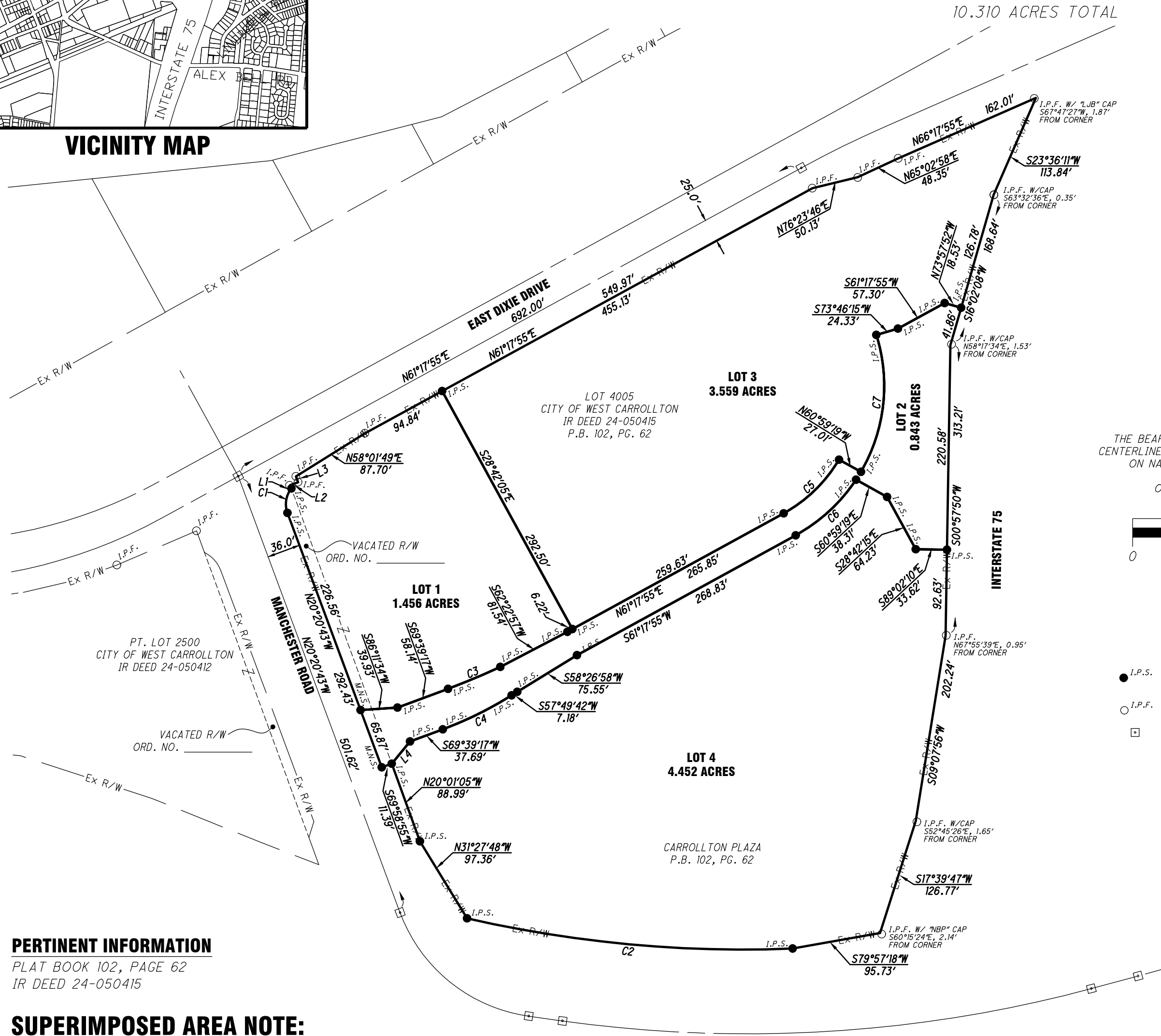


VICINITY MAP



PERTINENT INFORMATION
PLAT BOOK 102, PAGE 62
IR DEED 24-050415

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR
ARE CONTAINED WITHIN SURVEY.

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	27.00'	59°13'58"	27.91'	26.69'	N09°16'16"E
C2	1332.39'	15°12'00"	353.47'	352.44'	N84°42'01"W
C3	748.50'	04°40'36"	61.10'	61.08'	S67°18'59"W
C4	401.17'	11°49'35"	82.80'	82.66'	S63°44'29"W
C5	156.50'	30°49'22"	84.19'	83.18'	N45°53'14"E
C6	183.50'	27°54'42"	89.39'	88.51'	S47°20'34"W
C7	183.50'	47°44'19"	152.89'	148.51'	S06°23'28"W

LINE CHART		
LINE	BEARING	DIST.
L1	N20°01'05"W	3.83'
L2	N69°58'55"E	9.00'
L3	N20°01'05"W	6.76'
L4	S39°35'45"W	31.08'

SURVEY NOTES

SEE PAGE 2 FOR THE EASEMENTS
THAT ARE TO BE DEDICATED WITH
THIS PLAT.

OCCUPATION STATEMENT

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

PROPERTY LINES CALCULATED
FROM EXISTING MONUMENTATION
AND SURVEYS OF RECORD.

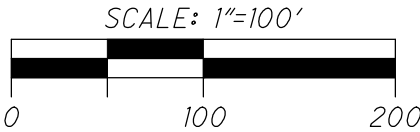
RECORD PLAN

SUBDIVISION OF LOT 4005 OF CARROLLTON PLAZA

BEING ALL OF LOT 4005 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE
REVISED PLAT OF THE SAID CITY OF WEST CARROLLTON, OHIO.
SITUATE IN SECTION 16, TOWN 1, RANGE 6 M.R.S.,
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

10.310 ACRES TOTAL

THE BEARING OF N20°20'43"E ALONG THE
CENTERLINE OF MANCHESTER ROAD WAS BASED
ON NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK



LEGEND

- I.P.S. 5/8" X 30" REBAR
W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- MONUMENT BOX W/IP FOUND

DESCRIPTION

BEING ALL OF LOT 4005 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE
REVISED PLAT OF THE SAID CITY OF WEST CARROLLTON, OHIO. SITUATE IN
SECTION 16, TOWN 1, RANGE 6 M.R.S., CITY OF WEST CARROLLTON,
MONTGOMERY COUNTY, OHIO, OWNED BY THE CITY OF WEST CARROLLTON
AS CONVEYED IN IR DEED 24-050415 OF THE MONTGOMERY COUNTY DEED
RECORDS.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C.,
CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS
TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED
UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK
PERFORMED IN SEPTEMBER, 2024. ALL MEASUREMENTS ARE CORRECT AND
MONUMENTS ARE SET OR TO BE SET AS SHOWN.

WESLEY D. GOUBEAUX, P.S. #8254

DATE

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE _____, 20__

JOB# 20 - RE

ANDREW J. SHANAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

CHECKED BY

DATE

PLAT AUTHORIZATION AND DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT, DO
HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND
DEED AND DEDICATE THE ROAD RIGHT-OF-WAY AND RESERVE THE EASEMENTS AS SHOWN WITHIN
THE PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE,
REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER
UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL
TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING
INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND TO BE MAINTAINED AS
SUCH FOREVER.

AUTHORIZED SIGNATURE - CITY OF WEST CARROLLTON

TITLE

STATE OF OHIO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____, DAY OF
_____, 20____, BY _____ ON BEHALF
OF THE CITY OF WEST CARROLLTON AND ACKNOWLEDGE THE SIGNING OF THIS
INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID OWNER.

NOTARY PUBLIC

APPROVALS

APPROVED THIS ____ DAY OF _____, 20____ BY
THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO.

CHAIRMAN

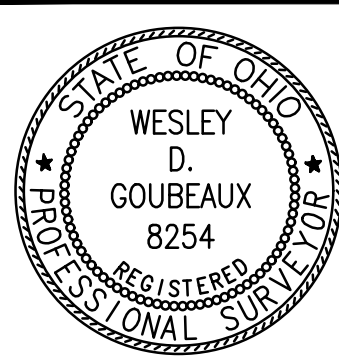
APPROVED AND ACCEPTED THIS ____ DAY _____
20__ BY THE COUNCIL OF THE CITY OF WEST CARROLLTON, OHIO.

MAYOR

CLERK

APPROVED THIS ____ DAY OF _____, 20 ____ BY
MONTGOMERY COUNTY ENVIROMENTAL SERVICES.

SANITARY ENGINEER



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
11-15-2024
DRAWN BY:
RMF
JOB NUMBER:
MOTWCA2401
SHEET NUMBER
1 OF 1

RECORD PLAN

SUBDIVISION OF LOT 4005 OF CARROLLTON PLAZA

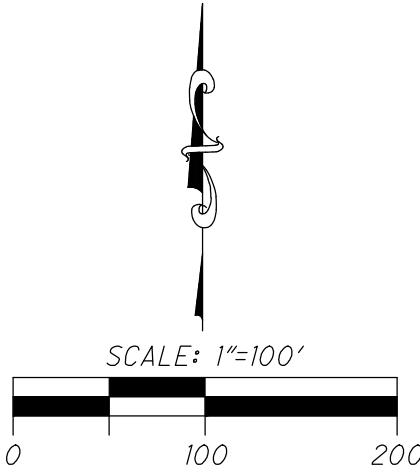
BEING ALL OF LOT 4005 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE
REVISED PLAT OF THE SAID CITY OF WEST CARROLLTON, OHIO.
SITUATE IN SECTION 16, TOWN 1, RANGE 6 M.R.s.,
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

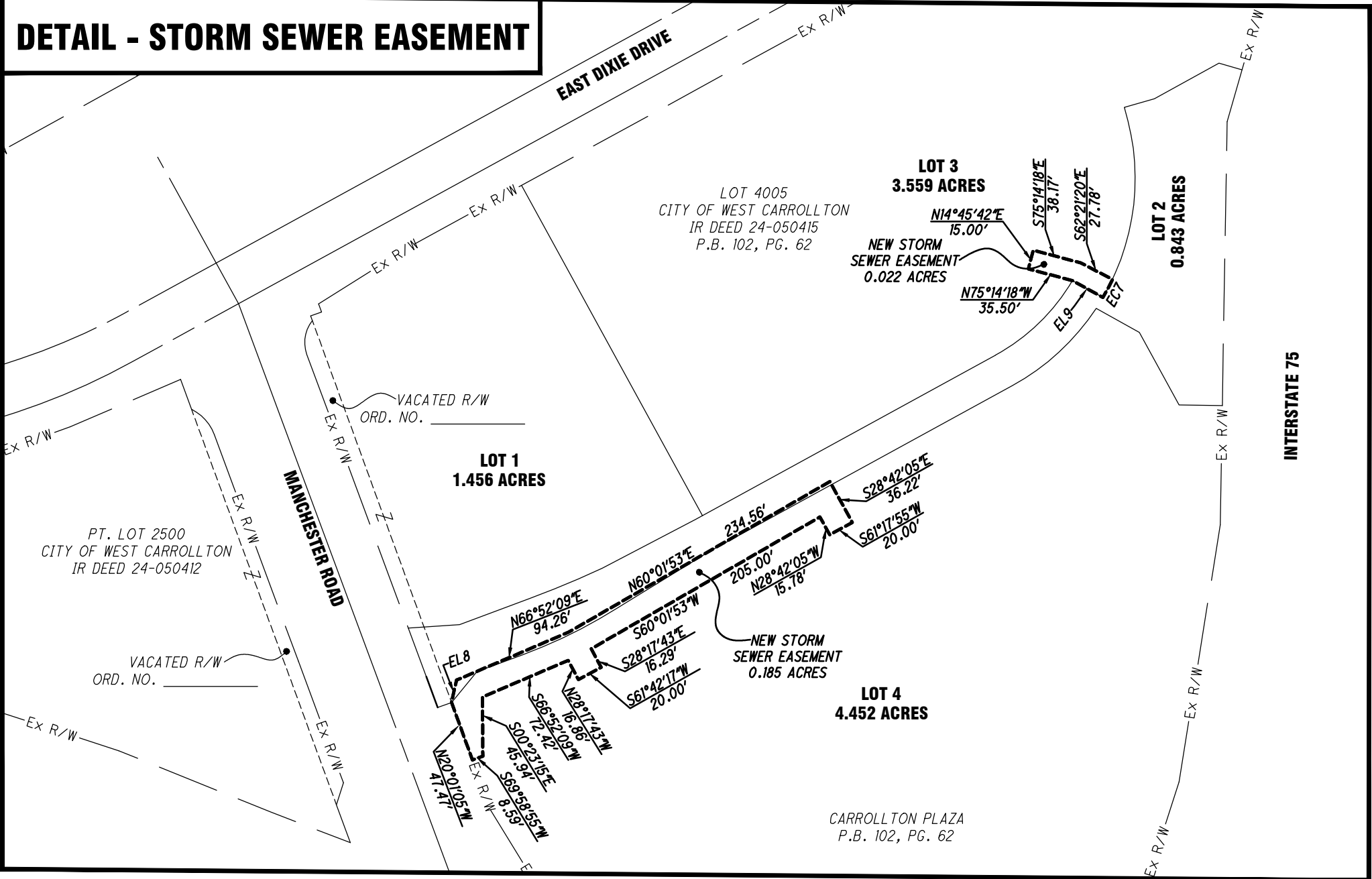
DATE _____, 20____ JOB# 20 - _____ RE _____
ANDREW J. SHANAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

CHECKED BY _____ DATE _____

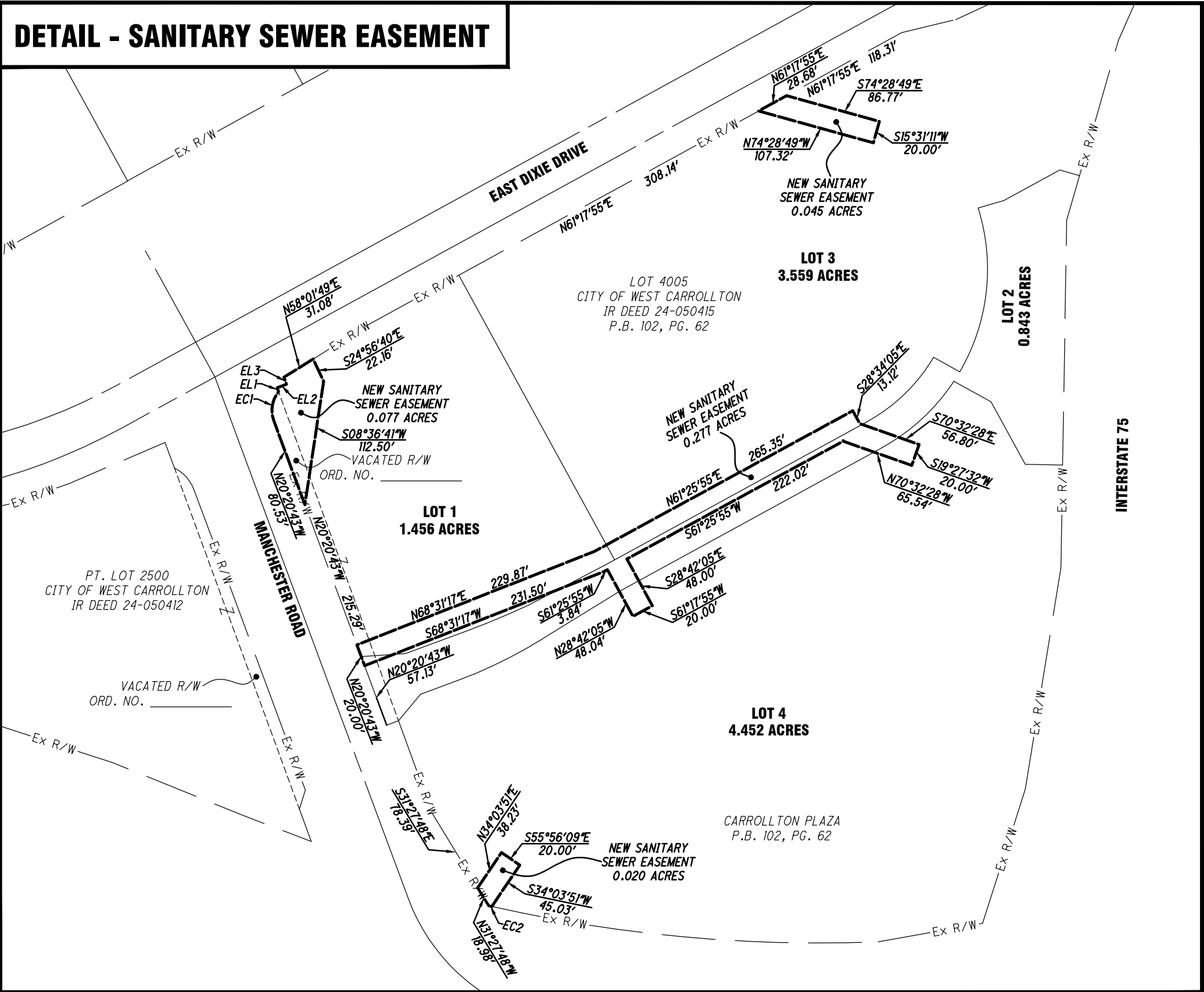
10.310 ACRES



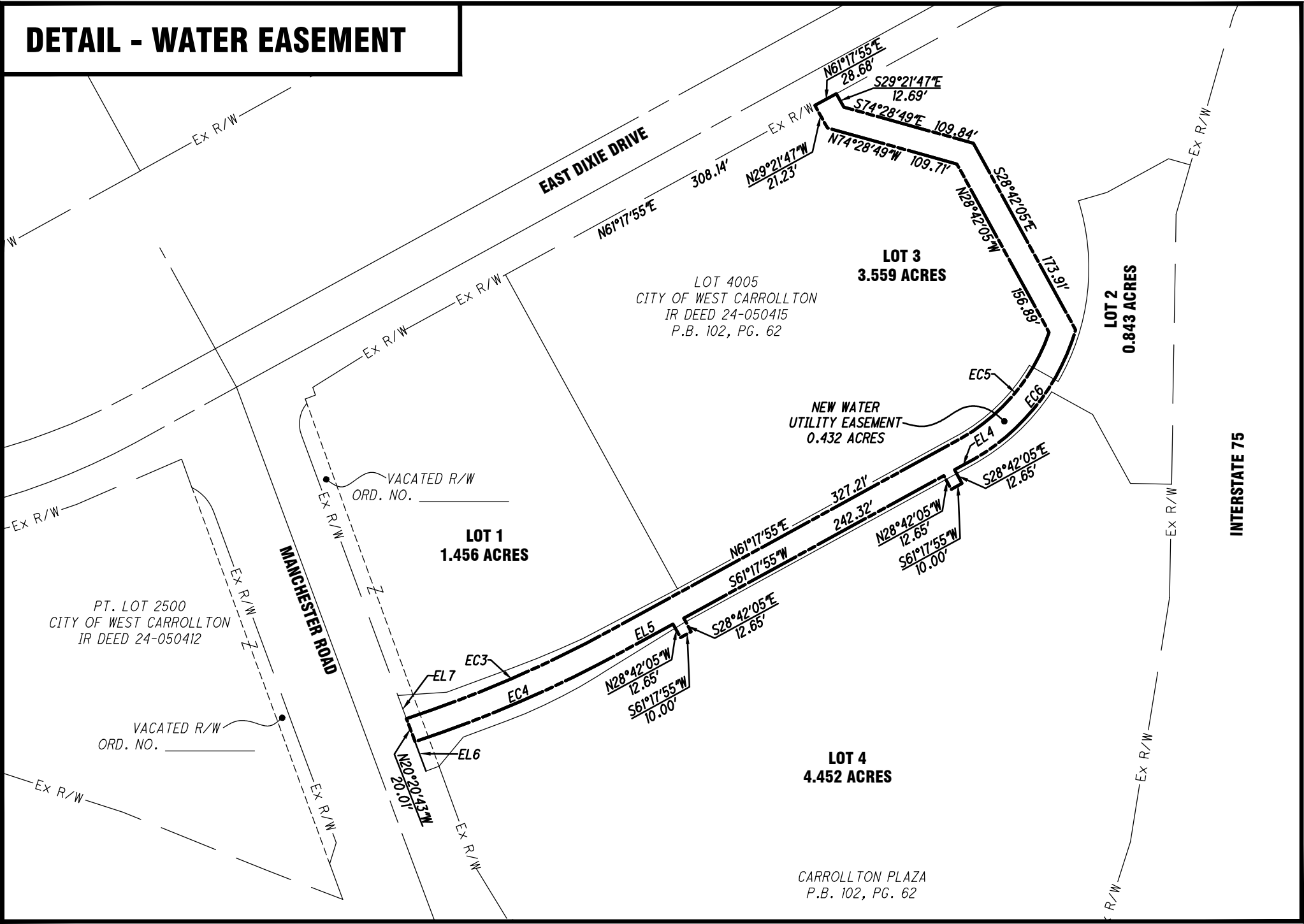
DETAIL - STORM SEWER EASEMENT



DETAIL - SANITARY SEWER EASEMENT



DETAIL - WATER EASEMENT



EASEMENT LINE CHART

LINE	BEARING	DIST.
EL1	N20°01'05"W	3.83'
EL2	N69°58'55"E	9.00'
EL3	N20°01'05"W	6.76'
EL4	S61°17'55"W	18.52'
EL5	S61°17'55"W	46.62'
EL6	N20°20'43"W	25.72'
EL7	N20°20'43"W	20.14'
EL8	N12°40'14"E	17.87'
EL9	N60°59'19"W	27.01'

EASEMENT CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
EC1	27.00'	59°13'58"	27.91'	26.69'	N09°16'16"E
EC2	1332.39'	00°07'33"	2.93'	2.93'	N77°09'48"W
EC3	990.79'	10°33'30"	182.58'	182.32'	N66°34'46"E
EC4	1010.79'	10°30'53"	185.50'	185.24'	S66°33'27"W
EC5	160.42'	40°37'27"	113.74'	111.38'	N39°29'41"E
EC6	180.42'	43°35'47"	137.28'	134.00'	S38°05'38"W
EC7	183.50'	04°57'17"	15.87'	15.86'	S27°46'59"W

PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:

11-15-2024

DRAWN BY:

RMF

JOB NUMBER:

MOTWCA2401

SHEET NUMBER

2 OF 2