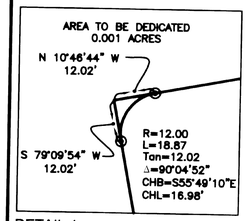
GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.

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)

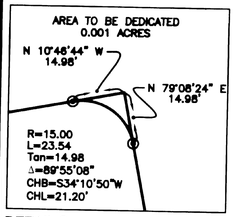


VICINITY MAP
Not to Scale

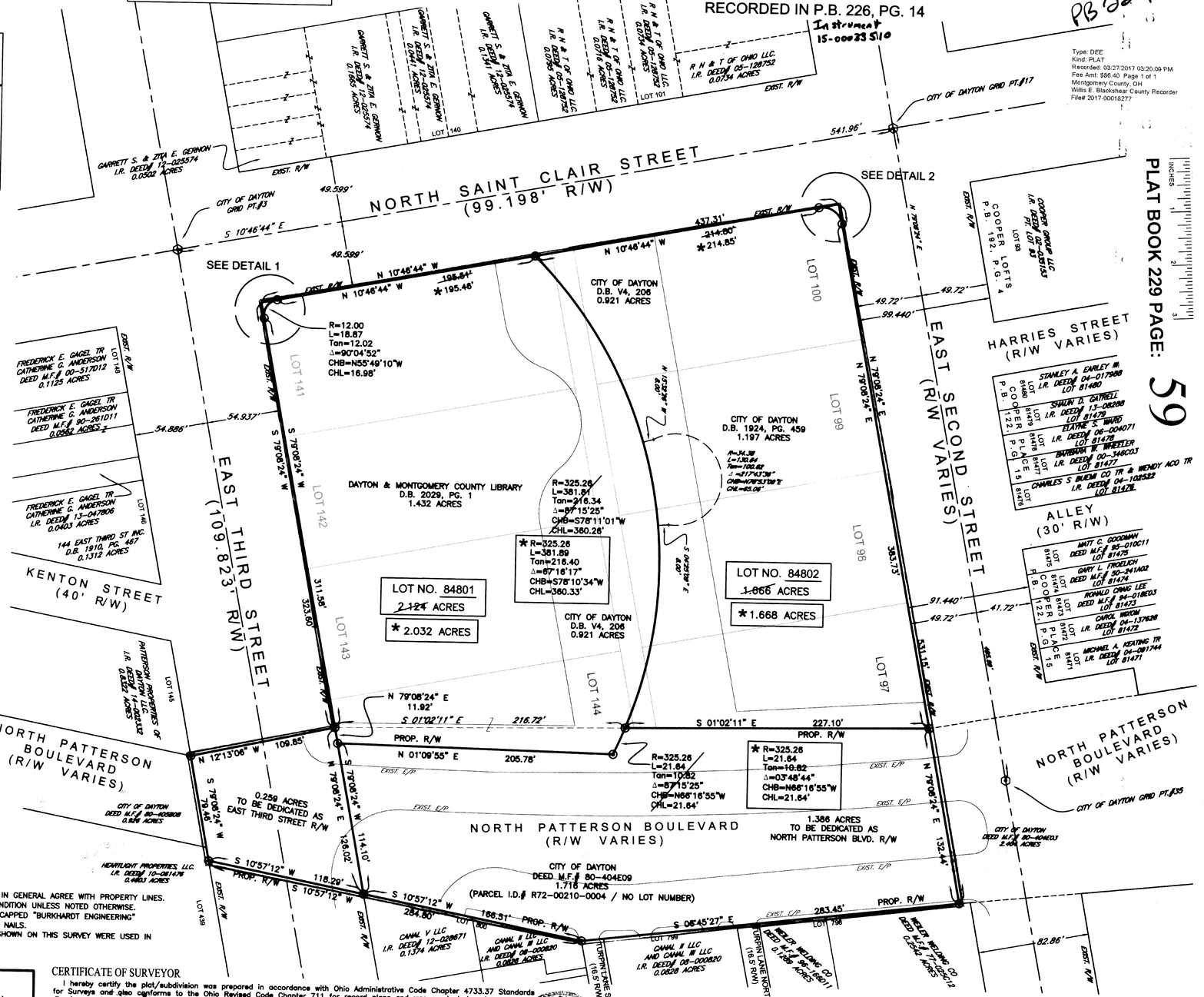
SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.



DETAIL 1
SCALE: 1"=20'



DETAIL 2
SCALE: 1"=20'



* CORRECTIVE NOTE:
PURPOSE OF CORRECTIVE PLAT IS TO CORRECT CURVE AND LINE DATA ERRORS, AND ACREAGE INFO DISCOVERED AFTER RECORDING ORIGINAL PLAT.

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 — 3/21/17 DATE

Checked By Ron — 3/21/17 DATE

14-0237 FILE# CORRECTIVE

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 field work in September 2011. All measurements are correct and monuments are to be set as shown. Curve distances are measured along 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 3-03-17

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. 206 and D.B. 1924, Pg. 459, and Deed M.F.# 80-404E09 of the Deed Records of Montgomery County, Ohio.

* 5.347 Ac.

Containing a total of 5.437 ~~acres~~, of which 3.700 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

PLAT BOOK 229 PAGE: 59

INCHES 1 2 3

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 shown 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) Ashley Orr

Witness (printed name) NANCY L. HAFER

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) Farra Smith

Witness (printed name) Anita M. Johnson

Owner: City of Dayton, Ohio
By: (printed name & title) MAYOR Nan Whaley

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.

Be It remembered on this 8 day of March, 2017 before me, a Notary Public in and for said state, personally came Timothy Kambitsch 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 October 1, 2018

OWNER'S STATEMENT

Date March 8, 2017
State of Ohio, County of Montgomery, S.S.

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 October 1, 2018

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S. 2017

Be It remembered on this 16 day of MARCH, 2015 before me, a Notary Public in and for said state, personally came NAN WHALEY ~~M~~ MAYOR, 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.

* MAYOR of CITY OF DAYTON

Notary Public in and for Montgomery County, Ohio
My Commission Expires Feb 9, 2020

OWNER'S STATEMENT

Date 3/16 2015 2017
State of Ohio, County of Montgomery, S.S.

Nan Whaley MAYOR 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:

RASHELLA D. LAWENDER, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 9, 2020

Notary Public in and for Montgomery County, Ohio
My Commission Expires Feb 9, 2020

Revisions
02/15/2017 - Corrective Plat issued

PREPARED BY:

BURKHARDT ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
PO Box 29 • Miamisburg, OH 45343 • Phone: 937-388-0068
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	

NGA-34-5-29744

TRANSFERRED
17 MAR 30 AM 11:29
KARL L. KEITH
AUDITOR

229 P 60

Type: DEE
Kind: PLAT
Recorded: 03/30/2017 12:36:31 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00018864

PLAT BOOK 229 PAGE: 60

RECORD PLAN

STAUB SUBDIVISION

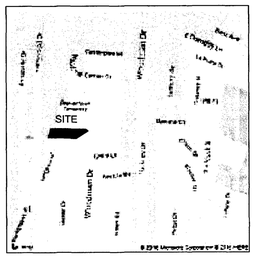
BEING ALL OF A 7.015 ACRE TRACT CONVEYED TO ANTHONY F. STAUB BY DEEDS RECORDED AS IR DEED 16-019549 AND DEED MF 85-416 B05

SECTION 23, TOWN 2, RANGE 6 M.Rs
CITY OF KETTERING, MONTGOMERY COUNTY, OHIO

2 LOTS ~ 7.010 ACRES

SEPTEMBER, 2016

~ VICINITY MAP ~
(NTS)



SURVEY REFERENCES

IR DEED 16-019549
DEED MF 85-416 B05
DEED MF 85-208 D03
MONTGOMERY COUNTY DEED RECORDS

PLAT BOOK "MM", PAGE 26
PLAT BOOK "ZZ", PAGE 42
MONTGOMERY COUNTY PLAT RECORDS

SUR 85-7
MONTGOMERY COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

OCCUPATION

OCCUPATION APPEARS TO
AGREE WITH OWNERSHIP.

SUPERIMPOSED AREA NOTE

ALL OF THE LAND OWNED BY THE
DEDICATORS IS PLATTED AS SHOWN

LEGEND

- IRON PIPE FOUND (3/4" DIA.)
- IRON PIN FOUND (5/8" DIA.)
- IRON PIN SET (5/8" x 30")
- MAG NAIL SET

ALL PINS SET ARE CAPPED WITH A PLASTIC CAP LABELED *"WINEMILLER ASSOCIATES."*.

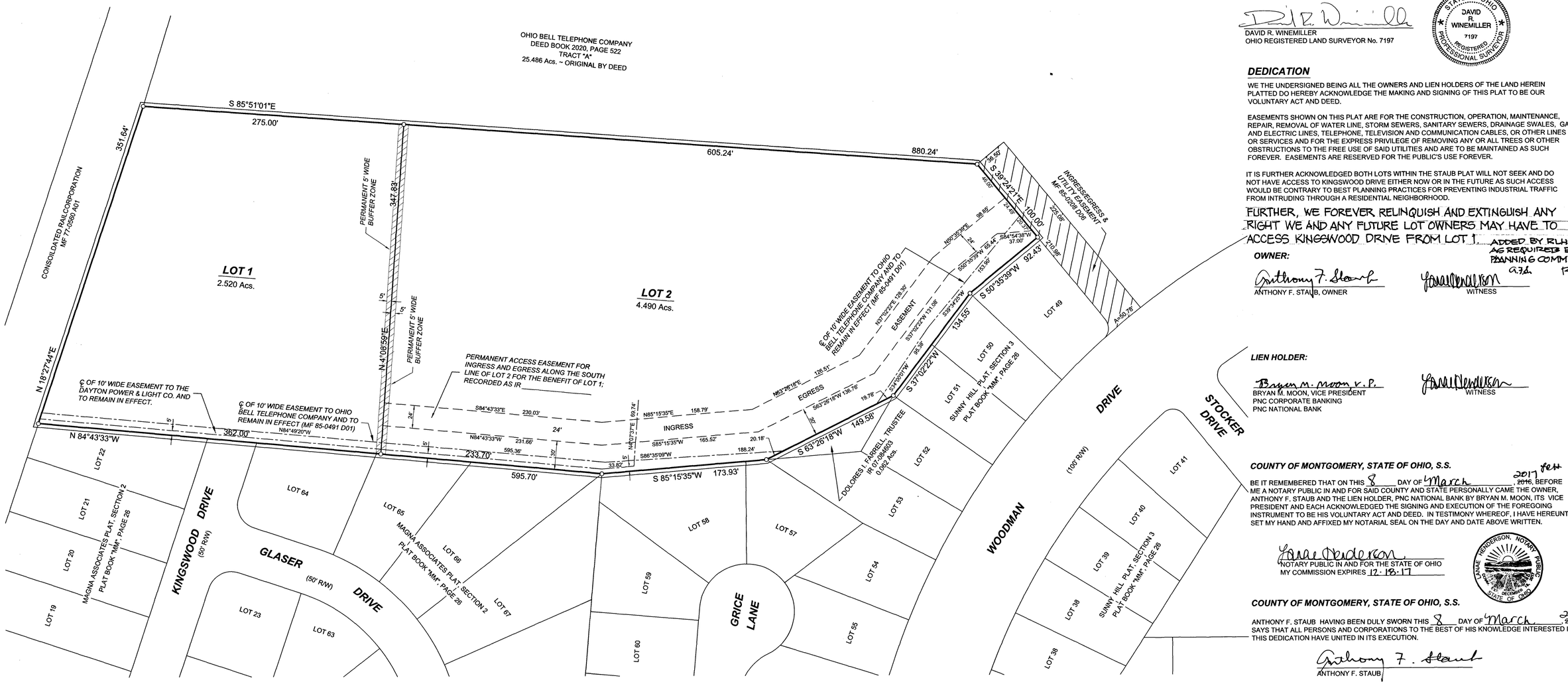
BEARINGS FOR THIS SURVEY WERE MADE TO AGREE WITH THE STATE PLANE COORDINATE SYSTEM (OHIO SOUTH ZONE, NAD 83) UTILIZING ODOT'S VRS CORS NETWORK WITH THE FOLLOWING PARAMETERS:

HORIZONTAL DATUM:	NAD83 (2011)
VERTICAL DATUM:	NAVD 88
GEOID:	GEOID 12A
ELLIPSOID:	GRS80
UNITS:	U.S. SURVEY FEET
COORDINATE SYSTEM:	GROUND

THE OBSERVED BEARING OF THE NORTH LINE OF THE STAUB TRACT WAS FOUND TO BE S 85°51'01"E.

N
0' 25' 50' 75' 100'
GRAPHIC SCALE
1"= 50'

INCHES 1 2 3



OWNER:

Anthony F. Staub
ANTHONY F. STAUB, OWNER

Janae Henderson
WITNESS

ADDED BY RLHUNDT AS REQUIRED BY THE PLANNING COMMISSION. 2.7.17 TJH

FURTHER, WE FOREVER RELINQUISH AND EXTINGUISH ANY RIGHT WE AND ANY FUTURE LOT OWNERS MAY HAVE TO ACCESS KINGSWOOD DRIVE FROM LOT 1.

LIEN HOLDER:

Bryan M. Moon, V.P.
BRYAN M. MOON, VICE PRESIDENT
PNC CORPORATE BANKING
PNC NATIONAL BANK

Janae Henderson
WITNESS

DESCRIPTION

THE WITHIN PLAT IS LOCATED IN SECTION 23, TOWN 2, RANGE 6 M.Rs, CITY OF KETTERING, MONTGOMERY COUNTY, OHIO, BEING ALL OF A 7.015 ACRE TRACT OF LAND CONVEYED TO ANTHONY F. STAUB BY DEEDS RECORDED AS IR DEED 16-019549 (50 % INTEREST) AND DEED MF 85-416B05 (50% INTEREST), BOTH DEEDS OF THE MONTGOMERY COUNTY DEED RECORDS AND CONTAINS 7.010 ACRES. MEASUREMENTS ARE CERTIFIED CORRECT AND CURVE DISTANCES ARE MEASURED ON THE ARC. MONUMENTS ARE SET AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC.

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS 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 AND ELECTRIC LINES, TELEPHONE, TELEVISION AND COMMUNICATION CABLES, OR OTHER 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 ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED FOR THE PUBLIC'S USE FOREVER.

IT IS FURTHER ACKNOWLEDGED BOTH LOTS WITHIN THE STAUB PLAT WILL NOT SEEK AND DO NOT HAVE ACCESS TO KINGSWOOD DRIVE EITHER NOW OR IN THE FUTURE AS SUCH ACCESS WOULD BE CONTRARY TO BEST PLANNING PRACTICES FOR PREVENTING INDUSTRIAL TRAFFIC FROM INTRUDING THROUGH A RESIDENTIAL NEIGHBORHOOD.

COUNTY OF MONTGOMERY, STATE OF ONLY, S.S.

BE IT REMEMBERED THAT ON THIS 8 DAY OF March 2017 ~~2016~~, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME THE OWNER, ANTHONY F. STAUB AND THE LIEN HOLDER, PNC NATIONAL BANK BY BRYAN M. MOON, ITS VICE PRESIDENT AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Janae Henderson
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 12-18-17

JANAE HENDERSON, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES DECEMBER 18, 2017

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

ANTHONY F. STAUB HAVING BEEN DULY SWORN THIS 8 DAY OF March 2017 ~~2016~~ SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Anthony F. Staub
ANTHONY F. STAUB

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

Janae Henderson
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 12-18-17

JANAE HENDERSON, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 (937).898.5716 (FAX)
www.winemillerengineering.com

ACCEPTED AND APPROVED BY THE CITY OF KETTERING PLANNING COMMISSION AT A MEETING HELD ON THE 6TH DAY OF FEBRUARY ~~2016~~ 2017

Ron Wright
PRESIDENT — 3-16-17 DATE

Richard A. Schultz
SECRETARY — 3/9/17 DATE

APPROVED FOR DESCRIPTION:

Paul M. Gruner
PAUL GRUNER, PE PS
MONTGOMERY COUNTY ENGINEER — 3/28/17 DATE

RON
CHECKED BY: — 3/28/17 DATE — 16-011 JOB No.

TRANSFERRED
17 MAR 30 AM 11:29
KARL L. KEITH
AUDITOR

CENTERLINE PLAT
VALLEY STREET BIKEWAY PH 1A
CITY OF DAYTON, MONTGOMERY COUNTY, OHIO

Section 04, Town 01, Range 07, M.Rs.
Section 34, Town 02, Range 07, M.Rs.
Section 35, Town 02, Range 07, M.Rs.

PLAT 229
PG 61

Type: DEE
Kind: PLAT
Recorded: 03/31/2017 02:32:43 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00019232

PROPOSED MONUMENTATION

BASELINE OF CONSTRUCTION DATA

STATION	NORTHING	EASTING	MONUMENT
00+00.00	648921.1791	1497588.1950	MAG Nail Set
01+03.75	648962.6659	1497683.2897	MAG Nail Set
01+62.26	648989.8485	1497735.0455	MAG Nail Set
03+20.82	649073.5144	1497869.7343	MAG Nail Set
04+51.51	649187.1046	1497886.1674	MAG Nail Set
05+54.33	649263.8844	1497817.7864	MAG Nail Set
05+62.21	649270.9603	1497818.2135	MAG Nail Set
07+45.37	649392.0929	1497955.5987	MAG Nail Set

APPROVAL FOR CENTERLINE DATA ONLY

MONTGOMERY COUNTY ENGINEER — FILE NUMBER 16-0241

CHECKED BY — DATE 3/31/17

RECEIVED _____ DATE _____

RECORDED _____ DATE _____

BOOK _____ PAGE _____

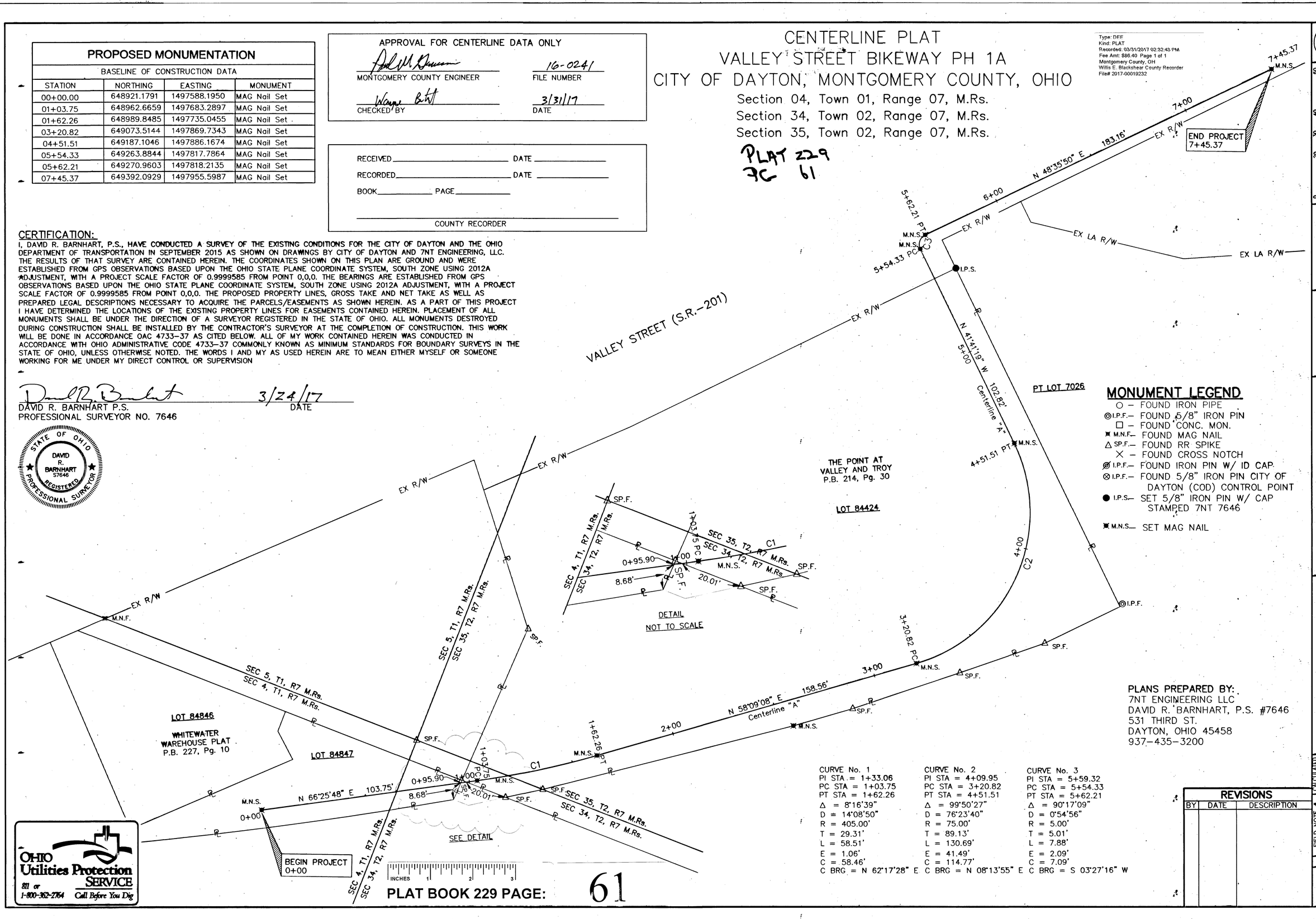
COUNTY RECORDER

CERTIFICATION:

I, DAVID R. BARNHART, P.S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF DAYTON AND THE OHIO DEPARTMENT OF TRANSPORTATION IN SEPTEMBER 2015 AS SHOWN ON DRAWINGS BY CITY OF DAYTON AND 7NT ENGINEERING, LLC. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE COORDINATES SHOWN ON THIS PLAN ARE GROUND AND WERE ESTABLISHED FROM GPS OBSERVATIONS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE USING 2012A ADJUSTMENT, WITH A PROJECT SCALE FACTOR OF 0.9999585 FROM POINT 0,0,0. THE BEARINGS ARE ESTABLISHED FROM GPS OBSERVATIONS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE USING 2012A ADJUSTMENT, WITH A PROJECT SCALE FACTOR OF 0.9999585 FROM POINT 0,0,0. THE PROPOSED PROPERTY LINES, GROSS TAKE AND NET TAKE AS WELL AS PREPARED LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS/EASEMENTS AS SHOWN HEREIN. AS A PART OF THIS PROJECT I HAVE DETERMINED THE LOCATIONS OF THE EXISTING PROPERTY LINES FOR EASEMENTS CONTAINED HEREIN. PLACEMENT OF ALL MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. ALL MONUMENTS DESTROYED DURING CONSTRUCTION SHALL BE INSTALLED BY THE CONTRACTOR'S SURVEYOR AT THE COMPLETION OF CONSTRUCTION. THIS WORK WILL BE DONE IN ACCORDANCE OAC 4733-37 AS CITED BELOW. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, UNLESS OTHERWISE NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER MY DIRECT CONTROL OR SUPERVISION

DAVID R. BARNHART P.S. — DATE 3/24/17
PROFESSIONAL SURVEYOR NO. 7646

STATE OF OHIO — DAVID R. BARNHART 7646 — REGISTERED PROFESSIONAL SURVEYOR



MONUMENT LEGEND

- O – FOUND IRON PIPE
- ◎I.P.F.– FOUND 5/8" IRON PIN
- □ – FOUND CONC. MON.
- ✖ M.N.F.– FOUND MAG NAIL
- △ SP.F.– FOUND RR SPIKE
- X – FOUND CROSS NOTCH
- ⌀ I.P.F.– FOUND IRON PIN W/ ID CAP
- ⊗ I.P.F.– FOUND 5/8" IRON PIN CITY OF DAYTON (COD) CONTROL POINT
- ● I.P.S.– SET 5/8" IRON PIN W/ CAP STAMPED 7NT 7646
- ✖ M.N.S.– SET MAG NAIL

CURVE No. 1
PI STA = 1+33.06
PC STA = 1+03.75
PT STA = 1+62.26
Δ = 8°16'39"
D = 14°08'50"
R = 405.00'
T = 29.31'
L = 58.51'
E = 1.06'
C = 58.46'
C BRG = N 62°17'28" E

CURVE No. 2
PI STA = 4+09.95
PC STA = 3+20.82
PT STA = 4+51.51
Δ = 99°50'27"
D = 76°23'40"
R = 75.00'
T = 89.13'
L = 130.69'
E = 41.49'
C = 114.77'
C BRG = N 08°13'55" E

CURVE No. 3
PI STA = 5+59.32
PC STA = 5+54.33
PT STA = 5+62.21
Δ = 90°17'09"
D = 0°54'56"
R = 5.00'
T = 5.01'
L = 7.88'
E = 2.09'
C = 7.09'
C BRG = S 03°27'16" W

PLANS PREPARED BY:
7NT ENGINEERING LLC
DAVID R. BARNHART, P.S. #7646
531 THIRD ST.
DAYTON, OHIO 45458
937-435-3200

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

PLAT BOOK 229 PAGE: 61

REVISIONS

BY	DATE	DESCRIPTION

GRAPHIC SCALE (IN FEET) 1"=20'

STATE JOB NO. 470052

PID NO. 86687

CENTERLINE PLAT
VALLEY STREET BIKEWAY PH 1A

CALCULATED WEH
CHECKED DRB
FIELD NOTE #
DRAWING NO. 6A-17459
2/5
9/12

B02-14-3-1A, B02-14-13-1 ALL

TRANSFERRED
17 APR -4 PM 2:06
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS:
- EAST RIGHT-OF-WAY LINE OF UPPER TRENT WAY – N00°00'30"W – P.B. 173, PAGE 30

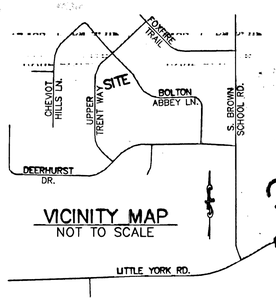
SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.

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

DESCRIPTION:

SITUATE IN SECTION 27, TOWN 3, RANGE 6 EAST, CITY OF VANDALIA, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING ALL OF LOT NUMBER 28 OF FOXFIRE, SECTION TWO, RECORDED IN PLAT BOOK 168, PAGE 18 AND CONVEYED TO GARY L. DEATON IN IR DEED #03-035656 AND IR DEED #16-001687 AND ALL OF LOT NUMBER 41 OF FOXFIRE, SECTION THREE, RECORDED IN PLAT BOOK 173, PAGE 30 AND CONVEYED TO SCOTT MEYERHOEFFER IN IR DEED #07-061633 AND IR DEED #11-023936.

CONTAINING A TOTAL OF 0.5842 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

PLAT 229
PG 62

RECORD PLAN
MEYERHOEFFER-DEATON PLAT

BEING A REPLAT OF
LOT NUMBER 28 OF FOXFIRE, SECTION TWO (P.B. 168, PAGE 18)
AND
LOT NUMBER 41 OF FOXFIRE, SECTION THREE (P.B. 173, PAGE 30)
SECTION 27, TOWN 3, RANGE 6 EAST
CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
CONTAINING 0.5842 ACRES
DECEMBER 14, 2016

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY

CHECKED BY

16-0383
JOB #

3/3/17
DATE

Type: DEE
Kind: PLAT
Recorded: 04/04/2017 02:13:50 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00019744

CITY OF VANDALIA, OHIO

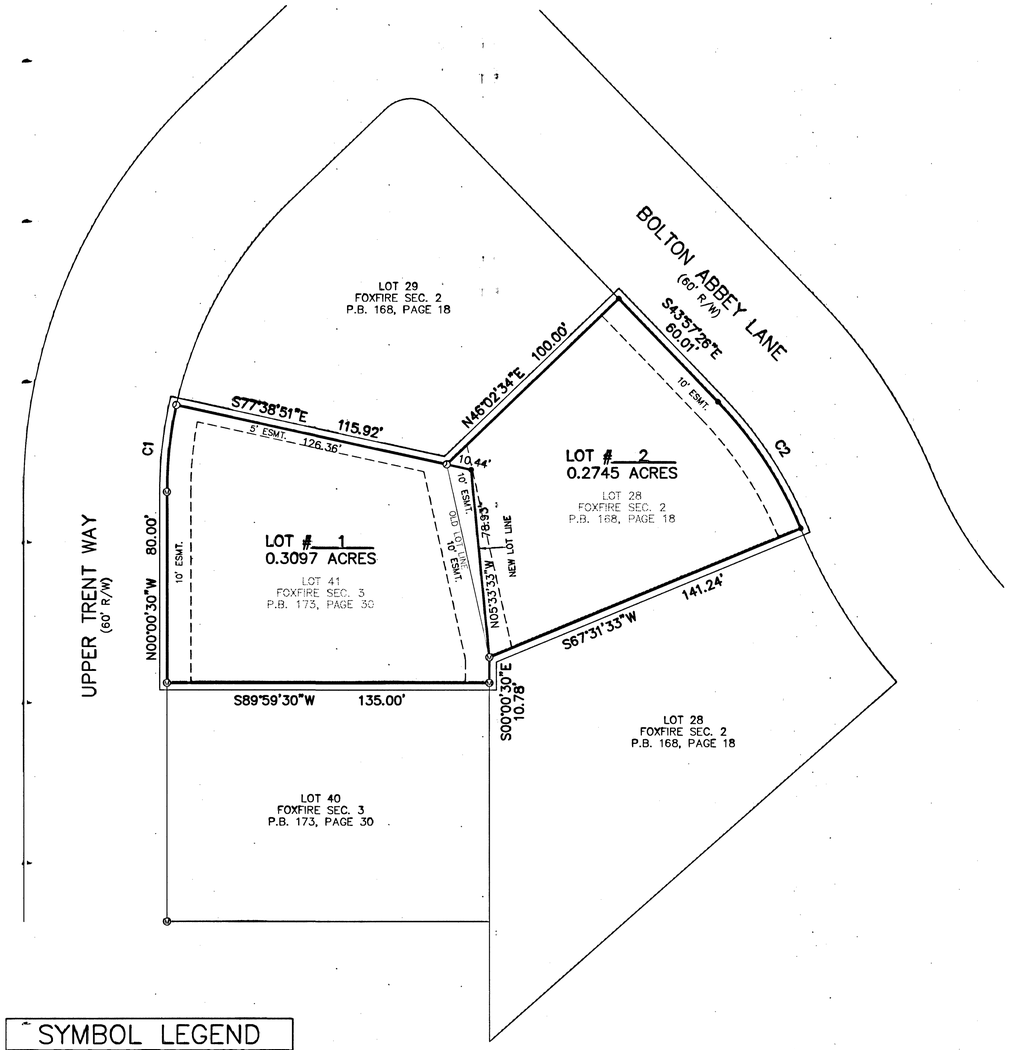
Approved by the City Planning Commission

Chairman
Date: January 10th, 2017

Approved by the City Council of Vandalia

Mayor
Date: February 6th, 2017

Clerk
Date: February 6th, 2017



SYMBOL LEGEND	
⊙	FOUND 5/8" IRON PIN
⊛	FOUND 5/8" IRON PIN W/McDOUGALL CAP
•	SET 5/8" IRON PIN W/HALEY-DUSA CAP

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.00'	36.68'	12°21'39"	N06°10'20"E	36.60'
C2	170.00'	63.74'	21°29'00"	S33°12'57"E	63.37'

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 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: ERIC D. SMITH

Print Name: Thomas Herringer

OWNER

Scott A Meyerhoeffer

Scott Meyerhoeffer

OWNER

Gary L Deaton

Gary L. Deaton

Print Name: ERIC D. SMITH

Print Name: Scott A Meyerhoeffer

LINE HOLDER
UNION SAVINGS BANK

Print Name: BRAD CATTRAN

Print Name: Sara J Noland

Print Name: Melissa Bubnick
Title: BRANCH MANAGER

Scott Meyerhoeffer, Owner, 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.

Scott A Meyerhoeffer
Scott Meyerhoeffer
Owner

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this 28th day of February, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came Scott Meyerhoeffer, Owner, 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 David E. Henry

MY COMMISSION EXPIRES June 13, 2021

NOTARY PUBLIC STATE OF OHIO

Be it remembered that on this 10th day of March, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came Gary L. Deaton, Owner, 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 David E Henry

MY COMMISSION EXPIRES June 13, 2021

NOTARY PUBLIC STATE OF OHIO

Be it remembered that on this 2 day of March, 2017, before me the undersigned, a notary public in and for said State of Ohio, personally came Union Savings Bank, Lien Holder by Melissa Bubnick, its Branch Manager 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

NOTARY PUBLIC STATE OF OHIO

JEREMY A. BERVENTOS, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 23, 2018

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

NOTARY PUBLIC David E Henry

MY COMMISSION EXPIRES June 13, 2021

NOTARY PUBLIC 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 conforms to the Ohio Revised Code Chapter 711 for Record Plans and was conducted under my supervision based on field work in December of 2016. All measurements are correct and monuments are to be set on all lot corners as shown.

John P. Haley, P.S.
OHIO LICENSE NO. 6819

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"=30'	Drawn: SBM	Checked: JPH
Date: 12-14-16	Job No. S4035	

TRANSFERRED
17 APR -4 PM 2:06
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 229 PAGE: 62

T-102

CURVE 1	CURVE 2	CURVE 3	CURVE 4	CURVE 5	CURVE 6	CURVE 7
P.I. Sta. 5+86.56	P.I. Sta. 8+41.92	P.I. Sta. 12+57.24	P.I. Sta. 20+86.57	P.I. Sta. 25+81.83	P.I. Sta. 29+48.71	P.I. Sta. 34+14.57
Δ = 3° 35′ 57″ (LT)	Δ = 22° 05′ 30″ (LT)	Δ = 22° 29′ 12″ (RT)	Δ = 4° 49′ 55″ (LT)	Δ = 9° 57′ 52″ (LT)	Δ = 9° 52′ 43″ (LT)	Δ = 1° 35′ 45″ (RT)
Dc = 2° 04′ 47″	Dc = 6° 37′ 26″	Dc = 6° 53′ 03″	Dc = 0° 58′ 17″	Dc = 2° 01′ 29″	Dc = 4° 04′ 41″	Dc = 0° 23′ 56″
R = 2,755.00′	R = 865.00′	R = 832.30′	R = 5,898.00′	R = 2,830.00′	R = 1,405.00′	R = 14,361.44′
T = 86.56′	T = 168.86′	T = 165.45′	T = 248.85′	T = 246.71′	T = 121.42′	T = 200.00′
L = 173.06′	L = 333.52′	L = 326.65′	L = 497.40′	L = 492.17′	L = 242.24′	L = 399.97′
E = 1.36′	E = 16.33′	E = 16.29′	E = 5.25′	E = 10.73′	E = 5.24′	E = 1.39′
C = 173.03′	C = 331.46′	C = 324.56′	C = 497.25′	C = 491.55′	C = 241.94′	C = 399.96′
C.B. = N 86° 48′ 18″ E	C.B. = N 73° 57′ 34″ E	C.B. = N 74° 09′ 25″ E	C.B. = N 82° 59′ 04″ E	C.B. = N 75° 35′ 10″ E	C.B. = N 65° 39′ 53″ E	C.B. = N 61° 31′ 24″ E

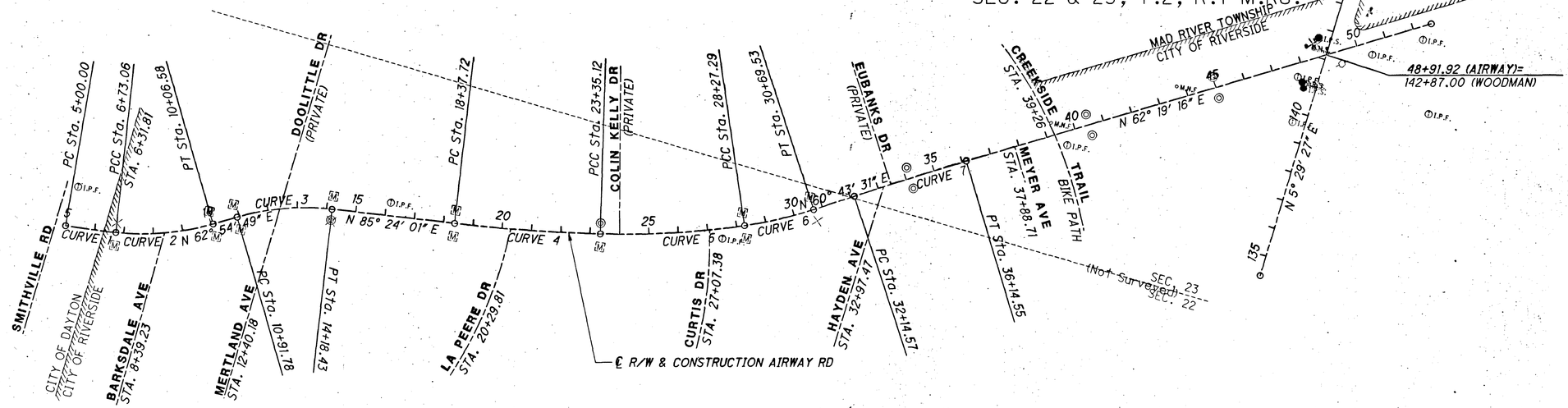
229P63

Kind: PLAT
Recorded: 04/05/2017 08:50:10 AM
Fee Amt: $149.60 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00019789

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____
COUNTY RECORDER

CITY OF RIVERSIDE, MONTGOMERY COUNTY , OHIO
SEC. 22 & 23, T.2, R.7 M.Rs.

MONTGOMERY COUNTY, OHIO
CITY OF RIVERSIDE
CITY OF DAYTON
SEC. 22 & 23, T.2, R.7 M.Rs.



ORIGINAL SCALE 1"=200'
0 100 200 400 HORIZONTAL SCALE IN FEET

I, HARRY G. HERBST III, P. S. 6596 HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF RIVERSIDE ON MARCH, 2016 THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE ON NAD 83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS OR US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR MULTIPLIER OF 1.0000755160. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "A MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION. ALL COORDINATES AND DISTANCES ARE GROUND MEASUREMENTS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.

Harry G. Herbst III
HARRY G. HERBST III, PROFESSIONAL LAND SURVEYOR NO. 6596

DATE: 4/4/2017

STATE OF OHIO
HARRY G. HERBST III
S-6596
REGISTERED
PROFESSIONAL SURVEYOR

BASIS OF EXISTING CENTERLINE OF R/W AND R/W WIDTH
AIRWAY ROAD IMPROVEMENTS - COUNTY JOB 90-34
AERIAL PARK PLAT - PB "P" P. 41
AERIAL PARK PLAT 1st ADDITION - PB "P" P. 38

NOTE:
CENTERLINE STATION ESTABLISHED PER COUNTY JOB 90-34. THIS PLAT PREPARED TO PLACE THAT CENTERLINE OF RECORD, AND THIS IS NOT A NEW CENTERLINE.

BASIS FOR BEARINGS:
THE BASIS OF BEARINGS FOR THIS PROJECT IS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), AND WAS ESTABLISHED USING THE ODOT VRS SYSTEM. THE INVERSE OF THE COMBINED FACTOR WAS USED TO CALCULATE THE PROJECT ADJUSTMENT FACTOR. USING THE PROJECT ADJUSTMENT FACTOR THE OHIO STATE PLANE NAD 1983 (2011), SOUTH (3402) GRID WAS SCALED AT THE ORIGIN OF 0,0 TO PRODUCE GROUND COORDINATES. ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.

INCHES 1 2 3

PLAT BOOK 229 PAGE: 63

MONUMENT LEGEND
- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- I.P.F. IRON PIPE FOUND
- I.P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET

PLANS PREPARED BY:
LJB INC.
2500 NEWMARK DRIVE
MIAMISBURG, OHIO 45342
(937) 259-5000
LJBINC.COM

Approved for Centerline Data Only
Montgomery County Engineer — 16-0392 File Number
Checked By — 4-5-17 Date

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

R/W DESIGNER HGH
R/W REVIEWER DJH
PID NO. 100348

CENTERLINE PLAT
MOT-W AIRWAY ROAD

2 / 18
86 / 102

Q:\City of Riverside\0110812A.00 - MOT-W Airway Rd\100348\row\sheets\100348RC001.dgn 4/4/2017 6:15:02 AM lwilson

MONTGOMERY COUNTY, OHIO
CITY OF RIVERSIDE
CITY OF DAYTON
SEC. 22 & 23, T.2, R.7 M.Rs.

229 P63A

Type: DEE
Kind: PLAT
Recorded: 04/05/2017 08:50:10 AM
Fee Amt: $149.60 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00019789

RECEIVED _____, 20__
RECORDED _____, 20__
BOOK _____ PAGE _____
COUNTY RECORDER

ORIGINAL SCALE 1"=200'

0 100 200 400 HORIZONTAL SCALE IN FEET

PID NO. 100348

R/W DESIGNER HGH
R/W REVIEWER DJH

CENTERLINE PLAT

MOT-W AIRWAY ROAD

3 / 18

87 / 102

MONUMENT TABLE							
℄ AND CONSTRUCTION AIRWAY ROAD		PROJECT COORDINATES SEE SURVEY CE'RTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON EXPECTED TO BE DISTURBED	
STATION	OFFSET	NORTH(Y)	EAST(X)	MON. ASSY.	REF.MON	R/W MON	DESCRIPTION
6+73.09	32.98 LT	647223.52	1508442.70	-	-	-	CROSS CUT (Fd)
6+73.17	44.65 RT	647146.18	1508449.55	-	-	-	MON BOX w/1" IP(Fd)
10+06.55	44.60 LT	647321.94	1508743.77	-	-	-	MON BOX w/1" IP(Fd)
10+06.60	44.60 RT	647242.55	1508784.42	-	-	-	MON BOX w/1" IP(Fd)
10+91.68	44.65 LT	647360.75	1508819.53	-	-	-	MON BOX w/1" IP(Fd)
10+91.71	44.60 RT	647281.30	1508860.20	-	-	-	MON BOX w/1" IP(Fd)
14+18.41	44.64 LT	647454.14	1509148.58	-	-	-	MON BOX (Fd)
14+18.44	40.93 RT	647368.85	1509155.48	-	-	-	CROSS CUT (Fd)
14+18.47	36.99 RT	647372.78	1509155.19	-	-	-	CONCRETE MON(Fd)
18+37.65	44.57 LT	647487.69	1509566.47	-	-	-	MON BOX w/1" IP(Fd)
18+37.69	44.57 RT	647398.84	1509573.67	-	-	-	MON BOX w/1" IP(Fd)
23+35.03	37.03 LT	647540.52	1510057.49	-	1	-	CONCRETE MON(Fd)
23+35.09	44.53 RT	647460.07	1510070.92	-	-	-	MON BOX w/1" IP(Fd)
28+27.21	44.45 RT	647584.41	1510554.42	-	-	-	MON BOX (Fd)
28+27.28	44.76 LT	647668.57	1510524.85	-	-	-	MON BOX w/1" IP(Fd)
30+69.44	40.47 RT	647690.71	1510779.88	-	-	-	CROSS CUT (Fd)
30+69.50	44.79 LT	647765.11	1510738.25	-	-	-	MON BOX w/1" IP(Fd)
34+14.05	38.40 LT	647927.06	1511043.05	-	-	-	CONCRETE MON(Fd)
34+15.08	35.61 RT	647862.50	1511079.24	-	1	-	CONCRETE MON(Fd)
39+28.06	42.97 LT	648171.37	1511495.94	-	-	-	MAG NAIL(Fd)
40+50.12	37.01 LT	648222.79	1511606.80	-	-	-	CONCRETE MON(Fd)
40+50.13	37.00 RT	648157.26	1511641.18	-	1	-	CONCRETE MON(Fd)
43+72.91	41.40 LT	648376.62	1511890.61	-	-	-	MAG NAIL(Fd)
45+00.13	37.01 RT	648366.28	1512039.69	-	-	-	CONCRETE MON(Fd)
45+00.14	37.01 LT	648431.83	1512005.32	-	-	-	CONCRETE MON(Fd)
47+16.11	187.55 RT	648333.29	1512300.88	-	-	-	I.PIN(Fd) 5/8" LJB
47+77.85	45.02 RT	648488.19	1512289.35	-	-	1	I.PIN(Fd) 5/8" RIANCHO
47+84.22	88.00 RT	648453.09	1512314.96	-	-	-	3/4" IP(S)
47+87.23	67.00 RT	648473.09	1512307.89	-	-	1	3/4" IP(S)
47+90.12	73.70 RT	648468.49	1512313.55	-	-	1	I.PIN(Fd) 5/8" RIANCHO
48+35.00	45.00 LT	648594.46	1512298.15	-	-	-	MAG NAIL(S)
48+35.00	50.00 LT	648598.88	1512295.82	-	-	-	MAG NAIL(S)
48+58.07	50.00 LT	648609.60	1512316.26	-	-	-	CROSS CUT (S)
48+58.09	45.00 LT	648605.18	1512318.59	-	-	1	3/4" IP(S)
48+72.32	45.00 LT	648611.79	1512331.19	-	-	1	CROSS CUT (S)
48+83.97	63.00 LT	648633.14	1512333.15	-	-	1	3/4" IP(S)
49+34.21	44.42 RT	648561.35	1512427.54	-	-	1	R/R SPK (Fd)
50+42.02	44.34 RT	648611.51	1512522.98	-	-	-	I.PIN(Fd) 5/8" WOOLPERT
52+22.10	44.23 RT	648695.26	1512682.40	-	-	-	I.PIN(Fd) 5/8" WOOLPERT
TOTAL CARRIED TO GENERAL SUMMARY SHEET					3	7	

NOTE:
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 CONSTRUCTIONS. 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

INCHES 1 2 3

PLAT BOOK 229 PAGE: 63A

Approved for Centerline Data Only
Montgomery County Engineer — 16-0392 File Number
Checked By — 4-5-17 Date

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

O:\City of Riverside\0110812A.00 - MOT-W Airway Rd\100348\row\sheets\100348RC002.dgn 4/4/2017 6:15:38 AM lwilson

D168-6-2-1&2 Pm

RECORD PLAN
RSLINK, LLC

LOCATED IN
SECTION 14, TOWN 2, RANGE 6 M.Rs.
CITY OF CENTERVILLE, MONTGOMERY COUNTY, OHIO
CONTAINING: 2.6497 ACRES
SEPTEMBER, 2016

PREPARED BY:

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

TRANSFERRED
17 APR 12 PM 12:59
KARL L. KEITH
AUDITOR

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF 2.6497 ACRES, BEING ALL 1.470 ACRES (DEED) 1.4694 ACRES (MEASURED) AND ALL 1.180 ACRES (DEED) 1.1803 ACRES (MEASURED) AS CONVEYED TO RSLINK, LLC BY I.R. DEED 15-066382 OF THE DEED RECORDS OF SAID COUNTY.

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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS DAVID A. ELLERS

OWNER: RSLINK, LLC

BY: RODOLFO ANIBAL LOPEZ HOWER
IT'S: PRESIDENT

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 22 DAY OF Sept., 2016, BEFORE ME, THE UNDERSIGNED, CAME RSLINK, LLC, BY RODOLFO ANIBAL LOPEZ HOWER, ITS 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

BARBARA R. PARSONS, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 20, 2018

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

Rodolfo Anibal LOPEZ Howe 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
MY COMMISSION EXPIRES

BARBARA R. PARSONS, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 20, 2018

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 MARCH 26, 2016. 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: _____ 9/21/16
JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354
DATE

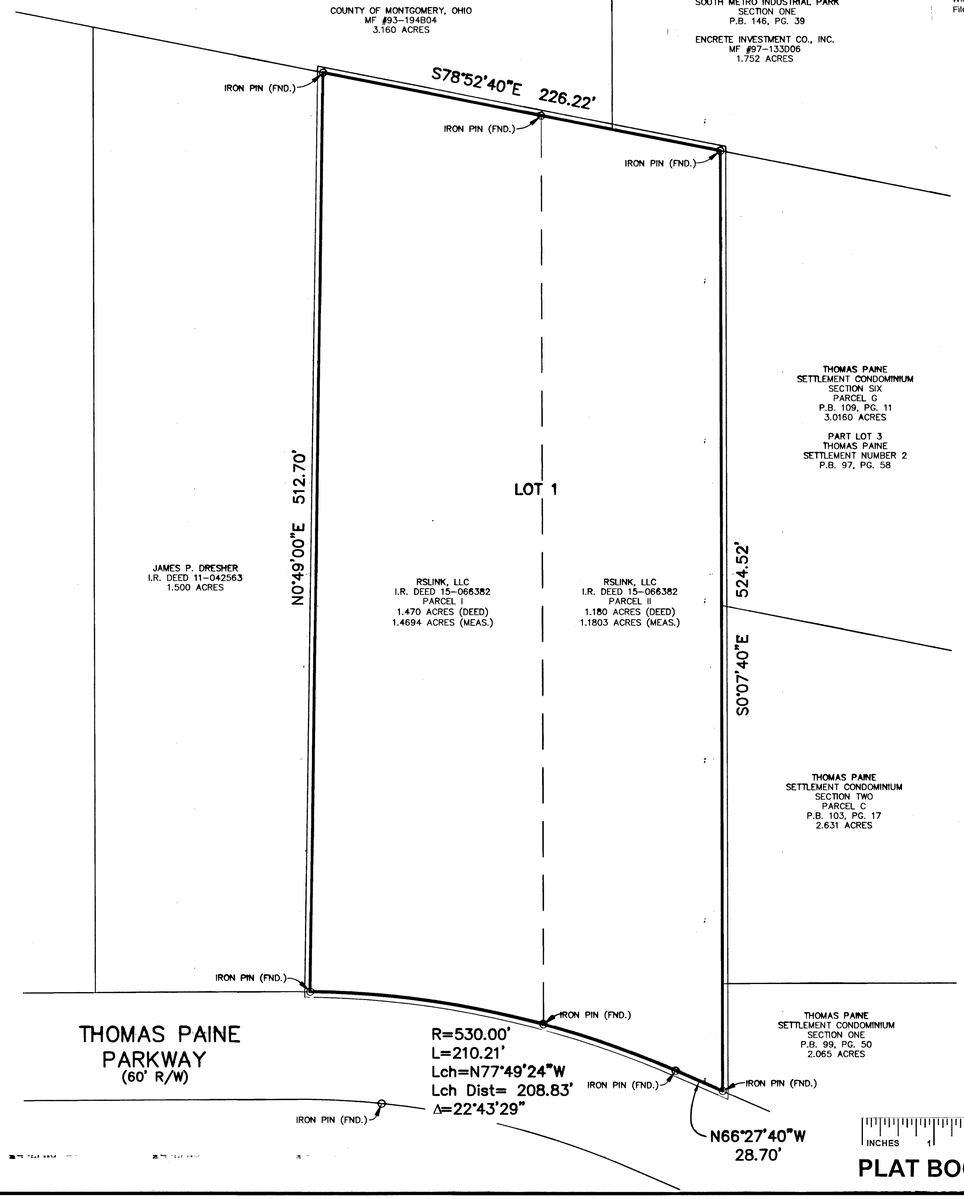
STATE OF OHIO
JEFFREY A. VAN ATTA
7354
REGISTERED PROFESSIONAL SURVEYOR

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)

TRANSFERRED
17 APR 12 PM 12:59
KARL L. KEITH
AUDITOR

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE WEST LINE OF A 1.470 TRACT OF LAND, ALSO KNOWN AS PARCEL I, AS DESCRIBED IN I.R. 15-066382 (N00°49'00"E)



OCCUPATION STATEMENT

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

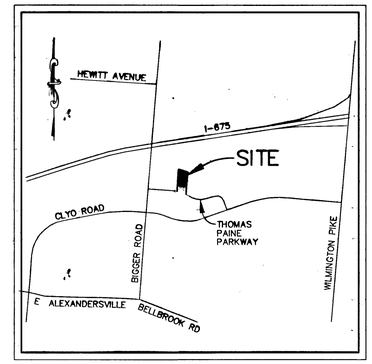
SURVEY REFERENCES:

MF #93-194B04
MF #97-133D06
I.R. DEED 15-066382
I.R. DEED 11-042563
P.B. 99, PG. 50
P.B. 103, PG. 17
P.B. 109, PG. 11
P.B. 146, PG. 39

TAXMAP

229D64

Type: DEE
Kind: PLAT
Recorded: 04/12/2017 01:04:04 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00021426



VICINITY MAP
NTS

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER
CHECKED BY: RON DATE: 4/6/17
JOB No: 16-0170

APPROVED
MONTGOMERY COUNTY
ENVIRONMENTAL SERVICES
P.E.P.S. 3/29/17
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES
DATE

APPROVED BY
THE PLANNING COMMISSION
OF THE CITY OF CENTERVILLE, OHIO
THIS 3 DAY OF MARCH, 2017
CHAIRMAN
3/3/2017
DATE

APPROVED BY
THE CITY OF CENTERVILLE, OHIO
THIS 6th DAY OF MARCH, 2017
MAYOR
Brooke A. Compton 3/6/2017
DATE

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

PLAT BOOK 229 PAGE: 64

JOB No 5702 SHEET 1 OF 1

H:\CADD\Projects\Butler\Thomas Payne\RSLINK RP.DWG, SEPT 21, 2016 - 08:29:55

JAA-264-13-PT, 22

RECORD PLAN
MORAINE DEVELOPMENT PLAN D SECTION 2
BEING A REPLAT OF PT. OF LOT 5437
OF THE CITY OF MORAINE, MONTGOMERY COUNTY, OHIO
LOCATED IN SECTION 17, TOWN 1, RANGE 6 M.R.s
TOTAL AREA = 38.479 ACRES TOTAL

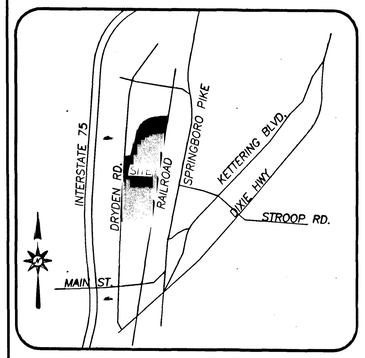
TRANSFERRED
17 APR 14 PM 3:03
KARL L. KEITH
AUDITOR

229 P65

Type: DEE
Kind: PLAT
Recorded: 04/14/2017 03:19:04 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00022283

INCHES 1 2 3

PLAT BOOK 229 PAGE: 65



VICINITY MAP

N.T.S.

DEDICATION

I, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT AND INSTRUMENT TO BE MY VOLUNTARY ACT AND DEED, AND DO HEREBY ACKNOWLEDGE THESE PLATS TO BE CORRECT.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: IRG MORAINE, LLC

Christopher Semarjian
PRINT NAME

Edward A Hurlock
PRINT NAME

Manager
SIGNATURE

STATE OF OHIO S.S.

BE IT REMEMBERED THAT ON THIS 20th *DAY OF* January *2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME* Christopher Semarjian, Manager of *IRG MORAINE, LLC. TO ME KNOWN AS ACKNOWLEDGED THAT 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 SEAN ON THE DAY AND DATE ABOVE WRITTEN.

Sue A. Speck

NOTARY PUBLIC IN A FOR STATE OF Ohio
MY COMMISSION EXPIRES: 10/19/2019

SUE A. SPECK
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Geauga County
My Comm. Exp. 10/19/19

APPROVAL OF DESCRIPTIONS:

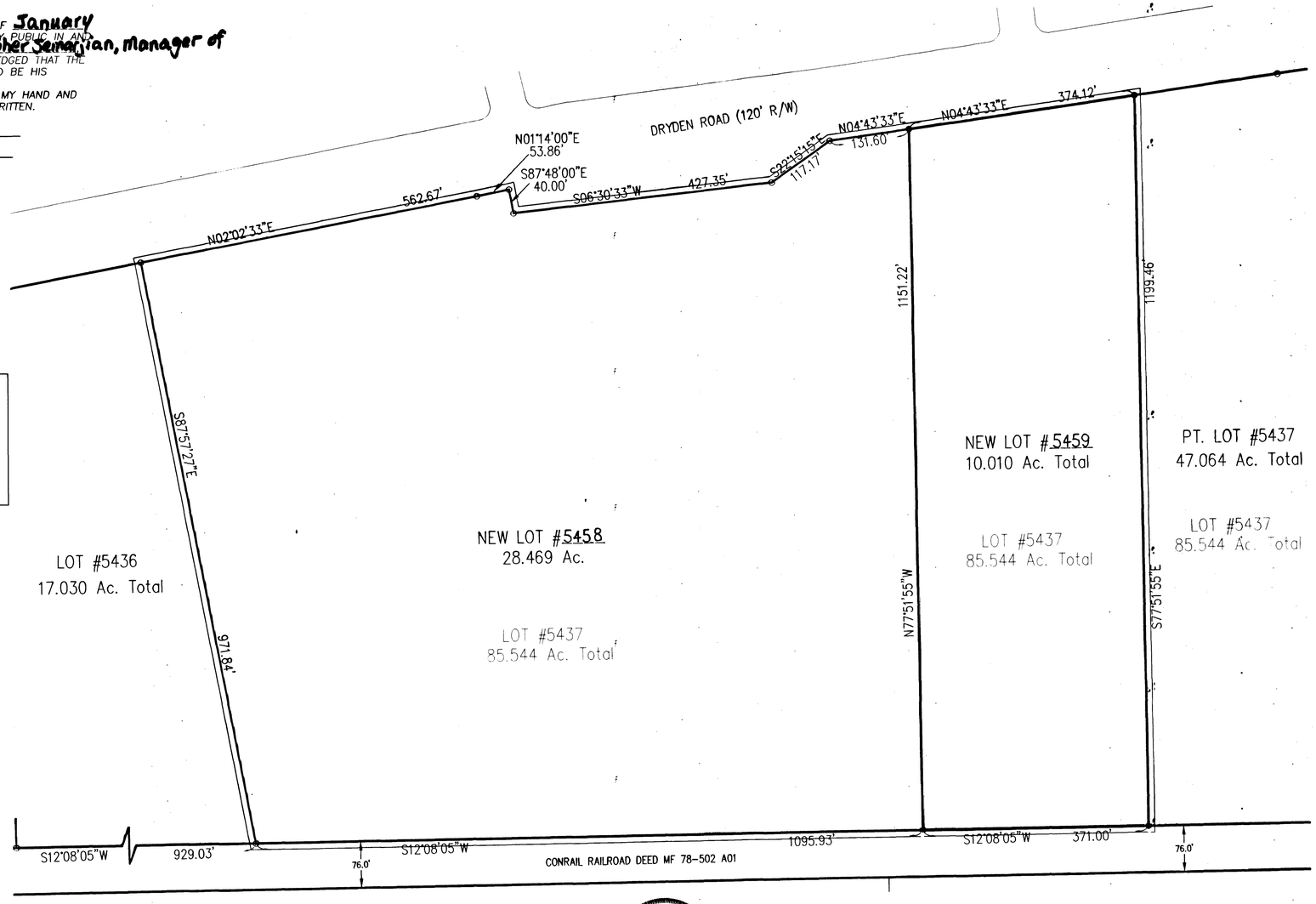
MONTGOMERY COUNTY ENGINEER

RSV | 16-0349 | 3/3/17
CHECKED BY | FILE NO. | DATE

APPROVAL BY CITY OF MORAINE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MORAINE, OHIO
ON THIS 21 *DAY OF* February *, 2017*
COMMISSION CHAIRPERSON

APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF MORAINE, OHIO
ON THIS 23 *DAY OF* February *, 2017*
CITY ENGINEER P.E.



SURVEYORS NOTES:

1) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2) DATA SOURCES INCLUDE DOCUMENTS CITED
3) EVEDENCE IN GENERAL FITS THE SURVEY
4) FENCE LINES GENERALLY FOLLOW BOUNDARY LINES

BASIS OF BEARING

BEARING ARE BASED ON PLAT FOUND IN PLAT BOOK 156 PAGE 37 OF THE MONTGOMERY COUNTY RECORDERS OFFICE. BEARINGS BASED UPON SPRINGBORO PIKE RIGHT-OF-WAY PER PLAT.

BACK REFERENCE

CITY OF MORAINE LOT # 5415
CITY OF MORAINE LOT # 3282
CITY OF MORAINE LOT # 3281
CITY OF MORAINE LOT # 1019
CITY OF MORAINE LOT #'S 1027-1032
CITY OF MORAINE LOT #1014
CITY OF MORAINE LOT #5435
CITY OF MORAINE LOT #5436
CITY OF MORAINE LOT #5437

DESCRIPTION

BEING A REPLAT OF PART OF LOT 5437 OF THE CITY OF MORAINE AKA MORAINE DEVELOPMENT PLAN D AS RECORDED IN REC. P.B. 223 PAGE 49 AND IN SECTION 17 TOWN 1, RANGE 6, M.Rs. LOT 5437 AS CONVEYED TO IRG MORAINE LLC. BY I.R. DEED 11-039422.

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

STATE OF OHIO
STEVEN J. LEESMAN
8352
REGISTERED SURVEYOR

TRANSFERRED
17 APR 14 PM 3:03
KARL L. KEITH
AUDITOR

LEGEND

- ● SET I.P.
- × FOUND CROSS NOTCH
- ■ FOUND MAG NAIL
- □ SET MAG NAIL
- ○ FOUND I.P.
- ⊗ SET CROSS NOTCH

I certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards of Boundary Surveys. All monumentation is or to be set as shown. This survey was prepared from field surveys preformed by Leesman Engineering & Associates in October of 2016 under the supervision of Steven J. Leesman, Ohio Professional Surveyor No. 8352.

All Measurments are certified correct, 5/8 Rebar, 30" in length at to be set at all corners, unless otherwise noted. Curve distances are measured along the Arc.

STEVEN J. LEESMAN OH. P.L.S. NO. 8352 — DATE 1/9/17

NO.	DESCRIPTION	BY	DATE
	REVISIONS AND/OR ISSUES		

PROJECT NO. IRG-10/26/16
DATE: 10-26-16
SCALE: AS SHOWN
DRAWN BY: TMD
CHECKEDBY: SJL

PREPARED BY:
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

PLAT OF SURVEY

SHEET NO.
1 of 1

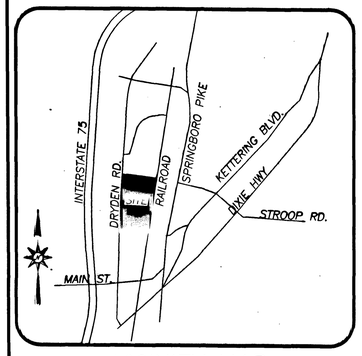
RECORD PLAN
MORAINE DEVELOPMENT PLAN D SECTION 3
BEING A REPLAT OF LOT 5458
OF THE CITY OF MORAINE, MONTGOMERY COUNTY, OHIO
LOCATED IN SECTION 17, TOWN 1, RANGE 6 M.R.s
TOTAL AREA = 10.000 ACRES TOTAL

PLAT 229
PG 66

PLAT BOOK 229 PAGE: 66

TRANSFERRED
17 APR 20 AM 11:04
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 04/20/2017 11:14:10 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00023329



VICINITY MAP

N.T.S.

DEDICATION

I, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT AND INSTRUMENT TO BE MY VOLUNTARY ACT AND DEED, AND DO HEREBY ACKNOWLEDGE THESE PLATS TO BE CORRECT.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Karen Remley
WITNESS

Karen Remley
PRINT NAME

OWNER: IRG MORAINE, LLC

Christopher Semarjian
PRINT NAME

SIGNATURE
Manager

STATE OF OHIO *, S.S.*

BE IT REMEMBERED THAT ON THIS 30th *DAY OF* January *2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME* Christopher Semarjian, Manager of *IRG MORAINE, LLC. TO ME KNOWN AS ACKNOWLEDGED THAT 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 SEAN ON THE DAY AND DATE ABOVE WRITTEN.

Sue A. Speck
NOTARY PUBLIC IN A FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10/19/19

SUE A. SPECK
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Geauga County
My Comm. Exp. 10/19/19

APPROVAL OF DESCRIPTIONS:

MONTGOMERY COUNTY ENGINEER

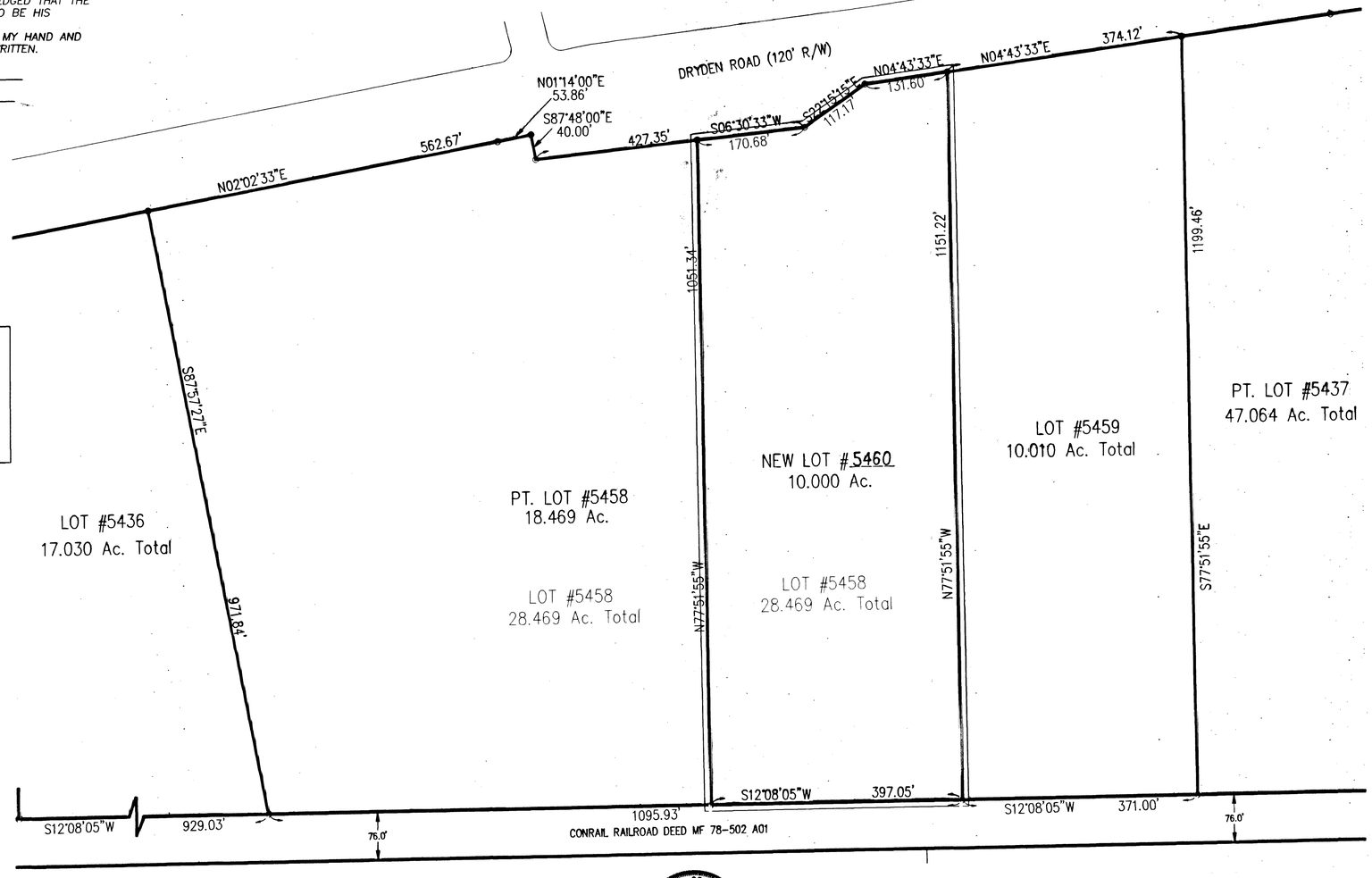
RON | 17-0017 | 4/19/17
CHECKED BY | FILE NO. | DATE

APPROVAL BY CITY OF MORAINE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MORAINE, OHIO
ON THIS 21 *DAY OF* February *, 2017*

COMMISSION CHAIRPERSON

APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF MORAINE, OHIO
ON THIS 23 *DAY OF* February *, 2017*
Mark Seeley P.E.
CITY ENGINEER



SURVEYORS NOTES:

1) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2) DATA SOURCES INCLUDE DOCUMENTS CITED
3) EVEDENCE IN GENERAL FITS THE SURVEY
4) FENCE LINES GENERALLY FOLLOW BOUNDARY LINES

BASIS OF BEARING

BEARING ARE BASED ON PLAT FOUND IN PLAT BOOK 156 PAGE 37 OF THE MONTGOMERY COUNTY RECORDERS OFFICE. BEARINGS BASED UPON SPRINGBORO PIKE RIGHT-OF-WAY PER PLAT.

BACK REFERENCE

CITY OF MORAINE LOT # 5415
CITY OF MORAINE LOT # 3282
CITY OF MORAINE LOT # 3281
CITY OF MORAINE LOT # 1019
CITY OF MORAINE LOT #'S 1027-1032
CITY OF MORAINE LOT #1014
CITY OF MORAINE LOT #5435
CITY OF MORAINE LOT #5436
CITY OF MORAINE LOT #5437
CITY OF MORAINE LOT #5458
CITY OF MORAINE LOT #5459

DESCRIPTION

BEING A REPLAT OF PART OF LOT 5458 OF THE CITY OF MORAINE AKA MORAINE DEVELOPMENT PLAN D AS RECORDED IN REC. P.B. 229 PAGE 65 AND IN SECTION 17 TOWN 1, RANGE 6, M.Rs. LOT 5458 AS CONVEYED TO IRG MORAINE LLC. BY I.R. DEED 17-023218
*SECTION 2

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

STATE OF OHIO
STEVEN J. LEESMAN
8352
REGISTERED SURVEYOR

TRANSFERRED
17 APR 20 AM 11:04
KARL L. KEITH
AUDITOR

LEGEND

- ● SET I.P.
- × FOUND CROSS NOTCH
- ■ FOUND MAG NAIL
- ⊡ SET MAG NAIL
- ○ FOUND I.P.
- ⊗ SET CROSS NOTCH

I certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards of Boundary Surveys. All monumentation is or to be set as shown. This survey was prepared from field surveys preformed by Leesman Engineering & Associates in October of 2016 under the supervision of Steven J. Leesman, Ohio Professional Surveyor No. 8352.

All Measurments are certified correct, 5/8 Rebar, 30" in length at to be set at all corners, unless otherwise noted. Curve distances are measured along the Arc.

1/20/17
STEVEN J. LEESMAN OH. P.L.S. NO. 8352 *DATE*

NO.	DESCRIPTION	BY	DATE
	REVISIONS AND/OR ISSUES		

PROJECT NO. IRG - JAN. 17
DATE: 1-6-17
SCALE: AS SHOWN
DRAWN BY: TMD
CHECKEDBY: SJL

PREPARED BY:
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

PLAT OF SURVEY

SHEET NO.
1 of 1

C05 = 1-9-30 & 31 ALL

PLAT 229
PG 67

TRANSFERRED
17 APR 20 PM 12:15
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 04/20/2017 12:20:58 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00023361

RECORD PLAN

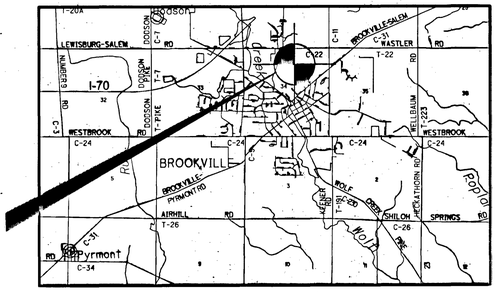
MCGREGOR SUBDIVISION

SECTION TWO

NE Qtr. Section 34, Town 6, Range 5 East
Being a Subdivision of Lots 2612 and 2613
of the Consecutive Lot Numbers of the City of Brookville
Montgomery County, Ohio
Contains: 21.966 Acres

PLAT BOOK 229 PAGE: 67

GRAPHIC SCALE 1" = 100'



VICINITY MAP
NO SCALE

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 34, TOWN 6, RANGE 4 EAST BEING N 89°36'04" E FROM GPS FIELD OBSERVATIONS USING ODOT VRS (OHIO STATE PLANE SOUTH NAD83 GEOID 12A).

SURVEY REFERENCES

ALL DEEDS AND PLATS SHOWN ON THE WITHIN RECORD PLAN ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY OHIO.

MCGREGOR SUBDIVISION, PLAT BOOK 214, PAGES 16-16A

MONTGOMERY COUNTY ENGINEER'S SURVEY RECORDS AS SHOWN HEREON.

SUPERIMPOSED AREA NOTE

ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

EVIDENCE OF OCCUPATION

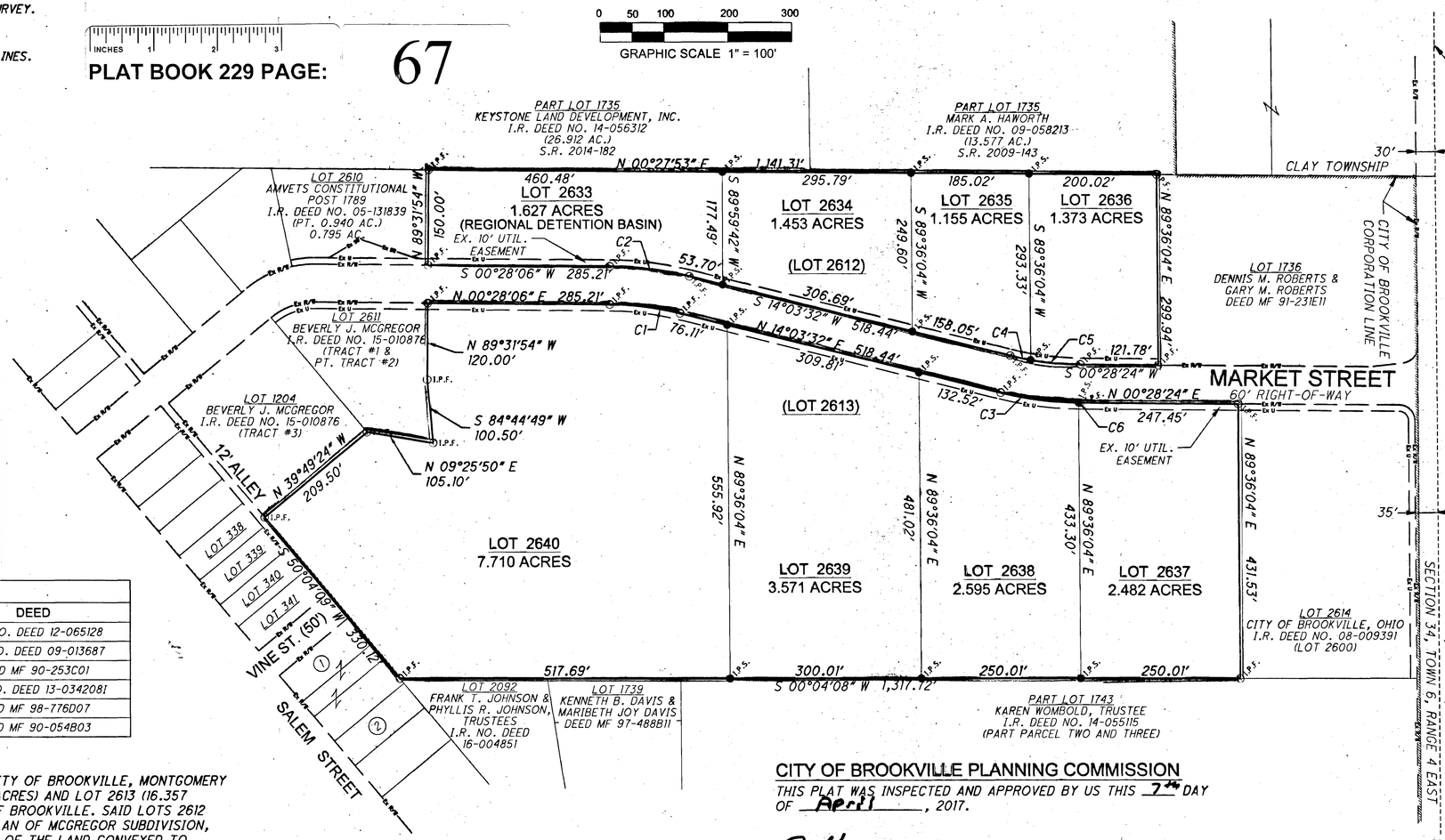
OCCUPATION WHERE EXISTING, IN GENERAL, FITS THE SURVEYED LINES.

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND (SIZE NOTED)
- IRON PIN FOUND W/ ID CAP (SIZE NOTED)
- IRON PIN SET W/ ID CAP (5/8" x 30" CAPPED "BWSC 8190")
- MAG NAIL FOUND
- MAG NAIL SET
- CROSS CUT FOUND
- CROSS CUT SET

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.48'	470.00'	13°35'26"	N 07° 15' 49" E	111.22'
C2	125.72'	530.00'	13°35'26"	S 07° 15' 49" W	125.42'
C3	123.09'	530.00'	13°18'24"	N 07° 24' 20" E	122.81'
C4	32.73'	470.00'	3°59'23"	S 12° 03' 50" W	32.72'
C5	78.71'	470.00'	9°35'45"	S 05° 16' 16" W	78.62'
C6	2.58'	530.00'	0°16'44"	N 00° 36' 46" E	2.58'

SALEM STREET OWNERS CHART		
LOT	OWNER	DEED
338	THRUSH RENTALS, LLC	I.R. NO. DEED 12-065128
339	SHANE D. & BROOKE M. HEMMERICH	I.R. NO. DEED 09-013687
340	DAVID W. & SUSAN H. BENNETT	DEED MF 90-253C01
341	RICKLLIN K. SHARP & NANCY J. SHARP	I.R. NO. DEED 13-0342081
N/A (1)	CHRIS HELSER	DEED MF 98-776D07
N/A (2)	GERALDINE MAE ADKINS	DEED MF 90-054B03



DESCRIPTION

SITUATE IN SECTION 34, TOWN 6, RANGE 4 EAST, IN THE CITY OF BROOKVILLE, MONTGOMERY COUNTY, OHIO. BEING A SUBDIVISION OF LOT 2612 (5.609 ACRES) AND LOT 2613 (16.357 ACRES) OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE. SAID LOTS 2612 AND 2613 BEING THE SAME AS RECORDED ON THE RECORD PLAN OF MCGREGOR SUBDIVISION, RECORDED IN PLAT BOOK 214, PAGES 16-16A AND BEING ALL OF THE LAND CONVEYED TO BEVERLY J. MCGREGOR BY DEED RECORDED IN INSTRUMENT RECORD NUMBER DEED 17-019458. ALL REFERENCES BEING TO THE RECORDER'S OFFICE, MONTGOMERY COUNTY, OHIO.

DEDICATION

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

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

OWNER: BEVERLY J. MCGREGOR

Beverly J. McGregor
BEVERLY J. MCGREGOR

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
BE IT REMEMBERED THAT ON THIS 10TH DAY OF April, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BEVERLY J. MCGREGOR, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Rody S Stephen
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

RODNEY L. STEPHEN
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No Expiration Date
Section 147.03 O.R.C.

CITY OF BROOKVILLE PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 7TH DAY OF April, 2017.

CHAIRPERSON

CITY OF BROOKVILLE COUNCIL

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 7TH DAY OF April, 2017.

CLERK

MAYOR

MONTGOMERY COUNTY ENGINEER

APPROVED FOR DESCRIPTION THIS 19TH DAY OF APRIL, 2017. BY THE MONTGOMERY COUNTY ENGINEER.

MONTGOMERY COUNTY ENGINEER

FILE NO. 17-0075

I HEREBY CERTIFY THAT THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS AND IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2016. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

STATE OF OHIO
KIRK PATTON DIEHL
S-07032
REGISTERED PROFESSIONAL SURVEYOR

KIRK P. DIEHL, P.S. #7032 — DATE 4/5/17

THIS INSTRUMENT PREPARED BY:

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
1370 Vanguard Blvd. Miamisburg, Ohio 45342
Phone (937) 438-0378 Fax (937) 438-0379

DRAWN BY:	KPD
DATE:	03/01/17
REVISED:	04/04/17
FILE NO.	3646300

R72-59-7-65 thru 71 & 75 ALL

PLAT 229
PG 68

TRANSFERRED
17 APR 20 AM 9:07
KARL L. KEITH
AUDITOR

BEARING BASIS:
THE NORTH LINE OF EMMET STREET
PER WHITE ALLEN SUBD, PB 168, PG 5
S 80°06'15" W

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

Type: DEE
Kind: PLAT
Recorded: 04/20/2017 01:39:29 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00023418

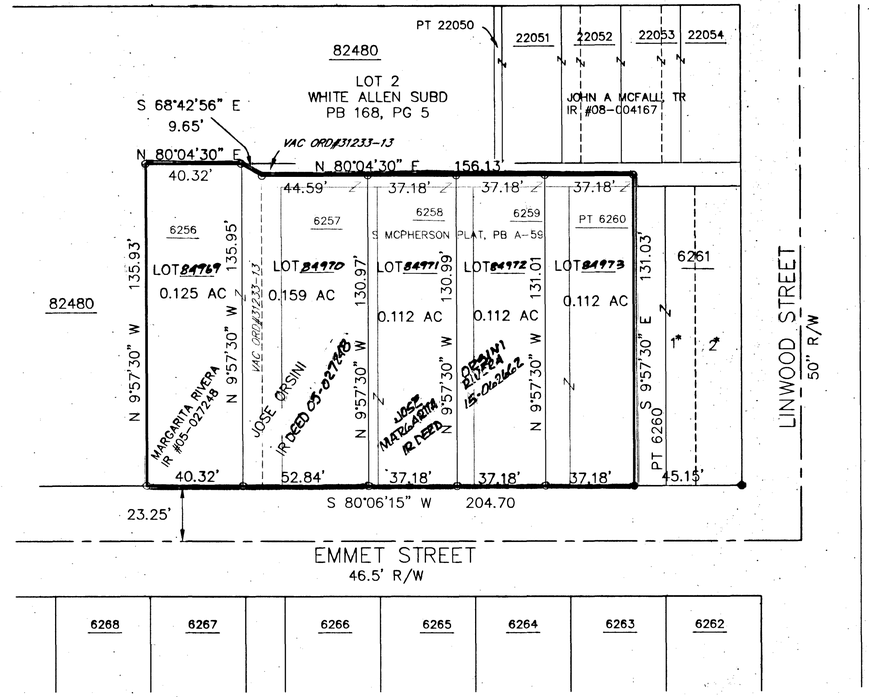
RECORD PLAN

ORSINI PLAT

BEING A REPLAT OF LOTS 6256, 6257, 6258, 6259
AND PART LOT 6260 OF THE REVISED AND CONSECUTIVE
NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON
AND THE S MCPHERSON PLAT
AND PART OF A VACATED ALLEY
SECTION 27, TOWN 2, RANGE 6E
MONTGOMERY COUNTY, OHIO
0.620 ACRES
FEBRUARY 2017

INCHES 1 2 3

PLAT BOOK 229 PAGE: 68



DESCRIPTION:
THE WITHIN PLAT IS A REPLAT OF LOTS 6256, 6257, 6258, 6259 AND PART OF 6260 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO AND THE S MCPHERSON PLAT AS RECORDED IN PLAT BOOK A-59 AND PART OF AN ALLEY VACATED BY ORDINANCE #31233-13, DATED 3/27/13 AND CONVEYED TO JOSE ORSINI AND MARGARITA RIVERA BY DEEDS RECORDED IN IR #15-062662 AND IR #05-027248 OF THE DEED RECORDS OF SAID COUNTY AND CONTAINING 0.620 ACRES, ALL OF WHICH ARE IN LOTS

* ALL OF LOT 6257 AS CONVEYED TO JOSE G. ORSINI BY I.R. DEED 04-052609

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 APRIL 2016. 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 S-7367
REGISTERED PROFESSIONAL SURVEYOR

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

ALL MONUMENTATION SET/FOUND IN GOOD CONDITION

OCCUPATION IN GENERAL FITS SURVEY

PERTINENT DOCUMENTS AS SHOWN

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

CITY OF DAYTON, OHIO

APPROVED BY CITY PLAN BOARD
PLANNING DIRECTOR
4-6-17
DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS
Keith Stueber
SUPERVISOR OF PLATS
April 6, 2017
DATE

DATE: April 6, 2017

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: 249 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE

Keith Stueber
CITY ENGINEER OF THE CITY
OF DAYTON, OHIO

● 5/8" IRON PIN FOUND

○ 5/8" IRON PIN SET
YELLOW PLASTIC CAP
"JUDGE ENGR CO"

ADJOINERS:
1* ROGERO BUCKMAN DEVELOPMENT, LLC
IR #06-025365
2* HALSIE GEHRING
IR #16-045019

Prepared By:
JUDGE ENGINEERING CO.
1201 E. DAVID ROAD
KETTERING, OHIO 45429
PHONE (937)294-1441 FAX (937)294-6498

TRANSFERRED
17 APR 20 AM 9:07
KARL L. KEITH
AUDITOR

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 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 J. Judge
WITNESS
Nancy G. Brown
WITNESS
JOSE G. ORSINI

STATE OF OHIO, S.S.:
BE IT REMEMBERED THAT ON THIS 11TH DAY OF APRIL, 2017, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE, JOSE ORSINI PERSONALLY CAME 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. Dalley
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE 5/12/2021

NOTARIAL SEAL STATE OF OHIO

Bradley J. Judge
WITNESS
Nancy G. Brown
WITNESS
Margarita Rivera
MARGARITA RIVERA

STATE OF OHIO, S.S.:
BE IT REMEMBERED THAT ON THIS 11TH DAY OF APRIL, 2017, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE, MARGARITA RIVERA PERSONALLY CAME 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. Dalley
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE 5/12/2021

NOTARIAL SEAL STATE OF OHIO

OWNER'S STATEMENTS:
DATE APRIL 11TH, 2017
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

JOSE ORSINI , BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER 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 AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Constance S. Dalley
NOTARY PUBLIC
MY COMMISSION EXPIRES DATE 5/12/2021

NOTARIAL SEAL STATE OF OHIO

APPROVED FOR DESCRIPTION
MONTGOMERY COUNTY ENGINEER
4/17/17
DATE

17-0079
JOB NO.
RGH
CHECKED BY

BASE DWG. 6849 PROJ. NO. ACAD FILE

K46-16-22-8, K46-16-23-10 & 11 ALL

TRANSFERRED
17 APR 20 PM 2:56
KARL L. KEITH
AUDITOR

RECORD PLAN
OLD BYERS PLAT

BEING A CONSOLIDATION OF PT. LOT 6990 AND LOT 6999 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE CITY OF MIAMISBURG PLAT, SECTIONS 16 & 17, TOWN 2, RANGE 5, MRs.
CITY OF MIAMISBURG, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 14.693 ACRES

Type: DEE
Kind: PLAT
Recorded: 04/20/2017 03:00:31 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00023516

229pg69

PLAT BOOK 229 PAGE: 69

APPROVAL

ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MIAMISBURG, OHIO.

Leslie Karacsan — SECRETARY — 3/31/17 — DATE

ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF MIAMISBURG, OHIO.

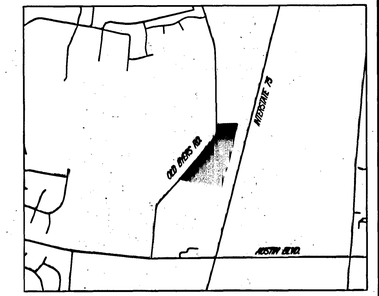
Richard C. Church Jr. — MAYOR — 4/3/17 — DATE

Judith E. Barney — CLERK OF COUNCIL — 4/3/17 — DATE

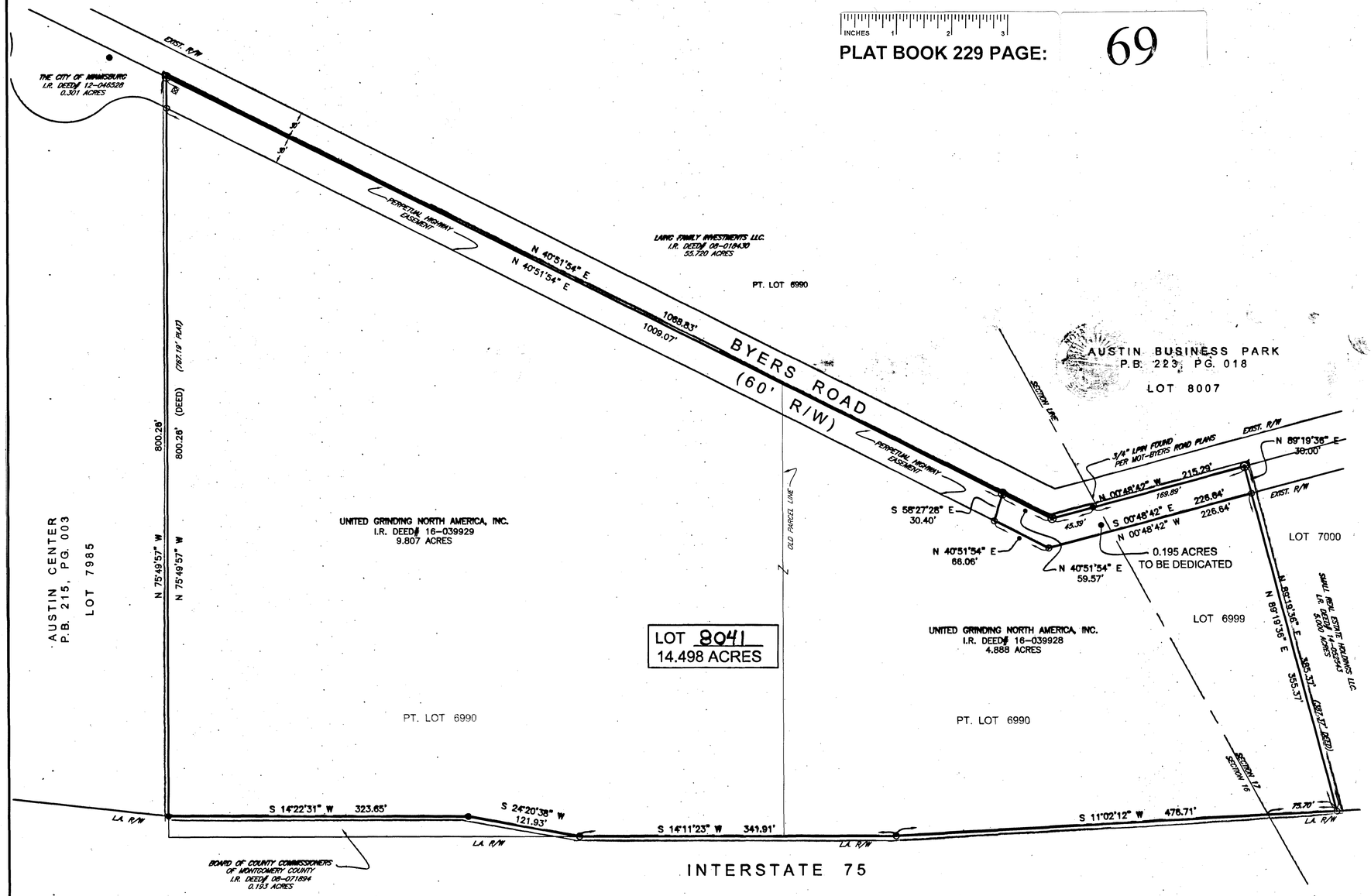
SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

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

BASIS OF BEARING: BEARINGS ARE BASED ON CENTERLINE OF OLD BYERS ROAD, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING N 40°51'54" E)



VICINITY MAP
Not to Scale



DEDICATION

We, the undersigned, being all the owners 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 0.195 acres as public right of way 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 (signature) — Witness (signature)

Witness (printed name) — Witness (printed name)

Owner: United Grinding North America, Inc.

By: _____ (signature)

By: Stefan Wallisser, CFO (printed name & title)

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.

Be it remembered on this 30 day of March, 2017, before me, a Notary Public in and for said state, personally came Stefan Wallisser, 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.

Marilyn K Melton
Notary Public in and for Montgomery County, Ohio
My Commission Expires March 9 2019

OWNER'S STATEMEMT

Date March 30 2017
State of Ohio, County of Montgomery, S.S.

Stefan Wallisser, 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:

Marilyn K Melton
Notary Public in and for Montgomery County, Ohio
My Commission Expires March 9 2019

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 4/19/17

Checked By RDW — DATE 4/19/17

16-0274
FILE#

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

STATE OF OHIO — JOHN BURKHARDT — S-6487 — REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION

The within plat is a Lot Consolidation of 13.806 acres and being Lot 6999 and Pt. Lot 6990 of the consecutive lot numbers of the City of Miamisburg, and comprising all of that land conveyed to United Grinding North America, Inc. by deed recorded in I.R. Deed #16-139928 & I.R. Deed #16-139929 of the Deed Records of Montgomery County, Ohio.

Containing a total of 14.693 acres, of which 14.498 acres are in lots.

TRANSFERRED
17 APR 20 PM 2:56
KARL L. KEITH
AUDITOR

LEGEND
- ● 3/4" IRON PIN FOUND
- ○ 5/8" I.P. SET
- ▲ 1" IRON PIPE FOUND
- ⊙ MAGNAIL SET

PREPARED BY:
BURKHARDT ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.154
Draw: RGK	Dwg: 16.154.dwg
Check: JTB	Tab: RP
Scale: 1"=60'	
Date: 8/16/16	
Sheet: RECORD PLAN	
Sheet No.: RP-1	

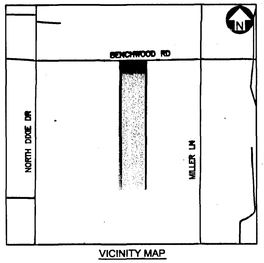
802-12-3-5957, 124, 13 CALL R.D.C. 2-14-127 $320 PAL

RECORD PLAN
FLAPJACK 1 HOLDING COMPANY PLAT
SECTION 34, TOWN 3, RANGE 6E,
CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO
CONTAINING 9.960 ACRES

229 P 70

TRANSFERRED
17 APR 26 AM 11:28
KARL L. KEITH
AUDITOR

Type: DEE
Kind: PLAT
Recorded: 04/26/2017 11:28:50 AM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00024494



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING: NORTH LINE OF SUBJECT PROPERTY, TAKEN FROM STATE PLANE NAD83 COORDINATES. BEARING N 89°53'51" E

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

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

SURVEY REFERENCES:
SUR 2016-0207
SUR 2004-0104
SUR 2003-0045

ZONING DATA:
ZONING : RSF-1
(RESIDENTIAL SINGLE FAMILY)
MAX. BUILDING HEIGHT: 35 FT.
MIN. LOT AREA: 21.500 SQ. FT.
MIN. FRONTAGE: 100 FT
SETBACKS:
FRONT: 50 FT.
SIDE: 20 FT.
REAR: 35 FT.

PROPERTY IS WITHIN THE MILLER-BENCHWOOD DESIGN OVERLAY DISTRICT.

LEGEND
- ○ 5/8" IRON PIN SET
- ● 5/8" IRON PIN FOUND (UNLESS NOTED)
- ⊕ MAGNAIL FOUND
- ⊙ AXLE FOUND

L1	L2
N 00°26'07" E	S 00°26'07" W
45.77'	46.08'

DESCRIPTION
Situated in Section 34, Town 3, Range 6E, City of Vandalia, Montgomery County, Ohio, Being all 0.841 acres of land as conveyed to Richard E. Schott by deed recorded in I.R. Deed #15-024696, and 8.776 acres as conveyed to Richard E. Schott by beed recorded in CF/T #03-096507 and Rebecca C. Rocco, Trustee of the Rebecca C. Rocco Family Trust by I.R. Deed #12-050360, and 0.316 acres as conveyed to the City of Vandalia by Deed M.F. #01-564B04 and #01-564B09 and I.R. Deed #03-076179 of the Montgomery County Recorder's Office, Ohio.

Containing 9.960 Acres, 9.644 Acres are in lots.

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 June & July 2016. 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

STATE OF OHIO · JOHN BURKHARDT · S-6487 · REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR NOTES:
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. 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.

JAMES P. & ROBERTA PING DEED M.F.# 97-382C03 11.4464 ACRES

JAMES P. & ROBERTA PING DEED M.F.# 97-382C03 1.3 ACRES

JAMES P. & ROBERTA PING DEED M.F.# 85-401B06 1.3 ACRES

JAMES P. & ROBERTA PING DEED M.F.# 00-442E10 1.84 ACRES

N 00°26'07" E 1447.15'
N 00°26'07" E 1401.38'
S 89°32'35" W 300.02'

LOT # 1
8.648 ACRES

RICHARD E. SCHOTT
CF/T# 03-096507
REBECCA C. ROCCO, TRUSTEE
REBECCA C. ROCCO FAMILY TRUST
I.R. DEED# 12-050360
8.776 ACRES
ZONING: RSF-1
SUR 2003-0045

CITY OF VANDALIA
DEED M.F.# 01-564B09
0.068 ACRES(DEED)
0.091 ACRES(ACTUAL)

3/4" I.P. FOUND "ODOT R/W" "LJB INC"

RICHARD E. SCHOTT
I.R. DEED# 15-024696
0.841 ACRES
SUR 2016-0207

3/4" I.P. FOUND "ODOT R/W" "LJB INC"

S 00°26'07" W 248.00'
N 00°26'07" E 248.00'

RICHARD E. SCHOTT
CF/T# 03-096507
REBECCA C. ROCCO, TRUSTEE
REBECCA C. ROCCO FAMILY TRUST
I.R. DEED# 12-050360
8.776 ACRES
ZONING: RSF-1

LOT # 2
0.996 ACRES

NEW DIVISION LINE

3/4" I.P. FOUND "ODOT R/W" "LJB INC"

S 00°26'07" W 248.00'

S 89°53'51" E 125.00'
N 89°53'51" W 175.00'
S 89°53'51" E 175.00'
N 89°53'51" W 300.00'
S 89°53'51" E 300.00'

N 89°50'19" E

BENCHWOOD ROAD (R/W VARIES)

EXIST. R/W

HOME FURNISHINGS LIFESTYLE CENTER P.B. 210, PG. 029
LOT 2

CITY OF VANDALIA
DEED M.F.# 01-564B04
0.041 ACRES(DEED)
0.041 ACRES(ACTUAL)

HAYSON INVESTMENTS LTD
DEED M.F.# 01-646E08
0.37 ACRES

CITY OF VANDALIA
I.R. DEED# 03-076179
0.056 ACRES(DEED)
0.057 ACRES(ACTUAL)

0.316 ACRES TO BE DEDICATED R/W

HOME FURNISHINGS LIFESTYLE CENTER P.B. 210, PG. 029
LOT 1

S 00°26'07" W 1151.52'
S 00°26'07" W 1445.60'

5/8" I.P.W. 3.01' EAST OF PROP. LINE

TODD N. & TINA M. WILLS I.R. DEED# 12-053130 3.464 ACRES

EMPOWERMENT TEMPLE INC. THIRD WORLD MINISTRIES INC. I.R. DEED# 12-029425 4.535 ACRES

BRYAN M. WOSERY I.R. DEED# 14-032169 1.38 ACRES

BRENDA VICKERS DEED M.F.# 85-2304A08 0.69 ACRES

DEWEY H. JR. & BEVERLEY K. POPE DEED M.F.# 79-019004 0.59 ACRES

WILLIAM S. & JEAN M. WINNER DEED M.F.# 85-401B06 1.3 ACRES

NEW LIFE WORSHIP CENTER INC. I.R. DEED# 12-055428 3.226 ACRES
SUR 2004-0104

DOUGLAS B. CAWILL
SANDRA L. ANDERSON
I.R. DEED# 03-187302
FORREST J. & SANDRA L. ANDERSON
I.R. DEED# 04-064131
0.895 ACRES
ZONING: GB

CITY OF VANDALIA
I.R. DEED# 03-076179
0.124 ACRES(DEED)
0.127 ACRES(ACTUAL)

3/4" I.P. FOUND "ODOT R/W" "LJB INC"

CITY OF VANDALIA, OHIO CITY COUNCIL
Approved and Accepted this 18th day of April, 2017,
By the Council of the City of Vandalia, Ohio

Arlene Setzer 4-18-17
Mayor Date

4-18-17
Clerk Date

CITY APPROVALS:
Approved by the Planning Commission of The City of Vandalia, Ohio
On this 28th day of February, 2017
Chairperson

DEDICATION
We, the undersigned, being all the owners 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 0.316 acres as public right of way 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 (signature) Witness (signature)

James L. Faulkner Mary Lou Graham
Witness (printed name) Witness (printed name)

Owner: Richard E. Schott

By: Richard E. Schott
(signature)

By: Richard E. Schott owner
(printed name & title)

ACKNOWLEDGEMENT
State of Ohio, S.S.
Be it remembered on this 23rd day of March 2017, before me, a Notary Public in and for said state, personally came Richard E. Schott as owner, who represented that they are duly authorized in the premises 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 this 23rd day of March, 2017.

Joan Faulkner
Notary Public
My Commission Expires JOAN FAULKNER NOTARY PUBLIC STATE OF OHIO My Commission Expires June 6/5/2017

OWNER'S STATEMENT
Date March 23, 2017
State of Ohio, County of Montgomery, S.S.
Joan Faulkner, 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 thereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Joan Faulkner
Notary Public 6/5/2017
My Commission Expires JOAN FAULKNER NOTARY PUBLIC STATE OF OHIO My Commission Expires June 6/5/2017

Signed and Acknowledged in the Presence of:

Cheryl McConahy Christine Shrekenau
Witness (signature) Witness (signature)

Cheryl McConahy Christine Shrekenau
Witness (printed name) Witness (printed name)

Owner: Rebecca C. Rocco, Trustee

By: Rebecca C. Rocco, Trustee
(signature)

By: REBECCA C. ROCCO, TRUSTEE
(printed name & title)

ACKNOWLEDGEMENT
State of ~~Ohio~~ Florida, S.S. County of Lee
Be it remembered on this 6 day of April, 2017, before me, a Notary Public in and for said state, personally came Rebecca Carocco as Owner, who represented that they are duly authorized in the premises 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 this 6 day of April, 2017.

Lauren Yates
Notary Public
My Commission Expires 10-29-19

LAUREN YATES Notary Public - State of Florida Commission # FF 932344 My Comm. Expires Oct 29, 2019

OWNER'S STATEMENT
Date March 6, 2017
State of ~~Ohio~~ Florida, County of ~~Montgomery~~ Lee, S.S.
Lauren Yates, 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 thereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Lauren Yates
Notary Public
My Commission Expires 10-29-19

LAUREN YATES Notary Public - State of Florida Commission # FF 932344 My Comm. Expires Oct 29, 2019

Signed and Acknowledged in the Presence of:

Amber L. Holloway Robert L. Cron
Witness (signature) Witness (signature)

Amber L. Holloway Robert L. Cron
Witness (printed name) Witness (printed name)

Owner: City of Vandalia, Ohio

By: (signature)

By: Jon Crusey, City Manager
(printed name & title)

ACKNOWLEDGEMENT
State of Ohio, S.S.
Be it remembered on this 18 day of April, 2017, before me, a Notary Public in and for said state, personally came Jon Crusey, as City Manager, who represented that they are duly authorized in the premises 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 this 18 day of April, 2017.

Melissa R. Piwarzynski
Notary Public
My Commission Expires Nov. 25, 2017

NOTARY PUBLIC STATE OF OHIO MELISSA R. PIWARZYNSKI Notary Public in and for the State of Ohio My Commission Expires Nov. 25, 2017

OWNER'S STATEMENT
Date April 18, 2017
State of Ohio, County of Montgomery, S.S.
Jon Crusey, 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 thereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Melissa R. Piwarzynski
Notary Public
My Commission Expires Nov. 25, 2017

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER — DATE 4/24/17
Checked By RON — DATE 4/24/17
16-0299
FILE#

INCHES 1 2 3

PLAT BOOK 229 PAGE: 70

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28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.165
Draw: RGK	Dwg: 16.165-RP.dwg
Check: JDB	Tab: RP
Scale: 1"=60'	
Date: 02.10.2017	
Sheet: RECORD PLAN	
Sheet No.: RP-1	