

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER FILE NUMBER

CHECKED BY DATE

CITY OF ENGLEWOOD, OHIO

APPROVED BY THE MAYOR OF THE CITY OF ENGLEWOOD, OHIO

MAYOR DATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ENGLEWOOD, OHIO

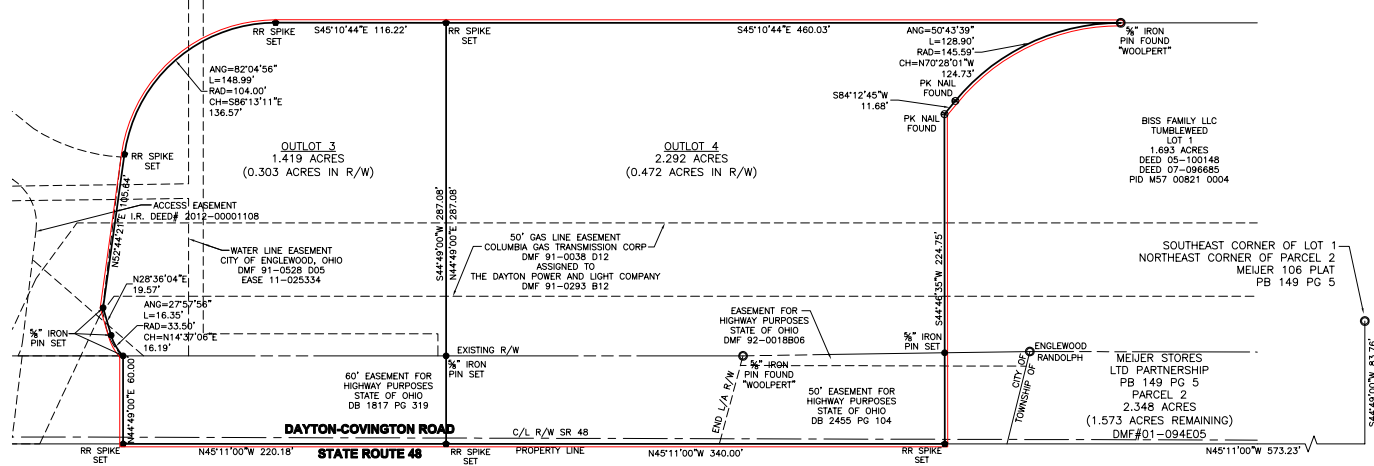
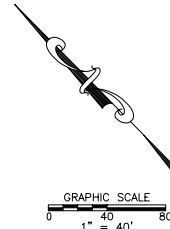
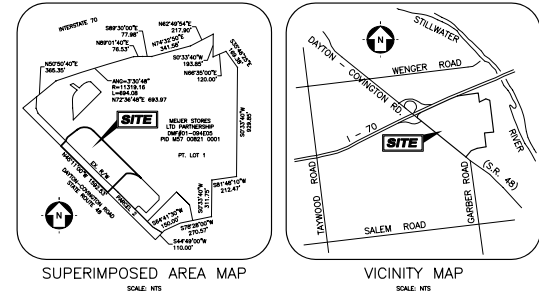
PLANNING DIRECTOR DATE

APPROVED BY THE CLERK OF COUNCIL OF THE CITY OF ENGLEWOOD, OHIO

CLERK OF COUNCIL DATE

RECORD PLAN
MEJER OUTLOT 3
REPLAT OF PT. LOT 1
AND PT. PARCEL 2
MEJER 106 - PB 149 PG 5
SECTION 26 TOWN 5 RANGE 5 E
CITY OF ENGLEWOOD
MONTGOMERY COUNTY
STATE OF OHIO
3.711 ACRES

MEJER STORES LTD PARTNERSHIP
PB 149 PG 5
PT. LOT 1
37.554 ACRES
(34.618 ACRES REMAINING)
DMF#01-094E05
PID M57 00821 0001



AREA SUMMARIES table with columns for parcel/outlot and acreage.

Table listing Outlot 3 Net (1.116 acres), Outlot 3 R/W (0.303 acres), and Outlot 3 Total (1.419 acres).

Table listing Outlot 4 Net (1.820 acres), Outlot 4 R/W (0.472 acres), and Outlot 4 Total (2.292 acres).

REFERENCE DOCUMENTS: DMF#01-094 E05, PB 149 PG 5

DESCRIPTION: THE WITHIN PLAT IS A SUBDIVISION CONTAINING A TOTAL OF 3.711 ACRES, BEING A REPLAT OF PART OF A 40.218 ACRE TRACT ALSO KNOWN AS LOT 1 AND A 2.348 ACRE TRACT ALSO KNOWN AS PARCEL 2 OF MEJER 106 AS RECORDED IN PLAT BOOK 149, PAGE 5 AND CONVEYED TO MEJER STORES LIMITED PARTNERSHIP AS RECORDED IN DMF #01-094E05.

SURVEY DATA: BEARINGS ARE BASED UPON THOSE SHOWN ON THE MEJER 106 PLAT AS RECORDED IN PLAT BOOK 149 PAGE 5. THE BEARING OF THE SOUTHWEST PROPERTY LINE, BEING N45°11'00"W, IS DESIGNATED THE 'BASIS OF BEARING' FOR THIS PLAT.

DEDICATION: WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED. MEJER STORES LIMITED PARTNERSHIP BY: MEJER GROUP, INC. ITS: GENERAL PARTNER

BY: _____ ITS: _____

STATE OF MICHIGAN COUNTY OF KENT, SS: BE IT REMEMBERED THAT ON THIS DAY OF 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF MICHIGAN, PERSONALLY CAME THE OF MEJER GROUP, INC., A MICHIGAN CORPORATION, FOR AS THE ACT OF THE GENERAL PARTNER OF MEJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED OF SAID MEJER GROUP, INC. ON BEHALF OF SAID CORPORATION FOR AND AS THE ACT OF THE GENERAL PARTNER OF MEJER STORES LIMITED PARTNERSHIP.

NOTARY PUBLIC STATE OF MICHIGAN, COUNTY OF OTTAWA MY COMMISSION EXPIRES: ACTING IN THE COUNTY OF KENT

RESTRICTIVE COVENANTS: ALL UTILITY EASEMENTS AS DEDICATED ON THE FACE OF THE PLAT, IF ANY, SHALL BE KEPT FREE OF ALL PERMANENT STRUCTURES. THE REMOVAL OF ANY OBSTRUCTIONS, SUCH AS STRUCTURES, TREES, SHRUBBERY, FENCES OR OTHER INSTALLATIONS THEREON, WHETHER TEMPORARY OR PERMANENT, BY THE CITY OR A UTILITY COMPANY, SHALL IN NO WAY MAKE THE CITY OR UTILITY COMPANY LIABLE FOR DAMAGES OR OBLIGATE THE CITY OR UTILITY COMPANY TO RESTORE THE OBSTRUCTION TO ITS ORIGINAL FORM.

BEFORE THE CONSTRUCTION OF ANY BUILDING WITHIN THE SUBDIVISION IS BEGUN, THE SUBDIVIDER SHALL FIRST OBTAIN FROM THE CODE ENFORCEMENT OFFICER THE ZONING PERMIT REQUIRED BY THE ZONING CODE.

BEFORE ANY HOUSE OR BUILDING ON ANY LOT IN THE SUBDIVISION IS USED OR OCCUPIED AS A DWELLING OR AS OTHERWISE PROVIDED IN THESE REGULATIONS AND THE ZONING CODE, THE DEVELOPER OR ANY SUBSEQUENT OWNER OF SUCH LOT OR TRACT SHALL, FIRST OBTAIN FROM THE CODE ENFORCEMENT OFFICER THE CERTIFICATE OF OCCUPANCY AS REQUIRED BY THE ZONING CODE.

THE FURTHER SUBDIVISION OF ANY LOT OR COMBINATION OF LOTS IS PROHIBITED WITHIN A SUBDIVISION PREVIOUSLY APPROVED BY THE PLANNING COMMISSION, UNLESS AND UNTIL THE COMMISSION HAS REVIEWED AND APPROVED THE CHANGE.

CERTIFICATION: I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-57 STANDARDS FOR PLAT OF SURVEY AND ALSO CONFORMS TO OHIO REVISED CODE CHAPTER 711 STANDARDS FOR RECORD PLAN AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELD SURVEYS PERFORMED IN NOVEMBER, 2014. ALL MEASUREMENTS ARE CORRECT AND 5/8" REBAR, 30" IN LENGTH WITH A 1" YELLOW PLASTIC CAP WITH THE NAME "WOOLPERT INC." ARE TO BE SET AT AS SHOWN, UNLESS OTHERWISE NOTED. CURVE DISTANCES ARE MEASURED ON THE ARC.

WOOLPERT, INC.

DARIUS D. HENSLLEY DATE OHIO REGISTERED SURVEYOR NO. 7916

Project information sidebar including PROJECT No. 74576, DATE 01/29/2015, DES. JAP, DR. TMC, CKD. DDH, and REPEAT OF PT. LOT 1 AND PT. PARCEL 2 MEJER 106 - PB 149 PG 5 SECTION 26 TOWN 5 RANGE 5 E CITY OF ENGLEWOOD, MONTGOMERY COUNTY, OHIO RECORD PLAN SHEET NO. 1 of 1