

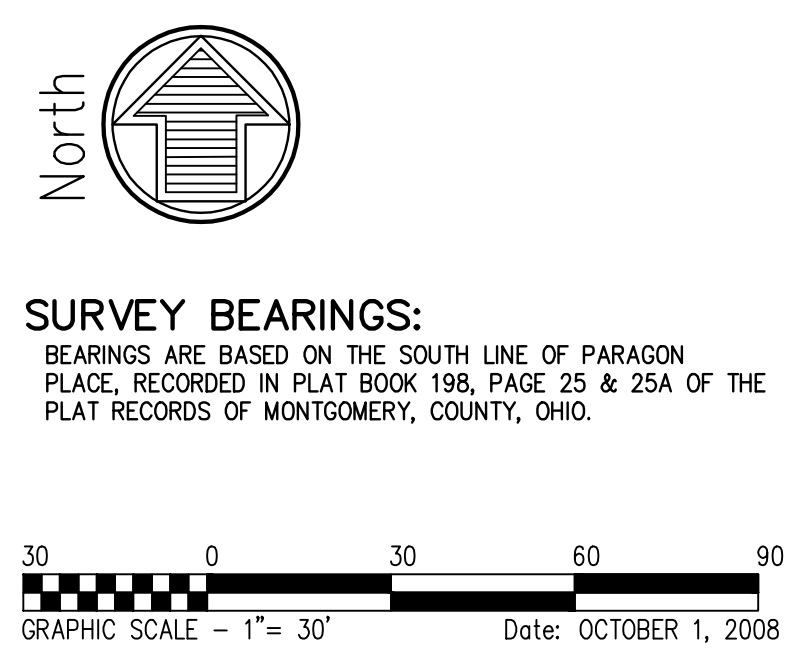
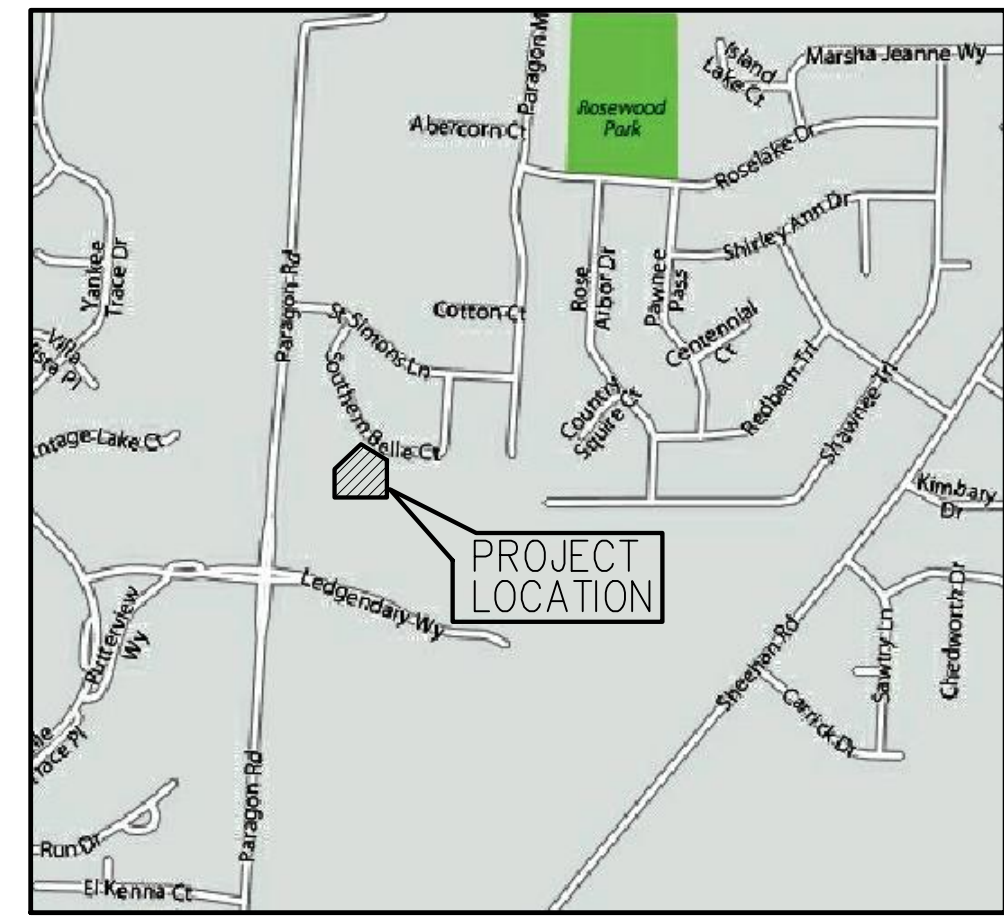
# PARAGON PLACE CONDOMINIUM - PHASE FIVE

**Being Part Lot No. 47 of the Paragon Place  
as recorded in Plat Book 198, Page 25 & 25A**  
**SECTION 35, TOWN 3, RANGE 5, M.R.s.**  
**WASHINGTON TOWNSHIP**  
**MONTGOMERY COUNTY, OHIO**  
**0.219 ACRES**

**DESCRIPTION APPROVAL:**  
I HEREBY CERTIFY THAT THIS DRAWING OF THE SOUTH CENTERVILLE DENTAL CONDOMINIUM PLAN IS COMPLETE AND APPROVED FOR DESCRIPTION.

JOSEPH LITVIN \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY ENGINEER

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

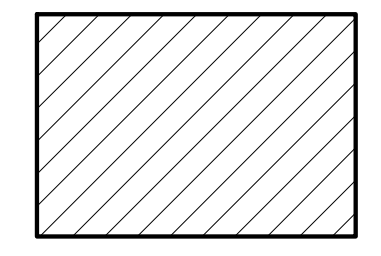


PREPARED JOINTLY WITH

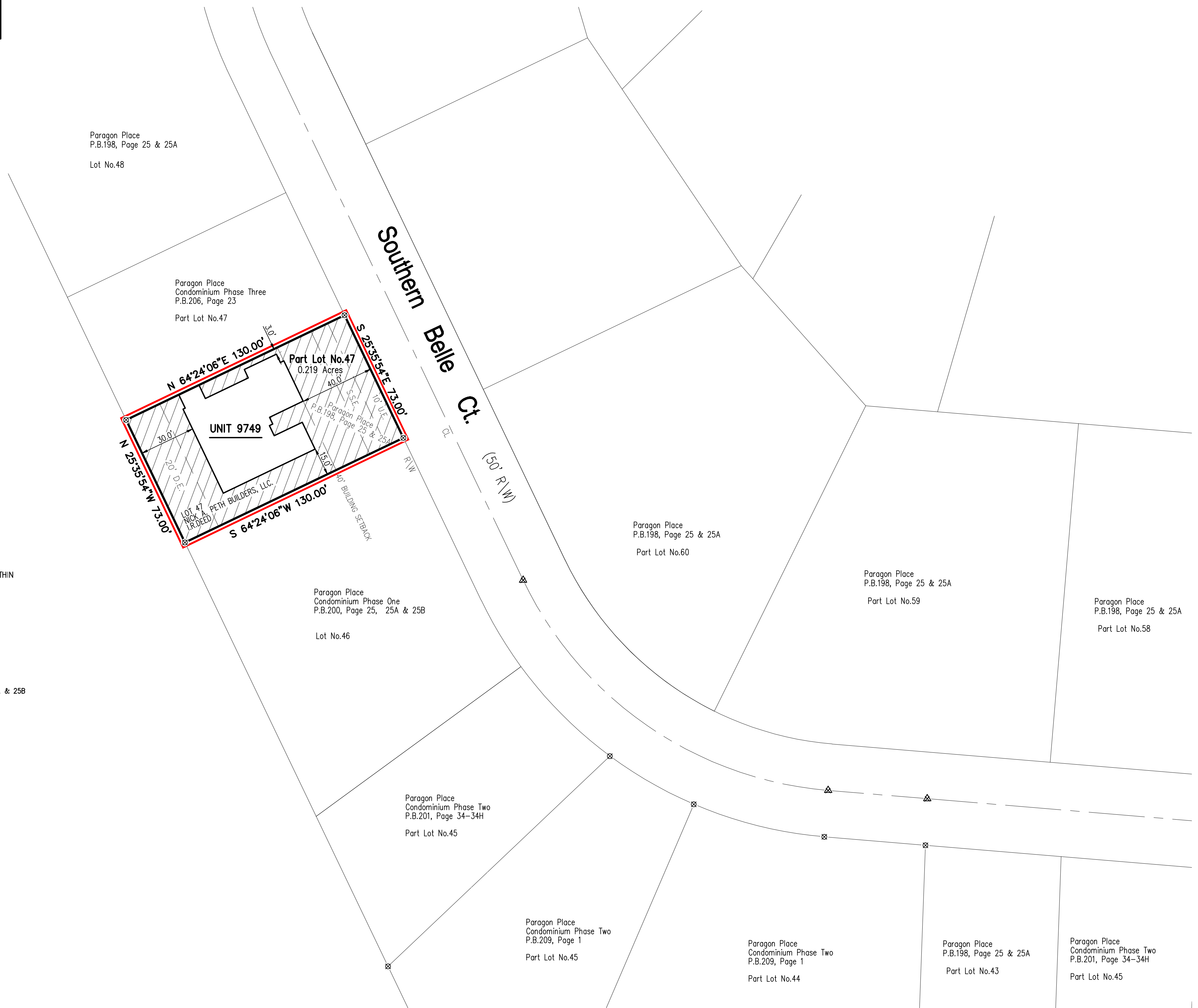
**McDougall - Marsh**  
Land Surveyors  
8229 Byers Road, Miamiburg, Ohio 45342  
Tel: 937-847-2880 - Fax: 937-847-2870

**Mad River Engineering**  
Civil Engineering & Site Design  
8075-F McSwen Road, Dayton, Ohio 45458  
Tel: 937-456-2660 Email: emelleng@madrv.com

Vicinity Map  
No Scale



COMMON ELEMENTS AREA



**SUPERIMPOSED NOTE:**  
ALL LANDS OF DEDICATORS FROM WHICH THE PLAT IS DRAWN IS SHOWN WITHIN BACKGROUND DRAWING.

**REFERENCES:**  
DEED: PART LOT 47 / NICK A. PETH BUILDERS, LLC - I.R. DEED 06-026086

PLAT: PARAGON PLACE CONDOMINIUM-PHASE ONE - PLAT BOOK 200, PAGE 25, 25A, & 25B  
PARAGON PLACE CONDOMINIUM-PHASE TWO - PLAT BOOK 201, PAGE 34-34H  
PARAGON PLACE CONDOMINIUM-PHASE THREE - PLAT BOOK 206, PAGE 23  
PARAGON PLACE CONDOMINIUM-PHASE FOUR - PLAT BOOK 209, PAGE 1-1E  
PARAGON PLACE - PLAT BOOK 198, PAGE 25 & 25A

- MONUMENT LEGEND**
- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
  - Indicates 5/8" iron pin set
  - Indicates iron pipe found
  - ▲ Indicates MAG nail found (unless otherwise noted)
  - △ Indicates MAG nail set
  - Indicates Concrete Monument found
  - Indicates Concrete Monument set
  - Indicates Railroad Spike found

- SURVEY NOTES:**
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
  2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL, AGREE WITH PROPERTY LINES.
  3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
  4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McM-7735".
  5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP-TO-DATE TITLE REPORT.

**Dedication:**

Submission to Condominium:  
We, the undersigned, being all the owners and lien holders of the lands herein described, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby submit the land herein described and their interests therein to the condominium plan known as Paragon Place Condominium as set forth in the Declaration of Condominium for Paragon Place Condominium filed with the recorder of Montgomery County, Ohio under the condominium statutes of the State of Ohio and recorded at COND-05-081985 of the Montgomery County, Ohio Records, and amended by a First Amendment recorded at SP-1-05-088597 of the Montgomery County, Ohio Records, a second Amendment recorded at Cond-05-117144 of the Montgomery County, Ohio Records, a third Amendment recorded at Cond-07-018422 of the Montgomery County, Ohio Records and a fourth Amendment recorded at Cond-07-092779 of the Montgomery County, Ohio Records and a Fifth Amendment to the Declaration (to which a small scale of this drawing is attached) to be recorded with the Recorder of Montgomery County, Ohio under the Condominium Statutes of the State of Ohio.

**Dedication of Common Elements:**

The easements, common elements and limited common elements depicted herein are hereby dedicated and reserved for the benefit of the Paragon Place Condominium Associations, Inc. (the "Association"), being the unit owners association established pursuant to the Declaration of Condominium, and to the unit owners and declarant, as applicable pursuant to the terms of the Declaration of Condominium.

The percentage interest in the common elements which are owned by each condominium unit owner is set forth in the Declaration of Condominium, as amended. The Declaration of Condominium, together with the drawings and the code of regulations/by-laws of the Association and the copies of these drawings, are recorded as instrument number COND-05-081985, SP-1-05-088597, Cond-05-117144, Cond-07-018422 and Cond-07-092779 of the Montgomery County, Ohio Records.

Owner (Part Lot 47)  
Nick A. Peth Builders, LLC.  
An Ohio Limited Liability Company

By: \_\_\_\_\_  
Nick A. Peth - Manager

**Acknowledgment**

State Of Ohio  
County of \_\_\_\_\_

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
By Nick A. Peth, manager of Nick A. Peth Builders LLC, who then and there did acknowledge the signing of the foregoing instrument, and the same is his free act and deed, and the same for the uses and purposes therein mentioned and that of Nick A. Peth Builders LLC.

In testimony whereof I have hereunto set my hand and affixed my notarial seal on the day and year aforesaid.

Notary Public State of Ohio  
\_\_\_\_\_

My Commission Expires \_\_\_\_\_

**Certification/Description:**

The within Condominium is Part of Lot 47 of Paragon Place as shown in P.B.198 Pgs. 25 & 25A as conveyed to Nick A Peth Builders, LLC. In I.R. Deed 06-026086.

**Certification:**

These drawings show graphically, insofar as possible, all the particulars of the land, buildings and other improvements included in the Condominium, including but not limited to the layout, location, designation and dimension of each unit, the location and dimensions of all appurtenant easements and/or encroachments and if the condominium property is not contiguous, the distances between any parcel of land.

**McDOUGALL - MARSH LAND SURVEYORS**

THOMAS K. MARSH, P.S. #7735



**ENGINEER'S CERTIFICATION:**

THIS DRAWINGS OF PARAGON PLACE CONDOMINIUM - PHASE FIVE, GRAPHICALLY SHOWS, IN SO FAR AS POSSIBLE, THE IMPROVEMENTS AND BUILDINGS.

**MAD RIVER ENGINEERING**

JOHN L. CHICO, P.E. #E-54331

