

APPROVALS

CITY PLANNING COMMISSION

THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF MONROE, OHIO, ON THIS 21st DAY OF July, 2004.

Charles L. Wasson
SECY. MONROE PLANNING COMMISSION

CITY COUNCIL

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF MONROE, OHIO, ON THIS 27th DAY OF July, 2004.

Monroe Butler
CLERK OF MONROE COUNCIL

CITY ENGINEER

I HEREBY APPROVE THE ACCOMPANYING PLAT ON THIS 27 DAY OF September, 2004.

John H. [Signature]
ENGINEER FOR THE CITY OF MONROE, OHIO

COUNTY BOARD OF HEALTH

APPROVED FOR HOUSEHOLD SEWAGE DISPOSAL AND THE PLACEMENT OF POTABLE WATER SYSTEMS BY THE BOARD OF HEALTH, BUTLER COUNTY, OHIO ON THIS 27th DAY OF September, 2004.

[Signature]
SANITARIAN

ENFORCEMENT OFFICER

THIS PLAT WAS APPROVED AND ACCEPTED BY THE ENFORCEMENT OFFICER OF THE CITY OF MONROE, OHIO, ON THIS 27th DAY OF SEPTEMBER, 2004.

BY: John T. Stewart
ENFORCEMENT OFFICER

COUNTY AUDITOR

FILING

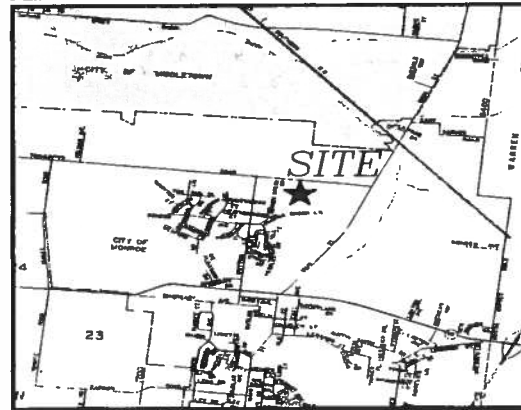
ENTERED FOR TRANSFER THIS 29th DAY OF September, 2004.

Kay Rogers
AUDITOR, BUTLER CO., OHIO
BY: Becky Dauphant
DEPUTY AUDITOR

COUNTY RECORDER

FILED FOR RECORD THIS 29th DAY OF September, 2004
AT 3:58 PM RECORDED THIS 29th DAY OF September, 2004,
IN PLAT ENVELOPE 3731, PAGE A-F, FILE NO. 16281, FEE \$259.20

Dorothy A. Crank
RECORDER, BUTLER CO., OHIO
BY: Dorothy A. Crank
DEPUTY RECORDER



VICINITY MAP
NOT TO SCALE

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET (4') OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE 'AS-BUILT' PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY SANITARY ENGINEER.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES. EASEMENTS ON SAID PLAT, DESIGNATED AS 'SANITARY SEWER EASEMENTS' ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREFOR.

BUTLER COUNTY WATER AND SEWER DEPARTMENT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY SEWER MAIN OR WATER MAIN. ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER. THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE COUNTY BOARD OF HEALTH.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR BRITTONY WOODS COMMUNITY ASSOCIATION, WHICH IS RECORDED IN THE DEED RECORDS OF BUTLER COUNTY, OHIO, COMMENCING WITH OFFICIAL RECORD VOLUME 6800, PAGE 796-831. THE DECLARATION MAY BE AMENDED FROM TIME TO TIME, SAID AMENDMENTS, IF ANY, SHALL BE RECORDED IN THE DEED RECORDS OF BUTLER COUNTY, OHIO UPON ADOPTION BY THE DECLARANT AND/OR THE ASSOCIATION.

ALL LOTS SHALL HAVE A 5' PRIVATE DRAINAGE EASEMENT ALONG EACH SIDE LOT LINE AND A 10' PRIVATE DRAINAGE EASEMENT ALONG EACH REAR LOT LINE UNLESS SHOWN OTHERWISE ON THE PLAT.

⊕ BENCHMARK: ARROW BOLT ON F.H. 23.5' OFF THE CENTERLINE OF HIDDEN CREEK, ON PROPERTY LINE OF LOT #2986 OF DEER RUN ESTATES. ELEVATION = 775.35 (SEE SHEET 3 OF 6 FOR GRAPHIC REPRESENTATION)

NOTE: ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.



REVISIONS

BRITTONY WOODS
SECTION THREE
PART LOT 655 & LOT 2131
SECTION 18, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO

SCALE: N/A
DATE: 03/31/04
DRAWN: BME
DESIGNED:
CHECKED: RCW
JOB NO.: 010069RA014

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KLEINGERS & ASSOCIATES
ENGINEERS AND SURVEYORS
6305 Centre Park Drive West Chester, OH. 45069
(513) 778-7851 Fax: (513) 778-7852

DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS OF PART LOT 655 & LOT 2131, AS SAID LOTS ARE KNOWN AND DESIGNATED ON THE PLATS OF THE CITY OF MONROE, BUTLER COUNTY, OHIO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A SUBDIVISION, TO BE KNOWN AS "BRITTONY WOODS-SECTION THREE"; THAT THE LOTS ARE OF SHAPES AND DIMENSIONS SHOWN THEREON AND ARE NUMBERED FROM 4701-4755 INCLUSIVE; THAT THE STREETS ON SAID PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND THAT THE LAND SO DEDICATED IS FREE AND UNENCUMBERED, THAT STREET IMPROVEMENTS WILL BE MADE BY AND AT THE EXPENSE OF THE SUBDIVIDER AND WILL CONSIST OF CURB AND GUTTERS, STORM AND SANITARY SEWERS, WATER MAINS AND BITUMINOUS ROADWAYS IN ACCORDANCE WITH THE MINIMUM STANDARD SPECIFICATIONS OF THE CITY OF MONROE AND THE SUBDIVIDER WILL MAINTAIN AND KEEP IN REPAIRS ALL REQUIRED IMPROVEMENTS FOR ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY COUNCIL.

GRANT OF EASEMENT FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED DO HEREBY PERMANENTLY GRANT TO CINGERY AND SUBSIDIARIES, AMERITECH TELEPHONE AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" (UE), FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE OR TELECOMMUNICATIONS, OR OTHER UTILITIES. SAID UTILITY COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. 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. TO HAVE AND TO HOLD THE SAID EASEMENTS FOREVER, WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS (DE), PUBLIC AND SEWERS (SSE), PIPE LINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND AND SEAL ON THIS 9th DAY OF August, 2004.

DEVELOPER: J.W. VOSKA DEVELOPMENT COMPANY, INC. 6933 PLUMWOOD CT. CINCINNATI, OH 45241
BY: J.W. Voska (SIGNATURE) Joseph W. Voska (PRINTED NAME)
LIEN HOLDER: HUNTINGTON BANK 4TH AND WALNUT CENTER - SUITE 200A 105 EAST FOURTH STREET CINCINNATI, OHIO 45202
BY: Matthew K. Weis (SIGNATURE) (PRINTED NAME)
WITNESSES: SIGNATURE: Julie A. Palmer PRINTED NAME: Julie A. Palmer SIGNATURE: Hope Boswert PRINTED NAME: Hope Boswert SIGNATURE: Shirley W. Carlisle PRINTED NAME: Shirley W. Carlisle SIGNATURE: Melanie Moore PRINTED NAME: Melanie Moore

ACKNOWLEDGMENT

COUNTY OF BUTLER STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 9th DAY OF August, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME Joseph W. Voska OF J.W. VOSKA DEVELOPMENT COMPANY, INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF J.W. VOSKA DEVELOPMENT COMPANY, INC., FOR USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

12-11-06 MY COMMISSION EXPIRES Julie A. Palmer-Young NOTARY PUBLIC, STATE OF OHIO

ACKNOWLEDGMENT

COUNTY OF BUTLER STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 19 DAY OF July, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MATTHEW K. WEIS OF HUNTINGTON BANK WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED ON BEHALF OF HUNTINGTON BANK FOR USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

1-14-2008 MY COMMISSION EXPIRES Shirley W. Carlisle NOTARY PUBLIC, STATE OF OHIO



REVISIONS

BRITTONY WOODS SECTION THREE PART LOT 655 & LOT 2131 SECTION 18, TOWN 3, RANGE 3 CITY OF MONROE BUTLER COUNTY, OHIO

SCALE: N/A DATE: 03/31/04 DRAWN: BME DESIGNED: CHECKED: RCW JOB NO.: 010069RA014

Page 2 or 6

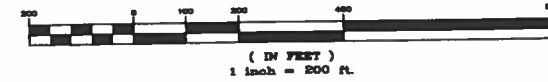


3731 C

LEGEND

- 5/8" IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- CONCRETE MONUMENT FOUND
- ⊙ 1 IRON PIN FOUND

GRAPHIC SCALE



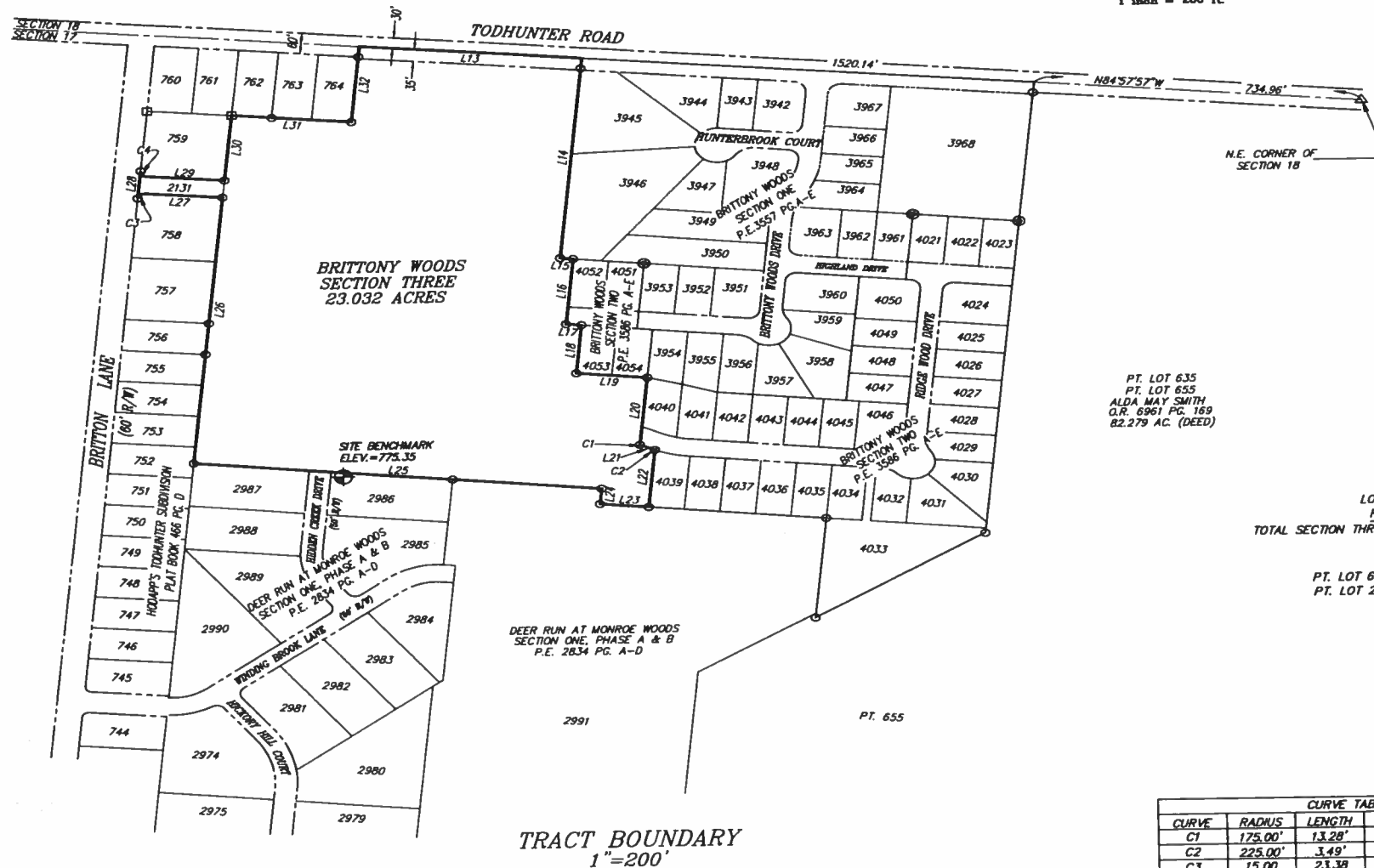
DEED REFERENCE:
J.W. VOSKA DEVELOPMENT CO. INC.
O.R. 7279 PG. 2201
23.032 AC.

PT. LOT 635
PT. LOT 655
ALDA MAY SMITH
O.R. 6961 PG. 169
82.279 AC. (DEED)

LOTS = 19.424 ACRES
R/W = 3.608 ACRES
TOTAL SECTION THREE = 23.032 ACRES

PT. LOT 655 = 22.812 ACRES
PT. LOT 2131 = 0.220 ACRES

LINE	DIRECTION	LENGTH
L13	S84°57'57"E	500.61
L14	S05°42'00"W	583.82
L15	S84°18'00"E	29.46
L16	S05°42'00"W	190.00
L17	S84°18'00"E	35.00
L18	S05°42'00"W	140.00
L19	S84°18'00"E	160.00
L20	S05°42'00"W	196.22
L21	S64°38'04"E	19.82
L22	S05°42'00"W	166.98
L23	N84°18'00"W	110.00
L24	N05°42'00"E	45.00
L25	N84°18'00"W	919.64
L26	N05°42'00"E	774.80
L27	N84°58'45"W	175.17
L28	N05°42'00"E	80.00
L29	S84°58'45"E	174.82
L30	N05°42'00"E	190.00
L31	S84°58'45"E	270.00
L32	N05°42'00"E	220.00



TRACT BOUNDARY
1"=200'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	175.00'	13.28'	13.28'	S66°48'33"E	420°58"
C2	225.00'	3.49'	3.49'	S65°04'42"E	0°53'17"
C3	15.00	23.38	21.09	S50°21'37"W	89°19'15"
C4	15.00	23.74	21.34	S39°38'23"E	90°40'45"



REVISIONS

BRITTON WOODS
SECTION THREE
PART LOT 655 & LOT 2131
SECTION 18, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO

SCALE: 1"=200'
DATE: 03/31/04
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6

KLEINGERS & ASSOCIATES
ENGINEERS AND SURVEYORS
8305 Centre Park Drive West Chester, OH. 45089
(513) 778-7851 Fax: (513) 778-7822

LEGEND

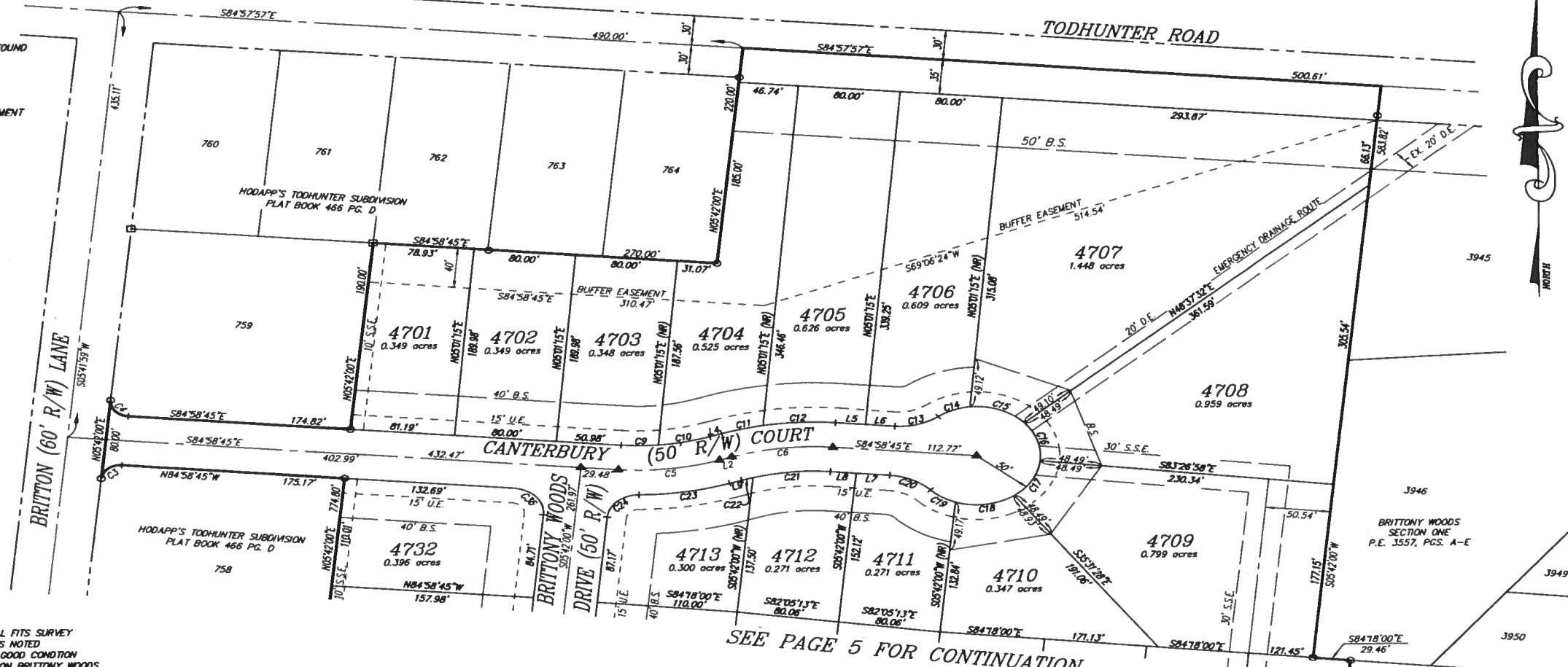
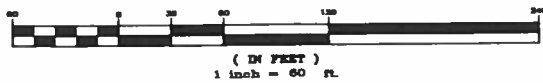
- 5/8" IRON PIN FOUND
- ▲ RAILROAD SPIKE SET
- CONCRETE MONUMENT FOUND
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- (NR) NON RADIAL

- SURVEY REFERENCES**
- 1.) VOL. 33 PG. 19
 - 2.) VOL. 28 PG. 38
 - 3.) VOL. 41 PG. 82

NOTES:

- 1.) OCCUPATION IN GENERAL FITS SURVEY
- 2.) SOURCE DOCUMENTS AS NOTED
- 3.) MONUMENTATION IS IN GOOD CONDITION
- 4.) BEARINGS ARE BASED ON BRITTONY WOODS SECTION ONE AS RECORDED IN P.E. 3557 PGS. A-E AT COMPLETION OF CONSTRUCTION.
- 5.) IRON PINS WILL BE SET AT ALL PROPERTY CORNERS
- 6.) BRITTONY WOODS DRIVE = 885.08 L.F.
- 7.) CANTERBURY COURT = 715.77 L.F.

GRAPHIC SCALE



SEE PAGE 5 FOR CONTINUATION

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C3	15.00	23.38	21.09	S50°21'37"W	89°19'15"
C4	15.00	23.74	21.34	S39°38'23"E	90°40'45"
C5	200.00	80.26	79.72	N83°31'27"E	22°59'36"
C6	200.00	80.26	79.72	S83°31'27"W	22°59'36"
C9	175.00	29.15	29.12	S89°45'04"E	9°32'38"
C10	175.00	41.08	40.98	N78°45'08"E	13°26'59"
C11	225.00	33.23	33.20	N76°15'31"E	8°27'46"
C12	225.00	57.06	56.91	N87°45'19"E	14°31'51"
C13	50.00	36.14	35.36	N74°18'58"E	41°24'35"
C14	50.00	26.86	26.54	N69°00'03"E	30°46'45"
C15	50.00	47.33	45.58	S68°29'31"E	54°14'07"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C16	50.00	41.82	40.61	S17°24'43"E	47°55'30"
C17	50.00	41.82	40.61	S30°30'47"W	47°55'30"
C18	50.00	48.38	46.51	S82°11'35"W	55°26'05"
C19	50.00	23.14	22.94	N56°49'47"W	26°31'13"
C20	50.00	36.14	35.36	N64°16'28"W	41°24'35"
C21	175.00	61.18	60.86	S85°00'23"W	20°01'45"
C22	175.00	9.05	9.05	S73°30'34"W	2°57'52"
C23	225.00	72.33	72.02	S81°14'12"W	18°29'07"
C24	25.00	36.98	33.70	S48°04'22"W	84°44'45"
C36	25.00	39.57	35.56	N39°38'23"W	90°40'45"

LINE TABLE		
LINE	DIRECTION	LENGTH
L2	S72°01'38"W	10.01
L4	N72°01'38"E	10.01
L5	S84°58'45"E	23.55
L6	S84°58'45"E	23.08
L7	N84°58'45"W	26.43
L8	N84°58'45"W	20.19
L9	S72°01'38"W	10.01



REVISIONS

BRITTONY WOODS
SECTION THREE
PART LOT 655 & LOT 2131
SECTION 18, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO

SCALE: 1"=60'
DATE: 03/31/04
DRAWN: BME
DESIGNED:
CHECKED: RCW
JOB NO.: 010069RAD14

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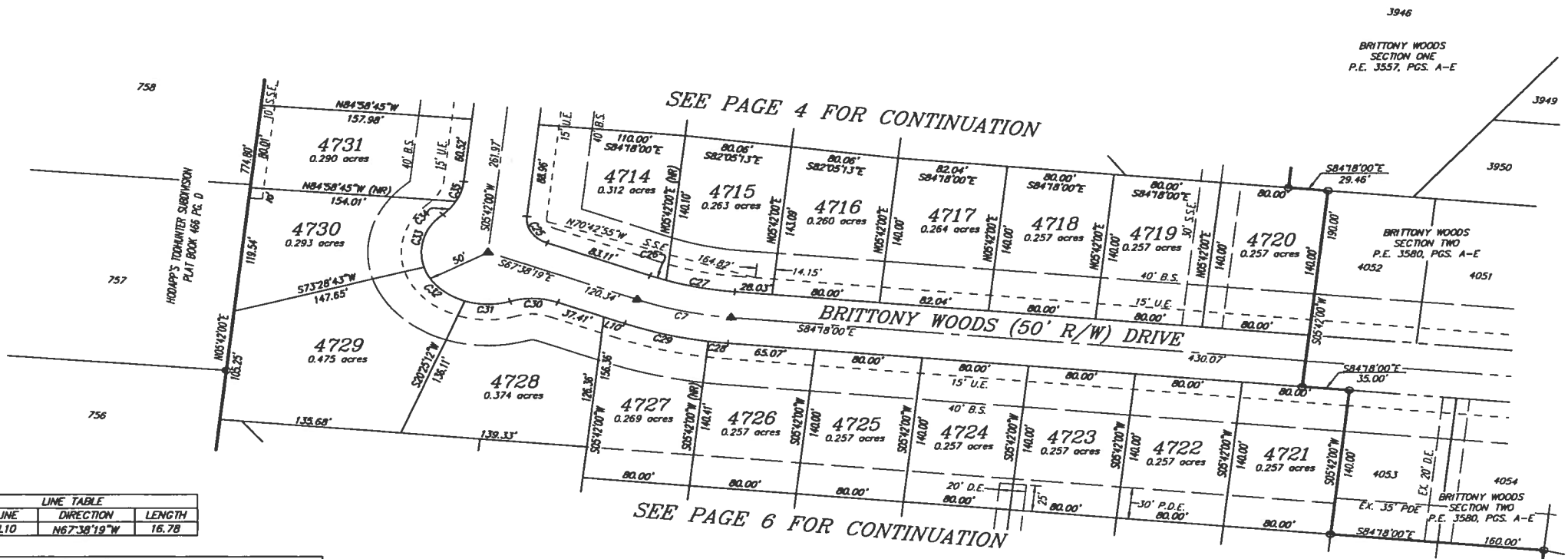


3731 E

LEGEND

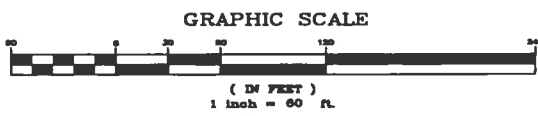
- 5/8" IRON PIN FOUND
- ▲ RAILROAD SPIKE SET
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- (NR) NON RADIAL

SURVEY REFERENCES
 1.) VOL. 37 PG. 19
 2.) VOL. 28 PG. 38
 3.) VOL. 41 PG. 62



LINE TABLE		
LINE	DIRECTION	LENGTH
L10	N67°38'19"W	16.78

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C7	250.00	72.70	72.44	S75°58'10"E	16°39'41"
C25	25.00	32.00	29.86	S30°58'10"E	73°20'19"
C26	225.00	12.99	12.99	S69°17'32"E	3°18'26"
C27	225.00	52.44	52.32	S77°37'23"E	13°21'15"
C28	275.00	14.93	14.93	N82°44'39"W	3°06'41"
C29	275.00	65.04	64.88	N74°24'49"W	13°33'00"
C30	50.00	36.14	33.36	N88°20'36"W	41°24'35"
C31	50.00	34.44	33.77	N89°18'51"W	39°28'06"
C32	50.00	46.30	44.67	N43°03'02"W	53°03'31"
C33	50.00	55.53	52.72	N15°17'39"E	63°37'52"
C34	50.00	16.07	16.00	N37°54'04"E	18°25'01"
C35	50.00	20.06	19.93	N17°11'47"E	22°59'34"



- NOTES:
- 1.) OCCUPATION IN GENERAL FITS SURVEY
 - 2.) SOURCE DOCUMENTS AS NOTED
 - 3.) MONUMENTATION IS IN GOOD CONDITION
 - 4.) BEARINGS ARE BASED ON BRITTONY WOODS SECTION ONE AS RECORDED IN P.E. 3557 PG. A-E
 - 5.) IRON PINS WILL BE SET AT ALL PROPERTY CORNERS AT COMPLETION OF CONSTRUCTION.
 - 6.) BRITTONY WOODS DRIVE = 685.08 L.F.



REVISIONS

BRITTONY WOODS
 SECTION THREE
 PART LOT 655 & LOT 2131
 SECTION 18, TOWN 3, RANGE 3
 CITY OF MONROE
 BUTLER COUNTY, OHIO

SCALE: 1"=60'
 DATE: 03/31/04
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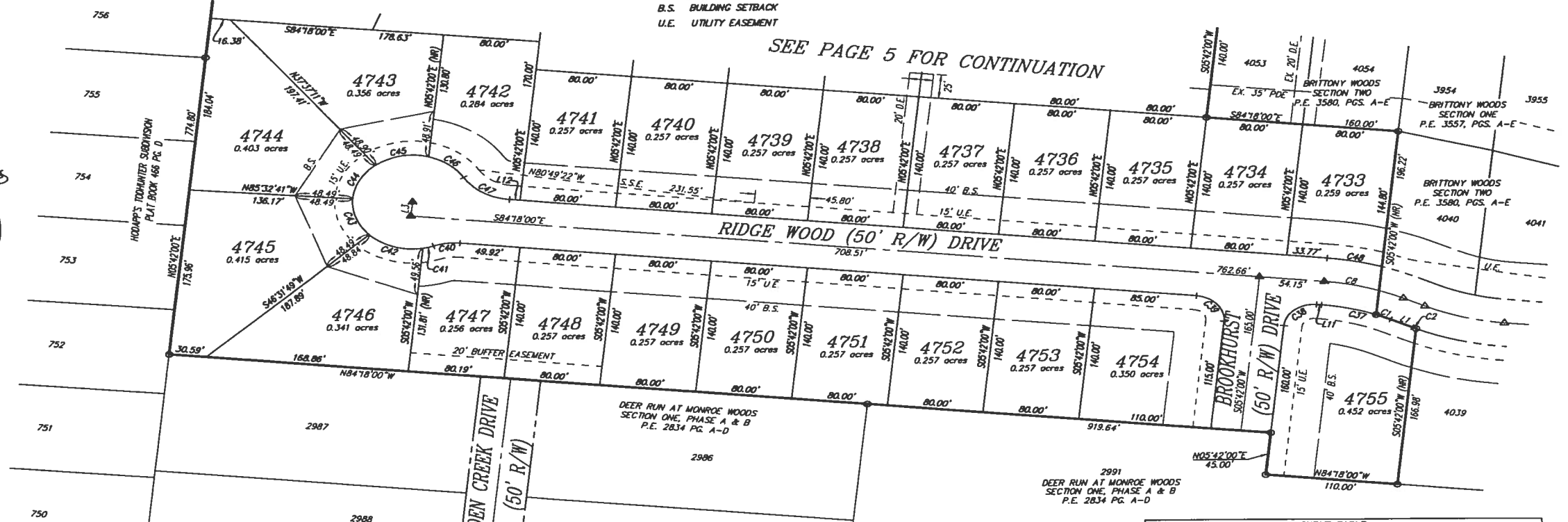
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LEGEND

- 5/8" IRON PIN FOUND
- ▲ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET
- CONCRETE MONUMENT FOUND
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- (NR) NON RADIAL
- P.D.E. PRIVATE DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT

SURVEY REFERENCES
 1.) VOL. 33 PG. 19
 2.) VOL. 28 PG. 38
 3.) VOL. 41 PG. 62

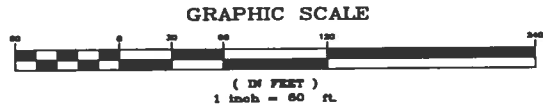
SEE PAGE 5 FOR CONTINUATION



- NOTES:
- 1.) OCCUPATION IN GENERAL FITS SURVEY
 - 2.) SOURCE DOCUMENTS AS NOTED
 - 3.) MONUMENTATION IS IN GOOD CONDITION
 - 4.) BEARINGS ARE BASED ON BRITTONY WOODS SECTION ONE AS RECORDED IN P.E. 3557 PG. A-E
 - 5.) IRON PINS WILL BE SET AT ALL PROPERTY CORNERS AT COMPLETION OF CONSTRUCTION.
 - 6.) RIDGE WOOD DRIVE = 824.31 L.F.
 - 7.) BROOKHURST DRIVE = 165.00 L.F.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY TO THE BEST OF MY KNOWLEDGE, AND MADE UNDER MY SUPERVISION IN MAY OF 2004, AND THAT ALL SUBDIVISION MONUMENTATION IS (OR WILL BE) SET AS SHOWN.

Randy C Wolfe 8-5-04
 RANDY C. WOLFE DATE
 OHIO PROFESSIONAL SURVEYOR NO. 8033



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S64°38'04"E	19.82
L3	N05°42'00"E	15.00
L11	N84°18'00"W	4.15
L12	S84°18'00"E	8.89

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C1	175.00	13.28	13.28	S66°48'33"E	42°0'58"
C2	225.00	3.49	3.49	S65°04'42"E	05°3'17"
C8	200.00	46.65	46.54	N77°37'06"W	13°21'49"
C37	175.00	60.07	59.77	N74°28'02"W	19°39'56"
C38	25.00	39.27	35.36	S50°42'00"W	90°00'00"
C39	25.00	39.27	35.36	N39°18'00"W	90°00'00"
C40	50.00	22.55	22.36	S82°46'44"W	25°50'31"
C41	50.00	9.07	9.05	S75°03'07"W	10°23'16"
C42	50.00	49.12	47.17	N71°36'43"W	56°7'04"
C43	50.00	41.82	40.61	N19°30'26"W	47°55'30"
C44	50.00	41.82	40.61	N28°25'04"E	47°55'30"
C45	50.00	46.74	45.06	N79°09'40"E	53°33'43"
C46	50.00	37.43	36.56	S52°36'50"E	42°53'16"
C47	50.00	46.36	44.72	S57°44'06"E	53°07'48"
C48	225.00	46.56	46.47	N78°22'20"W	11°51'20"



REVISIONS

BRITTONY WOODS
 SECTION THREE
 PART LOT 655 & LOT 2131
 SECTION 18, TOWN 3, RANGE 3
 CITY OF MONROE
 BUTLER COUNTY, OHIO

SCALE: 1"=60'
 DATE: 03/31/04
 DRAWN: BME
 DESIGNED:
 CHECKED: RCW
 JOB NO.: 010069RAD14

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