

Vicinity Map

DETENTION AREA EASEMENT					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
14	86.09'			N04°12'40"E	
	189.48'			N87°33'10"E	
	48.49'			S07°40'37"E	
1	204.36'	4157.56'	204.34'	N83°22'16"E	7°48'32"

INGRESS EGRESS EASEMENT					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
1	153.63'	4157.56'	149.13'	N83°22'16"E	7°48'32"
2	29.76'			N08°17'47"W	
3	21.46'			N06°25'06"W	
4	23.69'			N03°57'36"E	
5	70.40'			S86°02'24"E	
6	114.19'	4157.56'	113.53'	N83°22'16"E	7°48'32"

UTILITY EASEMENT					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
1	153.63'	4157.56'	149.13'	N83°22'16"E	7°48'32"
2	29.76'			N08°17'47"W	
3	21.46'			N06°25'06"W	
4	10.90'			N03°57'36"E	
7	12.78'			N03°57'36"E	
8	20.00'			N03°57'36"E	
9	32.78'			S03°57'36"W	
10	31.39'			S86°02'24"E	
11	16.63'			S03°57'36"E	
12	20.00'			S86°02'24"E	
13	10.84'			S03°57'36"E	
6	114.19'	4157.56'	113.53'	N83°22'16"E	7°48'32"

WOODS I LLC.
DB 95 PAGE 46

ACREAGE TABULATION

Lot 1 Acreage = 3.820
Lot 2 Acreage = 1.311
(includes 0.28 Detention)
Lot 3 Acreage = 1.811
R/W Acreage = 0.0000
Total = 6.942

NOTES:

1. Iron Pins Set Are 30" x 5/8" Rebar.
2. No Additional Occupation Information Other Than Monumentation

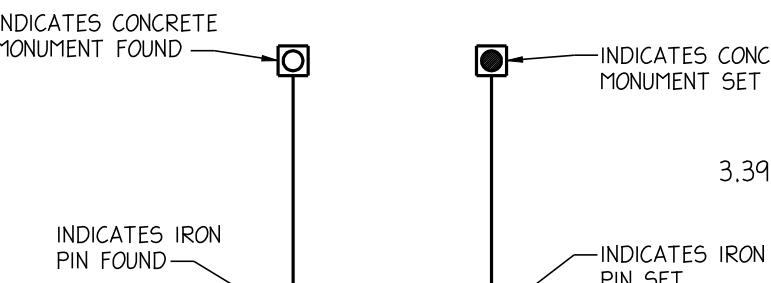
MIAMI VALLEY HOSPITAL
196-00328 A005

REFERENCES:

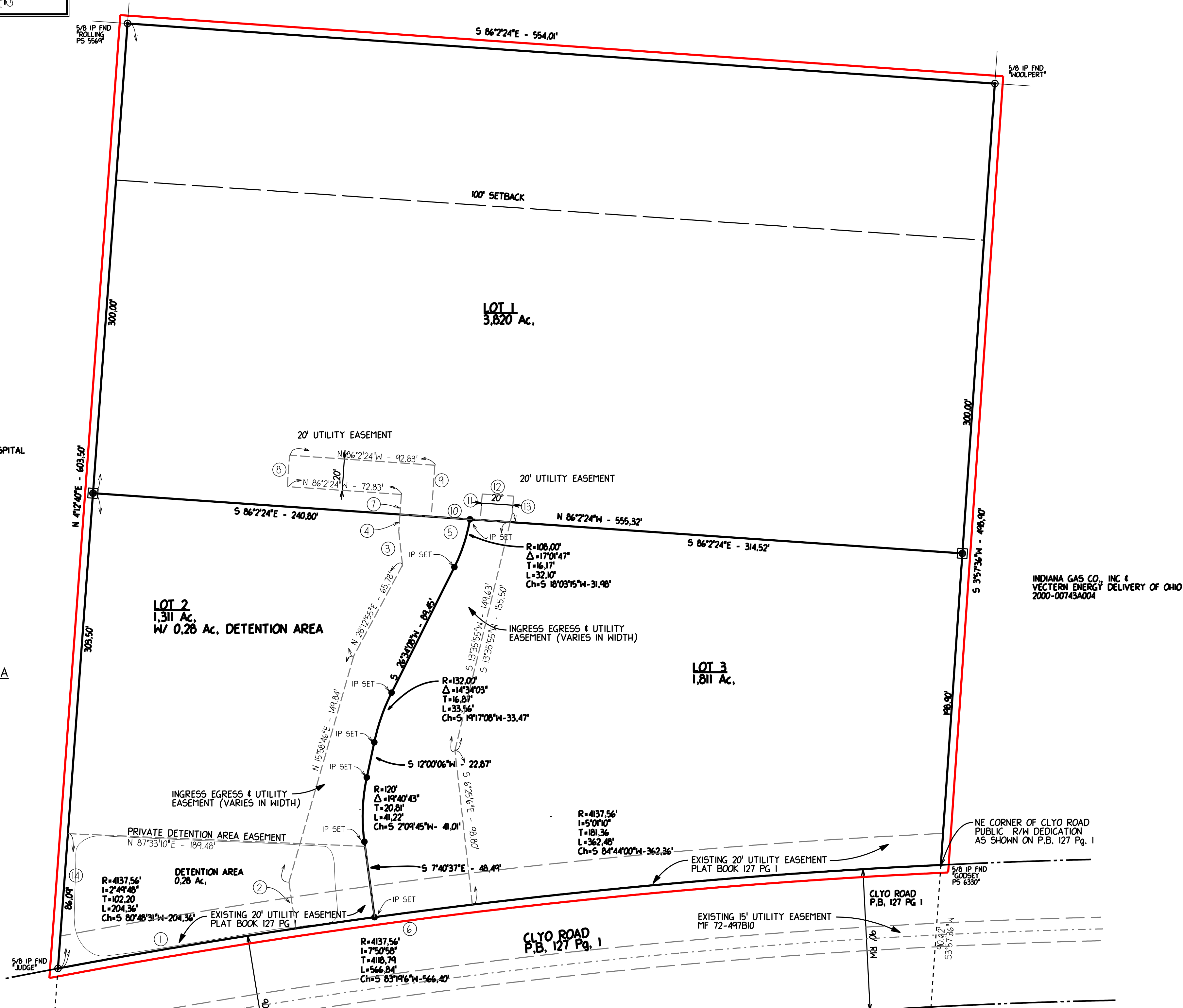
Deed: 05-096103
Deed: JAMES G. KARRAS FAMILY TRUST -
M.F. # 93-635 E08
Deed M.F. # 84-188 D07
Deed M.F. # 96-328 A05
Deed M.F. # 00-0743 A04
P.B. 127 Pg. 1

STATEMENT OF SUPERIMPOSED AREA

All the land of dedicators from that
which such plot is drawn.



LEGEND
NOT TO SCALE



DESCRIPTION / CERTIFICATION

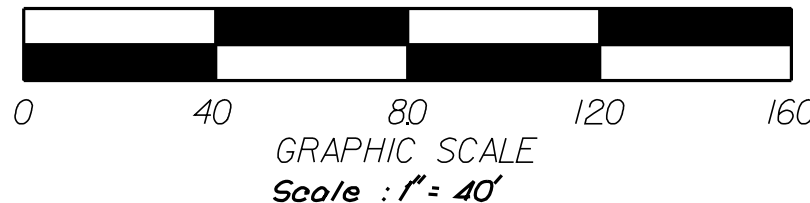
I hereby certify that the within plat is a subdivision containing 6.9413 Acres of
land conveyed to TERRY J. KARRAS, TRUSTEE by DEED 05-096103.
Also that the Measurements are certified correct, Iron Pins and Monuments
will be set as shown. Curved distances are measured on the arc.

PREPARED BY:
LJB INC.

JAMES P. BENEDICT
OHIO PROFESSIONAL SURVEYOR No.6583

BASIS OF BEARINGS:

The basis of bearings is the north right of way
of Clvo Road as recorded in Plat Book 127
Page 1 being South 83° 19' 08" West.



RECORD PLAN
THE ACRO REALTY TRUST PLAT
SECTION ONE

LOCATED IN
SECTION 20, TOWN 2, RANGE 6, M.R.S.
CITY OF CENTERVILLE MONTGOMERY COUNTY, OHIO
CONTAINING 6.941 ACRES
OCTOBER, 2005

DEDICATION STATEMENT

We, the undersigned, being all the owners and lien holders of the lands herein platted (owner), have; signed this record plan to
evidence our agreement to it and our reserve of the easements on this plat. Those easements are for the construction, operation,
maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the
express privilege of reasonably trimming trees, and reasonably controlling all obstructions, that unreasonably interfere with use of
those utilities and for ingress and egress to accomplish those purposes.

WE THE UNDERSIGNED, BEING ALL THE OWNER AND LIEN HOLDERS OF THE LANDS HEREIN SUBDIVIDED,
DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT (INSTRUMENT) TO BE OUR
VOLUNTARY ACT AND DEED.

OWNER:
TERRY J. KARRAS, TRUSTEE

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

WITNESS _____
WITNESS _____ TERRY J. KARRAS, TRUSTEE

STATE OF OHIO, S.S.

BE IT REMEMBERED ON THIS ____ DAY OF ____ 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID STATE PERSONALLY CAME TERRY J. KARRAS, TRUSTEE,
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN
PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

TERRY J. KARRAS, TRUSTEE, 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.

TERRY J. KARRAS, TRUSTEE
BE IT REMEMBERED ON THIS ____ DAY OF ____ 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE PERSONALLY CAME TERRY J. KARRAS, TRUSTEE,
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT
AND DEED.

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

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CITY PLANNING BOARD
CITY OF CENTERVILLE, OHIO

APPROVED THIS _____ DAY OF _____, 2005

BY: _____

CITY COUNCIL
CITY OF CENTERVILLE, OHIO

APPROVED THIS _____ DAY OF _____, 2005

BY: _____

Rev. 1 Comments Per Mont. County et. al. 11/4/05 By: NGF
Prepared by:

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