RECORD PLAN

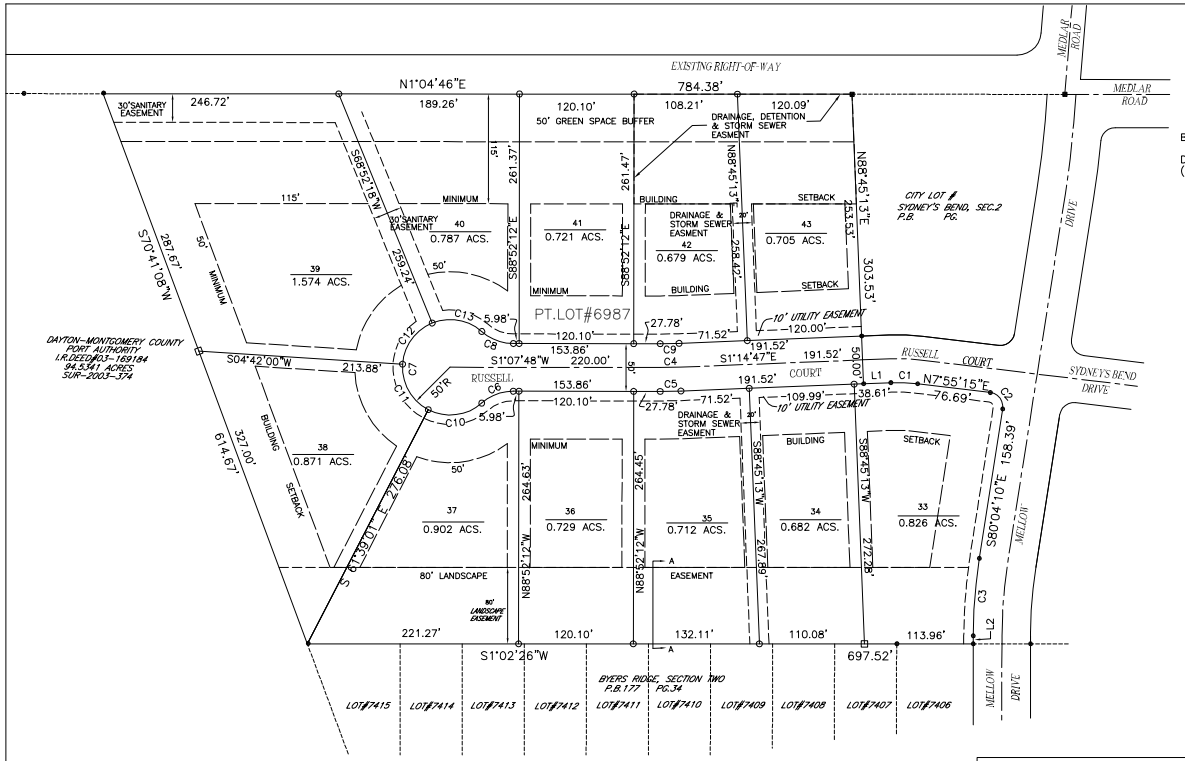
SYDNEY'S BEND, SECTION 3

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

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

MONTGOMERY COUNTY, OHIO

MAY, 2005 CONTAINING 9.873 ACRES



NORTH

BASIS OF BEARING:
SOUTH LINE OF PARCEL
DESCRIBED IN MF#85-223 B07
(BEARING: S70°55'15"W)

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 6987

WITNESS

WITNESS

M.SCOTT WOELFEL, MEMBER

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 SIGINING 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 9.873 ACRES BEING 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#05-XXXXXX 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.

9.249 ACRES ARE IN LOTS.

JOHN T. BURKHARDT

PROFESSIONAL LAND SURVEYOR NO.6487

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANG.	CHD.BRG.	DIST.
C1	175.00'	28.00'	9°10'02"	14.03'	N3°20'14"E	27.97'
C2	15.00'	24.09'	92°00'35"	15.54'	N53°55'32"E	21.58'
C3	530.00'	81.41'	8°48'02"	40.78'	S84°28'11"E	81.33'
C4	500.00'	20.74'	2°22'35"	10.37'	S0°03'30"E	20.74'
C5	525.00'	21.77'	2°22'35"	10.89'	S0°03'30"E	21.77'
C6	50.00'	36.14'	41°24'35"	18.90'	S19°34'29"E	35.35'
C7	50.00'	229.35'	262°49'10"	56.69'	N88°52'12"W	75.00'
C8	50.00'	36.14'	41°24'35"	18.90'	N21°50'03"E	35.35'
C9	475.00'	19.70'	2°22'35"	9.85'	N0°03'30"W	19.70'
C10	50.00'	59.90'	68°37'45"	34.12'	N5°57'54"W	56.37'
C11	50.00'	57.94'	66°21'02"	32.69'	N61°31'29"E	54.72'
C12	50.00'	56.00'	64°10'18"	31.34'	S53°12'51"E	53.12'
C13	50.00'	55.56'	63°39'54"	31.04'	S10°42'21"W	52.74'

LINE DATA

NO.	BEARING	DIST.
L1	N1°14'47"W	28.60'
L2	S88°52'12"E	8.52'

ACREAGE TABULATION

R/W	=	0.624 ACS.
LOTS	=	9.249 ACS.
TOTAL	=	9.873 ACS.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- PK SET
- PK FOUND
- SPIKE SET
- SPIKE FOUND
- CONC.MONUMENT SET
- CONC.MONUMENT FND
- SCRIBE SET
- SCRIBE FOUND
- AXLE FOUND
- STONE FOUND
- PIPE FOUND

PERTINENT INFORMATION:

DEED REFERENCES:
KNIESS AND ASSOCIATES, INC. (AS TO PT. LOT 6987)
I.R. DEED#05-

PLAT REFERENCES:
ANDREW EMERT PLAT
P.B."A", PG.127

SYDNEY'S BEND, SECTION 2
P.B.XXX, PG.XX

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

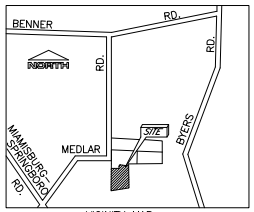
GENERAL NOTES:

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.SP-#04-103041 0008, OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

2.) SETBACKS:
FRONT YARD = 50 FEET
REAR YARD = 115 FEET (LOTS 39-43)
50 FEET (LOTS 33-38)
SIDE YARD = 12 FEET

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

NOTE REGARDING SUPERIMPOSED AREA:
PLATTED LANDS ARE COMPRISED OF ALL LAND DESCRIBED IN I.R.DEED#05-000000. THIS PLAT DOES NOT TAKE LAND FROM ANY OTHER PARCEL.



VICINITY MAP
N.T.S.

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.

Revisions	Date	Description
3.		
2.		
1.		

PREPARED BY:

BURKHARDT ENGINEERING COMPANY

195 BYERS ROAD
SUITE 202
MIAMISBURG, OHIO 45342
PHONE:(937)388-0060
FAX:(937)388-0062

Date 6/16/05

Design: KAD | Drawn: JAM | Checked: JTB | Sheet: 1 of 1

BASE DWG. 941-3 PROJ. NO. 941 ACAD FILE: 941-3rp