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Whip Road	د ا
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670	
Nov Ball Bood	
Alex-Bell Road	
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Clxo	Montgo Greene
<u>"</u>	∠•∪

Vicinity Map

		DETENTIO	N AREA	EASEMENT		INGRESS EGRESS EASEMENT							
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	DELTA CURVE LENGTH RADIUS CHORD BEARIN					DELTA		
14	86.09'			N04°12'40"E		l	I53.63 ¹	4157.56	149,131	N83°22'16"E	7°48'32"		
	189,481			N87°33'10"E		2	29,76'			N08°17'47"W			
	48,49¹			507°40'37"E		3	21,46'			N06°25'06"W			
I	204,361	4157,561	204,34	N83°22'16"E	7 ° 48'32 "	4	23,69'			N03°57'36"E			
						5	70,40'			586°02'24"E			

UTILITY EASEMENT									
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA				
I	153.63'	4157.56	149,131	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	12.781			N03°57'36"E					
8	20,00'			N03°57'36"E					
9	32,78¹			503°57'36"W					
10	31,39'			586°02'24"E					
11	16.63'			503 ° 57'36"E					
12	20.00¹			586°02'24"E					
13	10.84			503 ° 57'36 " E					
6	114.19'	4157.561	113.53 ¹	N83°22'16"E	7*48'32"				

14	86.09'			NO4°12'40"E		Ì	153,63	4157.56	149,131	N83°22'16"E	7°48'32 "	I	153,63	4157,56'	149,13'	N83°22'16"E	7°48'32'
	189,481			N87°33'10"E		2	29,76'			N08°17'47"W		2	29,76'		·	N08°17'47"W	
	48,49'			507°40'37"E		3	21,46'			N06°25'06"W		3	21,46'			N06°25'06"W	
I	204,361	4157,56'	204,34'	N83°22'16"E	7°48'32"	4	23,69'			N03°57'36"E		4	10,90'			N03°57'36"E	
					_	5	70,40'			586°02'24"E		7	12,781			N03°57'36"E	
						6	114,19'	4157,56	113,53	N83°22'16"E	7 ° 48'32 "	8	20,00'			N03°57'36"E	
												9	32,78'			503°57'36"W	
												10	31,39'			586°02'24"E	
												11	16.63'			503°57'36"E	
							WOOD DB 05	SILLC, PAGE 4	4			12	20.00'			586°02'24"E	
							70 43	/ I AGE T	•			13	10,84			503°57'36"E	
												6	114,19'	4157,56'	113,53	N83°22'16"E	7*48'32
IP FND DLLING 5569"	V								5 (%°2'24"E - 554	, 0 1'						

<u>LOT 1</u> 3,820 Ac,

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:

- I, Iron Pins Set Are 30" x 5/8" Rebor,
- 2. No Additional Occupation Information
 Other Than Monumentation

MIAMI VALLEY HOSPITAL 1996-00328 A005

5/8 IP FND "JUDGE"

-EXISTING 15' UTILITY EASEMENT MF 72-497BIO

-INDICATES CONCRET MONUMENT SET

—INDICATES IRON PIN SET

REFERENCES:

INDICATES CONCRETE
MONUMENT FOUND

INDICATES IRON

LEGEND NOT TO SCALE

PIN FOUND —

STATEMENT OF SUPERIMPOSED AREA

All the land of dedicators from that which such plat is drawn,

20' UTILITY EASEMENT 20' UTILITY EASEMENT 5 86°2'24"E - 240,80' N 86°2'24"W - 555,32' 5 86°2'24"E - 314,52' **△ = 17*01'47**" T=16,17' L=32,10' Ch=5 18°03'15"W-31,48' INDIANA GAS CO., INC & VECTERN ENERGY DELIVERY OF OHIO 2000-00743A004 LOT 2 1,311 Ac, W/ 0,28 Ac, DETENTION AREA INGRESS EGRESS & UTILITY EASEMENT (VARIES IN WIDTH) LOT 3 1,811 Ac, - R=132,00' △=14"34"03" T=16,87" L=33,56' Ch=5/1917'08"W-33,47' JP SET-— 5 12°00'06"W - 22,87' R=120' \(\Delta = 19'40'43'' \) T=20,81' L=41,22' INGRESS EGRESS & UTILITY — EASEMENT (VARIES IN WIDTH) R=4137,56' 1=5°01'10" T=181,36 L=362,48' Ch=5 84°44'<u>00"W</u>-3<u>62,3</u>6' NE CORNER OF CLYO ROAD PUBLIC R/W DEDICATION AS SHOWN ON P.B, 127 Pg. I Ch=5 2'09'45"W- 41,01' PRIVATE DETENTION AREA EASEMENT N 87°33'10"E - 189,48' – EXISTING 20' UTILITY EASEMENT — PLAT BOOK 127 PG I ~S 7°40'37"E\ DETENTION AREA 0,28 Ac, R=4137,56' 0,28 Ac, I=2'49'48" T=102,20 L=204,36' Ch=5 80'48'31"H-204,36' EXISTING 20' UTILITY EASEMENT—PLAT BOOK 127 PG 1 CLYO ROAD P,B, 127 PG I EXISTING 15' UTILITY EASEMENT - MF 72-497BIO R=4137,56' I=7*50'58" T=4118,79 L=566,84'

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

operation, , and for the iith use of

evidence our agreement to it and maintenance, repair, replacement express privilege of reasonably tr	lour reserve of the easem or removal of water, sew	ients on this plat, Thos ier. aas. electric, telec	se easements are for th phone or other utility lin	ne construction, operation, nes or services, and for the
those utilities and for ingress and	d egress to accomplish thos	se purposes,		,
WE THE UNDERSIGNED, BEING OF THE VOLUNTARY ACT AND DEED.	ALL THE OWNER AND LIEN MAKING AND SIGNING OF	N HOLDERS OF THE LA F THIS PLAT (INSTRU	ANDS HEREIN SUBDIV MENT) TO BE OUR	IDED,
		OWNER:		
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:		TERRY J, KARI	RAS, TRUSTEE	
witness				
WITNESS		TERRY J, K	ARRAS, TRUSTEE	
STATE OF OHIO, S.S.				
BE IT REMEMBERED ON THIS	TERRY J. KARRAS, TRU DGED THE SIGNING AND	ISTEE.	-	UBLIC IN AND FOR
IN TESTIMONY WHEREOF, I HAVI ABOVE WRITTEN,	E HEREUNTO SET MY HAN	ID AND NOTARY SEAL	ON THE DAY AND DA	TE
NOTARY PUBLIC				
MY COMMISSION EXPIRES				
TERRY J. KARRAS , TRUSTEE, BE KNOWLEDGE, INTERESTED IN THIS	EING DULY SWORN, SAYS DEDICATION, EITHER AS	THAT ALL PERSONS A OWNERS OR LIEN HOL	AND CORPORATIONS, T DERS, HAVE UNITED T	TO THE BEST <i>O</i> F HIS N ITS EXECUTION,
TERRY J. KARRAS , TRUSTEE				
BE IT REMEMBERED ON THIS STATE PERSONALLY CAME TERRY TO ME KNOWN, AND ACKNOWLEDG AND DEED.	´ J. KARRAS, TRUSTEE,	•	·	RY PUBLIC IN AND FOR SAID R VOLUNTARY ACT
IN TESTIMONY WHEREOF, I HAVE	HEREUNTO SET MY HAND	AND NOTARY SEAL O	N THE DAY AND DAT	E ABOVE WRITTEN,
NOTARY PUBLIC				
MY COMMISSION EXPIRES				
	CITY PLAI CITY OF CEN	NNING BOARD NTERVILLE, OHIO		
APPROVED THIS)	DAY <i>O</i> F	, 200!	5

CITY COUNCIL CITY OF CENTERVILLE, OHIO

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 Clyo Road as recorded in Plat Book 127 Page 1 being South 83° 19' 08" West.

GRAPHIC SCALE Scole : [" = 40"

Rev, I Comments Per Mont, County et, al, 11/4/05 By: NGF Prepored by:



LJB Inc. • 3100 Research Blvd. • P.O. Box 20246 Dayton, OH 45420-0246 (937) 259-5000 tel • (937) 259-5100 fax • ljbinc.com