

SCALE ~ 1" = 100'



PEKIN ROAD SUBDIVISION
SECTION No. 34 T-4 R-4, CLEARCREEK TWP.
WARREN COUNTY OHIO.
 SURVEY AND PLAT BY
MARKEY & HASSELBROG
 ENGINEERS & SURVEYORS
 212 NORTH BROADWAY, LEBANON, OHIO

DEDICATION

We the undersigned, being the owners of the 15.777 Acre tract herein platted, said 15.777 Acre tract being acquired by Deed recorded in Volume No. 254, Page No. 163, of the Warren County, Ohio, Deed Records, do hereby dedicate the streets as shown on this plat, and not heretofore dedicated, to the public use as such forever.

Witness
 Claude I. Amburgy
 Betty C. Amburgy
 Notary Public in and for Warren Co., Ohio

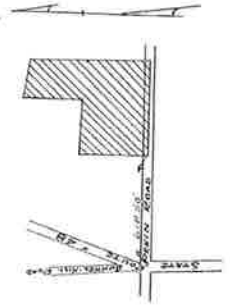
ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF WARREN, S.S.
 Be it remembered that on this 2nd day of July, 1956, before me, a Notary Public, personally came Claude I. Amburgy, and Betty C. Amburgy, his wife, and Wayne S. Amburgy, and Gertrude Amburgy, his wife, and acknowledged the signing of the foregoing plat to be their voluntary acts and deeds.
 In testimony whereof I hereunto set my Hand and Notary Seal on the day and date above written.

I hereby certify that the foregoing is a correct Plat from a survey made under my direction.
 Notary Public in and for Warren Co., Ohio

I hereby approve and accept the foregoing Plat on this 2nd day of July, 1956.
 Stanley H. Mackey
 Registered Surveyor No. 3745
 County Engineer Warren County, Ohio

VICINITY SKETCH



I hereby certify that the Zoning Commission of Clearcreek Township, Warren County, Ohio, did approve and accept the foregoing Plat on the 2nd day of July, 1956.

Chairman

RESTRICTIONS

1. All numbered, homesites or building tracts in this Subdivision shall be known and used as single family residential homesites. No tract shall be subdivided into smaller tracts for the purpose of additional residences. Only one residence may be built or placed on any one tract.
2. No trailer, defense cabin, tent or shack is permitted on this land, nor is any basement, garage, or other outbuilding of any time to be used as a temporary or permanent residence.
3. No noxious or offensive trade shall be carried on upon this land, nor shall anything be done therein which may be or become an annoyance or nuisance to the neighborhood. No business is permitted.
4. No unused building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
5. No worn out or discarded automobiles, machinery, or vehicles, or parts thereof shall be stored on any tract in the subdivision and no portion thereof shall be used for automobile junk piles, or for the storage of junk or other waste materials.
6. The premises must be kept neat and clean, the buildings well painted, and weeds and underbrush must be kept under control at all times.
7. The privilege and easement is hereby reserved to the seller, its successors and assigns to erect, repair, and maintain light and telephone poles, wires, and suitable equipment for any other utilities on any easement as shown on the Plat, or on or in a three (3) foot strip along the side lot line of each tract.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Such material shall be kept in a clean and sanitary condition.
9. These Covenants and Restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1967, at which time said Covenants shall be automatically extended for successive periods of ten (10) years. At any time these Covenants may be amended by written consent of sixty (60) percent of the then owners of tracts, each owner having one vote for each separate tract owned by him.
10. If the parties hereto, or any of them or their heirs, successors, or assigns shall violate any of the Covenants herein, it shall be lawful for any other persons owning any real property situated in said Development or Subdivision described herein to prosecute at law or in equity against the person or persons violating or attempting to violate any such Covenants and either to prevent him or them from so doing, or to recover damages or fees for such violation.
11. Invalidation of any one of the Covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

We, the County Commissioners of Warren County, Ohio, do hereby approve and accept the foregoing Plat on this 2nd day of July, 1956.

Transferred on this 2nd day August, 1956.
 Maxine Stahl
 County Auditor, Warren County, Ohio.
 By: [Signature] Deputy

File No. 2-1-50
 Received this 2nd day of July, 1956, at 2:30 PM.
 Recorded in Book No. 2 on Page No. 121
 July 12, 1956
 County Recorder, Warren County, Ohio
 By: [Signature] Deputy

COVENANTS AND RESTRICTIONS

1. NO GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE CONSTRUCTED OR ERECTED UPON ANY LOT PRIOR TO CONSTRUCTION OF THE MAIN RESIDENCE.
2. TRAILERS, DEFENSE CABINS, TENTS, SHACKS, OTHER OUTBUILDINGS, BASEMENTS OR GARAGES MAY NOT BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON ANY LOT.
3. THE MAXIMUM NUMBER OF ANIMALS SHALL BE LIMITED TO TWO (2) ANIMALS FOR ANY ONE LOT, EXCEPT FOR AN ADDITIONAL TWO (2) DOGS OR CATS. ALL ANIMALS SHALL BE TAKEN CARE OF SO AS NOT TO BE NEIGHBORHOOD NUISANCES AND SANITARY CONDITIONS MUST BE MAINTAINED AT ALL TIMES.
4. ANY PONDS OR WATER IMPOUNDMENTS SHALL FIRST BE APPROVED AS TO DESIGN, SIZE, LOCATION, AND CONSTRUCTION BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
5. NO WORN OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY LOT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
6. NO LOT SHALL BE USED FOR STORAGE OR DISCARDED BUILDINGS, LUMBER OR MATERIALS OF ANY NATURE EXCEPT INSOFAR AS IS NECESSARY DURING THE ACTUAL CONSTRUCTION OF BUILDINGS UPON THE LOT WHERE STORED.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESSES:

D. & D. INVESTMENT CO., AN OHIO PARTNERSHIP

Paul E. Hasselbring
James D. McCann

Richard C. Wolford
 RICHARD C. WOLFORD, PARTNER

THIS PARTNERSHIP HAS COMPLIED WITH SECTION 1777.02 O.R.C. FILED IN OFFICIAL RECORD VOL. 104, PG. 710 BETH DEERARD, RECORDS WARREN COUNTY, OHIO.

ACKNOWLEDGMENT

STATE OF OHIO, S. S.

BE IT REMEMBERED THAT ON THIS 3rd DAY OF February, 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME D. & D. INVESTMENT CO., AN OHIO PARTNERSHIP, BY RICHARD C. WOLFORD, A PARTNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Nov. 23, 1988
 MY COMMISSION EXPIRES

Heleen D. Hasselbring
 HELEEN D. HASSELBRING, NOTARY PUBLIC, STATE OF OHIO

SURVEYOR'S NOTES

1. (O) INDICATES A 1" IRON PIN SET.
2. (●) INDICATES A 1/2" IRON PIN SET.
3. REFERENCE BEARING, KENDRICK SUBDV. PB 5 PG 78.
4. ALL MONUMENTS IN GOOD CONDITION.
5. OCCUPATION IN GENERAL FITS SURVEY.
6. DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.

DEED REFERENCE

SITUATED IN SECTION 34, T-4, R-4, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 3.2880 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO D. & D. INVESTMENT CO. AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS VOLUME 417, PAGE 630, WARREN COUNTY, OHIO.

NOTE

THE WARREN COUNTY COMBINED HEALTH DISTRICT REQUIRES THAT THE HOUSE LOCATION ON ALL THREE LOTS BE LOCATED AT LEAST 250 FEET FROM THE PEKIN ROAD RIGHT-OF-WAY LINE.

PEKIN CORNERS

SEC. ONE

SITUATED IN

SEC. 34, T-4, R-4, CLEARCREEK TOWNSHIP

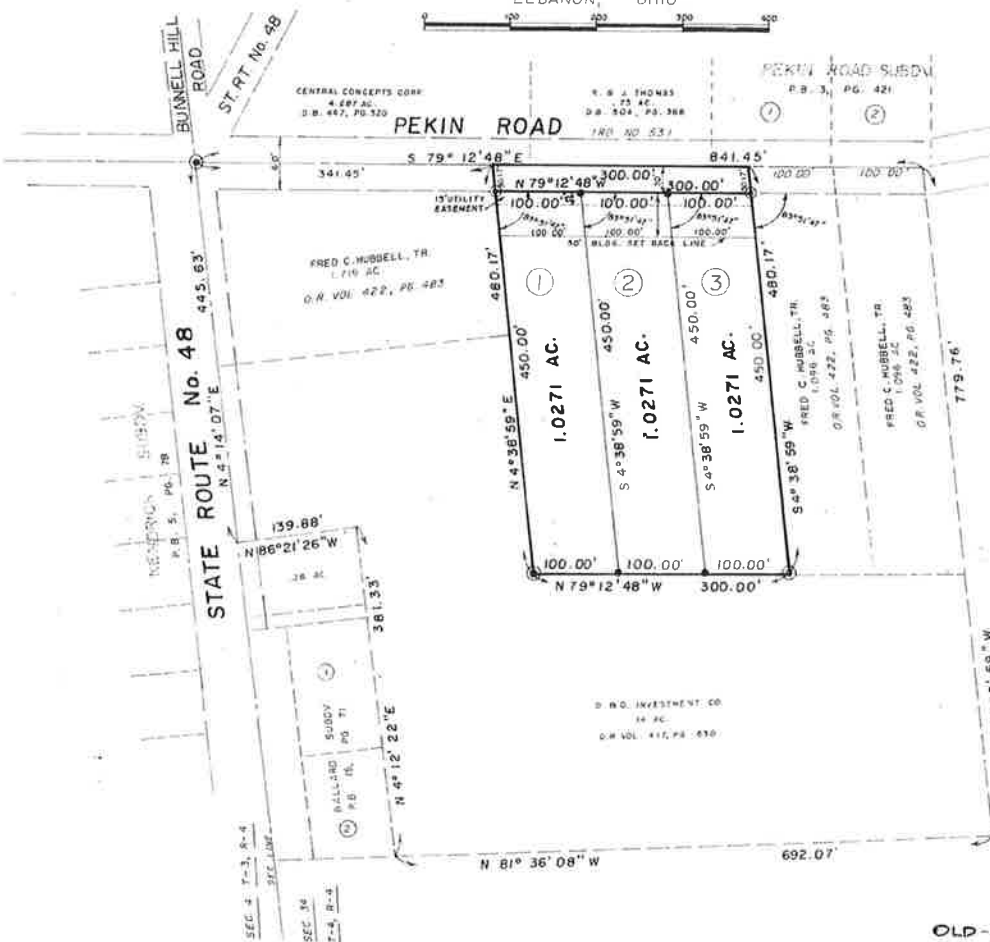
WARREN COUNTY, OHIO

SCALE: 1" = 100'

FEBRUARY 1988

HASSELBRING & ASSOC.

ENGINEERS & SURVEYORS
 LEBANON, OHIO



ACREAGE TABLE	
LOTS	3.0813 AC.
STREET	0.2067 AC.
TOTAL	3.2880 AC.

OWNER & DEVELOPER

D. & D. INVESTMENT Co.
 2012 So. ST. RT. No. 741
 LEBANON, OHIO 45036
 PH. 932-1915

SIDWELL NUMBERS
 OLD 09-34-301-010-10.089
 NEW 09-34-301-011-Lot 1
 NEW 09-34-301-012-Lot 2
 NEW 09-34-301-013-Lot 3
 REM 09-34-301-014-6.801

Ry

WARREN COUNTY SANITARY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 23rd DAY OF February, 1988.

Richard Romaker
 WARREN COUNTY SANITARY ENGINEER

WARREN COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 25th DAY OF February, 1988.

Robert D. Rice
 EXECUTIVE DIRECTOR

CLEARCREEK TOWNSHIP ZONING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 11th DAY OF February, 1988.

Dorinda A. Palitt
 CLEARCREEK TWP ZONING INSPECTOR

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 11th DAY OF FEBRUARY, 1988.

Craig R. Pundleton
 WARREN COUNTY ENGINEER J.S.

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO APPROVE THIS PLAT ON THIS 15th DAY OF MARCH, 1988.

COMMISSIONERS:

Geo. E. V. Swellinger
J. H. Johnston

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 11th DAY OF February, 1988.

Kay C. Cummings MD
 WARREN COUNTY HEALTH COMMISSIONER

COUNTY AUDITOR

TRANSFERRED ON THIS 2nd DAY OF March, 1988.

Elaine Saltgaver
 DEPUTY

Nick Nelson
 COUNTY AUDITOR

COUNTY RECORDER

FILE NO. 46993
 RECEIVED ON THIS 2nd DAY OF March, 1988, AT 1:33 P.M.
 RECORDED ON THIS 2nd DAY OF March, 1988, AT 1:33 P.M.
 RECORDED IN PLAT BOOK NO. 19, PAGE 16
 FEE 43.20

Jessie Hall
 DEPUTY

Beth Orchard
 WARREN COUNTY RECORDER

CERTIFICATE OF SURVEYORS

I HEREBY CERTIFY THAT THIS IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN JANUARY, 1988, AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.



Charles H. Huntley
 CHARLES H. HUNTLEY, OHIO REG. SURV. 155630

PEKIN CORNERS 19-16

DRAWING NUMBER

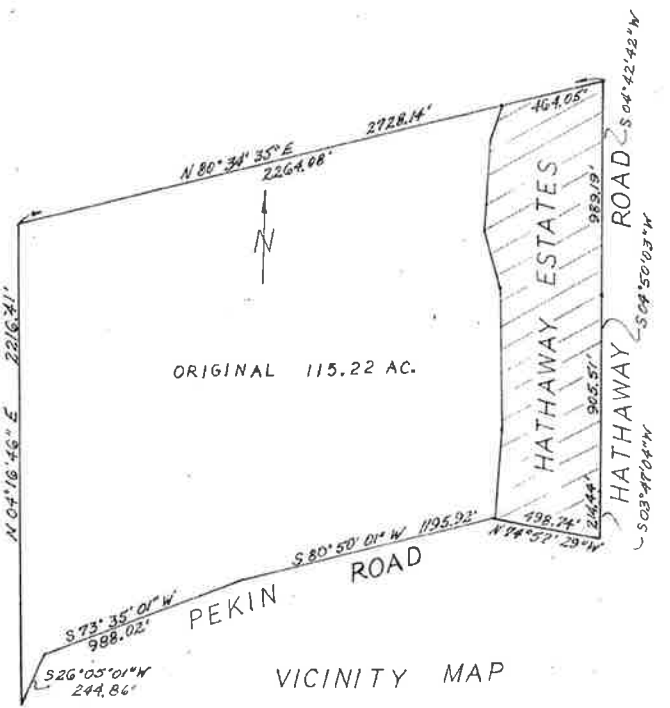
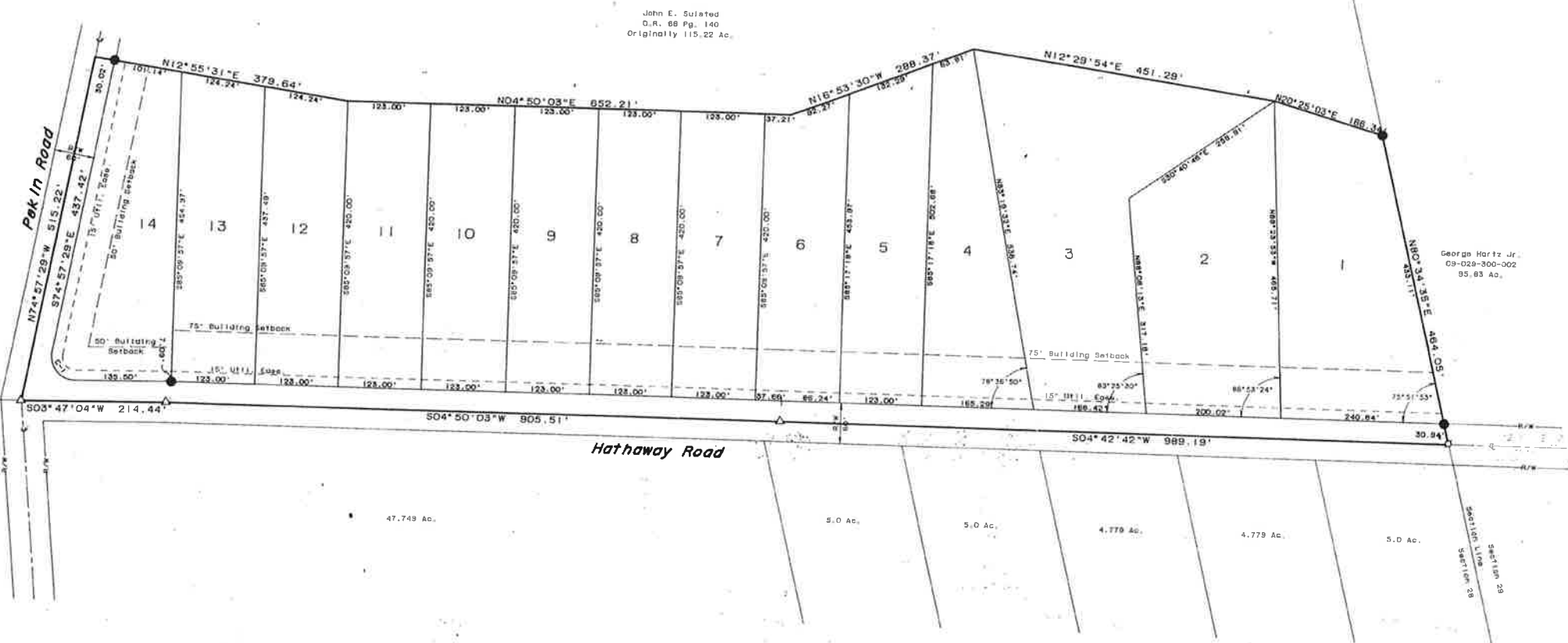
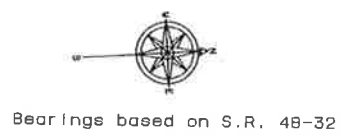
DRAWING NUMBER

DRAWING NUMBER

Hathaway Estates

Final Plat
Sections 28, Town 4, Range 4
Clearcreek Township, Warren County, Ohio
May, 1992
22.2037 Acres

HATHAWAY ESTATES
 JOHN E. SULATED
 D.R. 68 PG. 140
 ORIGINALLY 115.22 AC.
 JOHN E. SULATED
 D.R. 68 PG. 140
 ORIGINALLY 115.22 AC.
 JOHN E. SULATED
 D.R. 68 PG. 140
 ORIGINALLY 115.22 AC.



Lot Number	Area (Acres)	Width (Feet)
1	2.0018	226
2	1.8935	205
3	2.6885	173
4	1.3406	150
5	1.3506	123
6	1.2237	124
7	1.1860	123
8	1.1860	123
9	1.1860	123
10	1.1860	123
11	1.1860	123
12	1.2108	123
13	1.2600	123
14	1.5146	125
Total Lots	20.4139	
Road	R/W (Acres)	
Hathaway	1.4423	
Pekin	0.3475	
Total R/W	1.7898	
Total	22.2037	

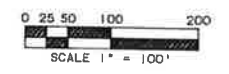
- NOTES
- Owner & Developer -
John E. Sulated
1266 E. Pekin Road
Lebanon, Ohio
932-1505
 - Lines of occupation, where existing, agree in general with property lines.
 - Curve data for C-1:
Radius = 35.00'
Included Angle = 101°15'27"
Arc Length = 61.85'
Chord Bearing & Dist. = S54°24'48"W 54.11'
 - S.R. 56-77, S.R. 12-191, S.R. 48-32 and O.R. 66, Pg. 140 were used as source documents for this survey.

LEGEND

- △ - R.R. SPIKE FOUND
- - IRON PIPE FOUND
- - 1" IRON PIN SET

1/2" IRON PINS TO BE SET AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.
ALL MONUMENTATION STRAIGHT AND IN GOOD CONDITION

- Old - 09-28-100-001 - 115.22 AC
1.50 AC
- NEW 09-28-100-002 - lot 1
- NEW 09-28-100-003 - lot 2
- NEW 09-28-100-004 - lot 3
- NEW 09-28-100-005 - lot 4
- NEW 09-28-100-006 - lot 5
- NEW 09-28-100-007 - lot 6
- NEW 09-28-100-008 - lot 7
- NEW 09-28-100-009 - lot 8
- NEW 09-28-100-010 - lot 9
- NEW 09-28-100-011 - lot 10
- NEW 09-28-100-012 - lot 11
- NEW 09-28-100-013 - lot 12
- NEW 09-28-100-014 - lot 13
- NEW 09-28-100-015 - lot 14
- REM. 09-28-100-016 - 93.0163 AC
1.50 AC



Sheet 1 of 2

WYCO ENGINEERING AND SURVEYING
William R. Yoakam
 William R. Yoakam
 Registered Surveyor 5557

SCALE: 1" = 100'
 DATE: _____
 DWN. BY: _____

SARAMY ACRES

SEC. ONE

SECTION 34, T-4, R-4 CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

SCALE 1" = 100' FEB. 1993

HASSELBRING & ASSOCIATES
ENGINEERS - SURVEYORS
LEBANON, OHIO

WARREN COUNTY SANITARY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 10th DAY OF FEBRUARY, 1993.

Robert Pennick
WARREN COUNTY SANITARY ENGINEER

WARREN COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 18th DAY OF FEBRUARY, 1993.

Burt D. Price
EXECUTIVE DIRECTOR

CLEARCREEK TWP ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF JANUARY, 1993.

Domini A. Pulvott
CLEARCREEK TWP ZONING INSPECTOR

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 7th DAY OF FEBRUARY, 1993.

Chris K. Puder
COUNTY ENGINEER

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 18th DAY OF FEBRUARY, 1993.

COMMISSIONERS:

Larry Rosenburg

Pat Arnold South

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 25 DAY OF August, 1992.

George T. Reed, D.V.M.
COUNTY HEALTH COMMISSIONER

COUNTY AUDITOR

TRANSFERRED ON THIS 19 DAY OF February, 1993.

Anna Elam
DEPUTY

Nick Nelson
COUNTY AUDITOR

COUNTY RECORDER

FILE NO. 91070
RECEIVED ON THIS 19 DAY OF February, 1993 AT 2:30 P.M.
RECORDED ON THIS 19 DAY OF February, 1993 AT 2:30 P.M.
RECORDED IN PLAT BOOK NO. 26, PAGE 75-76
FEE 86.40

Amanda Yuffs
DEPUTY

Beth Deckard
WARREN COUNTY RECORDER

SURVEYOR'S NOTES

- (1.) BEARING SYSTEM FROM D.B. 405, PG. 16
- (2.) DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.
- (3.) OCCUPATION IN GENERAL FITS SURVEY.
- (4.) ALL MONUMENTS IN GOOD CONDITION.
- (5.) ⊙ DENOTES 1" IRON PIN (SET)
- (6.) ○ DENOTES IRON SPIKE (FD)
- (7.) △ DENOTES 1/2" IRON PIN (FD)
- (8.) ▲ DENOTES STONE (FD)
- (9.) ALL LOT CORNERS WILL BE SET WITH 1/2" PINS.
- (10.) EX. RAW OF PEKIN ROAD IS UNKNOWN AS PER WARREN CO. ENGINEER.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN FEBRUARY, 1993 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

Charles H. Huntley
CHARLES H. HUNTLEY REG. SUR. NO. 5630

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING, OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR 4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO C.G. & E. Co., UNITED TELEPHONE & WARREN COUNTY WATER.

Witness: *Donna Bohner* *Carol Couch* *William G. Winzig*
Witness: *Donna Bohner* *Carol Couch* *Betty R. Winzig*

ACKNOWLEDGMENT

STATE OF OHIO, S. S.

BE IT REMEMBERED THAT ON THIS 1ST DAY OF FEB., 1993 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME WILLIAM G. WINZIG AND BETTY R. WINZIG HIS WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

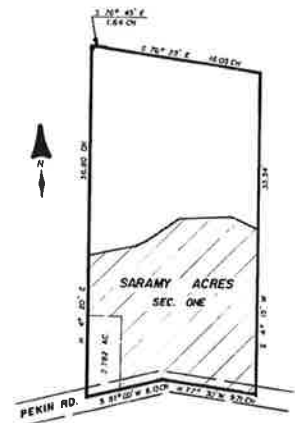
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

FEB 14, 1995
MY COMMISSION EXPIRES

Carol G. Buder
NOTARY PUBLIC, STATE OF OHIO

DEED REFERENCE

SITUATED IN SECTION 34, TOWN 4, RANGE 4, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 25.9478 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO WILLIAM & BETTY WINZIG AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 451, PAGE 642, WARREN COUNTY, OHIO.



ORIGINAL PARCEL
SCALE 1" = 400'

CHORD INFORMATION

1.	S 42° 44' 30" W.	31.06'
2.	S 11° 09' 18" W.	54.64'
3.	S 27° 25' 38" W.	75.53'
4.	S 1° 53' 40" E.	31.31'
5.	S 39° 53' 21" E.	26.89'
6.	S 35° 03' 17" E.	139.88'
7.	S 26° 57' 59" E.	287.15'
8.	N 31° 47' 32" W.	31.31'
9.	N 79° 26' 19" W.	74.67'
10.	S 71° 07' 51" W.	55.51'
11.	S 87° 24' 11" W.	240.42'
12.	N 49° 20' 00" E.	32.74'
13.	N 36° 34' 23" W.	158.03'
14.	S 74° 49' 15" W.	31.31'

NOTE:

LOTS NO. 1 & 16 MUST HAVE DRIVEWAYS ENTER FROM WINZIG LANE.

ACREAGE TABLE	
LOTS	22.8746 AC.
STREETS	3.0732 AC.
TOTAL	25.9478 AC.

CURVE DATA				
CURVE #	TOTAL Δ	TAN. RADIUS	TOTAL LENGTH	CHORD
1.	90°00'00"	200.00'	314.16'	N 49° 20' 00" E 282.84'
2.	17°44'55"	150.00'	297.60'	N 31° 47' 32" W 296.41'



Shady Creek Estates

Section 34, Town 4, Range 4
Clearcreek Township, Warren County, Ohio
31.3339 Acres
November 1993

Catherine A. Earnhart
O.R. 528, Pg. 261
60.36 Ac. Originally

Robert Todd Henderson et. al.
O.R. 469, Pg. 727
60.497 Ac.

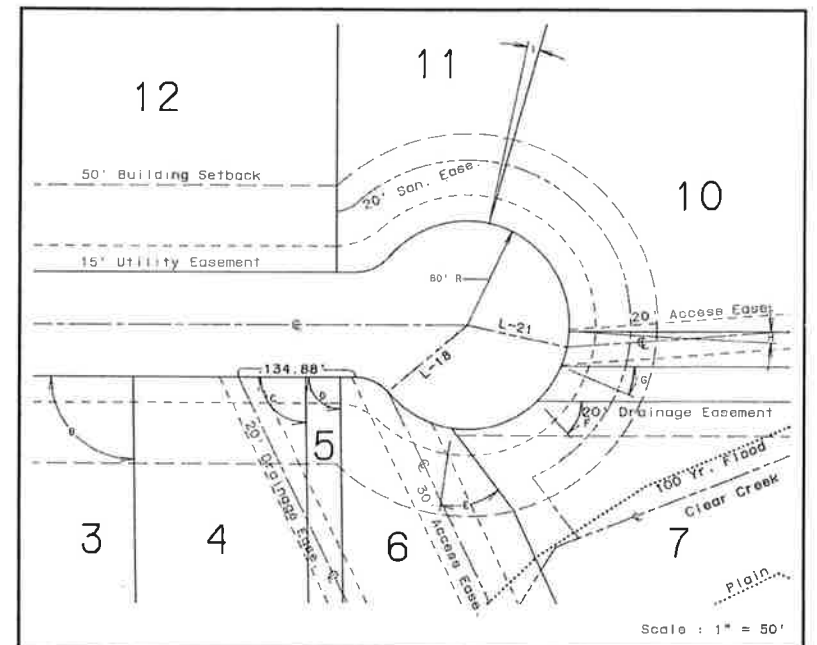
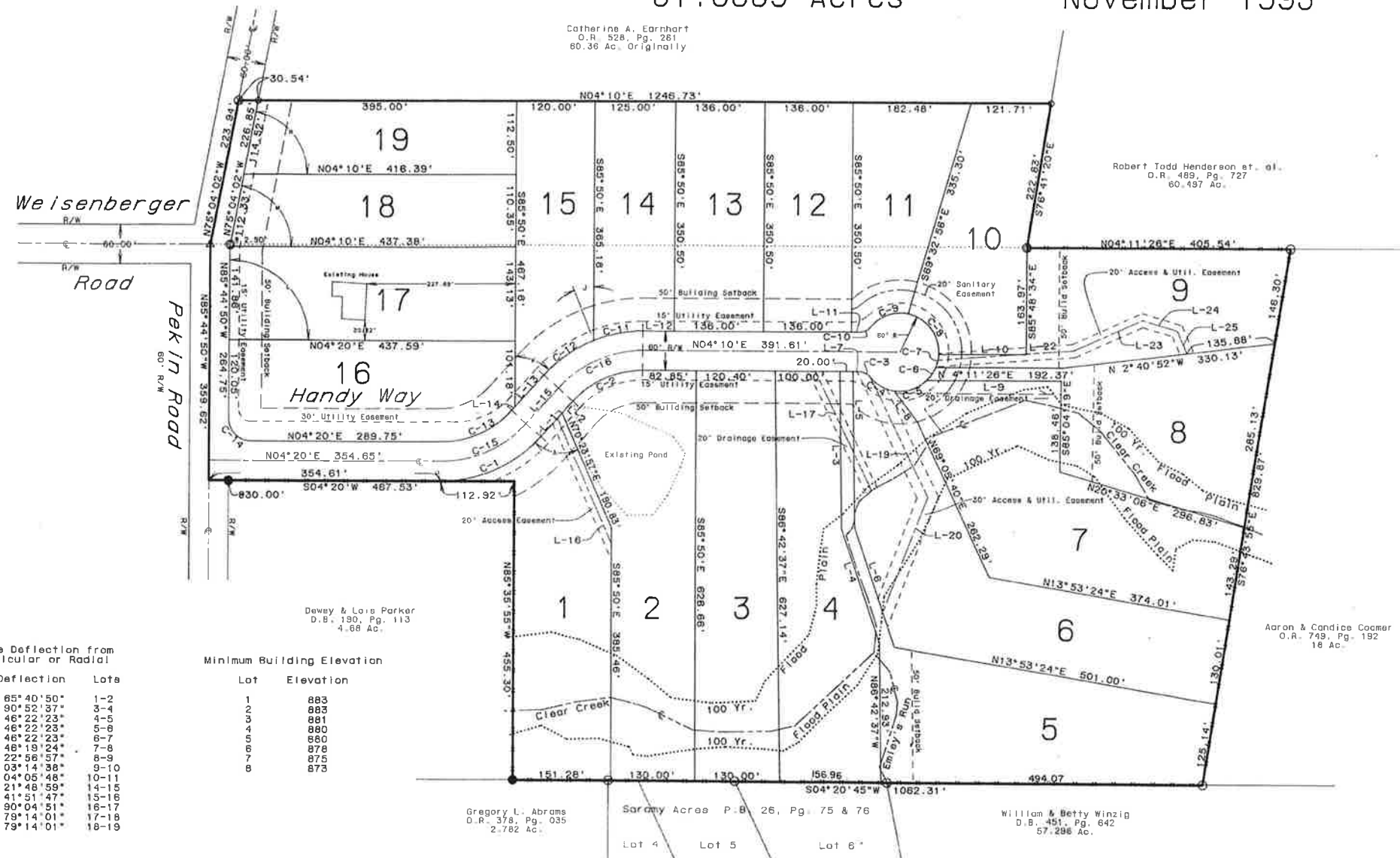
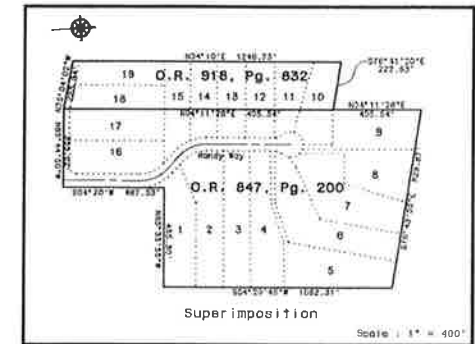
Dewey & Lois Parker
D.B. 190, Pg. 113
4.68 Ac.

Aaron & Candice Coomer
O.R. 749, Pg. 192
16 Ac.

Gregory L. Abrams
O.R. 378, Pg. 035
2.782 Ac.

Sandy Acres P.B. 26, Pg. 75 & 76

William & Betty Winzig
D.B. 451, Pg. 642
57.288 Ac.



Lot Line Deflection from Perpendicular or Radial

Angle	Deflection	Lots
A	85°40'50"	1-2
B	90°52'37"	3-4
C	46°22'23"	4-5
D	46°22'23"	5-6
E	46°22'23"	6-7
F	46°19'24"	7-8
G	22°56'57"	8-9
H	03°14'38"	9-10
I	04°05'46"	10-11
J	21°48'58"	14-15
K	41°51'47"	15-16
L	90°04'51"	16-17
M	79°14'01"	17-18
N	79°14'01"	18-19

Minimum Building Elevation

Lot	Elevation
1	883
2	883
3	881
4	880
5	880
6	878
7	875
8	875
9	873

Lot Number	Area (Acres)	Area From OR 847, Pg. 200 (Acres)	Area From OR 918, Pg. 832 (Acres)	Width at Setback
1	1.7403	1.7403	0.0000	124'
2	2.08277	2.0827	0.0000	209'
3	1.8017	1.8017	0.0000	121'
4	1.8313	1.8313	0.0000	145.00'
5	2.1450	2.1450	0.0000	23.00'
6	2.4588	2.4588	0.0000	110'
7	2.2698	2.2698	0.0000	113'
8	1.8498	1.8498	0.0000	179'
9	1.5689	1.5689	0.0000	184'
10	1.2800	0.5924	0.6876	0.6876
11	1.0248	0.2853	0.7393	110'
12	1.0943	0.4074	0.6869	136'
13	1.0943	0.4074	0.6869	136'
14	1.0142	0.3823	0.6319	126'
15	1.1229	0.5169	0.6060	144'
16	1.5088	1.5088	0.0000	418'
17	1.4311	1.4311	0.0000	142'
18	1.0814	0.0286	1.0528	112'
19	1.0478	0.0000	1.0478	115'
Total Lots	29.2457	23.0871	6.1586	
Pekin Rd R/W	0.4019	0.2477	0.1542	
Handy Way R/W	1.8663	1.8663	0.0000	
Total	31.3339	25.0211	6.3128	

Curve No.	Radius	Curve Data		Bearing & Distance of Chord	Line Bearing	Distance
		Included Angle	Arc Length			
C-1	205.00'	48°15'12"	172.65'	N19°47'38"W	187.59'	
C-2	145.00'	48°05'12"	121.89'	S19°52'38"E	118.15'	
C-3	23.00'	49°40'47"	21.88'	S22°00'24"W	21.00'	
C-4	60.00'	41°12'58"	43.16'	S33°14'18"W	42.24'	
C-5	60.00'	52°06'59"	54.58'	N13°25'40"W	52.71'	
C-6	60.00'	23°22'27"	24.48'	S51°10'23"E	24.31'	
C-7	60.00'	19°42'20"	20.84'	N72°42'47"W	20.53'	
C-8	60.00'	81°04'45"	84.91'	N56°53'40"E	79.00'	
C-9	60.00'	81°52'05"	64.79'	S14°34'45"E	61.69'	
C-10	25.00'	49°40'47"	21.68'	S20°40'24"E	21.00'	
C-11	205.00'	21°48'00"	78.06'	N08°44'30"W	77.89'	
C-12	205.00'	28°16'13"	93.93'	S30°47'08"E	93.17'	
C-13	145.00'	48°15'12"	122.12'	S18°47'38"E	118.54'	
C-14	35.00'	89°55'10"	54.93'	S49°17'35"W	49.48'	
C-15	175.00'	48°15'12"	147.38'	N19°47'38"W	143.08'	
C-16	175.00'	48°05'12"	146.87'	N19°52'36"W	142.60'	

NOTES:
 1) Owner Harold W. Handy, Developer H. Handy Construction, 641 Robindale Drive, Wayneville, Ohio 239-7188.
 2) Lines of occupation, where existing, agree in general with property lines.
 3) O.R. 847, Pg. 200, O.R. 918, Pg. 832 and SR 87-94 were used as sources of data for this survey.
 4) Bearing system based on O.R. 847, Pg. 200.

- LEGEND:
 ○ 1/2" IRON PIN FOUND
 △ RAILROAD SPIKE FOUND
 ⊗ NAIL FOUND
 ⊙ 1" IRON PIN FOUND
 ⊕ 1" IRON PIN SET
 --- FENCE
- ALL MONUMENTATION STRAIGHT AND IN GOOD CONDITION, EXCEPT AS NOTED. 1/2" IRON PINS TO BE SET AT ALL CORNERS EXCEPT AS NOTED.

Entered of Record September 15, 1994
 Beth Deakard Warren County Recorder
 Sharon D. Moyer Deputy
 See Plat Book 29 page 97 for
 Replat of Lots 5, 6 & 7 Shady Creek Estates

Entered of Record November 8, 1994
 Beth Deakard Warren County Recorder
 Sharon D. Moyer Deputy
 See Plat Book 29 page 97 for
 Replat of Lots 16 & 17 of Shady Creek Estates



Page 1 of 2

STATE OF OHIO
 WILLIAM YOAKAM
 5557
 REGISTERED SURVEYOR

WYCO ENGINEERING AND SURVEYING
 William R. Yoakam
 Registered
 SCALE 1" = 100'
 DATE 11/93
 OWN. BY J.M. [unreadable] 810-746-8866

24-BZA-004 Exhibit: 15



Bearing based on S.R. 87-94.

Earnhart Estates

Section 34, Town 4, Range 4
Clearcreek Township,
Warren County, Ohio
76.4875 Acres June, 1994

- 1) Owner/Developer
Earnhart & Oeder Real Estate Limited Partnership
6037 Travis Court
Franklin, Ohio
746-4398
- 2) Angle of deflection with C of Pekin Road for lots 1 to 22 is 10°50'30".
- 3) Angle of deflection with C of Pekin Road for lots 23 to 34 is 05°08'00".
- 4) Front monuments for Lots 23 to 36 are off-set 10.00' to avoid centerline of ditch.
- 5) Lines of occupation, where existing, agree in general with property lines.
- 6) Bearings based on SR 87-94
- 7) SR 87-94, SR 88-76, P.B. 27, Pg. 32 & 33 and O.R. 528, Pg. 261 were sources of data for this survey.
- 8) Lot 12 will not be approved as a building site until such time as the lot has been approved for an onsite waste water disposal system by the Warren County Combined Health District, or sanitary sewer service becomes available.

(A) - Designates Access Easement

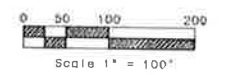
Line Bearing & Distance
L-1 S87°28'03"E 2.48'

Lot	Area	Width at B.S.L.
1	1.3490 Ac.	119'
2	2.3502 Ac.	140'
3	2.3247 Ac.	139'
4	1.3418 Ac.	119'
5	1.3418 Ac.	119'
6	2.3370 Ac.	139'
7	2.3494 Ac.	139'
8	1.3418 Ac.	119'
9	1.3418 Ac.	119'
10	2.3617 Ac.	139'
11	4.1530 Ac.	247'
12	4.2318 Ac.	247'
13	2.5961 Ac.	151'
14	1.4692 Ac.	130'
15	1.4692 Ac.	130'
16	2.6106 Ac.	151'
17	2.7874 Ac.	180'
18	1.5840 Ac.	140'
19	1.5840 Ac.	140'
20	2.8035 Ac.	160'
21	2.8884 Ac.	164'
22	1.6195 Ac.	143'
23	2.0042 Ac.	133'
24	1.9785 Ac.	132'
25	1.9527 Ac.	131'
26	1.9275 Ac.	130'
27	1.9022 Ac.	129'
28	1.8773 Ac.	128'
29	1.8528 Ac.	128'
30	1.8288 Ac.	127'
31	1.8049 Ac.	126'
32	1.7815 Ac.	125'
33	1.7582 Ac.	124'
34	1.7353 Ac.	123'
35	1.6571 Ac.	118'
36	1.8523 Ac.	174'

R/W Pekin Road 2.3181 Ac.
Total 76.4875 Ac.

- LEGEND
- - 1/2" IRON PIN FOUND
 - - 1/2" IRON PIN SET
 - ⊗ - 5/8" IRON PIN FOUND
 - ⊗ - 3/4" REBAR FOUND
 - - 1" IRON PIN SET
 - - 1" IRON PIPE FOUND
 - - PK NAIL FOUND
 - - STONE FOUND
 - △ - RAILROAD SPIKE FOUND

ALL MONUMENTATION STRAIGHT AND IN GOOD CONDITION
1/2" IRON PINS SET FOR WILL BE AT ALL LOT CORNERS EXCEPT AS NOTED



WYCO ENGINEERING AND SURVEYING
William R. Yoakam
Registered Surveyor 5557
DATE: 6/2
SCALE: 1"
24-BZA-004 Exhibit: 16