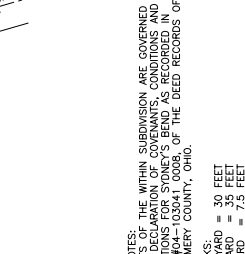
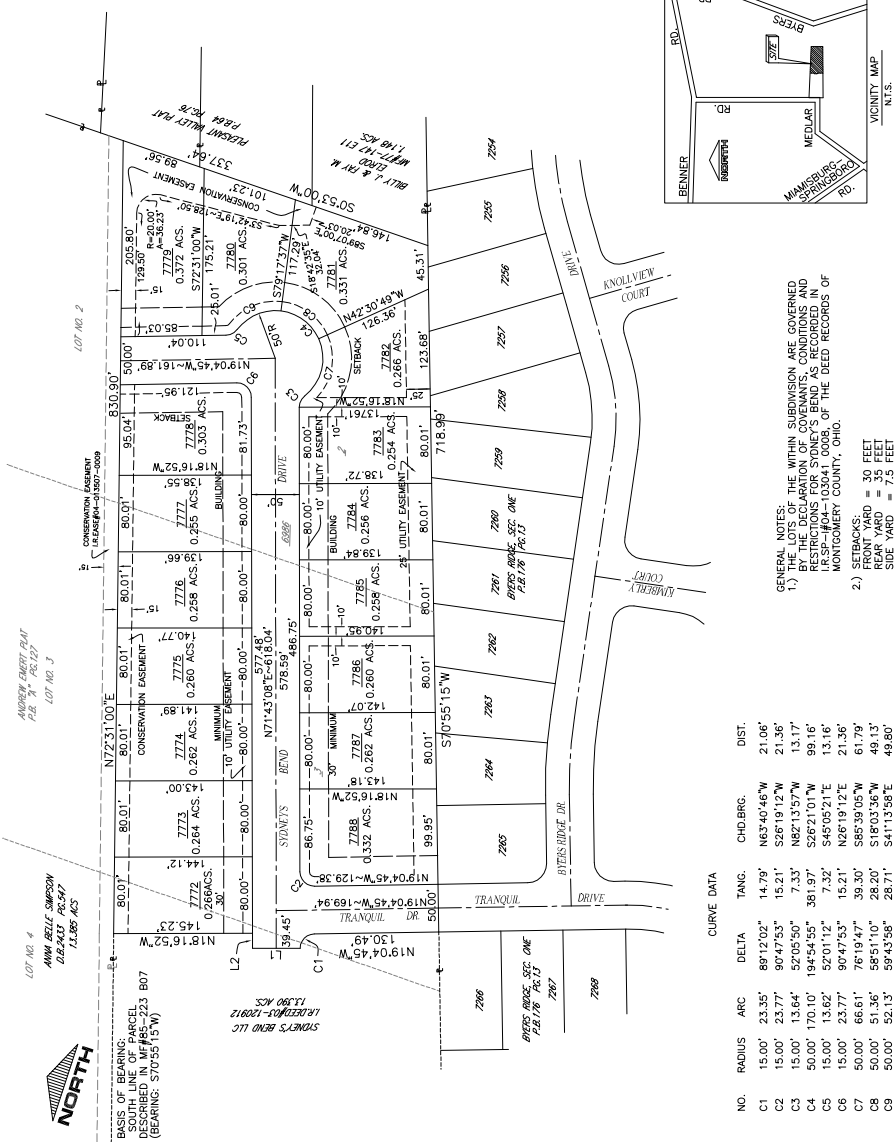


RECORD PLAN
SYDNEY'S BEND, SECTION 1
 BEING A REPEAT OF PART 6886 OF THE CONSECUTIVE
 NUMBERS OF THE CITY OF MAMMISBURG
 SECTION 17 TOWN 2 RANGE 5 M R6.
 MONTGOMERY COUNTY, OHIO
 MARCH, 2004
 CONTAINING 5.889 ACRES



GENERAL NOTES: THE WITHIN SUBDIVISION ARE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SYDNEY'S BEND AS RECORDED IN MONTGOMERY COUNTY, OHIO.

2.) SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 35 FEET
 SIDE YARD = 7.5 FEET

3.) ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE LABELED.

4.) EACH LOT ADJACENT TO THE CONSERVATION EASEMENT (L1) SHALL BE BOUND BY THE PROPERTY LINE AND THE EDGE OF THE EASEMENT WHICH WILL STATE "CONSERVATION EASEMENT DO NOT DISTURB".

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANG.	CHDBRG.	DIST.
C1	15.00'	23.35'	89°12'02"	14.79'	N63°40'46"W	21.06'
C2	15.00'	23.77'	90°47'53"	15.21'	S26°19'12"W	21.36'
C3	15.00'	13.64'	52°05'50"	7.33'	N62°13'57"W	13.17'
C4	50.00'	170.10'	194°54'55"	381.97'	S26°21'01"W	99.16'
C5	15.00'	13.62'	52°01'12"	7.32'	S45°05'21"E	13.16'
C6	15.00'	23.77'	90°47'53"	15.21'	N26°19'12"E	21.36'
C7	50.00'	66.61'	76°19'47"	39.30'	S65°39'05"W	61.79'
C8	50.00'	66.61'	76°19'47"	39.30'	S16°38'58"W	49.63'
C9	50.00'	52.15'	59°45'58"	28.71'	S41°13'38"E	46.60'

AGREEMENT TABULATION

R/W	LOTS	TOTAL
= 1.132 ACES.		
= 4.757 ACES.		
TOTAL = 5.889 ACES.		

PERTINENT INFORMATION:
 DEED REFERENCES:
 AIR DEED#63-120912
 PLAT REFERENCES:
 PLS#NEW REC#127
 OCCUPATION STATEMENT:
 LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

LEGEND:
 ○ IRON PIN SET
 ● IRON PIN FOUND
 ⊕ WOODEN SET
 ⊕ WOODEN FOUND
 ⊕ STAKE SET
 ⊕ STAKE FOUND
 ⊕ MONUMENT SET
 ⊕ MONUMENT FOUND
 ⊕ ANGLE FOUND
 ⊕ ANGLE FOUND
 ⊕ STONE FOUND
 ⊕ PIPE FOUND

DEDICATION:
 WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATED, HAVE SIGNED THIS RECORD PLAN TO EVIDENCE OUR AGREEMENT TO THE DEDICATION OF THE STREETS ON THIS PLAN. THESE EASEMENTS ARE NECESSARY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF THE STREETS AND UTILITIES AND TO PREVENT THE CONSTRUCTION OF ANY BUILDING OR STRUCTURE WHICH WOULD UNREASONABLY INTERFERE WITH THE USE OF THOSE UTILITIES OR WITH THE OPERATION AND MAINTENANCE OF THE STREETS AND UTILITIES. THE DEDICATION OF THE STREETS AND UTILITIES IS SUBJECT TO THE CONDITION OF AIR GRANTING THESE EASEMENTS AND OF ANY UTILITY ORGANIZATION AGENT OR EMPLOYEE MAKING ANY EASEMENT. IT 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 ASSIGNEES HARMLESS AGAINST ALL DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE OWNERS AND THEIR HEIRS, SUCCESSORS AND ASSIGNEES AS A RESULT OF GRANTEE'S NEGLIGENCE OR FAILURE TO MAINTAIN, REPAIR OR REPLACE THE SURFACE OF THE EASEMENT AREA AND ANY IMPROVEMENTS LOCATED THEREON TO THE CONDITION WHICH EXISTED IMMEDIATELY PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE EASEMENT AREA AND SHALL BE FURTHER REQUIRED NOT TO UNREASONABLY INTERFERE WITH ANY IMPROVEMENT LOCATED UPON THE PREMISES OR WITH OWNERS USE THEREOF.

Signed and Acknowledged in the presence of:

Owner: SYDNEY'S BEND LLC
 M. SCOTT WOELEL, MEMBER
 WITNESS
 STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
 BE IT REMEMBERED THAT ON THIS DAY OF 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, M. SCOTT WOELEL, AS MEMBER, FOR SYDNEY'S BEND LLC, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING 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:

CERTIFICATION/DESCRIPTION:
 THE WITHIN PLAT IS A SUBDIVISION OF 5.889 ACRES BEING PART LOT 6886 OF THE CONSECUTIVE NUMBERS OF THE CITY OF MAMMISBURG AS CONVEYED TO SYDNEY'S BEND LLC, BY DEED RECORDED IN IR DEED#63-120912 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.
 THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.
 4.757 ACRES ARE IN LOTS.

APPROVALS:
 CITY OF MAMMISBURG, OHIO PLANNING COMMISSION
 Approved this day of 2004, by the Planning Commission of the City of Mammisburg, Ohio.
 Secretary Date
 CITY OF MAMMISBURG, OHIO CITY COUNCIL
 Approved this day of 2004, by the Council of the City of Mammisburg.
 Mayor Date
 Clerk Date

APPROVED FOR DESCRIPTION:
 MONTGOMERY COUNTY ENGINEER DATE
 Checked By DATE
 FILE#

PREPARED BY:
BURKHARDT ENGINEERING COMPANY
 195 BYERS ROAD
 MAMMISBURG, OHIO 45342
 PHONE: (937) 388-0600
 FAX: (937) 388-0602

