RECORD PLAN

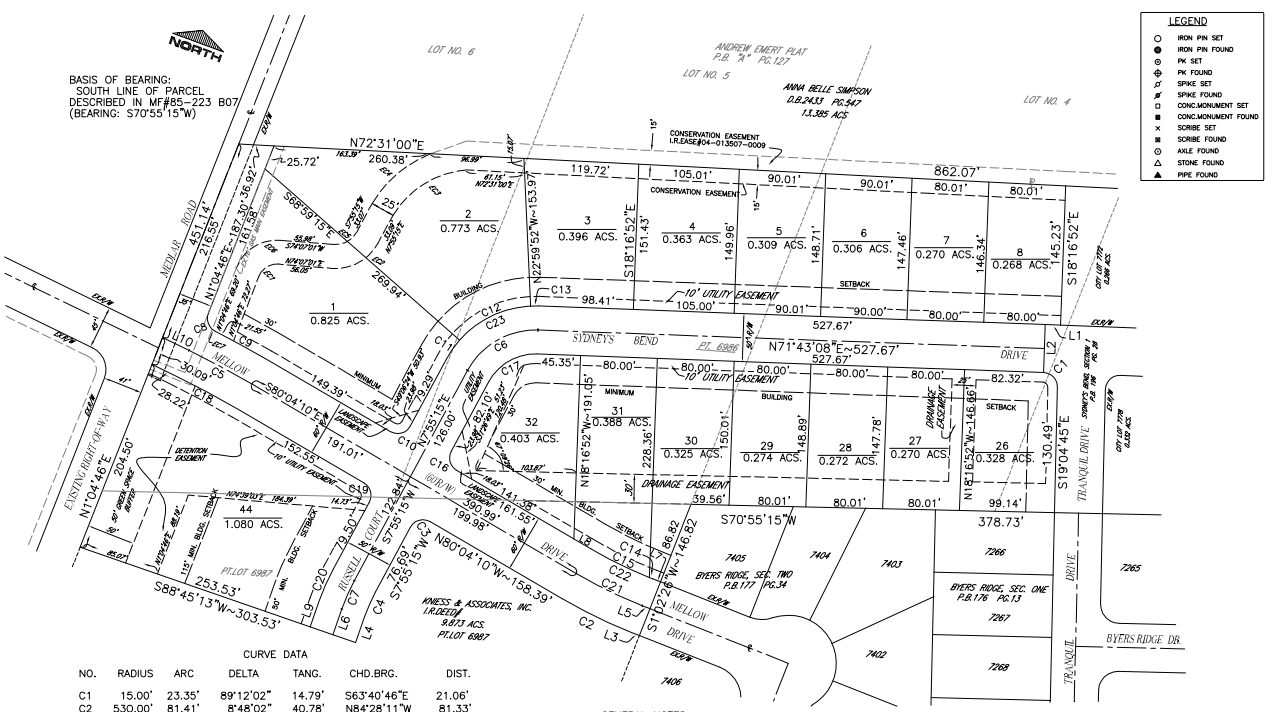
SYDNEY'S BEND, SECTION 2

BEING A REPLAT OF PART 6986 AND 6987 OF THE CONSECUTIVE NUMBERS OF THE CITY OF MIAMISBURG

SECTION 17,TOWN 2,RANGE 5,M.Rs.

MONTGOMERY COUNTY, OHIO

APRIL, 2005 CONTAINING 8.806 ACRES



CURVE DATA

NO.	RADIUS	ARC	DELTA	TANG.	CHD.BRG.	DIST.
C1	15.00'	23.35'	89°12'02"	14.79'	S63°40'46"E	21.06'
C2	530.00'	81.41'	8°48'02"	40.78'	N84°28'11"W	81.33'
C3	15.00'	24.09'	92°00'35"	15.54'	S53°55'32"W	21.58'
C4	175.00'	28.00'	9°10'02"	14.03'	S3°20'14"W	27.97'
C5	1000.00'	74.35'	4°15'35"	37.19'	S82°11'58"E	74.33'
C6	80.00'	89.08'	63°47'56"	49.79'	N39°49'10"E	84.55'
C7	200.00'	32.00'	9°10'02"	16.03'	S3°20'14"W	31.97'
C8	15.00'	22.13'	84°32'08"	13.63'	N41°11'18"W	20.18'
C9	1030.00'	60.88'	3°23'12"	30.45'	N81°45'46"W	60.87
C10	15.00'	24.09'	92°00'35"	15.54'	S53°55'32"W	21.58'
C11	105.00'	23.99'	13°05'30"	12.05'	S14°28'00"W	23.94'
C12	105.00'	84.28'	45°59'23"	44.56'	S44°00'26"W	82.04'
C13	105.00'	8.64'	4°43'00"	4.32'	S69°21'38"W	8.64'
C14	470.00'	3.99'	0°29'11"	1.99'	N88°37'37"W	3.99'
C15	470.00'	68.20'	8°18'51"	34.16'	N84°13'36"W	68.14'
C16	15.00'	23.04'	87°59'25"	14.48'	N36°04'28"W	20.84'
C17	55.00'	61.24'	63°47'56"	34.23'	N39°49'10"E	58.13'
C18	970.00'	72.12'	4°15'35"	36.08'	N82°11'58"W	72.10'
C19	15.00'	23.04'	87°59'25"	14.48'	S36°04'28"E	20.84'
C20	225.00'	36.00'	9°10'02"	18.04'	S3°20'14"W	35.96'
C21	500.00'	76.80'	8°48'02"	38.48'	S84°28'11"E	76.72'
C22	470.00'	72.19'	8°48'02"	36.17'	S84°28'11"E	72.12'
C23	105.00'	116.92'	63°47'53"	65.35'	N39°49'12"E	110.97'

EASEMENT CURVE DATA

NO.	RADIUS	ARC	DELTA	TANG.	CHD.BRG.	DIST.
EC1	20.00'	25.49'	73°02'15"	14.81'	N37°35'53"E	23.80'
EC2	50.00'	7.63'	66°02'21"	32.50'	N40°56'25"E	54.49'
EC3	98.92'	92.77'	53°43'55"	50.11'	N37°43'30"E	89.41'
EC4	123.92'	81.56'	37°42'33"	42.32'	S29°24'02"W	80.01'
EC5	25.00'	28.82'	66°02'21"	16.25'	S40°56'25"W	27.25'
EC6	45.00'	57.36'	73°02'15"	33.32'	S37°35'53"W	53.56'
EC7	15.00'	3.67'	14°00'24"	1.84'	N76°27'10"W	3.66'

LINE DATA.

NO.	BEARING	DIST.	NO.	BEARING	DIST.
L1	S71°43'08"W	15.75'	L6	S1°14'47"E	28.60'
L2	S18°16'52"E	50.00'	L7	N88°52'12"W	8.43'
L3	N88°52'12"W	8.52'	L8	N80°04'10"W	20.17'
L4	S1°14'47"E	28.60'	L9	S1°14'47"E	28.60'
L5	S88°52'12"E	8.48'	L10	S84°19'45"E	30.63'

GENERAL NOTES:

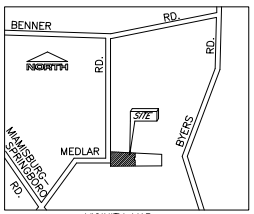
1.) THE LOTS OF THE WITHIN SUBDIVISION ARE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SYDNEY'S BEND AS RECORDED IN I.R.SD--1# 04-103041 008, OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

2.) SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 35 FEET } LOTS 1 ~ 8 & 26 ~ 32
SIDE YARD = 7.5 FEET

FRONT YARD = 50 FEET
REAR YARD = 115 FEET } LOT 44
SIDE YARD = 12 FEET

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

4.) EACH LOT ADJACENT TO THE CONSERVATION EASEMENT (LOTS 1~8) WILL HAVE ONE (1) 8"x6" SIGN LOCATED AT THE PROPERTY LINE AND THE EDGE OF THE EASEMENT WHICH WILL STATE: "CONSERVATION EASEMENT DO NOT DISTURB".



VICINITY MAP
N.T.S.

PERTINENT INFORMATION:

DEED REFERENCES:
KNIESS AND ASSOCIATES, INC. (AS TO PT. LOT 6986) I.R. DEED#
KNIESS AND ASSOCIATES, INC. (AS TO PT, LOT 6987) I.R. DEED#

PLAT REFERENCES:
ANDREW EMERT PLAT P.B."A", PG.127
SYDNEY'S BEND, SECTION1 P.B.196, PG.28

OCCUPATION STATEMENT:
LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

ACREAGE TABULATION

R/W	=	1.956 ACS.
LOTS	=	6.850 ACS.
TOTAL	=	8.806 ACS.

APPROVALS:

CITY OF MIAMISBURG, OHIO PLANNING COMMISSION

Approved this _____ day of _____, 2005 by the Planning Commission of the City of Miamisburg, Ohio.

Secretary Date

CITY OF MIAMISBURG, OHIO CITY COUNCIL

Approved this _____ day of _____, 2005 by the Council of the City of Miamisburg.

Mayor Date

Clerk Date

Approved for description:

MONTGOMERY COUNTY ENGINEER DATE

Checked By DATE

FILE#

GRAPHIC SCALE

60 0 30 60

1 inch = 60 ft.

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 DEDICATION OF THE STREETS ON THIS PLAT. THOSE EASEMENTS ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF 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 AND STREET 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 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: KNIESS AND ASSOCIATES, INC. as to Pt. Lot 6986 and Pt. Lot 6987

WITNESS WITNESS M.SCOTT WOELFEL, VICE PRESIDENT

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

BE IT REMEMBERED THAT ON THIS_____DAY OF_____, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, M. SCOTT WOELFEL, AS VICE PRESIDENT, FOR KNIESS AND ASSOCIATES, INC., 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:

DATE: _____ ,2005

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

M. SCOTT WOELFEL, 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.

M. SCOTT WOELFEL

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 8.806 ACRES, BEING 7.496 ACRES OF PART LOT 6986 OF THE CONSECUTIVE NUMBERS OF THE CITY OF MIAMISBURG AS CONVEYED TO KNIESS AND ASSOCIATES, INC., BY DEED RECORDED IN IR DEED# OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO. AND 1.310 ACRES OF PART LOT 6987 OF THE CONSECUTIVE NUMBERS OF THE CITY OF MIAMISBURG AS CONVEYED TO KNIESS AND ASSOCIATES, INC., BY DEED RECORDED IN IR DEED# OF THE DEED RECORDS OF MONTGOMERY

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

6.850 ACRES ARE IN LOTS.

JOHN T. BURKHARDT

PROFESSIONAL LAND SURVEYOR NO.6487

Revisions

PREPARED BY:

BURKHARDT ENGINEERING COMPANY
195 BYERS ROAD
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PHONE:(937)388-0060
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Date 6/02/05

Design: kab Drawn: jaw Checked: jtb Sheet: 1 of 2

BASE DWG. 941 PROJ. NO. 941 ACAD FILE: 941rp2