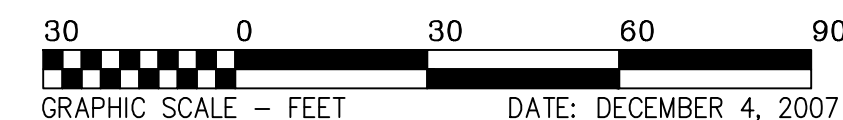


BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF  
LOOKOUT DRIVE AS RECORDED IN DEED MF.99-555E09-11 OF  
THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.  
(N 88°17'54"W)

**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



**EASEMENT NOTE:**

ALL EASEMENTS ARE 10' WIDE UTILITY EASEMENTS ALONG THE REAR LOT LINES, 10' WIDE ALONG THE RIGHT-OF-WAY LINE AND 5' ALONG THE SIDE LOT LINES UNLESS NOTED OTHERWISE.

- Indicates easement line
- Indicates lot/property line

**REFERENCE:**

DEED: PT. CITY LOT 332, 2655 & PT. 16' VACATED ALLEY-DANIEL M. SUTCH & ROBYN F. ANGEL / I.R.06-089821  
CITY LOT 325 & PT. 16' VACATED ALLEY-DANIEL M. SUTCH & ROBYN F. ANGEL / I.R.07-077040

PLATS: ADAM SCHANTZ ESTATE PLAT / P.B. "I", PG. 54



VICINITY MAP  
NO SCALE

**APPROVAL:**

ACCEPTED AND APPROVED BY THE MONTGOMERY COUNTY SANITARY ENGINEERING DEPARTMENT.

MONTGOMERY COUNTY SANITARY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL:**

ACCEPTED AND APPROVED BY THE CITY OF OAKWOOD PLANNING COMMISSION.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**UNIFICATION STATEMENT:**

\_\_\_\_\_, BEING DULY SWORN STATES THAT ALL PARTIES INTERESTED IN THE DEDICATION OF THIS PLAT AS OWNERS AND AS LEINHOLDERS ARE UNITED IN ITS EXECUTION.

BY:

STATE OF OHIO, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007,  
BY \_\_\_\_\_, OWNER OF \_\_\_\_\_

NOTARY PUBLIC (MY COMMISSION EXPIRES: \_\_\_\_\_)

Record Plan

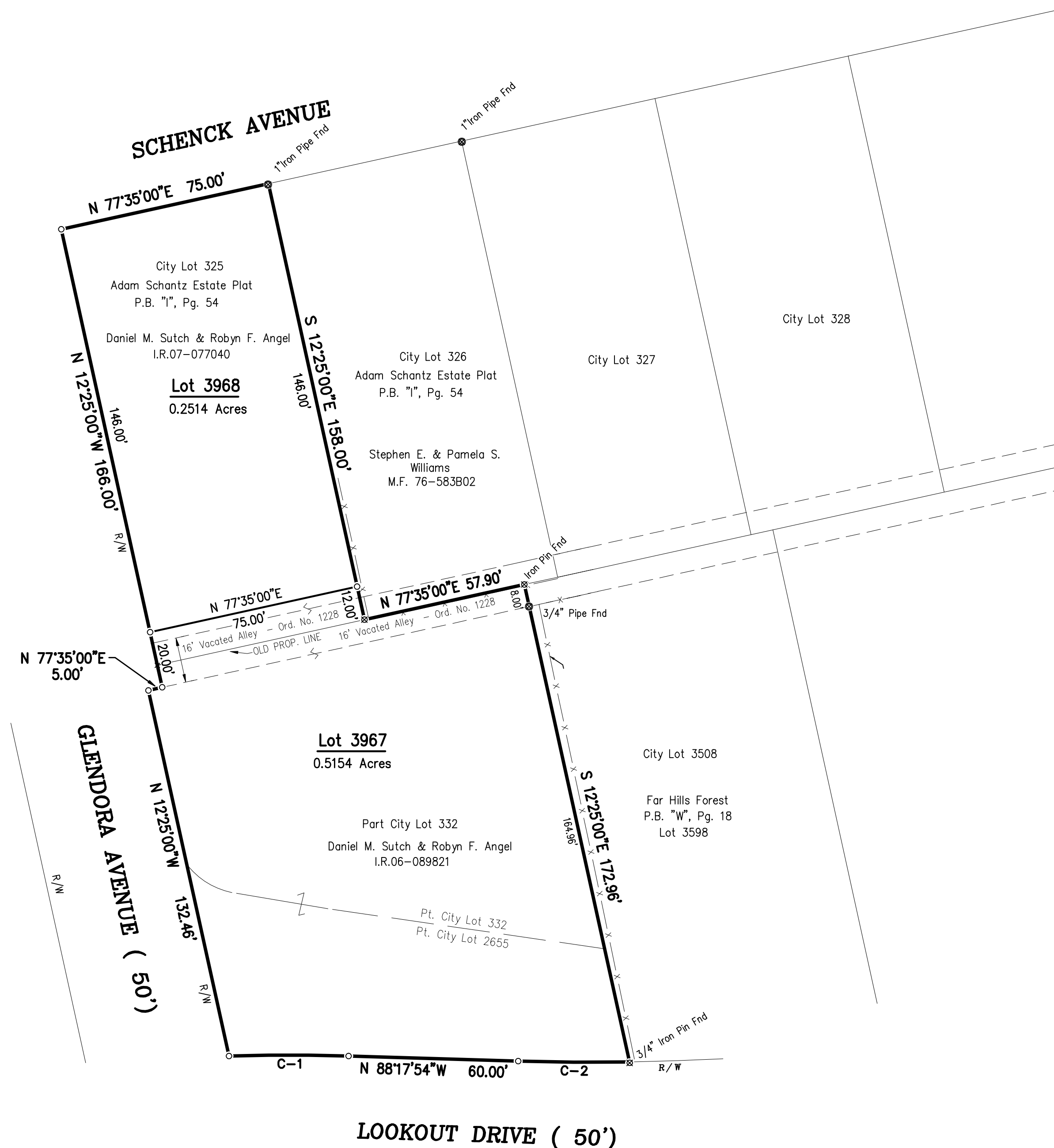
# Angel Subdivision

Being a Replat of Lot 325, Pt. Lot 322, Pt. Lot 2655  
of the Revised and Consecutive Number of Lots on the  
Plat of the City of Oakwood and Pt. 16' Vacated Alley  
Section 27, Town 3, Range 6 M.Rs.  
City of Oakwood, Montgomery County, Ohio

Containing 0.7668 Acres

| Curve | Radius  | Tangent | Length | Delta    | Chord  | Chord Bear.   |
|-------|---------|---------|--------|----------|--------|---------------|
| C-1   | 724.33' | 21.19'  | 42.37' | 3°21'04" | 42.36' | N 89°58'26" W |
| C-2   | 874.50' | 19.67'  | 39.33' | 2°34'37" | 39.33' | N 89°35'12" W |

Prepared by:  
**McDougall, Marsh & Chico**  
Surveyors and Civil Engineers  
8529 Byers Road, Marietta, Ohio 45342  
Tel: 937-847-2660, Fax 937-847-2670



LOOKOUT DRIVE ( 50' )

**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 "McMC-7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

APPROVED FOR DESCRIPTION:

JOSEPH LITVIN \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY ENGINEER  
CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**DEDICATION:**

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON SAID PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON 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 PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALSO AN EASEMENT UNTO THE AMERITECH OR OHIO BELL TELEPHONE COMPANY AND OTHER UTILITIES FRANCHISED TO PROVIDE SERVICE AND/OR THE DAYTON POWER AND LIGHT COMPANY TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, SUPPLEMENT AND REMOVE AT ANY TIME OR TIMES HEREAFTER, UNDERGROUND COMMUNICATIONS SERVICEABLE FACILITIES AND OR ELECTRIC POWER CABLES AND APPURTENANCES AND/OR GAS SERVICES IN, UNDER AND UPON A STRIP OF LAND THREE (3) FEET IN WIDTH EXTENDING FROM REAR OR SIDE LOT LINES TO THE DWELLING SITE ON SAID LOT. SAID GRANT INCLUDES THE RIGHT AT ALL TIMES INGRESS TO AND EGRESS FROM SAID STRIP, THE RIGHT TO USE THE PREMISES PARALLEL TO AND ADJOINING THE BOUNDARIES OF SAID STRIP FOR THE OPERATION OF APPARATUS, APPLIANCES AND EQUIPMENT FOR ANY PURPOSES HEREIN SPECIFIED, AND THE RIGHT TO CLEAR SAID STRIP OF ALL SHRUBBERY, TREES, ROOTS AND UNDERGROUND OBSTRUCTIONS SO AS TO KEEP FACILITIES CLEAR THEREOF. THE SAID TELEPHONE COMPANY AND OR POWER AND LIGHT COMPANY SHALL PROMPTLY RESTORE THE SURFACE OF SAID STRIP TO ITS ORIGINAL STATE OF USEFULNESS.

**SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:**

OWNER: PT. CITY LOT 325, 2655, ALL LOT 332, PT VACATED 16' ALLEY

BY: \_\_\_\_\_

**STATE OF OHIO, S.S.**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY \_\_\_\_\_ AS OWNER.

NOTARY PUBLIC (MY COMMISSION EXPIRES: \_\_\_\_\_)

**LIENHOLDER ACKNOWLEDGEMENT:**

LIENHOLDER: \_\_\_\_\_

BY: \_\_\_\_\_

**STATE OF OHIO, S.S.**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ ON BEHALF OF SAID ORGANIZATION, AS LIENHOLDER.

NOTARY PUBLIC (MY COMMISSION EXPIRES: \_\_\_\_\_)

**DESCRIPTION:**

THE WITHIN PLAT IS A SUBDIVISION OF 0.7668 ACRES, BEING ALL OF CITY LOT 325 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE REVISED PLAT OF THE CITY OF OAKWOOD AND THE NORTH 1/2 OF A VACATED 16' ALLEY AS BEING CONVEYED TO DANIEL M. SUTCH & ROBYN F. ANGEL BY I.R.07-077040 AND PT. CITY LOT 332, PT. LOT 2655, OF THE CONSECUTIVE NUMBERS OF LOTS OF THE REVISED PLAT OF THE CITY OF OAKWOOD AND THE SOUTH 1/2 OF A VACATED 16' ALLEY, AS BEING CONVEYED TO DANIEL M. SUTCH & ROBYN F. ANGEL BY I.R.06-089821, OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

**CERTIFICATION:**

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. CURVED DISTANCES ARE MEASURED ON THE ARC.

McDougall, Marsh and Chico, LLC.

BY: \_\_\_\_\_  
THOMAS K. MARSH P.S. #7735  
DATE: \_\_\_\_\_

