

516-164-1414

886.40 04/28/11 10:22:41
PLAT-11-025182 0000
Montgomery County
Willie E. Blackshear Recorder

RECORD PLAN KIMCO DEVELOPMENT

BEING A REPLAT OF PART OF LOT# 73442 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON AND UNPLATTED LAND MONTGOMERY COUNTY, OHIO LOCATED IN SECTION 14, TOWN 2, RANGE 7 TOTAL AREA = 3.1335 ACRES

DEDICATION :
We, the undersigned, being all the owners and lienholders of the lands herein subdivided, do hereby acknowledge the making and signing of this plat to be our voluntary act and deed and do hereby dedicate the streets and reserve the utility easements shown on the within plat to the public use forever.
Easements shown within the plat are 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 removing any and all trees or other obstructions to the free use of said utilities, and for providing of ingress and egress to the property and are to be maintained as such forever.

Signed and acknowledged in the presence of:
Merril Cheekman Witness Signature
Karen L. Keith Witness Signature
Owner: KIMCO DEVELOPMENT OF DAYTON, INC.
By: *[Signature]* Owner Signature
Bob Goley Secretary Printed Name & Title

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
Be it remembered that on this 17th day of April, 2011, before me, the undersigned a Notary Public in and for said State, personally came John Cooper, for Kimco Development of Dayton, Inc. as owner, to me known, who acknowledged the signing and execution of the within plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.
My Commission Expires June 28, 2011
Notary Public in and for State of Ohio: *[Signature]*

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
Be it remembered that on this 15 day of April, 2011, before me, the undersigned a Notary Public in and for said State, personally came Gary Leitzell, for The City of Dayton, as owner, to me known, who acknowledged the signing and execution of the within plat to be his voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.
February 9, 2015
My Commission Expires
Notary Public in and for State of Ohio: *[Signature]*

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
Be it remembered that on this 20th day of April, 2011, before me, the undersigned a Notary Public in and for said State, personally came Frederick M. Stovall, for The City of Dayton, as owner, to me known, who acknowledged the signing and execution of the within plat to be his voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.
My Commission Expires
Notary Public in and for State of Ohio: *[Signature]*

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
Be it remembered that on this 20th day of April, 2011, before me, the undersigned a Notary Public in and for said State, personally came Frederick M. Stovall, for The City of Dayton, as owner, to me known, who acknowledged the signing and execution of the within plat to be his voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.
My Commission Expires
Notary Public in and for State of Ohio: *[Signature]*

Date: April 7, 2011
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.:
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.

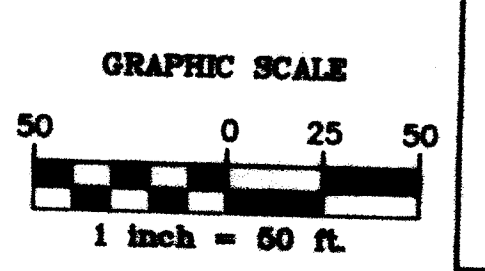
In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.
My Commission Expires
Notary Public in and for State of Ohio: *[Signature]*

CERTIFICATION/DESCRIPTION:
The within plat is a subdivision of 3.1335 acres being part lot 73442 of the revised and consecutive numbers of lots on the plat of the City of Dayton as shown on the plat of the City of Dayton, Ohio, and comprising all of that land conveyed to Kimco Development of Dayton Inc., by deed recorded in D.B.2387, PG.387, of the deed records of Montgomery County, Ohio.

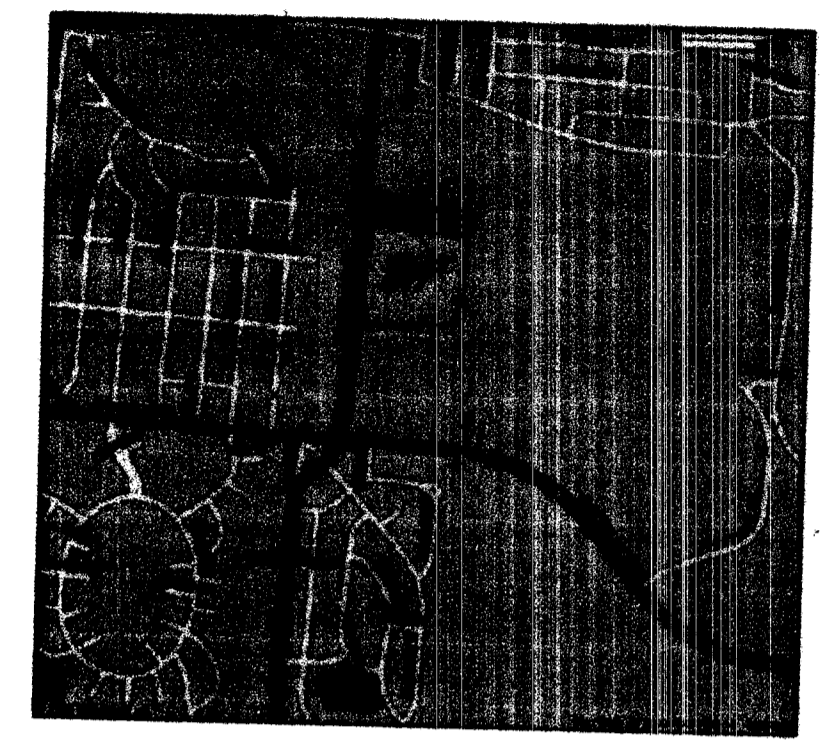
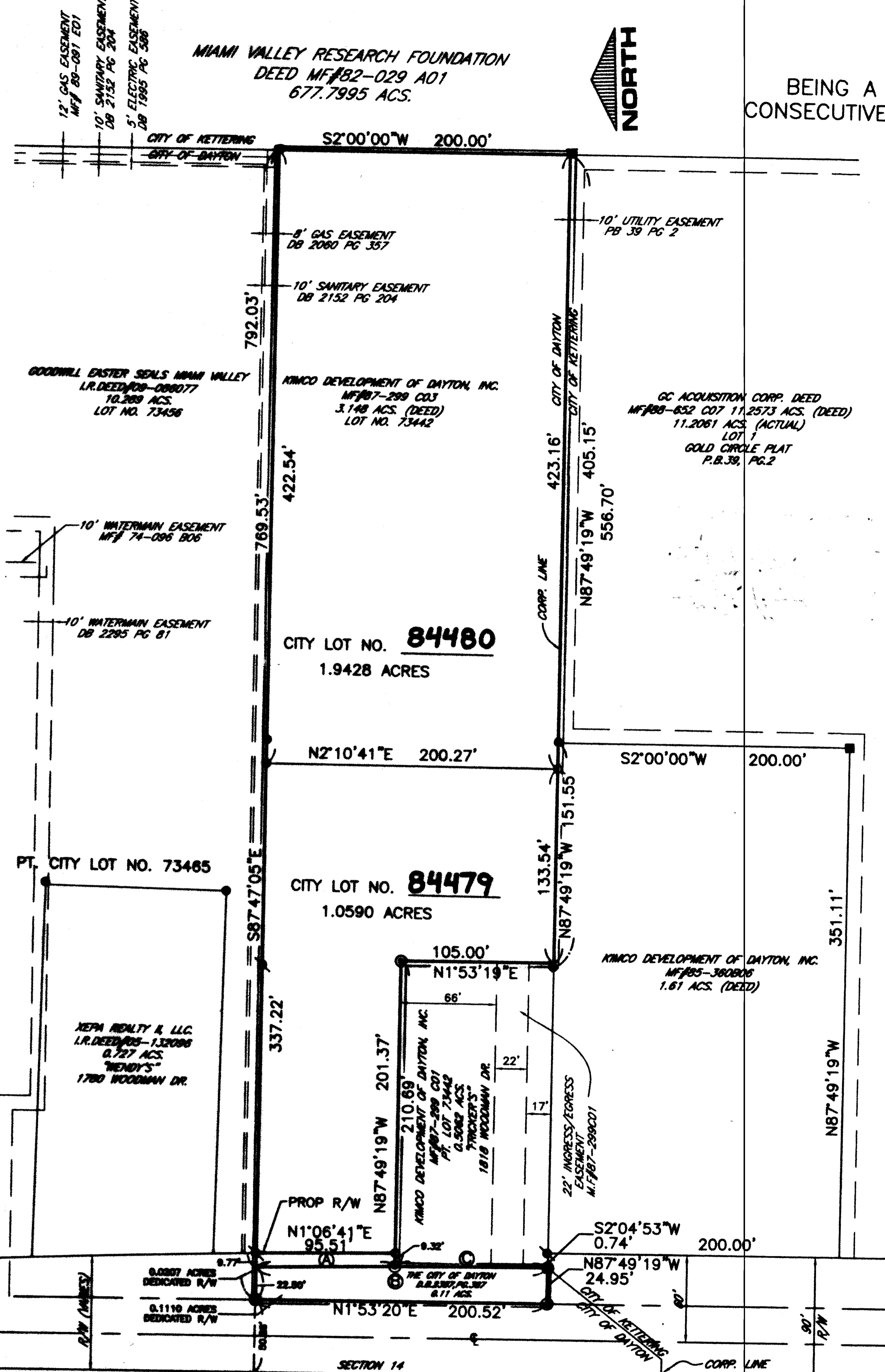
3.0018 ACRES ARE IN LOTS, 0.1317 ACRES ARE IN STREETS
The measurements are certified correct and monumentation will be set as shown. Curved distances are measured on the arc.

LEGEND

- RR SPIKE FOUND
- 5/8" IRON PIN SET
- CONCRETE MONUMENT FND
- 5/8" IRON PIN FOUND
- P.K. NAIL SET
- MONUMENT BOX



PREPARED BY:
BURKHARDT ENGINEERING COMPANY
195 BYERS ROAD SUITE 202
MEANSVILLE, OHIO 45342
PHONE: (937) 588-0060
FAX: (937) 588-0062
Date: 3/27/11



OCCUPATION STATEMENT:
LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
EASEMENT STATEMENT:
A RECIPROCAL EASEMENT AGREEMENT HAS BEEN RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY OHIO IN EASE-09-086079. THIS EASEMENT IS AN AGREEMENT BETWEEN GOODWILL EASTER SEALS MIAMI VALLEY, KIMCO DEVELOPMENT OF DAYTON, INC. AND GC ACQUISITION CORP., AS ADJACENT PARCEL OWNERS, TO ALLOW UNRESTRICTED INGRESS/EGRESS BETWEEN THE PARCELS AND TO ALLOW ALL PARCELS ACCESS TO WOODMAN DRIVE.

SUPERIMPOSED AREA NOTE:
SUPERIMPOSED AREA IS COMPRISED OF ALL LANDS CONTAINED IN CURRENT DEEDS.

DATE 4/21/11 2011
NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF DAYTON, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME 5 PAGE 239 OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.
[Signature]
CITY ENGINEER
OF THE CITY OF DAYTON, OHIO

CITY OF DAYTON, OHIO
APPROVED BY CITY PLAN BOARD
[Signature]
Planning Director
Date 4/20 2011
APPROVED BY DIRECTOR OF PUBLIC WORKS
[Signature]
Supervisor of Plats
Date 4/20 2011

REFERENCES:
AUDITORS:
CITY OF DAYTON BK.164, PG.16
CITY OF KETTERING BK.35, PG.2
DEED: DEED MF-88-652 C07
DEED MF-85-360 B06
DEED MF-87-299 C01
I.R.DEED#05-132096
I.R.DEED#09-086077
DEED MF-87-299 C03
BASIS OF BEARING:
EAST LINE OF GOLD CIRCLE PLAT AS RECORDED IN PLAT BOOK 39, PAGE 2 (BEARING S2°00'00"W)
ACREAGE SUMMARY:
3.0018 ACRES IN LOTS
0.1317 ACRES IN R/W
3.1335 ACRES TOTAL

WOODMAN (R/W VARIES) (ST.RT.835) DRIVE
Approved for Description and Ownership:
[Signature]
Montgomery County Engineer
Checked By: *[Signature]* File: 10-0231
Date: 04/26/11
CURVE DATA:
A R=8767.02' L=95.53' Tan=47.76' D=0°37'28" CHD=S0°50'44"W 95.53'
B R=8767.02' L=199.79' Tan=99.90' D=1°18'21" CHD=S1°11'11"W 199.79'
C R=8767.02' L=104.26' Tan=52.13' D=0°40'53" CHD=S0°12'29"55"W 104.26'